



## PLANNING PROPOSAL

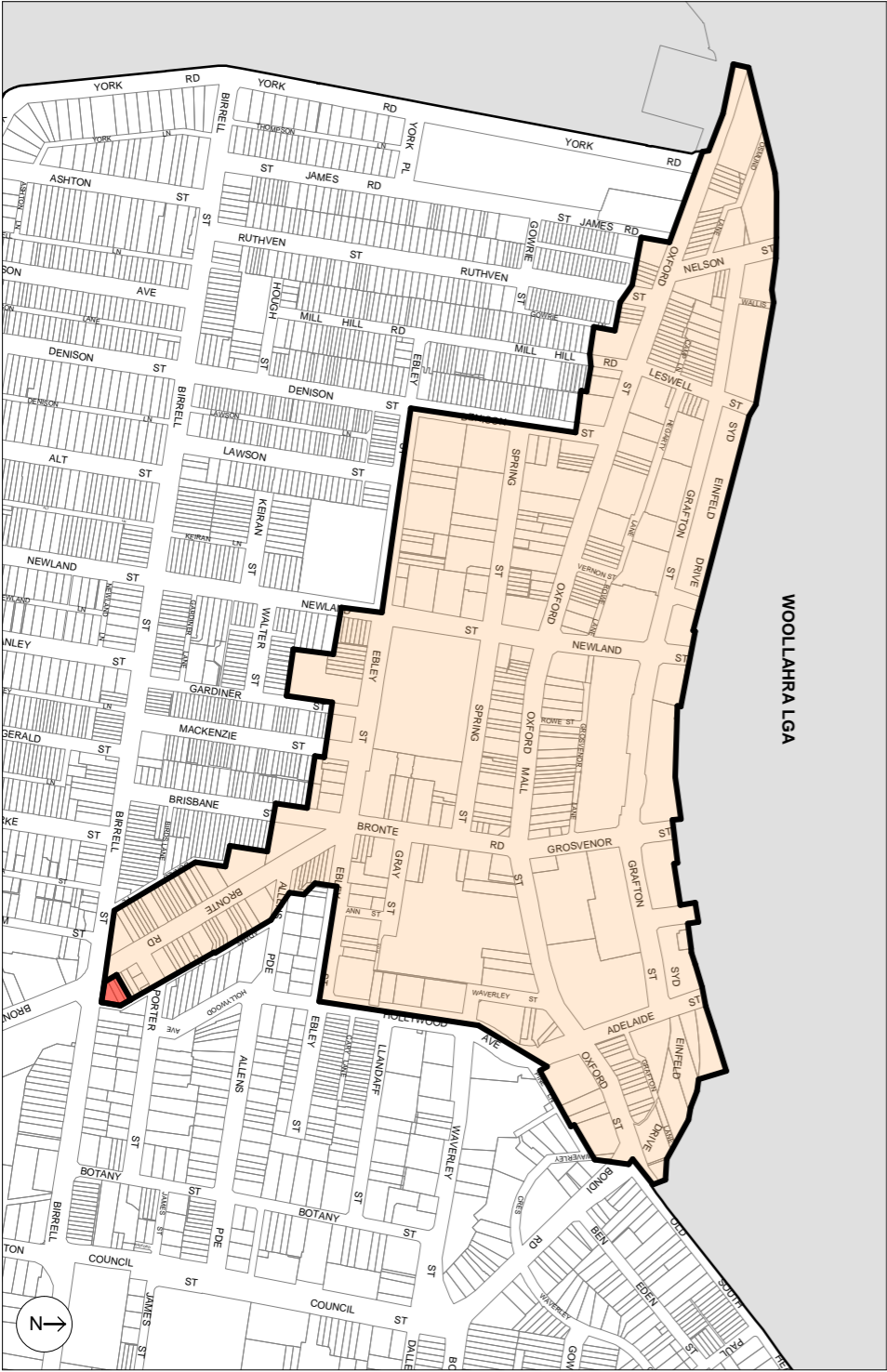
WAVERLEY

122 BRONTE ROAD BONDI JUNCTION

**MHNDU**UNION

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- BONDI JUNCTION CENTRE
- SITE

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Shoreham Street



Newcastle Post Office Scheme



Waterloo St



Rotermann Flour Storage



Bondi Beach Post Office

1.1 PRECEDENTS

# BONDI JUNCTION

## STRATEGIC CONSIDERATIONS

Revised Draft Eastern City District Plan, October 2017

- Planning priority E11 is "growing investment, business opportunities and jobs in strategic centres.
- Bondi Junction is now identified as a District Centre with relatively high levels of economic activity as well as retail and local services for communities.
- Central District job target for strategic and district centres (2016-2036):

Centre	Centre type	2016 Estimate	2036 Baseline Target	2036 Higher Target
Bondi Junction	Strategic	13,800	17,000	22,000

Priorities for Bondi Junction [Extracted from Page77 of Revised Draft Eastern City District Plan, 'Actions']

- Protect capacity for job targets and a diverse mix of uses to strengthen and reinforce the economic role of the centre;
- Consider potential options for future public transport connections to the south-east of the District to accommodate forecast population and employment growth, and better connect the District;
- Expand the centre's function and type of land uses, including attracting A-grade office tenants and knowledge-intensive jobs;
- Improve access from the centre of Bondi Junction to nearby open space and recreation facilities such as Queens Park, Centennial Park, Moore Park and Bondi Beach;
- Recognise the centre's health attributes to support the Randwick health and education precinct and mechanisms for increasing floor space for health uses, including a health focused business incubator;
- Investigate opportunities to improve and diversify night-time economy offerings;
- Promote place making initiatives to improve the quality of public spaces.

Supporting International Tourism Destinations

- The central District is one of the world's premier tourism and major event destinations;
- Tourism provides significant economic benefits; and
- Increase the District's appeal to tourists by supporting a greater number of hotels and other short term accommodation, across a range of price points.

Implications for Planning Proposal

- Bondi Junction will continue to be the focus of employment growth in Waverly and the eastern portion of the Central District.
- Hotels and short term accommodation servicing the business market supports growth of employment within the centre.

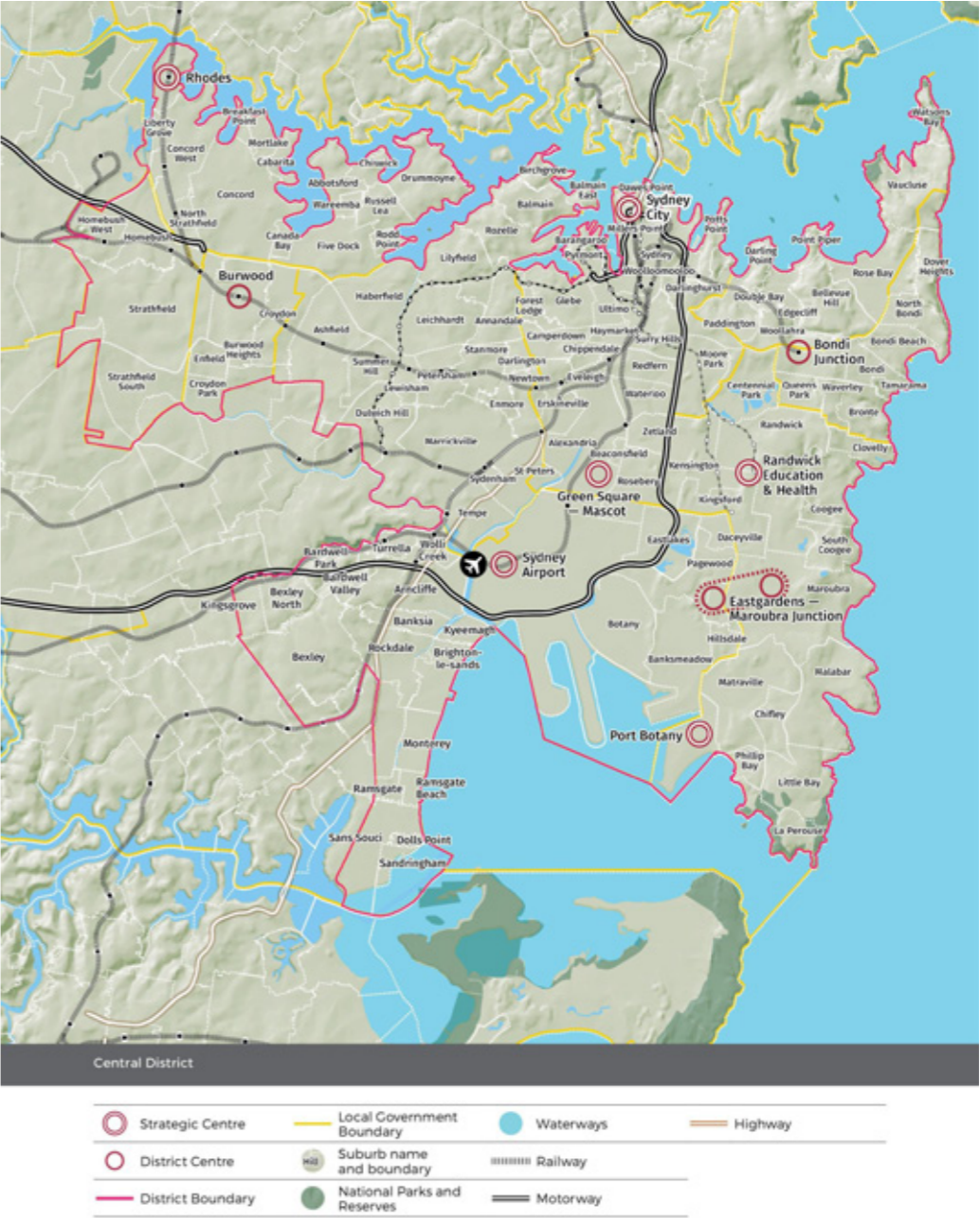
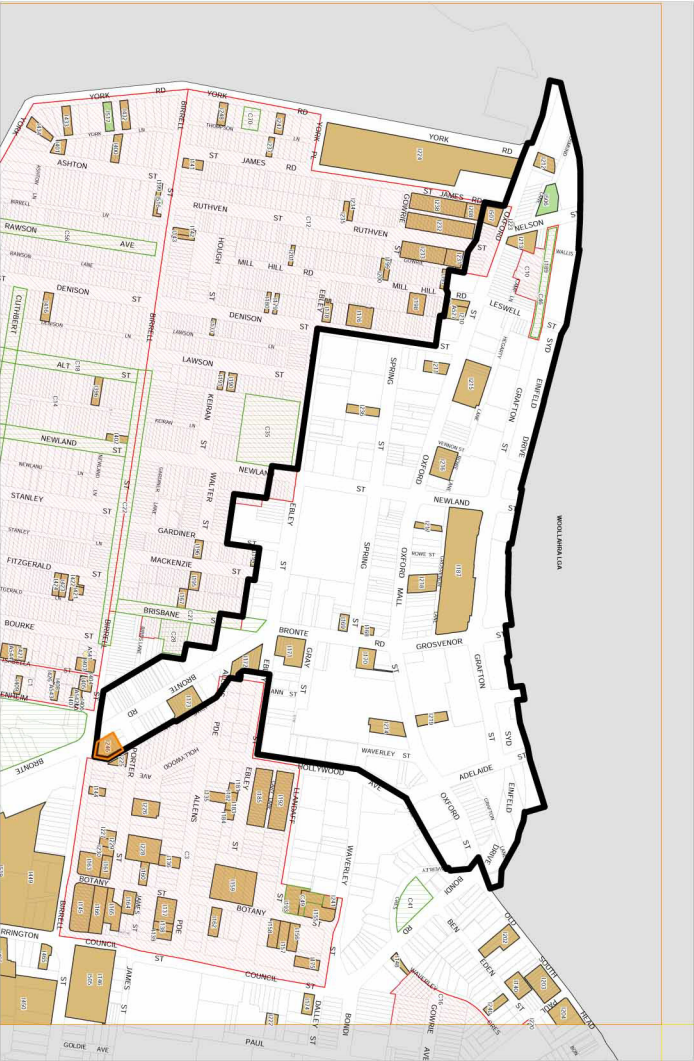
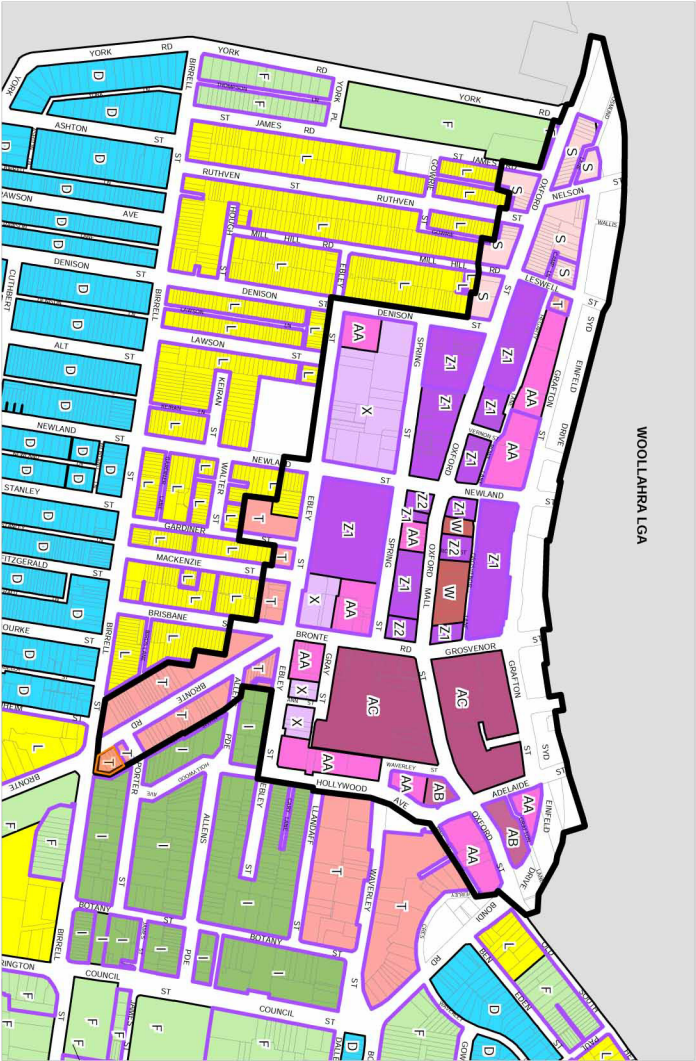
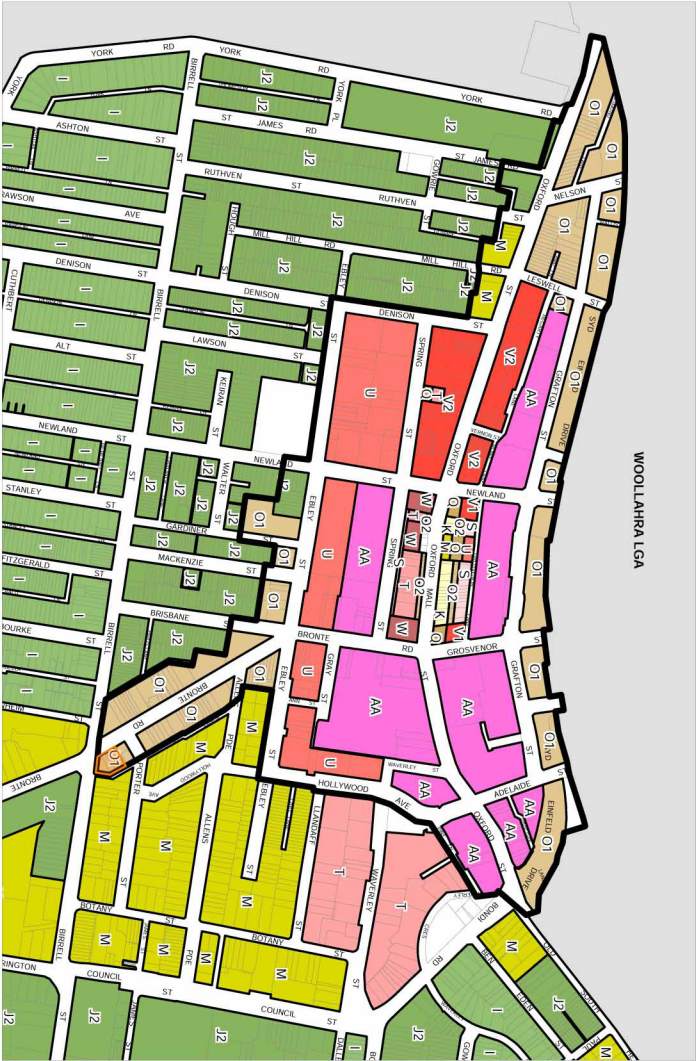
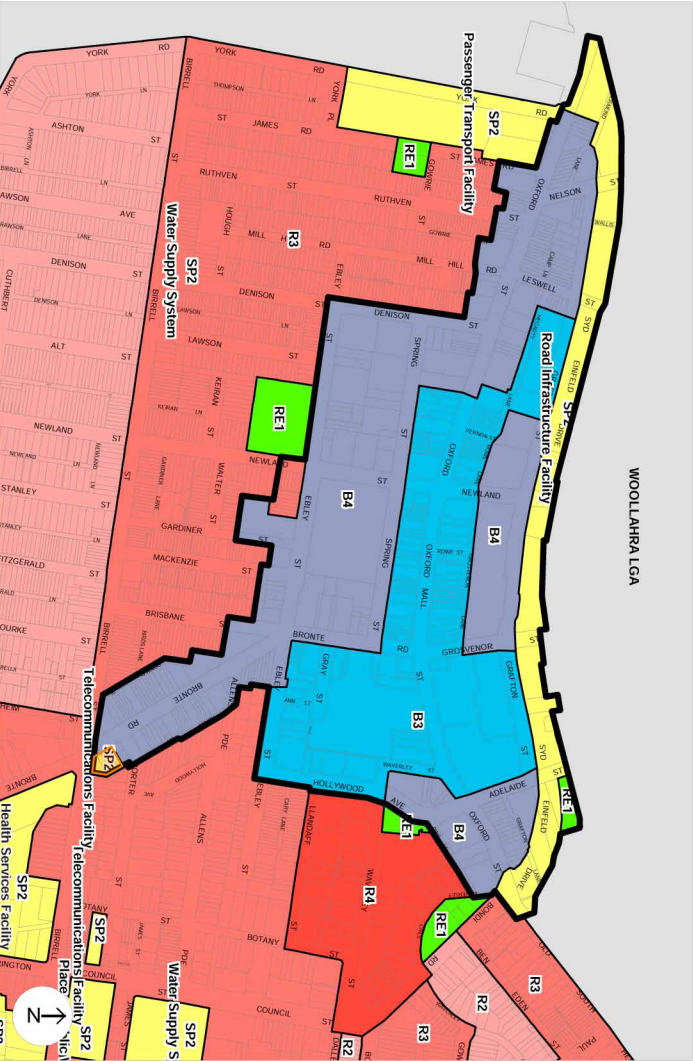


Figure 1 - Draft Central District Plan Map

# CURRENT LEP FRAMEWORK



**Zoning**

B1	Neighbourhood Centre
B3	Commercial Core
B4	Mixed Use
E2	Environmental Conservation
R2	Low Density Residential
R3	Medium Density Residential
R4	High Density Residential
RE1	Public Recreation
RE2	Private Recreation
SP2	Infrastructure

**Cadastre**

	Cadastre 09/02/2012 © Waverley Council
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**Maximum Building Height (m)**

I	8.5
J1	9
J2	9.5
K	10
M	12.5
N	13
O1	15
O2	16
Q	20
S	24
T	28
U	32
V1	35
V2	38
W	40
AA	60

**Maximum Floor Space Ratio (n:1)**

D	0.50
F	0.60
I	0.75
L	0.90
N	1.00
S	1.50
T	2.00
V	3.00
W	3.75
X	4.00
Z1	5.00
Z2	5.50
AA	6.00
AB	7.00
AC	8.00
Area 1	

**Heritage Map - Sheet HER\_001A**

**Heritage**

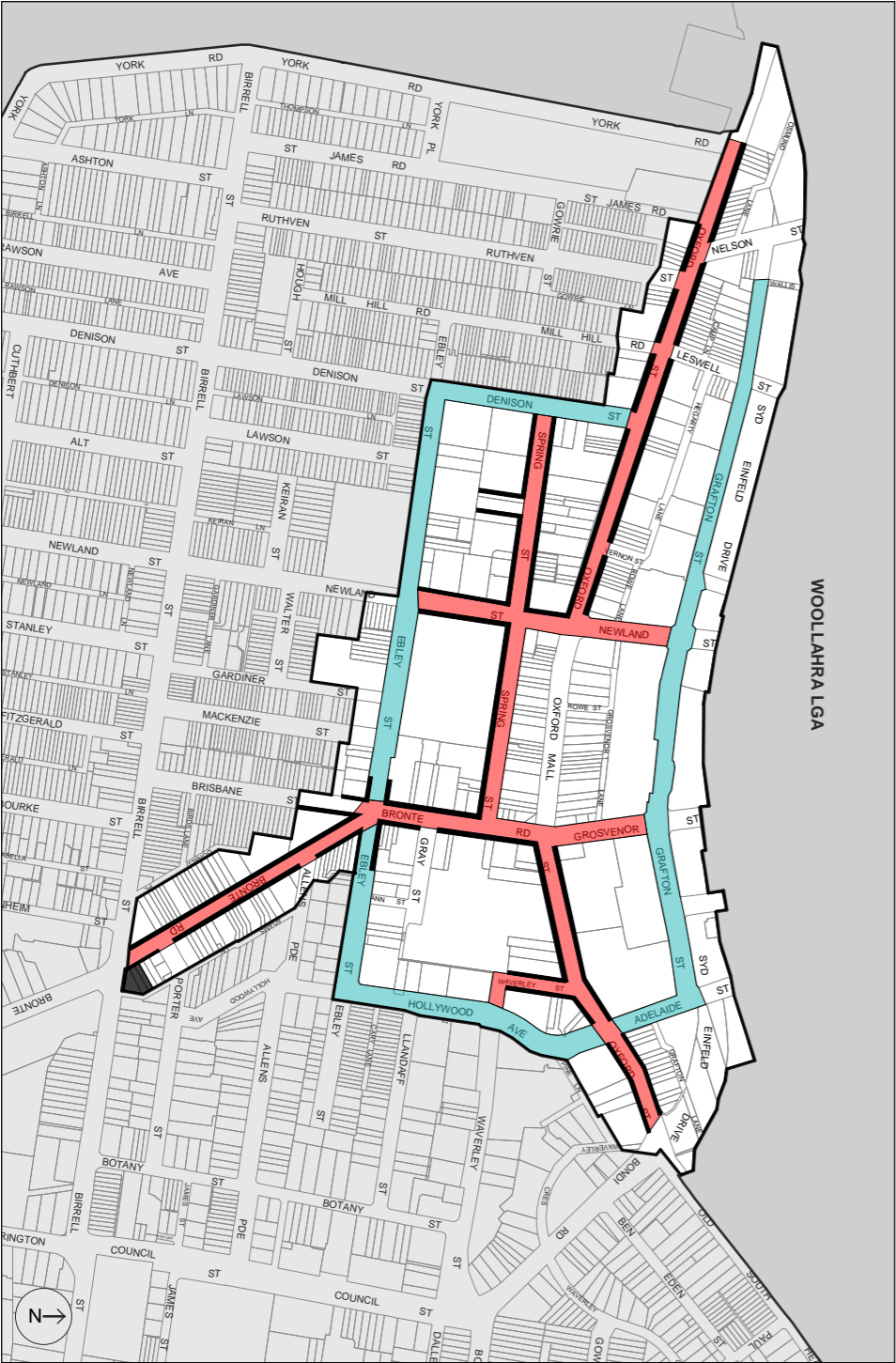
	Conservation Area - General
	Conservation Area - Landscape
	Item - General
	Aboriginal Object
	Item - Archaeological
	Item - Landscape

**Cadastre**

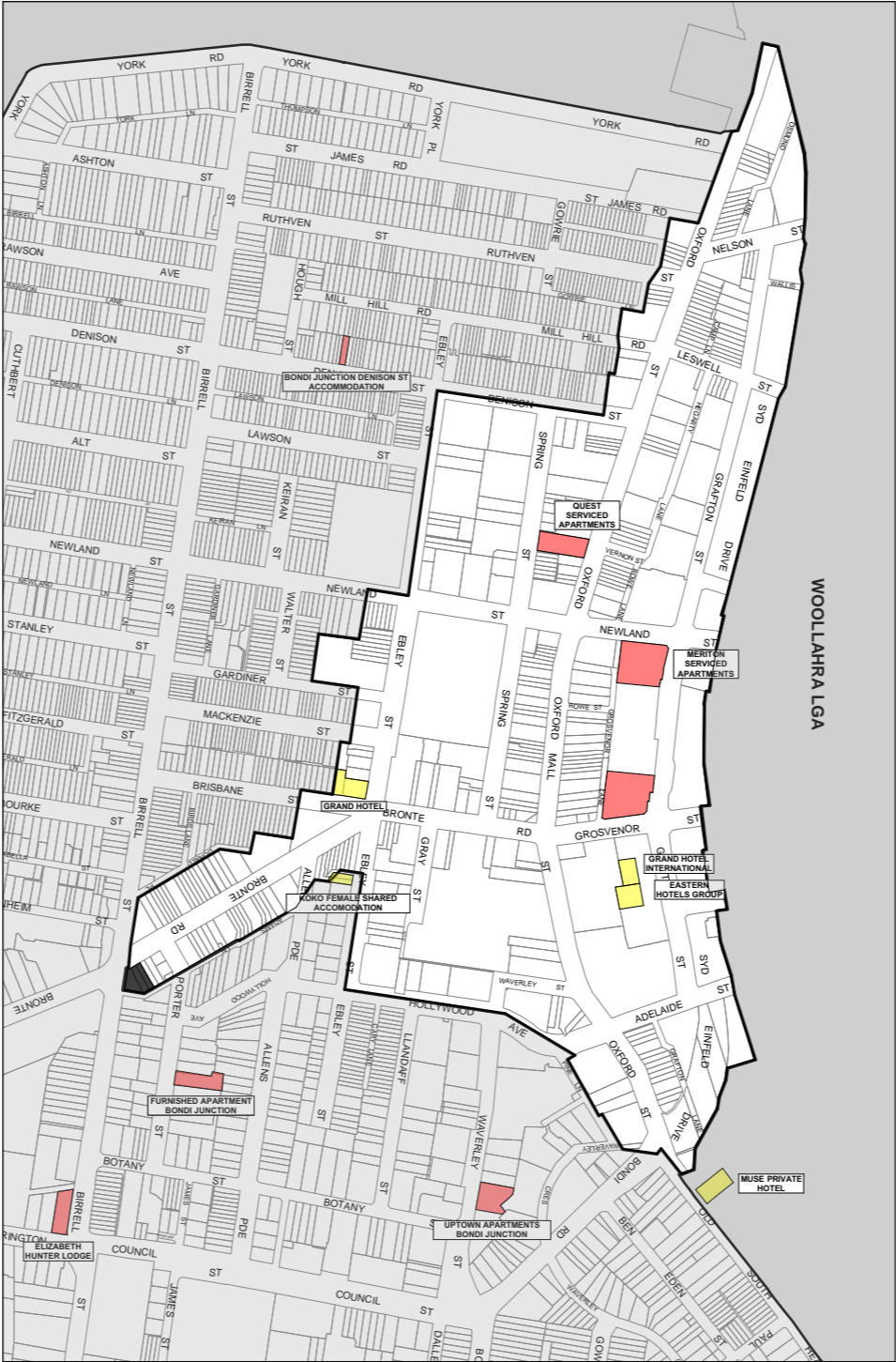
	Cadastre 09/02/2012 © Waverley Council
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## 1.3 CURRENT PLANNING FRAMEWORK - WAVERLEY LEP 2012

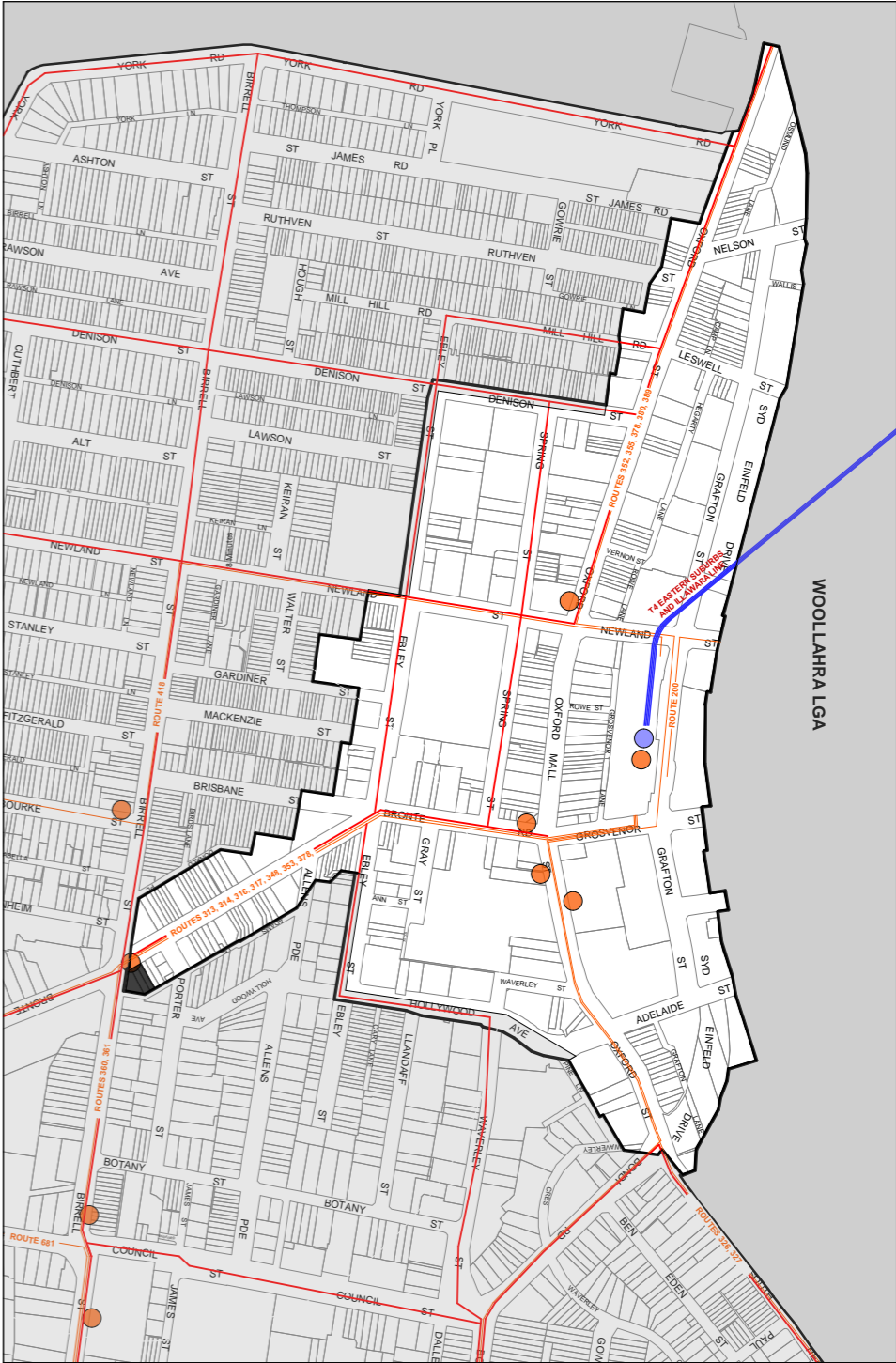
# URBAN CONDITIONS



- PRIMARY SHOPPING STREET
- SECONDARY SHOPPING STREET
- ACTIVE FRONTAGE



- SERVICED APARTMENT
- HOTELS



- BUS STOPS
- TRAIN STATION
- BUS ROUTES
- TRAIN ROUTES
- HEAVY TRAFFIC ROUTES

# URBAN CONDITIONS



MAJOR ENTRY POINTS INTO BONDI JUNCTION



**A** WEST ENTRY POINT  
OXFORD ST TOWARDS BONDI JUNCTION



**B** NORTHEAST ENTRY POINT  
INTERSECTION OF SYD EINFELD AND OXFORD ST

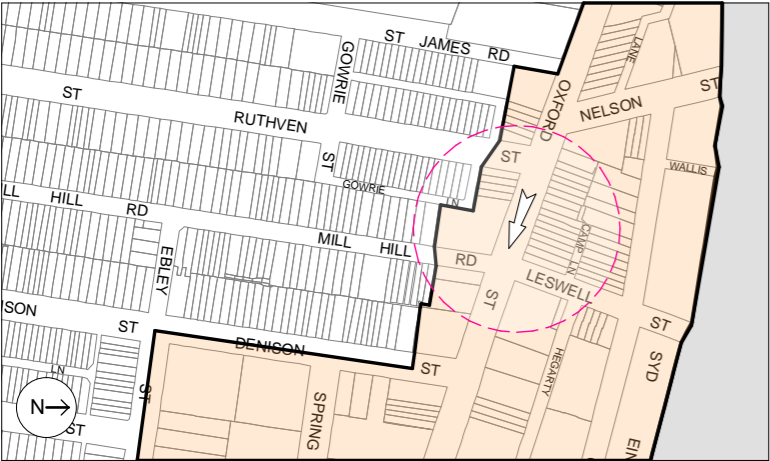
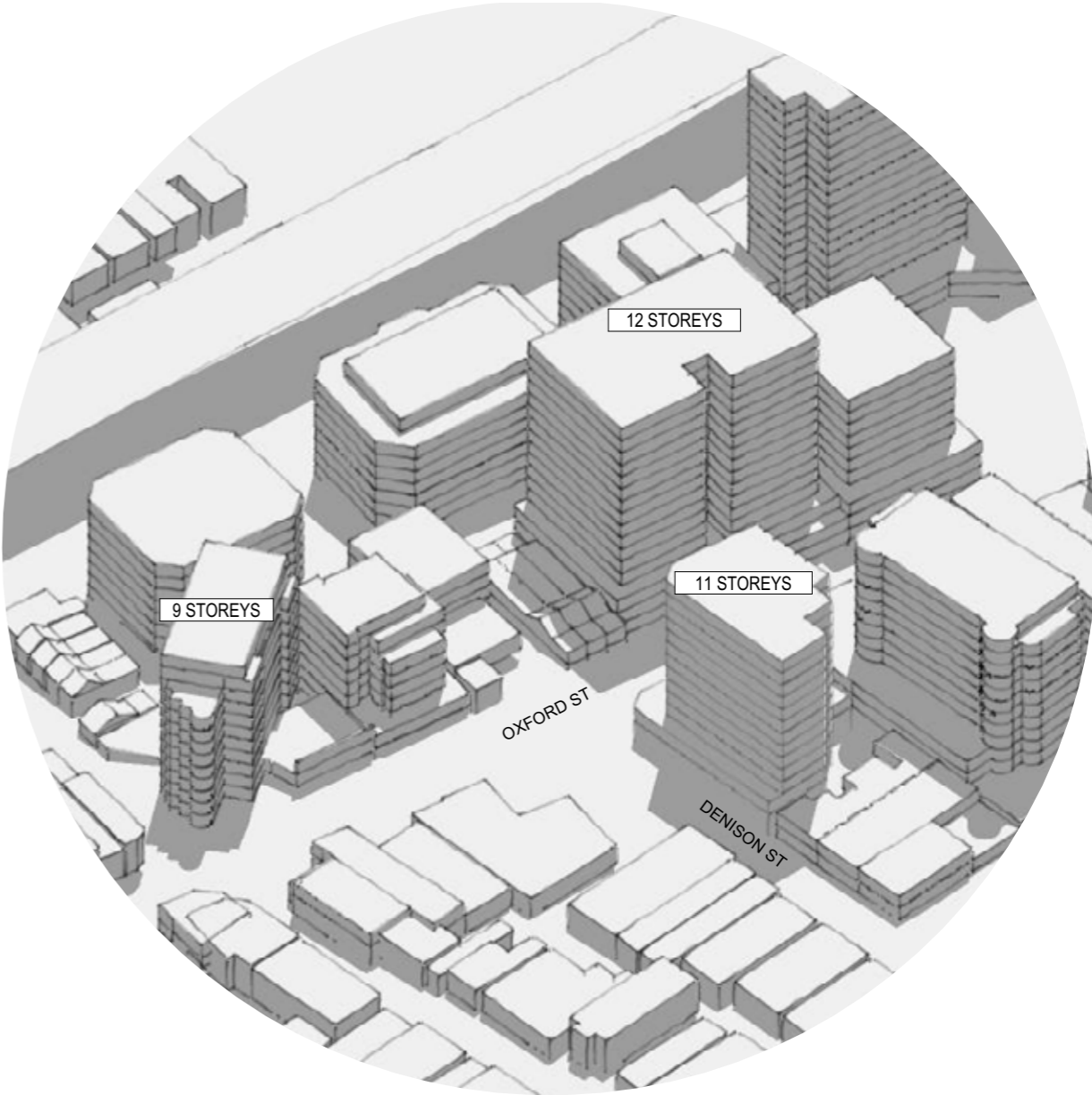
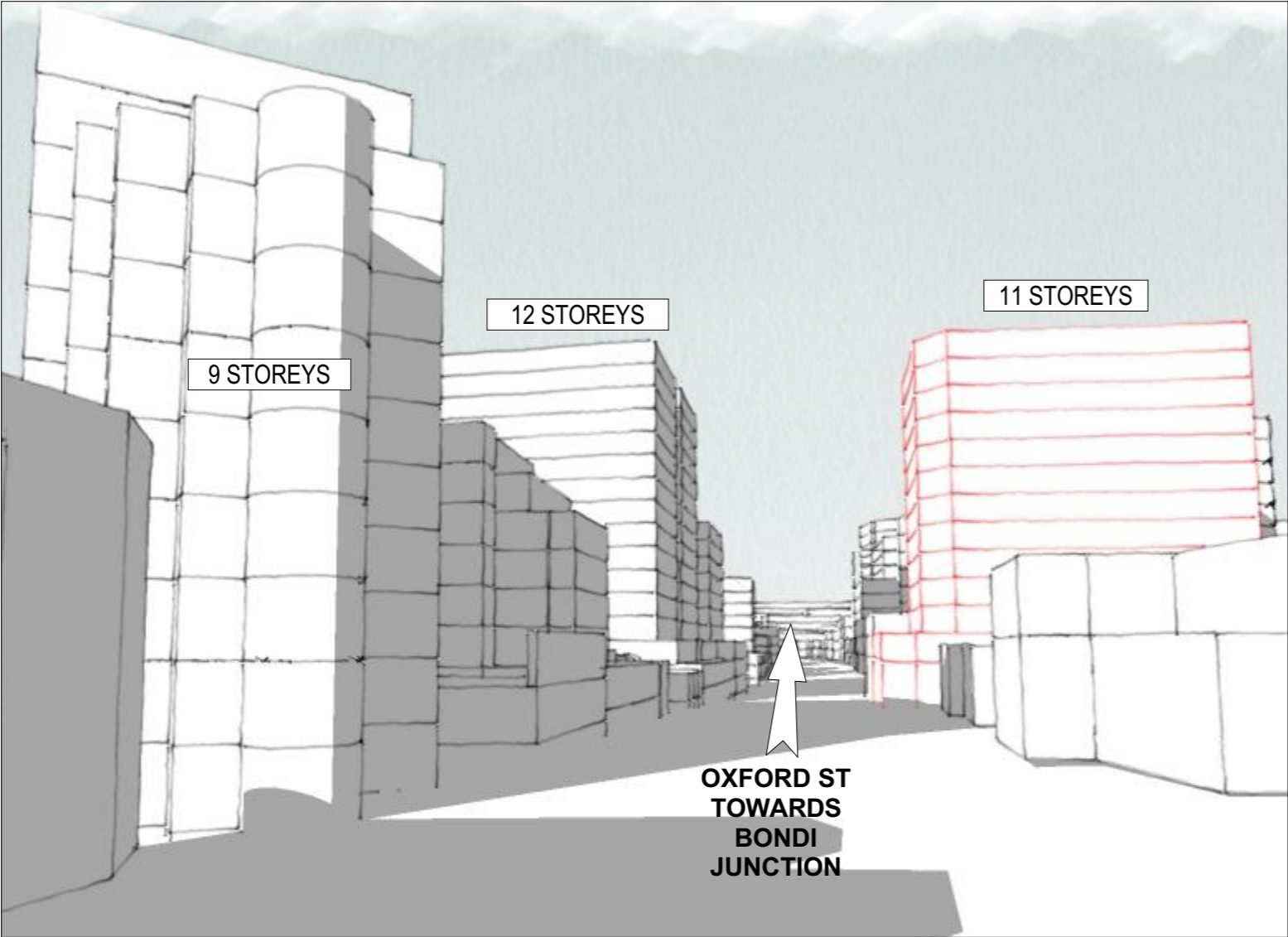


**C** EAST ENTRY POINT  
CORNER OF COUNCIL ST AND WAVERLEY ST



**D** SOUTH ENTRY POINT  
CORNER OF BRONTE ROAD AND BIRRELL ST

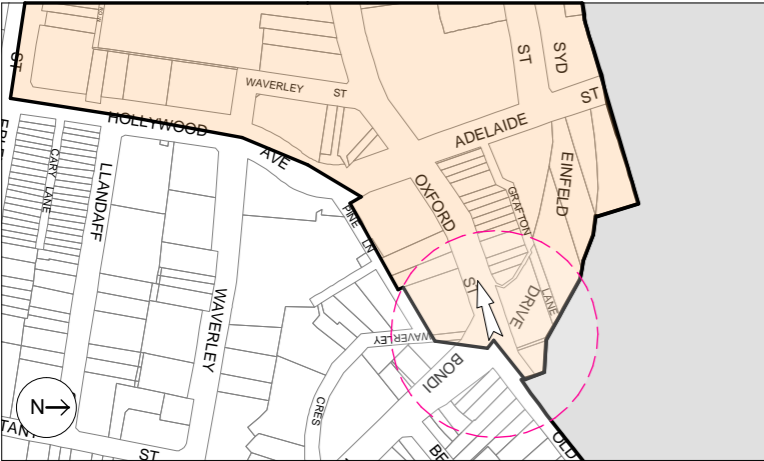
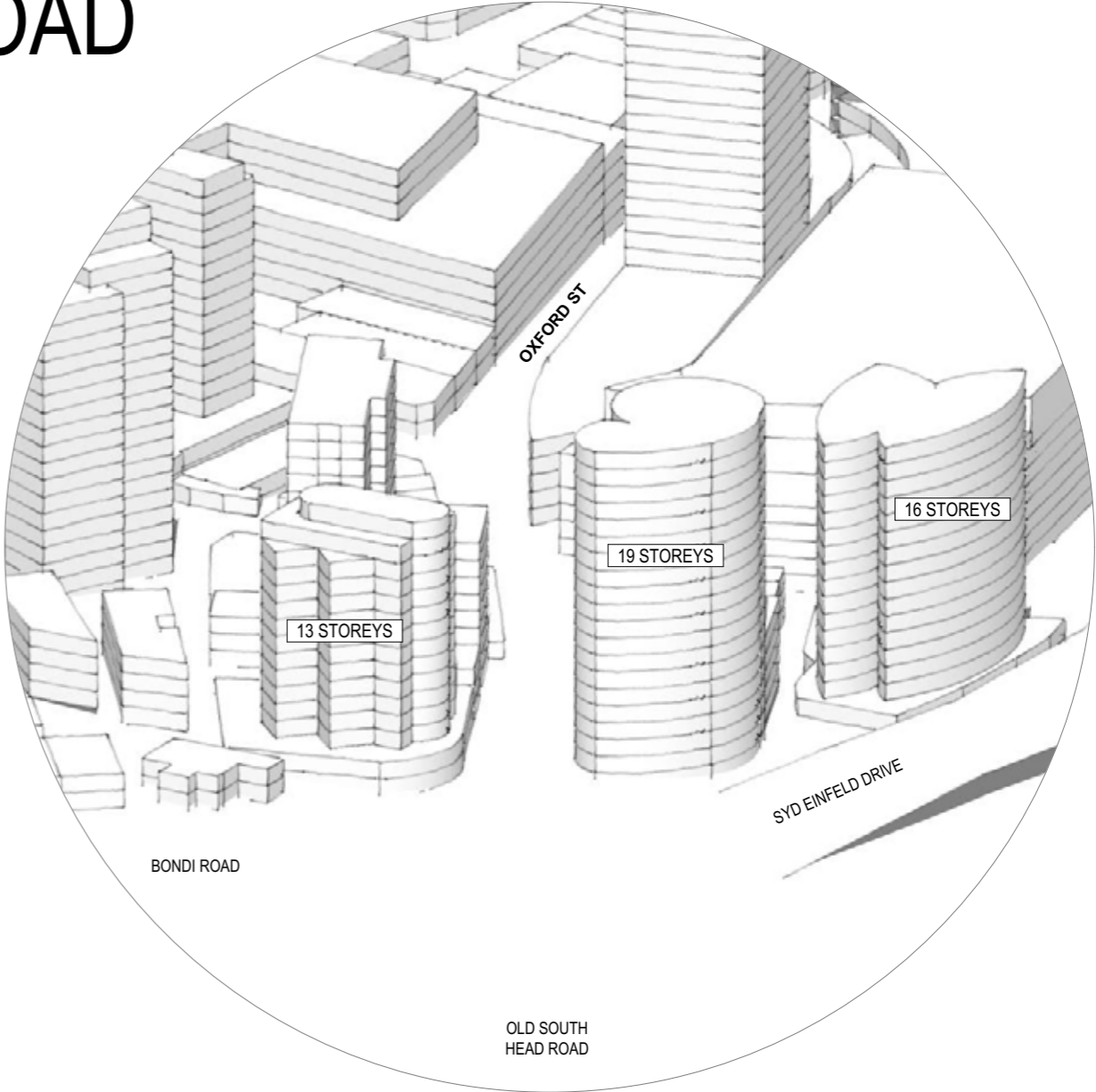
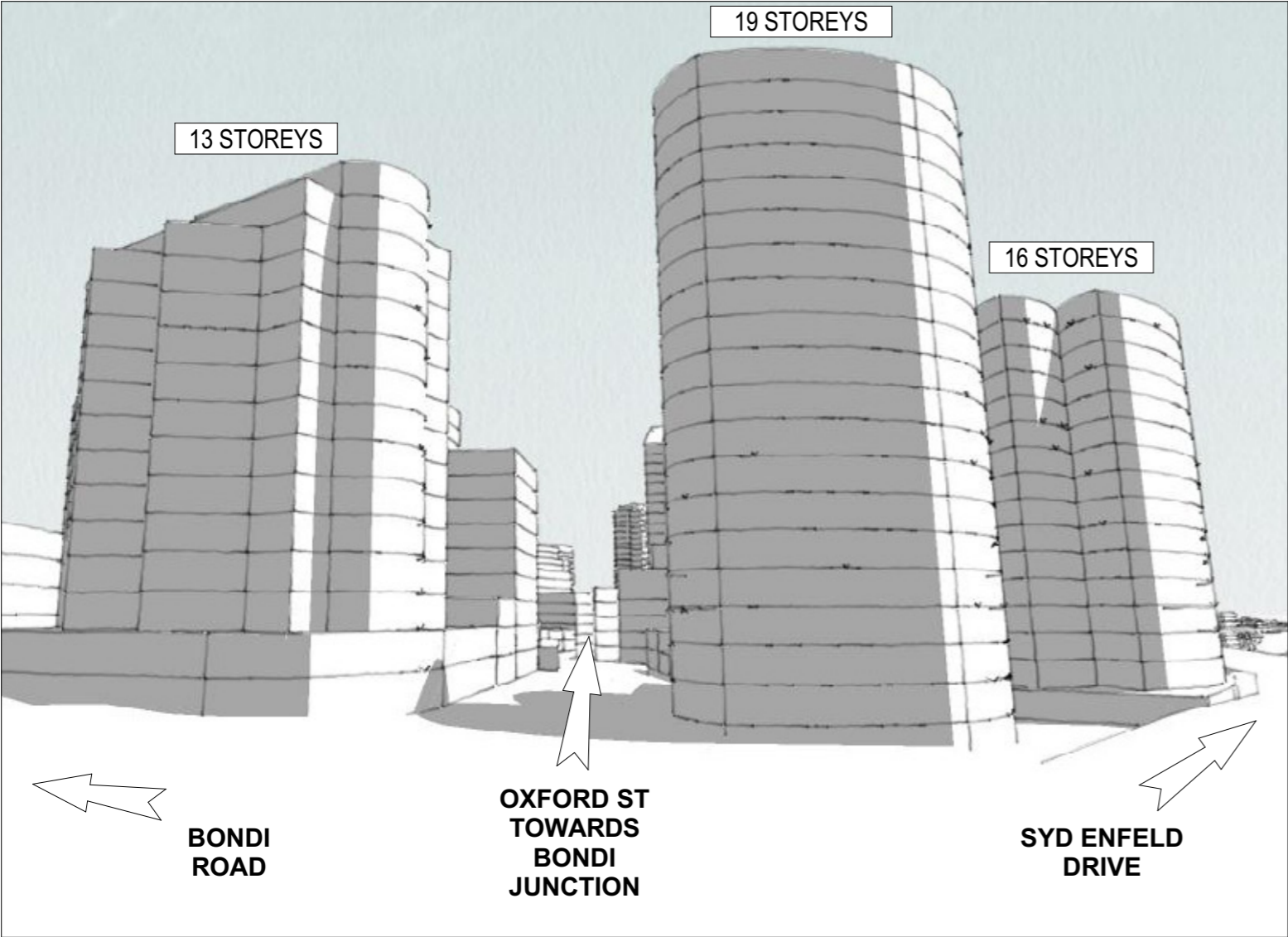
# ENTRY POINT A - OXFORD STREET



PROMINENT BUILDINGS	
Address	Height of Building
1) 268 - 280 Oxford St	9 Storeys
2) 310 - 330 Oxford St	12 Storeys
3) 59 Oxford Street (Approved DA)	11 Storeys

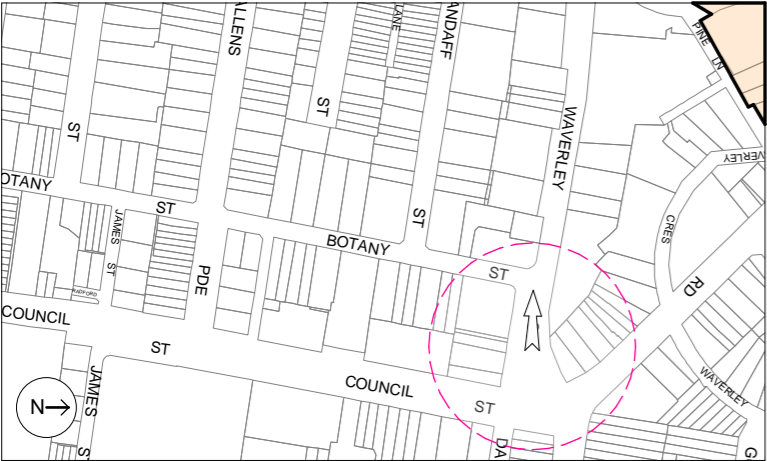
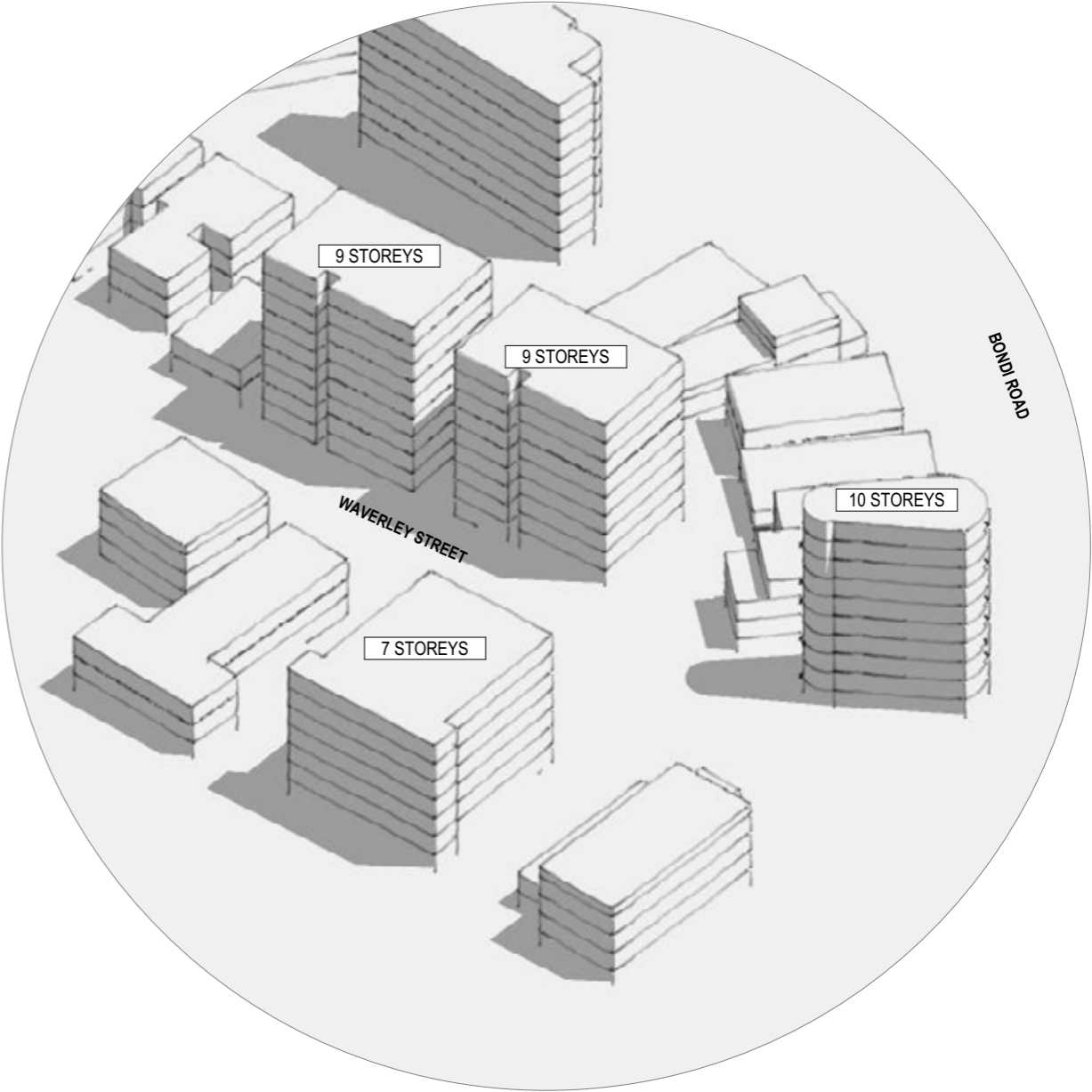
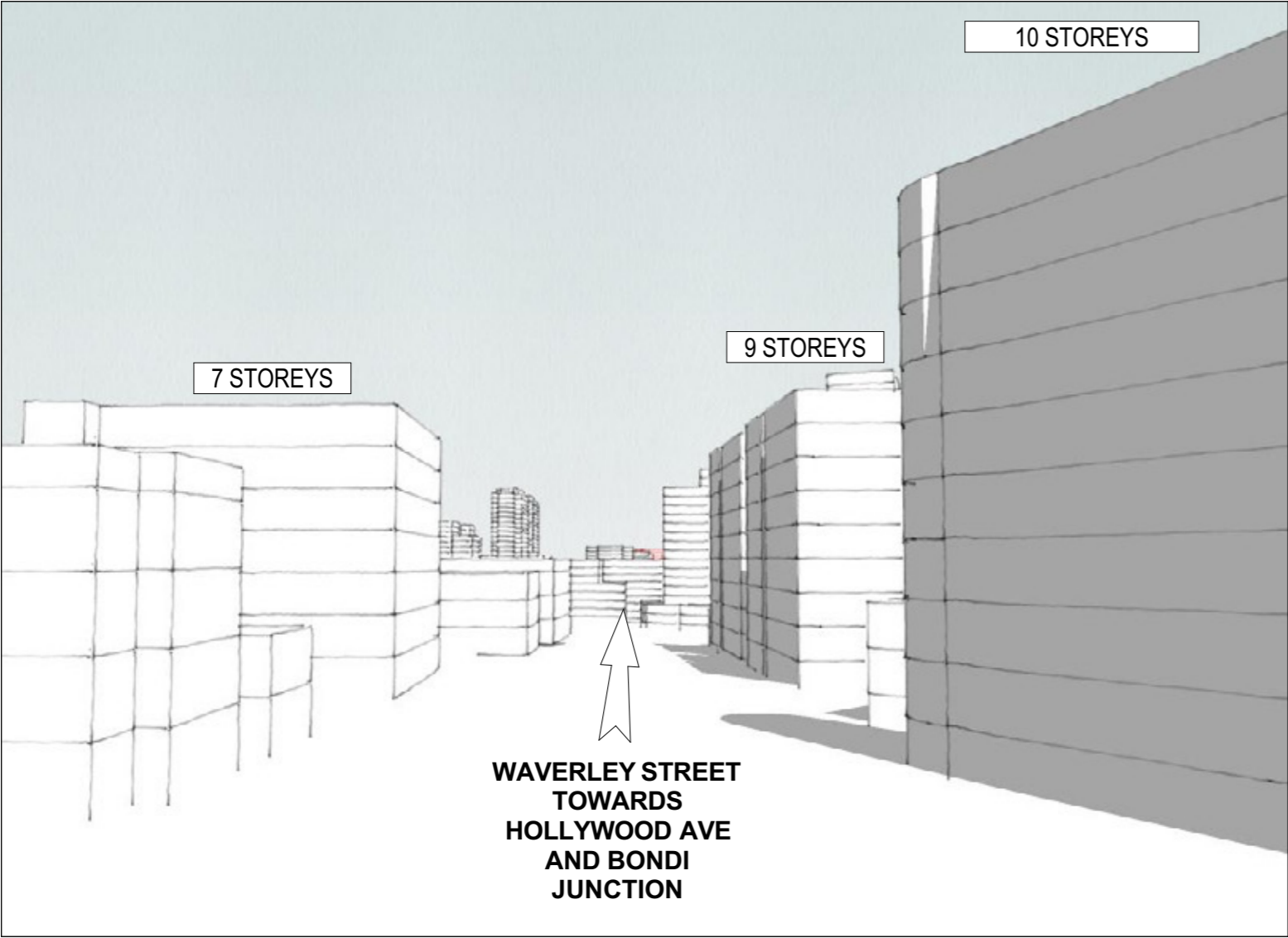
## 2.1 ENTRY POINT A

# ENTRY POINT B - OLD SOUTH HEAD ROAD



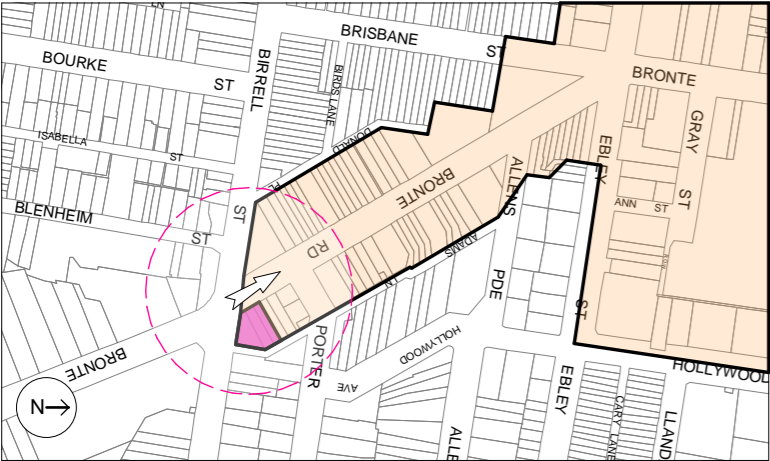
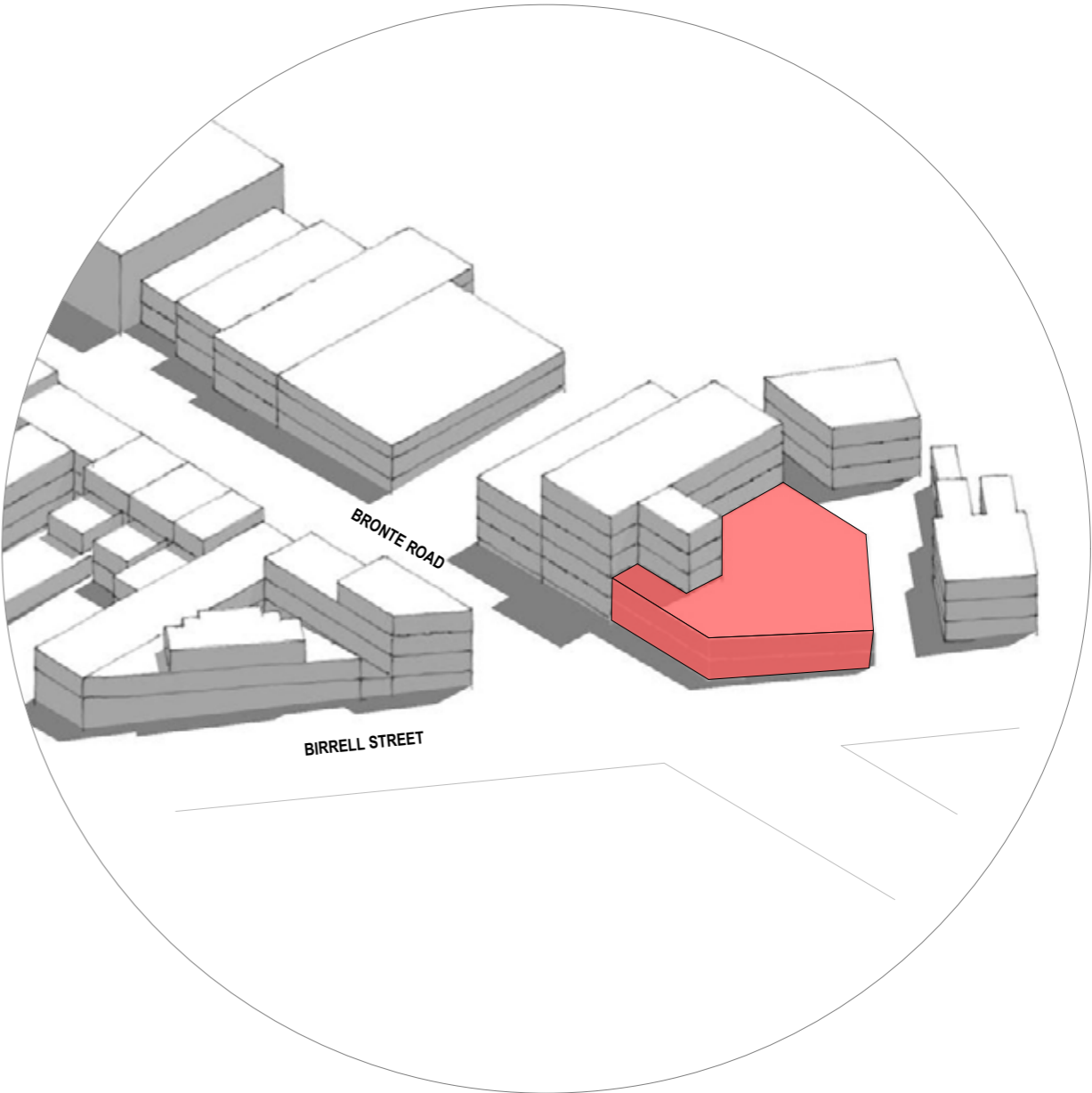
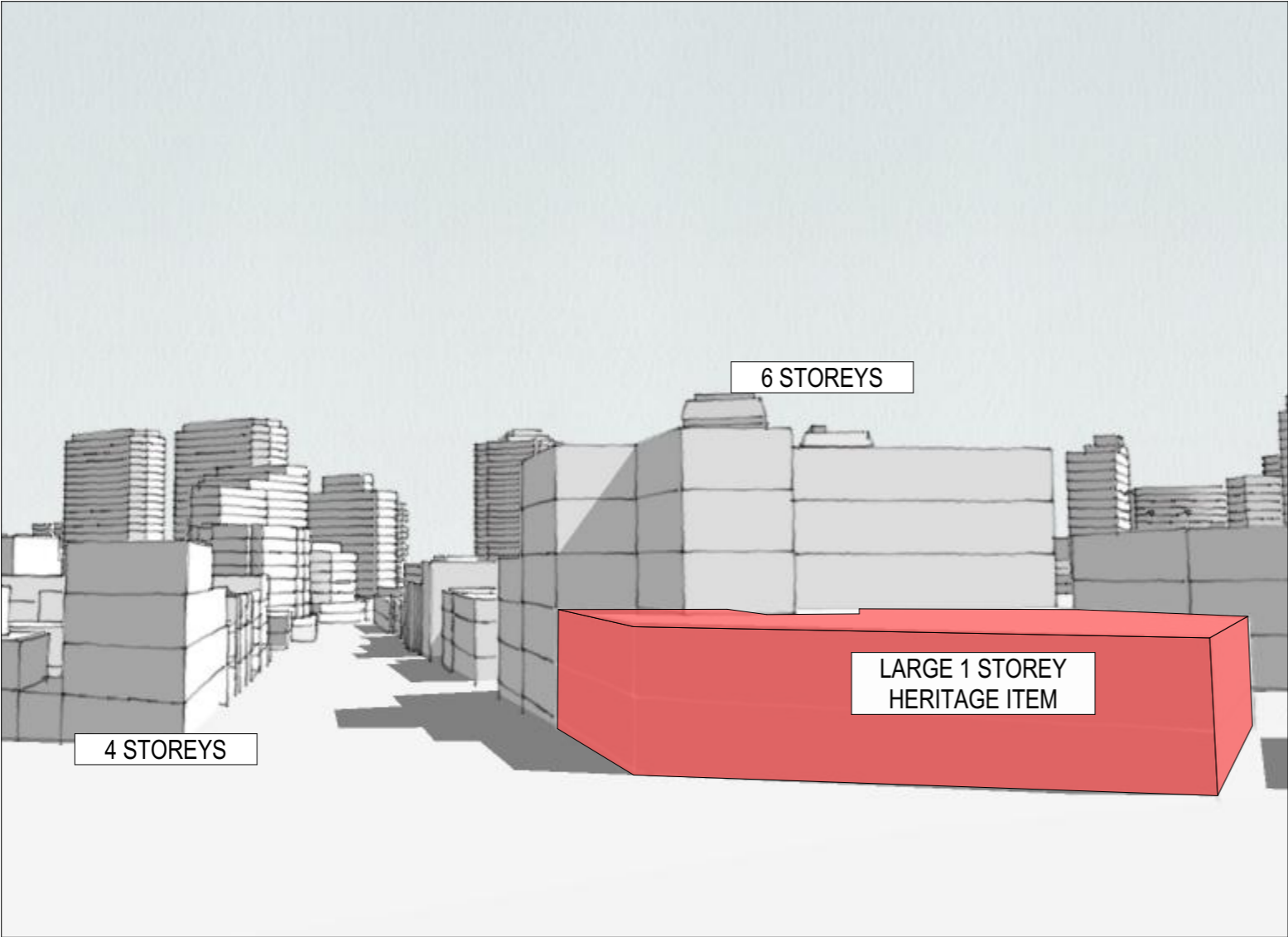
PROMINENT BUILDINGS	
Address	Height of Building
1) 257 - 269 Oxford Street	13 Storeys
2) 570 - 588 Oxford Street	19 Storeys
3) Adelaide Street	16 Storeys

# ENTRY POINT C - WAVERLEY STREET



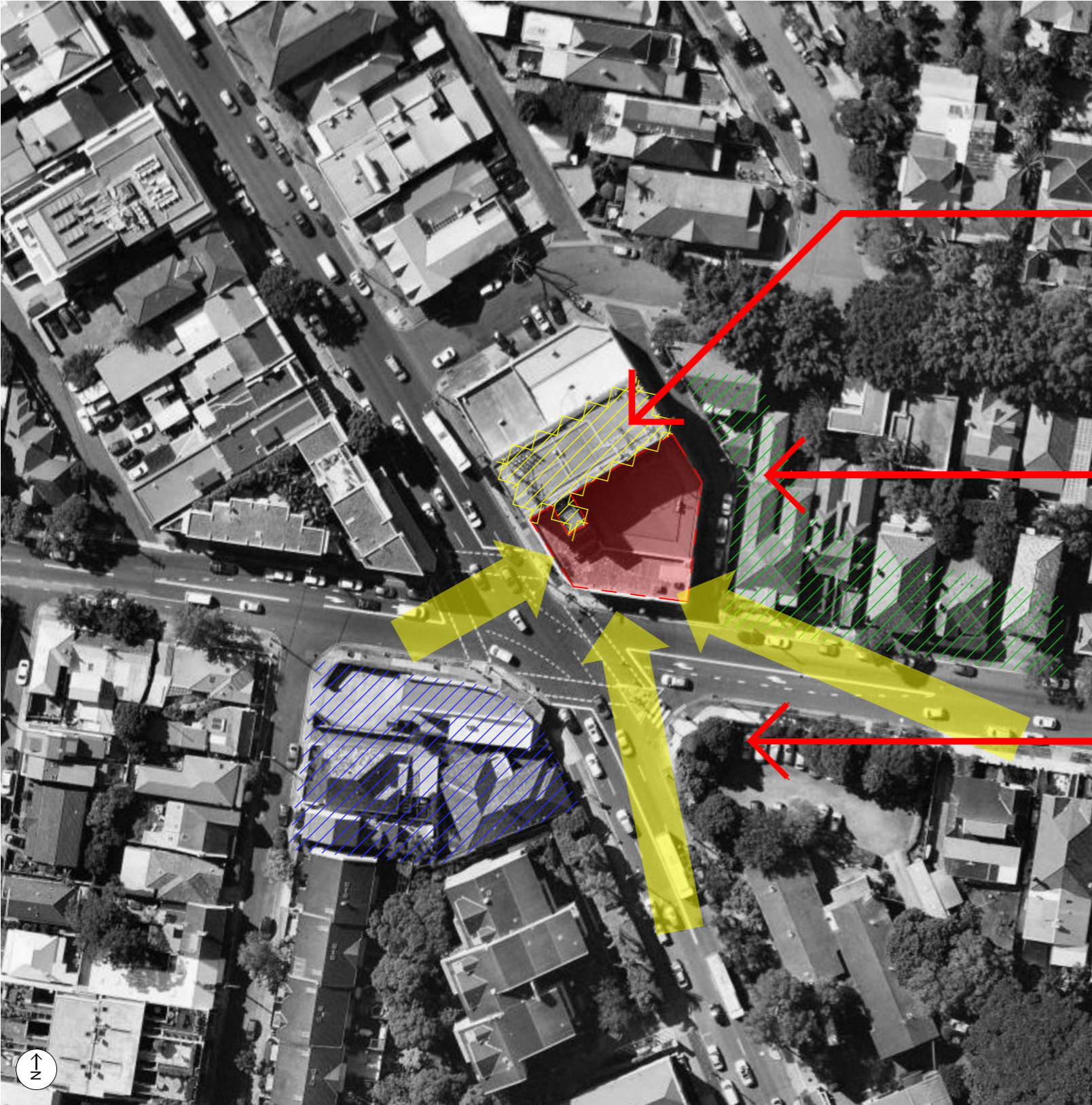
PROMINENT BUILDINGS	
Address	Height of Building
1) 21 Bondi Road	10 Storeys
2) 42 - 48 Waverley Street	9 Storeys
3) 1 - 3 Dalley Street	7 Storeys

# ENTRY POINT D - BRONTE ROAD



PROMINENT BUILDINGS	
Address	Height of Building
1) Site: 122 Bronte Road	1 Storey Facade
	6 Storey Tower
2) 117 - 123 Bronte Road	4 Storeys

# SITE ANALYSIS



## POSITIVE SCREENING

PROPOSED BUILDING SCREENS TELSTRA EXCHANGE BEHIND WHEN VIEW FROM KEY SITE LINES. ARCHITECTUALLY DESIGNED BUILDING SIGNIFICANTLY ENLARGES THE SITE IN A MANNER CONSISTENT WITH THE IMMEDIATE AND SURROUDNING URBAN CONTEXT.

## MAINTAINING SOLAR ACCESS

IMPACT ON SOLAR ACCESS TO NEIGHBOURING RESIDENTIAL AREA IS MITIGATED BY CAREFUL SHAPING OF BUILDING ENVELOPE

## LITTLE SHADOW IMPACT

SHADOWS TEND TO FALL ON ROADS AND CARPARKS TO THE SOUTH HAVING NO IMPACT ON LOCAL AMENITY. THERE IS ALSO LIMITED SHADOW IMPACT ON THE UNITING WAVERLEY SITE OPPOSITE.

MINIMAL SHADOW IMPACT ON RETAIL OUTLETS HATCHED BLUE

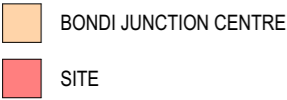
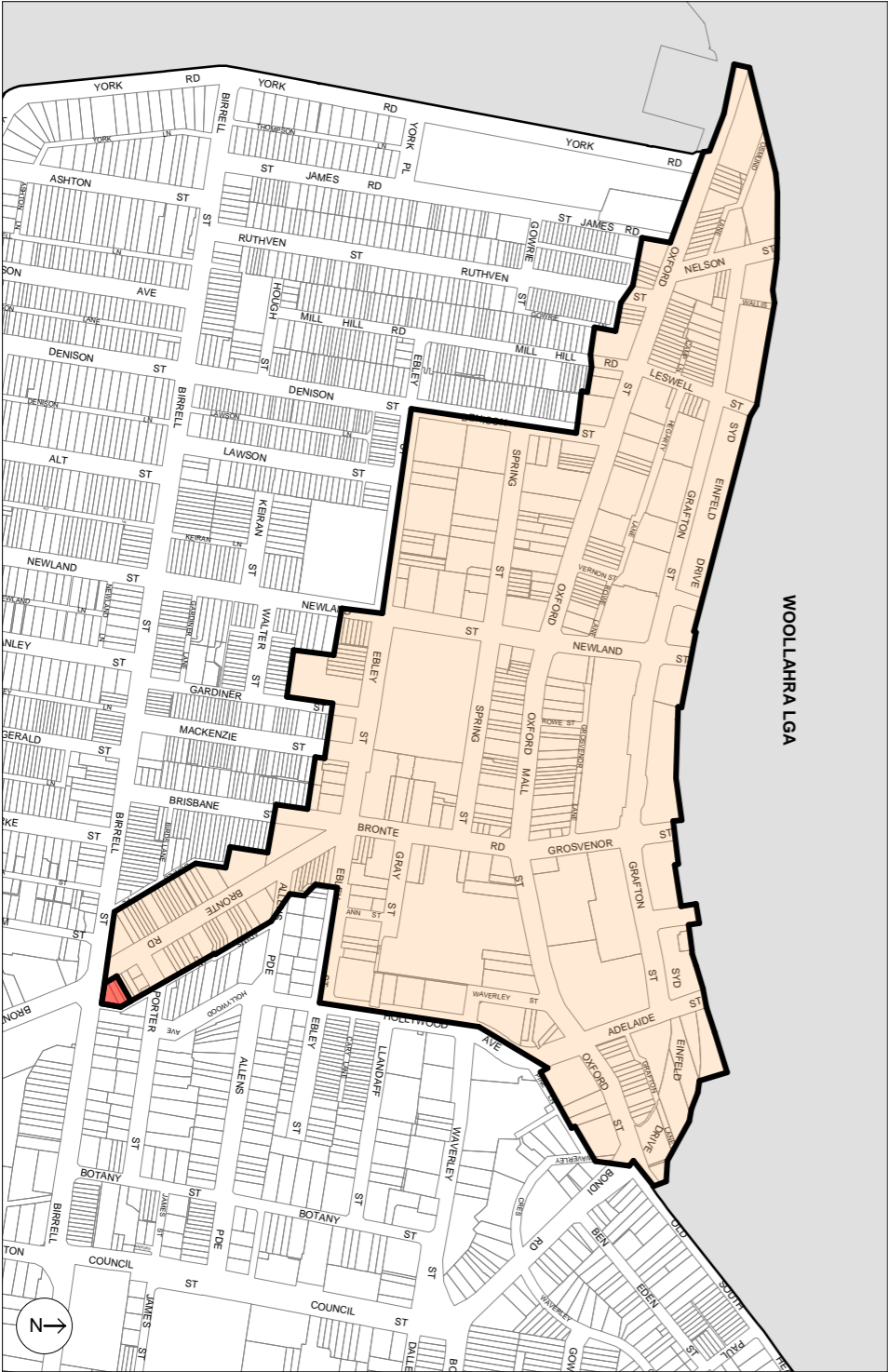
SHADOWS SHOWN APPROXIMATELY @ 9am

# SCENARIO SUMMARY



POTENTIAL NO. OF STOREYS	7
POTENTIAL GFA	Appox. 3288m <sup>2</sup>
SITE AREA	657.9m <sup>2</sup>
POTENTIAL FSR	5 : 1
POTENTIAL NO. APTS	Approx. 62
SHADOW IMPACTS AND SOLAR ACCESS	Unobstructed Solar Access to two-storey residential units at 127 Bronte Rd. 2hrs Solar Access maintained to windows in western facade of 184 Birrell Street due to proposed setback to NE facade. Significant solar access to Nursing Home located South of subject site. Significant Solar Access to one-storey cottage at 99 Birrell Street.
MASSING ANALYSIS	Simulates the height of unsightly telstra exchange with adjoining with antennas on top, consistent with urban principles associated with a corner site. Cnr site in a prominent location demands a commanding design that respects the existing heritage, acts as a place-maker and identifies the point of entry into Bondi Junction. The proposal is limited in height for current or future market demand for serviced apt accomodation. Height restrictions limit amenity due to south orientation. Bulk of perimeter scheme is reduced with setback upper level and setback shadow level above the heritage.
CIRCULATION	Potential main pedestrain entry via Bronte Rd or Birrell St, continuing active frontages extending from Bondi Juction. Vehicular Access to carpark via Adams Lane, using existing roller door location if possible. Retaining existing stair in proposal to facilitate for adjoining Telstra exchange building.
HERITAGE	Retained, including existing dated fire stair

# VISION FOR THE SITE



## PLANNING PRINCIPLES

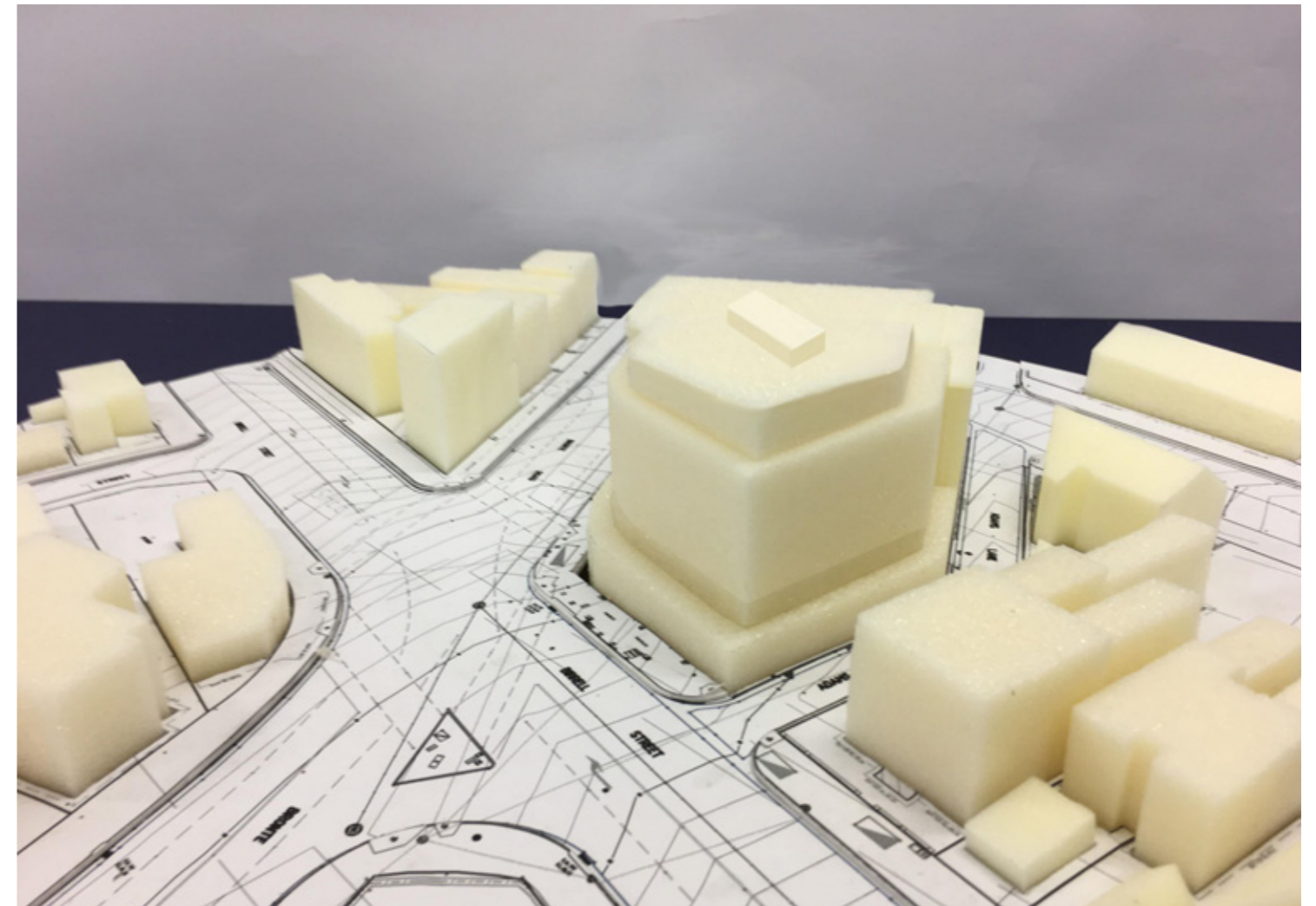
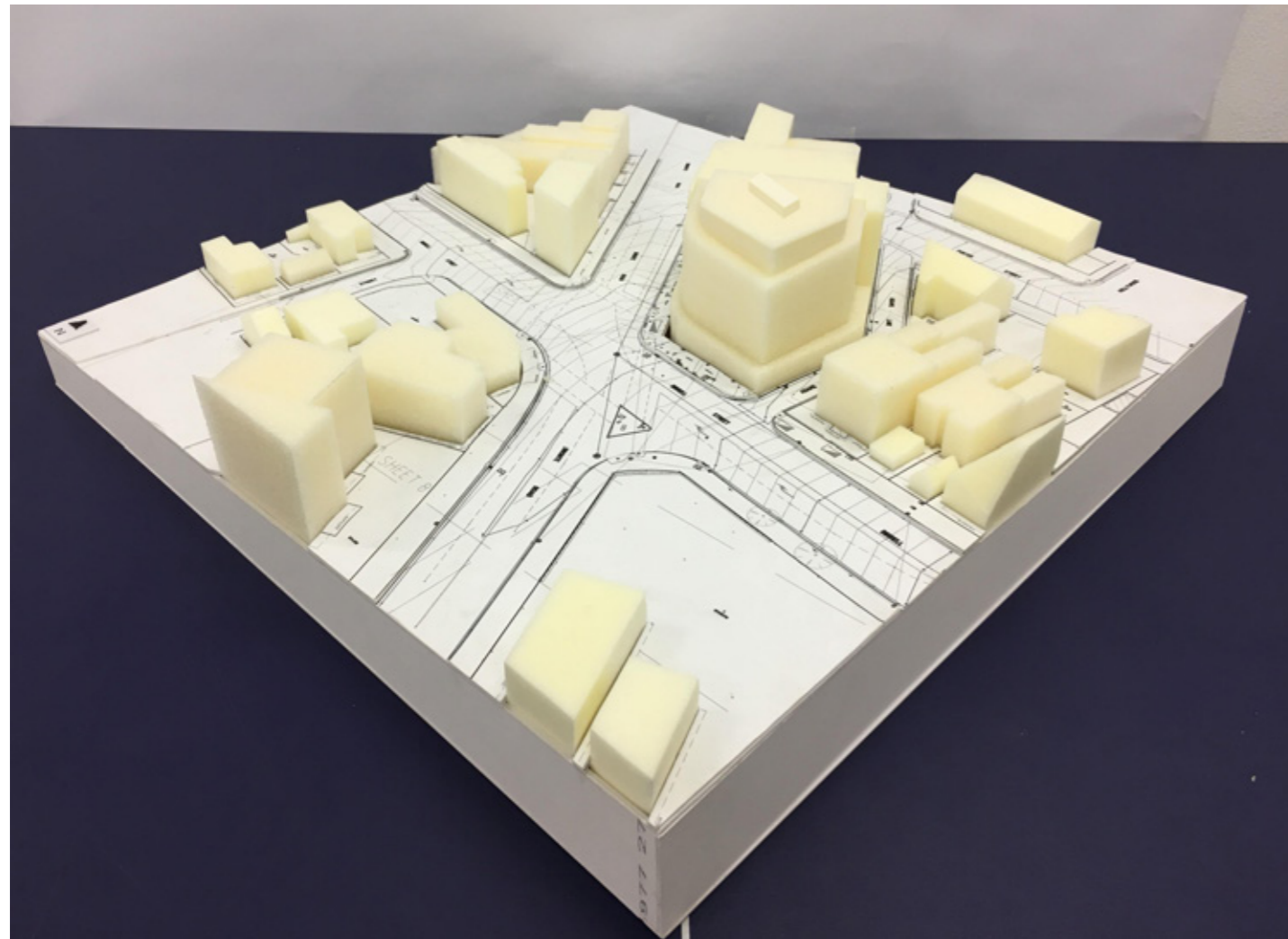
- The subject site exists as one of the four predominant entry points into the Bondi Junction district centre. As the Southern entry-point into the Junction, the site commands a marker as an entry into the Centre.
- The proposal incorporates Retail/Commercial space at ground level to continue the existing active frontage.
- The proposal has potential to support the District's relatively high levels of economic activity by providing short-term accomodation for business trips (for example), providing jobs as well as retail and local services for communities.
- The provision of serviced apartments will contribute to the demand for short-term accomodation for various uses, such as tourism and events, servicing the business market and contributing to the adjacent health precinct.

## DESIGN PRINCIPLES

- The retention of the Heritage facade creates a strong base and podium that contributes to a richness in materiality, juxtaposing the retention of the heritage with a contemporary proposal.
- A recessed level is included above the heritage facade to signify a break with the new tower above.
- The building form floating above the podium is comfortably setback behind the line of the heritage facade below, so as to express the beauty of the original facade with a contemporary addition.
- The height of the upper form is rounded slightly from the height of the adjacent Telstra Exchange, so as to express the corner building as a different entity to the Telstra Exchange and still be sympathetic in scale within its surrounds.
- A significantly setback upper level allows for future plant and storage that both services a potential future roof communal terrace and allocates mechanical areas away from the heritage item to be retained. Careful consideration of visual sight lines to this upper form has been given.

# DESIGN PRINCIPLES

## MASSING MODELS

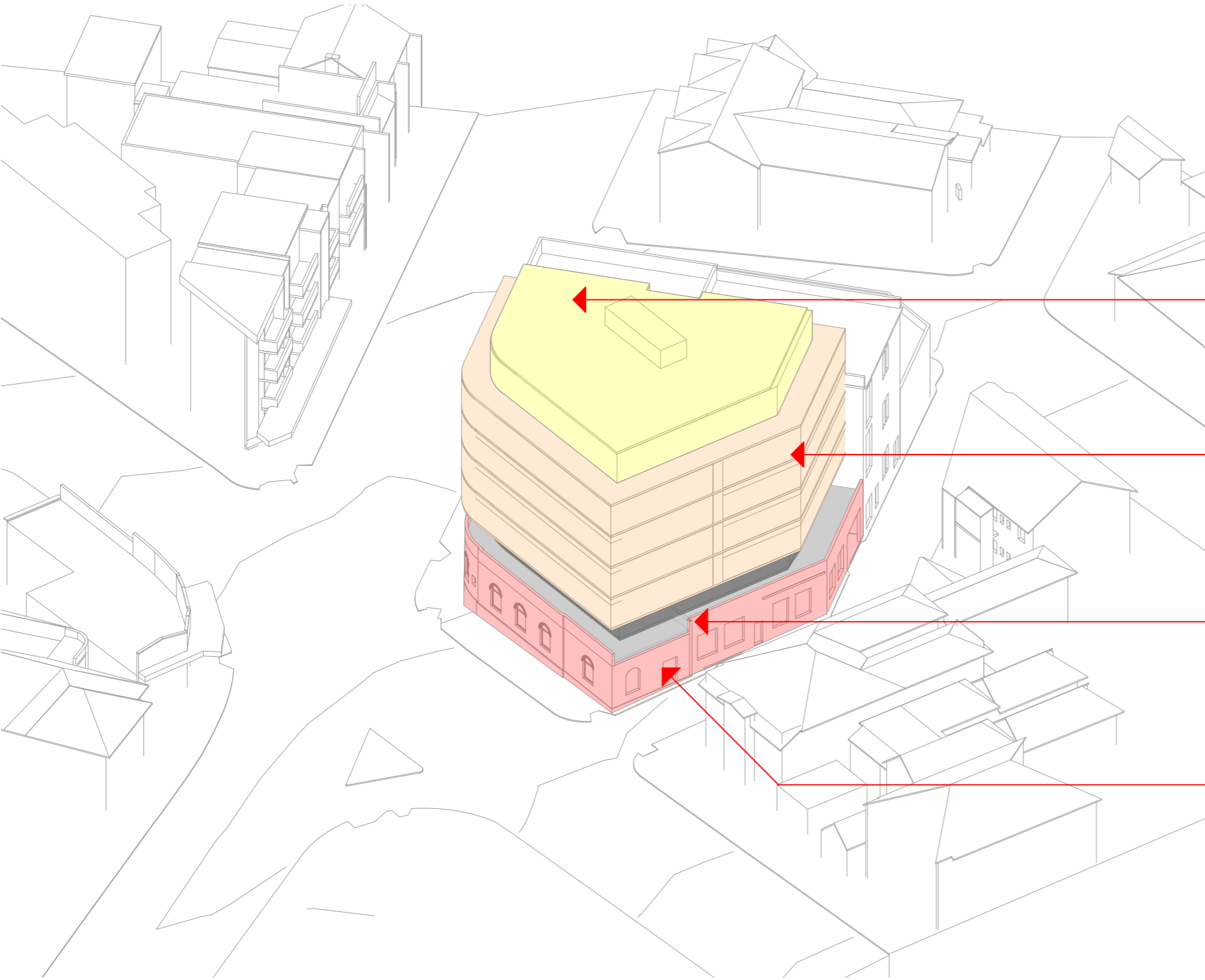


PROPOSAL

### 5.1 MASSING MODEL IMAGES

# DESIGN PRINCIPLES

## MASSING CONCEPT



### SETBACK UPPER LEVEL

A SETBACK UPPER LEVEL IS SYMPATHETIC TO THE IMMEDIATE CONTEXT. PLANT AND MECHANICAL SERVICES ARE ALLOCATED AWAY FROM THE HERITAGE BASE.

### BODY

THE OVERALL MASS STEPS UP SLIGHTLY OVER THE PARAPET OF THE ADJACENT TELSTRA BUILDING TO DEFINE THE CORNER. THE FORM IS SETBACK TO THE TO EAST TO ALLOW SOLAR ACCESS TO NEIGHBOURING RESIDENTIAL PROPERTIES.

### RECESS

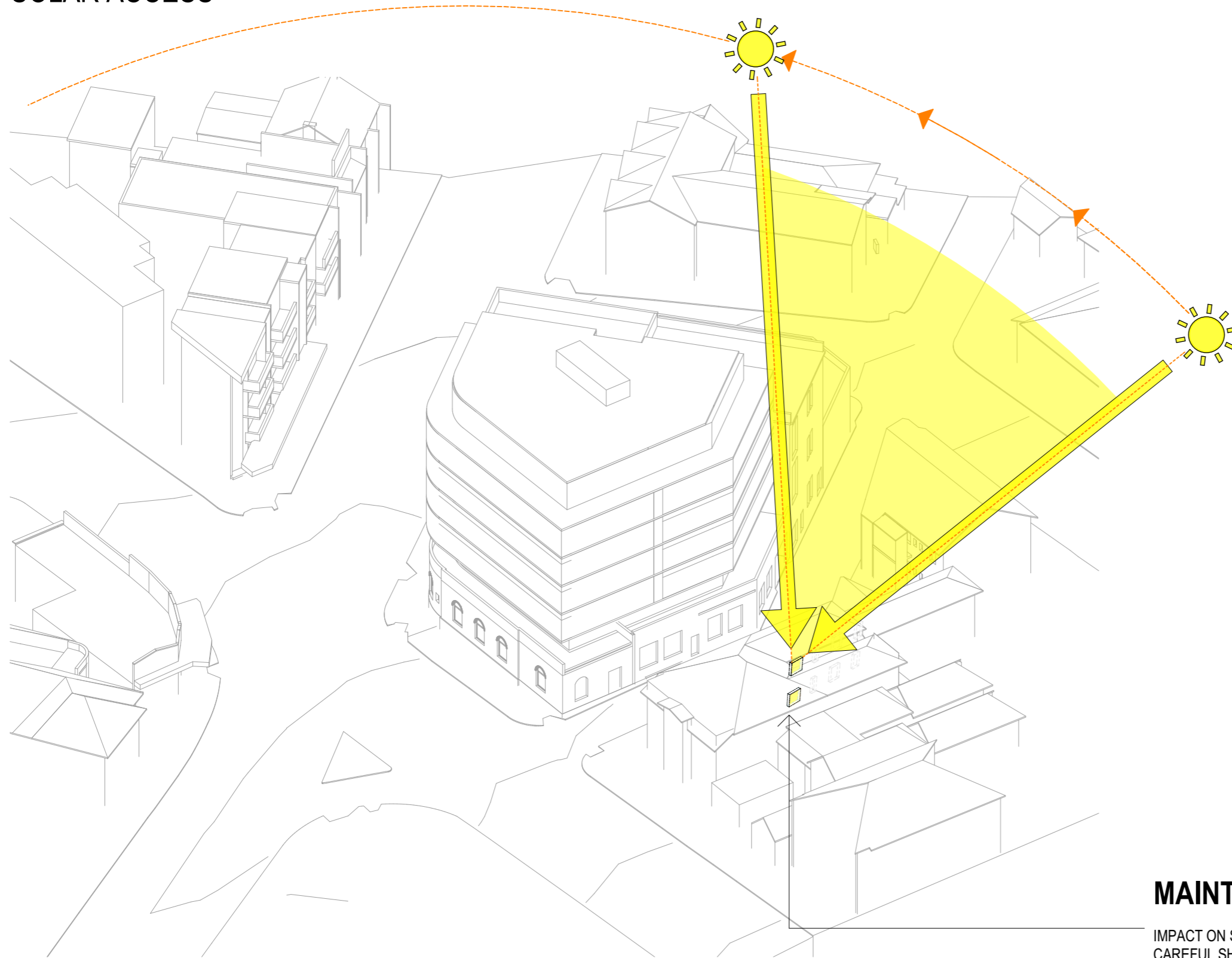
RECESSED LEVEL ABOVE HERITAGE FACADE SIGNIFIES A BREAK TO THE NEW TOWER.

### BASE

HERITAGE FACADE CREATES A STRONG BASE.

# DESIGN PRINCIPLES

## SOLAR ACCESS

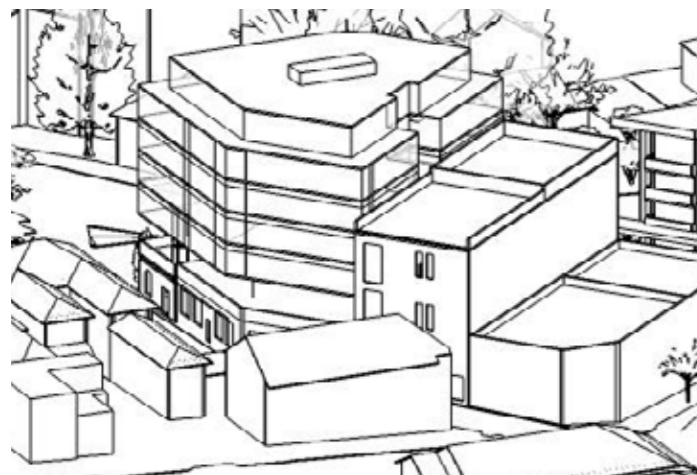


### MAINTAINING SOLAR ACCESS

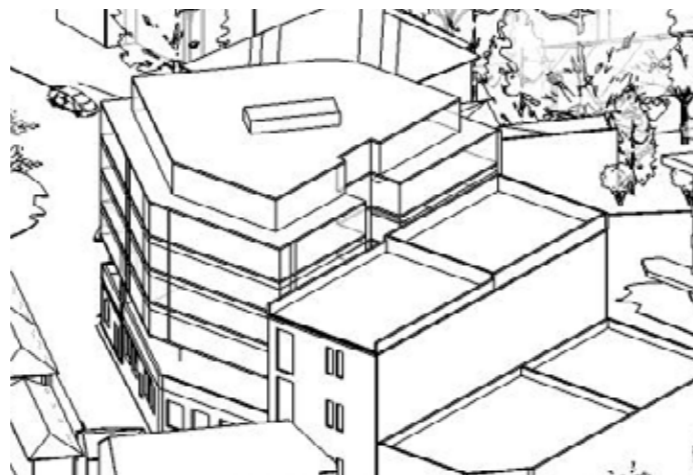
IMPACT ON SOLAR ACCESS TO NEIGHBOURING RESIDENTIAL AREA IS MITIGATED BY CAREFUL SHAPING OF BUILDING ENVELOPE. NEIGHBOURING RESIDENCES STILL MAINTAIN DIRECT ACCESS TO SUNLIGHT

# DESIGN PRINCIPLES

## VIEWS FROM THE SUN



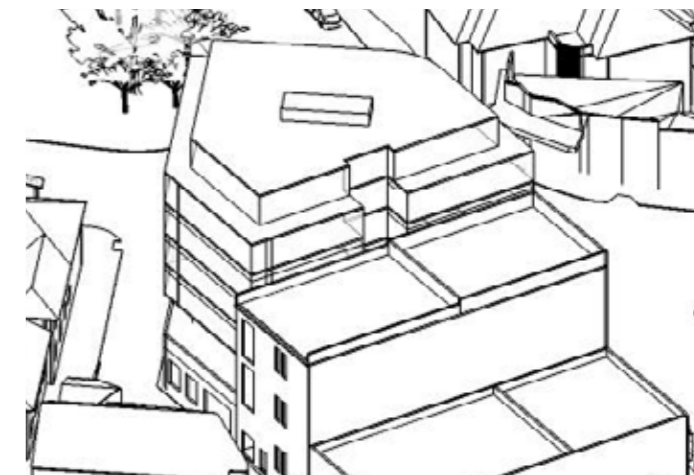
9am



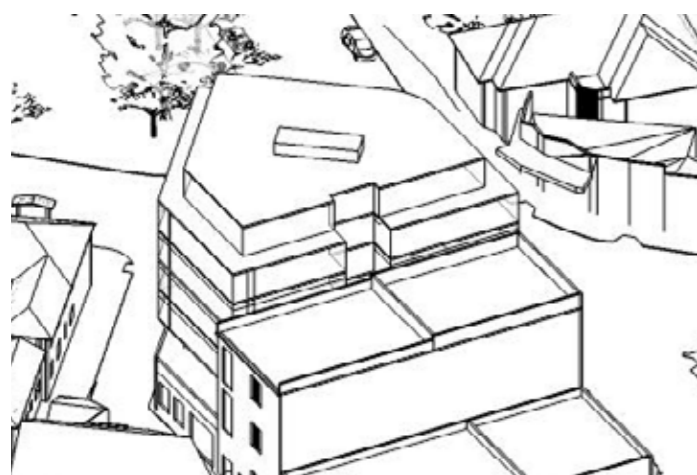
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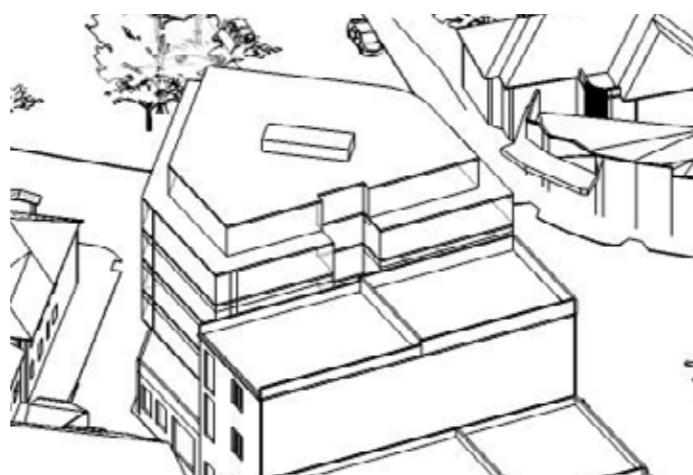
11am



11.15am



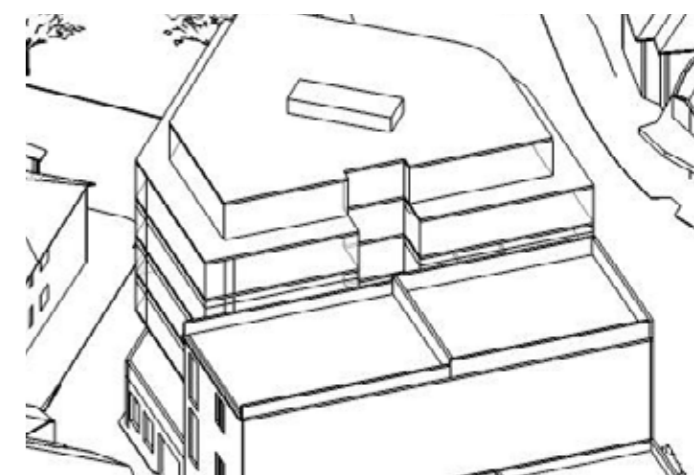
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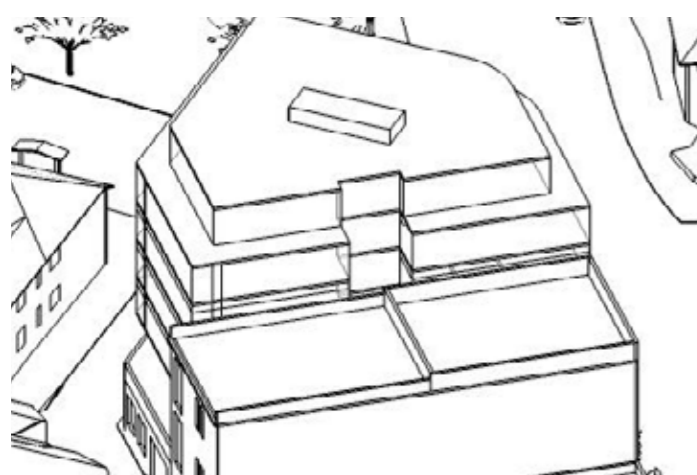
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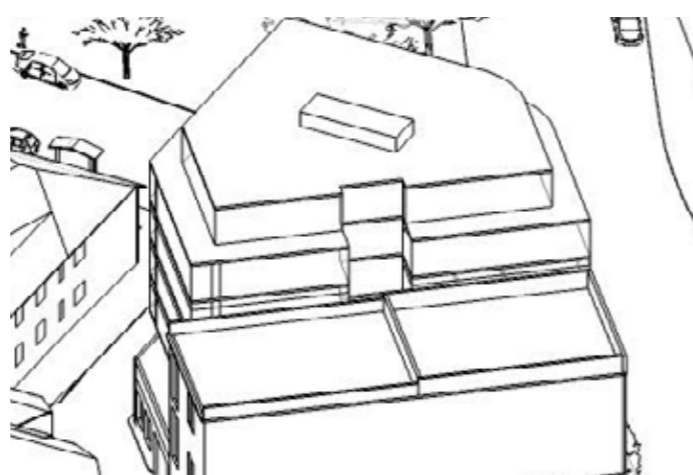
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12pm



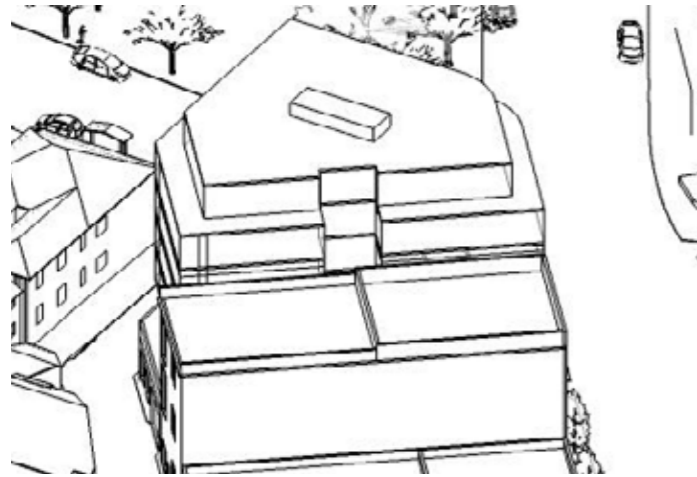
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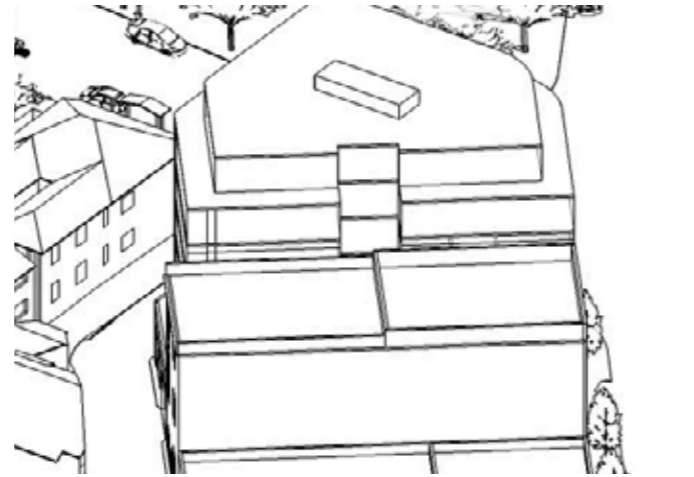
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# DESIGN PRINCIPLES

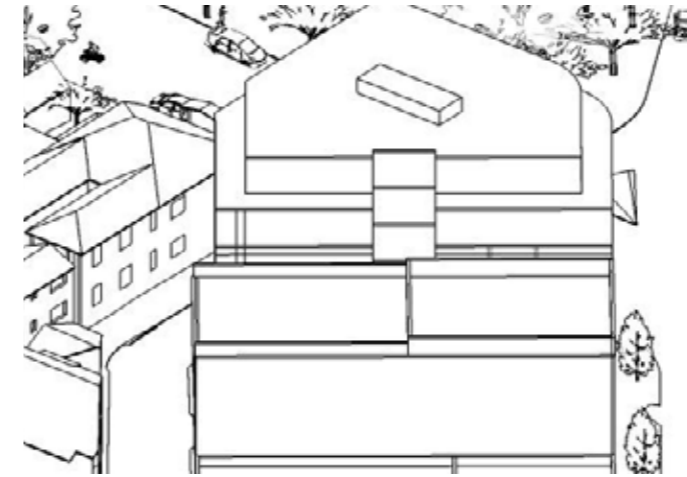
## VIEWS FROM THE SUN



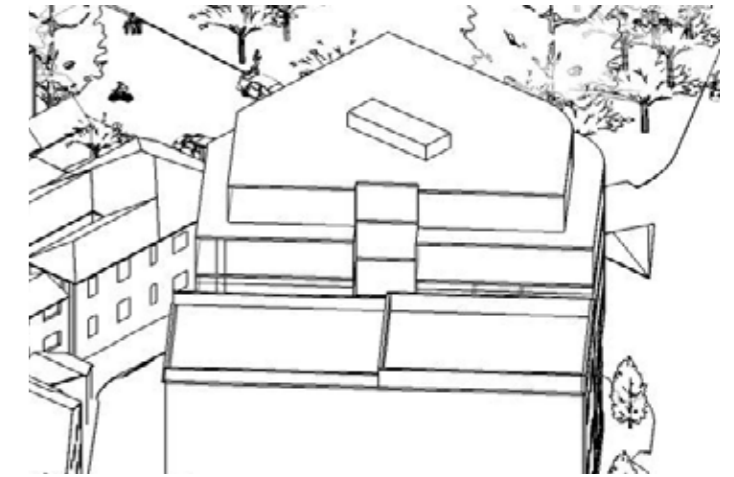
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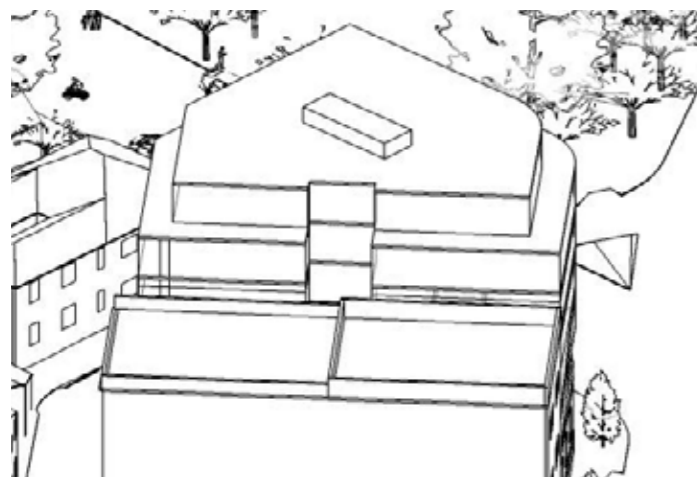
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1.15pm



1.30pm



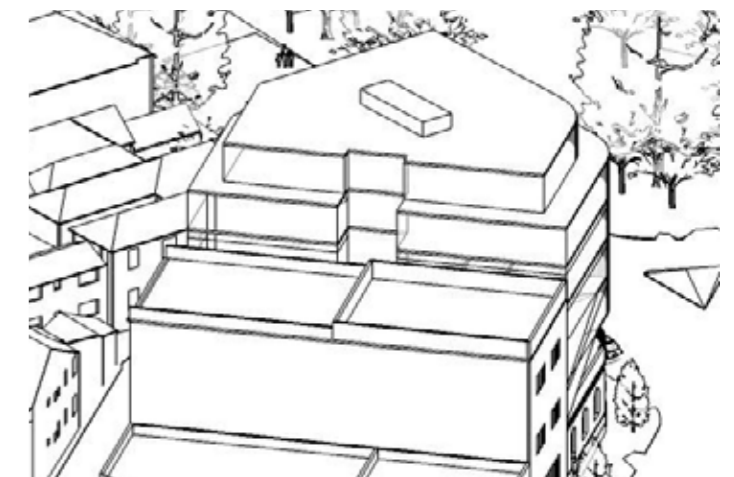
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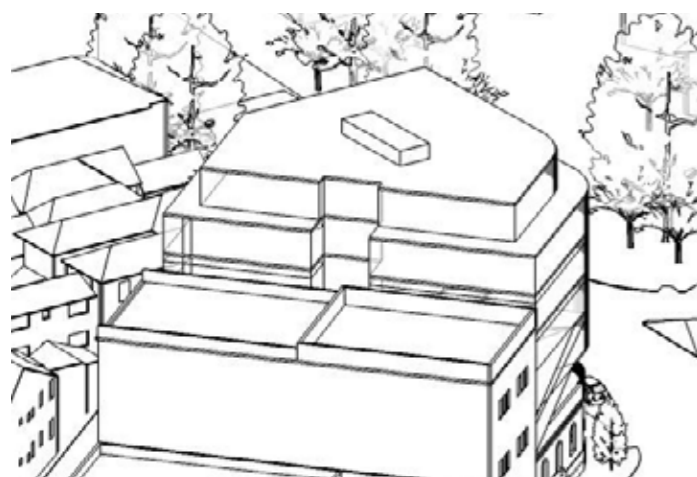
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2pm



2.15pm



2.30pm

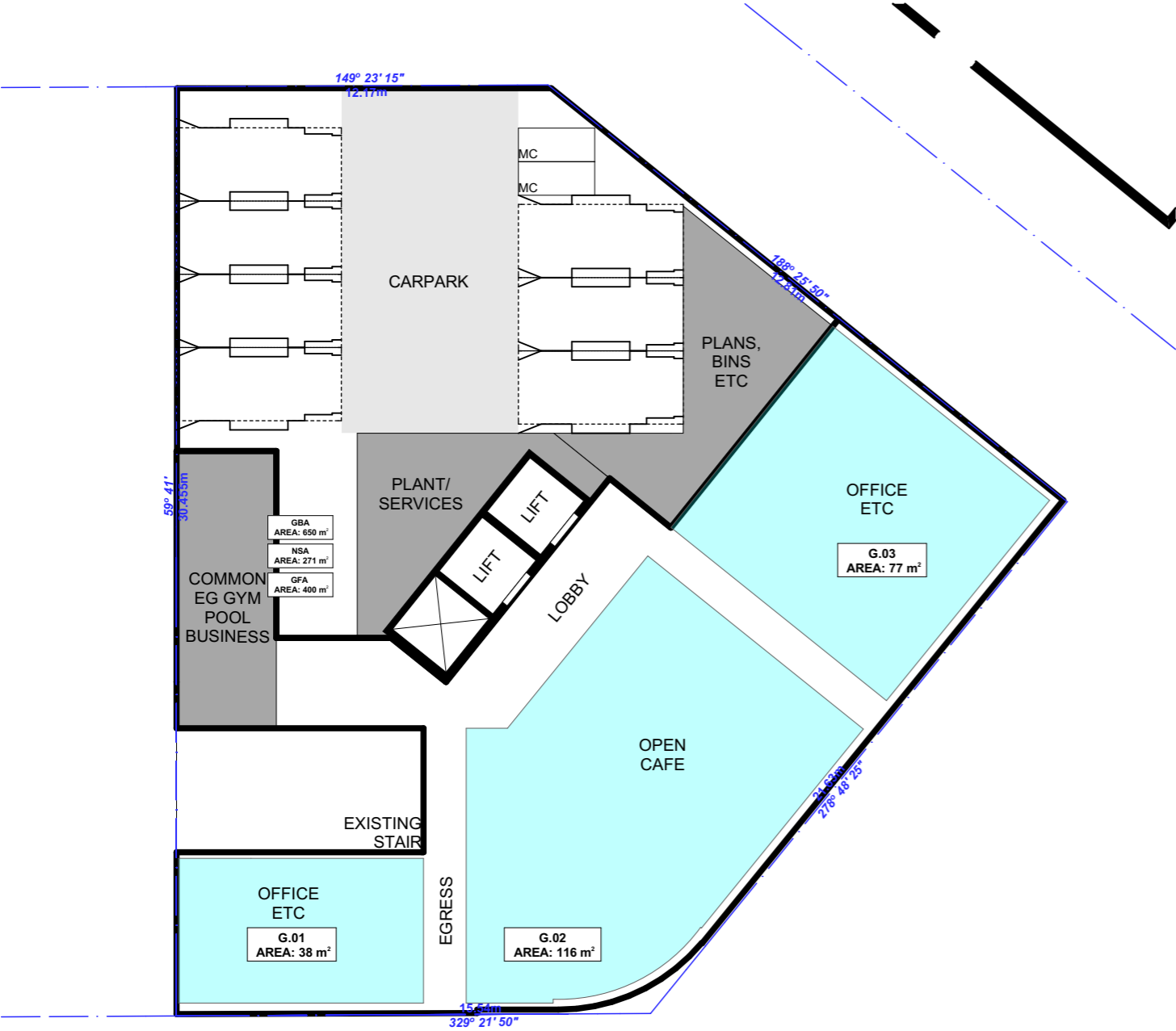


3pm

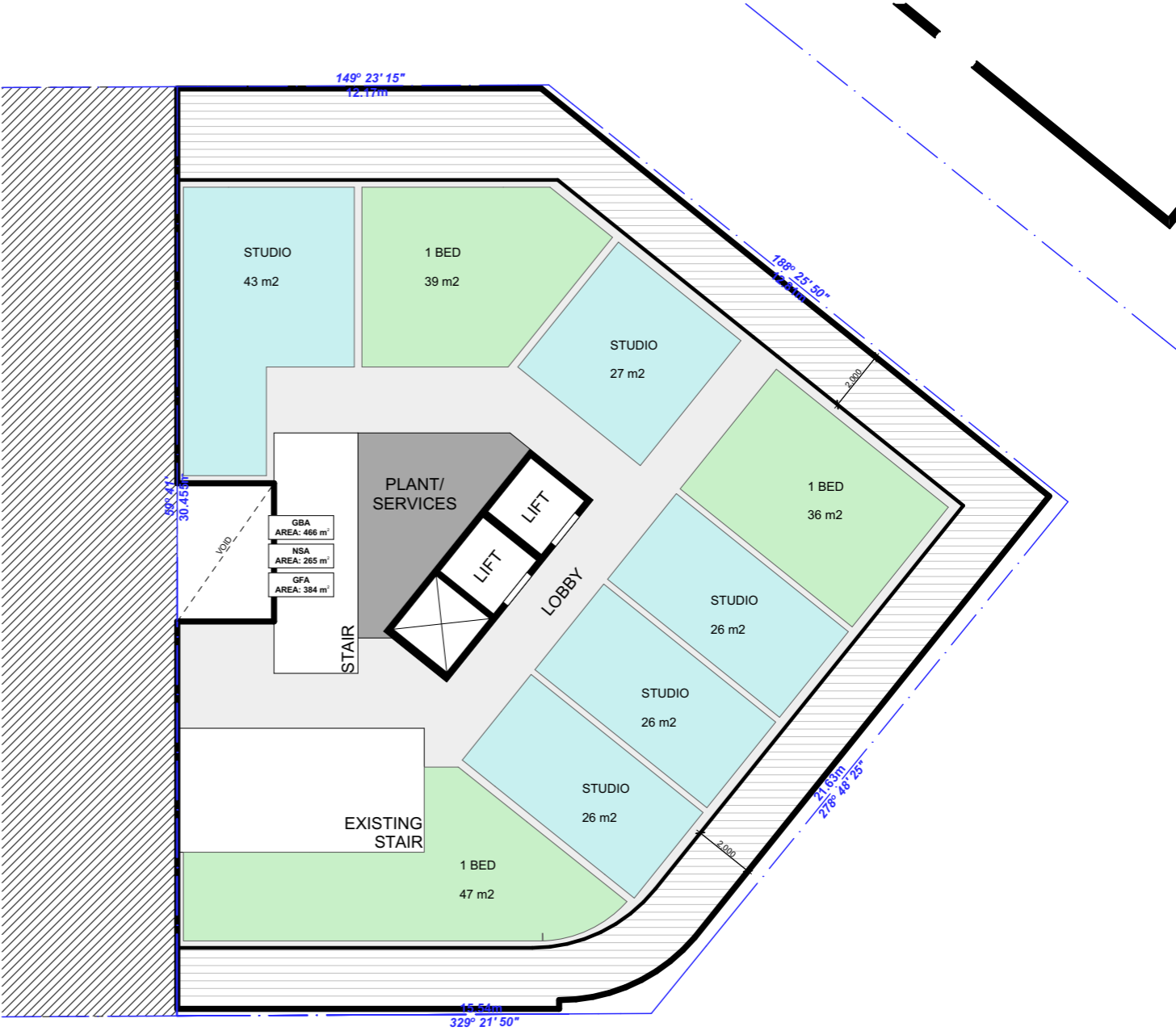
## 6.1 VIEWS FROM THE SUN

# DESIGN PRINCIPLES

## TYPICAL FLOOR PLANS



1 GROUND FLOOR 1:200

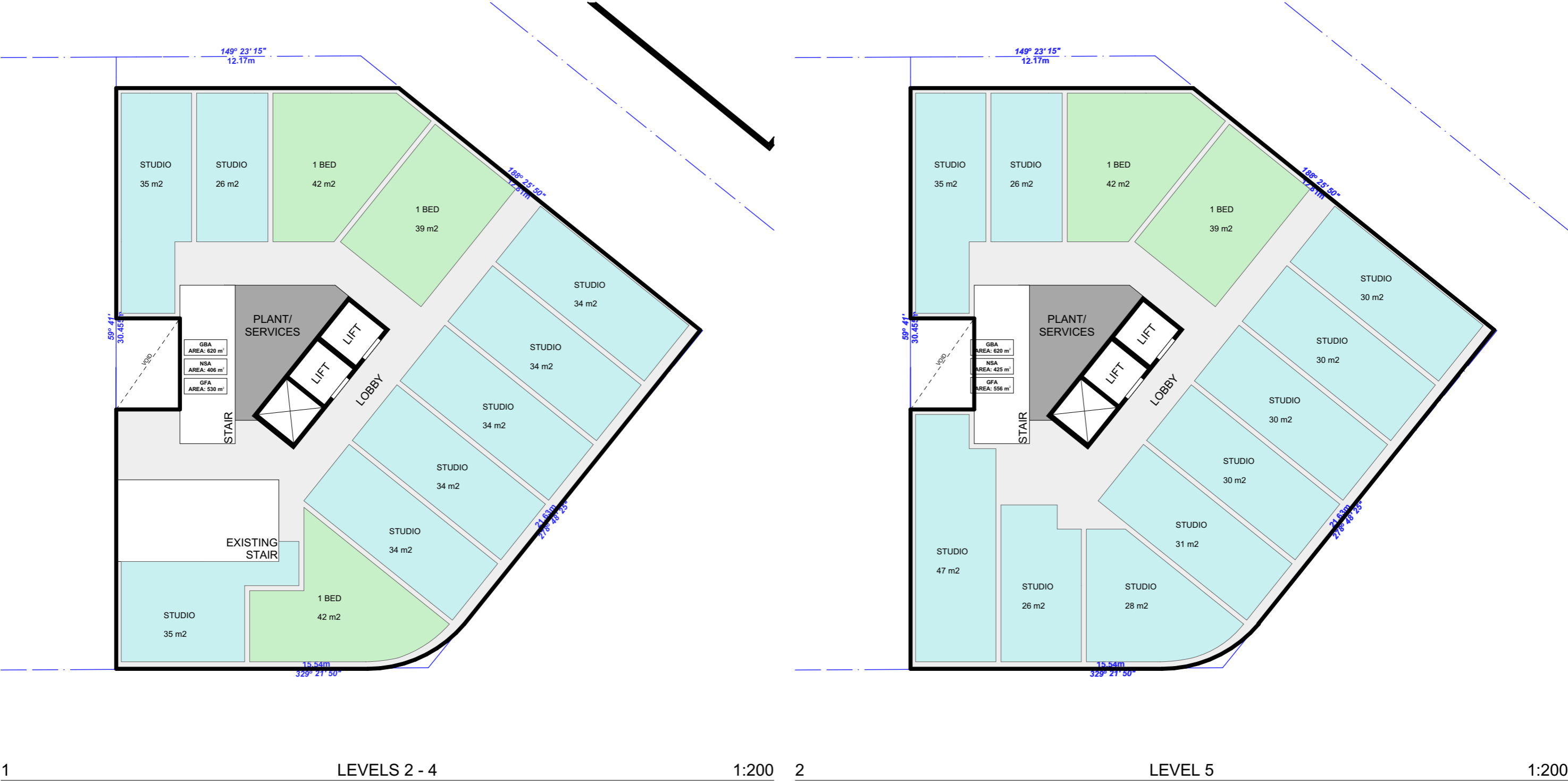


2 LEVEL 1 1:200



# DESIGN PRINCIPLES

## TYPICAL FLOOR PLANS

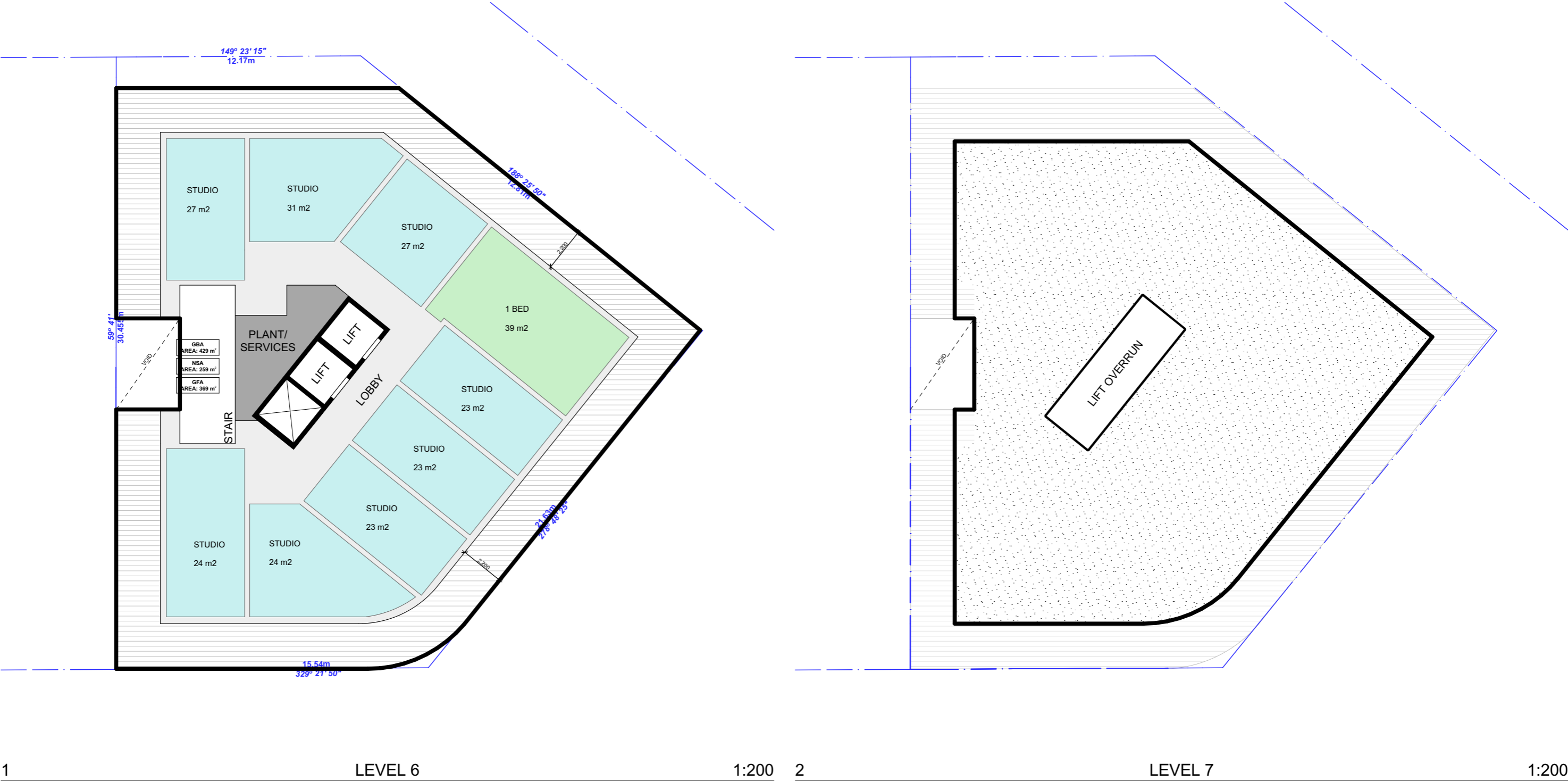


### 7.1 TYPICAL FLOOR LEVELS



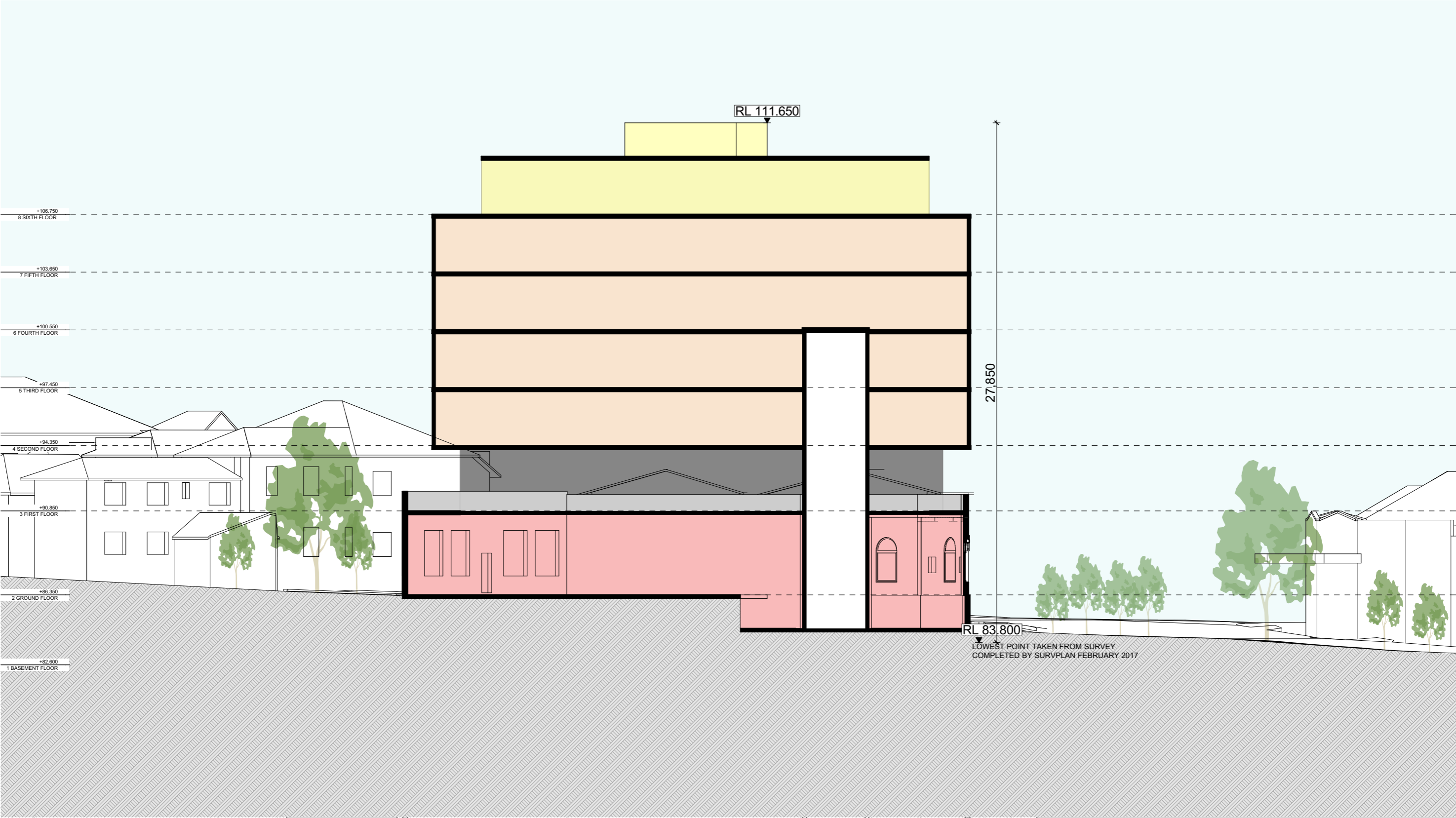
# DESIGN PRINCIPLES

## TYPICAL FLOOR PLANS



### 7.2 TYPICAL FLOOR LEVELS







VIEW FROM BIRRELL STREET  
LOOKING WEST



VIEW FROM BRONTE ROAD  
LOOKING SOUTH

An aerial photograph taken at dusk, looking south-west. The scene is dominated by a modern, multi-story building with a dark facade and large glass windows, which are illuminated from within. The building is situated in a residential area, surrounded by other houses and lush greenery, including several large palm trees in the foreground. The sky is filled with dramatic, dark clouds, and the horizon shows a soft glow from the setting sun. The overall mood is serene and modern.

AERIAL VIEW

LOOKING SOUTH WEST



VIEW FROM BIRRELL STREET  
LOOKING EAST