



Wednesday 7 June 2017

Roads and Maritime Reference: SYD16/01180
Council Ref: PP-1/2015

Mr Peter Brown
General Manager
Waverley Council
PO Box 9
Bondi Junction NSW 1355

Attention: Dan Starrevald

PUBLIC EXHIBITION OF PLANNING PROPOSAL TO AMEND WAVERLEY LOCAL ENVIRONMENTAL PLAN 2012 FOR 194-214 OXFORD STREET (SITE 1) AND 2 NELSON STREET (SITE 2), BONDI JUNCTION

Dear Mr Brown

I refer to your letter of 7 February 2017 inviting Roads and Maritime Services to provide comment on the abovementioned planning proposal. Roads and Maritime appreciates the opportunity to provide comment and apologises for the delay in providing a submission.

Roads and Maritime has reviewed the submitted documentation and it is noted that the Planning Proposal is seeking to amend development controls for the subject site in relation to the following:

- Increase the height standard from 15m to 36m;
- Increase the floor space ratio standard from 1.5:1 to 3.5:1;
- Remove the heritage status of four terrace houses at 194-200 Oxford Street and;
- Correct a zoning anomaly by rezoning a portion of the Syd Einfield Drive road reserve from B4 Mixed Use to SP2 Infrastructure.

Roads and Maritime support for the Planning Proposal is contingent upon the following matter being addressed prior to the gazettal of the plan:

1. Council was advised in our email of 25 October 2016 of the need to correct a zoning anomaly that shows land along Syd Enfield Drive incorrectly shown as part of the planning proposal site area. This has the support of the Department of Planning and Environment who outlined the need for an amendment as part of Gateway Determination. In reviewing the documentation submitted for the Planning Proposal, it appears this matter has not been consistently addressed in the exhibition material, with the planning proposal area

Roads and Maritime Services

highlighted in red in the Fact Sheet and Planning Proposal site maps showing a portion of Syd Enfield Drive within the planning proposal area. This should be amended prior to the gazettal of the plan to accurately reflect the extent of the freeway boundary and SP2 Classified Road zoning and the property boundary of the subject Planning Proposal area.

Subject to the above amendment being made, the following additional comments are provided to assist Council in determining the Planning Proposal:

2. It is noted that vehicular access to/from the development will be via Osmund Lane with restriction of vehicular access retained on Syd Enfield Drive.
3. Roads and Maritime has no objection to the provision of a 25m right turn lane on Oxford Street on the eastbound approach and the dedication of land, measuring approximately 3 metres in width and 60 metres in length, along Oxford Street to enable the retention of the two eastbound lanes and foot path widths along Oxford Street. It is noted that the future rezoning of Site C, which is located on the corner of the Oxford Street/Nelson Street intersection is not subject to this Planning Proposal. For consistency in relation to the future network operation along this section of Oxford Street, it is anticipated that land dedication will also be required for the future redevelopment of Site C.
4. The Planning Proposal should be supported by an Infrastructure Staging Plan that identifies the proposed package of infrastructure upgrade works and an associated delivery mechanism for the agreed intersection improvements. The Infrastructure Staging Plan should identify funding responsibilities, timing, cost and trigger points for the delivery of the intersection upgrade and extent of land dedication prior to the gazettal of the plan.
5. The infrastructure upgrade works outlined above in Item 3 and the land dedication from the planning proposal site area along Oxford Street should be confirmed with Roads and Maritime. The intersection treatment would need to be designed in accordance with Austroads standards and the geometric design agreed by Roads and Maritime prior to the execution of any planning agreement for land dedication.

Thank you for the opportunity to provide advice on the subject proposal. If you require clarification on any issue raised, please contact Tricia Zapanta, Strategic Land Use Planner on 8849 2473 or by email on Tricia.Zapanta@rms.nsw.gov.au.

Yours Sincerely,



Greg Flynn
Program Manager, Land Use

10 April 2014

Arthur Kyron
General Manager
Waverley Council
PO Box 9
BONDI JUNCTION NSW 2022

By email: arthur.kyron@waverley.nsw.gov.au

Proposed development at corner of Oxford and Nelson Streets, Bondi Junction

Dear Mr Kyron

I am writing to you to outline Centennial Parklands' objections to the above development proposal.

We are concerned about the potential impact of this proposal on the northeast corner of Centennial Park. We believe the presence of high rise buildings towering over this part of the Park could diminish its amenity and its enjoyment by park users. Particular concerns include:

- overshadowing;
- visual impact;
- increased traffic congestion at the entrance to the Park; and,
- increased parking demand inside the Park.

In addition, the introduction of a large number of new residents adjacent to the northeast corner of the Park potentially raises some difficult management issues for the Parklands.

We have made a considerable investment in this location recently in upgrading the Belvedere Amphitheatre to enhance its capacity to cater for additional, larger and more diverse events. There is also the potential for other recreation facilities in this corner of the Park as recommended in our recently completed Centennial Park Master Plan.

We do not wish to see these opportunities compromised by concerns about the activities from new residents in the vicinity. The Parklands wrote to the Council on 4 April 2015 raising similar concerns about the possible development of the Waverley Bus Depot on York Road.

We ask therefore that you consider these issues in making any determination on this proposed development. Should you require any further information please contact our Planning Manager, Geoff Reinhard on telephone 9339 6651.

Yours sincerely



Kim Ellis
Executive Director



Level 6, 10 Valentine Avenue
Parramatta NSW 2150
Locked Bag 5020
Parramatta NSW 2124
DX 8225 PARRAMATTA

Telephone: 61 2 9873 8500
Facsimile: 61 2 9873 8599
heritagemailbox@environment.nsw.gov.au
www.heritage.nsw.gov.au

File No: SF17/7406
Ref No: DOC17/110223

Peter Brown
General Manager
Waverley Council
PO Box 9
BONDI JUNCTION, NSW 1355

Sent via email to: waver@waverley.nsw.gov.au

Dear Mr Brown

RE: Planning proposal to amend Waverley Local Environmental Plan (WLEP) 2012 to facilitate development at 194-214 Oxford Street (Site 1) and 2 Nelson Street (Site 2), Bondi Junction including the removal of a locally listed heritage item.

I refer to your letter dated 7 February 2017 regarding the abovementioned planning proposal. The planning proposal seeks to amend the *WLEP 2012* by:

- increasing the maximum building height from 15m to 36m;
- increasing the maximum floor space ratio from 1.5:1 to 3.5:1;
- removing the local heritage status in relation to Item 212 within the Schedule 5 – Environmental Heritage of *WLEP 2012* (the four terrace houses) located at 194-200 Oxford Street, Bondi Junction; and
- correcting a zoning anomaly by rezoning a portion of the Syd Enfield Drive road reserve from B4 Mixed Use to SP2 Infrastructure.

The proposed development sites at 194-214 Oxford Street (Site 1) and 2 Nelson Street (Site 2) do not contain items listed on the State Heritage Register. However, adjacent to Site 1 towards the south-west is State heritage listed Centennial Park, Moore Park, and Queens Park (SHR No. 01384). Further, there are a number of locally listed heritage items and 2 local heritage conservation areas in the vicinity of both Sites 1 and 2.

It is understood that the planning proposal seeks to demolish the existing local heritage listed terrace houses referred to above known as Item 212 within *WLEP 2012* and construct a 36m high residential tower with two storey street level retail and dining areas.

A *Heritage Impact Statement* (HIS) dated September 2016 prepared by URBIS was submitted as part of the planning proposal and lists all the heritage items in the vicinity of the subject sites, but does not mention the SHR listed Centennial Park. The HIS does however, comment briefly on the impact of the proposed development on Centennial Park in relation to the relevant provisions in the Waverley Development Control Plan 2012.

The HIS notes that the locally listed terraces are 'historically significant in that they indicate the development of west Oxford Street in the late 19th century'. Additionally, the aesthetic significance of the buildings lie in the '*elements characteristic of the late Victorian terrace house style*'.

While it is understood that the context of the item has been affected due to the freeway development and removal of the other terraces on the western sides, the removal of these items should be considered on the basis of their heritage significance.

Further, the *Architectural Design Report* dated 2016 prepared by MHNDU provides detailed shadow analysis, unfortunately, this analysis has not shown the SHR curtilage of the Centennial Park and as a result, the overshadowing impact of the proposed tower, if any, on the Centennial Park cannot be ascertained. Therefore, it is requested that revised shadow diagram indicating the overshadowing impact as a result of the proposed development on the SHR item be undertaken.

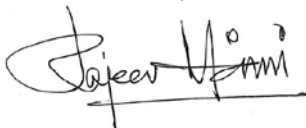
Given the proposed amendment to the building height to a maximum of 36m, it is considered that a detailed visual analysis of the proposed development be undertaken, to ascertain the impact of the development on the key views to and from the Centennial Park.

The heritage item to be removed from the *WLEP 2012* is of local significance and on this basis Waverley Council is the consent authority. It is, however, recommended that Waverley Council may wish to give consideration to alternative options which do not involve demolition/removal of the subject item, but would incorporate the terraces in a broader design option that will extend the heritage character of the Oxford street towards the subject sites when viewed from the east. Council may also wish to give consideration to any adverse impact the proposed development on the subject sites would have on the locally listed items and the heritage conservation areas in the vicinity.

You are also advised that no objection is raised to correcting the zoning anomaly in the *WLEP 2012*.

If you have any questions regarding the above matter please contact Vibha Bhattarai Upadhyay, Heritage Assessment Officer, at the Heritage Division, Office of Environment and Heritage on 9873 8587 or at vibha.upadhyay@environment.nsw.gov.au.

Yours sincerely



Rajeev Maini
Acting Manager, Conservation
Heritage Division
Office of Environment & Heritage
As Delegate of the NSW Heritage Council
14 March 2017



DOC17/104928-01:AS

Waverly Council
(Attention: Peter Brown)
PO Box 9
BONDI JUNCTION NSW 1355

Dear Mr Brown

Public Exhibition of Planning Proposal to Amend Waverley LEP 2012
194-214 Oxford Street and 2 Nelson Streets, Bondi Junction - Waverley Council

I am writing to provide comment on the above planning proposal received by the Environment Protection Authority (EPA) on 10 February 2017 (your reference: PP-1/2015).

The EPA has reviewed the submitted information provided by Waverly Council. The proposal involves an increase in the maximum building height and floor space ratio, deletion of local heritage item status or four terrace houses, as well as correcting a zoning anomaly as requested by the Gateway Determination issued on 22 December 2016. The modification appears to present minimal environmental change to the proposed project site. On this basis, the EPA has no comment on the Planning Proposal.

If you have questions regarding the above, please phone the contact officer on (02) 4224 4100.

Yours sincerely

A handwritten signature in blue ink, followed by the date '16/03/17' written in blue ink.

PETER BLOEM
Manager Regional Operations Illawarra
Environment Protection Authority

Contact officer: Amelia Sellars
(02) 4224 4100

14 May 2015

Mr Peter Monks
Director Waverley Futures
Waverley Council
Po Box 9
BONDI JUNCTION NSW 1355

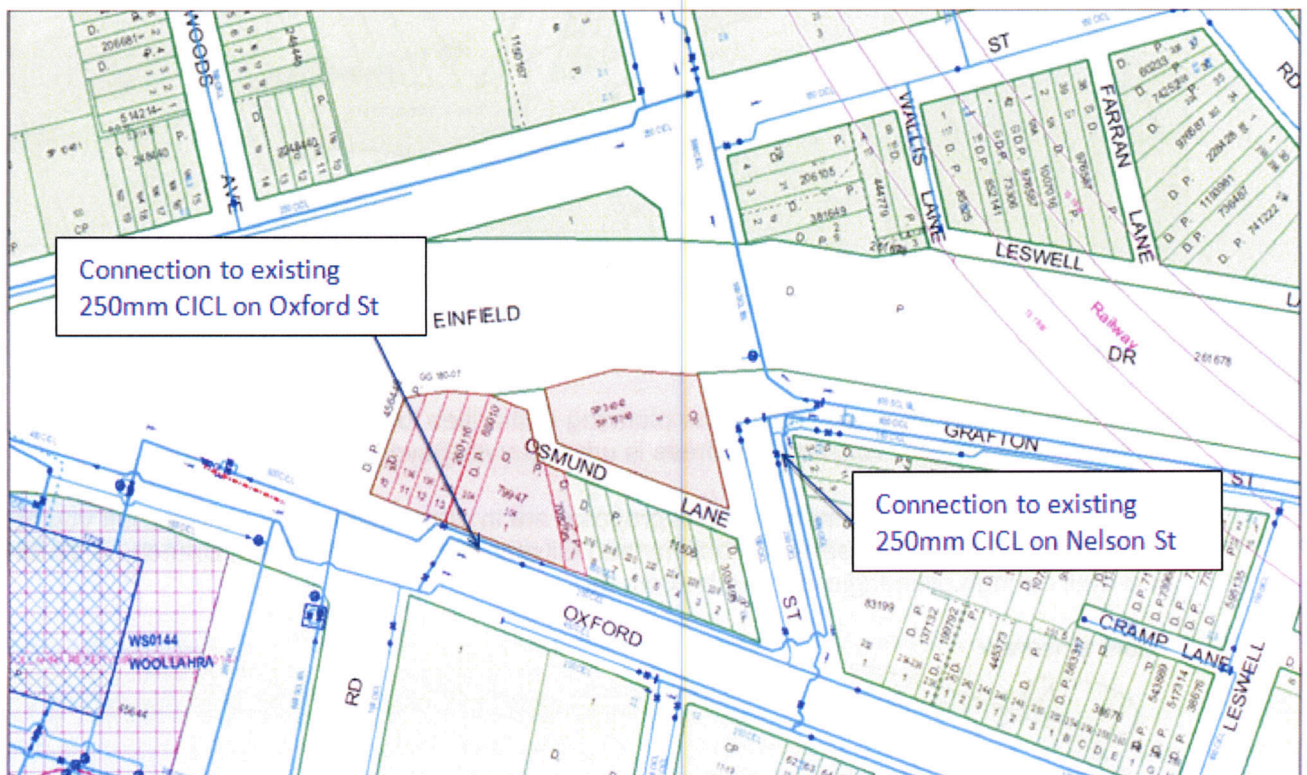
Re: Lodgement of planning proposal for 194-214 Oxford Street & 2 Nelson Street, Bondi Junction (PP-1/2015)

Dear Mr Monks,

Thank you for your letter notifying Sydney Water of the proposed development referenced above. Sydney water in principle has no objection to the proposal but offers the following comments.

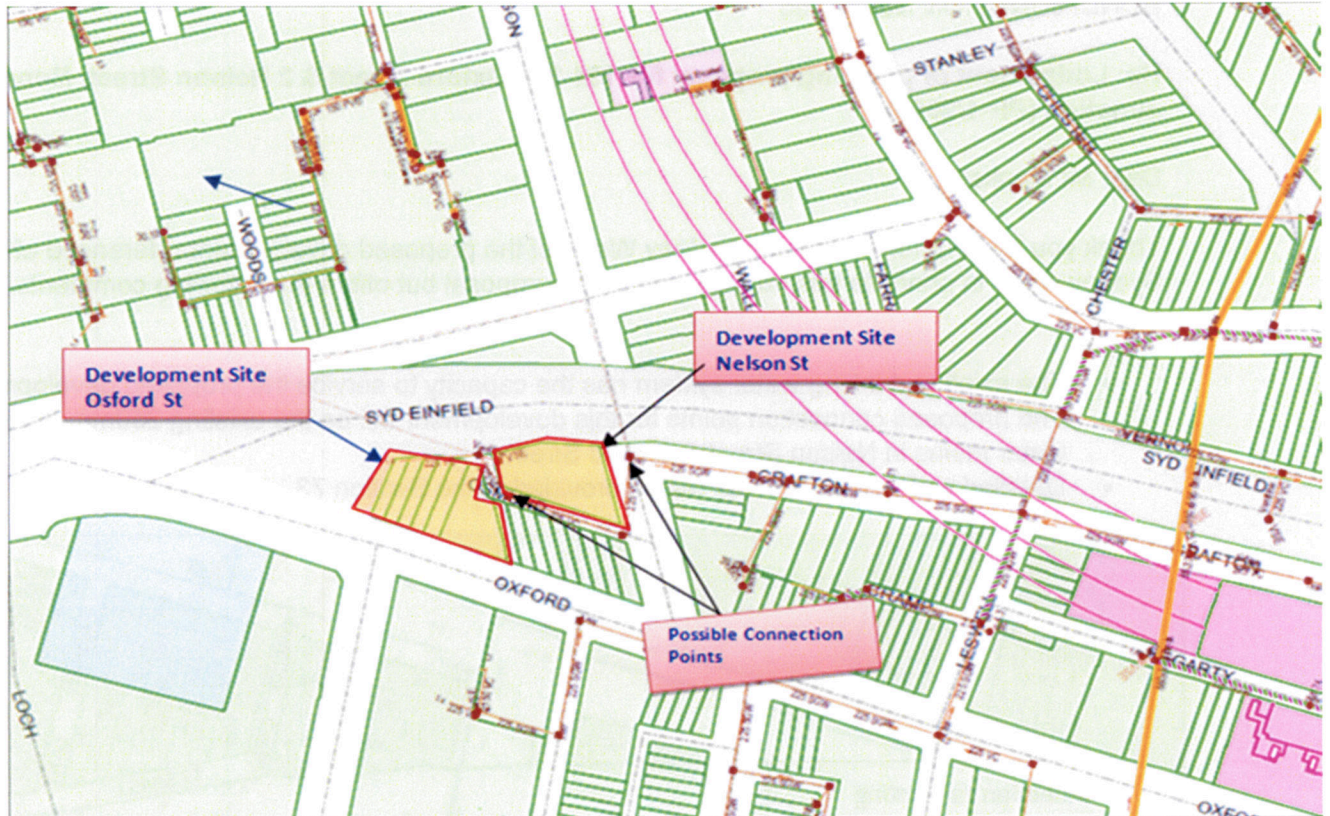
Water

- The existing drinking water system has the capacity to service the proposed development. The proposed connection points for this development will be the existing 250mm drinking water mains in Nelson Street & Oxford Street.
- Detailed water requirements will be provided at the Section 73 application phase.



Wastewater

- Preliminary assessment indicates that there is sufficient capacity in the existing wastewater system to service the proposed development. The developer can connect to the existing 225mm wastewater mains located in Nelson Street & Osmund Lane.
- Detailed wastewater requirements will be provided at the Section 73 application phase.



Sydney Water e-Planning

Sydney Water has an email address for planning authorities to submit statutory or strategic planning documents for review. This email address is urbangrowth@sydneywater.com.au

Further advice and requirements for this proposal are in attachment 1 & 2 (overleaf). If you require any further information, please contact Hannah Gilvear of the Urban Growth Branch on 02 8849 5296 or e-mail hannah.gilvear@sydneywater.com.au

Yours sincerely

Greg Joblin
A/Manager, Growth Strategy

Attachment 1

Sydney Water Servicing

A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water.

Make an early application for the certificate, as there may be water and wastewater pipes to be built that can take some time. This can also impact on other services and buildings, driveways or landscape designs.

Applications must be made through an authorised Water Servicing Coordinator. For help either visit www.sydneywater.com.au > Plumbing, building and developing > Developing > Land development or telephone 13 20 92.

Building Plan Approval

You must have your building plans stamped and approved before any construction is commenced. Approval is needed because construction/building works may affect Sydney Water's assets (e.g. Water, sewer and stormwater mains).

For further assistance please telephone 13 20 92 or refer to the Building over or next to assets page on the Sydney Water website (see Plumbing, building and developing then Building over or next to assets).

Attachment 2

Requirements for Business Customers for Commercial and Industrial Property Developments

If this property is to be developed for Industrial or Commercial operations, it may need to meet the following requirements:

Trade Wastewater Requirements

If this development is going to generate trade wastewater, the property owner must submit an application requesting permission to discharge trade wastewater to Sydney Water's sewerage system. You must wait for approval of this permit before any business activities can commence.

The permit application should be emailed to Sydney Water's Business Customer Services at businesscustomers@sydneywater.com.au

It is illegal to discharge Trade Wastewater into the Sydney Water sewerage system without permission.

A Boundary Trap is required for all developments that discharge trade wastewater where arrestors and special units are installed for trade wastewater pre-treatment.

If the property development is for Industrial operations, the wastewater may discharge into a sewerage area that is subject to wastewater reuse. Find out from Business Customer Services if this is applicable to your development.

Backflow Prevention Requirements

Backflow is when there is unintentional flow of water in the wrong direction from a potentially polluted source into the drinking water supply.

All properties connected to Sydney Water's supply must install a testable Backflow Prevention Containment Device appropriate to the property's hazard rating. Property with a high or medium hazard rating must have the backflow prevention containment device tested annually. Properties identified as having a low hazard rating must install a non-testable device, as a minimum.

Separate hydrant and sprinkler fire services on non-residential properties, require the installation of a testable double check detector assembly. The device is to be located at the boundary of the property.

Before you install a backflow prevention device:

1. Get your hydraulic consultant or plumber to check the available water pressure versus the property's required pressure and flow requirements.
2. Conduct a site assessment to confirm the hazard rating of the property and its services. Contact PIAS at NSW Fair Trading on 1300 889 099.
3. For installation you will need to engage a licensed plumber with backflow accreditation who can be found on the Sydney Water website:
<http://www.sydneywater.com.au/Plumbing/BackflowPrevention/>

Water Efficiency Recommendations

Water is our most precious resource and every customer can play a role in its conservation. By working together with Sydney Water, business customers are able to reduce their water consumption. This will help your business save money, improve productivity and protect the environment.

Some water efficiency measures that can be easily implemented in your business are:

- Install water efficiency fixtures to help increase your water efficiency, refer to WELS (Water Efficiency Labelling and Standards (WELS) Scheme, <http://www.waterrating.gov.au/>
- Consider installing rainwater tanks to capture rainwater runoff, and reusing it, where cost effective. Refer to <http://www.sydneywater.com.au/Water4Life/InYourBusiness/RWTCalculator.cfm>
- Install water-monitoring devices on your meter to identify water usage patterns and leaks.
- Develop a water efficiency plan for your business.

It is cheaper to install water efficiency appliances while you are developing than retrofitting them later.

Contingency Plan Recommendations

Under Sydney Water's customer contract Sydney Water aims to provide Business Customers with a continuous supply of clean water at a minimum pressure of 15meters head at the main tap. This is equivalent to 146.8kpa or 21.29psi to meet reasonable business usage needs.

Sometimes Sydney Water may need to interrupt, postpone or limit the supply of water services to your property for maintenance or other reasons. These interruptions can be planned or unplanned.

Water supply is critical to some businesses and Sydney Water will treat vulnerable customers, such as hospitals, as a high priority.

Have you thought about a contingency plan for your business? Your Business Customer Representative will help you to develop a plan that is tailored to your business and minimises productivity losses in the event of a water service disruption.

For further information please visit the Sydney Water website at:

<http://www.sydneywater.com.au/OurSystemsandOperations/TradeWaste/> or contact Business Customer Services on 1300 985 227 or businesscustomers@sydneywater.com.au

