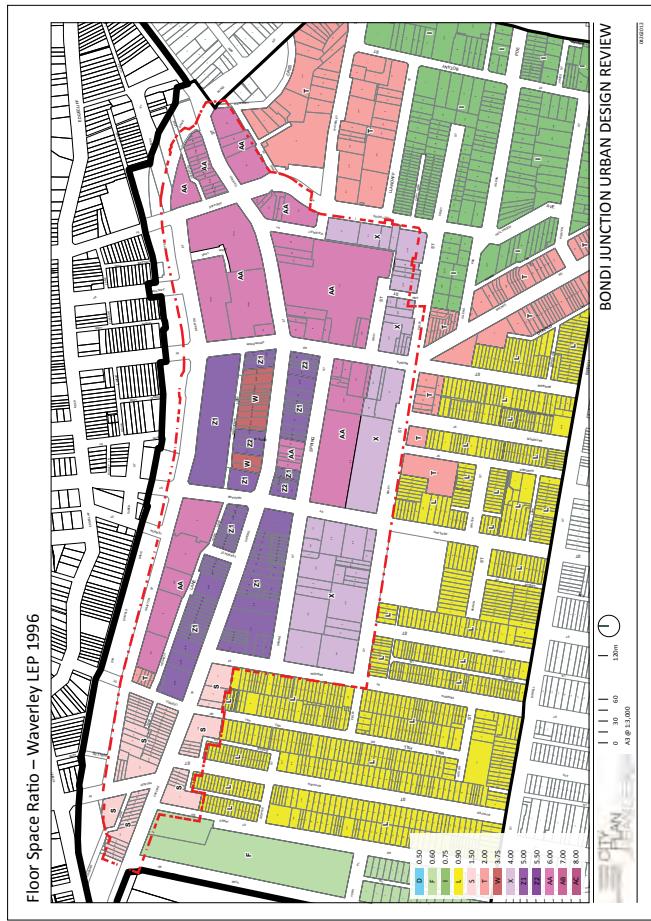


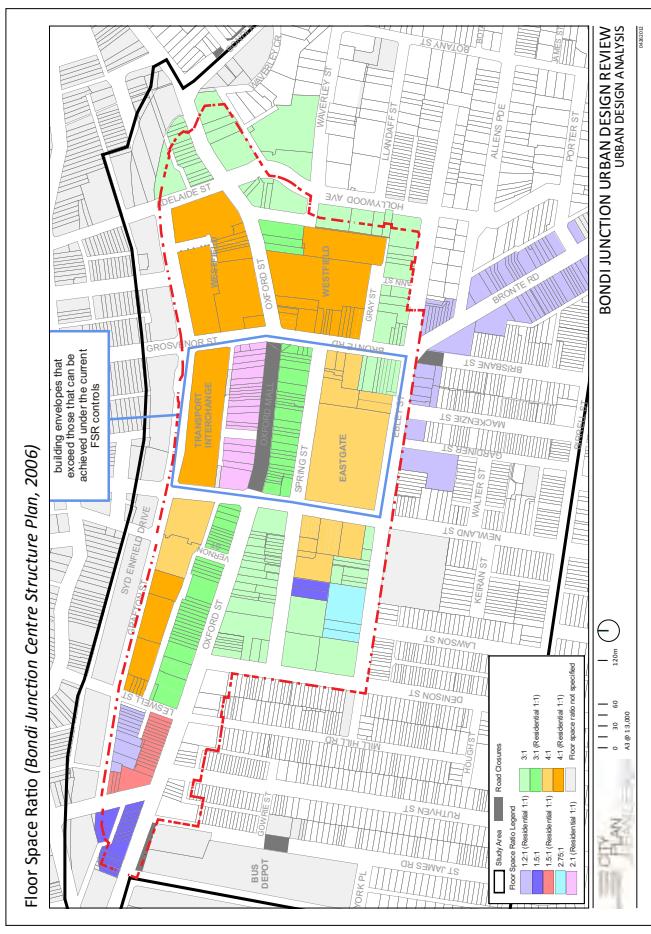
Floor Space Ratio – Draft Waverley Comprehensive LEP 2011



Floor Space Ratio – Waverley LEP 1996



Floor Space Ratio (Bondi Junction Centre Structure Plan, 2006)



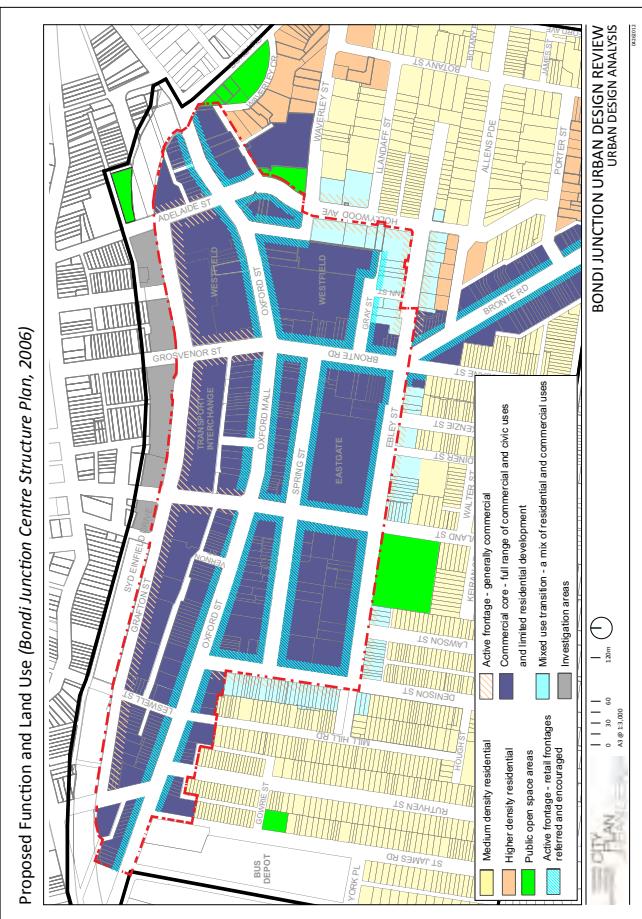
Draft Waverley Comprehensive LEP 2011 – Heritage Map



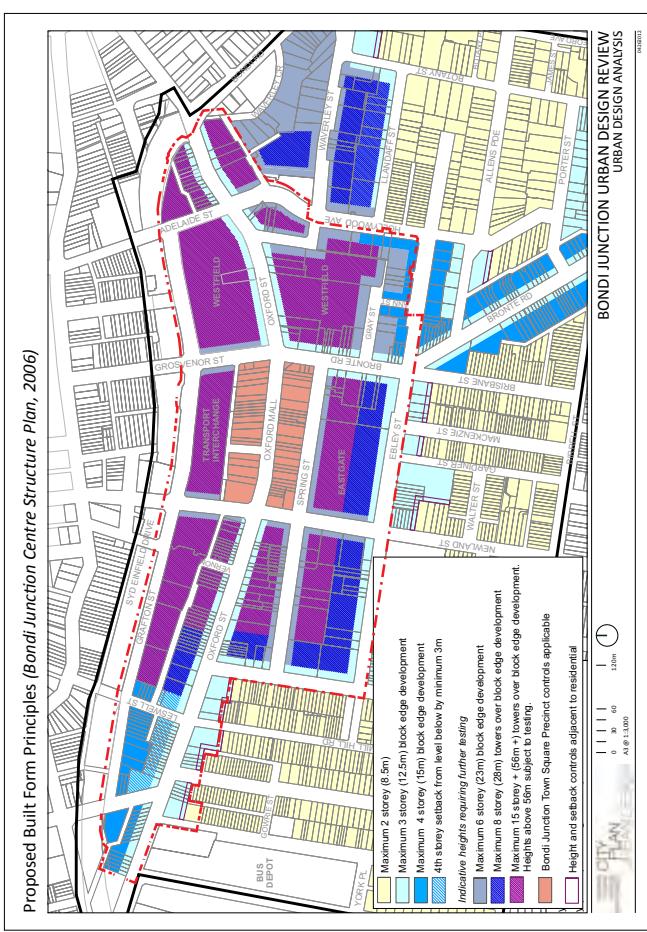
Draft Waverley Comprehensive LEP 2011 – Active Street Frontages



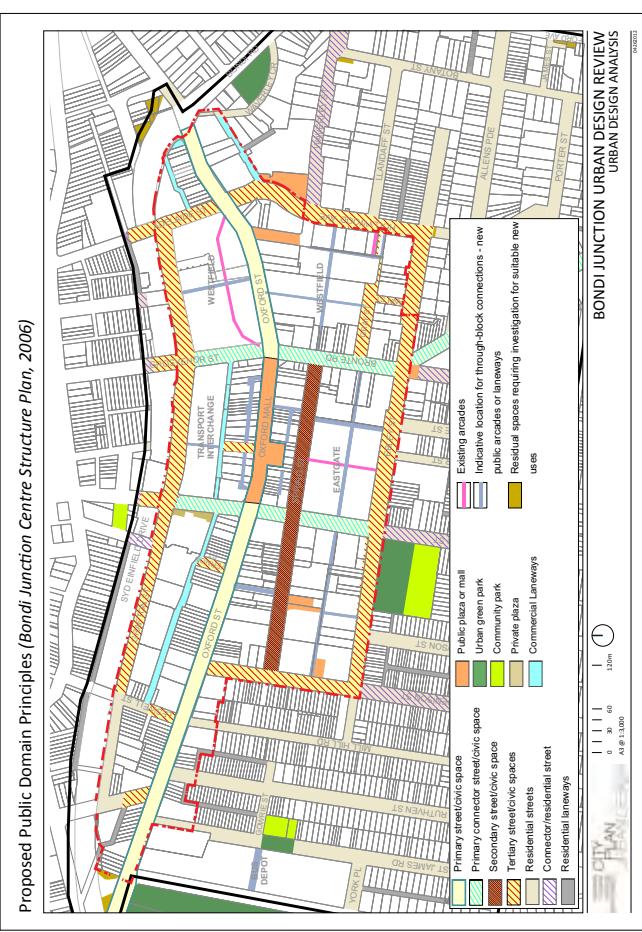
Proposed Function and Land Use/Boundary Junction Centre Structure Plan 2006



Proposed Built Form Principles (*Bondi Junction Centre Structure Plan*, 2006)



Proposed Public Domain Principles (Bandi Junction Centre Structure Plan 2006)



Key Issues Arising from Analysis

- **Zoning**
 - In the year 2036, what type of businesses and commercial space do you think should exist in Bondi Junction?
 - Where in Bondi Junction to you think people should be able to live?
- **Building Height**
 - Which public spaces in Bondi Junction do you think are the most important to optimise amenity for including solar access?
 - Do you think the identity of Bondi Junction will benefit from variations to its current skyline?
 - What do you think about the outcomes for street frontages in some of the recently developed sites in Bondi Junction?
- **Redevelopment**
 - How important do you think it is that development controls foster urban renewal and redevelopment in the next ten years?



a. ZONING

5. Key Issues Arising from Analysis



a. Zoning

- In the year 2036, what type of businesses and commercial space do you think should exist in Bondi Junction?

**b. BUILDING HEIGHT****b. Building Height**

- Which public spaces in Bondi Junction do you think are the most important to optimise amenity for, including solar access?

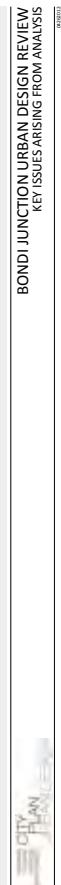
**a. Zoning**

- Where in Bondi Junction do you think people should be able to live?



b. Building Height

- Do you think the amenity of Bondi Junction will benefit from variations to its current skyline?



BONDI JUNCTION URBAN DESIGN REVIEW
KEY ISSUES ARISING FROM ANALYSIS
OCTOBER 2011

b. Building Height

- What do you think about the outcomes of street frontages in some of the recently developed sites in Bondi Junction?



BONDI JUNCTION URBAN DESIGN REVIEW
KEY ISSUES ARISING FROM ANALYSIS
OCTOBER 2011

Oxford Street



BONDI JUNCTION URBAN DESIGN REVIEW
KEY ISSUES ARISING FROM ANALYSIS
OCTOBER 2011

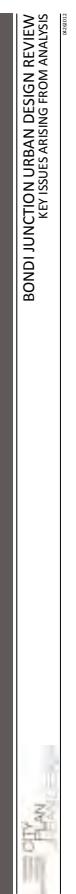
Oxford Street



BONDI JUNCTION URBAN DESIGN REVIEW
KEY ISSUES ARISING FROM ANALYSIS
OCTOBER 2011



6. Workshop Activity



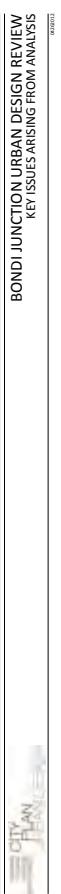
C. REDEVELOPMENT

7. Summary of Workshop Activity



c. Redevelopment

- How important do you think it is that development controls foster redevelopment in the next ten years?



8. Next Steps

Next Steps

- | | |
|-------------|--|
| May 2012: | City Plan will collate and review the feedback gained today |
| June 2012: | City Plan produce draft LEP and DCP controls |
| June 2012: | Review |
| July 2012: | New Director of Planning to start |
| Aug / Sept: | Finessing of controls with new director and City Plan |
| Sept 2012: | Council elections |
| Oct 2012: | Finalise urban design review and translate control
amendments into the DCP and LEP Amendment No.1 |
| Early 2013: | Report amendments to Council |

B. APPENDIX B –
ANALYSIS OF POSSIBLE HEIGHT POTENTIAL IN BONDI JUNCTION

B. APPENDIX B - ANALYSIS OF POSSIBLE HEIGHT POTENTIAL IN BONDI JUNCTION

This appendix captures an analysis of the potential for greater height in Bondi Junction that was conducted as part of the Urban Design Review.

The review identified the opportunity for greater height potential on some sites in Bondi Junction. These include the block to the south of Oxford Street occupied by Westfields. There may be other sites in the centre that also have greater height potential than permitted under the existing LEP. This report does not recommend a simple change to the development controls increasing Height and FSR, because this would imply an increase in development potential without proper testing of any impact. Furthermore it would leave council with limited opportunity to fund the upgrades to infrastructure and public domain which should accompany any such large scale development.

This review proposes to resolve this by establishing a framework to permit greater development potential and to capture value in this uplift for public benefit. The framework may use voluntary planning agreements and the Section 94 plan in the process. The other related recommendation (which council has already commenced) is to develop a plan for public domain improvements so that council can explicitly identify projects to be funded through this framework.

This height potential analysis has focussed on certain parameters including overshadowing and composition of the skyline. It analysed a set of nominal heights on the building footprints identified in the submission by the land owner Westfields in their submission to the LEP 2012 (this being the largest site in the centre). The assessment has not examined other considerations such as traffic or structural capacity of existing buildings. Nor has it represented a master plan to establish the optimal massing on the site. It has found that certain locations have significantly greater height potential than 60m.

A potential area for heights greater than is permitted under the LEP 2012 is identified south of Oxford Street in the sites occupied by Westfield and the adjacent sites. At this location the height could increase from 60m (as designated in the Waverley LEP 2012) to 80 and 120m. The northern half of the this area (south of Oxford Street) could accommodate a 120m building to allow for a new landmark building at this location towards Oxford Street; the south-eastern part of the area could accommodate an 80m building to allow for a tall tower; the south-western part of the area should remain at 60m to avoid additional shadow impact on areas along Ebley Street and Hollywood Avenue.

The review revealed that this area is unconstrained for greater height relative to other parts of the centre. Other areas within the Bondi Junction Centre (in particular the area along the northern side of Ebley Street) were considered to be more constrained for additional height increase due to the additional impact on solar access for adjoining residential areas. Furthermore a selected height increase at this location would support the development of an arc

skyline as demonstrated earlier.

The following figures illustrate the existing Height of Buildings in the Waverley LEP 2012 and height which might be achieved. If greater height is to be considered, an increase in the development height potential of the sites between Gray and Oxford Streets (this includes the Westfield south site and the adjacent sites fronting Oxford Street and Bronte Road). Subject to detailed investigation we consider this increase in yield could be approximately equivalent to an increase from 8:1 to 10:1. A development at this scale would result in a theoretical provision of additional approximately 38,000sqm commercial area (potentially A-grade office space). Any such development should be required to meet a range of objectives including tower separation and slenderness of form.

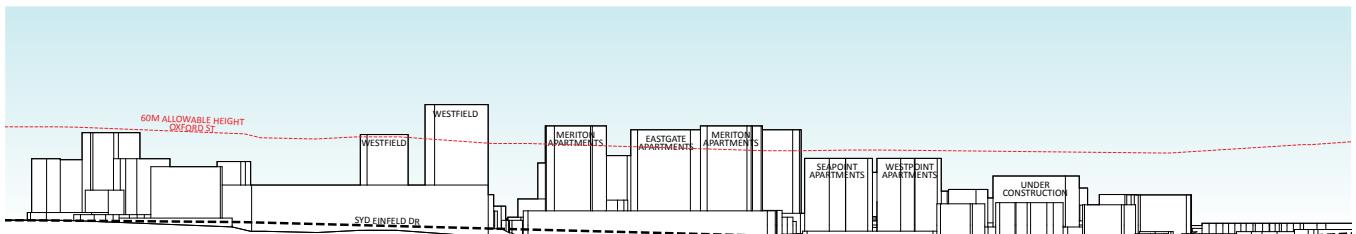


Figure B.1 View showing the existing buildings above 60m height line



Figure B.2 Height of Buildings – Waverley LEP 2012



Figure B.3 Height of Buildings – Conceptual Height

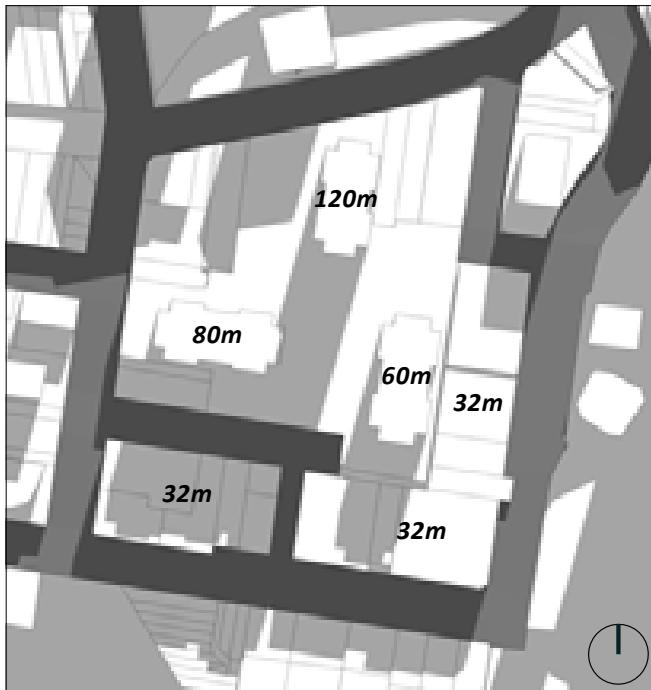


Figure B.4 Floor Space Ratio – Waverley LEP 2012



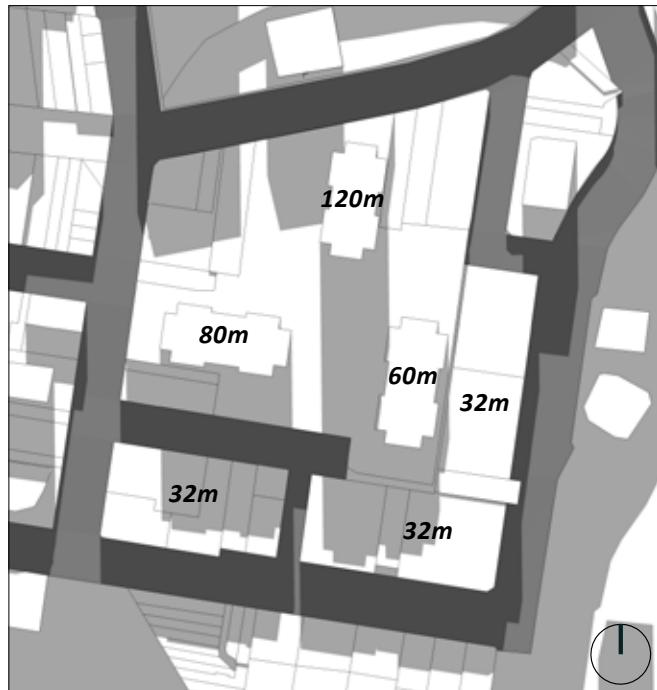
Figure B.5 Floor Space Ratio – Conceptual FSR

Shadow Analysis – Additional Building Height on Westfield Centre

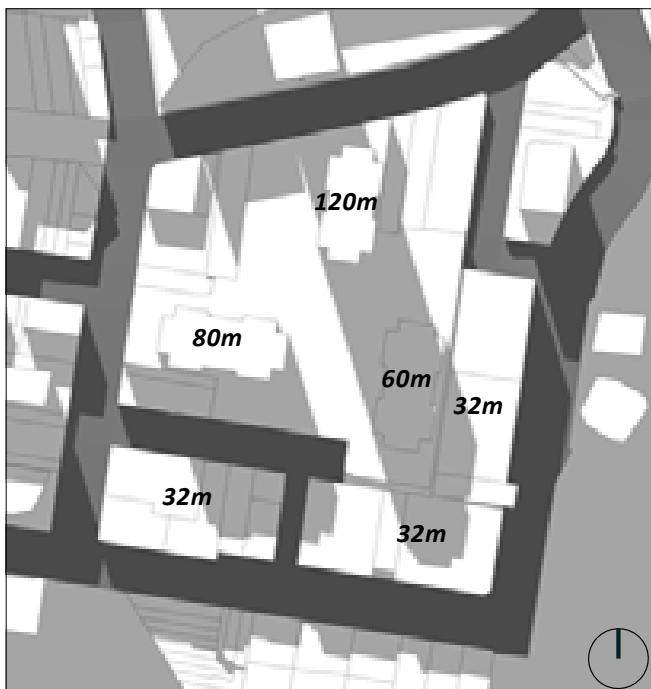


Additional Building Height on Westfield Centre without additional shadow impact on areas south of Ebley Street; blocks along the north side of Ebley Street to develop to full height potential of 32m; tall towers on Westfield centre can be developed to heights of 60m, 80m and 120m; create significant landmark tower to shape Bondi Junction centre skyline.

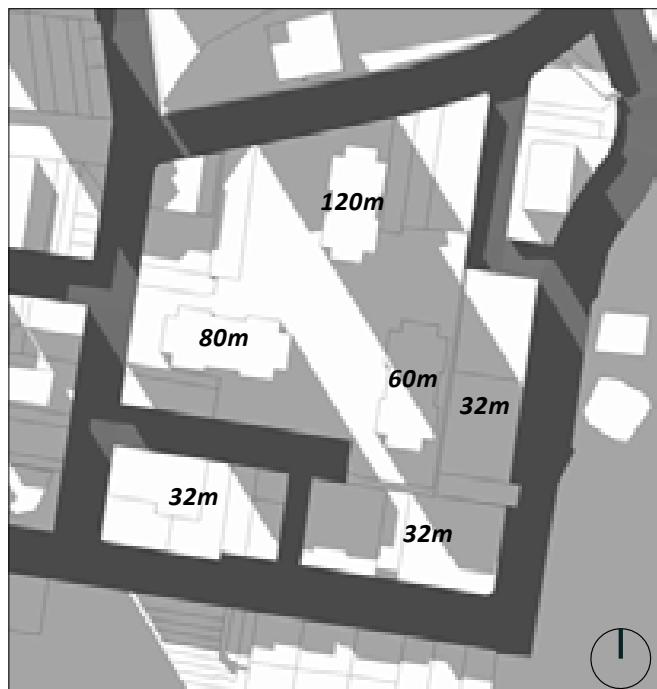
– 11am, 21 June



*Additional Building Height on Westfield Centre without additional shadow impact on areas south of Ebley Street.
– 12pm, 21 June*



*Additional Building Height on Westfield Centre without additional shadow impact on areas south of Ebley Street.
– 1pm, 21 June*



*Additional Building Height on Westfield Centre without additional shadow impact on areas south of Ebley Street.
– 2pm, 21 June*

Figure B.6 Shadow Analysis – Additional Building Height on Westfield Centre