

# ROSE BAY SOUTH

## PLACE DESIGN JUSTIFICATION REPORT



439-445 Old South Head Road and  
1 The Avenue, Rose Bay

October 2020



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RobertsDay  
Level Four, 17 Randle Street Surry Hills NSW 2010  
T: +612 8202 8000  
Roberts Day Pty Ltd, 2014  
ABN 53 667 373 703, ACN 008 892 135  
www.robertsday.com.au

CONTENTS

EXECUTIVE SUMMARY	7
CONTEXT	12
SITE SPECIFIC MERIT ASSESSMENT	20
DESIGN FRAMEWORK	38
PROPOSED PLANNING CONTROLS	46
CONCLUSION	50
APPENDIX	
A - TECHNICAL ANALYSIS	52
B - POLICY MERIT	68
C - LOCAL CHARACTER ASSESSMENT	84





## ROSE BAY SOUTH

Located close to public transport.

Meets high sustainability standards.

Includes non-residential floorspace.

Creates demonstrable public benefit.

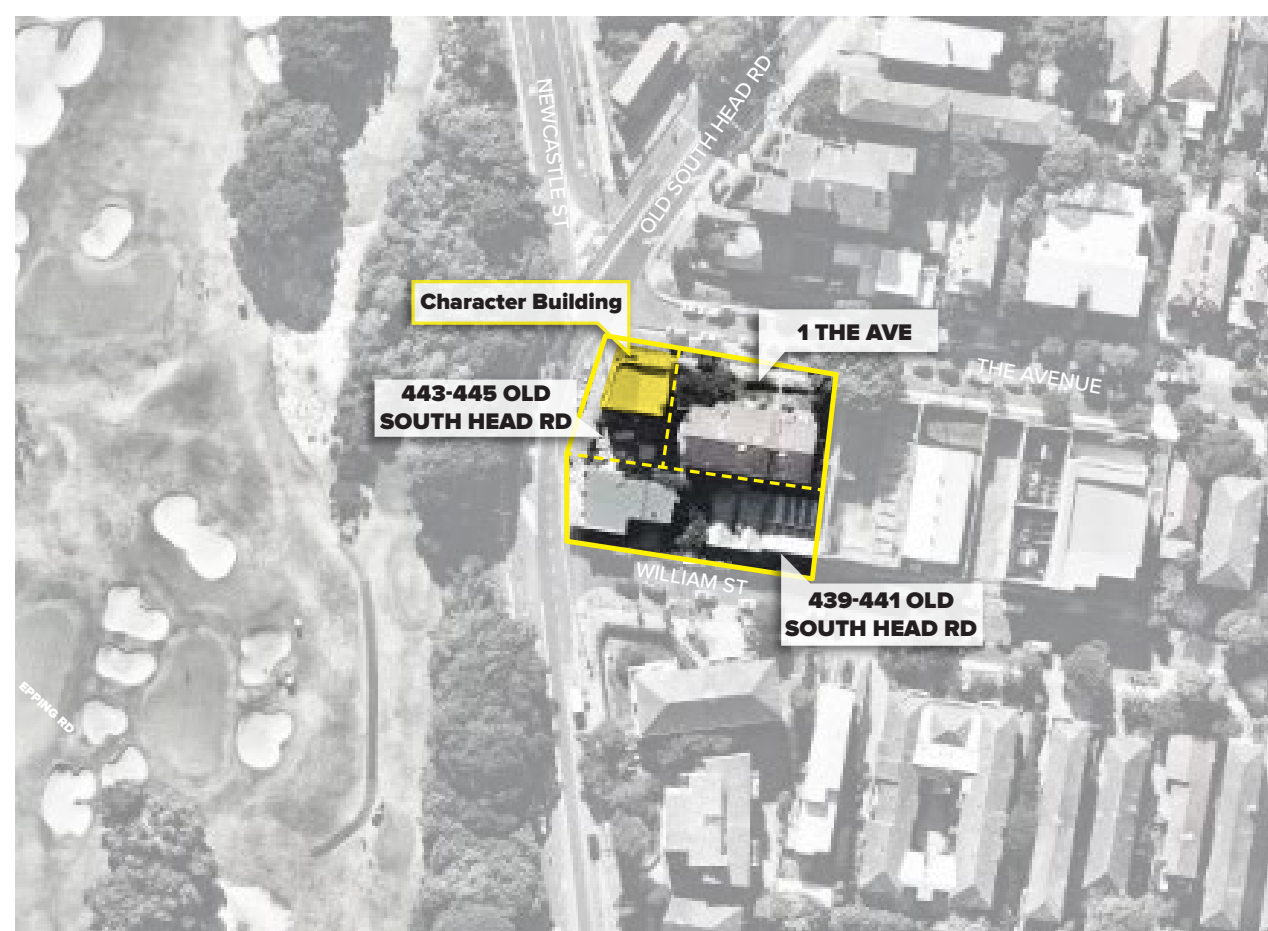
Makes positive contribution to built environment and overall urban design outcomes .

Proposals result in high amenity for occupants and users.

Optimises provision and improvement of public space and connections.



# EXECUTIVE SUMMARY



Site location plan.

Site Boundary  
★ Lots in Common Ownership



**A new greener place at Rose Bay South will improve quality of life for the 1,194 people estimated to be living within the immediate 400m catchment of this site.**

This Planning Proposal demonstrates how a prominent neighbourhood corner can be revitalised to reinforce both strategic and local planning strategies while maintaining consistency with the coastal place character. The vision for this place is that it will provide the local community with everyday amenities within an easy walk from home.

A local family is seeking to reinvigorate this strategic landholding (1,735m<sup>2</sup>), located at the corner of 439-445 Old South Head Road and 1 The Avenue, Rose Bay. With a rundown shop, a car park on a main street frontage, and a light industrial car workshop in conflict with an otherwise residential street, the site has strong potential for renewal. This redevelopment can retain and adaptively reuse the character bakery building while incorporating a mix of amenities to make this place more vibrant.

The Waverley LSPS proposes infill development in established areas to meet local housing targets while increasing access to transport, open space, and amenities. Although this site's current planning controls allow medium density residential development, they do little to encourage the local place role of this site to be maintained. Given this site's established provision of local shops and its location alongside a significant sized green space, a more productive solution is to include a more diverse arrangement of uses alongside new public space. This change in circumstances presents the opportunity to plan for the revitalisation of this place as a hub for daily life activities.

A place-led medium-rise development is proposed that is comparable in scale and complimentary in character to neighbouring apartment buildings. The provision of up to 20% affordable housing will increase local housing diversity, ensure a high build quality, and help tackle the housing affordability

crisis. The dwellings will be primarily oriented towards the golf course to increase residential amenity while limiting impacts to neighbours.

Sustainability is a key feature of this design concept. A target for a 5-Star Green Star Design and As-Built certification will promote a low-carbon lifestyle and contribute to Council's environmental ambitions for this coastal community.

An especially wide mix of uses are incorporated to create a thriving people place. This anticipates a more sustainable urban lifestyle in this neighbourhood by encouraging walking to local shops, strengthening the local economy, reducing local vehicle trips, and supporting social connectedness with flexible community space. This broad range of benefits also includes the retention of a significant local character building while creating a new public open space. This development can continue Waverley's progression towards a more walkable, healthy, and sustainable community.

This Planning Proposal, made on behalf of Evolve Project Consulting P/L, follows district and local planning strategies for infill development in an established medium density urban environment. In respect of this strategic context, it will contribute to the local housing target of an additional 3,461 dwellings to 2036 (Local Housing Strategy 2020-2036). Positioned at the convergence of public transport and green grid links, it will also advance the Premier's Priority of increasing the proportion of homes located in close proximity to Greener Places.



# ROSE BAY SOUTH

## OUR VISION

443-445 Old South Head Road will be thriving local place for the community to work, gather and socialise.

Rose Bay South will retain and adaptively reuse the corner character bakery building while incorporating a mix of amenities to make this place more vibrant.

A wide mix of uses will create a thriving people place that anticipates a more sustainable urban lifestyle in this neighbourhood by encouraging walking to local shops, strengthening the local economy, reducing local vehicle trips, and supporting social connectedness with flexible community space.

Following a place-led design process, the proposed floor space targeted for this site is 2.5:1, which will comprise 22 dwellings, over 1,800m<sup>2</sup> of neighbourhood shop/community and retail floor space including 220m<sup>2</sup> of live/work space.

This proposal envisions Rose Bay South to become a thriving, but intimate, small place for the people of the local community.

**Rose Bay South** will be revitalised as a thriving place for everyday activities and amenities for the local community.



### WHAT WE ARE ASKING FOR

ZONE: R3 (NO CHANGE)  
FSR: 2.5:1  
HEIGHT: 25m



# VISION HIGHLIGHTS



## LOCATED IN CLOSE PROXIMITY TO PUBLIC TRANSPORT AND PROMOTES WALKING AND CYCLING

Located on a green cycle route and sits adjacent to strategically connected bus routes connected to the Bondi Junction Strategic Centre and other surrounding local centres.



## SUSTAINABLE DESIGN

The Proposal supports opportunities for a number of sustainability measures, achieving an outcome that is environmentally, socially and economically sustainable.



## MAXIMISES NON-RESIDENTIAL FLOOR SPACE

Retail, neighbourhood shop/community and live/work spaces provide a nine-fold increase in employment capacity on site, while a live/work space offers opportunities for local business activity.



## MAXIMISES PUBLIC BENEFITS

This proposal restores this corner into a vibrant place with a mix of uses, and will be developed with reduced car parking rates to encourage walking and cycling in the local area.



## POSITIVE CONTRIBUTION TO THE BUILT ENVIRONMENT AND LOCAL CHARACTER

A distinctive corner bakery building is retained and revitalised with new outdoor spaces, while new materials are chosen to complement the urban context.



## OPTIMISES PUBLIC SPACE AND CONNECTIONS

Over 40% of the site is dedicated to publicly accessible open space, with a new north-facing plaza and flexible community hub that provides indoor and outdoor spaces for a wide range of local groups to meet, learn, and create.



## HIGH AMENITY FOR OCCUPANTS AND USERS

High amenity is provided for all residents and users of Rose Bay South through comfortable, safe and accessible urban spaces, whilst enhancing visual and physical access to surrounding amenity.







# CONTEXT



# STRATEGIC CONTEXT

Rose Bay South is a new type of place envisaged by the Greater Sydney Commission’s District Plan focusing on greenery, walkability, mix of uses and housing types.

Located at the intersection of Old South Head Road and Newcastle Street, and benefiting from the significant green amenity of the Royal Sydney Golf Course opposite, it is the ideal location to incubate a place for people.

With increasing walkability a key policy of the NSW Government and LSPS, the fact the site benefits from a Walk Score of 80 where most errands can be accomplished on foot is significant. Walk Score is an independent freeware tool used by built environment professionals around the world to understand the potential of places.

Rose Bay South will fill a gap in this part of Waverley’s urban environment; a place approximately mid-way between the bayside part of Rose Bay, the Old South Head Road retail strip, and Bondi Beach. There is a bus stop immediately adjoining the site providing people with direct connectivity to Bondi Junction and its transport interchange. People will be able to access the employment hubs of both Bondi Junction and Sydney CBD within 30 minutes, a key goal of government.

Over time Rose Bay South will also provide the potential for future recreational pathways to be created around the Royal Sydney Golf Course, helping fulfill Waverley Council’s ambitions to create a more healthy and sustainable community.

## COMMUNITY PLAYGROUND

Rose Bay and Rose Bay Beach



## ROSE BAY BEACH LOCAL CENTRE

New South Head Road



## LOCAL CENTRE

Old South Head Road



## A NEW PLACE

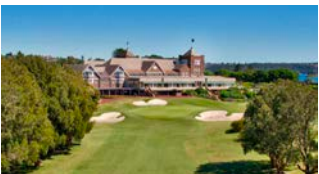
A local mixed-use hub

## LOCAL NEIGHBOURHOODS

Rose Bay and North Bondi mid-rise, high density neighbourhoods

## LOCAL GREEN ASSETS

The Royal Sydney Golf Club





# LOCAL CONTEXT

The site occupies a prominent street corner in the local place character, where **Newcastle Street** meets **Old South Head Road**, **Rose Bay**.

With a site area of 1,736m<sup>2</sup>, it is a significant landholding that has the potential to assist Council accommodate its housing targets, whilst also creating a people place. The site is zoned R3 under the Waverley LEP 2012.

Today, the site is relatively underutilised when considering its potential. A former bakery building with character features, a row of rundown shops, and a car park on a main street frontages suggests the area is ready for renewal. A small automotive workshop provides some local employment opportunities, but is an unusual use amongst an otherwise residential street. A three-storey apartment building is also present, with basement parking. There are no significant trees on the site.

Immediately adjoining the site to the east is a electricity substation, and the urban context is otherwise all medium density housing of a diverse range of forms. A bus stop is located immediately north of the site on Old South Head Road, with a shared path on the other side of the road.



North on old south head rd looking at current site



West interface of current bakery/cafe



West interface of current business on 439-441 Old South Head Rd



The corner of current Bakery/Cafe



South and west interface of current business on 439-441 Old South Head Rd



Local Context



# LOCAL CONTEXT

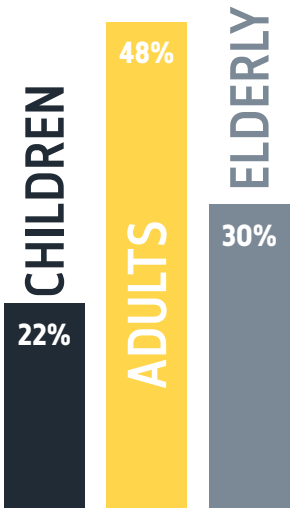
## DEMOGRAPHIC SNAPSHOT

Rose Bay is a very walkable neighbourhood, with a good transit score. The largest age group of residents in Rose Bay are people between the ages of 25 and 39, and the most common professions are those in professional services and managers.

There is a unique opportunity to provide a new local place that serves the needs and desires of Millennials and those individuals within the middle age groups who are less likely to own cars and more likely to work from home, or a co-working space. Given the changing nature of work patterns this is an important factor across all age groups.

Given that Rose Bay is already a walkable and transport friendly neighbourhood, Rose Bay South will further enhance the existing local character, recreating a small, corner retail centre that attracts a lively, local crowd.

### AGE STRUCTURE



### WORK

#### MOST POPULAR OCCUPATIONS

9% COMMUNITY

12% ADMINISTRATIVE

21% MANAGERS

35% PROFESSIONALS

71% WOULD SETTLE FOR A SMALLER LOT IF THEY COULD **WALK TO WORK**

### LIVE

#### MILLENNIALS

32% WOULD PAY EXTRA TO BE ABLE TO **RUN ERRANDS ON FOOT**

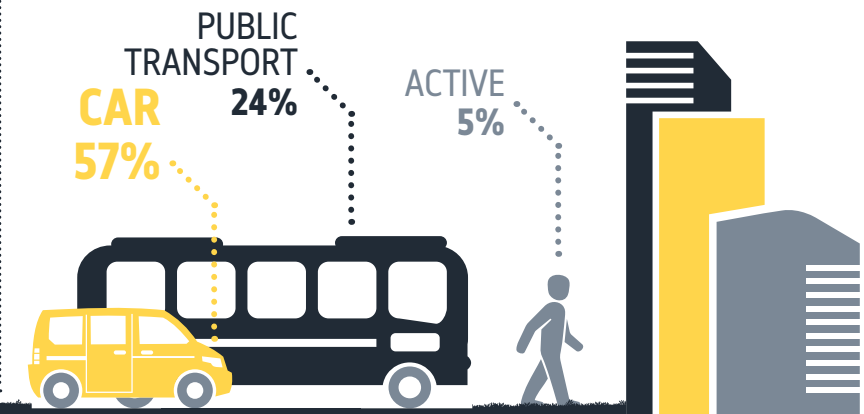
55% WOULD TRADE A BIG YARD IF IT MEANT BEING ABLE TO **WALK TO THE SHOPS**

**ROSE BAY'S WALK SCORE** 76  
VERY WALKABLE  
MOST ERRANDS CAN BE DONE BY FOOT

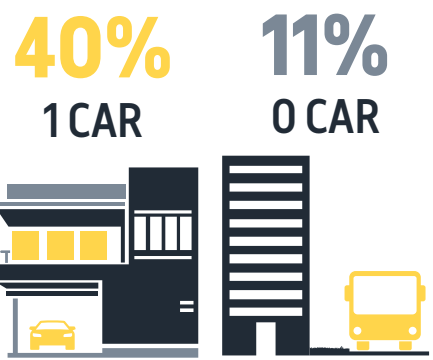
**TRANSIT SCORE** 56  
GOOD TRANSIT  
MANY NEARBY PUBLIC TRANSPORT OPTIONS

### POPULATION

#### METHOD OF TRANSPORT TO WORK



#### CAR OWNERSHIP



Source: Profile Id, Rose Bay from Waverley Council and Woollahra Municipal Council

Source: Profile Id, Rose Bay from Waverley Council and Woollahra Municipal Council





# SITE SPECIFIC MERIT ASSESSMENT



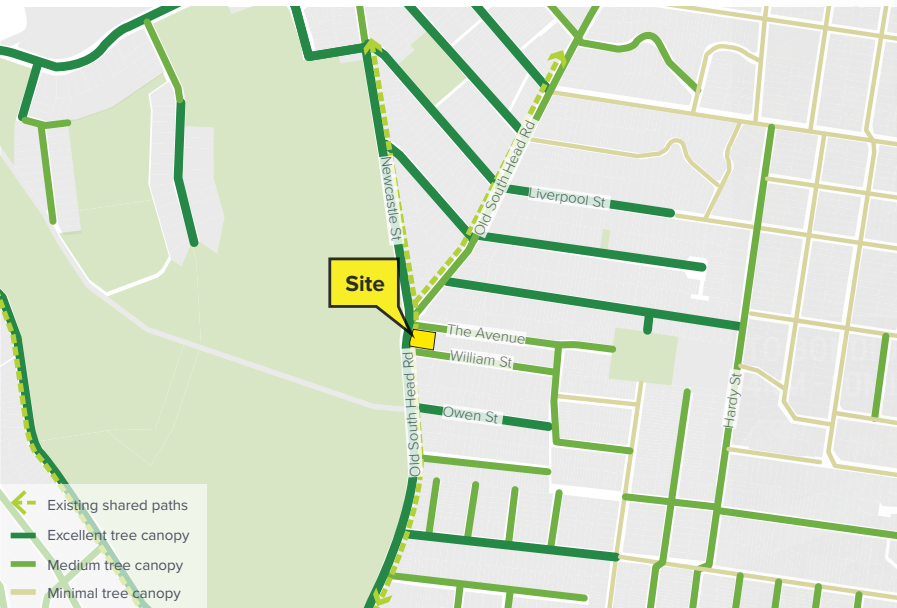
# HIGHLY ACCESSIBLE CLOSE TO PUBLIC TRANSPORT

Sitting at the intersection of North Bondi and Rose Bay, Rose Bay South sits within a medium density neighbourhood which benefits from bus networks to Bondi Junction and the Central Business District, as well as a high level of amenity from waterbodies and green spaces.

The Rose Bay local area area served by local buses to Bondi Junction, and walking and cycling paths along direct routes including Old South Head Road and Newcastle Street. This public and active transport network links people with trains at Bondi Junction and ferries at Rose Bay Wharf.

Extensive shared paths are located along the golf course edge on Old South Head Road and Newcastle Street, providing walking and cycling connectivity to Rose Bay, and Bondi Beach. An additional shared path north northwards along Old South Head Road to Rose Bay North. This site's location at the crossroads of these shared paths enables quick and easy access to this local active transport network.

Local streets in this neighbourhood are of a slow and quiet character. Pedestrian footpaths are aligned on both sides of each street, and are often shaded by mature street trees. This creates a comfortable environment for walking and cycling.



Existing tree canopy and shared paths create a high amenity environment for pedestrians and cyclists.





# HIGHLY ACCESSIBLE CLOSE TO PUBLIC TRANSPORT

Rose Bay South lies in an accessible location in close proximity to bus services and the shared path on Old South Head Road.

Further to this, it will:

- Increase tree canopy, promoting walkability;
- Create new public domain in the existing, walkable community;
- Upgrade the existing walking environment with widened footpaths;
- Create new public space for social and community activities;
- Reduce car parking; and
- Decouple housing from car parking , preparing the site for a future with a lower reliance on private vehicles.

## REDUCED CAR PARKING

The Waverley DCP 2018 includes objectives to provide adequate parking on new development sites, and to encourage increased use of public transport and bicycle. In these physical and planning contexts, there is an opportunity for the development of the Rose Bay South site to incorporate a reduced car parking rate. This can encourage active and public modes of travel, reduce reliance upon private cars, and help develop a more sustainable urban environment.



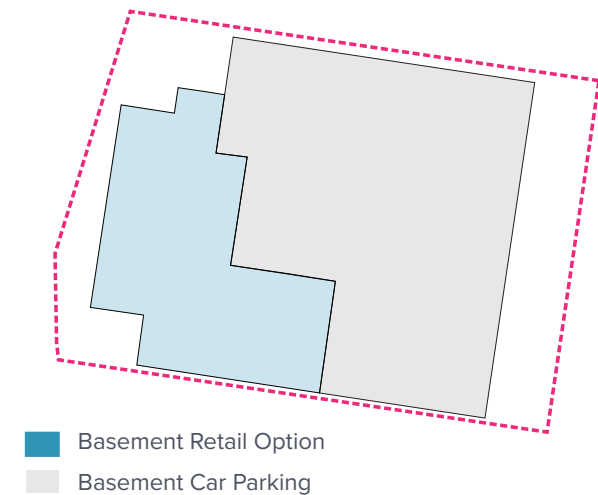
A shared path along Old South Head Road opposite the Rose Bay South site.

## DECOUPLED CAR PARKING

This development will seek to decouple housing from car parking, allowing residents to opt in or out of a car space independently from their housing unit. Each resident will also be provided with a secure bicycle space, and will have access to a shared car to be located on site. The basement car parking level will be designed with adaptable features that allow its spaces to potentially be converted for retail, entertainment, or storage uses in the future.

Te

1. Base option: a full parking provision can be accommodated in a two-level basement, but this option offers little broad benefit to Rose Bay, and is likely to add to local traffic congestion.
2. Aspirational option: approximately 426 sqm of the upper basement level parking space can be converted into a retail space, creating a new venue for social engagement and entertainment.
3. Visionary option: a further reduction in car parking requirements can enable a larger basement retail space and/ or deletion of the lower basement level. Mobility options for workers and residents can be accommodated by providing high quality active and public transport use, car sharing, and EV charging facilities.



**ACTIVE FRONTAGES,  
ENCOURAGING  
WALKING**  
50+ metres

**NEW PUBLICLY ACCESSIBLE  
PLAZA, PROMOTING LOCAL  
ACTIVE TRAVEL**  
250 sqm



**NEW LIVE/WORK PASSAGE**  
40m F&B, retail frontage

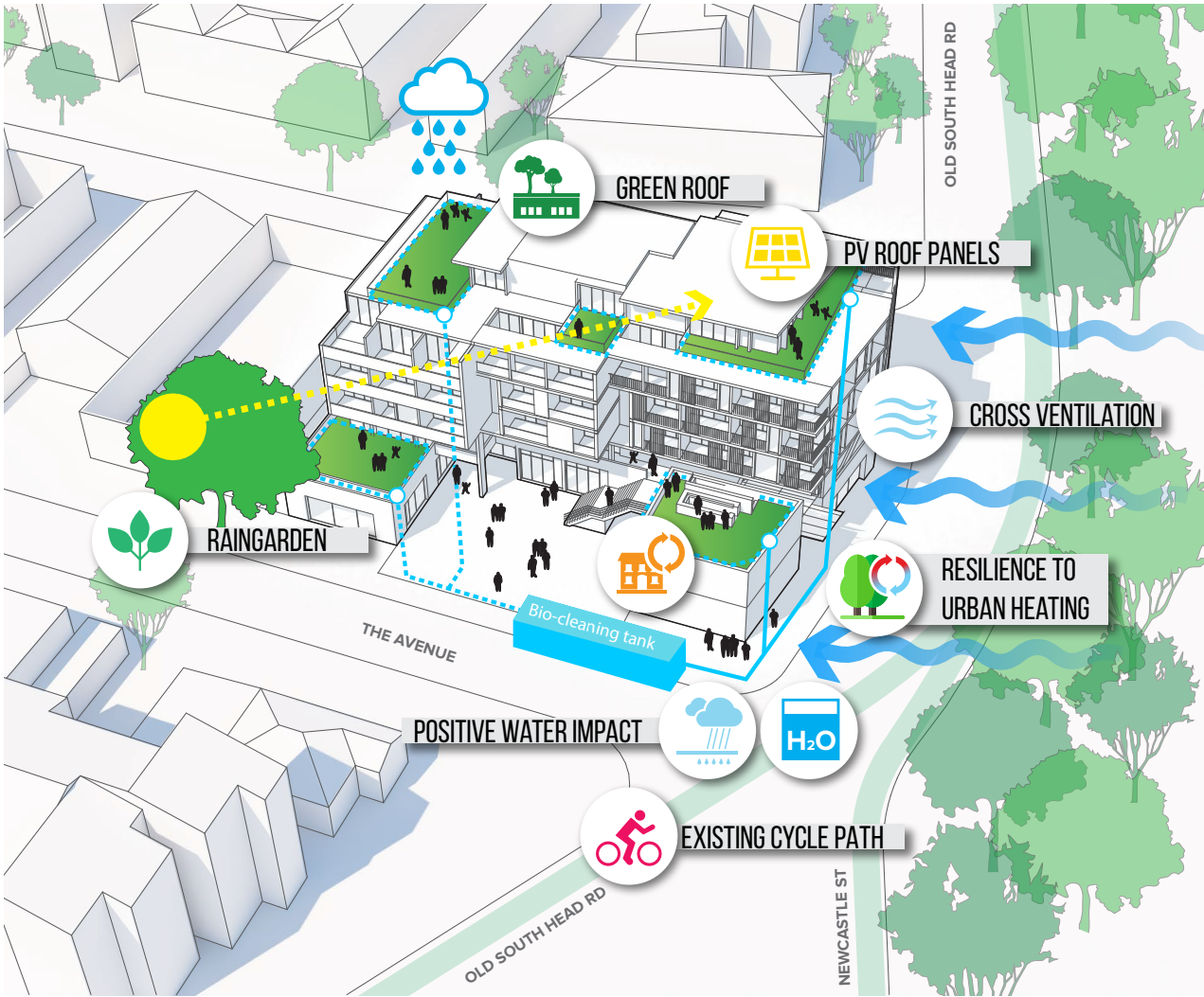
**UPGRADED WALKING ENVIRONMENT**  
3.5m wide footpaths, street trees, and tree canopy



# DESIGNED FOR RESILIENCE

## HIGH SUSTAINABILITY STANDARDS

Achieving sustainability is a key goal for Rose Bay South. The Proposal intends to explore opportunities for a number of sustainability measures in the final design and project delivery. This will achieve an outcome that is environmentally, socially and economically sustainable.



The Proposal's sustainable design features.

SOLAR DESIGN

NATURAL VENTILATION

SUSTAINABLE MOBILITY

RETAINING CHARACTER BUILDING

GREEN ROOFS

STREET TREES

WATER SENSITIVE URBAN DESIGN

WATER HARVESTING

**GREEN GRID STREET FRONTAGE**

Green awnings and facade elements

**INCREASED TREE CANOPY**

Increased planting and tree canopy creating a shaded environment and combating the urban heat island effect.

**ENVIRONMENTALLY SUSTAINABLE DESIGN**

Aim of 35% of site area for solar power and water harvesting

**URBAN GREENING**

Green space 35% of site area



# A MIX OF USES NON-RESIDENTIAL FLOORSPACE

A substantial mix of uses are proposed to ensure that this site operates as a hub for daily life in the community. This cluster of activities will be in use throughout the day and into the evening, as well as on both weekdays and weekends, promoting a safe, attractive, and highly sociable place.

## OPEN SPACE

- A north-facing plaza occupies 15% of the site area. It is positioned between retail uses that activate both sides, while the rear serves as the forecourt to the community space.
- The western frontage to Old South Head Road is staggered in plan to create incidental space for landscaping and seating to be incorporated while maintaining footpath accessibility.

## RETAIL

- The corner bakery and cafe building is retained and refurbished. It opens onto the edge of the plaza, while its roof terrace may also be used for outdoor dining.
- A restaurant is envisioned with three active frontages: onto the plaza, The Avenue, and the laneway. Any or all of these edges can incorporate outdoor dining.
- The basement is designed to be adapted to accommodate a future retail space.
- Proposed retail & F&B spaces provide opportunity for an enhanced night time economy, activating key laneways and public realm interfaces.

## NEIGHBOURHOOD SHOPS/COMMUNITY

- A flexible community space overlooking the plaza can be used for a wide range of community group meetings and events. The double-height space has access to a landscaped roof terrace above the restaurant.
- The plaza itself can be used as spill-out space for formal and informal community activities, events and celebrations.
- A potential community use could be a childcare centre to provide an essential service to local working parents and nearby families.

## LIVE/WORK

- Up to 250m<sup>2</sup> of live/work space is included as part of the Proposal.
- Contributing to the potential for 70+ local jobs on site.

## RESIDENTIAL

- A diverse mix of 1, 2, and 3 bedroom apartments are arranged on all floors to provide passive surveillance of streets and the plaza.
- Up to 50% of all new residential is dedicated to Live/Work spaces.
- Up to 20% Affordable Housing.

### LIVE/WORK SPACES

Up to 250m of new live/work space

### LOCAL JOBS

Potential for 70+ new jobs



### NIGHT TIME ECONOMY

F&B occupancy along The Avenue and active laneway

### FLEXIBLE COMMUNITY SPACE

Opportunity for new community activities



# ENHANCING THE COMMUNITY DEMONSTRABLE PUBLIC BENEFIT

Rose Bay South will transform a forgotten intersection into a place locals love. Beginning with the retention of the bakery building for flexible community space, there will be an exciting mix of neighbourhood shops and retail uses which could take the form of organic grocer, café, specialty shops or a child care.

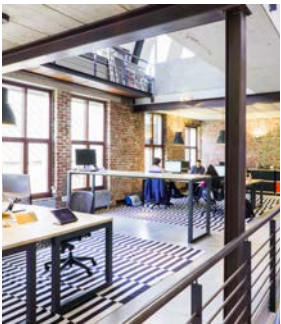
The Proposal includes a north-facing plaza activating The Avenue, a new passageway for a range of activities, and a sun-drenched second storey terrace overlooking the golf course. A significant increase in tree canopy and public art will provide people with a sense of safety, comfort, and delight.

New six storey built form taking advantage of golf course views across Old South Head Road rapidly steps down to be between two to four storey, providing an appropriate transition into the residential neighbourhood behind the site. The diversity of housing types will help Council tackle the affordability crisis with the inclusion of an affordable housing provision.

With the site functioning as a mini-precinct, it also provides the opportunity to be a pilot for Council’s sustainability initiatives integrating renewal energies, water harvesting, active travel and smart city technologies.



Food & Beverage Spaces



Live Work Spaces



Community Space



Community Space

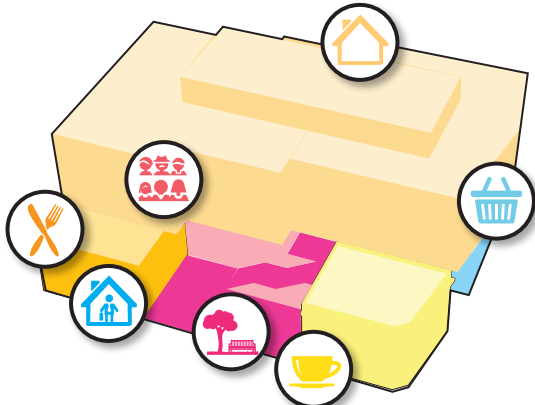


Active Streets & Public Realm



Night Economy

- Legend
- Residential & Live Work
  - Food & Beverage
  - Open Space & Community
  - Retail
  - Cafe



Public Benefit Composition





# LOCAL CHARACTER

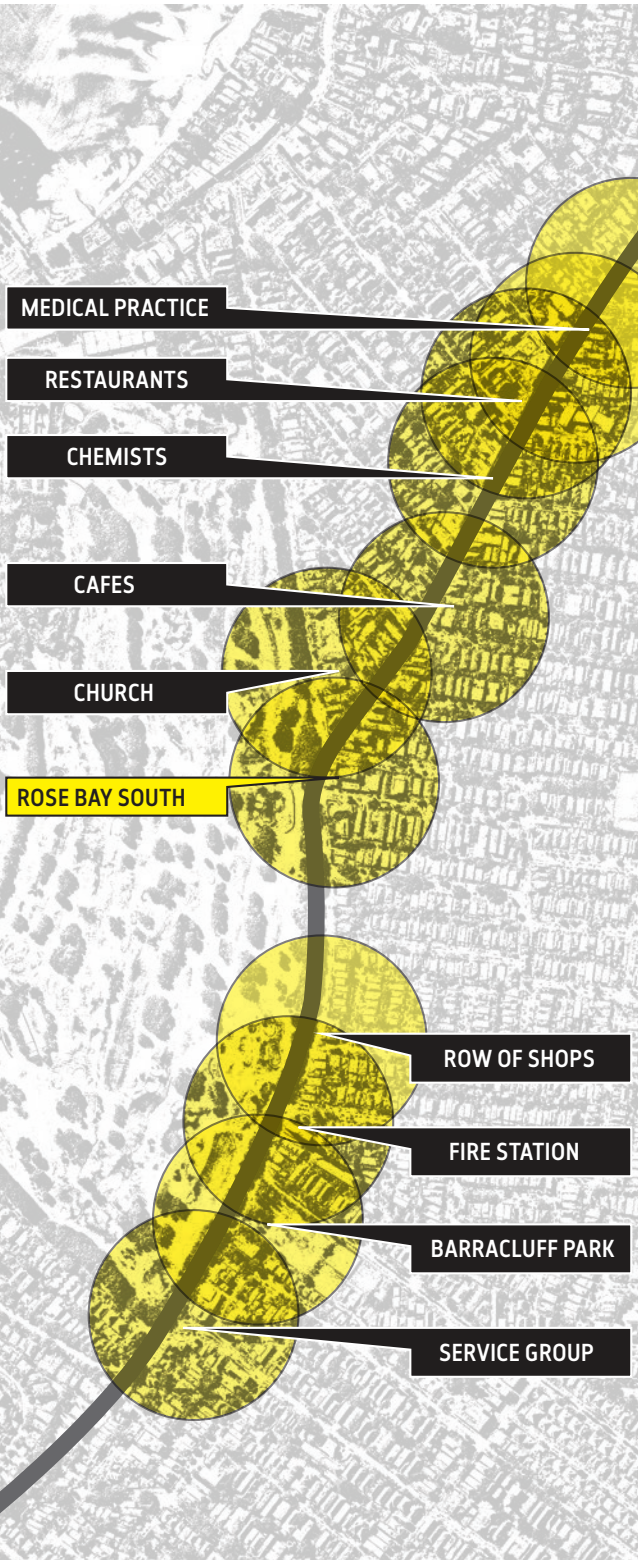
## POSITIVE CONTRIBUTION

Our assessment of Local Character and Place has led to a response that maintains and enhances the local character of Rose Bay South. Our proposal for a medium density development in a high amenity location outside of existing centres will create a new vibrant place for the benefit of local residents.

Rose Bay South's character is primarily of a medium density residential area alongside a large and green private open space. This results in a lack of diversity of activity in this area, as there are very few facilities and attractions in the immediate area.

There is an opportunity for this largely dormitory urban area to support places that offer a broader range of spaces and services. This can respectfully enhance the character and place qualities of this beautiful coastal environment.

Our assessment of Local Character and Place is provided in the Appendix and has led to our response to maintain and enhance the local character of Rose Bay South. Our proposal for a medium density development in a high amenity location outside of existing centres will create a new vibrant place for the benefit of local residents, whilst merging character zones, including the medium density surrounding neighbourhood and the green edge adjacent to the golf course.



A positive contribution to the local character and network of places within Rose Bay and beyond.

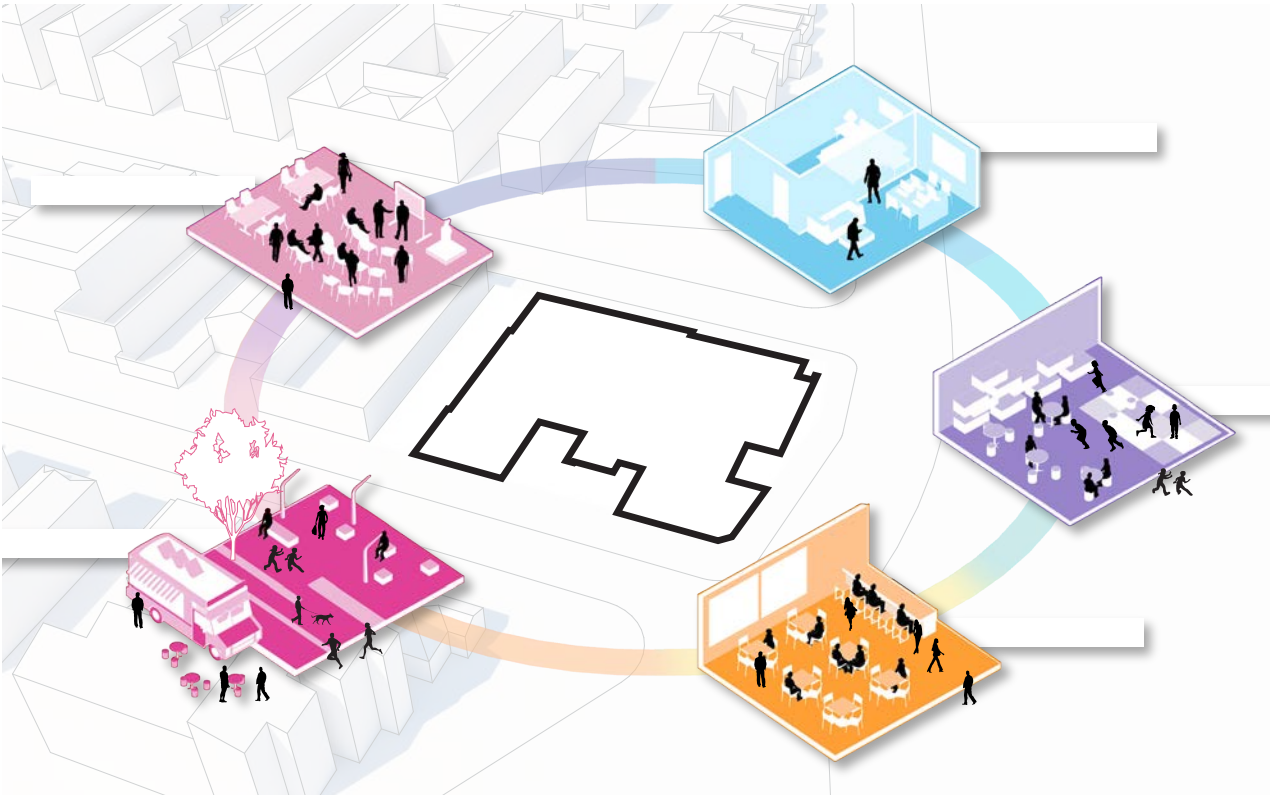
### ENHANCING THE LOCAL PLACE CHARACTER

Our assessment of Local Character and Place is provided in the Appendix and has led to our response to maintain and enhance the local character of Rose Bay South. Our proposal for a medium density development in a high amenity location outside of existing centres will create a new vibrant place for the benefit of local residents, whilst merging character zones, including the medium density surrounding neighbourhood and the green edge adjacent to the golf course.

While this site currently supports shops, a workshop, and some dwellings; there is a significant opportunity to provide a wider variety of amenities that support the local community and enhance the local place character:

- A new public space, activated by a cafe and restaurant, provide indoor and outdoor venues for social interactions.
- A flexible community space can support meetings and activities for a range of local community groups.
- Live/work spaces offer opportunities for residents and locals to work, and to meet in-person or on line.

Located on a shared path near a bus stop, Rose Bay South can function as a hub for locals to access a range of necessary and optional amenities on their way to and from home.



Tying in different aspects of the local community and place character into one site, creating a great place for Rose Bay



# HIGH AMENITY FOR OCCUPANTS AND USERS

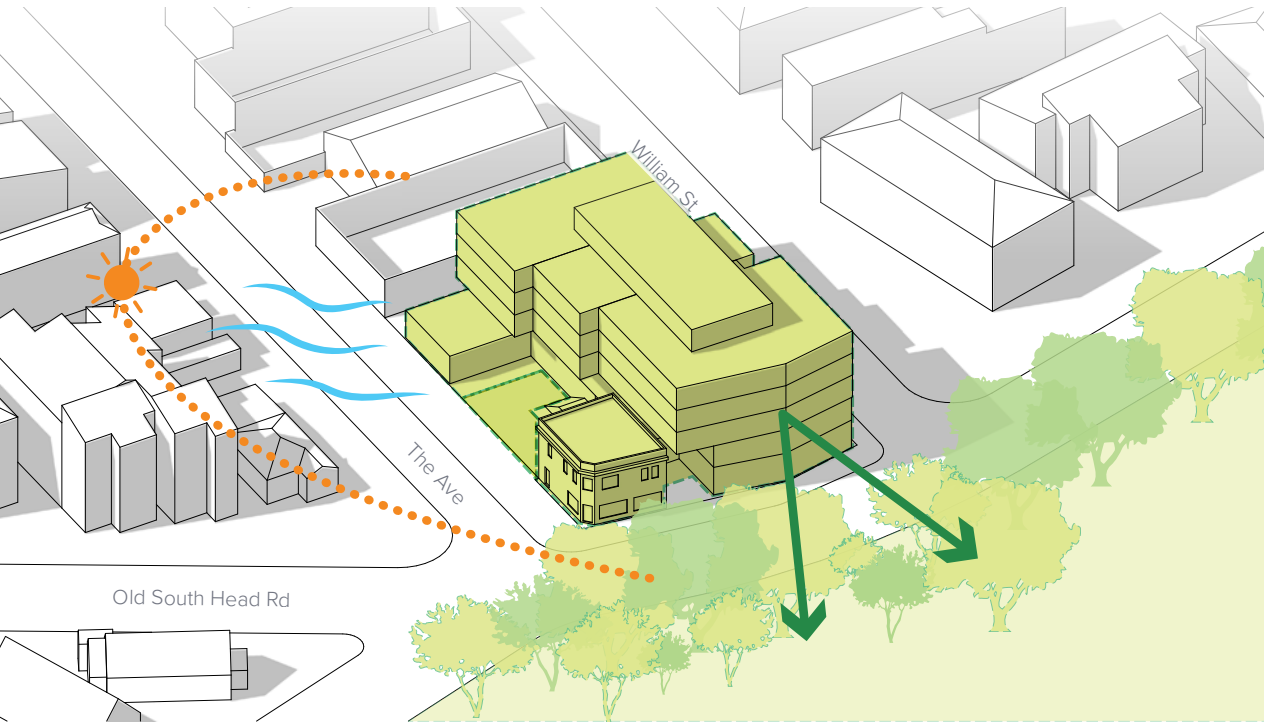
Rose Bay South will provide an enhanced amenity outcome for residents, workers and visitors.

The continuity of human-scale development in this coastal urban environment facilitates comfortable microclimates for people to enjoy local streets. This environmental comfort is optimised on this site by locating the public space facing north onto The Avenue, where it is open to summer north-east sea breezes and protected from Sydney's "southerly busters". This space has passive surveillance from the north-facing living spaces behind.

The west-facing living spaces enjoy views into the trees alongside the golf course, and these facades will be designed with passive solar design features.

Rose Bay South also contributes to the local streets by orienting pedestrian entrances on each side, as recommended in the WDCP 2012 (4.11a). Its modest height in a relatively flat neighbourhood also avoid view impacts (4.10a).

A range of other elements within the proposal that will enhance the amenity of occupants and users will include up to 50% of all blank walls decorated with public art, smart lighting, and a human scale built form which will contribute to the wellbeing of residents, workers and other visitors.



Optimising amenity of the natural environment and conditions with orientation towards the north, and views towards greenery.

**NORTH-FACING**  
Plaza and living spaces

**RETAINED HERITAGE BUILDING**  
Refurbished community space/cafe



**HUMAN SCALE**  
2-6 storey built form

**NEW PUBLIC ART**  
Up to 50% of all blank walls decorated

**SMART LIGHTING**  
Lighting incorporated with wifi hot-spot & charging station



# PROVISION AND IMPROVEMENT PUBLIC SPACE AND CONNECTIONS

Creating a new hub for people in Rose Bay South will involve high quality public space treatments that provide comfortable and attractive environments for social activity.

## PUBLIC PLAZA

A new public plaza will face north onto The Avenue, optimising solar and sea breeze access while providing attractive views of the church building on the corner of Newcastle Street. This space is positioned between retail uses, and serves as a forecourt to community and commercial activities on the first floor. Landscaping and art treatments will reinforce a distinct sense of place

## STREET ADDRESS

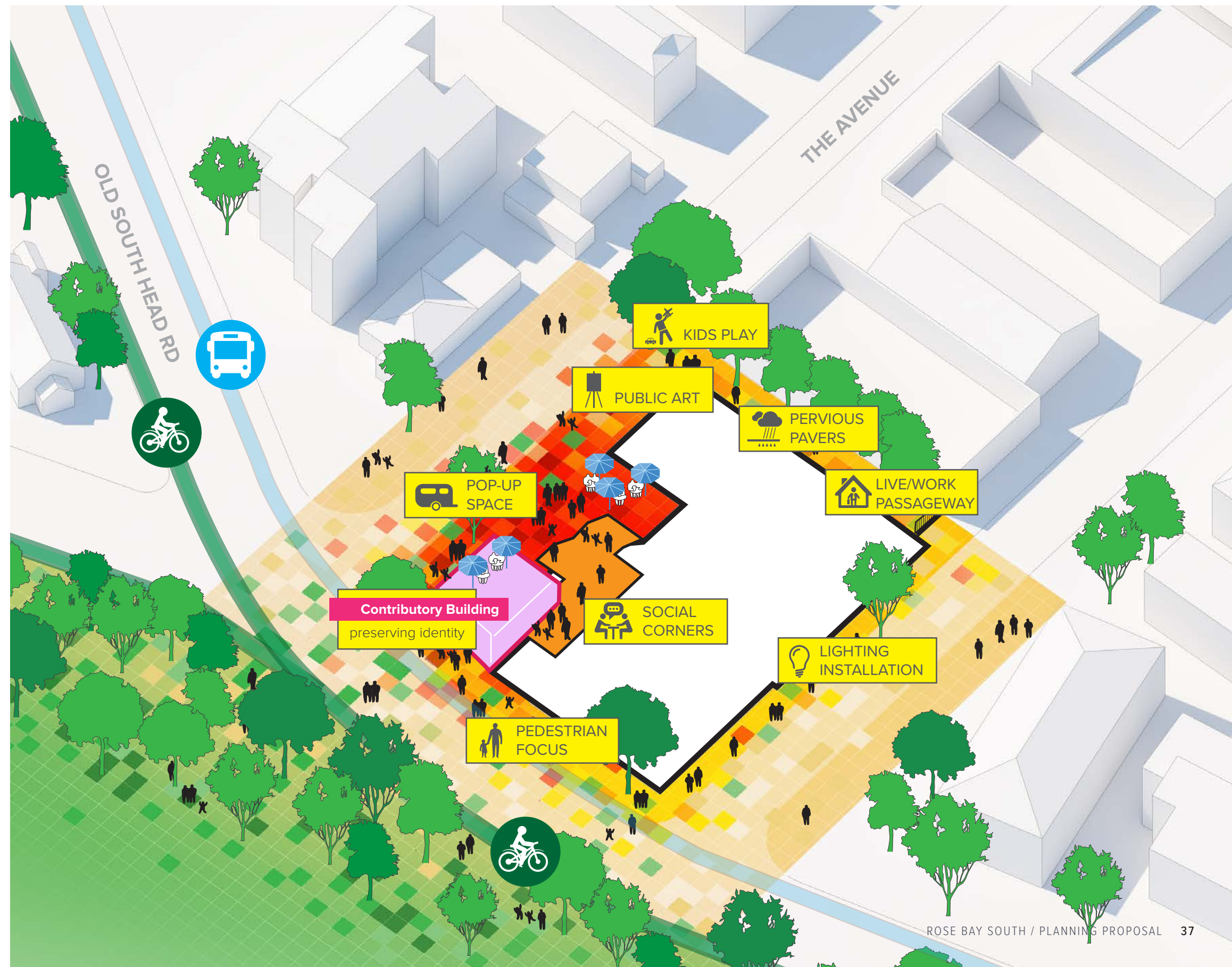
The existing character building on the corner of The Avenue will be retained as a cafe. The corner to William Street will be architecturally detailed to provide a complementary corner detail. Paving and landscaping treatments will enliven each street frontage.

## LIVE/WORK PASSAGEWAY

An intimate passageway for socialising and relaxing.

## A SENSE OF PLACE

This prominent corner will be developed with forms, spaces, and activities to create a distinct and legible place for local community interaction.







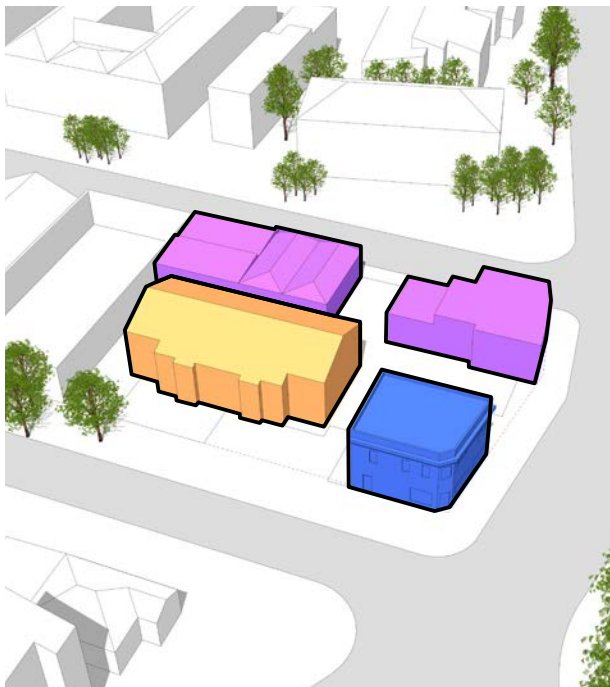
# DESIGN FRAMEWORK



# DESIGN FRAMEWORK

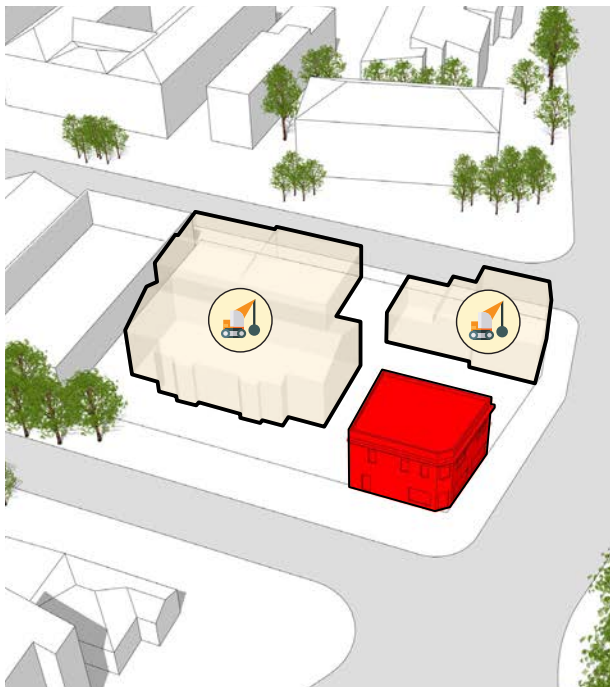
## A PLACE-LED APPROACH

A place design process has produced an innovative proposal. This design concept connects with the local character of this surrounding area, and features a direct response to its urban context.



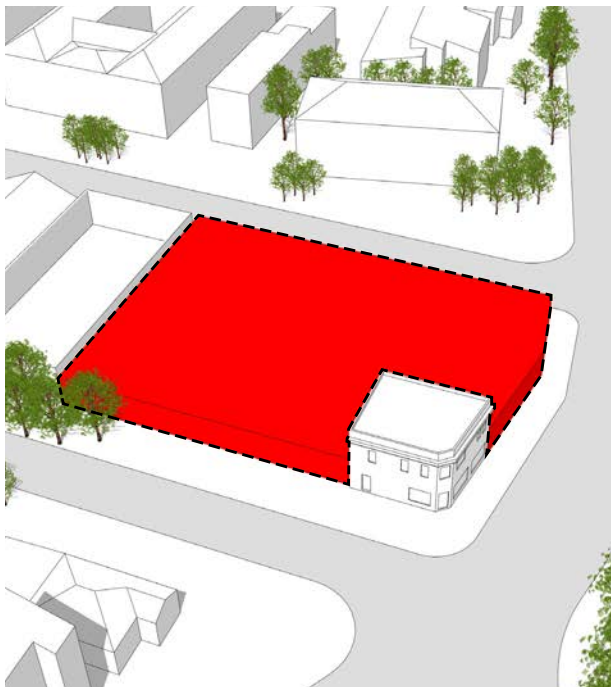
### 1 THE SITE TODAY

This site features shops, a workshop, and a three-storey apartment block. No significant trees exist on site. There is an opportunity to utilise this site better for the benefit of its occupants, visitors, and the broader local community.



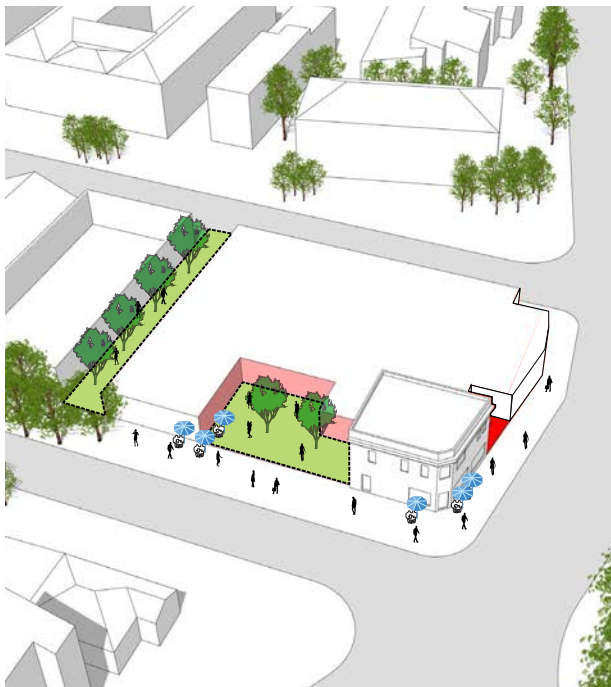
### 2 RETAIN CHARACTER

The characterful bakery and cafe building on the corner will be retained and refurbished, while the remainder of the buildings are proposed to be demolished.



### 3 DEFINE THE ENVELOPE

A building envelope is drawn based on the current planning controls. These controls are unlikely to enable a high quality nor financially viable redevelopment outcome.



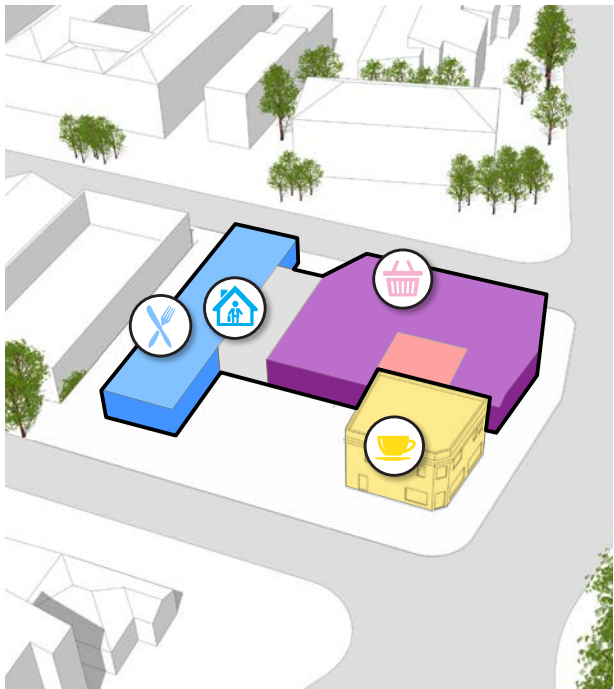
### 4 SPACES FOR PEOPLE

A north-facing plaza is arranged in the middle of the site fronting The Avenue. A staggered edge to Old South Head Road creates additional footpath space for people and amenity.



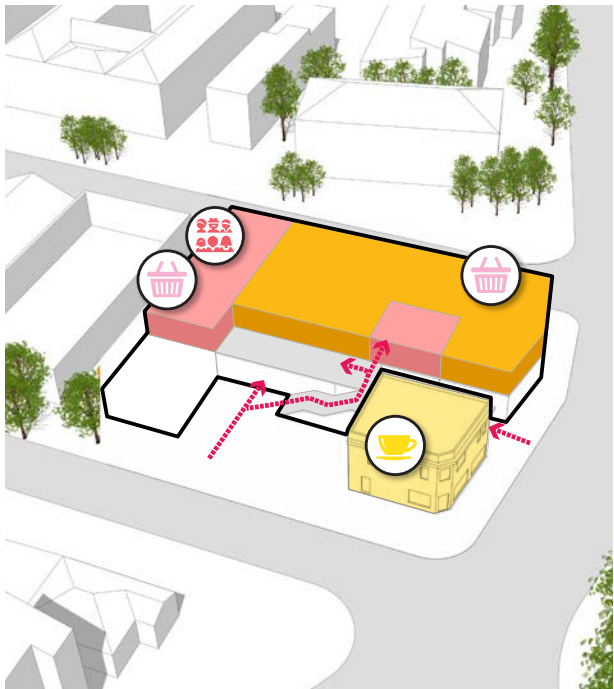
# DESIGN FRAMEWORK

## A PLACE-LED APPROACH



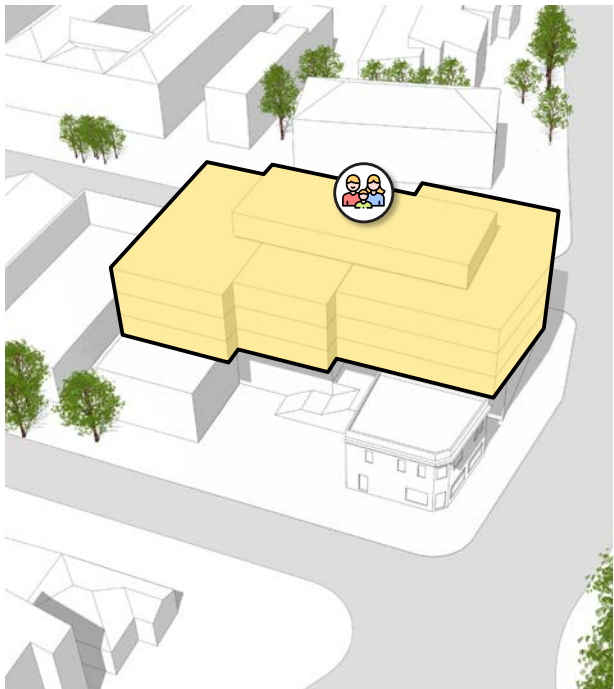
### 5 GROUND FLOOR USES

Live/work spaces, neighbourhood shops/community space and over 1,000m<sup>2</sup> of retail uses which could take the form of cafes and restaurants, creating an active ground floor.



### 6 FIRST FLOOR USES

The retail and neighbourhood shops/community uses extend up to the first floor, while residential spaces are also included.



### 7 UPPER LEVEL USES

The community space extends up an additional storey, while the remainder of the building is dedicated to residential uses. The massing is pushed westward towards the golf course to promote residential amenity and reduce the scale of the interface to eastern neighbours.



### 8 ARCHITECTURAL EXPRESSION

This medium-rise building is detailed with a brick and timber material palette that varies by each module of the building, allowing it to be read as a series of complementary elements rather than as a singular mass. Each roof space is landscaped with a combination of terrace and green features to create amenable outdoor spaces for residents and the community.



# DESIGN PROPOSAL

## SUSTAINABILITY FRAMEWORK

Achieving sustainability is a key goal for Rose Bay South. The Proposal intends to explore opportunities for a number of sustainability measures in the final design and project delivery. This will achieve an outcome that is environmentally, socially and economically sustainable.




**SOLAR DESIGN**

Passive solar design strategies support thermal comfort. Photovoltaic cells generate energy sustainably, and solar access is maintained to neighbours.



**GREEN ROOFS**

A combination of rooftop courtyards and green roofs provide outdoor space for residents' wellbeing, reduces water run-off, and mitigates against the heat island effect.



**SUSTAINABLE MOBILITY**

Footpaths and cycle paths along active frontages create comfortable conditions for active travel. The site can connect to the existing dedicated cycle path.



**WATER SENSITIVE URBAN DESIGN**

Rain gardens and footpaths with porous surfaces support plant life and soil ecology while reducing stormwater run-off.



**NATURAL VENTILATION**

Utilising natural air movement can passively cool and ventilate a building, creating a comfortable environment for people while reducing energy use.



**STREET TREES**

Street trees increase local tree canopy cover, reducing the heat island effect, improving streetscapes for people's enjoyment.



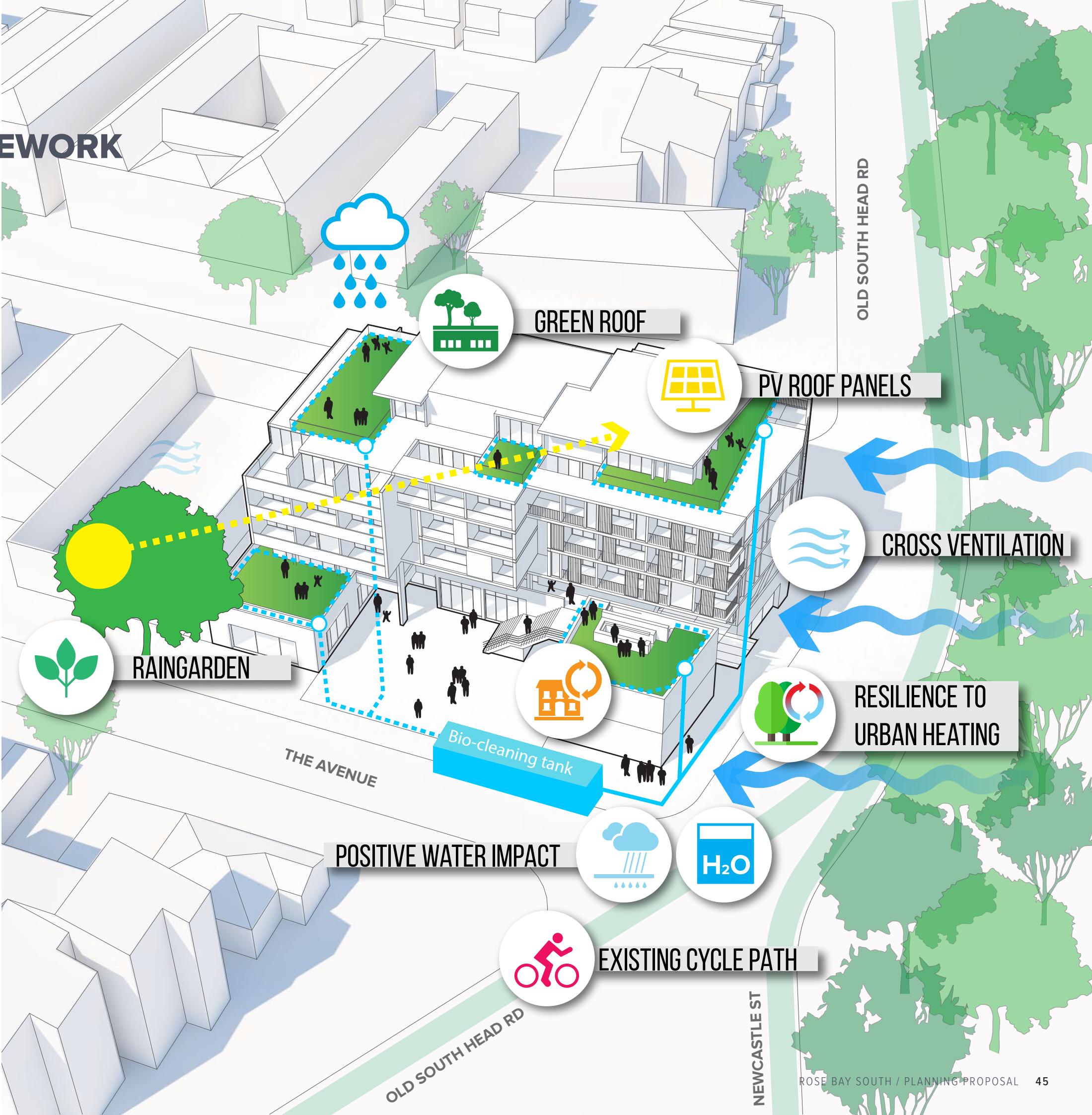
**WATER HARVESTING**

Harvesting of rainwater from rooftops reduces demand for fresh water and reduces stormwater runoff.



**RETAINING CHARACTER BUILDING**

Retaining and re-using the bakery building on site maintains this character element while reducing the use of new materials.







# PROPOSED PLANNING CONTROLS

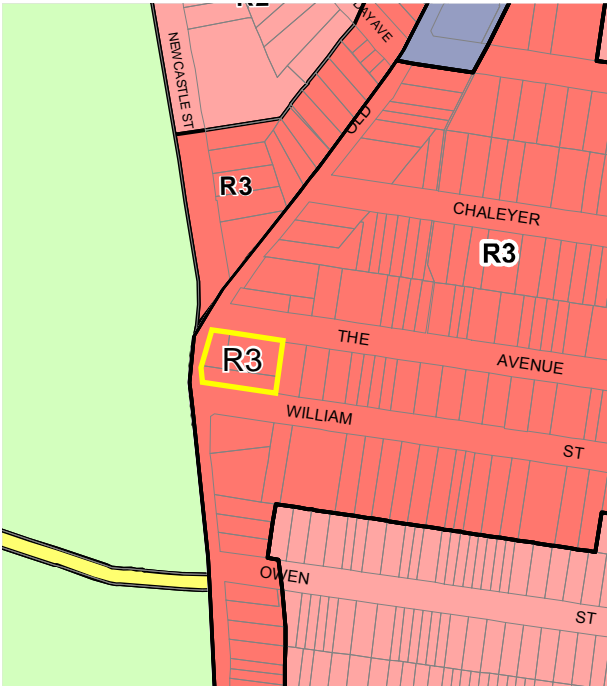


# PLANNING PROPOSAL

## PROPOSED PLANNING CONTROLS

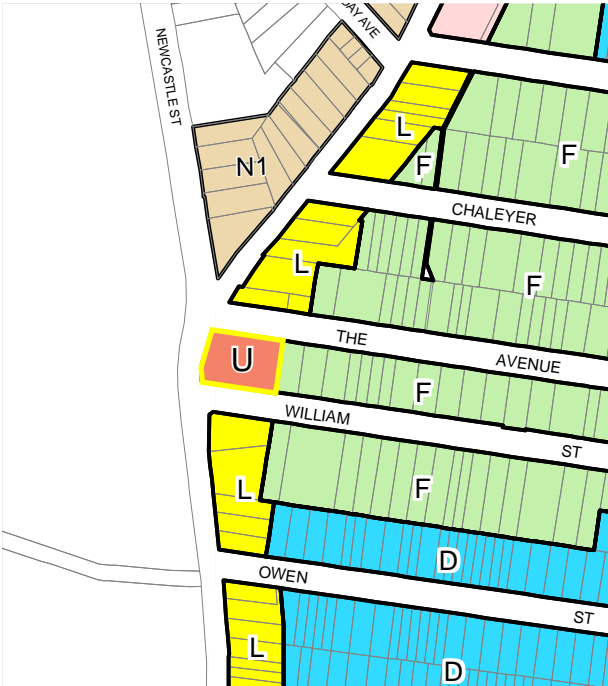
On behalf of Evolve Project Consulting P/L, we propose the following changes to floor space ratio and height of building. There is no proposed change to the existing R3 Medium Density Residential Zone.

ZONE



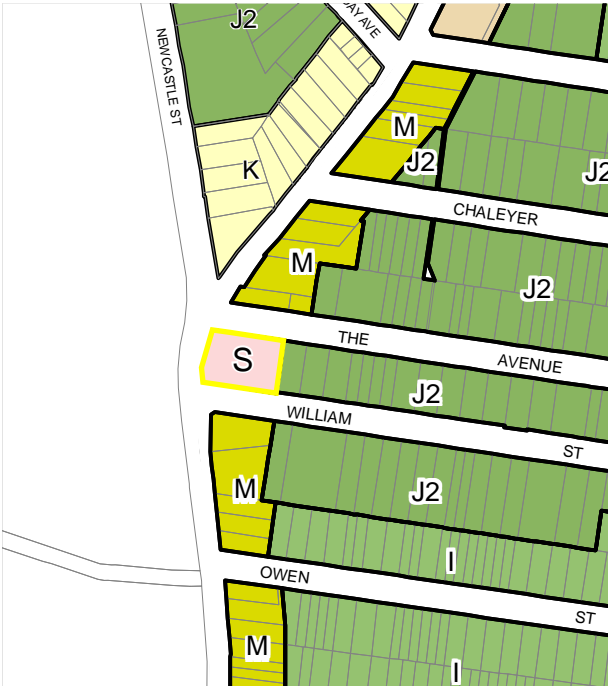
Current	R3 Medium Density Residential
Proposed	R3 Medium Density Residential

FLOOR SPACE RATIO



Current	0.9 : 1 (L)
Proposed	2.5 : 1 (U)

HEIGHT OF BUILDING



Current	12.5m (M)
Proposed	25m (S)





# CONCLUSION

## CONCLUSION

This prominent run down corner site can maintain its role as a local place for community activity. However, the current planning controls do little to facilitate this outcome. This Planning Proposal recognises this change in circumstances, and envisions the creation of new public space and a variety of amenities to support everyday life in this community.

This proposal adopts district and local planning strategies for infill development in established urban areas. It is highly considerate to the local place character, and will create a new Greener Place. A place-led revitalisation of this prominent corner in Rose Bay South will create a distinct new hub for daily urban life in the local community.



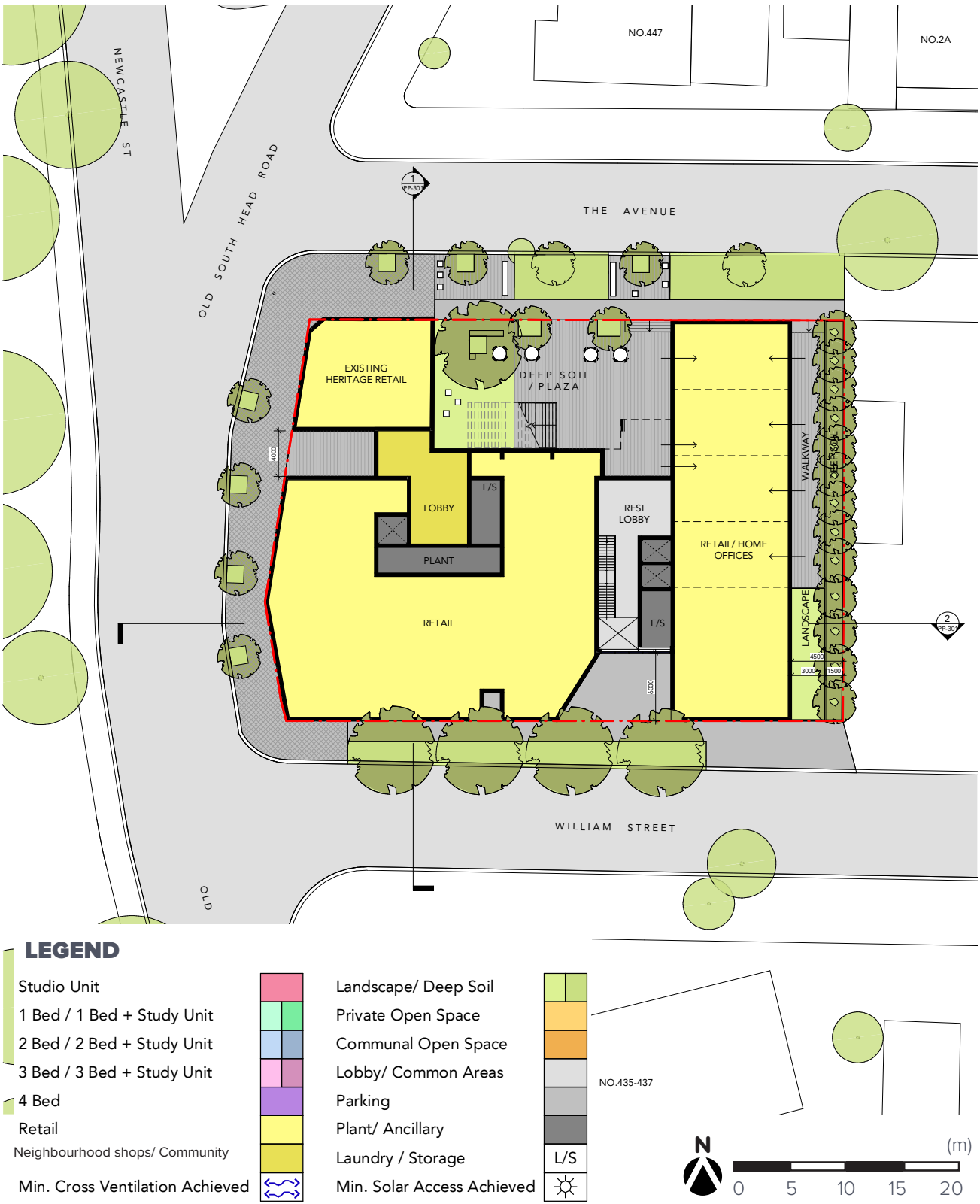


## TECHNICAL SUMMARY BY TEAM2 ARCHITECTS

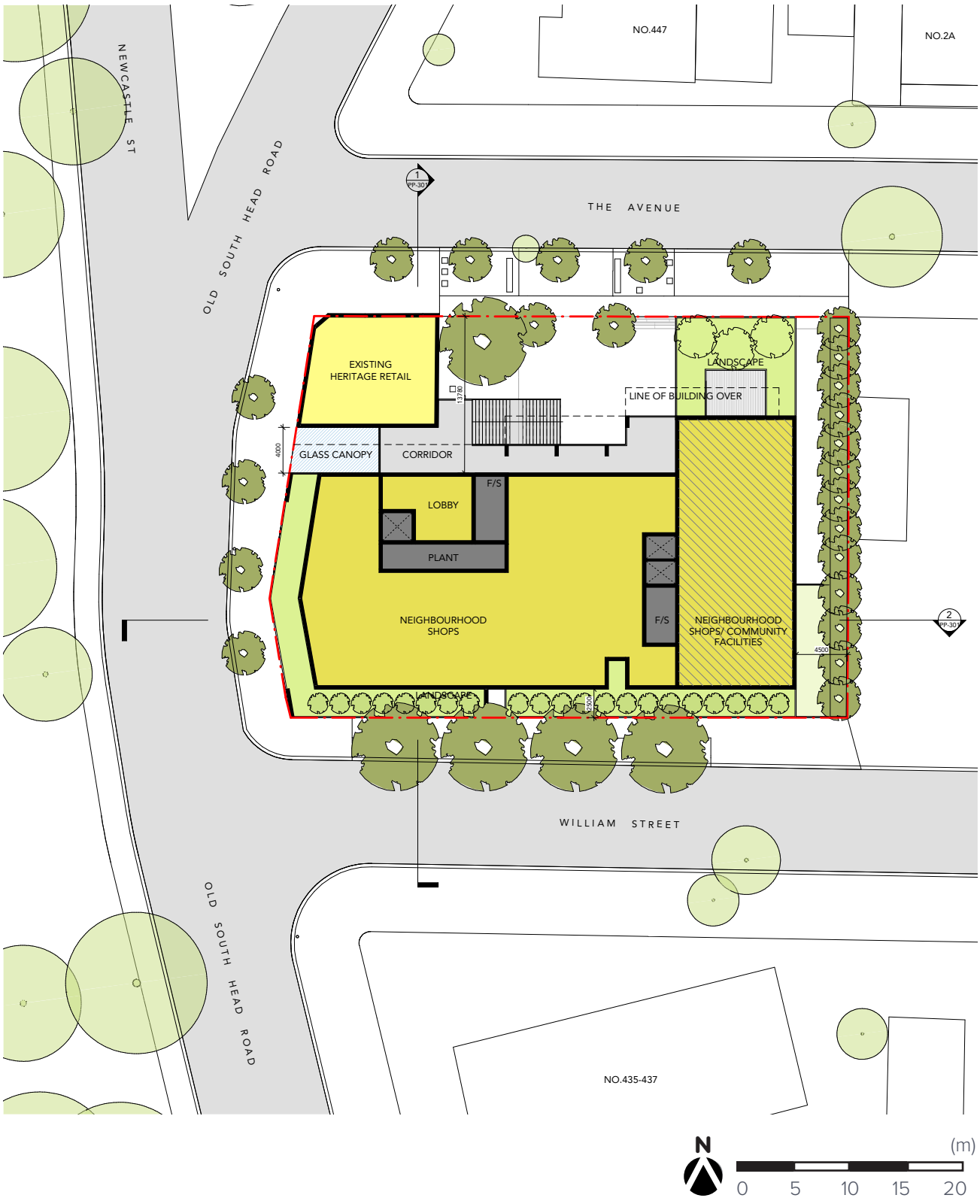
# APPENDIX A



# DESIGN PROPOSAL GROUND FLOOR PLAN

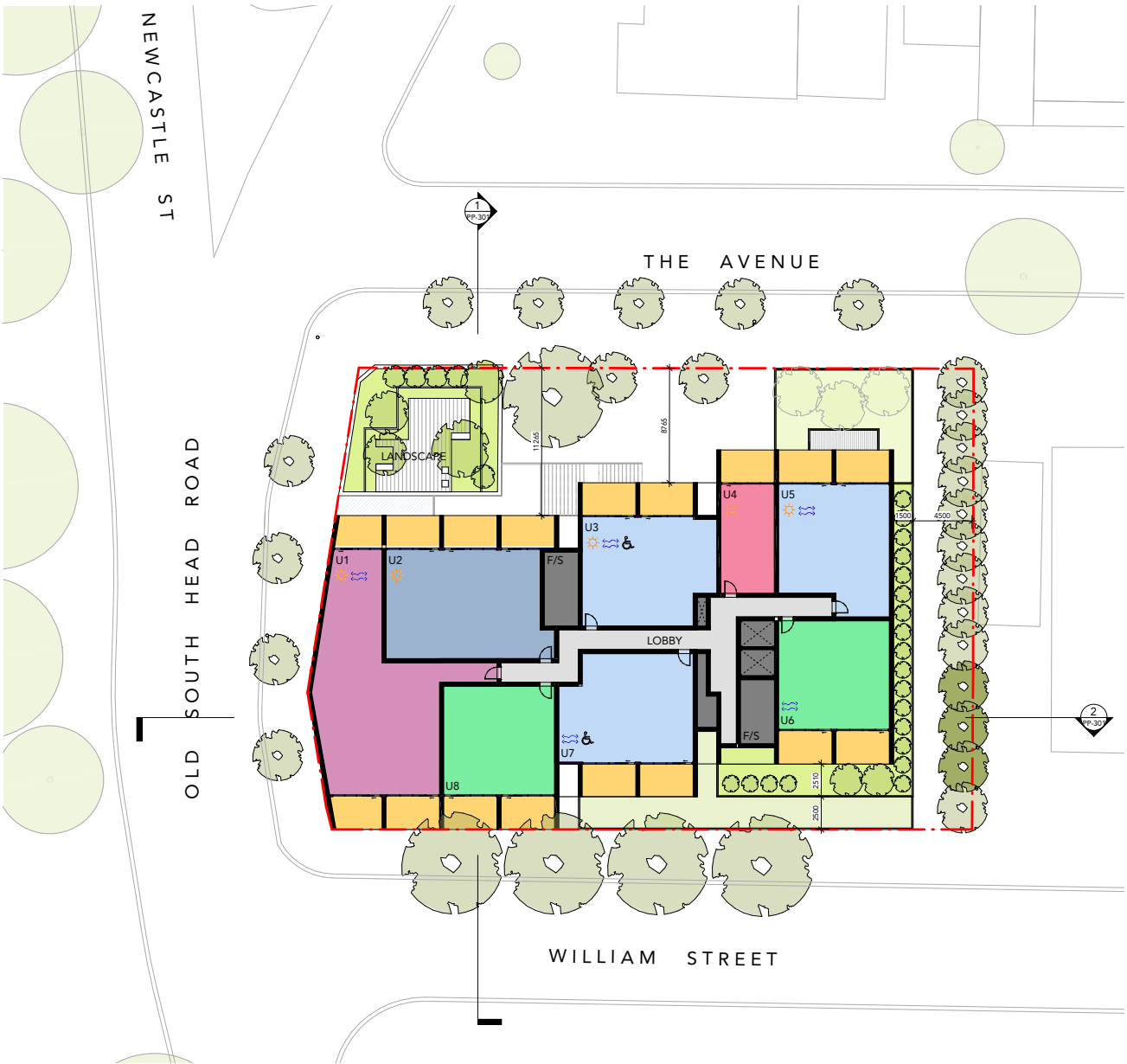


# DESIGN PROPOSAL FIRST LEVEL PLAN

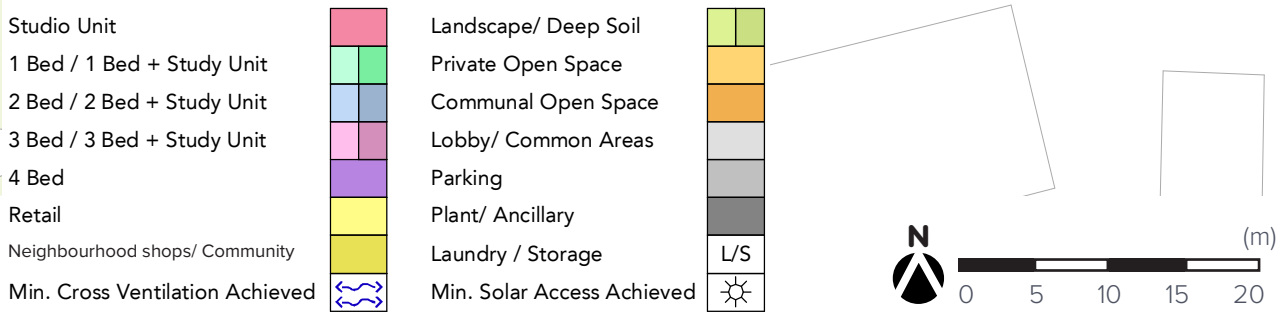




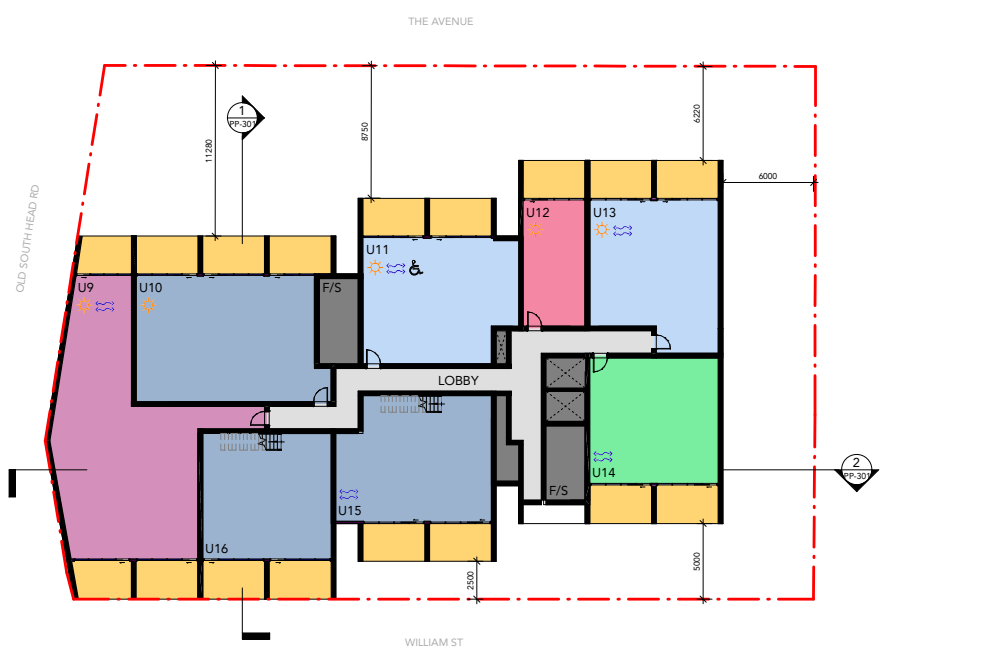
# DESIGN PROPOSAL SECOND LEVEL PLAN



## LEGEND



# DESIGN PROPOSAL THIRD LEVEL PLAN





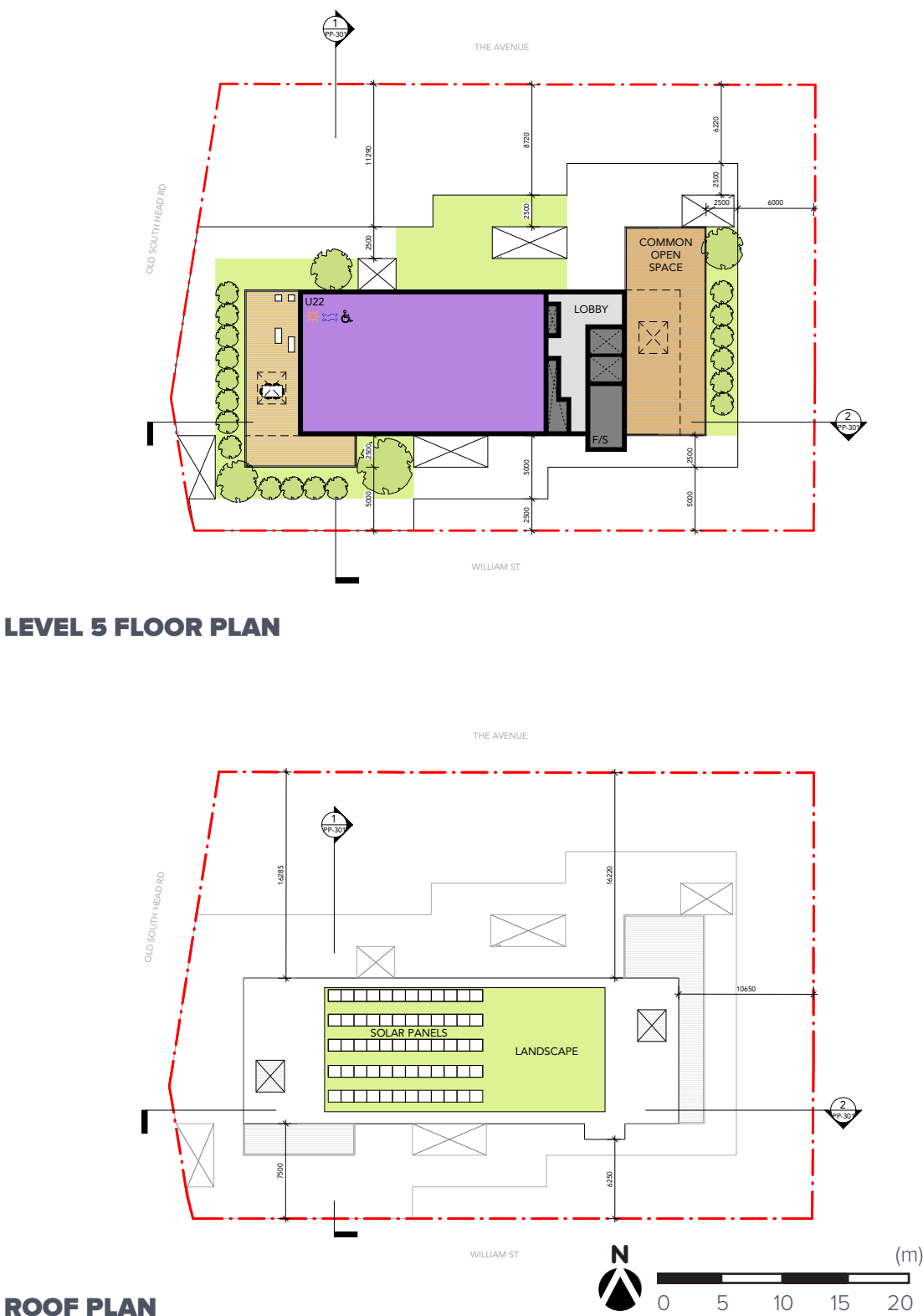
# DESIGN PROPOSAL

## FORTH LEVEL PLAN



# DESIGN PROPOSAL

## FIFTH LEVEL PLAN & ROOF PLAN

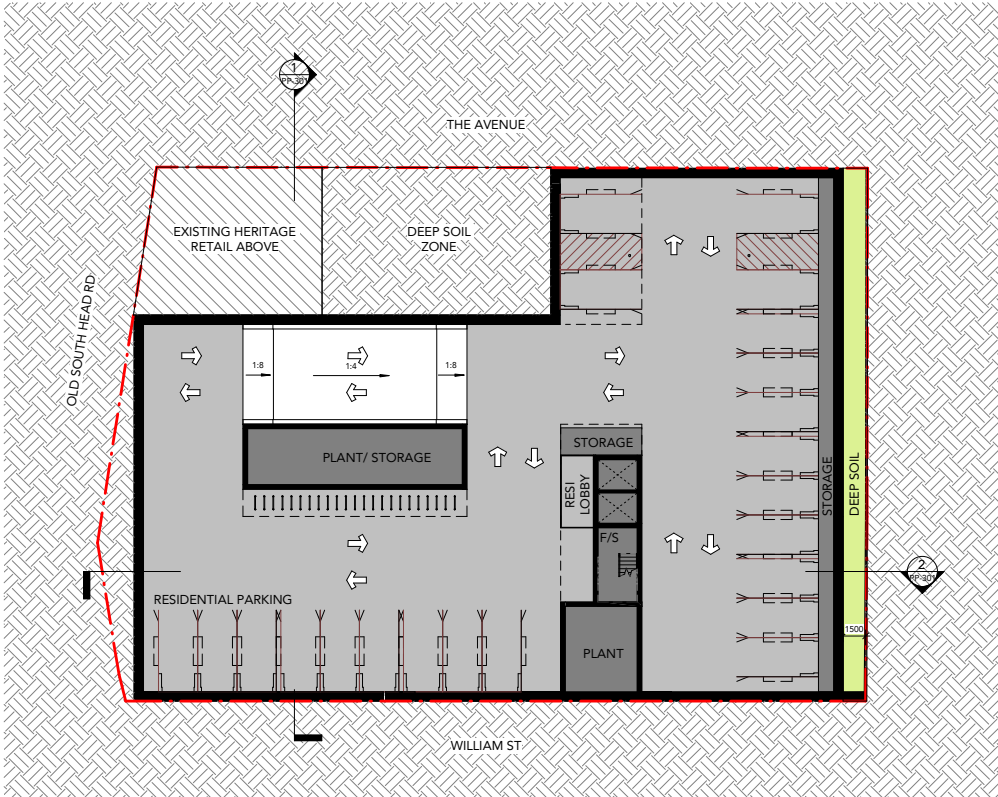




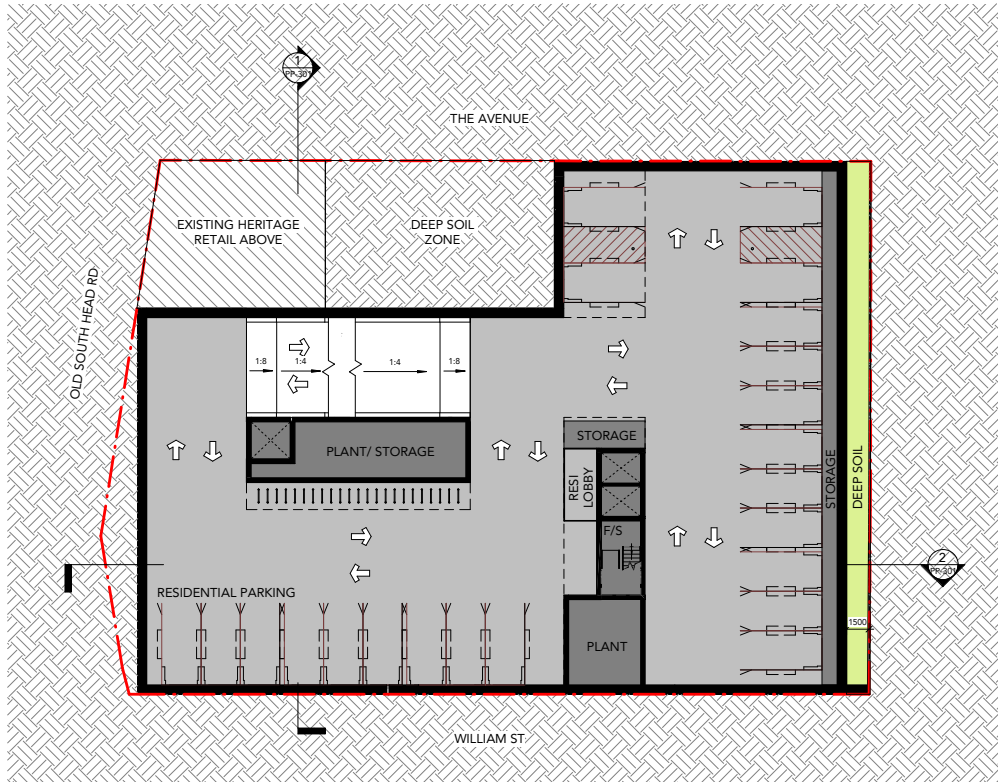
# DESIGN PROPOSAL

## BASEMENT PLAN

BASEMENT 2

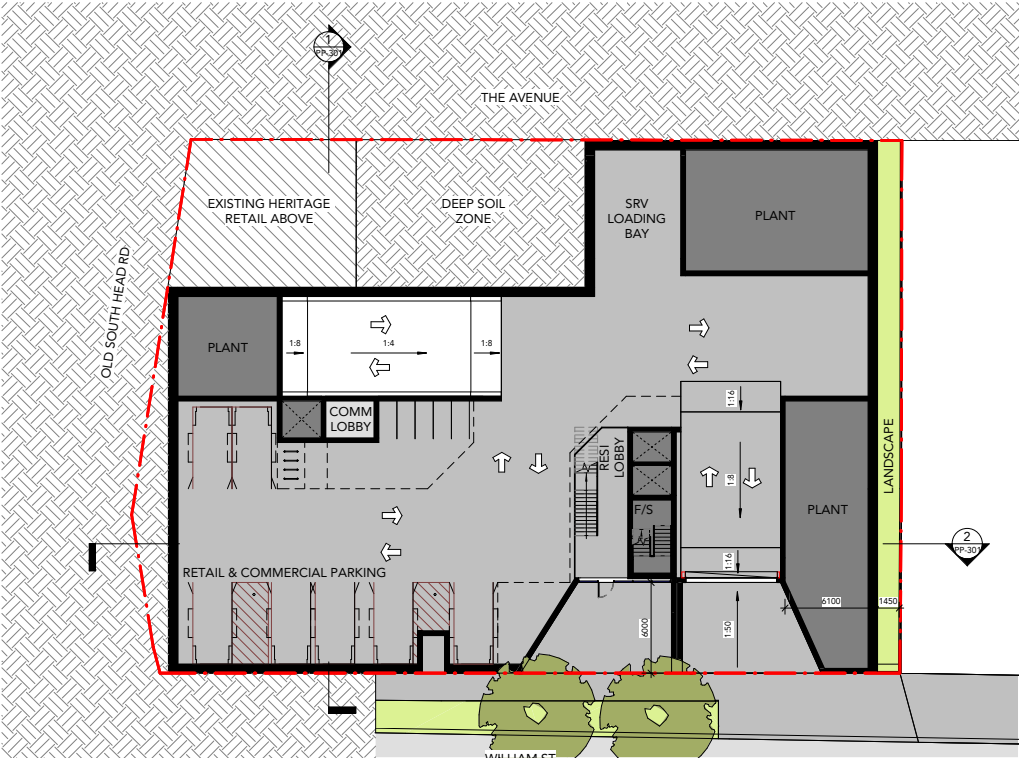


BASEMENT 1



# DESIGN PROPOSAL

## LOWER GROUND FLOOR PLAN



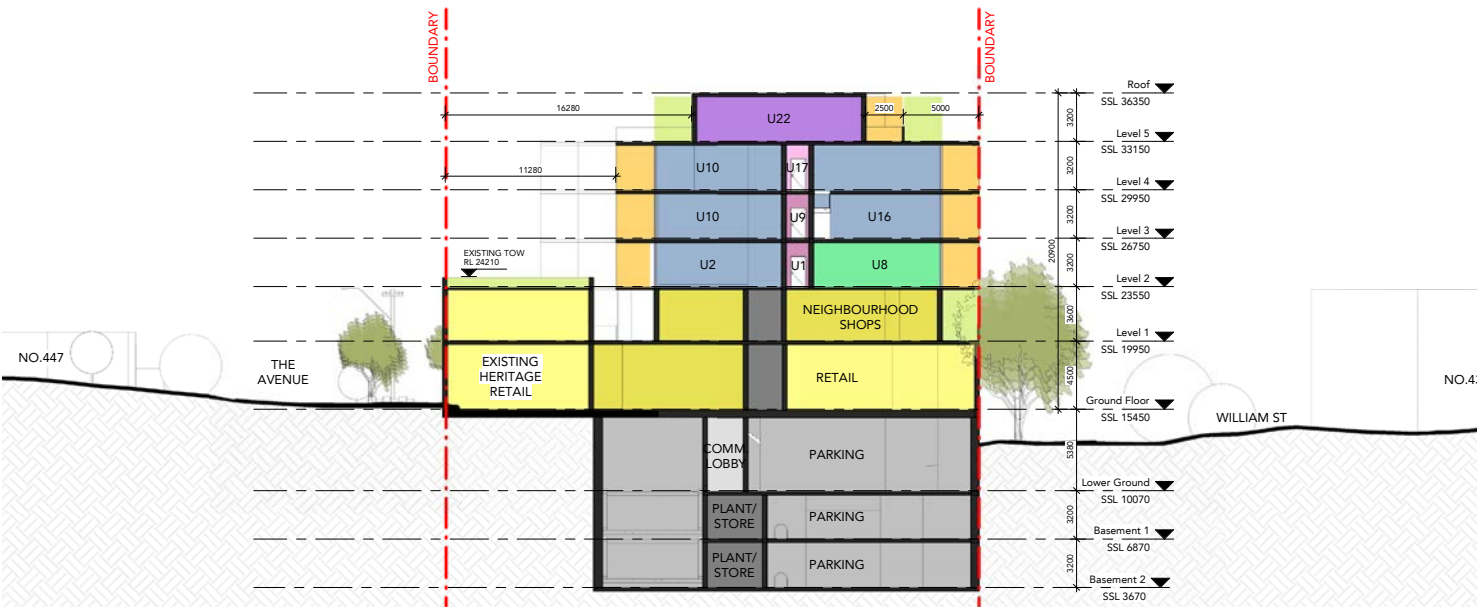
### LEGEND

Studio Unit		Landscape/ Deep Soil	
1 Bed / 1 Bed + Study Unit		Private Open Space	
2 Bed / 2 Bed + Study Unit		Communal Open Space	
3 Bed / 3 Bed + Study Unit		Lobby/ Common Areas	
4 Bed		Parking	
Retail		Plant/ Ancillary	
Neighbourhood shops/ Community		Laundry / Storage	
Min. Cross Ventilation Achieved		Min. Solar Access Achieved	
			L/S

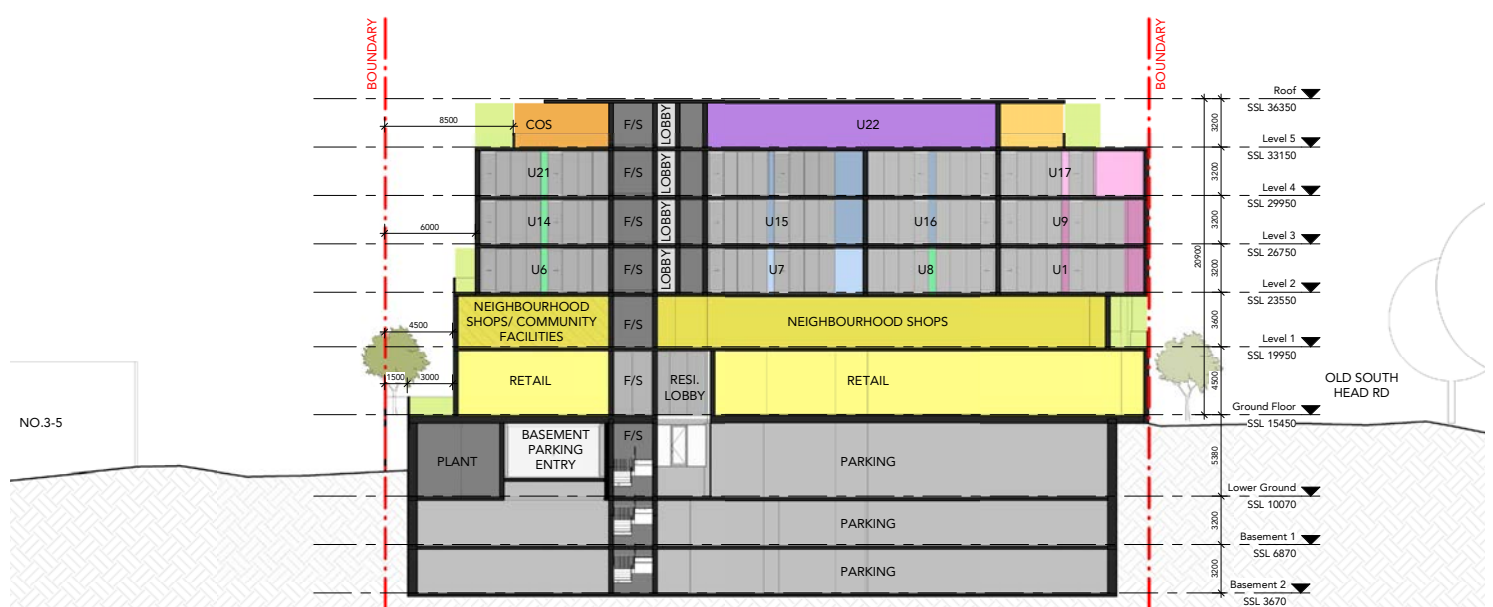


# DESIGN PROPOSAL

## SECTIONS



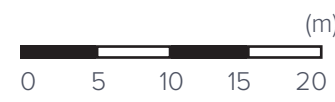
SECTION 1



SECTION 2

LEGEND

Studio Unit		Landscape/ Deep Soil	
1 Bed / 1 Bed + Study Unit		Private Open Space	
2 Bed / 2 Bed + Study Unit		Communal Open Space	
3 Bed / 3 Bed + Study Unit		Lobby/ Common Areas	
4 Bed		Parking	
Retail		Plant/ Ancillary	
Neighbourhood shops/ Community		Laundry / Storage	
Min. Cross Ventilation Achieved		Min. Solar Access Achieved	



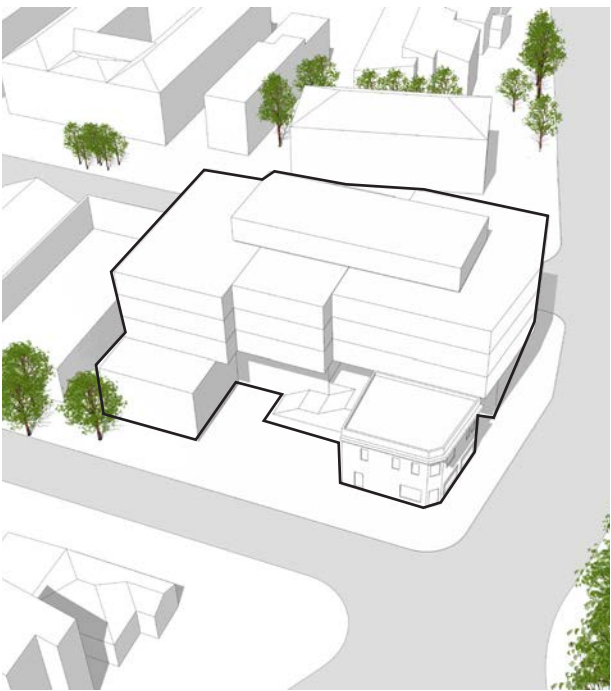


# TECHNICAL ASSESSMENT

## SOLAR IMPACT

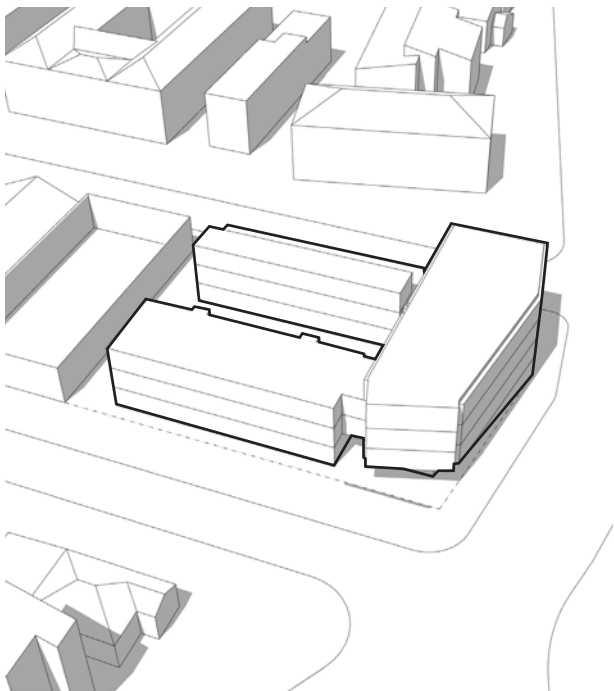
The adjacent diagrams illustrate solar amenity for mid-winter between 9am-3pm on 21 June, detailing the shadow cast by the proposed development.

We have compared the shadows cast by the proposed development with that of the approved DA scheme as reference design, to demonstrate that the proposed medium-rise built form has minimal impact on 437 Old South Head Rd at 12pm, and some additional impacts on neighbours at 3pm.



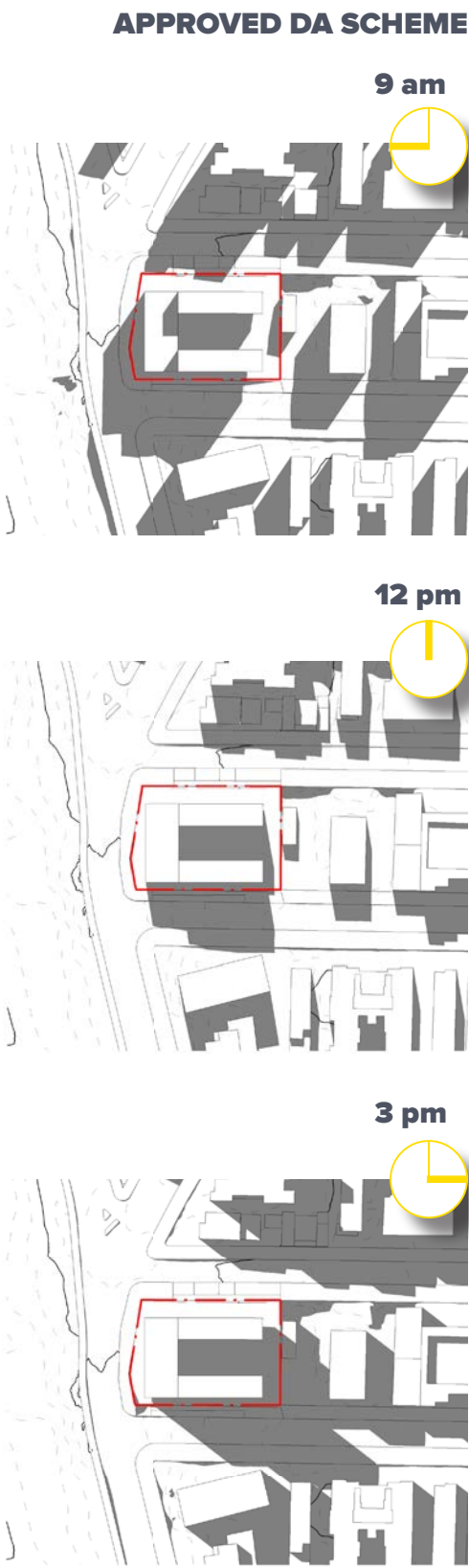
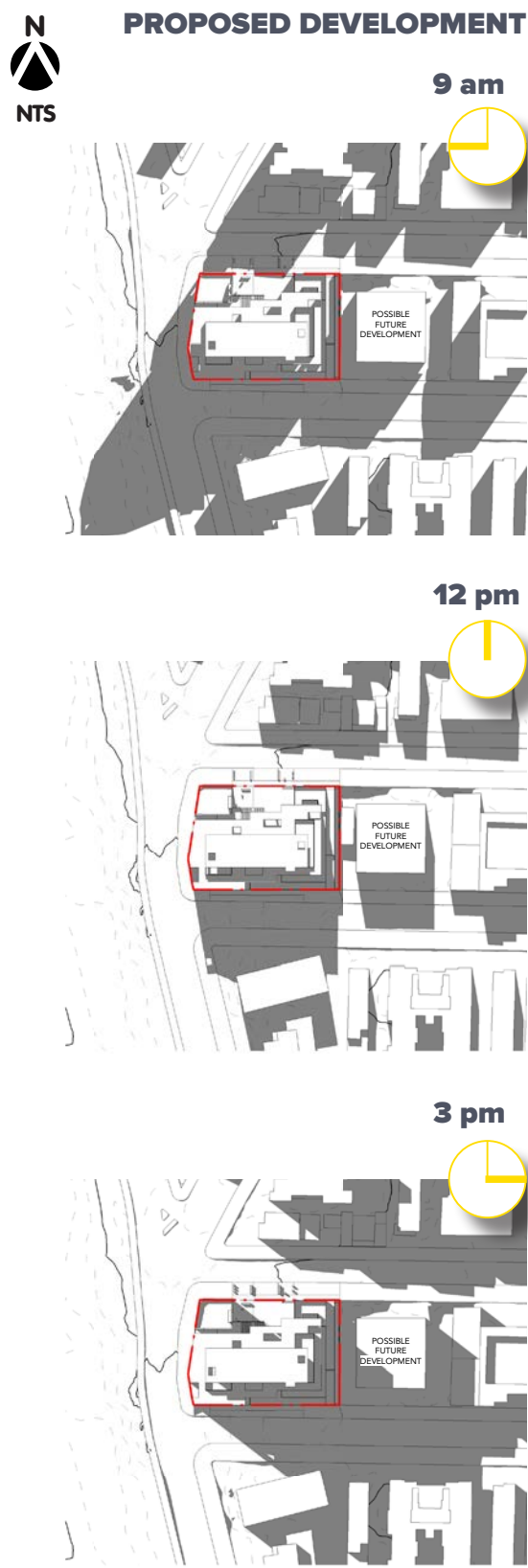
**PROPOSED DEVELOPMENT**

Proposed medium-rise built form.



**APPROVED DA SCHEME**

Current planning envelope.





# TECHNICAL ASSESSMENT

## SOLAR ACCESS AND VENTILATION

UNIT MIX SCHEDULE				
TYPE	COUNT	COMPLIANCE		
		SOLAR	VENTILATION	ADAPTABILITY
1 Bed + Study	5	1	5	0
2 Bed	5	4	5	3
2 Bed + Study	6	4	2	1
3 Bed	1	1	1	0
3 Bed + Study	2	2	2	0
4 Bed	1	1	1	1
Studio	2	2	0	0
Total: 22		15	16	5







# APPENDIX B

## PLANNING POLICY MERIT



# POLICY ALIGNMENT

## DELIVERING STRATEGIC OBJECTIVES

The development of this proposals design framework has been informed by local, regional and state planning policy and guidance, and in particular, seeks to enhance the liveability of Rose Bay South by revitalising an underused site into a thriving local place nestled between multiple centres - Rose Bay, Bondi Beach and Bondi Junction.

The planning policy analysis provides the strategic and local planning context for the Planning Proposal in terms of Urban Design and Place. The document highlights the proposal's context and how the precinct provides opportunities for a relevant response.

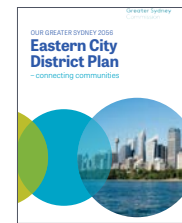
Rose Bay South delivers on the following priorities as stated by the Local Strategic Planning Statement (LSPS):

- Urban design that optimises transport;
- A design that ensures the community is well serviced by crucial social and cultural infrastructure;

- A proposal that grows Waverley's local economy with a focus on wellbeing, knowledge and innovation;
- A concept that enhances Waverley's built environment;
- Increasing the sense of wellbeing in Rose Bay through a liveable housing solution;
- Providing a range of housing options in the right location close to public transport;
- Recognising Rose Bay's unique character and place in the Australian landscape through built form response;
- Connecting people to inspiring and vibrant places like Rose Bay, Watsons Bay and Bondi Beach, with easy access to shops, services and public transport (bus);
- Connecting people to more green space;
- Embedding sustainable design principles into the built form and public realm to achieve net zero carbon and waste; and
- Encouraging a move to a more resilient community.

### THE POLICY

### RELEVANCE TO THE SITE



EASTERN CITY DISTRICT PLAN  
Greater Sydney Commission 2018

The District Plan sets out priorities and actions for Sydney's Eastern Harbour City and the Waverley Local Government Area. The Planning Proposal delivers on several key planning priorities including infrastructure and collaboration, liveability, productivity, and sustainability.



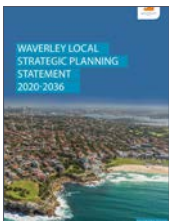
BETTER PLACED  
Government Architect NSW 2017

Better Placed provides clarity on good design, and it outlines processes for achieving this. The proposal responds to the 7 key principles elements of the Better Placed document. These include Better Fit (derived of its location, context and social setting); Better Performance (environmentally sustainable and responsive achieve highest standard of living); Better for Community (addressing inequity through affordability, creating inclusive, welcoming and engaging communities, particularly in the Eastern suburbs); Better for People (creating a safe comfortable and liveable place within Rose Bay); Better Working (being a functional and fit for purpose design that responds to Rose Bay's challenges); Better Value (adding value and public benefit to the Rose Bay and surrounding community); and Better Look and Feel (through exemplar urban and architectural design that incorporates greenery and amenity)



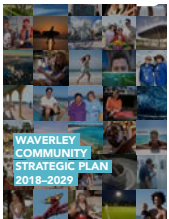
GREENER PLACES  
Government Architect NSW 2020

The Greener Places policy guides the planning and design of Green Infrastructure in urban environments. Individual development proposals can contribute to broader ambitions for a greener Sydney and the Green Grid, and the many liveability benefits that this will provide for people. The proposal responds to the relevant elements of the Draft Greener Places policy, including; Integration (combining adjacent green infrastructure into the development and proposal for the site); Connectivity (an interconnected green network which brings in the surrounding green aspects to the site and contributes to the Green Grid) and Multifunctionality (delivering multiple ecosystems for the site both natural and urban).



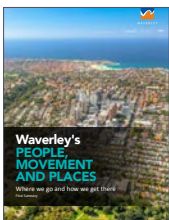
WAVERLEY LSPS  
Waverley Council 2020

The Waverley LSPS provides local-level strategic guidance based on the Eastern City District Plan. Waverley's vision is to connect the city with the sea, creating a more sustainable coastal community. Key strategies for Rose Bay South include that medium density infill development is the preferred building typology that is encouraged to maintain existing local character and that the local community seeks increasingly vibrant centres, urban tree canopy, and access to transport and amenities. The proposal responds to and delivers on both the strategic and local merit assessment tests. The proposal responds to the vision for Rose Bay by providing additional infill development at a medium density scenario, and provides opportunity for built form that responds to the surrounding context whilst improving local amenity.



WAVERLEY COMMUNITY STRATEGIC PLAN 2018-2029  
Waverley Council 2018

The document captures the community's priorities and aspirations for the future of Waverley. The report summarises the methodology that is used to move forward and respond to community feedback through planning framework. The proposal responds to key recommendations of the Strategic Plan including (but not limited to); addressing affordable housing and low cost housing in the eastern suburbs; promoting diversity and inclusion through diverse housing typologies at medium density (including liveable and adaptable housing provision); providing more safety in the public realm particularly adjacent to the golf course; increasing the amount of green spaces within Rose Bay; supporting startups and fostering a mixed use local economy; avoiding high rise development with a better fit medium density housing scenario; fostering sustainable growth and development principles; protecting heritage on site; providing more housing adjacent to the bus routes connecting to other strategic centres, and supporting a car light community with more focus on walking and cycling, build sustainable buildings; improve verge and footpath areas; install solar panels and greenery, whilst undertaking the steps to demonstrate sustainability goals.



WAVERLEY'S PEOPLE, MOVEMENT AND PLACES  
Waverley Council, 2018

Waverley's Transport Plan identifies current issues as well as opportunities to best meet future demands. The local Waverley population is and will continue to be supported by high frequency public transport and high quality active transport infrastructure. Active modes of travel are prioritised over car journeys following a people-first transport strategy. The site and proposal aligns with the transport hierarchy established by the Plan, including putting people first, and designing to support the future Bike Plan. The site then prioritises the adjacent bus route, connecting to Bondi, and Rose Bay.



WAVERLEY BIKE PLAN  
Waverley Council, 2013

The Waverley Bike Plan 2013 has been developed to increase the proportion of trips made by bicycle, with the aim to reduce traffic congestion and parking pressure in Waverley while helping to improve community health and amenity. The proposal seeks to leverage off the significant bicycle usage by residents, workers and visitors in Waverley and Rose Bay, despite the presence of hills and traffic. Rose Bay South proposal has the potential to incorporate bicycle/shared paths to facilitate the reduction of traffic congestion and parking pressure, as well as the improvement of health and amenity in the general locale. Bondi Beach to Rose Bay is Priority Route 2 in the plan, where a proposed link on Curlew Street in North Bondi can connect with existing shared paths on Old South Head Road and Newcastle Street. This places further significance on the site.



# STRATEGIC PLANNING MERIT

## EASTERN CITY DISTRICT PLAN

### EASTERN CITY DISTRICT PLAN

The Greater Sydney Commission's Eastern District Plan, which sits within the Metropolis of Three Cities strategy, sets out priorities and actions for Greater Sydney's Eastern District. This district includes Sydney's Eastern Harbour City and the Waverley Local Government Area.

The District Plan identifies liveability priorities for infrastructure and collaboration, liveability, productivity, and sustainability.

The District Plan informs the Waverley Draft Local Strategic Planning Statement and will, in turn, inform Waverley's Local Environmental Plan, the assessment of planning proposals, and community strategic plans and policies.

### KEY STRATEGIES FOR ROSE BAY SOUTH

- Rose Bay and Bondi Beach are Local Centres to the north and south of the Rose Bay South site.
- Rose Bay South is located 3km north-east of Bondi Junction, which is a Strategic Centre with high quality transport infrastructure and amenities.

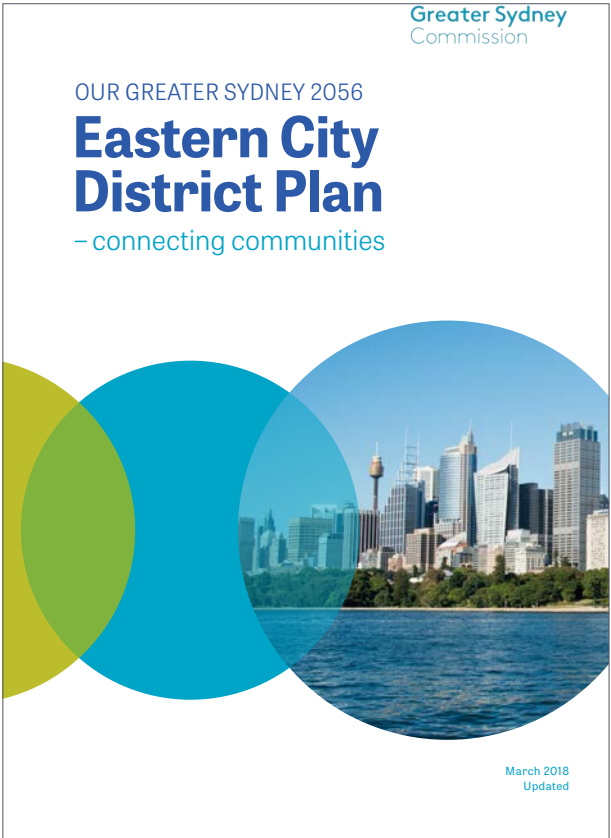
### PRODUCTIVITY CONTRIBUTION



**10** Full-time workers currently employed on site



**70** Future full-time workers enabled by this proposal



Eastern City District Plan, GSC, 2018

### RESPONSE TO THE EASTERN CITY DISTRICT PLAN

#### 1. INFRASTRUCTURE AND COLLABORATION

<b>E1</b>	A city supported by infrastructure	This proposal creates a new place as a small centre for community activity.
-----------	------------------------------------	---

#### 2. LIVEABILITY

<b>E3</b>	Services and social infrastructure to meet people's changing needs	This site sits in a residential area that has limited access to local centres within a short walking distance, and this development can provide additional services and infrastructure to these residents.
<b>E4</b>	Fostering healthy, creative, culturally rich and socially connected communities	A new public space supported by retail services, a community facility, childcare, a live/work space, and public art support local social activity.
<b>E5</b>	Providing housing supply, choice and affordability with access to jobs, services, and public transport.	New housing will be provided in a high amenity location close to public transport.
<b>E6</b>	Creating and renewing great places and local centres, and respecting the District's heritage	This prominent street corner will be enlivened as a distinctive new place within the existing urban fabric.

#### 3. PRODUCTIVITY

<b>E10</b>	Delivering integrated land use and transport planning and a 30-minute city	This site is located within 30-minutes (via public transport) of the Harbour CBD, the Strategic Centre of Bondi Junction, and a number of local centres.
<b>E11</b>	Growing investment, business opportunities and jobs in strategic centres	Although not in a strategic centre, the seven-fold increase in jobs on site will support the local economy.
<b>E13</b>	Supporting growth of targeted industry sectors	New day and night time activation of this site will support everyday liveability in this area.

#### 4. SUSTAINABILITY

<b>E17</b>	Increasing urban tree canopy cover and delivering Green Grid connections	The proposed Green Grid link along Old South Head Road will be reinforced by a local increase of tree canopy coverage and upgraded active travel links.
<b>E18</b>	Delivering high quality open space	A new public space will encourage social activity and support recreation alongside the golf course.
<b>E19</b>	Reducing carbon emissions and managing energy, water and waste efficiently	This development targets a 5-Star Green Star Design and As-Built certification in recognition for its environmentally sustainable design features.
<b>E20</b>	Adapting to the impacts of urban and natural hazards and climate change	Green roof, tree canopy coverage, and water sensitive urban design elements will locally reduce vulnerability to natural hazards.



# STRATEGIC CONTEXT

## BETTER PLACED

### OVERVIEW

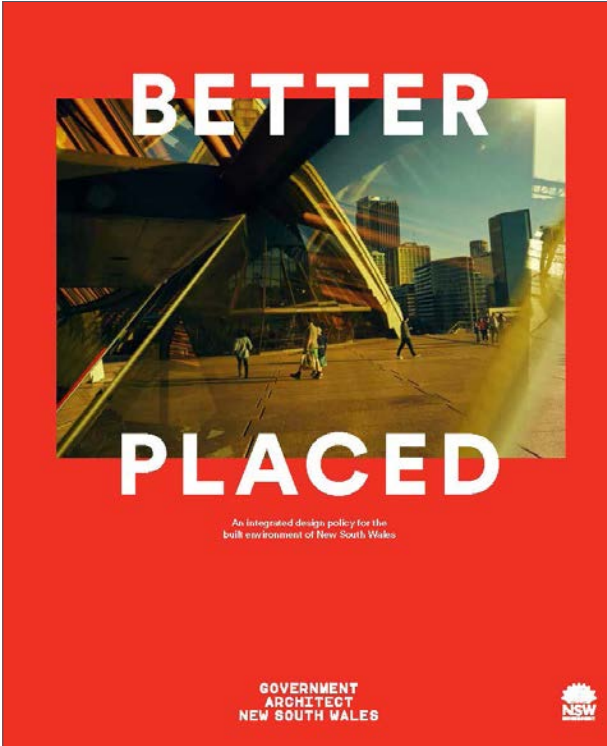
Better Placed provides clarity on good design, from beyond how a place looks to how it works and feels for people, and it outlines processes for achieving this. It has been created to assist everyone involved in design projects or the development assessment process, and advocates that we all have a role in ensuring our cities and towns are better places.

### KEY STRATEGIES FOR ROSE BAY SOUTH

- High quality design helps new developments provide broader public benefits to people and to local places.
- An iterative design process helps in the discovery, creation, and delivery of good design outcomes.
- Seven objectives demonstrate the dimensions through which good design creates responsive, integrated, equitable, and resilient places.

“

*Better Placed has been developed by the Government Architect to deliver the strategic approach needed to ensure that as our cities and towns grow bigger they get even better.*”



Better Placed, Government Architect NSW, 2017

### RESPONSE TO BETTER PLACED

#### DESIGN OBJECTIVES

1	Better fit: contextual, local, and of its place	A place-specific design process results in prominent corner treatments that reinforce the role of this place in the local urban context.
2	Better performance: sustainable, adaptable, and durable	A 5-Star Green Star Design target and As-Built certification is targeted, demonstrating the sustainability credentials of this proposal.
3	Better for community: inclusive, connected, and diverse	A new public spacing is introduced in the centre of the site, while active frontages create highly amenable relationships with local streets.
4	Better for people: safe, comfortable, and liveable	The new public space faces north to enjoy both sun and shelter, while a laneway and a range of outdoor spaces offer a range space for people to enjoy.
5	Better working: functional, efficient, and fit for purpose	This development upgrades the function that this place has within its local community.
6	Better value: creating and adding value	The character building on the corner is retained while new retail and community spaces are added to support local productivity.
7	Better look and feel: engaging, inviting, and attractive.	This design concept expresses massing and detailing that complements the green urban character of this place.



There are local places along Old South Head Rd for people, and these amenities may continue to emerge for future growth.



This existing character building on site is retained in the proposed design.



# STRATEGIC CONTEXT

## GREENER PLACES

### OVERVIEW

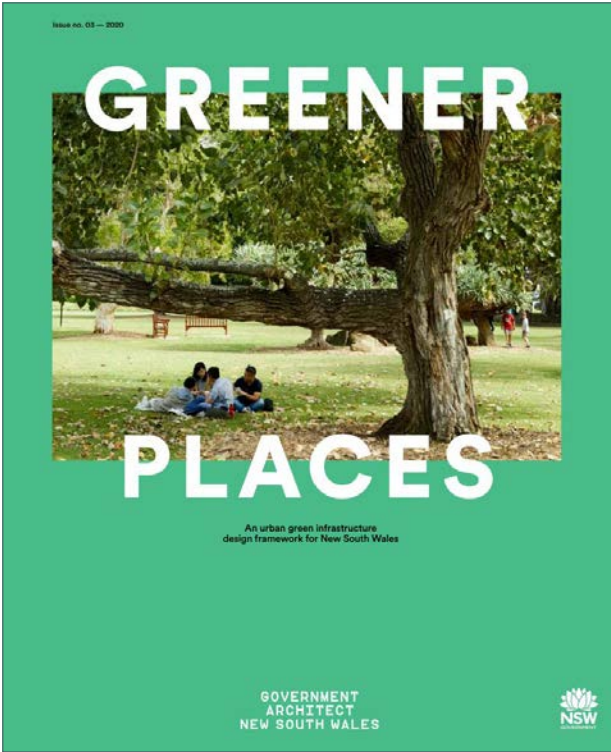
The Government Architect NSW has released a policy to guide the planning and design of Green Infrastructure in urban environments. This policy along with design guidelines to support, advises the implementation of a wide range of green elements to support the ecological, recreational, and hydrological networks proposed in the Sydney Green Grid. Individual development proposals can now contribute to broader ambitions for a greener Sydney, and the many liveability benefits that this will provide for people.

### KEY STRATEGIES FOR ROSE BAY SOUTH

- Green Infrastructure elements at a range of scales provide both environmental, health, social, climate, and resilience benefits.
- Our increasing and ageing population requires improvements in access to high quality green spaces and natural features.
- Green Infrastructure provides a multiplicity of value when delivered as part of an interconnected system.

“

*Greener Places is an overarching scheme for ensuring connection and integration of our green assets, ensuring their contribution to quality of life, and that the environment and the economy are maximised, rendering a working whole that is far greater than the sum of its parts.*”



Greener Places, Government Architect NSW, 2020

### RESPONSE TO GREENER PLACES

#### PRINCIPLES OF GREEN INFRASTRUCTURE

1	Integration	This proposal targets a 5-Star Green Star Design target & As-Built certification, including the provision of passive solar design strategies, solar power, water harvesting and recycling systems, and green design elements on the roof and in landscaping features.
2	Connectivity	A new place with upgraded amenities in this prominent street corner location reinforces Old South Head Road's proposed Green Link role by providing greener elements and supporting active travel around the golf course edge.
3	Multi-functionality	Neighbourhood shops/community uses and retail spaces are provided for alongside the new public space, enabling people to utilise this place for a range of activities.
4	Participation	Providing a new publicly accessible space on this site will encourage social interaction and activity in this area.



This redevelopment proposal offers the opportunity to substantially enhance Green Infrastructure provisions on this central Rose Bay site.



The Avenue features some prominent trees. The proposal will enhance this green quality.



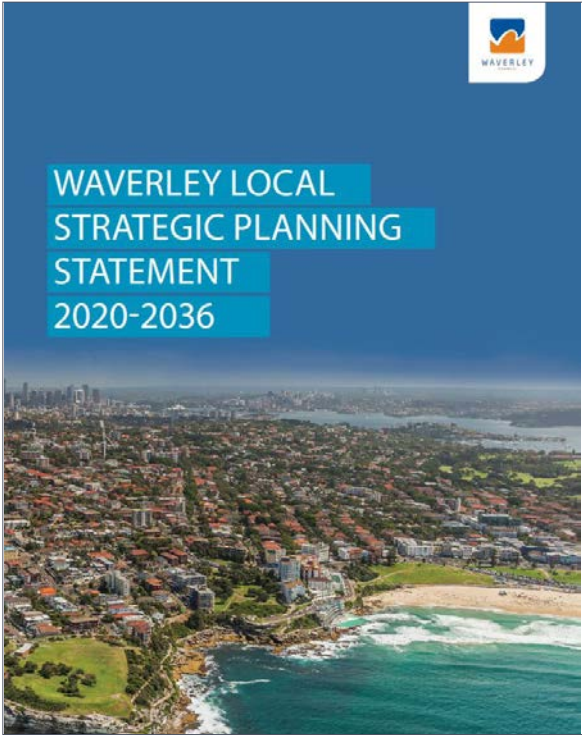
# LSPS STRATEGIC MERIT ASSESSMENT

The Waverley Local Strategic Planning Statement (LSPS) provides local-level strategic guidance based on the Greater Sydney Commission's District Plan for the Eastern City.

Waverley's vision is to connect the city with the sea, creating a more sustainable coastal community. Key strategies for Rose Bay South include:

- Medium density infill development is the preferred building typology that is encouraged by Waverley Council to maintain existing local character.
- The local community seeks increasingly vibrant centres, urban tree canopy, and access to transport and amenities.

This proposed development is highly considerate of the LSPS strategies, but from a planning consistency point of view, will focus primarily on its alignment with the formally endorsed District Plan vision and planning strategies.



Waverley Local Strategic Planning Statement, Waverley Council, 2019

## RESPONSE TO THE WAVERLEY LSPS PLANNING PRIORITIES

1	<b>INFRASTRUCTURE + COLLABORATION</b>	Located on a shared path on Old South Head Road, this site has walking access to bus services as well as other nearby amenities. It is less than 30 minutes travel to Bondi Junction and the Harbour CBD. A new public space, laneway, and high quality street frontage treatments support urban life.
2	<b>LIVEABILITY</b>	This proposal retains a character building in a new human-scale development complete with green elements, public art, and diverse housing.
3	<b>PRODUCTIVITY</b>	Live/work spaces enable new opportunities for people to work close to home, whilst a flexible community space, a childcare centre, and retail and dining spaces will strengthen the local economy by providing a ninefold increase in jobs on site.
4	<b>SUSTAINABILITY</b>	A 6-Star Green Star Design and As-Built certification is targeted. This sustainable design focus will also help this place contribute to the proposed Green Grid link alongside the golf course.

# LSPS LOCAL MERIT ASSESSMENT

The Waverley Local Strategic Planning Statement (LSPS) also provides local site-specific principles for change. These principles and an overview of how the proposal responds is set out below.

1	Proposals should locate development within reasonable walking distance of public transport that has capacity (assuming development capacity will be delivered) and is frequent and reliable.	Conveniently located in close proximity to 2 bus stops, this development provides easy access to the neighbouring centres of Bondi Junction and Vaucluse. Within reasonable walking to the local centre of Rose Bay, from here the city-bound services are available, and users also have the option to take the ferry from Rose Bay wharf.
2	Proposals should meet high sustainability standards, improve urban resilience, and mitigate negative externalities. Proposals can satisfy these high standards by committing all development on the subject site to achieve a 5+ Green Star rating with the Green Building Council of Australia or equivalent.	The Rose Bay South development adopts high sustainability standards to meet the targets set out in the 5-Star Green Star Design and sets out to achieve an As-Built certification. This is achieved via features such as Water Sensitive Urban Design, passive solar design and 'greening' initiatives.
3	Proposals should include an amount and type of non-residential floor space appropriate to the site's strategic location and proximity to, or location within, a centre of activity street.	-
4	Proposals should create demonstrable public benefit.	Public benefit is one of the core principles in the design outcomes for this proposal. This is achieved by providing new public realm provisions on this site, generating a network of active and attractive links and spaces for the benefit of the broader user groups of this space, beyond the occupants within the development.
5	Proposals should be supported by an infrastructure assessment and demonstrate any demand for infrastructure generated can be satisfied, assuming existing development capacity in the area will be delivered.	The assessment undertaken, which also includes an analysis of Place and Local Character, ensures that our proposal for a medium density development will create a new vibrant place for the benefit of local residents and is deemed beyond satisfactory for the development capacity in the area.
6	Proposals should make a positive contribution to the built environment and result in an overall better urban design outcome than existing planning controls.	The proposal for Rose Bay South acknowledges that the current FSR and HOB controls are quite restricting in achieving the most ideal outcome for this site. The proposal evaluates best-practice outcomes and balances controls in order to encourage positive built environment solutions that could not previously have been achieved.
7	Proposals should result in high amenity for occupants or users.	High amenity for occupants of the Rose Bay South development are accomplished within this proposal from an environmental perspective and in terms of a user-based experience. Comfort is provided through enhancing solar access retention and maximised through the creation of enjoyable microclimates.
8	Proposals should optimise the provision and improvement of public space and public connections.	This proposal acknowledges that the site is extremely underutilised as 3-storey apartment block and a workshop. A revitalisation of the site, which will bring with it an activated public realm, will contribute to vibrancy of the area and enhanced connectivity. This will be achieved through a newly developed public plaza with active street frontages and through-site connections.



# LOCAL PLANNING MERIT

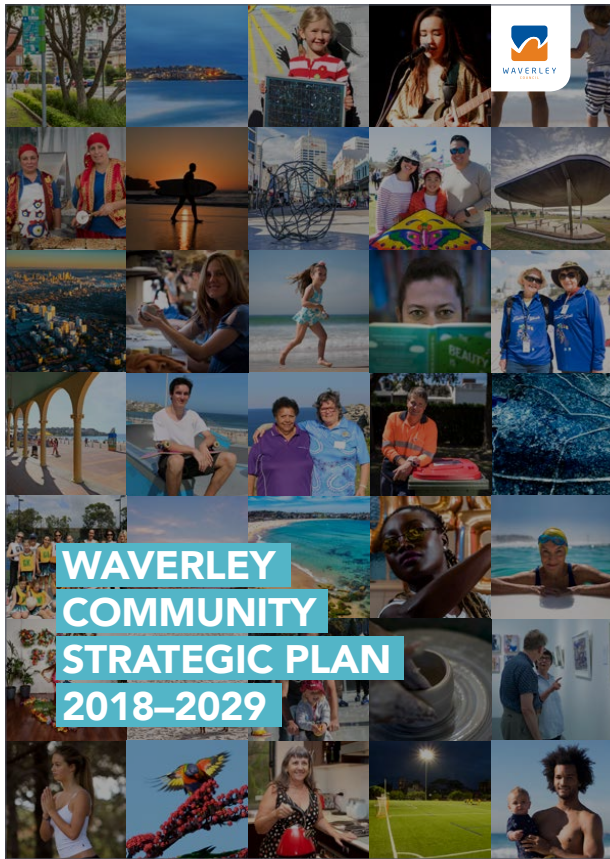
## OTHER RELEVANT POLICY

### WAVERLEY COMMUNITY STRATEGIC PLAN 2018-2029

The document captures the community's priorities and aspirations for the future of Waverley, ensuring a transparent process between council, state agencies, community groups and individuals. The document summarises the methodology that is used and analyses the findings of the engagement process.

#### RELEVANCE FOR ROSE BAY SOUTH

- 11 themes demonstrate the most significant areas that should be focused on in the next 11 years. Each theme is broken down into goals and their corresponding strategies.
- The proposed development should take into consideration the aspirations and desires of the local community for the future, and address a broad range of issues that are relevant to the whole community.



Waverley Community Strategic Plan 2018-2029, Waverley Council, 2018

### RESPONSE TO WAVERLEY COMMUNITY STRATEGIC PLAN 2018-2029

#### THEMES

1	Arts and Culture	A new public space with public art feature and an active laneway will provide opportunities for social and cultural activities.
2	Community Services and Well-being	25% of the floor area is dedicated to flexible neighbourhood shops/community space. The housing will include up to 20% affordable housing, ensuring an increase in housing diversity for this local area and community.
3	Recreation and Open Spaces	Creating a new place on this prominent corner opposite the golf course can encourage recreation around this significant green space.
4	Local Economy	Live/work spaces, childcare, a flexible community space, and retail spaces support the local economy.
5	Planning, Development and Heritage	The character corner building is retained and incorporated into the design in a sympathetic fashion. The architectural articulation of new elements is sympathetic of the local urban and green character.
6	Transport, Pedestrians and Parking	High quality footpath spaces and a new laneway support convenient and comfortable for pedestrian circulation.
7	Building and Infrastructure	The redevelopment of this struggling corner will enliven this place and create an activity hub for the local community.
8	Sustainable Environment	Targeting a 5-Star Green Star Design and As-Built certification, this proposal incorporates passive solar design systems, rainwater harvesting and water recycling systems, and an increase in trees and planting on the roof and public domain.
11	Knowledge and Innovation	Live/work spaces provide local opportunities for employment activities.



# LOCAL MERIT

## LOCAL PLANNING MERIT

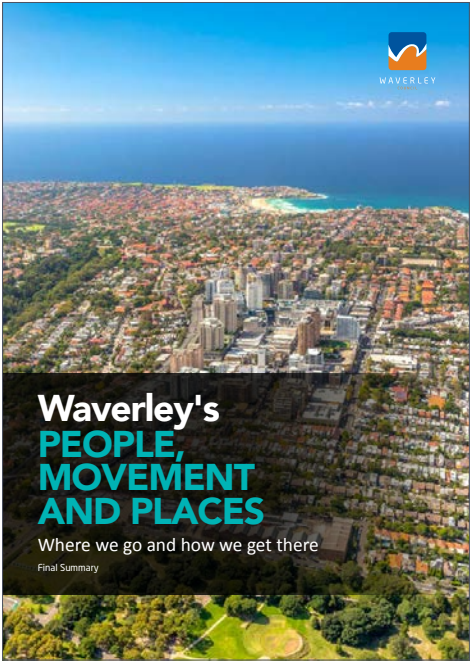
### WAVERLEY'S PEOPLE MOVEMENT AND PLACES

Waverley's Transport Plan identifies current issues as well as opportunities to best meet future demands.

It provides Council with recommendations to improve the full range of transport options for the community. It includes signature projects as well as short, medium and long term actions that Council can undertake between now and 2030, in collaboration with the community and state government agencies.

#### RELEVANCE FOR ROSE BAY SOUTH

- The local Waverley population is and will continue to be supported by high frequency public transport, and high quality active transport infrastructure. These active and public modes of travel are prioritised over private car journeys following a people-first transport strategy.
- The "Complete Streets" approach could expand from Bondi Junction to the whole of Waverley, potentially enabling the upgrade of Streets in the vicinity of Rose Bay South.



Waverley's People Movement and Places, Waverley Council, 2017

### RESPONSE TO WAVERLEY'S PEOPLE MOVEMENT AND PLACES

1	Better Streetscapes	Upgrading the streetscapes on this prominent corner can support Waverley's broader rollout of the "Complete Streets" program.  The proposal creates a more vibrant streetscape that puts people first, prioritising pedestrian activity.
2	Cycling Strategy	The proposal fronts a State Regional Route and local Priority Route, and can contribute to the provision and activation of this community active travel infrastructure.
5	Walking strategy	The proposal incorporates new laneways and links that increase pedestrian accessibility in the wider community.

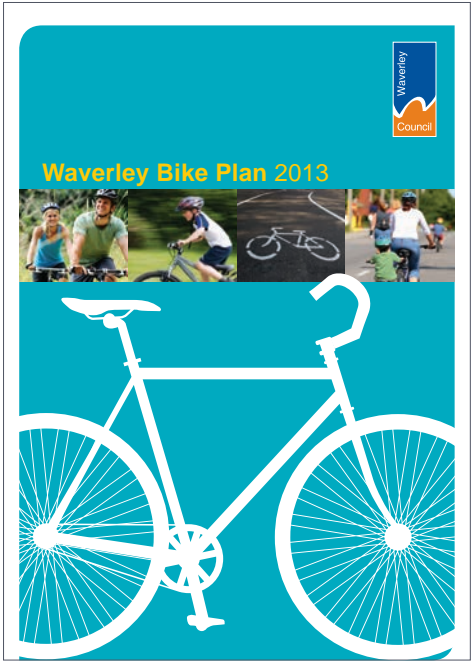
### WAVERLEY BIKE PLAN

The Waverley Bike Plan 2013 has been developed to increase the proportion of trips made by bicycle, with the aim to reduce traffic congestion and parking pressure in Waverley while helping to improve community health and amenity.

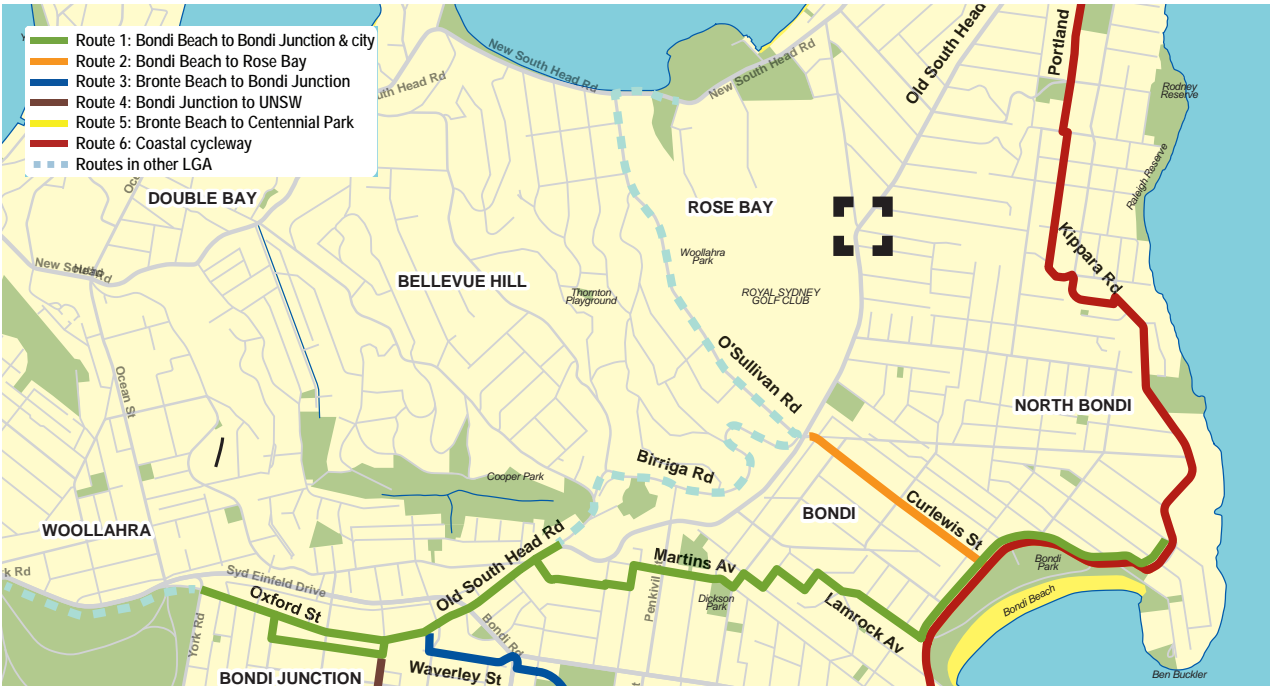
The plan recommends the upgrade of priority routes and proposes increased separation on selected routes in order to promote using bikes for short trips.

#### RELEVANCE FOR ROSE BAY SOUTH

- There is significant bicycle usage by residents, workers and visitors in Waverley, despite the presence of hills and traffic.
- Proposed developments should have the potential to incorporate bicycle/shared paths to facilitate the reduction of traffic congestion and parking pressure, as well as the improvement of health and amenity.
- Bondi Beach to Rose Bay is Priority Route 2 in the plan, where a proposed link on Curlew Street in North Bondi can connect with existing shared paths on Old South Head Road and Newcastle Street.



Waverley Bike Plan, Waverley Council, 2017







## LOCAL CHARACTER ASSESSMENT

# APPENDIX C



# LOCAL CHARACTER AND PLACE INTRODUCTION

## LOCAL CHARACTER AND PLACE

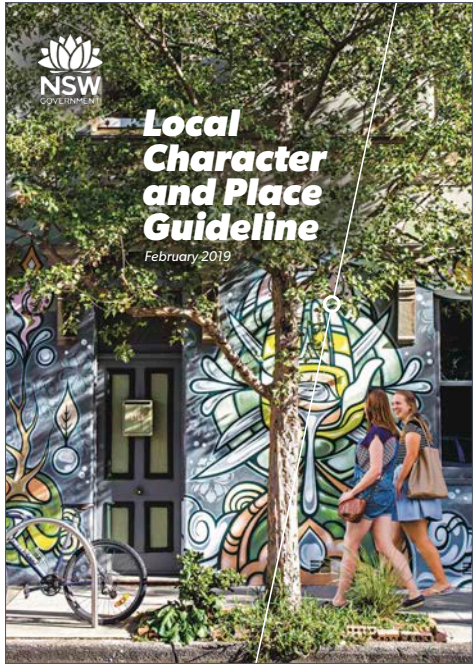
The NSW Department of Planning, Industry, and Environment's Local Character and Place Guideline 2019 is a significant initiative within a broader concerted effort to elevate consideration for distinctive local place character in planning.

It covers social, economic, and environmental aspects to local character, includes a toolkit for local character assessment, and outlines how this approach can reinforce place qualities within planning frameworks.

We have considered this policy in detail, and although a Local Character Assessment has not yet been developed for Waverley, we have used our place expertise to develop a deep understanding our site in its urban context. We have also incorporated relevant local place and character guidelines from the Waverley DCP 2012. We have followed the recommended process in the guidelines, have addressed key characteristics in depth, have briefly explored the remainder of the characteristics, and have produced a Local Character and Place Assessment and Response.

The following analysis draws upon the Local Character and Place Guideline, and demonstrates that this Planning Proposal is consistent with the distinct qualities of this place. This ensures the development will maintain and enhance the evolving character of the West End of Oxford Street as a key place within this strategic centre.

The assessment follows 5 stages and is set out on the following pages.



Local Character and Place Guideline, NSW DPE, 2019

### STEP 1: COMMUNITY ENGAGEMENT

The first stage of understanding character is to engage with the community. Our project team has developed a Community Engagement Strategy for this proposal, and is currently coordinating discussions with the Bondi Junction community on an ongoing basis. We have also reviewed Waverley's Community Strategic Plan 2018-2029 (see chapter 2) to ensure our proposal is aligned with the local community's established vision.

# LOCAL CHARACTER AND PLACE CHARACTER AREAS



### STEP 2: IDENTIFY LOCAL CHARACTER AREAS

We have identified two local character areas of primary significance in the context of this proposal:

1. The Green Edge to the golf course
2. The Medium Density Neighbourhood

Although the Green Edge is also a medium density area, it generally has a wider block and lot structure facing westwards, and this contrasts to the narrower and north-south oriented Medium Density Neighbourhood.

These two character areas are distinct from lower density neighbourhoods in the surrounding area, and the centres of Rose Bay and North Bondi to the north and south respectively.

The Rose Bay South site is located inside the Green Edge character area, with the Medium Density Neighbourhood to its east side. The design proposal is considerate of both place characteristics.

### STEPS 3-4: EXAMINE LOCAL CHARACTER

The following characteristics have particular relevance for this proposal, and are covered in detail on the following pages:

- Social Character
- Public Space
- Community
- Housing
- Economic Character
- Retail
- Environmental Character
- Density and Height
- Interface and Transition
- Comfort
- Active Transport and Tree Canopy

The study includes a characterisation of each of these key aspects under the guideline's recommended criteria of "change, maintain, and enhance".



# SOCIAL CHARACTER

## PUBLIC SPACE

ENHANCE



### PUBLIC SPACE

There is a significant green space in The Royal Sydney Golf Course that provides an intensely green edge to this urban area with an extensive row of mature trees. However, it is private open space that is fenced off from the community. Other private open spaces include the playgrounds in nearby schools.

There is very little public open space in this neighbourhood. A pocket park at 46 Onslow Street is the only green space in the area, and features a basic playground, shade tree, and park bench. Although there is a row of local shops on Old South Head Road to the north of the site, there are no public plaza spaces there or elsewhere in this area.

There is an opportunity for a public plaza to be provided on the Rose Bay South site, as this can provide a new space for social activity for the local community.



Mature trees on the golf course opposite the site



# SOCIAL CHARACTER

## COMMUNITY

ENHANCE



### COMMUNITY

The St George Greek Orthodox Church on Newcastle Street features a bell tower and formal frontage to the street. Two other church buildings are located nearby on the corner of Newcastle Street and Old South Head Road, and although these are also characterful built elements in the Green Edge area, these two buildings now host secular uses.

A series of playing fields and sports clubs are located on the west side of the golf course at the foot of Bellevue Hill. Access to these facilities from the site (by foot, bike, or car) is long and indirect relative to the geographically close proximity of these places.

With a lack of community facilities in the Rose Bay South area, there is an opportunity to provide flexible community space on this site.



St George Greek Orthodox Church Rose Bay

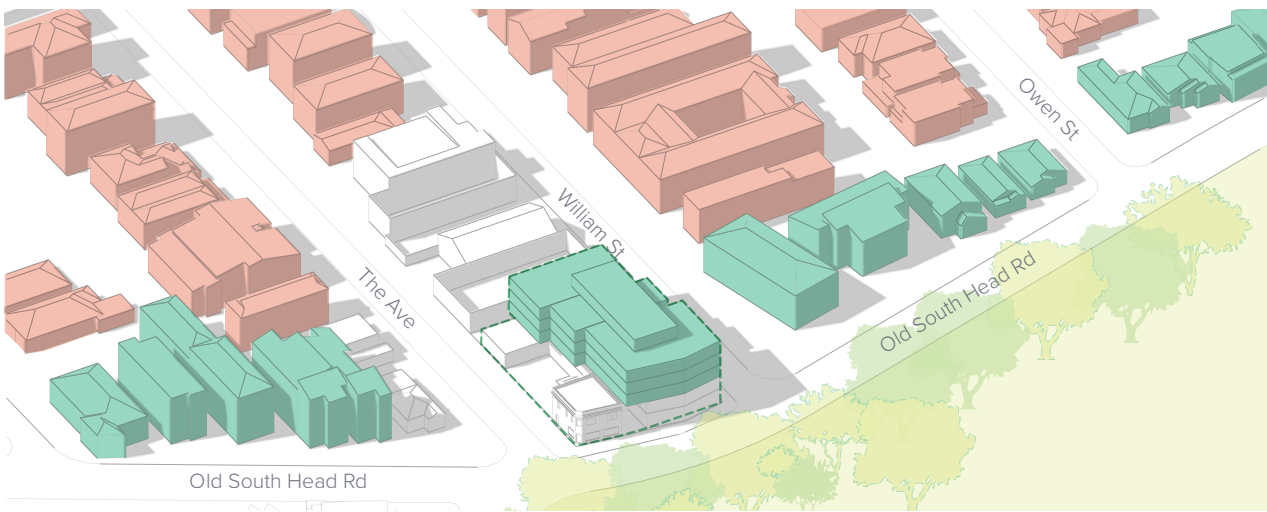




# SOCIAL CHARACTER

## HOUSING

### ENHANCE



### THE GREEN EDGE

The Green Edge character area primarily consists of a mixture of detached houses and 3-4 storey walk-up apartments facing west over the golf course along Old South Head Road. A notable exception is the 9 storey apartment building, Orana Court (355-357 Old South Head Road), which also looks over the golf course like its lower height neighbours.

There are also several rows of shops located along the length of Old South Head Road in the Green Edge character area, but none of these appear to host shop-top housing. (There are several shop-top housing developments along the row of local shops further north on Old South Head Road).



### THE MEDIUM DENSITY NEIGHBOURHOOD

This character area is generally populated by 3-4 storey walk-up apartments. These generally have fine-grain frontages facing the streets to the north or south, and narrow east-west separation. These side setbacks are often utilised for driveway access. Most of the developments follow a consistent front setback with private landscaped front gardens, contributing to a green character of the neighbourhood.

There are also a number of 1-2 storey duplexes in this neighbourhood, as well as some single houses. These attached or detached houses are mostly very narrow properties like their walk-up apartment block neighbours.

# SOCIAL CHARACTER

## OTHER CHARACTERISTICS

### HERITAGE AND CULTURE

The bakery on the corner of The Avenue and Old South Head Road has a prominent character, but this area has relatively few heritage items. The Royal Sydney Golf Club has a local heritage listing, but this applies to the clubhouse building on Kent Road and significant paperbark grove on Norwich Road, neither of which are in close proximity to this site.

### SAFETY

This neighbourhood has relatively comfortable streets for walking, with good passive surveillance from the private domain.

### ACCESS

The relatively flat valley between Rose Bay and Bondi Beach facilitates easy access to nearby destinations, while bus services provide broader connectivity.

### LEISURE

As a relatively safe neighbourhood, it is easy for people to walk to transport, parks, the harbour, the beach, or for active recreation. Local leisure activities include golf, a range of ball sports, sailing, surfing, and swimming.

### EDUCATION

This neighbourhood has excellent access to both public and private local schools. There are two primary schools located in walking distance in Rose Bay to the North, four schools to the south in North Bondi (including a special education school), and the Rose Bay Secondary College lies directly to the east of the site. Several of Sydney's universities are accessible using public transport.

### COMMUNITY FACILITIES

There are relatively few community facilities located in close proximity of the site, with an opportunity for a flexible space to be provided on site to host a range of meetings and events.

There are a range of clubs and a Community Garden in Rose Bay, with a number of clubs around Bondi Beach also. A seniors living facility is located north of the site on Newcastle Street. Other civic facilities can be found in and around Bondi Junction and Double Bay.

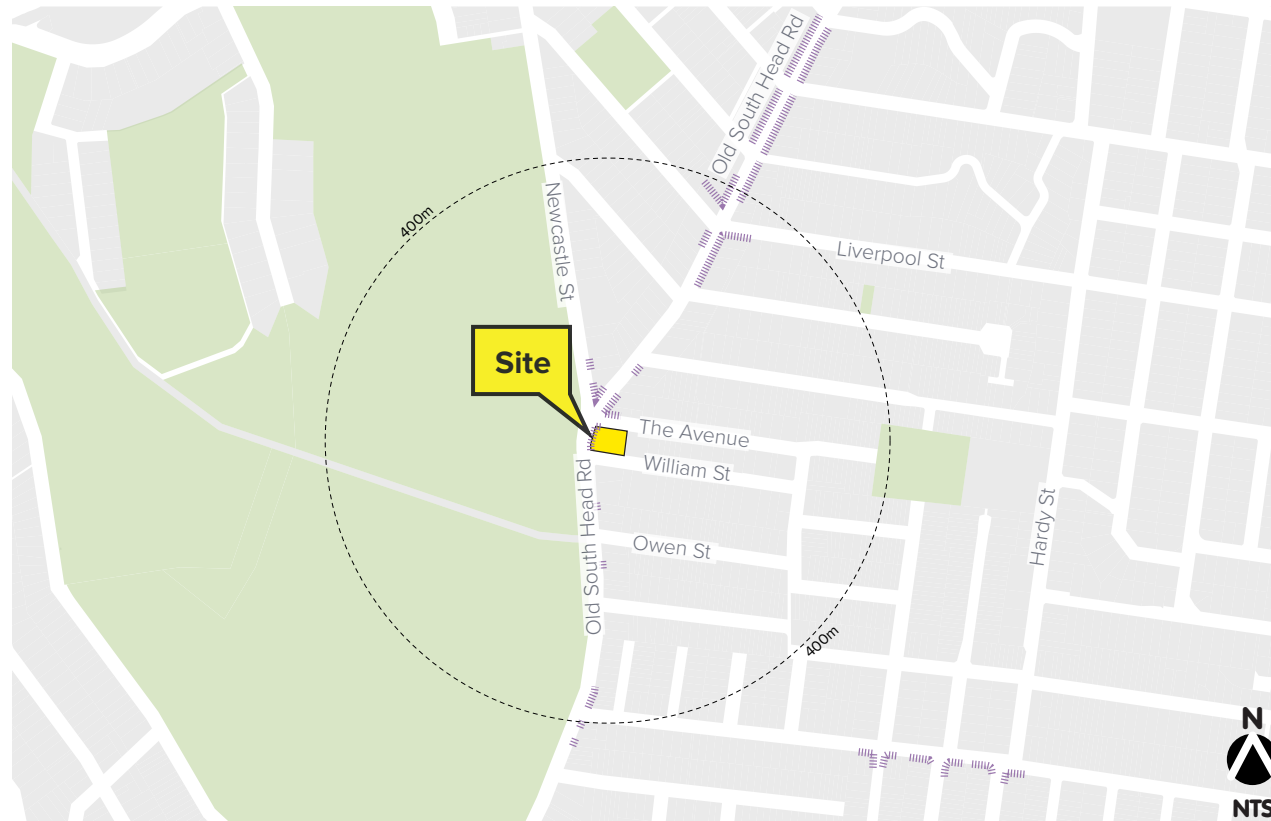
### PUBLIC TRANSPORT

A bus stop is located immediately north of the site on Old South Head Road. Local services connect southwards to Bondi Junction and north to Vaucluse and South Head. City-bound bus services can also be accessed from Rose Bay, as well as ferry services from the Rose Bay Wharf.



# ECONOMIC CHARACTER RETAIL

## ENHANCE



As a residential neighbourhood, the primary economic activity in this area is retail. A number of shops and services exist to support everyday life in this community.

Extending northwards from Bondi Beach, Old South Head Road hosts several groups of shops that are relatively frequently spaced. This includes existing shops and a cafe on this site. Several smaller establishments are struggling or a vacant, leading to passive frontages that detract from the liveliness of the street. There is an opportunity to revitalise these frontages with more contemporary shop and service offerings in combination with new high quality public space to create a more vibrant local place economy.

A small local centre of shops lies further north of the site on Old South Head Road. A number of shops are located on both sides of the street, a service station and drive-in liquor store detract from the retail amenity.

There is evidence of some local demand for other kinds of local retail spaces. Immediately north of this site is a dentist clinic in a detached house building, and a gym in an old church. There is a potential for the new retail spaces on this site to cater to other currently unmet retail offerings.



Passive shop frontage on site



Local shops along Old South Head Rd

# ECONOMIC CHARACTER OTHER CHARACTERISTICS

## LOCAL ECONOMY

Outside of retail activity, the local economy is of minor significance due to the residential character of this neighbourhood. Broader economic opportunities for local residents outside of retail are to connect to the Strategic Centres of Bondi Junction or Randwick, or Sydney's Central Business District.

## EMPLOYMENT

While retail is the prominent employment activity in this area, there may be other activities such as in home industries. This site currently features a small car mechanics workshop, however this use is not complementary to its otherwise residential street. There is an opportunity to convert this site into a mix of uses that will provide more local opportunities for employment in a design format that is consistent with the character of this area.

## ROAD NETWORK

This neighbourhood has a local street network that is fine-grained in an east-west direction, with many streets available to travel along. However, it is coarse in a north-south direction, with relatively few opportunities for moving this way. This increases the importance of north-south streets for movement; including Old South Head Road, Newcastle Street, and Hardy Street.

In a regional sense, this neighbourhood lies relatively close to the edge of Sydney's road network. Traffic congestion is experienced particularly where local street feed into major roads to the west and south, including New South Head Road in Double Bay, Old South Head Road and Oxford Street in Bondi Junction, and Council Street in Waverley.

This site occupies a structurally significant position at the intersection of Newcastle Street and Old South Head Road. There is an opportunity to provide a new north-south pedestrian link on this site to increase walking permeability between The Avenue and William Street.

## PARKING

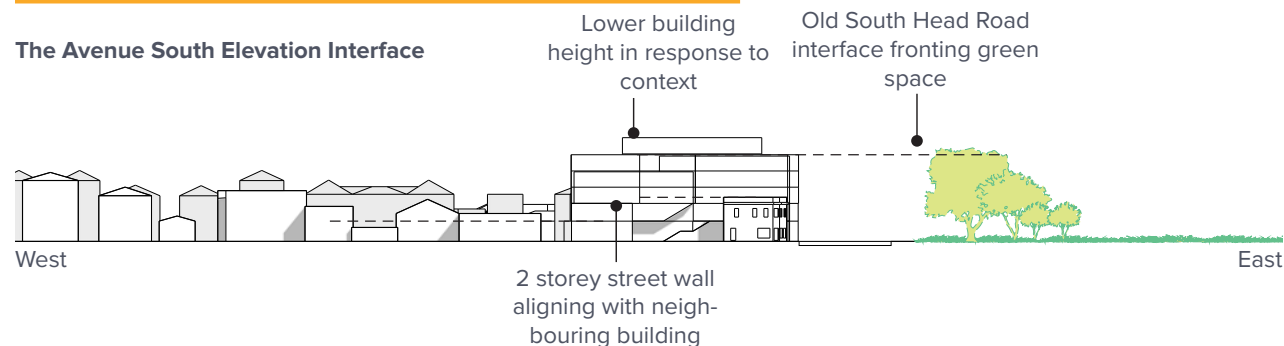
This residential neighbourhood utilises both public on-street and private off-street car parking. However, it is noted that Waverley has a lower vehicle usage relative to Greater Sydney (TfNSW Household Travel Survey 2018-19), and a significant 37% of the trips in the area are walk only. With close proximity to local amenities and an appreciably short trip by public transport to Strategic Centres and the Sydney CBD, there is an opportunity to reduce car parking rates in this area and facilitate other modes of travel.

This development is consistent with WDCP 2012 recommendations for basement car parking that has an integrated entrance design from a secondary street (4.7a-e). With a local close to bus services and on a major shared path route, this proposal advocates for some basement space being adapted to higher value uses that can contribute more to this place's vibrancy.



# ENVIRONMENTAL CHARACTER DENSITY AND HEIGHT

## ENHANCE



Rose Bay Apartments by FJMT Studio

## DENSITY AND HEIGHT CHARACTER

This area currently has a buildings up to a fairly uniform 3-4 storey height, with some variation in roof profile. This creates a human-scale environment, although only the Green Edge buildings are able to overlook any spaces beyond their own street frontage.

There is an opportunity for the height character of the green edge to be raised slightly to optimise the urbanity of this high amenity location. This would also establish a more attractive street environment along Old South Head Road as these buildings would have a sympathetic height relationship with the mature fig trees along the golf course edge.

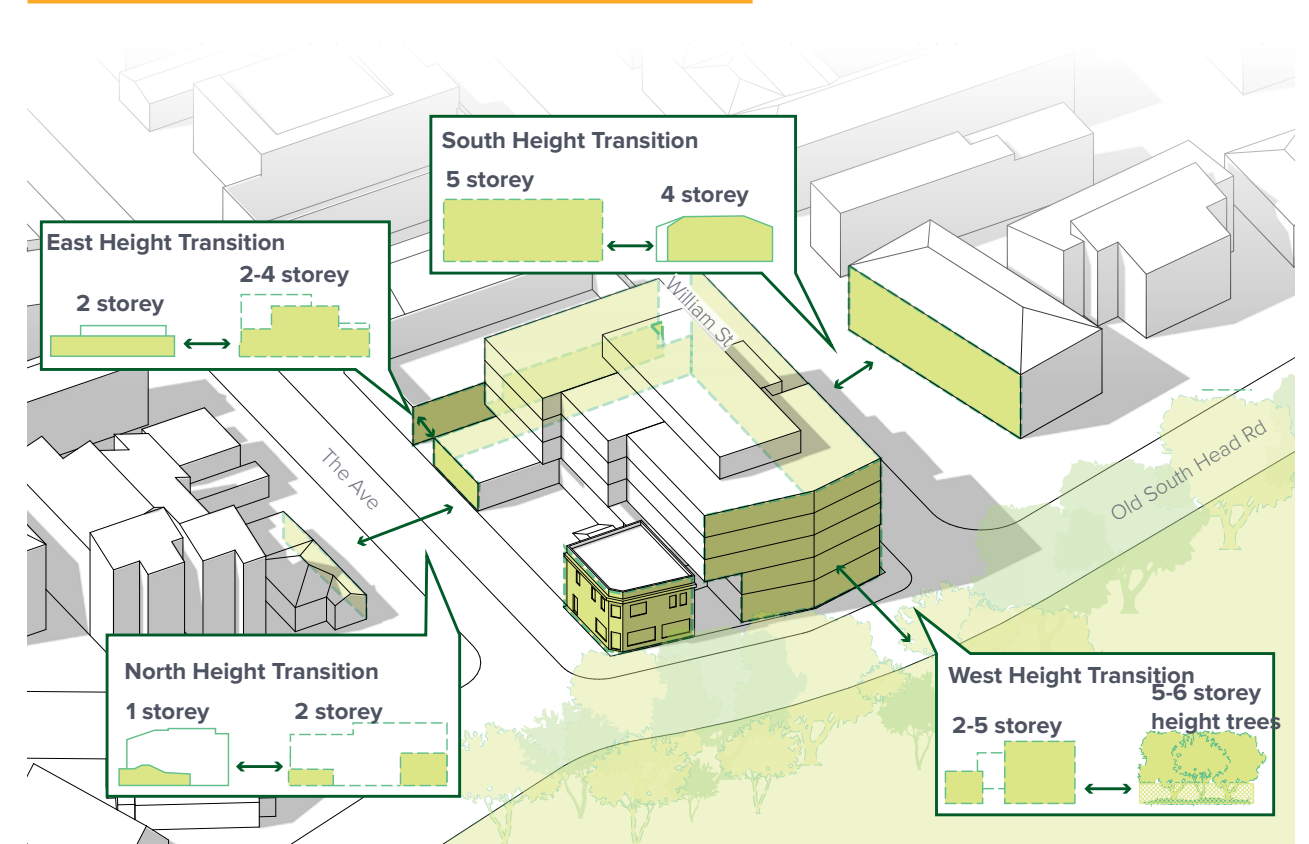
## URBANITY WITH HIGH AMENITY

This strategy of intensifying high amenity locations is considered best-practice in urban redevelopment, as it increases opportunities for people to live in the healthiest environments. Julian Bolleter, Deputy Director of the Australian Urban Design Research Centre at UWA advocates for "greenspace-oriented development" to enhance Australia's urban environments and sensitively accommodate our cities' growth.

This approach is already informally underway in the high amenity areas of Rose Bay and Bondi Beach. The Rose Bay Apartments pictured above, for example, locate a taller built form in the optimal location for living, while a lower element alongside creates a very sensitive interface with existing neighbours. There is a broader opportunity to formalise this urban amenity strategy in the future by planning for urban revitalisation around the green edges of the Rose Bay golf courses. This would reinforce the character of this place by enabling greater appreciation for this green environment.

# ENVIRONMENTAL CHARACTER INTERFACE AND TRANSITION

## ENHANCE



This Medium Density Neighbourhood features green setbacks for private front gardens. This is also in evidence along the Green Edge, with the exception where shop frontages (including those on this site) are built to the boundary in typical fashion.

This proposal maintains this local built form character by building to the boundaries where retail and commercial activities are planned. This street edge alignment is also consistent with the existing infrastructure buildings immediately east of the site, as recommended in the WDCP 2012 (4.4a, 4.5a). A new pedestrian link along the eastern boundary of this site creates a sympathetic relationship to this building in the short term, and this side setback also facilitates the sensitive renewal of these industrial sites in the long term. It is also noted that the redevelopment this site as an amalgamated group of smaller properties avoids isolating any of these individual properties (4.1e).

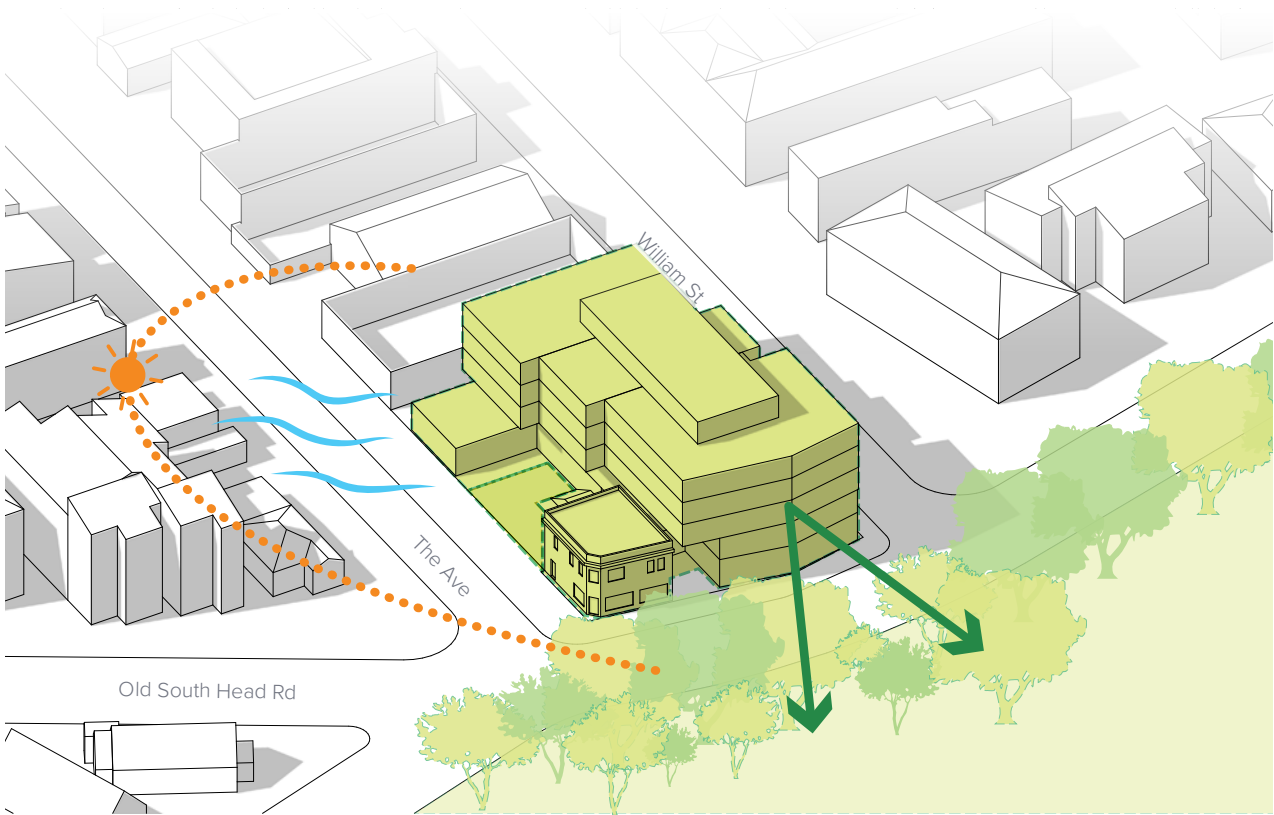
All three street frontages are addressed (4.5d), with prominent corners to Old South Head Road proposed as a distinctive element in the local streetscape character. Upper levels of this proposed building are stepped back to minimise visual and solar impacts.



# ENVIRONMENTAL CHARACTER

## COMFORT

MAINTAIN



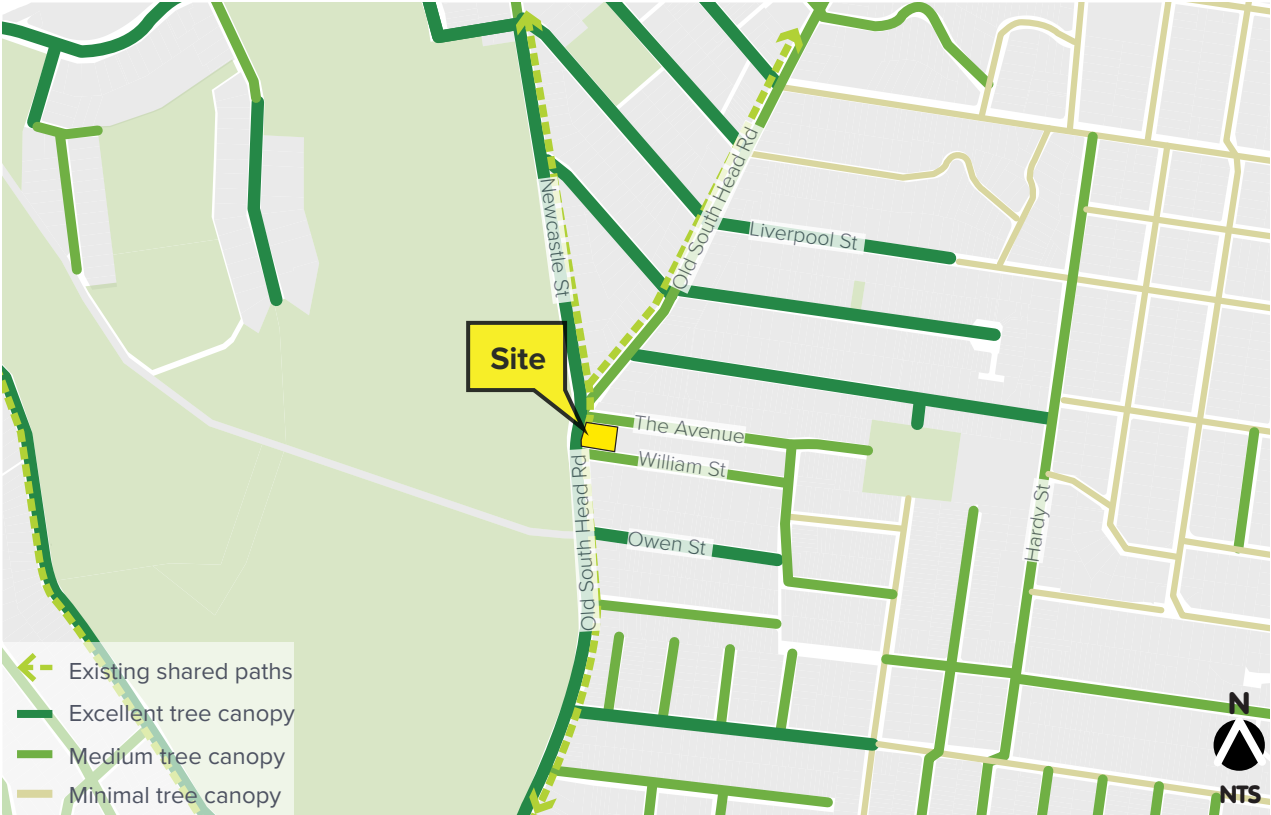
The continuity of human-scale development in this coastal urban environment facilitates comfortable microclimates for people to enjoy in local streets. This environmental comfort is optimised on this site by locating the public space facing north onto The Avenue, where it is open to summer north-east sea breezes and protected from Sydney's "southerly busters". This space has passive surveillance from the north-facing living spaces behind. The west-facing living spaces enjoy views into the trees alongside the golf course, and these facades will be designed with passive solar design features.

This development also contributes to the local streets by orienting pedestrian entrances on each side, as recommended in the WDCP 2012 (4.11a). Its modest height in a relatively flat neighbourhood also avoid view impacts (4.10a).

# ENVIRONMENTAL CHARACTER

## ACTIVE TRANSPORT AND TREE CANOPY

ENHANCE



Extensive shared paths are located along the golf course edge on Old South Head Road and Newcastle Street, providing walking and cycling connectivity to Rose Bay, and Bondi Beach. An additional shared path north northwards along Old South Head Road to Rose Bay North. This site's location at the crossroads of these shared paths enables quick and easy access to this local active transport network.

Local streets in this neighbourhood are of a slow and quiet character. Pedestrian footpaths are aligned on both sides of each street, and are often shaded by mature street trees. This creates a comfortable environment for walking and cycling.

The mature fig trees at the edge of the golf course along Old South Head Road are a major character element for this area. There is an opportunity to further enhance this character by better connecting people to this extensive green space.



Share path on Old South Head Road



Pedestrian footpath on The Avenue



# ENVIRONMENTAL CHARACTER

## OTHER CHARACTERISTICS

### CONFIGURATION

This area has a relatively consistent configuration of buildings on deep blocks aligned to their street frontage. The exception to this is the block between The Avenue and William Street, which is distinctive for being only one lot deep instead of two. The residential buildings on this block address both streets. There is an opportunity for the development on this site to continue this dual street frontage arrangement while also creating prominent corner addresses to Old South Head Road.

### PUBLIC / PRIVATE DOMAIN

With no public spaces in this immediate area, the public realm is currently limited to the streets. There is an opportunity to create a new public space for social activity on this site.

### Open space

Private open spaces in this area primarily consist of front and rear gardens. The narrow side setbacks and driveways of most walk-up apartment blocks in this area limit the open space potential of these spaces. A more significant side setback may be provided on this site, enabling pedestrian circulation, social activity, and new landscaping.

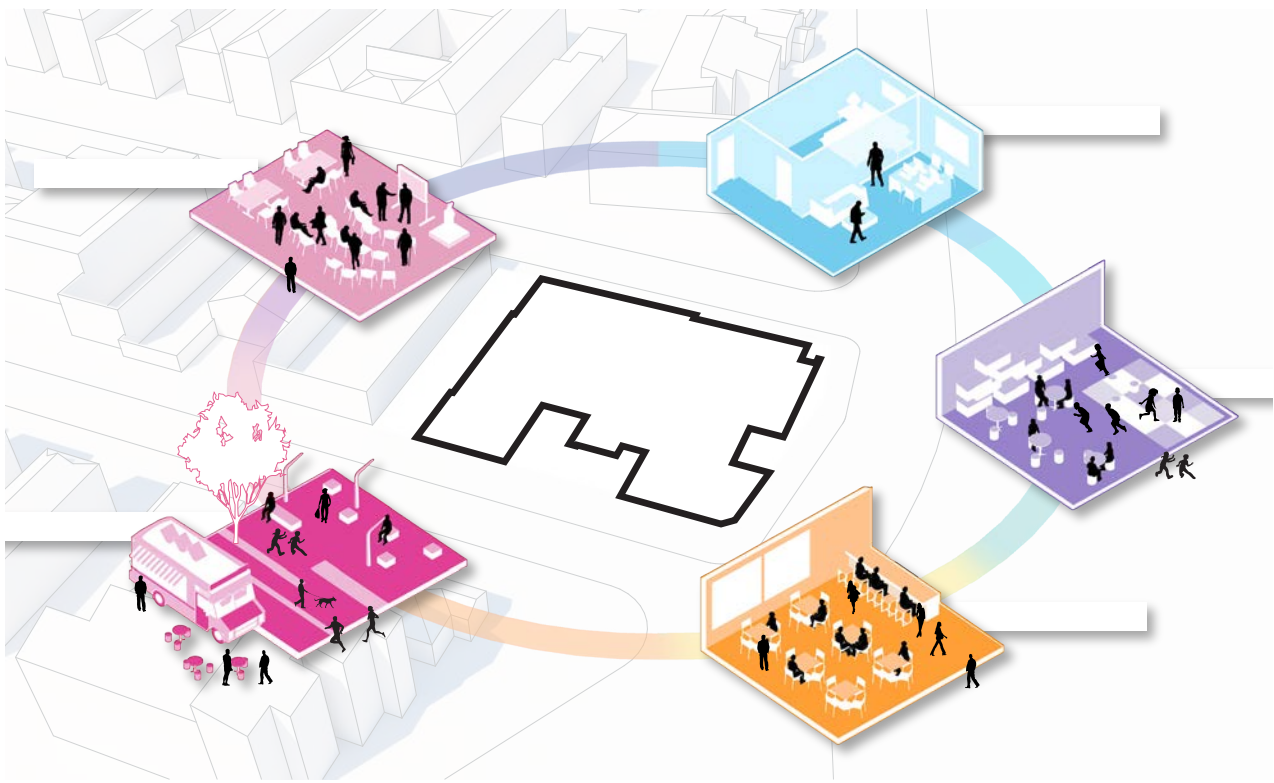
For public open spaces, refer to the Public Space section.

### Topography

This neighbourhood is located in a broad coastal valley between Rose Bay and Bondi Beach. The residential area slopes upwards to the east in increasingly steep fashion towards a broken escarpment and further beyond to Sydney's coastal cliffs. To the west are the extensive golf courses and green spaces in the valley floor before the land rises along the slopes of Bellevue Hill. This topographic character can be maintained and enhanced in the future by expressing the continuity and greenery of the north-south link between Sydney Harbour and the ocean. This site can promote this healthy circulation by providing a distinct meeting point mid-way along this route.

# LOCAL CHARACTER AND PLACE

## ASSESSMENT AND RESPONSE



### STEP 5: CHARACTER ASSESSMENT

Our assessment of Local Character and Place has led to our response to maintain and enhance the local character of Rose Bay South. Our proposal for a medium density development in a high amenity location outside of existing centres will create a new vibrant place for the benefit of local residents.

### CURRENT LIMITATIONS TO LOCAL ACTIVITY DIVERSITY

Rose Bay South's character is primarily of a medium density residential area alongside a large and green private open space. This results in a lack of diversity of activity in this area, as there are very few facilities and attractions in the immediate area. There is an opportunity for this largely dormitory urban area to support places that offer a broader range of spaces and services. This can respectfully enhance the character and place qualities of this beautiful coastal environment.

### ENHANCING THE LOCAL PLACE CHARACTER

While this site currently supports some shops, a workshop, and some dwellings; there is a significant opportunity to provide a wider variety of amenities that support the local community and enhance the local place character:

- A new public space, activated by retail uses provide indoor and outdoor venues for social interactions.
- A flexible community space can support meetings and activities for a range of local community groups.
- A live/work space offers opportunities for residents and locals to work, and to meet in-person or on-line.

Located on a shared path near a bus stop, Rose Bay South can function as a hub for locals to access a range of necessary and optional amenities on their way to and from home.



