

Waverley Bowling Club

Redevelopment Master Plan
Site Compatibility Certificate for Seniors Living

Contents

Redevelopment Master Plan Proposal

Waverley Bowling Club
163 Birrell Street,
Waverley, NWS 2024

Ref: 2622.01
Revision: 01
Date issued: 06 July 2017
Prepared By: DA
Checked By: AC

Contact Details

ALTIS Architecture
Jones Bay Wharf, Lower Deck
Suite 123, 26-32 Pirrama Road
Pyrmont, NSW 2009
Australia
T: 02 9364 9000
F: 02 9571 7930
info@altisarchitecture.com
www.altisarchitecture.com

HAMPTONS Property Services
Suite 404, Level 4 | 203-233 New South Head Road
Edgecliff, NSW 2027
Australia
T: 02 9386 7000
kristyh@hamptonspropertyservices.com.au
www.hamptonspropertyservices.com.au

i] Introduction	3
ii] What does the SCC seeks to achieve on the site	4
iii] Strategic Justification for a Senior Living Development	4
iv] Site Compatibility Certificate Process	5
v] Site Compatibility Criteria	6

01 Site & Context Analysis	7
1.1 Broader Context	8
1.2 Movement and Public Transport	9
1.3 Commercial Development	10
1.4 Health Facilities	11
1.5 Surrounding Context	12
1.5.1 Waverley Park	13
1.5.2 Birrell Street Buildings height	14
1.5.3 Birrell Street Elevation	15
1.6 Site Details & Existing Structures	16
1.7 Existing Uses	17
1.8 History of the site / Heritage	18
1.9 Solar Analysis	19
1.10 Traffic Flow	20

02 Planning Framework	21
2.1 Environmental Planning	22
2.2 Local Environmental Plan Analysis	24

03 Likely Future Uses of Land	25
3.1 Current provisions allowed and other alternatives	26

04 Future Services and Infrastructure	27
4.1 Existing Facilities	28

05 Design Concept	29
5.1 Existing Site Plan	30
5.1.1 Existing Massing	31
5.2 Plan Option 1	
5.2.1 Basement Level	32
5.2.2 Ground Level	33
5.2.3 Typical Level	34
5.2.4 Area Diagram	35
5.2.5 Circulation Diagram	36
5.2.6 Circulation Diagram in context	37
5.3 Plan Option 2	
5.3.1 Basement Level	38
5.3.2 Ground Level	39
5.3.3 Typical Level	40
5.3.4 Area Diagram	41
5.3.5 Circulation Diagram	42
5.3.6 Circulation Diagram in context	43
5.4 Proposed Program Massing	44
5.5 Proposed Elevations	
5.5.1 Site Elevations	45
5.5.2 Proposed Building Height + Context	46
5.6 Proposed Photomontage	47
5.7 Shadow Diagrams	49
5.8 Bulk and Scale Perspective diagrams	50
5.9 Option 1 and Option 2 Yield	59
5.10 Proposed-Conceptual Visualization	60
5.11 Conceptual Images	61

06 Conclusion	62
----------------------	-----------

Introduction

Applicant

The Applicant for the Project is Eastern Suburbs Leagues Club Limited (ESLCL).

Purpose of application

The purpose of the application is to seek a Site Compatibility Certificate (SCC) from the Department of Planning & Environment (DPE) to enable a seniors living development to be constructed on land that is currently used as a ‘registered club’ pursuant to the Waverley Local Environmental Plan 2012 (WLEP).

Preparation of this application

This application has been prepared collaboratively by Altis Architecture and Hamptons Property Services Pty Ltd in conjunction with ESLCL.

It has also benefited from heritage advice prepared by Graham Brooks & Associates and a traffic and parking review prepared by InRoads Group.

Site Details

Waverley Bowling Club (WBC)
The site is located at 163 Birrell Street, Waverley, NSW 2024.

The site, legally described as Lot 2, in Deposited Plan (DP) 1114418; Lot 1, in DP 966387 and Lot 301, in DP 1114421, is located between Langlee Street and Henrietta Street, on the southern side of Birrell Street, Waverley.

The site is primarily occupied by three operational bowling greens, being the primary use of the site.

It also has a two storey clubhouse building which accommodates general bar and bistro areas, meeting spaces and ancillary uses associated with the functioning of the club. There are also a number of ancillary structures, including an Optus substation (sub-leased), and a weatherboard shed, located on the western side of the site, off Henrietta Street. There is also a weatherboard shed abutting the southern boundary and the existing car parking area is generally positioned on the southern side of the site, behind the bowling greens and club house.

Brief history & commercial position

From a commercial perspective, the operation of the WBC site, has struggled for a number of years, with the Club having only been able to recover its base operating position in the last couple of years, since having been acquired by ESLCL.

The Bowling Club operates off approximately 80 bowling members, with the majority of its membership underpinned by ESLCL as a whole (circa 40,000). The viability of the site has improved over recent years with a diversity of activity, aside from traditional bowling events, to activities which accommodate social members, functions and activities. This has resulted in a broader local population visiting and utilising the site and therefore assisting to improve its economic position.

Even with the assistance of alternative uses, economically, the Club continues to struggle to make ends meet and, unless an alternative use of the land is established, in the short term, the Club would cease operation.

Since 2014, ESLCL has considered a range of strategic alternatives to improve the economic viability of the site, while also endeavouring to continue bowling activities that are an essential part of the community’s recreational history, and on-going physical activity, as well as recognising the benefit that such activity has on social welfare.

With the above in mind and taking on board poor economic performance of the WBC, ESLCL embarked on a redevelopment process in 2014 for the purpose of a mixed-use development, which include facilities for ESLCL, a child care centre; swimming centre; small scale retail activity and 141 residential apartments. This proposal included the retention of some bowling facilities. The application required consideration under the Planning Proposal process, pursuant to Section 55 of the Environmental Planning & Assessment Act 1979 (EP&A Act).

The planning proposal application was controversial with the local community and was subsequently withdrawn prior to a gateway determination being issued. The key issues associated with the planning proposal were the bulk and scale of the development, the contextual ‘fit’ of the proposal, the nature of uses proposed, potential land use conflict and traffic generation.

Having taken those issues on board, ESLCL has spent the intervening period of time trying to establish an opportunity where the bowling community can continue to retain these facilities, while improving the economic viability of the land. As part of this process ESLCL has investigated opportunities to amalgamate the WBC with other registered club facilities, particularly experiencing similar circumstances, where their recreational facilities are struggling from a commercial perspective.

Discussions have been undertaken with Bondi Golf & Diggers Club Limited (BG&DC) in this regard who are experiencing similar difficulties to that of WBC, whereby the quality of the golf course, in conjunction with lacking membership and limited on-site facilities, is affecting the potential of what a high-quality location for a recreational facility such as this could really be.

Therefore, the strategic vision across both the WBC site and the BG&DC site is to create an integrated recreational facility at the BG&DC site. This is intended to accommodate the following features:

- a redesigned 9-hole golf course
- two new bowling greens
- multi-purpose space for activities such as karate and squash
- new restaurant facilities overlooking the eastern side of the site, including an outdoor dining area
- new car parking facilities underneath the existing building
- ancillary club facilities to accommodate the registered clubs operating from the site.

The above would be subject to a separate development application process which does not require an SCC, and would be determined by the Council.

This outcome would enable the bowling facilities currently operating at WBC to continue to operate in an alternative location (i.e. at the integrated site) whilst making way for a more economically viable use of the land at Birrell Street. The success of the SCC process will, however, assist to fund the new recreational precinct at BG&DC.

While, in planning terms, two development applications cannot be linked to each other, nor it be the intention with this project, the opportunity of redeveloping the Birrell Street site will see significant public interest outcomes, which include the following:

- a consolidated recreational precinct that combines an array of uses to suit the local community
- the consolidation will allow for a greater sense of community in one location, where different groups are able to interact with each other and potentially encourage growth to support what is otherwise, declining supporting activities
- creation of a first-class dining space that again will assist to provide a local community assist for meeting with other people within their community, in an outdoor location (as well as indoor), therefore promoting health lifestyle activities)
- ensuring the longevity of two key recreational activities that have been historically attached to the local government area. Without consolidation and amalgamation of such uses it is unlikely that these entities would survive independently and therefore provide benefits to the recreational community. Should this project not proceed, then the outcomes would most likely result in poor social welfare outcomes and would not be in the public interest.

Beyond amalgamation of the recreational facilities themselves, the intended use of the site for a child care centre, seniors housing and associated recreational is a proposal that would result in a strong public interest being met.

Introduction

What does the SCC seeks to achieve on the site?

The SCC seeks to ensure that the following is achieved on the site to enable an adequate facility to service the needs of the intended community, on an economically viable basis.

Types of Accommodation

The proposal seeks flexibility in relation to the proposed primary use of the site. This would entail one of two options, subject to operator preferences, as follows:

- Scheme 1 would involve 137 independent living units (ILU's)
- Scheme 2 would involve 117 ILU's and 80 nursing care beds, based on single occupancy, ensuite rooms.

The numbers associated with these schemes is indicative only at this stage and would be accommodated within the same amount of built form. However, the design solution that has been put forward allows for flexibility for a future operator depending on demand.

Other uses

Aside from the primary use, the other facilities to be located on the site would include:

- one level of basement car parking, separated into car parking zones associated with individual uses on the site, providing car parking in the order of 180 spaces
- child care centre in the south-western corner of the site, which will be provided over two levels, accommodating 90 children
- a swimming pool for use by residents of the development, along with other associated recreational activities, located in the centre of the site
- a registered club, that will house a restaurant/café facility in association with the proposed use to provide on-site convenience needs for residents within the development, as well as those visiting the site. This would be located on the north-eastern corner of the site, fronting Birrell Street.

Building Height

To respond to the context of the site, the building height will range from two storeys in the south-western corner of the site (child care centre), with the seniors living accommodation ranging in height from four storeys through the centre of the site, to five storeys on the eastern side of the four storey buildings and sixth storeys on the western side of the centre of the site.

A seven storey building is located at the north-western corner of the site fronting Birrell Street. The maximum RL of any building on the site will be RL18.10 and the maximum building height would be 20m.

Floor Space Ratio

The proposed floor space ratio is 1.87:1 (Maximum)

Yield & Area Schedule

The composition of dwelling structure on the site would vary depending on the incoming operator, as it is not the intention of ESLCL to build and operate the development.

The yield estimated, depending on the configuration of the development in terms of independent living versus aged care, will likely result in the following:

- between 36 and 44, 1-bed units
- between 64 and 74, 2-bed units
- 17, 3-bed units.

Vehicular Access and Car Parking

Vehicular access into the site will be from Henrietta Street to the west and Langlee Avenue to the east.

Henrietta Street is a one-way road system; therefore, left-in/left-out turning movements will be required into and out of the site.

Langlee Avenue is a two way road system and has both left and right hand turning access out of Langlee Avenue, into Birrell Street.

An at-grade car parking area is proposed on the western side of the site, fronting Henrietta Street, as a drop-off area associated with the child care centre providing 9 drop off spaces. All other parking will be within the basement of the building, as will loading areas and drop off and pick up zones in association with the seniors accommodation.

The total number of car parking spaces will depend on the configuration of the accommodation; however, it is anticipated that car parking will be accommodated in one basement level.

Strategic Justification for a Seniors Living Development

Seniors living has been carefully considered by ESLCL for this site, in terms of both the health and well-being of the eastern suburbs population and the benefit that such a development would provide, as well as the physical characteristics of the site that would lend itself to this type of development.

The strategic location of the site promotes a significant opportunity to provide a seniors living development to the market place. Located in direct proximity to a measurable range of facilities and services to provide for convenience, medical, health care and social needs, the site is suitably positioned to comprise not only this type of development, but development to the scale that is sought.

Taking account of these relevant factors, justification for the proposal in these terms is set out below.

An Ageing Population

Use of the site for the intended purpose as a seniors living development will respond to the ageing demography within the locality, which has increased in number by approximately 3,000 people between the 2001 and 2011 ABS census.

Ageing in Place

The importance to an ageing population to stay within an area that they know and are well adjusted to as they grow older, to avoid feelings of displacement which may otherwise affect general lifestyle conditions, is fundamental to mental health and wellbeing.

The proposal, which will enable people to age in place over a long period of time, in a location that is highly accessible to necessary facilities and services, particularly if the aged care component is incorporated into the development outcome, will assist to avoid displacement of local community and improved mental health outcomes.

Diversity in Accommodation & Affordability

Given that there is a significant shortage in affordable Eastern Suburbs locations to provide community living environments for those 55 years of age and older, the proposal provides an opportunity to provide diversity in accommodation options, not only in terms of the size of independent living units, but also enabling those of varying health to reside in a development, with varying levels of care, depending on their lifestyle condition.

This size of the site also allows cohabitation of residents, even if they are not at the same level of needing care, depending on illness etc. This is often the case with couples, where one is in better health than another.

The location of the site will also provide a price point that would be levied on independent living purchases that will allow those purchasing to downsize on existing land holdings (generally speaking), while enabling residual funds to enjoy an active lifestyle outside of the living environment, should they so choose.

Orientation

The north-facing aspect of the site, with the benefit of Waverley Park directly opposite, promotes an extremely high degree of residential amenity when viewed from the site, not only as a natural open space, but also highlighted through its use by local sporting organisations which create a sense of activity.

Further, the Park also provides walking paths for more active recreational use, as well as access to Bondi Road and onto Bondi Junction, for those of reasonable fitness capability; therefore, this promotes the on-going opportunity for passive health and recreational opportunity.

Sense of Openness

The size and scale of the park, albeit on the opposing side of Birrell Street, assists to create a large degree of openness and provides significant benefits in terms of solar access and natural ventilation, as well as providing a positive visual outlook from the subject site.

Flexibility in Locating Building Form

The size of the landholding also lends itself to the ability to locate a building towards the northern side of this site to avoid encroaching on the existing building to the south, much of which is a lower density form, aside from the adjoining apartment building, which is centred between lower density residential forms.

The size of the site enables the building to be closer to Birrell Street, to ensure adequate separation is achieved away from lower density residential accommodation to the south. This ensures the scale of buildings lends itself to be commensurate with the building form and scale presented along Birrell Street and is supported by the change in topography from west to east.

Introduction

Range of Use

The size of the site allows for a range of uses to be accommodated, providing a holistic response to community needs, which is the intention of the zoning of the land. The outcome will derive an opportunity for a child care centre which is a land use that is suitably co-located with seniors living accommodation to assist in mental health and well-being, particularly for older people.

The retention of a Registered Club use on the site, in association with the zoning of the land and the express provisions of the SPD SEPP will also allow for an on-going sense of community to be created for those residing therein.

On-Going Recreational Use

The size and scale of the site provides sufficient space for on-site recreational space to be provided in the form of a swimming pool and other ancillary activities, again to promote a sense of internal community.

Improvements to Traffic Conditions

The site is also located in a position where there are a number of localised traffic issues. The uses will not result in unnecessary, nor undue, pressure on the surrounding network as peak transit times associated with the seniors living developments, which comprises the majority of the proposal, will not have peak traffic flows consistent with standard peak hour traffic, nor school commencement and completion times, which create a significant amount of pressure on the current road network.

Therefore, the nature of the use, in conjunction with the scale of the proposal will not place undue pressure on the surrounding road network.

Consistency with Built Form Context

The bulk and scale of the proposal, given the site area, can suitably accommodate a density of development that is financially viable, without demanding excessive scale and form that dominates the surrounding diverse combination of land uses which significantly vary in this regard.

The proposal, instead, is able to respond to the topography of the land and the immediate context to ensure that it 'fits' within this physical context, while not compromising the overall appearance of the locality. The nature of the use enables a development outcome that is therefore not excessive, from a financial viability perspective.

The site therefore provides a significant opportunity for the intended uses, in a location that is well serviced by community facilities and services. The scale of the uses proposed will not compromise adjoining residential, recreational and educational land uses. The scale of the proposal is also complementary to the range of built form, including its scale within the vicinity of the site.

Therefore, the opportunity that this development provides to the Eastern Suburbs community ensures an attractive and well-serviced location to suit an ageing population, who are able to age in place, while not compromising their on-going financial wealth to retain an active lifestyle.

Consultation

In lodging this application for an SCC with the DPE, the Applicant has consulted both the Council and the Department of Planning for the purpose of considering the SCC and future use of the land. Discussions with both parties has advised on the intended integrated development approach with the BG&DC, as part of creating two more successful developments, than two struggling recreational facilities, as is the current case.

Discussions with WBC and BG&DC have also occurred and amalgamation processes are currently being investigated between the two registered clubs.

Bondi Golf & Diggers Club & Waverley Bowling Club are not financially viable and have not been so for some time. Performance improvements in their current format are not feasible and therefore not foreseeable in the future. The concept is to consolidate community uses to achieve greater efficiency and provide long term certainty for those uses. The plan is to move Waverley Bowling Club to the Bondi Golf site where there will be two brand new greens constructed and redevelop both sites to produce long term sustainability for both the sport of bowls and the game of golf in the Waverley LGA.

Site Compatibility Certificate Process

This application is made pursuant to State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (the SPD SEPP).

Part 1A, at Clause 24, allows for a SCC to be issued for certain types of development. This applies to development for the purpose of seniors housing where it is to take place on land used as an existing registered club.

In this particular case, the land is zoned RE2 Private Recreation pursuant to the WLEP. Within that zone, a registered club is permissible with development consent. The Dictionary to the WLEP defines a registered club as a club that holds a club licence under the Liquor Act 2007.

Clause 24(2) only allows a consent authority to grant development consent where the Director-General has issued a SCC that certifies that:

- the site is suited to more intensive development
- the development is compatible with the surrounding environment having regard to Clause 25(5)(b).

Clause 25 goes on to state how a SCC is to be prepared. In this case, the application is being made by the owner of the land, being ESLCL, and is being made to the Director-General of DPE.

The application is in writing and is accompanied by the documents agreed to with the DPE at a prior meeting on 19 December 2016 and the Site Compatibility Certificate Application Form.

Clause 25(5)(b) requires the Director General to consider a range of matters to ensure that the proposed development is compatible with surrounding land uses. These matters are addressed below.

The Clause goes on to state that:

- the Director-General does not have to issue a certificate where there is concern of adverse effect on the environment
- the Director-General, where reasonable, should provide the certificate within 35 days after lodgement
- a certificate remains valid for 24 months.

In considering an application for an SCC, the site must be considered having regard to the following criteria in relation to the location and access to facilities:

Introduction

Site Compatibility Criteria

In relation to the requirements of Clause 25(5)(b), the site and the proposal satisfy these as follows:

Requirement	Complies	Comment
i. the natural environment (including known significant environmental values, resources or hazards) and the existing uses and approved uses of land in the vicinity of the proposed development,	Yes	<p>There are no known significant environmental values, resources or hazards within the site itself, nor the immediate vicinity of the proposed development that would impede use and development of the site for the intended purpose.</p> <p>The land is located in a reasonably dense urban environment, with an array of uses, akin to an urban context.</p> <p>Despite the use of the site for recreation purposes this, in itself does not result in their being any significant natural environmental value as the current use is based on purposes that have altered the natural state of the land.</p> <p>Therefore, the proposal will not compromise any significant natural values.</p>
ii. the impact that the proposed development is likely to have on the uses that, in the opinion of the Director-General, are likely to be the future uses of that land,	Yes	<p>The existing use of the site is for a bowling club, which has limited profitability, nor a membership level that attaches to the use that would make it financially viable, within the next five to ten years.</p> <p>The existing use is underpinned by social users of the facility, as opposed to those who use this on a regular, or weekly basis, by virtue of the nature of such facility.</p> <p>Therefore, the existing use of the facility has a limited life span.</p> <p>As such ESLCL has identified an alternative location where bowling facilities may be co-located with other recreational facilities, at North Bondi Golf Club. This will enable continued operation of bowling facilities, in an alternative location, which will allow for a more consolidated approach to allocating resources associated with recreational purposes. In both cases, the existing registered clubs are in financial difficulty, and the outcome will ensure new facilities, that will encourage increased membership rates and financial stability, as opposed to the two existing recreational facilities operating independently of each other.</p> <p>Aside from this, the land is in private ownership and any future use would unlikely be solely for recreational purposes.</p> <p>The proposed use is considered to represent a reasonable use of the site, having regard to other potential uses that may otherwise be pursued.</p>

iii. the services and infrastructure that are or will be available to meet the demands arising from the proposed development (particularly, retail, community, medical and transport services having regard to the location and access requirements set out in clause 26) and any proposed financial arrangements for infrastructure provision,	Yes	<p>The services and infrastructure requirements are suitably available within the vicinity of the site to ensure adequate access for future residents.</p> <p>Financial arrangements for infrastructure provision will focus on upgrading utility services as required, along with works to the local road network, subject to further detailed investigations of this.</p> <p>The provision of recreational infrastructure at North Bondi Golf Club will be likely facilitated with a voluntary planning agreement, subject to further discussion with Council.</p>
iv. in the case of applications in relation to land that is zoned open space or special uses—the impact that the proposed development is likely to have on the provision of land for open space and special uses in the vicinity of the development,	Yes	<p>The land is currently used for private recreational uses and does not form part of the day-to-day open space network for the immediate locality, or the broader area of Waverley as a whole. Therefore, the proposal will not reduce the provision of localised open space.</p> <p>The private recreational use of the site for the bowling club is being replaced in an alternative location to allow for its viability moving forward which would not be an available opportunity if the bowling club were retained in the current location.</p>
v. without limiting any other criteria, the impact that the bulk, scale, built form and character of the proposed development is likely to have on the existing uses, approved uses and future uses of land in the vicinity of the development,	Yes	<p>The bulk, scale, built form and character is best considered later in this document, where the proposed built form is expressed in the context of surrounding sites. In summary, the design lends itself to the topography of the land and Birrell Street itself, while limiting the position of this to the northern side of the site so as not to impede on the character of the immediate locality to the south.</p> <p>In walking the locality, one would see the diversity in architectural composition, the scale of buildings and general use of the land. The size, scale and capacity of the architectural design to blend into the local landscape is easily available and will allow for an urban form that is commensurate with the expectations of this locality.</p>
vi. if the development may involve the clearing of native vegetation that is subject to the requirements of section 12 of the Native Vegetation Act 2003 —the impact that the proposed development is likely to have on the conservation and management of native vegetation.	Yes	<p>There is no known native vegetation on the land.</p>

Item (iii), above, requires that consideration of the proposal be had, having regard to clause 26. This includes consideration of access to facilities and services (shops, banks, retail and commercial services), community facilities, and medical facilities. Access to these is address in this report and complies with the physical access requirements.

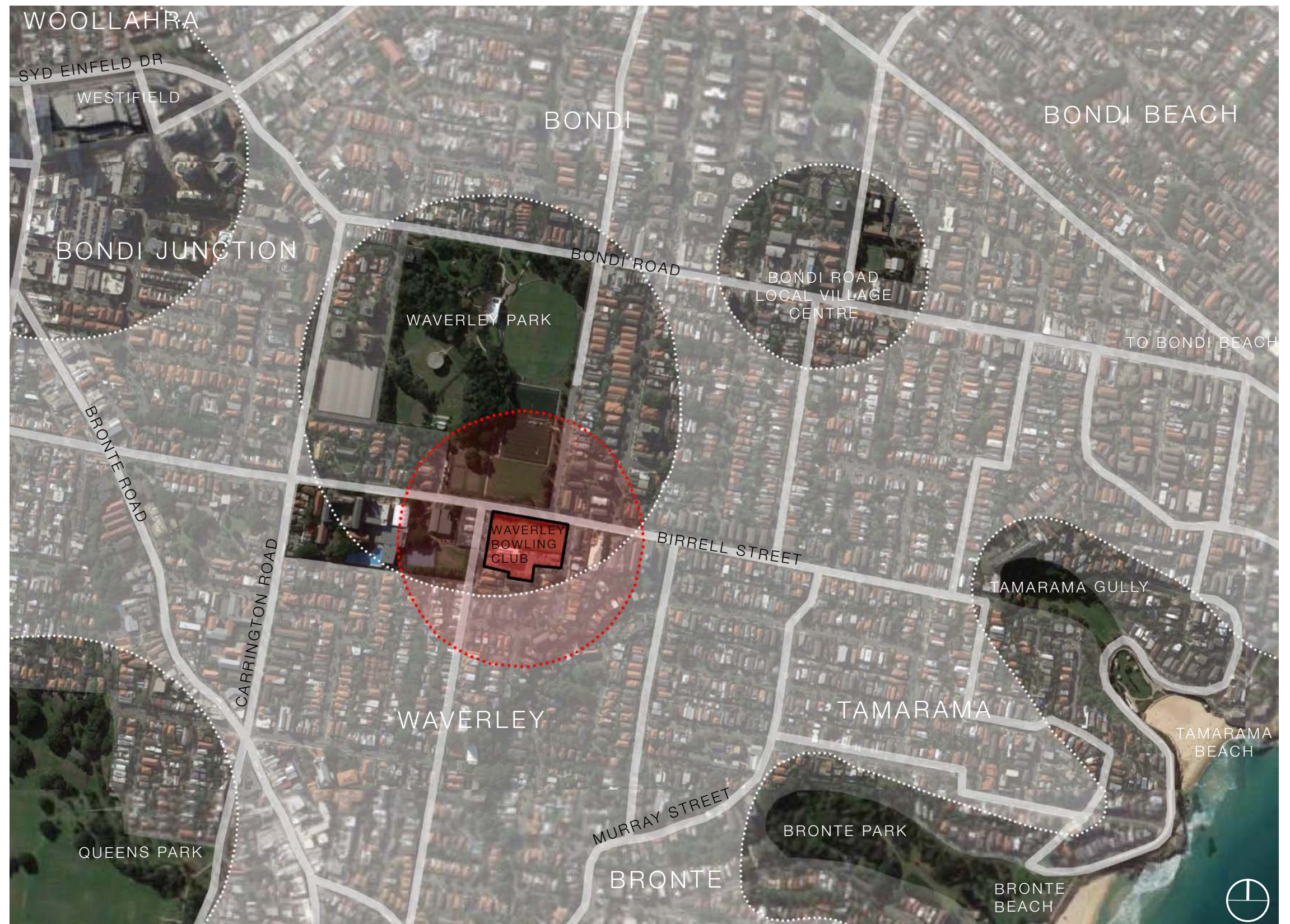
01 Site & Context Analysis

Outlining the features and characteristics of the existing urban context and its influence on the site

The site is currently situated in Waverley, an urban area located in the Eastern Suburbs of Sydney, at the fringe of the Bondi Junction Commercial Centre and centrally located within the Waverley Local Government Area.

The site is surrounded by a varied number of neighbourhoods including Woollahra, Bondi Junction, Bondi Beach, Bronte and Tamarama.

Some areas are noted for their commercial use as Bondi Junction's role as a Major Centre identified in the Sydney Metro Strategy, whilst others are protected due to their natural values, including their parks and beaches as their most important assets.



1.2 Movement & Public Transport

The subject site is accessed via two major roads in the vicinity of the site, being Birrell Street, which aligns the northern boundary of the site, and Bondi Road, which is further north. Running in a north-south direction, to the west of the site is Bronte Road, which also acts as a feeder road throughout the locality.

The site is approximately a 1.2km (15min) walk to/ from Bondi Junction Bus Interchange and Railway Station, which is situated to the north-west of the site and provides access to the broader City rail network.

The public bus services on the local road network and those which travel within 400m of the subject site are:

- Route 360 North Clovelly to Bondi Junction
- Route 361 South Bondi to Bondi Junction

There are a number of bus stops located along Birrell Street, in close proximity to the site, which are serviced by the 360 and 361 bus services. A westbound bus stop is located along the site frontage, and an eastbound stop is located directly opposite the site, along the frontage of Waverley Park.

City-bound bus services travel along Bondi Road to the north of the site. The closest inbound and outbound stops on Bondi Road are approximately a 500m walk from the site, via the pedestrian path through Waverley Park.

Driveways

Key intersections for traffic

200m Radius

Boundary Site

Arterial Road

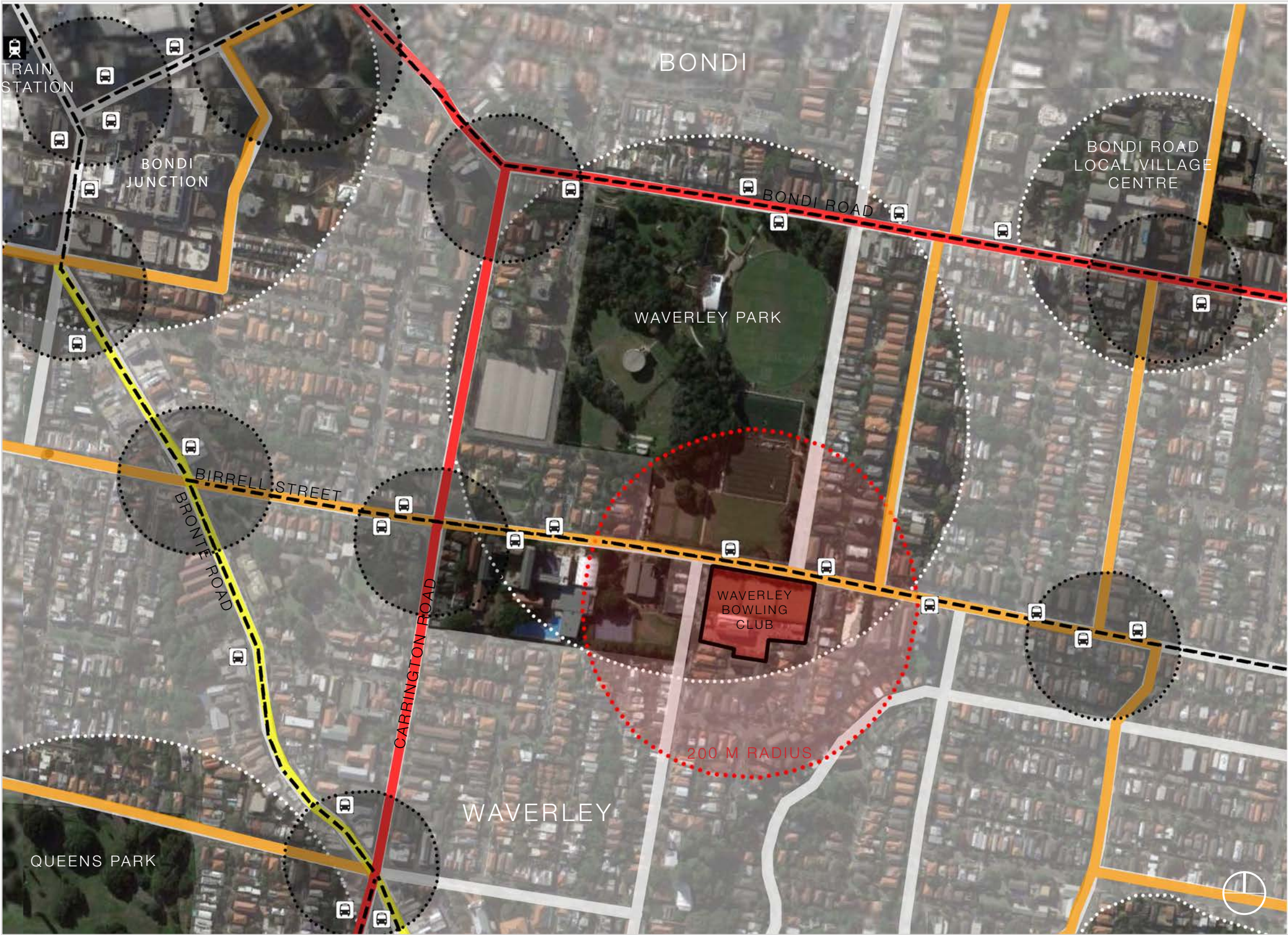
Subarterial Road

Collector Road

Public transport

Train Station

Bus stops

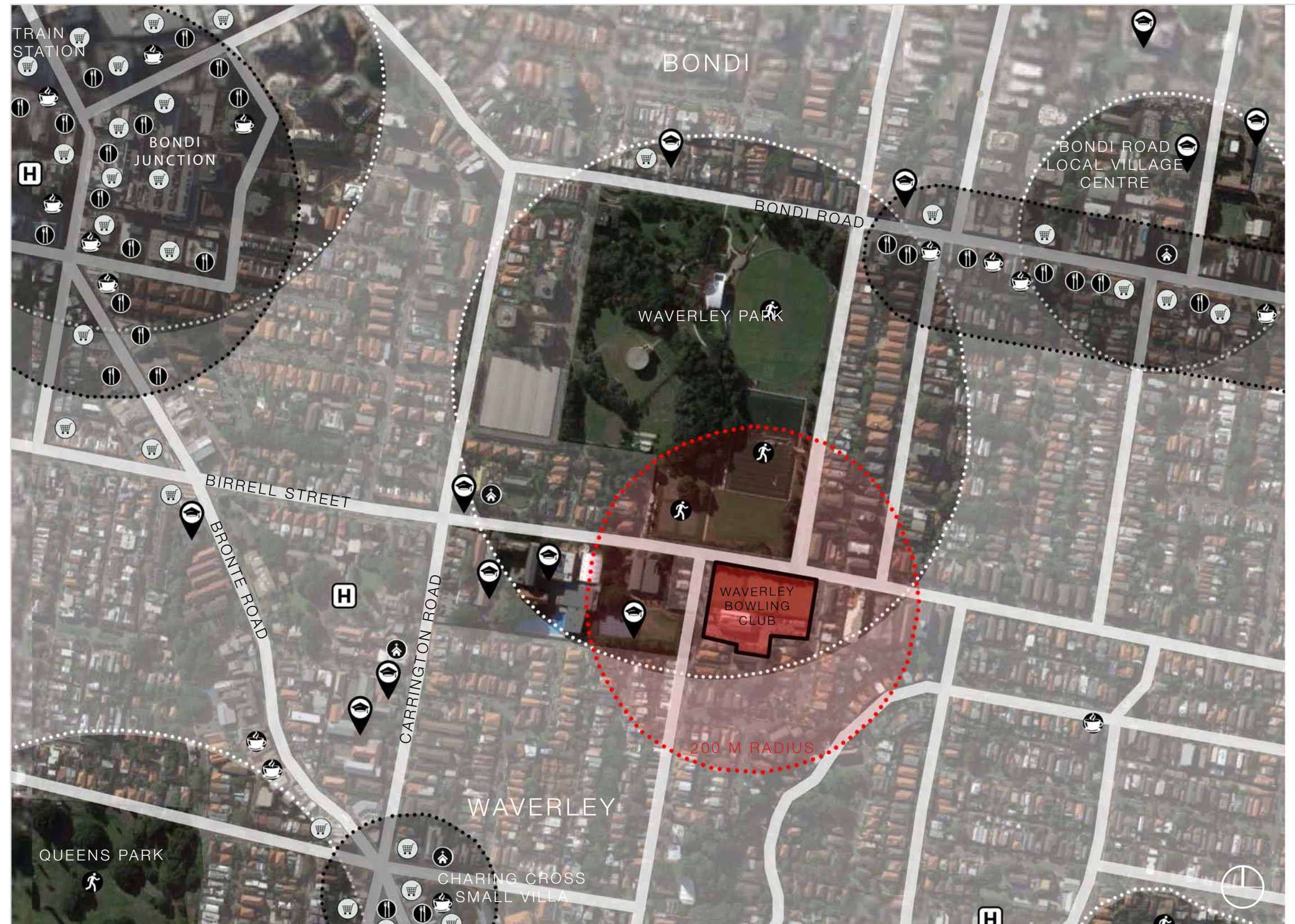
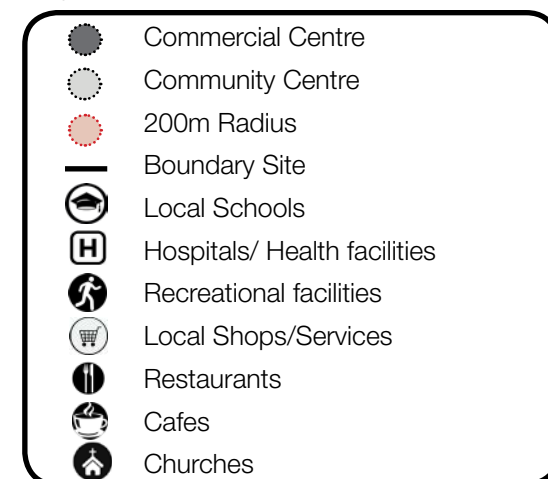


Bondi Junction's primary role is as a Commercial Centre, due to its diversity and range of shopping and recreational opportunities for people who live, work and visit this precinct.

Furthermore, throughout Waverley there are a number of local village centres. These are smaller centres serving the local community, separate to the regional role of Bondi Junction and Campbell Parade at Bondi Beach. The centres enjoy unique position and character. Some of these are small, but all provide valuable services and facilities to local residents and users alike.

Bondi Road is an important and busy transport corridor that runs along the 'spine', connecting Bondi Beach to Bondi Junction and the City. The existence of numerous bus stops draws people to Bondi Road, which increases pedestrian presence. A strength of this village is good pedestrian accessibility to the retail shops and day to day services from a relatively large residential catchment. The Centre has a "high street" character, supporting the local commercial strip, as well as being a major public transport route to and from the City.

This is located along Bronte Road and connects the eastern beaches, Bondi Junction, Queens Park and the City. The centre has a diverse range of local shops and services that support the daily needs of local residents as well as workers and visitors who frequent the area.



1.4 Health facilities

Hospitals

Uniting War Memorial Hospital
Bondi Junction Private Hospital
The Sydney Clinic

Healthcare Centre

Bondi Road Doctors
Dr. Marc Vic Medical Centre
Colon Care Centre - Bondi Clinic
Bondi Health Care Centre
Kevin H. Du-Val Clinic
The Cosmetic Institute Sydney
Living Health Chiropractic Centre
The Physiotherapy Clinic
The Dental Spa Bondi
Bower Healthcare
Bondi Medical Centre
Bondi Junction Medical & Dental Centre
Bondi Skin Cancer Clinic

Medical Nursing Home

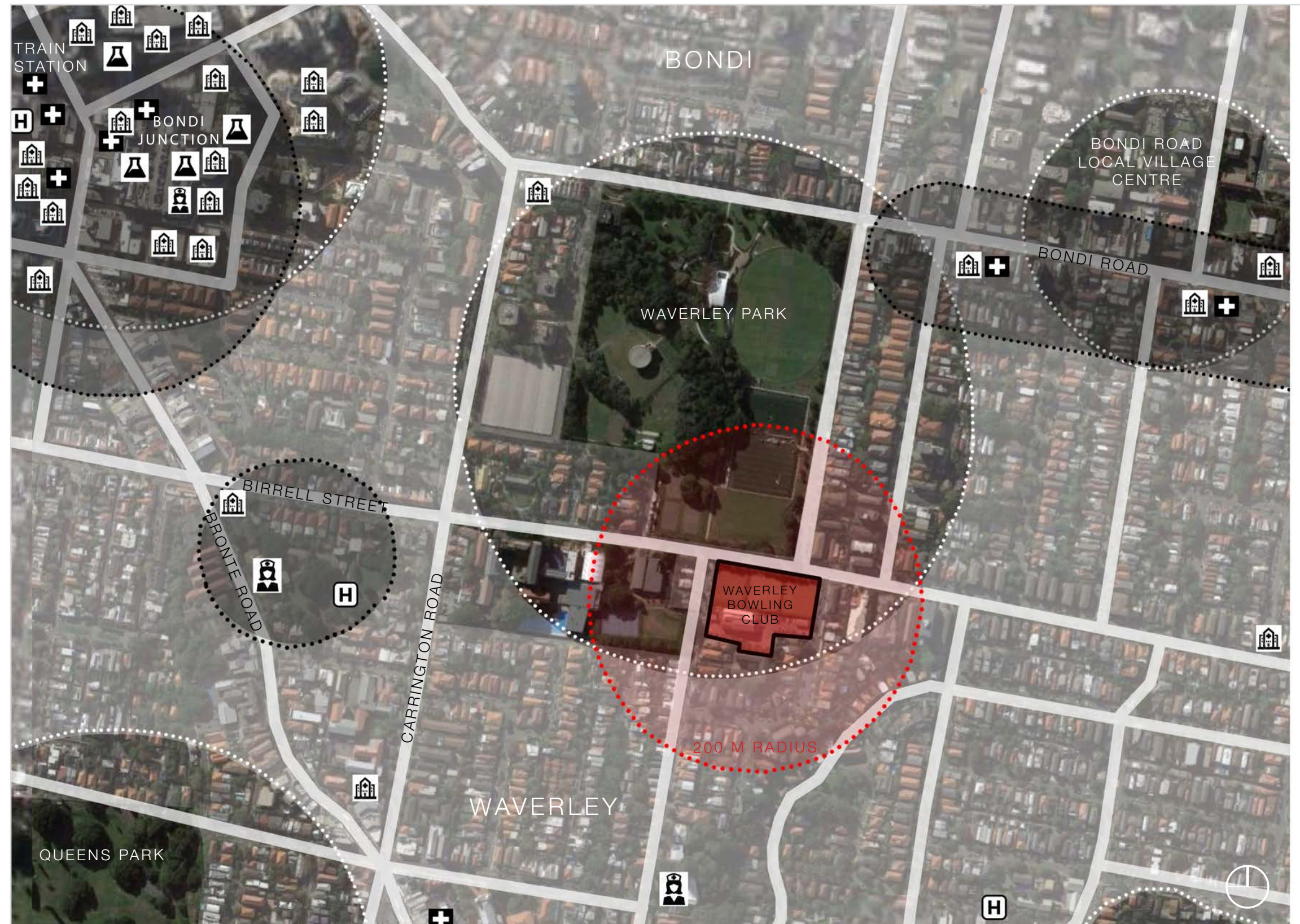
Altona Nursing Home
Edina Nursing Home
Hardy Nursing Home Group

Pharmacies

Chemist Warehouse
Priceline Pharmacy
Bell Pharmacy

Medical Laboratory

Southern Radiology
Sydney X Ray Bondi Junction
Spectrum Medical Imaging Bondi Junction



1.5 Surrounding Context

The built environment surrounding Waverley Bowling Club consists of a mixture of single storey houses, one and two storey terraces and larger, high rise, apartment blocks. The natural environment surrounding this is Waverley Park, located directly north of the site.

1. Birrell Street

Along the site frontage and being of particular interest, is Birrell Street, a collector road that runs in an east-west direction to the north of the site. One lane in each direction, other than certain sections where no parking restrictions allow for two lanes of traffic, this roadway forms a strong spine with the commuting public and school-related traffic in the morning and afternoon peak periods.

2. Waverley College

Waverley College is located on the corner of Birrell Street, with Carrington Street to the west and Henrietta Street to the east. The senior school campus has a library, science and specialist areas, computer rooms, a large gymnasium, tennis courts, cricket nets, and a Performing Arts Centre to cater for all aspects of music and drama. It also has an Olympic-sized swimming pool.

The second campus, Waterford, on Henrietta Street, houses the junior school, the pre-school and a theatre. Playing fields are located at nearby Queens Park.

3. Waverley Park

Waverley Park is bordered by Bondi Road to the north, Park Parade to the west and Birrell Street to the south. The Park is 10.21 hectares in size, being the second largest park, behind Bondi Park. Along with informal recreation space and pedestrian pathways which form part of the wider Green-Links walking network, the Park provides more formalised sporting and recreational areas, including the Oval with its grandstand and turf cricket pitch, the new synthetic turf field and a smaller-sized field suitable for training or small sized games. Other areas include 4 netball courts, a Bocce court, 2 public synthetic cricket nets, a treed hillside with glimpses of the ocean and the Memorial Gardens.



Site & Context Analysis

The Margaret Whitlam Recreation Centre, also known as Waverley Park Pavilion, is located on the western side of the Park and is closer to the Bondi Road end. The recreation centre features a grandstand, an indoor sports court and changing rooms, club rooms, community room and kitchen, and a café overlooking Waverley Oval to the sea.

The Park therefore forms a major recreational attribute within the vicinity of the site for community benefit.



1.0



Elevation across Waverley Park
Not to scale (Context is just indicative)

The subject site in the context of the park



View across Waverley Park towards the site.

1.5.2 Birrell Street Buildings Height



View from Dickson Street to Langlee Avenue



3 STOREY



8 STOREY



4 STOREY



4 STOREY



4 STOREY



4 STOREY

View from Henrietta Street to Waverley College (Carrington Road)



1 STOREY



2 STOREY



5 STOREY



4 STOREY



5 STOREY



5 STOREY

1.5.3 Birrell Street Elevation
Not to scale (Context is indicative)



1.6 Site Details & Existing Structures

The subject site is located at 163 Birrell Street, Waverley, and is legally described as Lot 2 in DP1114418, Lot 1 in DP966387 and Lot 301 on DP111442.

The site has frontage to Birrell Street to the north, Langlee Avenue to the east and Henrietta Street to the west.

Residential properties adjoin the site to the south.

Waverley Park is located opposite the site, on the northern side of Birrell Street.

The site is currently occupied by a two storey clubhouse building which accommodates general restaurant and bistro areas, meeting spaces and ancillary spaces associated with the functioning of the club. There are also a number of ancillary structures, including an Optus substation, located within an existing brick building, on the eastern side of the site, adjacent the driveway from Langlee Avenue, and a weatherboard shed located on the western side of the site, off Henrietta Street. There is also a weatherboard shed abutting the southern boundary and the existing car parking area is generally positioned on the southern side of the site behind the bowling greens and club house.

The buildings, particularly the club house, are in a run-down condition and require on-going maintenance.

Vehicular access is via Langlee Avenue only, despite there also being an opening to Henrietta Street.

Vegetation on the site is reasonably limited with planting predominantly around the periphery, along with northern and southern boundaries.

Lot 2 / DP1114418
Area 3475.04 m²
Dimensions 90m x 39m
Lot 1 / DP966387
Area 601.04 m²
Dimensions 95m x 48m
Lot 301 / DP1114421
Area 2811.3 m²
Dimensions 70m x 40m

AREA TOTAL 1.087 ha
PERIMETER 884 m



1.7 Existing Uses

The site currently accommodates the Waverley Bowling Club. With three bowling greens and a spacious alfresco dining area, “Waverley Bowlo” offers recreational bowling experiences for the existing bowling membership for weekly competitions, as well as more informal events such as barefoot bowls over the weekends. In either circumstance, this provides a community gathering space for recreational and social groups.



● Club

● Bowling Greens

● Substation / Phone Services

● Car Parking

● Vegetation

1.8 History of the site/ Heritage

The site is listed as a heritage item pursuant to the Waverley Local Environmental Plan 2012 (WLEP). The heritage inventory sheet, which may be found on the NSW Heritage database, states as follows with respect to the site:

Waverley Bowling Club was originally located in Waverley Street, south of Oxford Street, the site was later bounded by the Coronet Picture Theatre and to the east by the Grace Brothers Department Store. The original clubhouse was design by architect Oliver Harley and the official opening was on 2 September 1893.

The bowling club was considered the largest and best equipped clubhouse in connection with bowls in Australia. In 1894, a tennis court was opened at that site but later removed again. To overcome a financial crisis, one of the first poker machines was installed at the club.

Due to rising land values the Club was relocated to the site of the former St Gabriel's Anglican Girls School in Birrell Street in the 1960s. St Gabriel's was originally established in 'Waverley House', a mansion owned by the Craven family in Birrell Street, opposite Waverley Park.

In 1914, the school expanded into the adjacent residence, 'Glenburine' previously owned by John Macpherson. These grand Italianate residences and further construction by the School were removed to accommodate the relocated bowling club.

Waverley Bowling Club clubhouse is an example of a post war Modernist design utilising simple flat roofed forms of rendered walling with punched openings set below projecting slab awnings. Strong horizontal emphasis is provided by a continuous colonnade and frieze line acting as a screen to the ground floor. This element links a shallow pitched roof building to the eastern side of the clubhouse.

The interior of the Waverley Bowling Club clubhouse retains an extensive collection of club trophies, honour boards and other memorabilia. The site includes extensive curtilage, including three bowling green (archaeological potential) a fine sandstone retaining wall on the north-western corner and a weatherboard outbuilding.



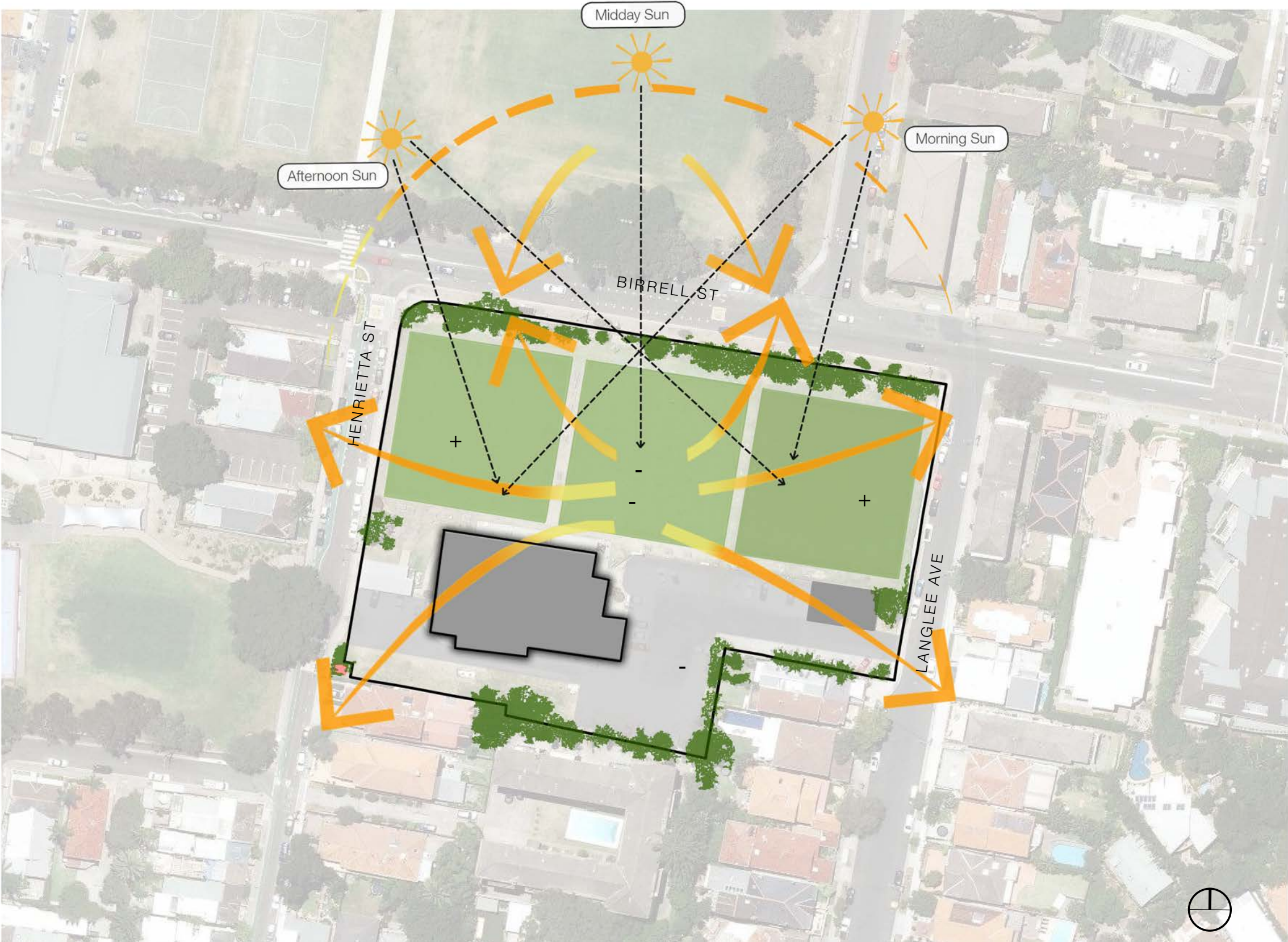
||| Retaining Wall / Heritage

Statement of Heritage Significance
The Waverley Bowling Club clubhouse is a notable and rare example of Post War Modernist style, employed for a sporting institution of great local historic significance. It is also a good example of architecture and curtilage and contains significant moveable items (i.e. Art deco notice boards, war memorial (bronze) Boer War rifle.

1.9 Solar Analysis

By reducing building heights in the central and southern sections of the site and locating the taller buildings along the eastern and western boundaries, commensurate with the scale of buildings beyond the site in each direction, this will ensure that internal and external amenity is maintained.

The site benefits from a substantial north-facing aspect along its primary frontage. This provides a significant opportunity in design.



1.10 Traffic Flow

The site has access via a driveway on Langlee Avenue and a driveway on Henrietta Street, although the driveway on the latter is not used. Both of these driveways are located adjacent to the southern site boundary, approximately 50m and 70m to the south of Birrell Street, respectively. No direct vehicular access is provided onto Birrell Street.

Birrell Street is a Collector Road that runs in an east-west direction along the northern boundary of the site and carries approximately 10,000 vehicles per day (vpd). It is posted as a 50 km/hr speed zone, but is subject to a 40 km/h School Zone speed limit past Waverley College during the relevant times.

Henrietta Street is a local road that runs in a north-south direction. It is subject to a 40 km/hr School Zone speed limit past Waverley College and is estimated to carry in the order of 2,000 vpd. Langlee Avenue is a local two-way street that is posted as a 50 km/hr speed zone. It is estimated to carry in the order of 1,000 - 2,000 vpd.

The traffic results indicate that the first intersection currently operates acceptably during the PM peak period from a capacity perspective, but that the second intersection is operating near capacity as a results of delays experienced by traffic turning right from Langlee Avenue onto Birrell Street, which must wait for an acceptable concurrent gap in the east bound and westbound streams of traffic traversing Birrell Street. This is also a problem in the AM peak based on observations, when queuing of westbound traffic on Birrell Street periodically extend back through the Langlee Avenue intersection.

While this critical movement determines the intersection performance generally, it is noteworthy that delays associated with other movements are generally satisfactory.

●

 Driveways

○

 Key intersections

—

 Boundary Site

- -

 Collector road

- -

 Local road



02 Planning Framework

Current planning controls that address the future development, operation and performance of the site and its immediate context

2.1 Environmental Planning & Assessment Act 1979

Aside from the provisions relating to site compatibility certificates, the following is noteworthy:

- section 79(C) will apply to the assessment of any future development application
- the proposal is not one for integrated development in accordance with section 91,
- section 95F relating to planning agreements may be relied upon as part of the development application process, having regard for the proposed works at BG&DC.

A Plan for Growing Sydney

A Plan for Growing Sydney currently provides the most relevant strategic planning direction for councils across NSW, including for the Waverley local government area.

The site is located in the Central District and therefore covered by that relevant plan.

Some of the key attributes of the draft plan are:

- 30-minute access to jobs:- the proposed development would provide employment generating activity as a result of the use, in the district, where 40% of the population are employed in population-servicing sectors or health and education. This will be underpinned by the location of the site which is in close proximity to a variety of public transport options to access the site.
- Job targets:- the baseline target for Bondi Junction, as a District Centre, is 17,000 jobs. The employment generation that will be associated with this site in terms of both day-to-day and assisted living care, will assist to achieve this target. This will be driven by health care standards that dictate care ratios.

Most importantly, however, is the livability framework, which requires healthy livable places that demonstrate:

- housing choice by supporting affordable and appropriate housing for all
- urban design excellence by delivering high quality design that supports community safety, health and well-being and enhances community assets and character
- sense of belonging and local identity by creating great places that are socially inclusive and promote respect and feelings of belonging
- social infrastructure provision by promoting an integrated approach to social infrastructure that includes health care, education, fresh food access, public open spaces and other community/cultural facilities
- diversity of job opportunities by providing access to a range of jobs and learning/skills development.

In terms of the age profile of the Central District and provides the following:

... Faster growth is however, expected for older age groups with slower growth expected among those in the younger age groups.

The greatest proportional growth is forecast in the 85+ age group, which is expected to increase by 102% from 2016 to 2036. The trend towards a significantly older population profile by 2036 is also evident by looking at the total growth of people over 65, which will account for around 28% of the District’s total population growth.

The rate of change is likely to be more modest in the Waverley local government area, when compared with the Central District, as follows:

- increase by 34% of people aged 65-84
- increased by 59% of people aged over 85.

The growth will, however, result in a need to strengthen housing diversity, opportunities for ageing in place, health network services and convenient access to day to day needs.

It is therefore quite apparent that an SSC of the nature proposed will provide a strong opportunity for the Waverley region to assist in affordable housing opportunities for people to age in a locality that they are familiar with, while being able to easily access day to day services.

The extent of the proposal, in terms of its size, will allow for the creation of a community within the development itself, being of a quantum of population that will allow for activity by residents, as well as establishing contact with the broader community. This will be by way of including the proposed childcare centre, as well as being proximate to local recreation spaces, such as Waverley Park, Waverley College and local shopping facilities.

These attributes will combine to create a socially inclusive community in the disciplines of health care and community facilities, while also providing job opportunities to service the development.

In particular the proposal will assist to provide for the local government area’s housing target of 1,250 dwellings. Livability Priority 2, in particular states that:

The best way to provide seniors housing and aged care is to co-locate them in places that have a mix of different uses and services, with good quality footpaths and pedestrian connections that make it easy for people to meet their day to day needs, health services and community and cultural facilities. These places also need adequate parking for in-home care visitation services.

The site is ideally situated for these purposes.

The SSC is therefore clearly consistent with the draft district plan and will assist to achieve housing targets where there will be strong demand (despite being moderate having regard to the Central District as a whole) for such purpose.

State Environmental Planning Policies

The following policies will be relevant to the SSC and future development application process.

State Environmental Planning Policy No. 55 (Remediation of Land)	The purpose is to ensure that land which may have been previously used for a contaminating activity is investigated to demonstrate that the future use is fit for purpose.	Consideration of contaminating assessment can be undertaken at the development application stage.
State Environmental Planning Policy No 65 (Residential Quality of Residential Apartment Development)	This policy provides the design expectations for a proposal and how high quality residential design is achieved in apartment buildings. While the use is not classed as a residential flat building, it is considered that SEPP 65 (and the accompanying ADG) would provide the most suitable guidance to achieve high quality design outcomes.	The design scheme prepared for the SCC process has taken account of the principles of the ADG, which would be further refined as part of any future development application.
State Environmental Planning Policy (BASIX) 2004	The BASIX SEPP provides requirements for considering the environmental performance of a residential building.	The relevant BASIX certificates would accompany any future development application.
State Environmental Planning Policy (Infrastructure) 2007	<p>The proposal would be subject to Clause 101 as Development with frontage to a classified road and provides a range of matters that the consent authority must consider, including the following:</p> <ul style="list-style-type: none">• whether access other than access from a classified road is provided• whether the operation of the classified road will be affected by the development in terms of vehicular access, smoke or dust and nature, volume and frequency of vehicle movements,• consideration of whether the type of development will be adversely affected in terms of noise, emissions etc.	Birrell Street is an unclassified regional road, therefore not specifically subject to the terms of the SEPP. However, the DPE and/or Council may elect to refer the proposal for comment.

The SEPP (Seniors Living) is considered in further detail below.

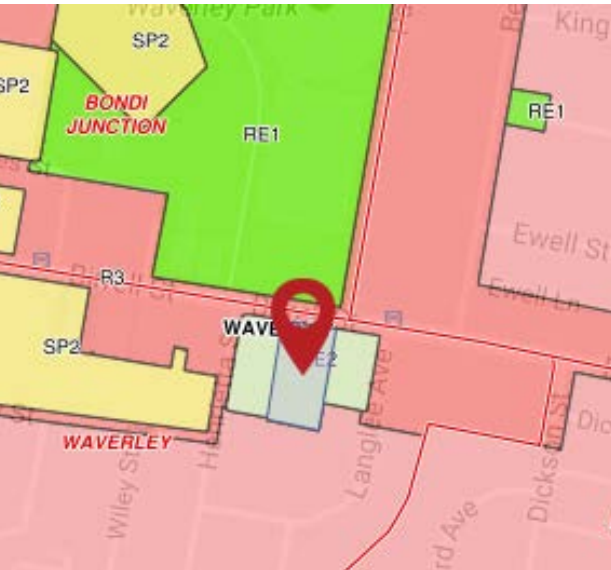
Clause	Content of Clause	Comment
2 Aims of Policy	<ul style="list-style-type: none">increase the supply and diversity of dwellings to meet the needs of seniors and those with a disabilitymake efficient use of existing infrastructurebe of good design	The proposed use of the land will achieve these aims.
8 Seniors	Seniors are defined as: (a) <i>people aged 55 or more years,</i> (b) <i>people who are resident at a facility at which residential care (within the meaning of the Aged Care Act 1997 of the Commonwealth) is provided,</i> (c) <i>people who have been assessed as being eligible to occupy housing for aged persons provided by a social housing provider.</i>	The SCC acknowledges this definition and is the basis on which the application is made.
10 Seniors Housing	Seniors housing includes: (a) a residential care facility, or (b) a hostel, or (c) a group of self-contained dwellings, or (d) a combination of these, but does not include a hospital.	The proposal seeks to include a combination of a residential care facility and self-contained dwellings.
11 Residential care facilities	In this Policy, a residential care facility is residential accommodation for seniors or people with a disability that includes: (a) meals and cleaning services, and (b) personal care or nursing care, or both, and (c) appropriate staffing, furniture, furnishings and equipment for the provision of that accommodation and care, not being a dwelling, hostel, hospital or psychiatric facility	The design of the proposal complies with this definition.
13 Self contained dwellings	In this Policy, a self-contained dwelling is a dwelling or part of a building (other than a hostel), whether attached to another dwelling or not, housing seniors or people with a disability, where private facilities for significant cooking, sleeping and washing are included in the dwelling or part of the building, but where clothes washing facilities or other facilities for use in connection with the dwelling or part of the building may be provided on a shared basis.	The design of the proposal complies with this definition
16 Development consent required		In this case, the consent authority will be Waverley Council.
23 Development on land use for the purposes of an existing registered club	This requires appropriate measures to separate club activities from residential areas to avoid conflict.	Noted; this will form part of the development application.

As detailed previously, this proposal is subject to an SCC and has addressed the Design Principles set out Division 2 of Part 3.

Part 4 (clause 40) provides development standards and requires that the site has an area of more than 1,000m2 and has a frontage of greater than 20m. The site complies on both of these aspects. Therefore, the development standards are achieved and no exemption need be sought.

The site is not land that is classified as Environmentally Sensitive Land in accordance with Schedule 1.

2.2 Local Environmental Plan Analysis



RE2 Zone RE2 - Private Recreation

Land Zoning

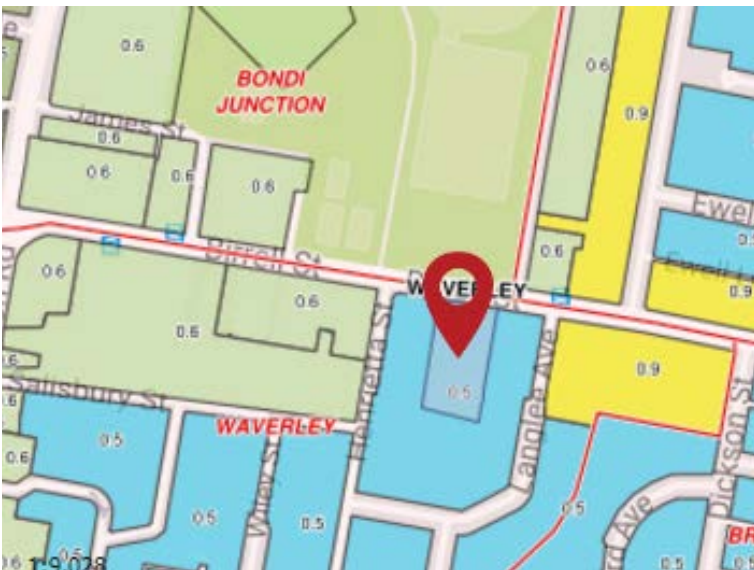
Objectives of zone are as follows:

- (a) To enable land to be used for private open space or recreational purposes.
- (b) To provide a range of recreational settings and activities and compatible land uses.
- (c) To protect and enhance the natural environment for recreational purposes.

Permitted without consent
Nil

Permitted with consent
Building identification signs; Business identification signs; Child care centres; Community facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Information and education facilities; Kiosks; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Respite day care centres; Roads

Prohibited
Any development not specified in item 2 or 3



D D-0.5 Ratio: Range [0.50-0.54]

Floor Space Ratio

The objectives of this clause are as follows:

- (a) to ensure sufficient floor space can be accommodated within the Bondi Junction Centre to meet foreseeable future needs,
- (b) to provide an appropriate correlation between maximum building heights and density controls,
- (c) to ensure that buildings are compatible with the bulk, scale, streetscape and existing character of the locality,
- (d) to establish limitations on the overall scale of development to preserve the environmental amenity of neighbouring properties and minimise the adverse impacts on the amenity of the locality.

The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map.



I I-8.5 m: Range 8.0-8.9

Height Of Buildings

The objectives of this clause are as follows:

- (a) to establish limits on the overall height of development to preserve the environmental amenity of neighbouring properties,
- (b) to increase development capacity within the Bondi Junction Centre to accommodate future retail and commercial floor space growth,
- (c) to accommodate taller buildings on land in Zone B3 Commercial Core of the Bondi Junction Centre and provide an appropriate transition in building heights surrounding that land,
- (d) to ensure that buildings are compatible with the height, bulk and scale of the existing character of the locality and positively complement and contribute to the physical definition of the street network and public space.

The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.



I Item - General: Post War Modernist Style Waverley Bowling Club

Heritage

The objectives of this clause are as follows:

- (a) to conserve the environmental heritage of Waverley,
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,
- (c) to conserve archaeological sites,
- (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.

Requirement for consent
Development consent is required for any of the following:

- (a) demolishing or moving any of the following or altering the exterior of any of the following (i) a heritage item, (ii) an Aboriginal object, (iii) a building, work, relic or tree within a heritage conservation area,
- (b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item
- (c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed.

03 Likely Future Uses of Land

Current provisions that the zoning allows for and other alternative uses

What uses do the current zoning provisions allow for?

The site has limited opportunity in terms of the current permissible uses of the land, particularly those that would be economically viable, having regard to the context of the site.

While the economic viability of a proposal is not a planning consideration, the actual viability must be factored in as to how reasonable it would be that a land use would proceed, having regard to such conditions. This must also be factored in, having regard to the zoning of the land.

Under the current zoning provisions, the permitted uses that would likely be feasible would be:

- a child care centre,
- community facilities,
- an information or education facility,
- an indoor or outdoor recreation facility,
- a registered club, or
- a respite day care centre.

The site is a substantial size, at 10,000m²; therefore, it is likely that these types of uses would operate in conjunction with each other in some form, as opposed to one individual use occupying the entire landholding.

While these individual uses have not been tested in the market place, we would make the following comments:

- An indoor or outdoor recreation facility (and particularly an indoor facility, such as a gymnasium) has the potential to result in a significant amount of traffic generation which would likely result in significant impacts on the local road network (Henrietta/Langlee) immediately surrounding the site. This is likely to occur across peak periods during the day, but particularly the am and pm weekday peak periods, which would conflict with general peak hour traffic and school pick up and drop off times, all of which would create additional undue pressure on the local road network, as well as the intersections with Birrell Street.

Therefore, from a traffic generation and congestion perspective, these uses are unlikely to be an acceptable use for this site.

- It is unlikely that a community centre could be funded on the entirety of the site. Further, and without speaking on behalf of the Council, discussions have been undertaken with Council staff regarding the future use of this site and there has been no indication that the Council would look to pursue a public community facility, within their current budget constraints.

- An information or education facility is likely to have a significant impact on traffic flow, similar to that which may be generated by a recreation facility and, likely commensurate with the impact experienced from Waverley College.

Again, it is considered that the traffic impacts associated with such a use would result in an inappropriate alternative outcome for this site, having regard to the surrounding street network.

Aside from the above, a registered club, in a much smaller form, is incorporated into the proposal. ESLCL has not sought to increase the club facilities due to the potential impact that this may have on neighbouring properties, not only in terms of traffic generation, but also potential noise impacts.

The provision of facilities in association with a registered club (such as the current bowling club) is to form part of a consolidated community facility precinct which is to be relocated to North Bondi Golf Club, as discussed previously. That will include the current use of bowling greens.

A childcare centre is proposed as part of the SCC, albeit that it is a permitted use on the site. The scale of the centre is appropriate for the location and small by comparison, in terms of impact, to other uses that may occupy the site. This is particularly true in the case of potential traffic generation. The proposed 90-place centre will be appropriate in terms of traffic generation and not compromise the amenity of the immediate locality.

Therefore, of the permitted uses, it is unlikely that one use would be economically viable on the site. If a combination of uses were to be undertaken, cumulatively, these would potentially result in adverse impacts, particularly in terms of traffic generation and noise, on the immediate vicinity surrounding the site.

Further the consolidation of a community precinct for recreational purposes is a more practical outcome, particularly where existing facilities are struggling to maintain their economic viability.

What is the zoning of the adjoining land that could be relied upon for changes to zoning?

The land surrounding the site is zoned:

- Residential R2
- Residential R3
- SP2 Educational Establishment
- RE1 Public Recreation.

Educational and recreational uses have been addressed above, in terms of the current zoning provisions, albeit that there are some minor differences.

In terms of residential use, a previous planning proposal for the site included a large proportion of residential accommodation. The key issues with that proposal were associated with traffic generation, particularly peak hour generation associated with the residential component that would have been similar to adjacent land uses, particularly Waverley College. The outcome would have resulted in a potentially significant adverse impact on the surrounding road network.

Further, the scale and density of the development that would be required to ensure the economic viability of the proposal was significant and not achievable within the development standards, which limit the height to 8.5m and the floor space ratio to 0.5:1.

Therefore, to achieve a viable development outcome, an increase in these development standards would need to be supported.

The previous planning proposal raised significant concern about the development being significantly out of character in the surrounding context; being of excessive bulk and scale; resulting in an adverse impact on the surrounding street network; causing adverse on-street parking conditions; and simply being an overdevelopment of the site.

As such, residential development under the pressure of the current development standards would not result in an economically viable outcome that would likely be pursued for the site, unless such standards were significantly varied.

Therefore, of the adjoining zones, it is unlikely that there would be a form of development, having regard to the development standards that would be economically viable to enable redevelopment of the site.

What other alternatives are there?

The other alternative uses would be of a commercial or medical nature. To permit these would require the land to be rezoned, or provided with special purpose provisions through Schedule 1 of the LEP.

Given the heavy presence of retail and commercial operations within the vicinity of the site, being the regional complex of Westfield Bondi Junction, as well as the localised centres at Bondi Road, Charring Cross, and Bondi Beach, this site would not provide a suitable opportunity for significant retail and commercial facilities.

Further, the creation of a consolidated retail or commercial centre, may compromise the established retail hierarchy within the immediate vicinity of the site which would be a poor strategic planning outcome for local businesses and services. In particular, by creating a standalone precinct would likely be inconsistent with, or antipathetic to, the objectives of the zones for retail and commercial purposes.

Even if there were a demand for additional retail and commercial facilities that could be substantiated, the introduction of such use to the extent that the site area allows for, would likely result in a significant traffic impact on the local road network surrounding the site and be far more significant than other uses contemplated. To implement development of such scale, in a form that is economically viable would also likely result in a much greater proportion of car parking being required.

Therefore, a commercial or retail precinct is likely to result in adverse impacts on the immediate locality, as well as compromise the economic retail and commercial structure of Waverley, as a whole.

If a medical precinct were considered, such as a hospital, day-hospital or associated medical facilities, again, this would provide a sound community contribution, as well as being a positive employment generator for the locality.

However, the extent of traffic movements associated with such a use would be extremely high, if not excessive, in this location and not only place a material impact on the traffic generation surrounding the site, but also compromise the parking opportunities and traffic flow on the localised streets surrounding this.

Therefore, it is considered that the proposed use is more acceptable than many other opportunities that may present for the site.

04 Future Services & Infrastructure

Detailed context analysis related to health facilities and proposed services in order to demonstrate compliance with criteria of the SEPP

4.1 Existing Facilities

Hospitals
Uniting War Memorial Hospital
The Sydney Clinic

Healthcare Centre
Bondi Road Doctors
Dr. Marc Vic Medical Centre
Kevin H. Du-Val Clinic
Living Health Chiropractic Centre
The Physiotherapy Clinic
Bondi General Medical Center

Medical Nursing Home
Altona Nursing Home
Edina Nursing Home

Pharmacies
Chemist Warehouse
Priceline Pharmacy

Bank Services Provider
Australia Post Waverley LPO
Australia Post Bondi Road
Cashcard ATM / Suncorp Bank ATM
ANZ ATM Bondi Caltex
CBA ATM/ Citibank ATM

4.2 Future Facilities

Coffee shop
Convenience Store / News Agency
General Medical Practitioner

Community Services
400m Radius
Boundary Site
Public Transport
Bus Stops
Hospitals
Healthcare Centre
Medical Nursing Home
Pharmacies
Bank Service Provider
Shops / Commercial Services



05 Design Concept

Proposal must respond to the needs of seniors and the community reflecting their activities in an integrated development

Design Concept

5.1 Existing Site Plan

Ground Level
Scale 1:500

Waverley Park

Existing
Bowling Greens

HENRIETTA STREET

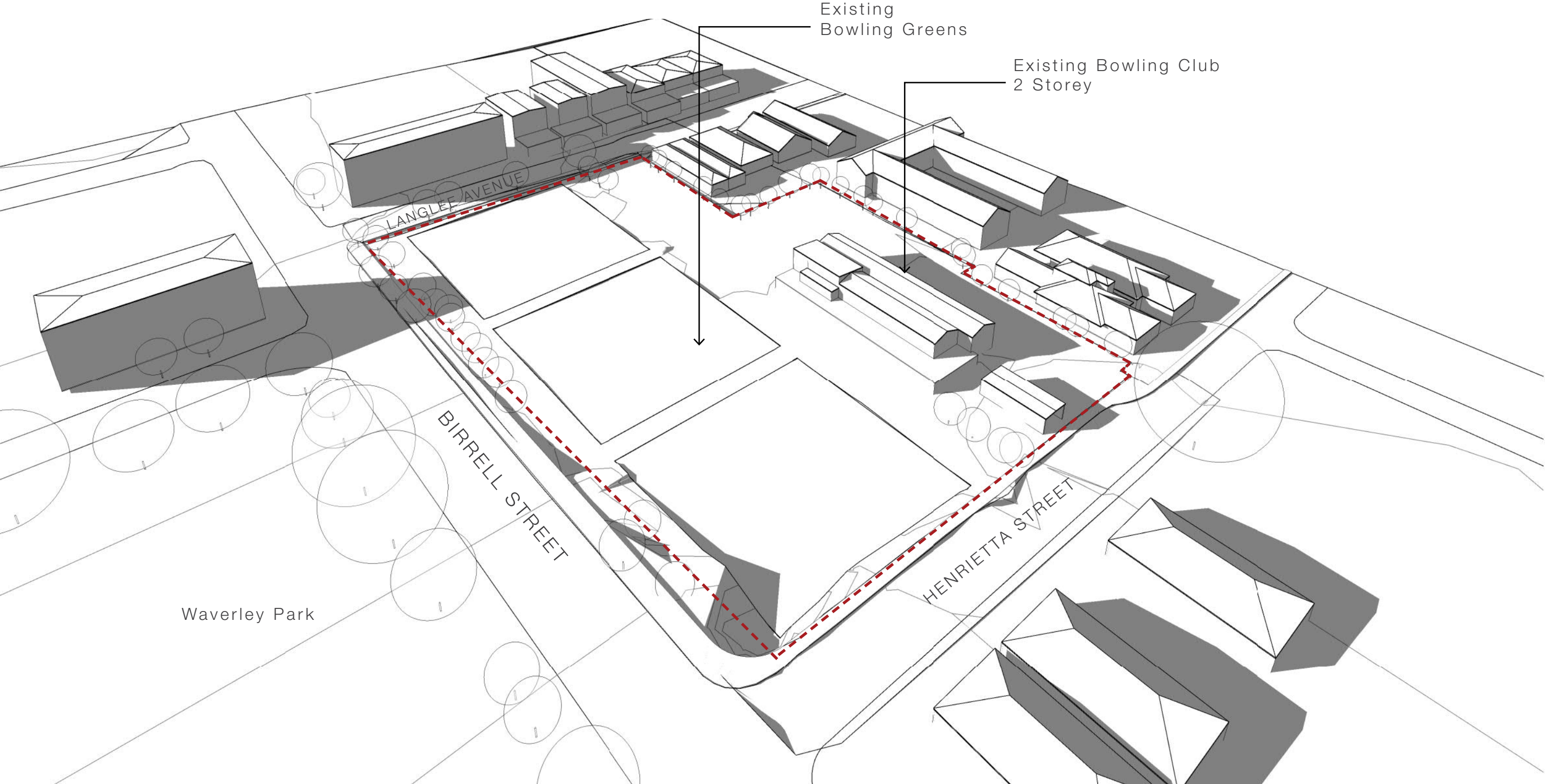
BIRRELL STREET

LANGLEE AVENUE



Existing Bowling Club
2 Storey

5.1.1 Existing massing



5.2 Plan Option 1

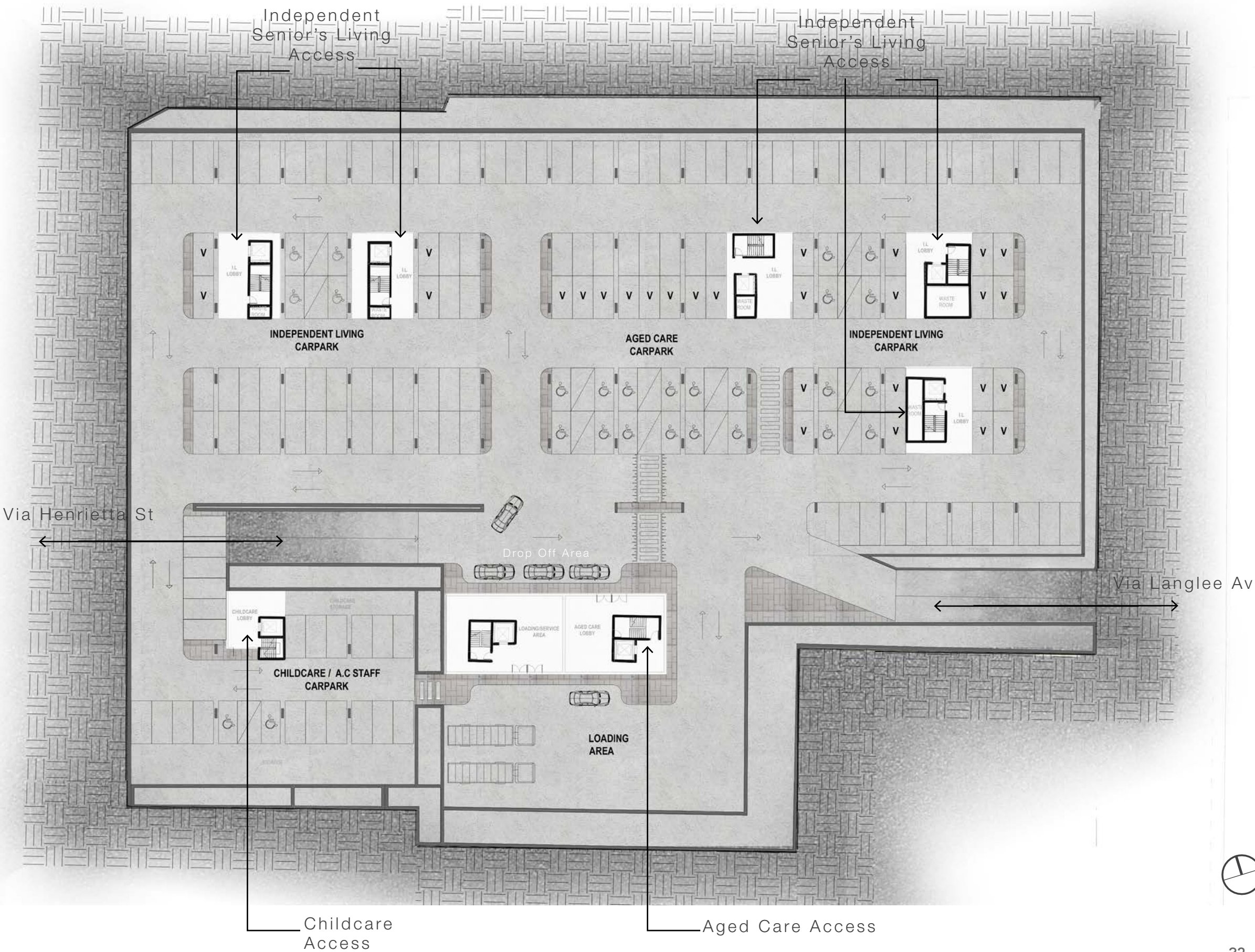
5.2.1 Basement Level
Scale 1.500

CAR PARKING SPACES

Independent Living
Resident 100 spaces
Visitor 24 spaces

Aged Care
Visitor 20 spaces
Staff 12 spaces
Drop off 3 spaces

Childcare
Staff 13 spaces
Drop off 9 spaces
(Ground level)



Design Concept

5.2.2 Plan Option 1

Ground Level
Scale 1.500

INDEPENDENT LIVING

117 units

AGED CARE

80 rooms

A x 7 Storey

1B x 1	7
2B x 3	21
3B x 1	7
TOTAL	35

B x 6 Storey

1B x 1	6
2B x 3	18
3B x 1	6
TOTAL	30

C x 4 Storey

2B x 3	12
3B x 1	4
TOTAL	16

D x 4 Storey

1B x 2	8
2B x 2	8
TOTAL	16

Register Club

Ground Level 4

E x 5 Storey

1B x 3	15
2B x 1	5
TOTAL	20

Aged Care x 4 Storey

1B X 11	11
1B X 23	69
TOTAL	80



Design Concept

5.2.3 Plan Option 1

Typical Level
Scale 1.500

INDEPENDENT LIVING

117 units

AGED CARE

80 rooms

A x 7 Storey

1B x 1	7
2B x 3	21
3B x 1	7
TOTAL	35

B x 6 Storey

1B x 1	6
2B x 3	18
3B x 1	6
TOTAL	30

C x 4 Storey

2B x 3	12
3B x 1	4
TOTAL	16

D x 4 Storey

1B x 2	8
2B x 2	8
TOTAL	16

Register Club

Ground Level 4

E x 5 Storey

1B x 3	15
2B x 1	5
TOTAL	20

Aged Care x 4 Storey

1B X 11	11
1B X 23	69
TOTAL	80



Design Concept

5.2.4 Area Diagram
Typical Level Option 1
Scale 1.500

INDEPENDENT LIVING
117 units
AGED CARE
80 rooms

A x 7 Storey
858 m2 (with balconies)
per level
TOTAL 4095 m2

B x 6 Storey
858 m2 per level
(with balconies)
TOTAL 3510 m2

C x 4 Storey
550 m2 (with balconies)
per level
TOTAL 2200 m2

D x 4 Storey
420 m2 (with balconies)
per level
TOTAL 2100 m2

E x 5 Storey
450 m2 (with balconies)
per level
TOTAL 2250 m2

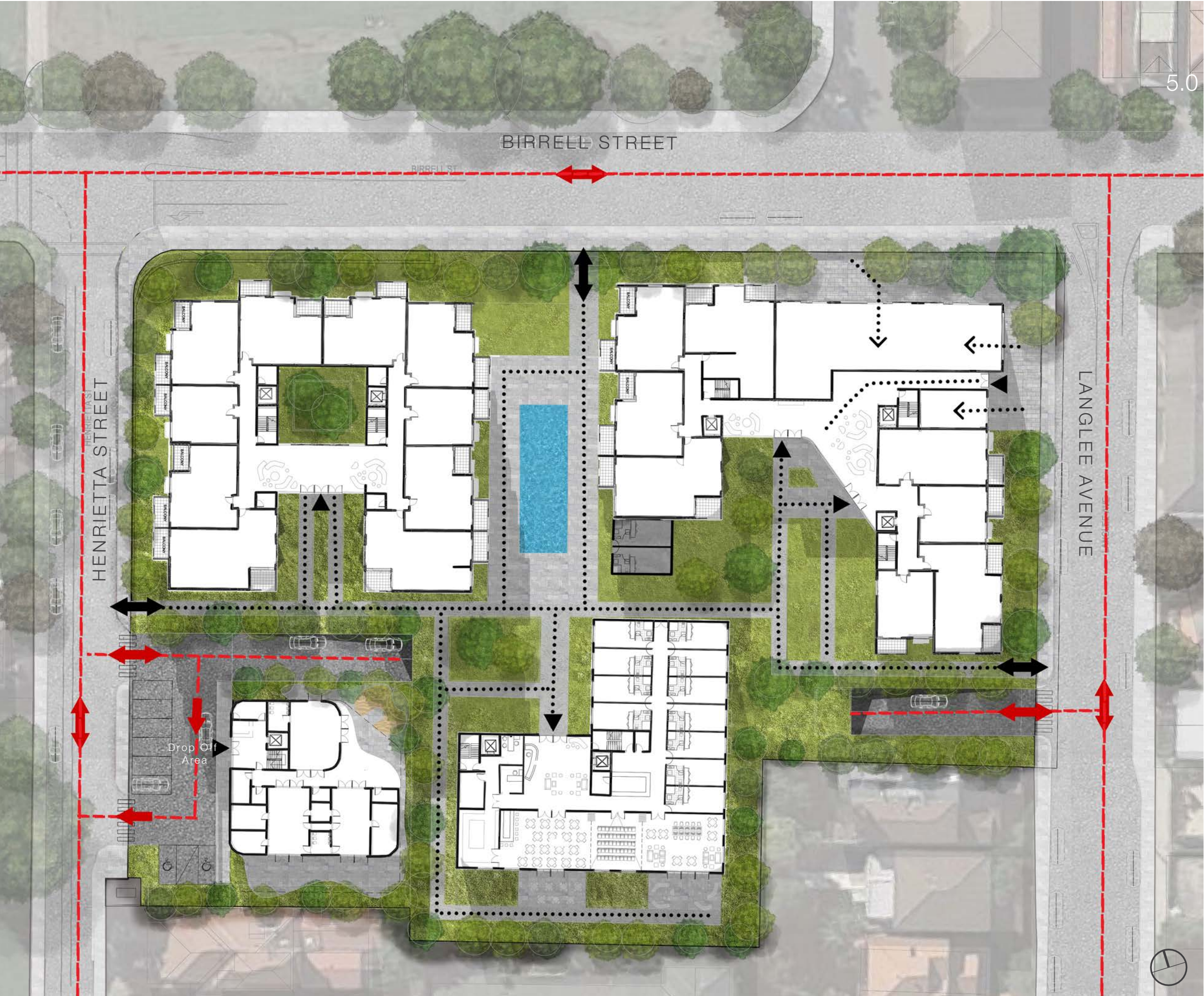
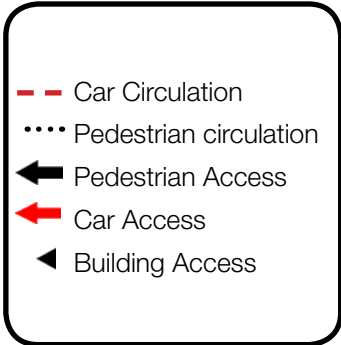
Aged Care x 4 Storey
800 m2 per level
TOTAL 3200 m2

Childcare x 2 Storey
430 m2 ground level
350 m2 upper level
TOTAL 780 m2



Design Concept

5.2.5 Circulation diagram
Typical Level Option 1
Scale 1.500



5.2.6 Circulation diagram
in context
Typical Level Option 1
Scale 1:1000



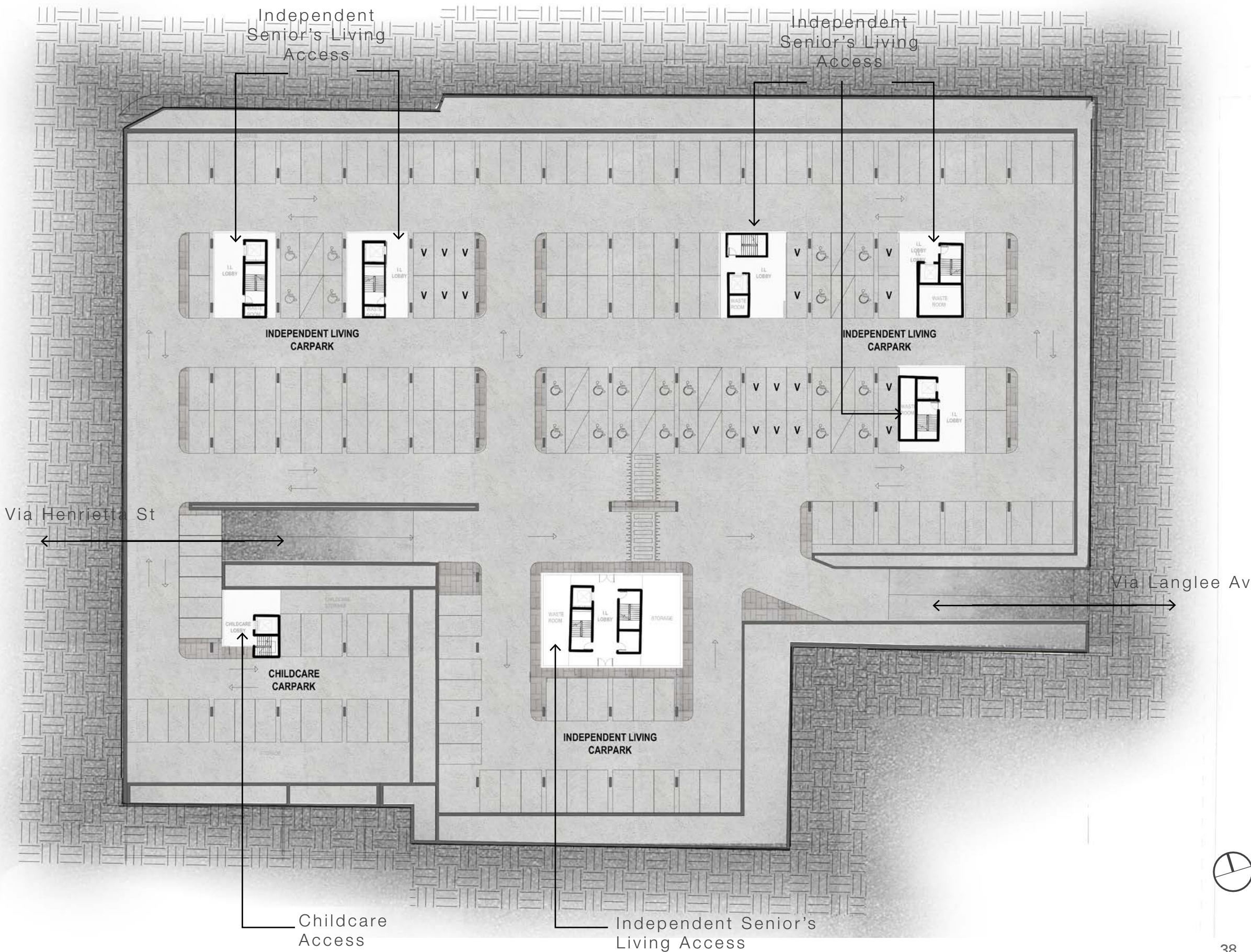
5.3 Plan Option 2

5.3.1 Basement Level
Scale 1.500

CAR PARKING SPACES

Independent Living
Resident 143 spaces
Visitor 30 spaces

Childcare
Staff 25 spaces
Drop off 9 spaces
(Ground level)



Design Concept

5.3.2 Plan Option 2

Ground Level

Scale 1.500

INDEPENDENT LIVING

135 units

A x 7 Storey

1B x 1	7
2B x 3	21
3B x 1	7
TOTAL	35

B x 6 Storey

1B x 1	6
2B x 3	18
3B x 1	6
TOTAL	30

C x 4 Storey

2B x 3	12
3B x 1	4
TOTAL	16

D x 4 Storey

1B x 2	8
2B x 2	8
3B x 0	0
TOTAL	16

Register Club

Ground Level	4
--------------	---

E x 5 Storey

1B x 3	15
2B x 1	5
3B x 0	0
TOTAL	20

F x 4 Storey

1B x 2	8
2B x 5	20
3B x 0	0
TOTAL	28



5.0

Scale 1.500

135 units

1B x 1	7
2B x 3	21
3B x 1	7
TOTAL	35

1B x 1	6
2B x 3	18
3B x 1	6
TOTAL	30

2B x 3	12
3B x 1	4
TOTAL	16

1B x 2	8
2B x 2	8
3B x 0	0
TOTAL	16

Ground Level	4
--------------	---

1B x 3	15
2B x 1	5
3B x 0	0
TOTAL	20

1B x 2	8
2B x 5	20
3B x 0	0
TOTAL	28



Design Concept

5.3.4 Area Diagram
Typical Level Option 2
Scale 1.500

INDEPENDENT LIVING
135 units

A x 7 Storey
858 m2 (with balconies)
per level
TOTAL 4095 m2

B x 6 Storey
858 m2 (with balconies)
per level
TOTAL 3510 m2

C x 4 Storey
550 m2 (with balconies)
per level
TOTAL 2200 m2

D x 4 Storey
420 m2 (with balconies)
per level
TOTAL 2100 m2

E x 5 Storey
450 m2 (with balconies)
per level
TOTAL 2250 m2

F x 4 Storey
790 m2 (with balconies)
per level
TOTAL 3160 m2

Childcare x 2 Storey
430 m2 ground level
350 m2 upper level
TOTAL 780 m2



Design Concept

5.3.5 Circulation diagram
Typical Level Option 2
Scale 1.500

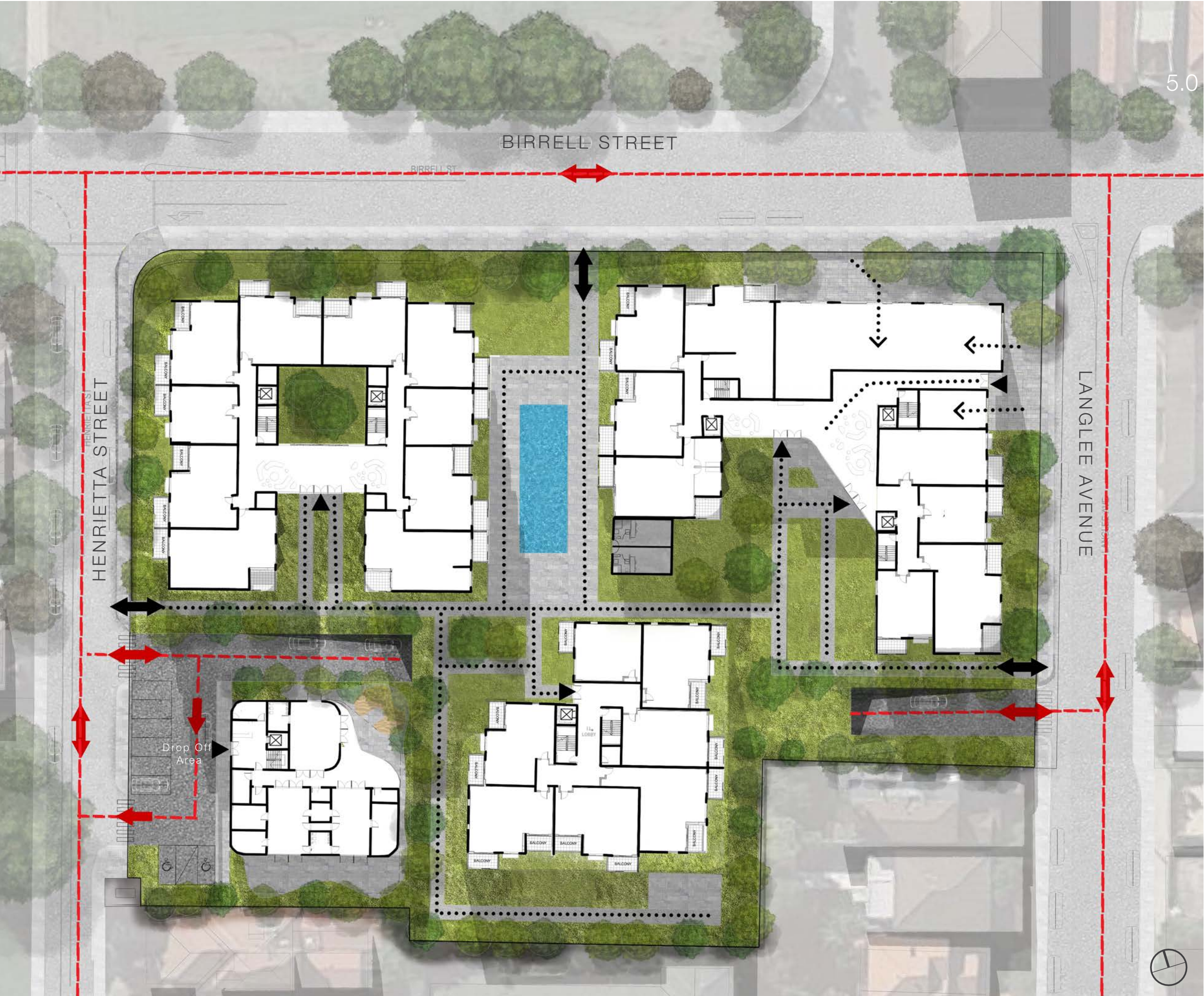
Car Circulation

Pedestrian circulation

Pedestrian Access

Car Access

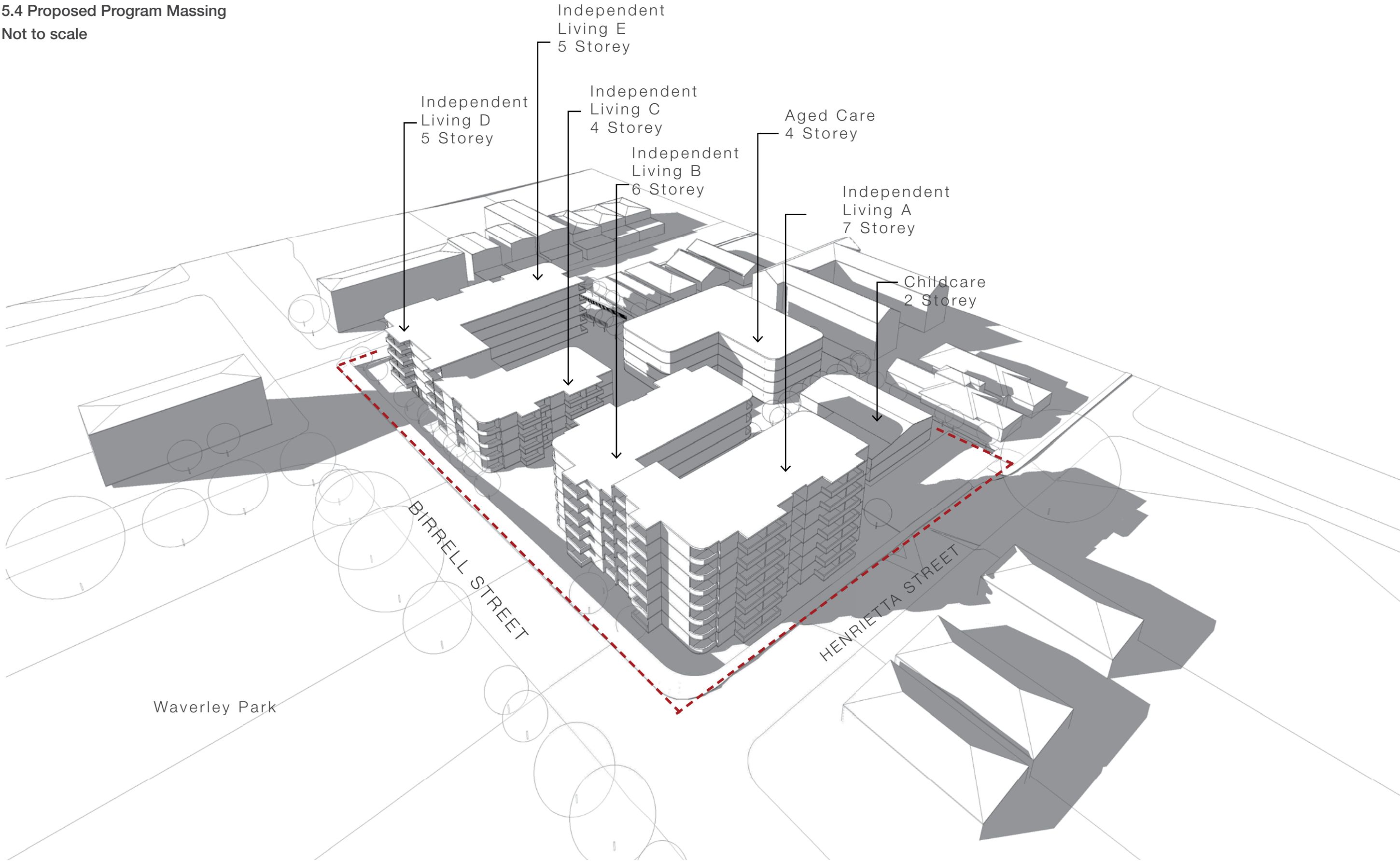
Building Access



5.3.6 Circulation diagram
in context
Typical Level Option 2
Scale 1:1000



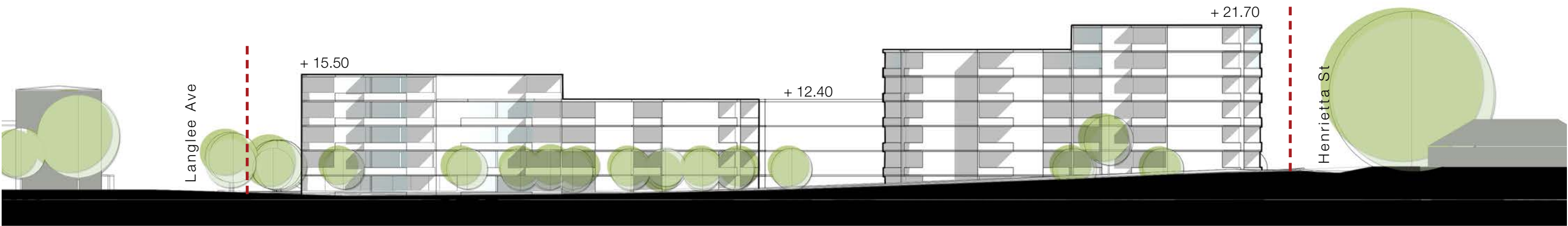
5.4 Proposed Program Massing
Not to scale



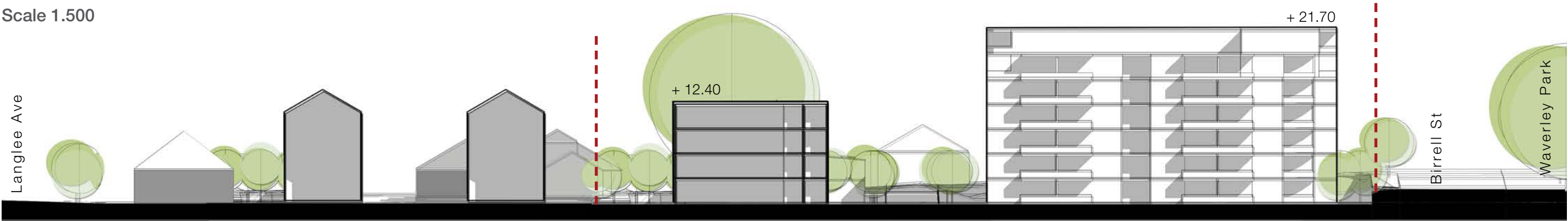
5.5 Proposed Elevations

5.5.1 Site Elevations

Proposed Birrell Street Elevation
Scale 1.500



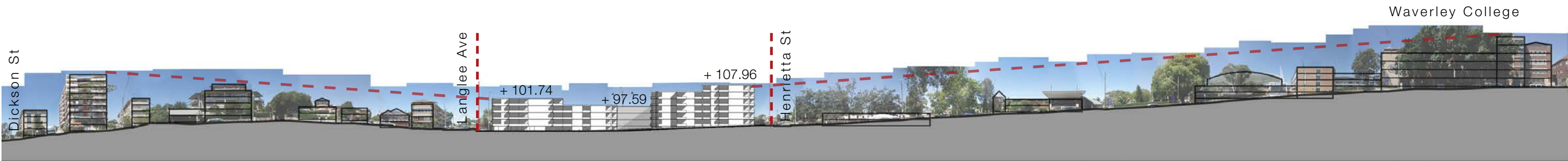
Proposed Langlee Avenue Elevation
Scale 1.500



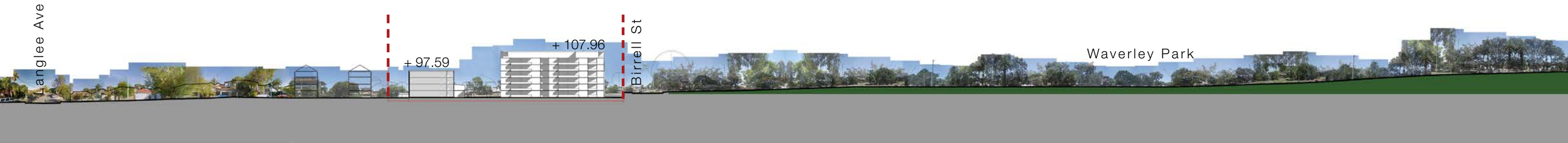
5.5 Proposed Elevations

5.5.2 Proposed Building Heights + Context
Not to scale (Context is just indicative)

Proposed Birrell Street Elevation



Proposed Waverley Park Elevation



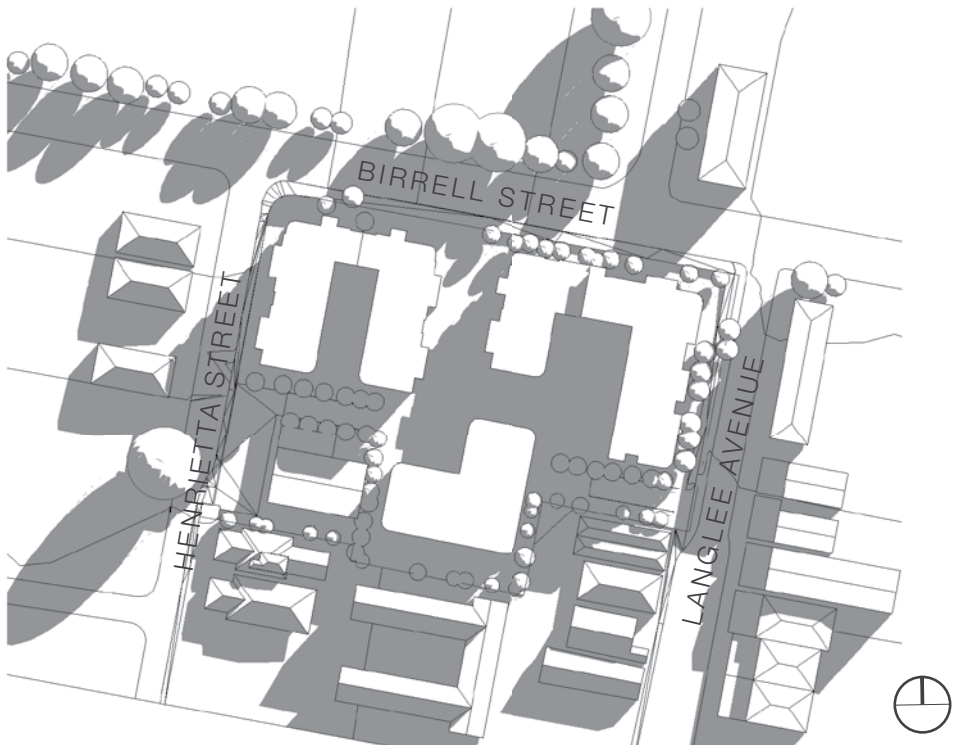
5.6 Proposed photomontage



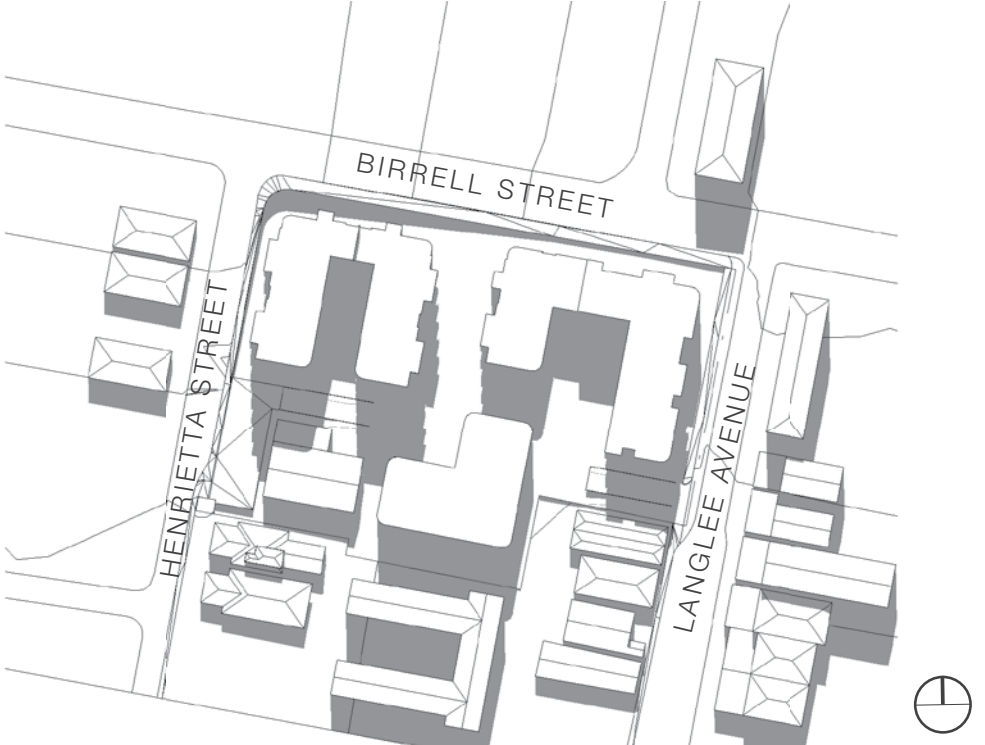
5.6 Proposed photomontage



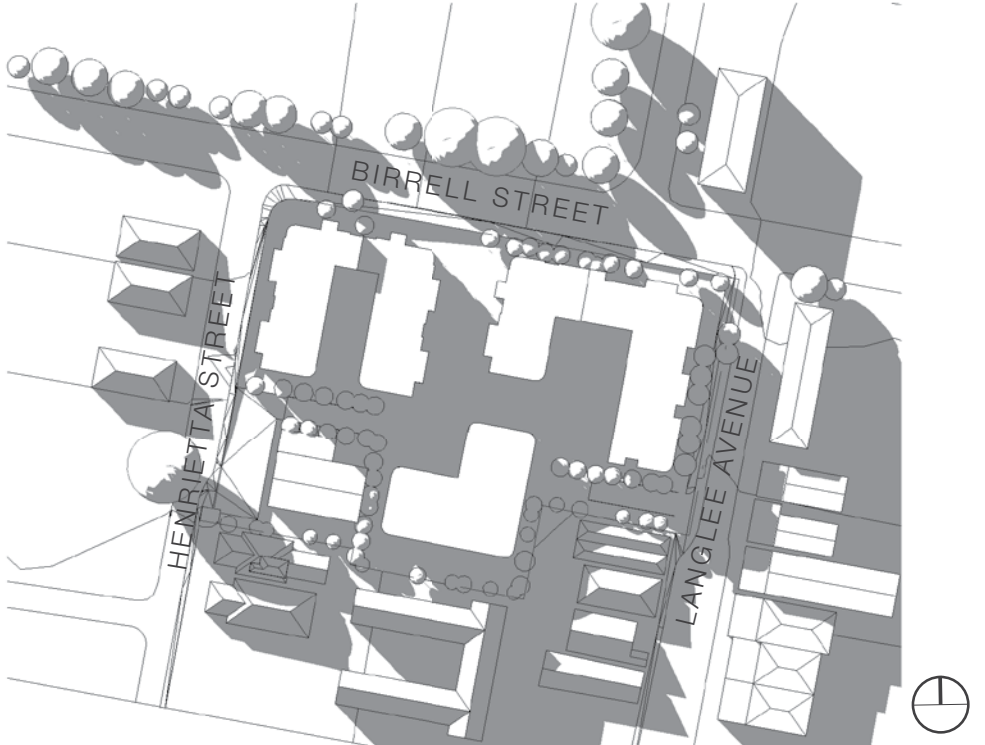
5.7 Shadow Diagrams



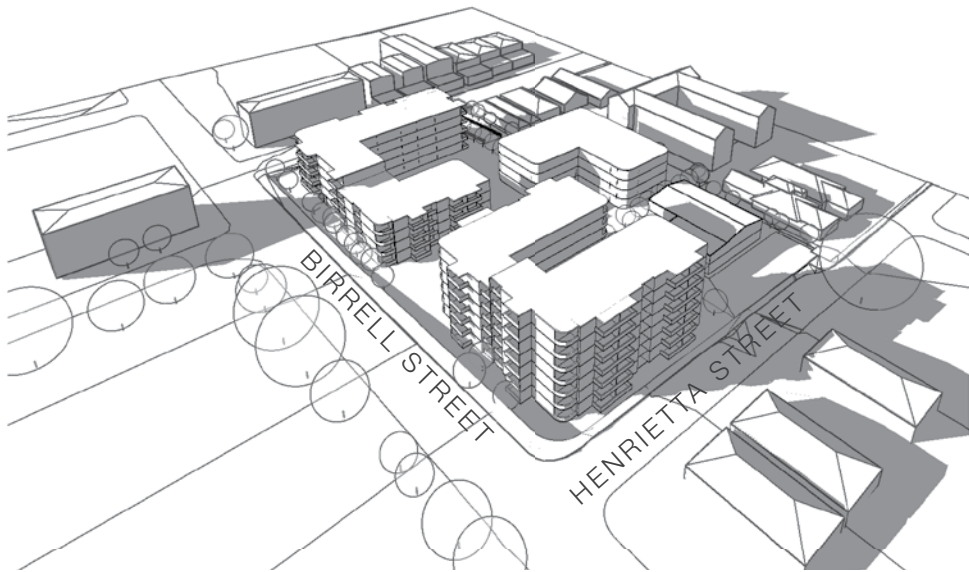
June 21st 9:00am



June 21st 12:00 pm



June 21st 3:00pm



June 21st 9:00am

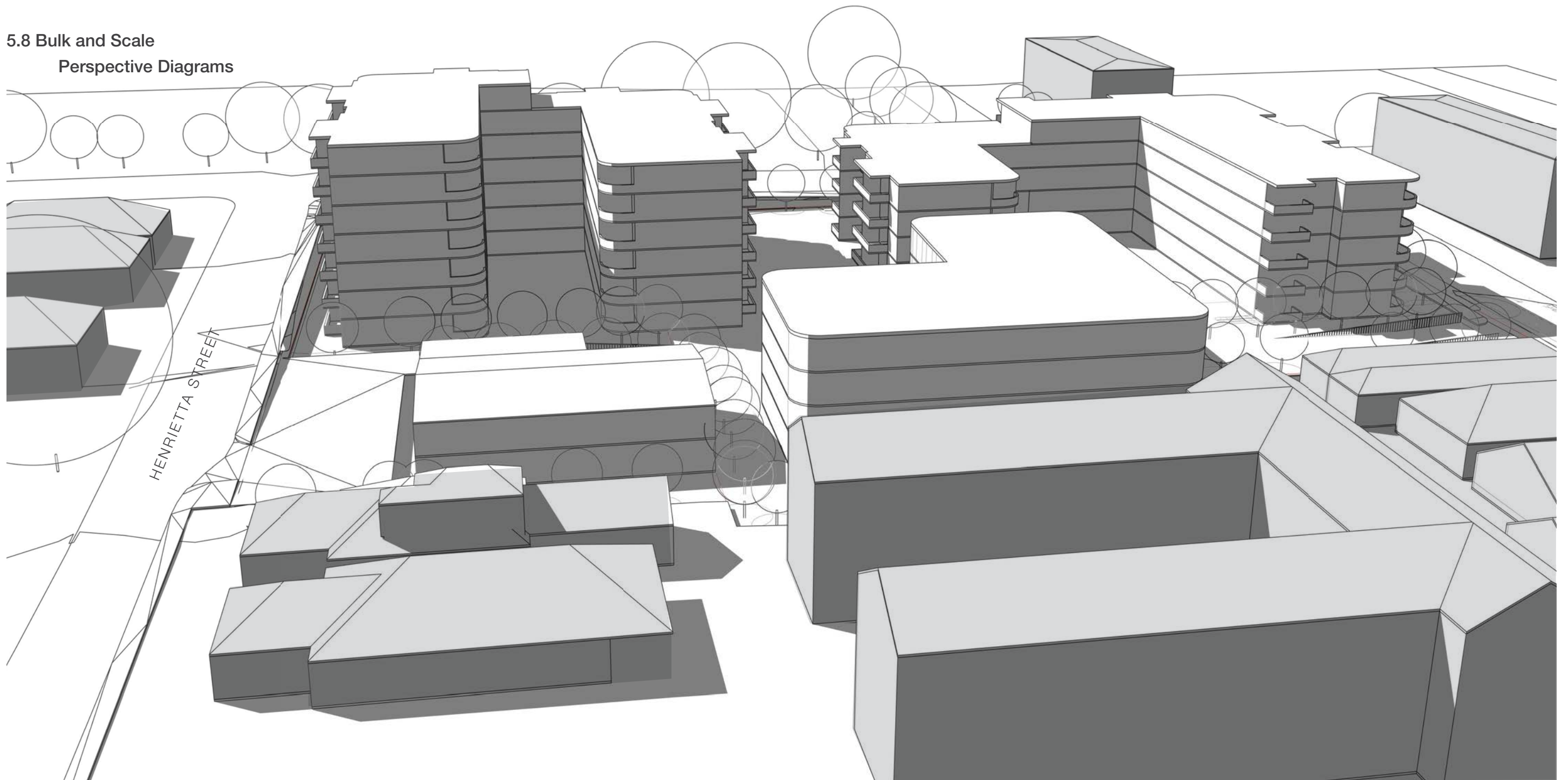


June 21st 12:00 pm

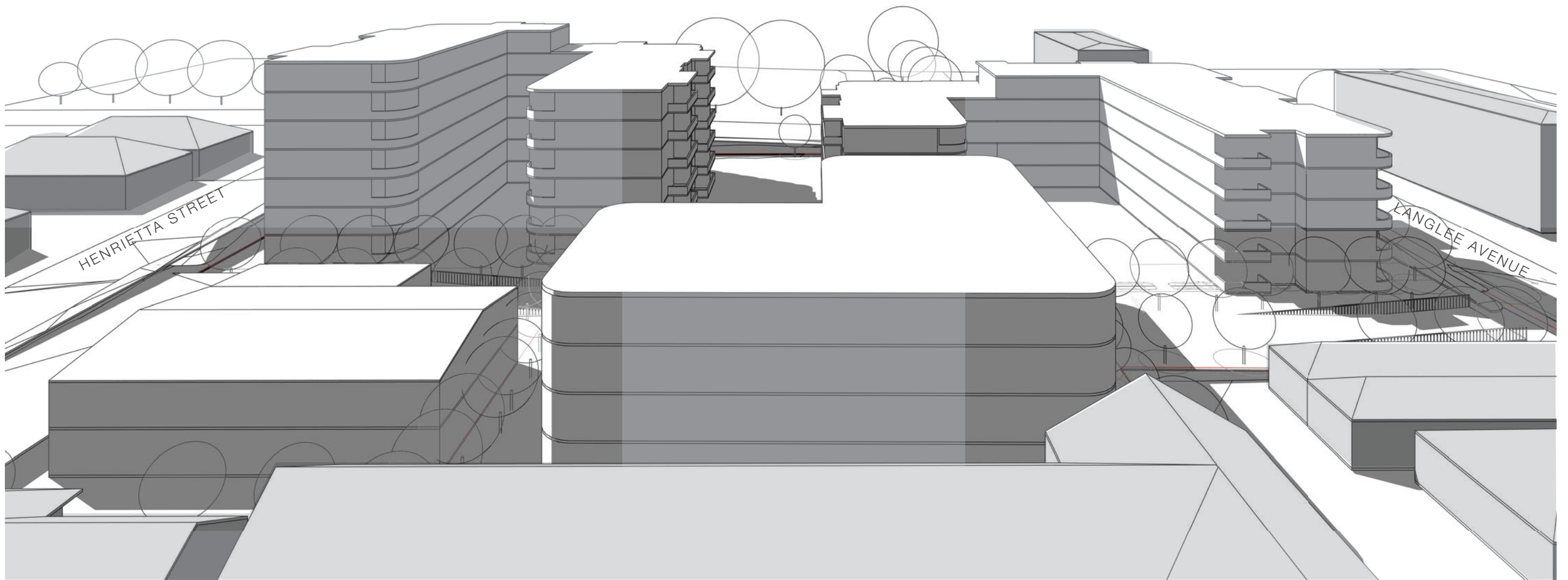


June 21st 3:00pm

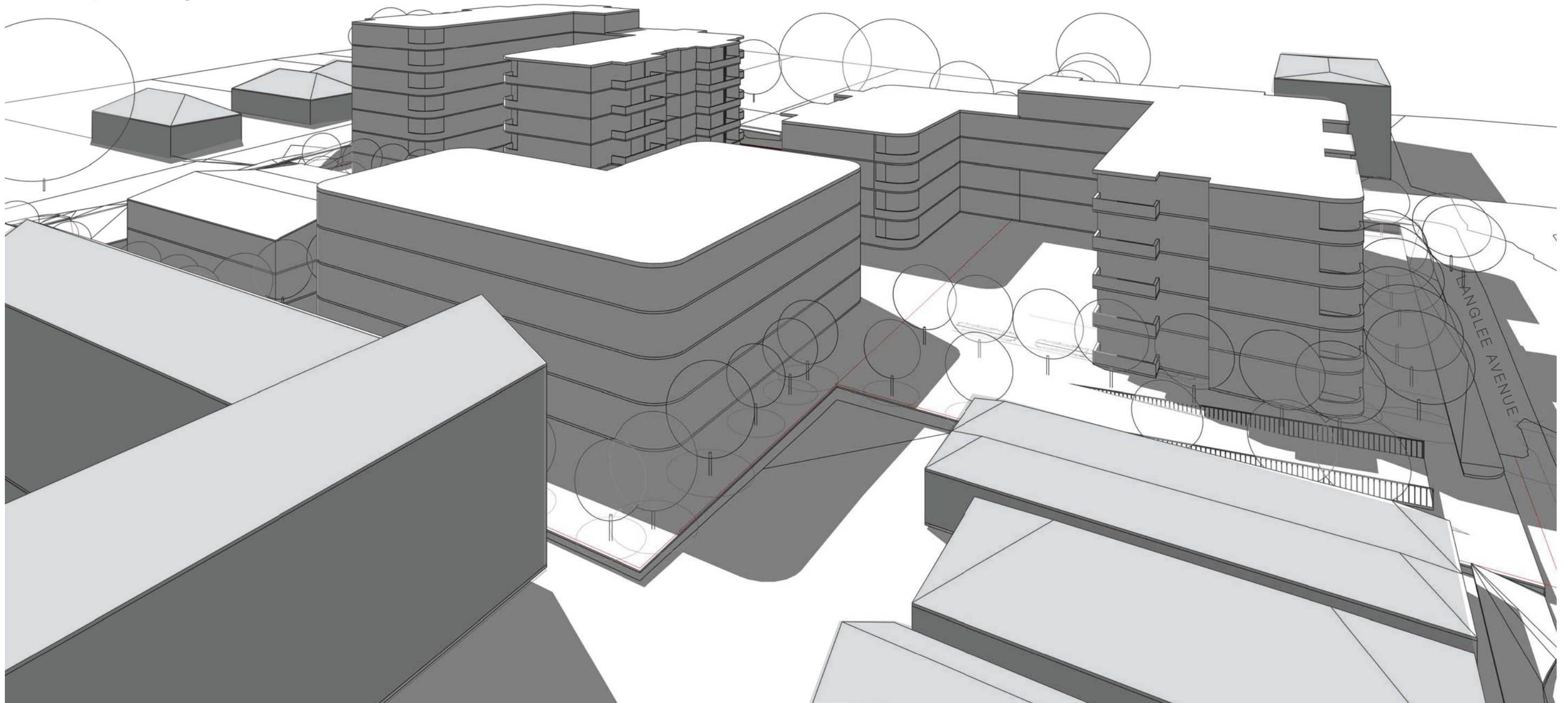
5.8 Bulk and Scale
Perspective Diagrams



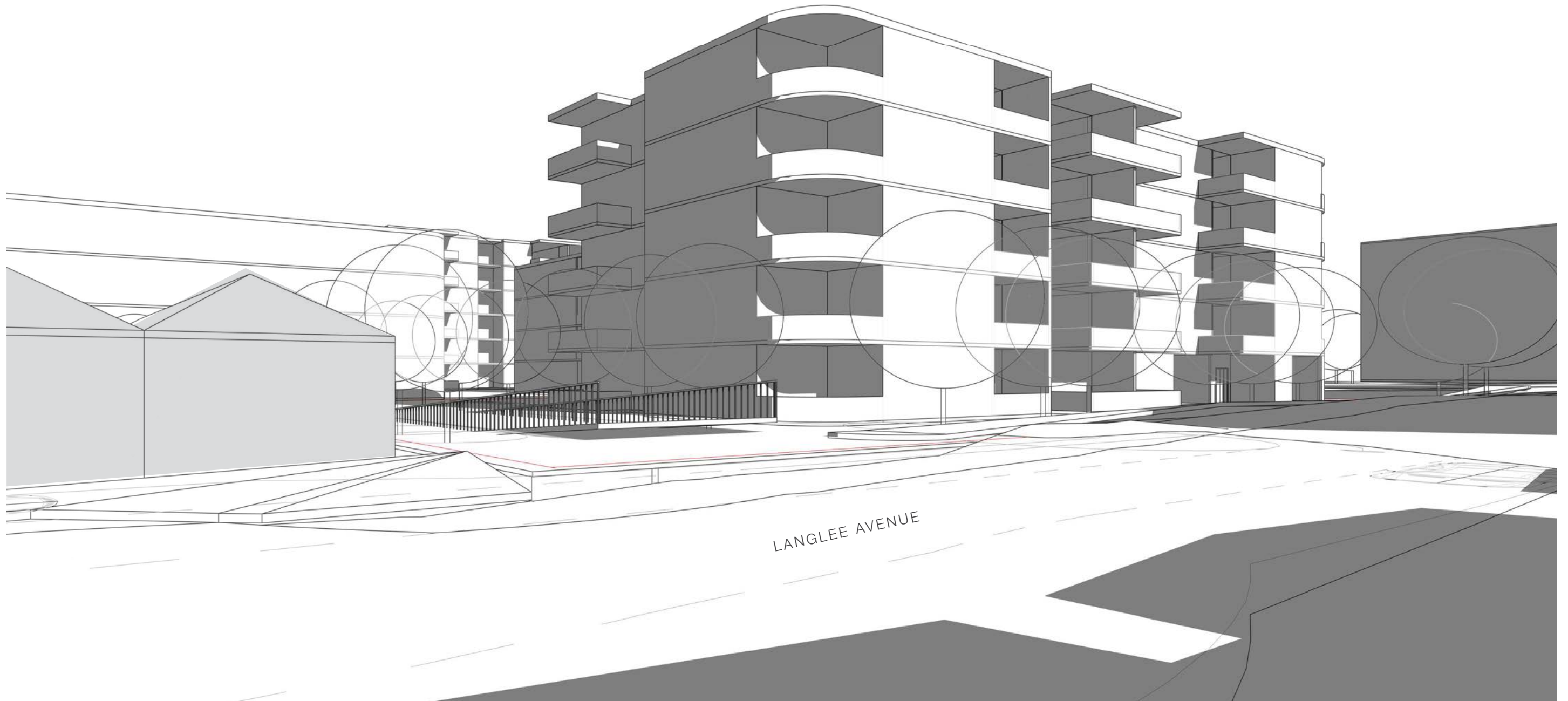
5.8 Bulk and Scale
Perspective Diagrams



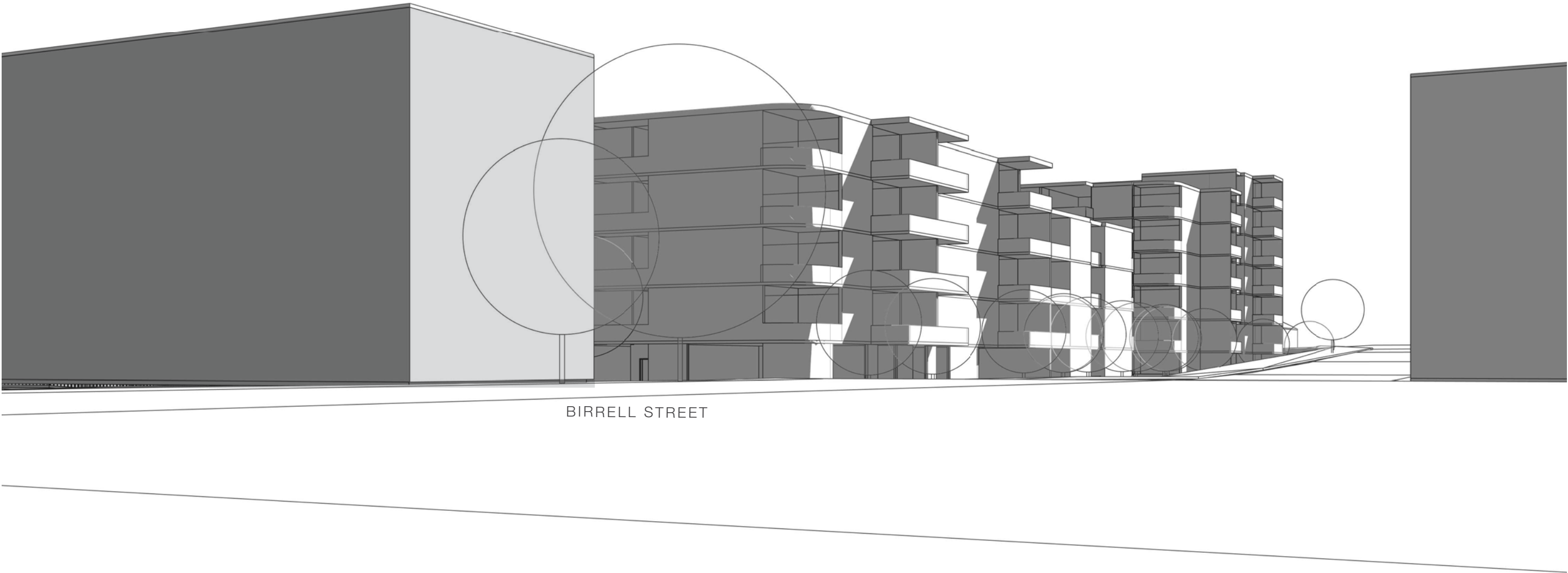
5.8 Bulk and Scale
Perspective Diagrams



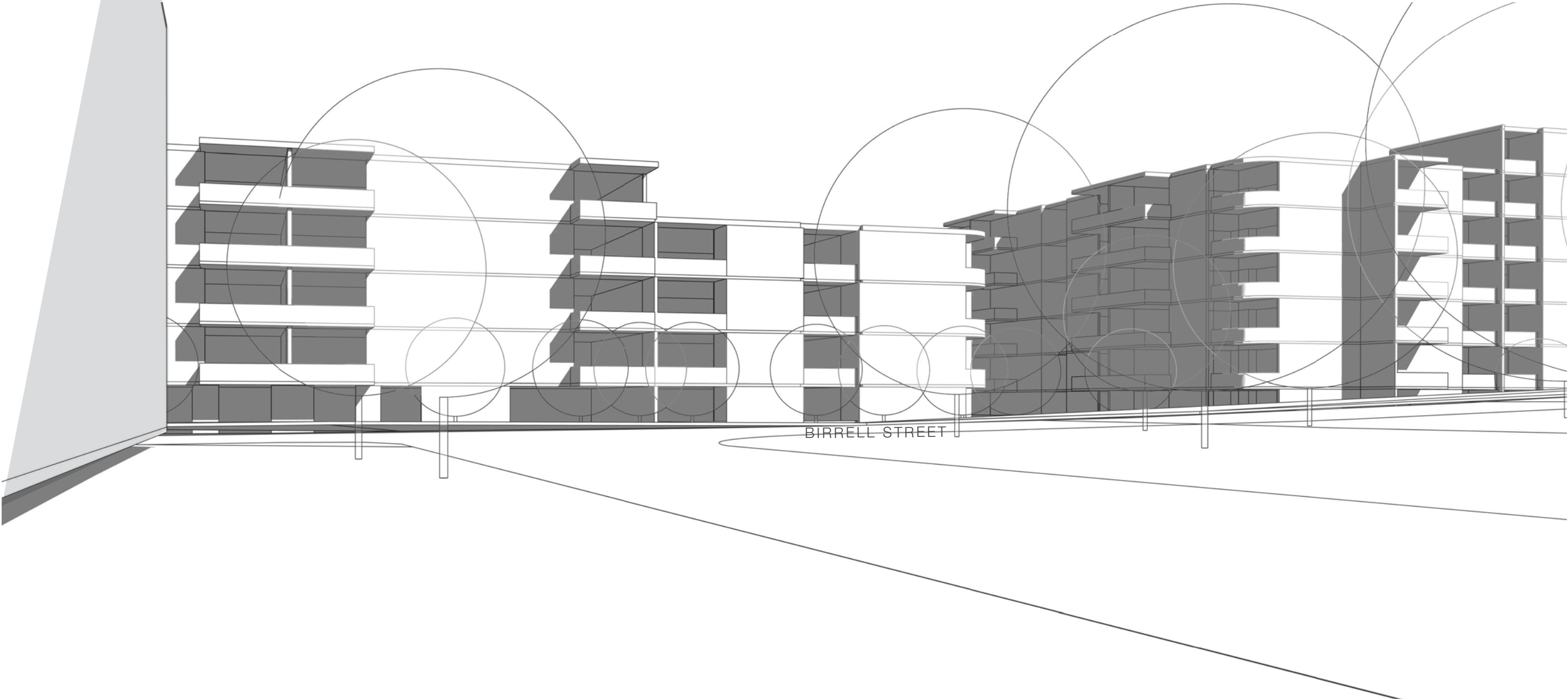
5.8 Bulk and Scale
Perspective Diagrams



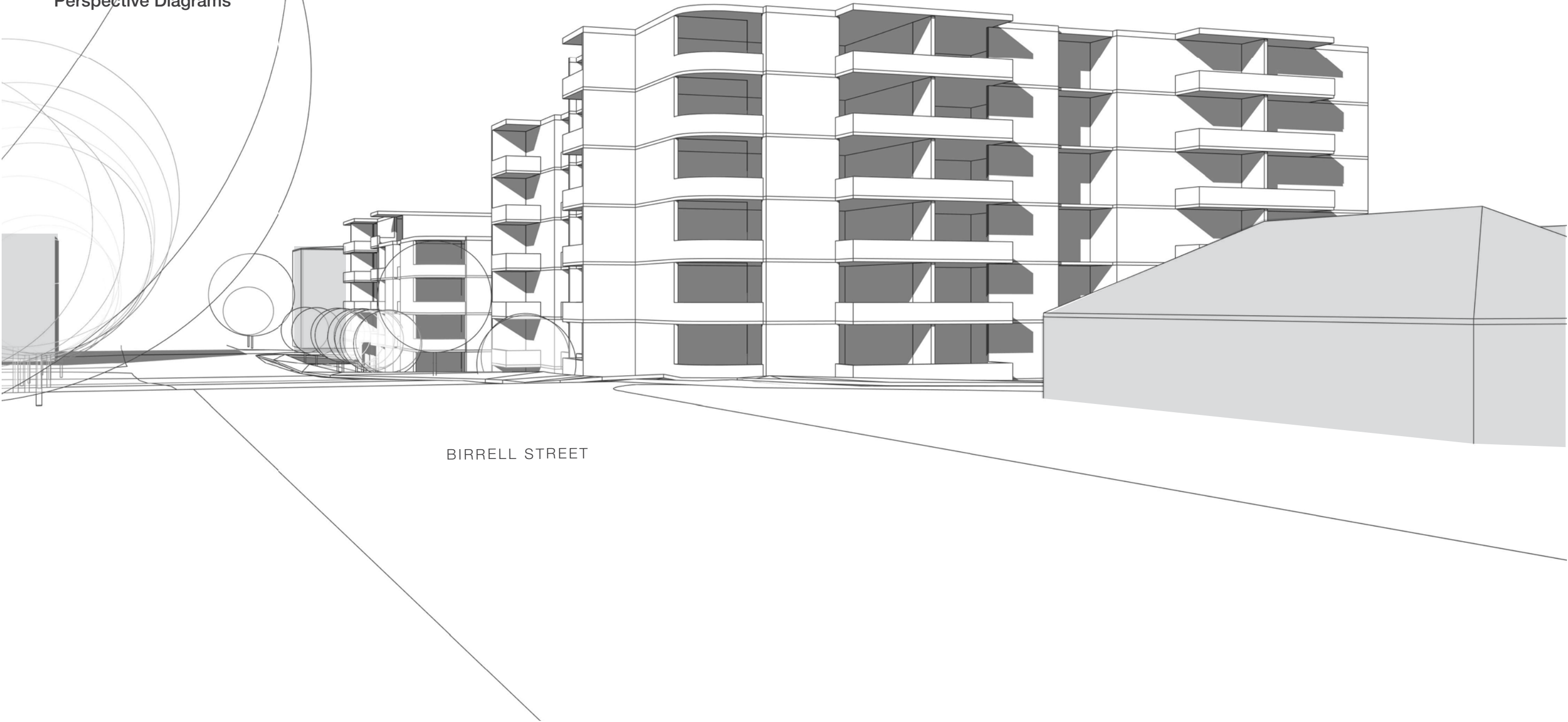
5.8 Bulk and Scale
Perspective Diagrams



5.8 Bulk and Scale
Perspective Diagrams

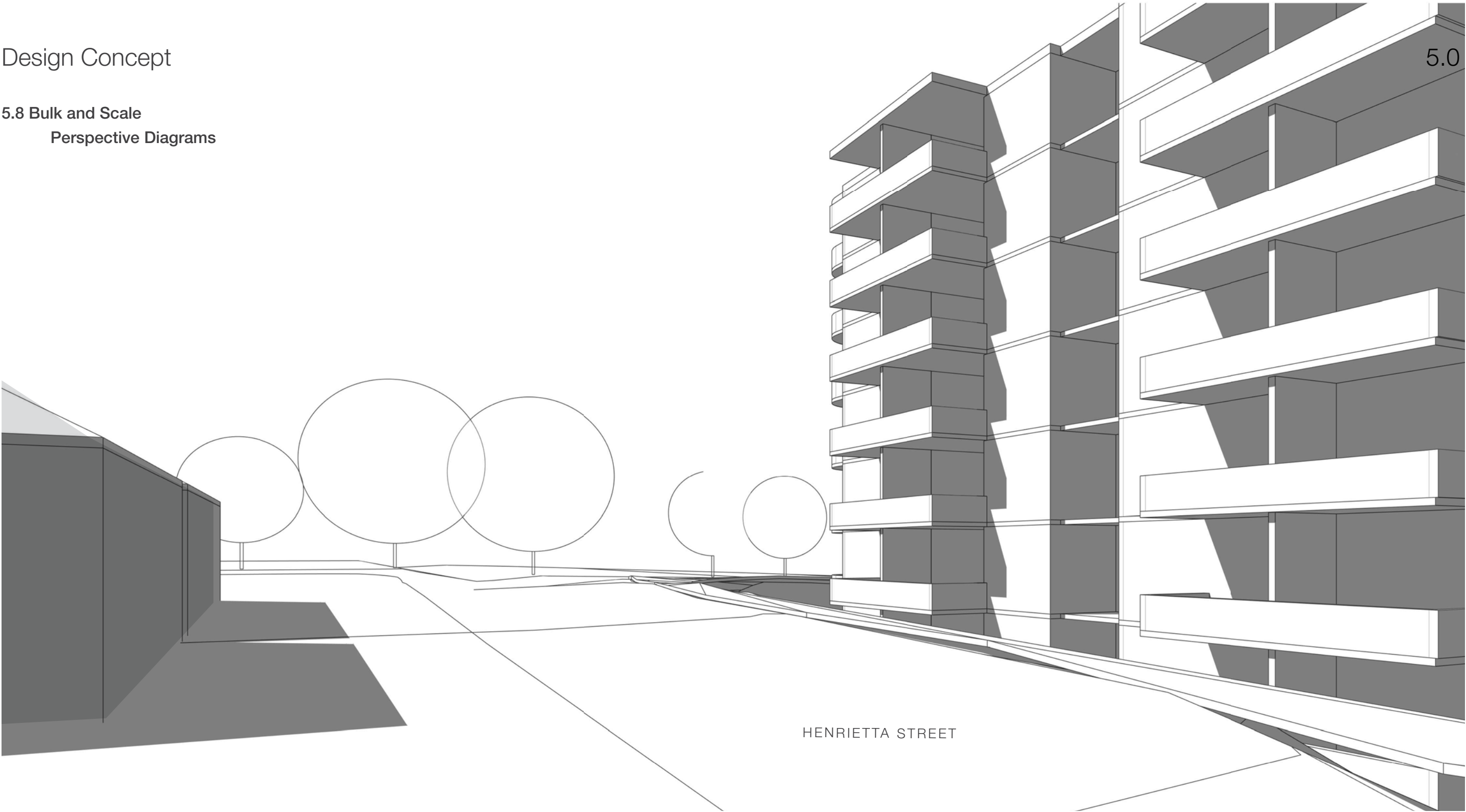


5.8 Bulk and Scale
Perspective Diagrams

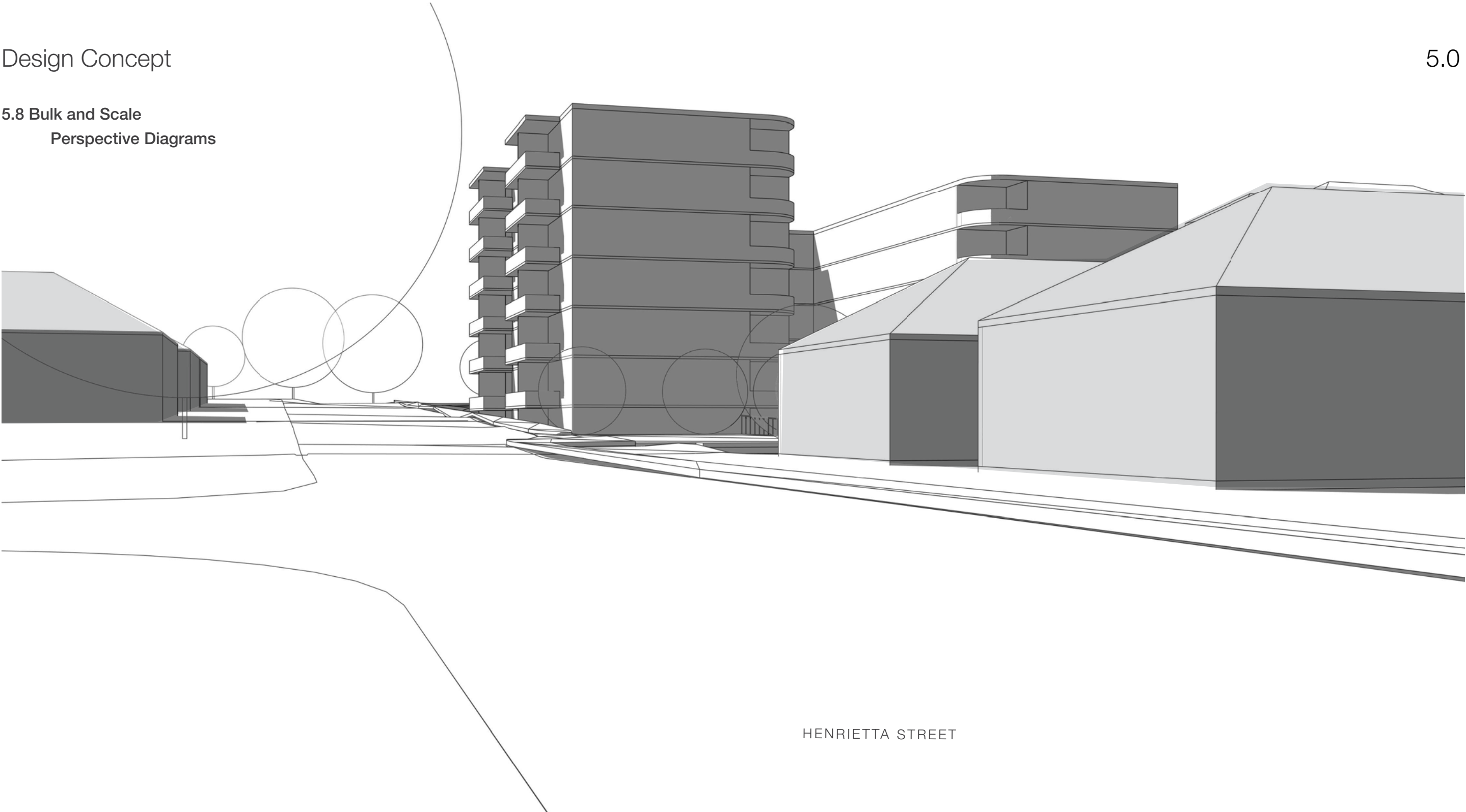


Design Concept

5.8 Bulk and Scale
Perspective Diagrams



5.8 Bulk and Scale
Perspective Diagrams



HENRIETTA STREET



5.9 Option 1 - Independent Living + Aged Care

Site Area	≈ 1,087 ha (10,870m ²)
GFA	≈20,430 m ²
Max height:	≈22m (7 Levels)
F.S.R:	≈1.87:1.0

ILU Yield	117 units	14155 m ² total (with balconies)
Mix	36 x 1B (30.7%)	
	64 x 2B (54.7%)	
	17 x 3B (14.5%)	
Aged Care Yield	80 rooms	3200 m ² total (with servery)

ILU Unit Sizes	1Bed	75-85m ²
	2Bed	100-115m ²
	3Bed	125-135m ²
AG Unit Sizes	1 Ensuite Room	30 m ²

Childcare	430 m ² ground level + 350 upper level =780 m ² total
-----------	---

ILU Car Parking	Yield ≈ 124 spaces on single basement 100 resident car 24 Visitor car
-----------------	---

AG Car Parking	Yield ≈ 33 spaces on single basement 20 visitor cars + 12 staff cars Drop off / pick up (holding for 3 vehicles on site)
----------------	--

Childcare Car Parking	Separate street access Drop off / pick up 9 vehicles on ground level 13 staff parking on basement level
-----------------------	--

Overriding	Senior SEPP	
Regulations and policies	Apartment Design guide (SEPP 65)	
BCA		
	Birrel Street	4.0m min to balcony faces
	Side streets	4.0m/6.0m
	Rear boundary	6.0m/3.0m

Setbacks between buildings	12.00m/ 15.00m min
----------------------------	--------------------

Option 2 - Independent Living

Site Area	≈ 1,087 ha (10,870m ²)
GFA	≈20,130 m ²
Max height:	≈22m (7 Levels)
F.S.R:	≈1.85:1.0

ILU Yield	135 units	17275 m ² total (with balconies)
Mix	44 x 1B (32.5%)	
	74 x 2B (54.8%)	
	17 x 3B (12.5%)	

Unit Sizes	1Bed	75-85m ²
	2Bed	100-115m ²
	3Bed	125-135m ²

Childcare	430 m ² ground level + 350 upper level =780 m ² total
-----------	---

Residential type	Independent living
------------------	--------------------

ILU Car Parking	Yield ≈ 173 spaces on single basement 143 Resident car 30 Visitor car
-----------------	---

Childcare Car Parking	Separate street access Drop off / pick up 9 vehicles on ground level 25 staff parking on basement level
-----------------------	--

Overriding	Senior SEPP	
Regulations and policies	Apartment Design guide (SEPP 65)	
BCA		
	Birrel Street	4.0m min to balcony faces
	Side streets	4.0m/6.0m
	Rear boundary	6.0m/3.0m

Setbacks between buildings	12.00m/15.00m min
----------------------------	-------------------

5.10 Proposed-Conceptual Visualization



5.11 Reference-Conceptual Images



06 Conclusion

Summarizing all the opportunities using a Site
Compatibility Certificate for Seniors Living as
New Development Proposal

Conclusion

This application seeks concurrence from the DPE to issue a SCC to enable development of the site located at 163 Birrell Street, Waverley, in the Waverley Local Government Area.

The Applicant for the project is Eastern Suburbs Leagues Club Ltd (ESLCL) who has a longstanding reputation in the eastern suburbs community for their contribution to active recreational opportunities.

The purpose of the application is to seek a SCC from DPE to enable a seniors living development to be constructed on land that is currently used as a 'registered club' pursuant to the WLEP.

As demonstrated in this report, from a commercial perspective, the operation of the WBC site, has struggled for a number of years, with the Club having only been able to recover its base operating position in the last couple of years, since having been acquired by ESLCL.

The Bowling Club operates off approximately 80 bowling members, with the majority of its membership underpinned by ESLCL as a whole (circa 40,000). The viability of the site has improved over recent years with a diversity of activity, aside from traditional bowling events, to activities which accommodate social members, functions and activities. This has resulted in a broader local population visiting and utilising the site and therefore assisting to improve its economic position.

Even with the assistance of alternative uses, economically, the Club continues to struggle to make ends meet and, unless an alternative use of the land is established, in the short term, WBC would cease operation.

Having taken those issues on board, ESLCL has spent the intervening period of time trying to establish an opportunity where the bowling community can continue to retain these facilities, while improving the economic viability of the land. As part of this process ESLCL has investigated opportunities to amalgamate the WBC with other registered club facilities, particularly experiencing similar circumstances, where their recreational facilities are struggling from a commercial perspective.

Discussions have been undertaken with BG&DC in this regard who are experiencing similar difficulties to that of WBC, whereby the quality of the golf course, in conjunction with lacking membership and limited on-site facilities, is affecting the potential of what a high-quality location for a recreational facility such as this could really be.

Therefore, the strategic vision across both the WBC site and the BG&DC site is to create an integrated recreational facility at the BG&DC site. This is intended to accommodate the following features:

- a redesigned 9-hole golf course
- two new bowling greens
- multi-purpose space for activities such as karate and squash
- new restaurant facilities overlooking the eastern side of the site, including an outdoor dining area
- new car parking facilities underneath the existing building
- ancillary club facilities to accommodate the registered clubs operating from the site.

The above would be subject to a separate development application process which does not require an SCC, and would be determined by the Council.

There is strong strategic justification for the proposal, which would:

- provide accommodation for an ageing population
- allow the local community accommodated within the development to age
- provide diversity in accommodation offering of an affordable nature
- provide north-facing living environments, which benefit from natural open spaces, therefore reducing density associated with the precinct generally
- allow for buildings to be suitably located on site so as not to compromise surrounding uses
- provide a variety of uses on the site to complement a seniors living environment
- ensure that a scale of development is acceptable in traffic terms
- provide built form design that is suited to its context.

This application satisfies the requirements of the site compatibility certificate process and should be considered by the DPE accordingly.

Redevelopment Master Plan Proposal

Waverley Bowling Club
163 Birrell Street,
Waverley, NWS 2024

Ref: 2622.01
Revision: 01
Date issued: 06 July 2017
Prepared By: DA
Checked By: AC

Contact Details

ALTIS Architecture
Jones Bay Wharf, Lower Deck
Suite 123, 26-32 Pirrama Road
Pyrmont, NSW 2009
Australia
T: 02 9364 9000
F: 02 9571 7930
info@altisarchitecture.com
www.altisarchitecture.com

HAMPTONS Property Services
Suite 404, Level 4 | 203-233 New South Head Road
Edgecliff, NSW 2027
Australia
T: 02 9386 7000
kristyh@hamptonspropertyservices.com.au
www.hamptonspropertyservices.com.au