HERITAGE IMPACT STATEMENT

194 - 200 OXFORD STREET, BONDI JUNCTION NSW 2022

26 SEPTEMBER 2016
SH916
FINAL
PREPARED FOR WESTGATE BJ PTY LTD

URBIS

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EXECUTIVE SUMMARY

The following Heritage Impact Statement was prepared to assess the potential heritage impact of the proposed works at Oxford Street, Bondi Junction. The development site is located between Oxford Street and Syd Einfeld Drive. The whole development site comprises a number of addresses including 194-214 Oxford Street and 2 Nelson Street. Urbis has been engaged by Westgate BJ Pty Ltd to prepare the following Heritage Impact Statement for the dwellings located at 194-200 Oxford Street ('subject site').

The row of terraces located on the subject site is listed on the Waverley Council Local Environmental Plan 2012 as a "Two storey residential terrace row" (I212). The following heritage listed items and conservation areas are also located in the vicinity of the item:

- The "Mill Hill" Heritage Conservation Area (C12 – Waverley LEP 2012);
- The Bus Depot/Waverley Tram Depot Building at 1-15 Oxford Street (I224 – Waverley LEP 2012);
- Norfolk Pine at 2 Nelson Street (Landscape Item 506 – Waverley LEP 2012);
- Centennial Park, including Federation monument, Superintendents residence, park gates, 2 Corinthian Columns, 2 Statues, Centennial Park (I01 – Randwick LEP 2012);
- Centennial Park Reservoir WS001, 3R Oxford Street, (I02 – Randwick LEP 2012); and
- The North Randwick Heritage Conservation Area (C1 – Randwick LEP 2012).

The proposal is to demolish the existing terraces on the subject site (194-200 Oxford Street), together with remnant structures at 202-214 Oxford Street ('Site A') and construct a 36 metre high residential tower with two storey street-level retail and dining areas. This development would be part of a larger development including the land at 2 Nelson Street ('Site B') which would also comprise a 36 metre high mixed use / residential tower.

The proposal has been assessed with consideration for the relevant provisions of the Waverley Local Environment Plan (LEP 2012) and the Development Control Plan (2012). It has also been assessed with consideration to the West Oxford Street Design Charette Summary Report and Recommendation issued 11 February 2015 which identifies areas in West Oxford Street, including the subject site, in which increased amenity is proposed.

This assessment is set out in Section 6 of this report; it is considered that the proposal would have a positive impact on the amenity of the subject site and the activation of the area generally.

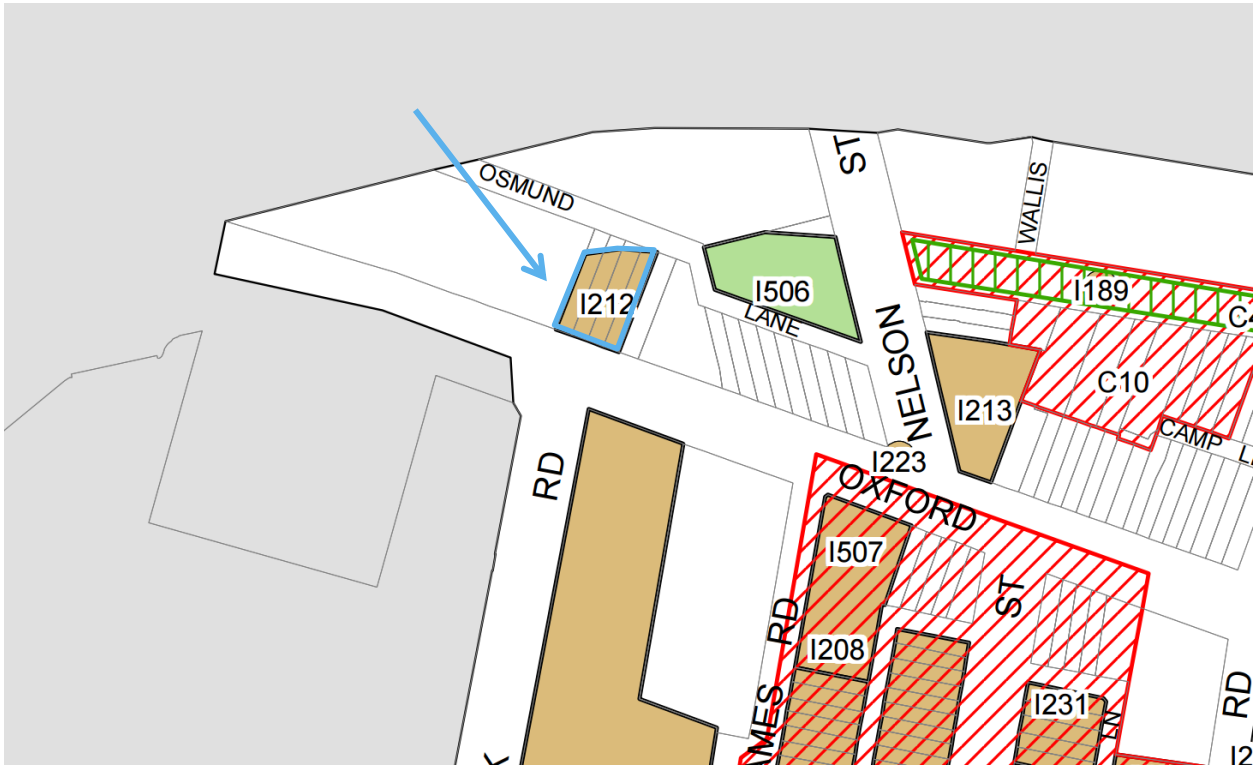
1. INTRODUCTION

1.1. BACKGROUND AND PROPOSAL

The site is located between Oxford Street and Syd Einfeld Drive. The whole project site comprises a number of addresses including 194-214 Oxford Street and 2 Nelson Street. Urbis has been engaged by Westgate BJ Pty Ltd to prepare the following Heritage Impact Statement for the dwellings located on the proposed 'Site A' only, being 194-200 Oxford Street ('subject site').

The subject site is located in the west corner of the block bound by Syd Einfeld Drive, Oxford Street and York Road. The subject site comprises a row of terraces which are listed on the Waverley Council Local Environmental Plan 2012 as a "Two storey residential terrace row" (I212).

Figure 1 – Extract of Waverley Council LEP 2012 Heritage Map



Source: Waverley Council Local Environmental Plan 2012 Heritage Map Sheet 001A

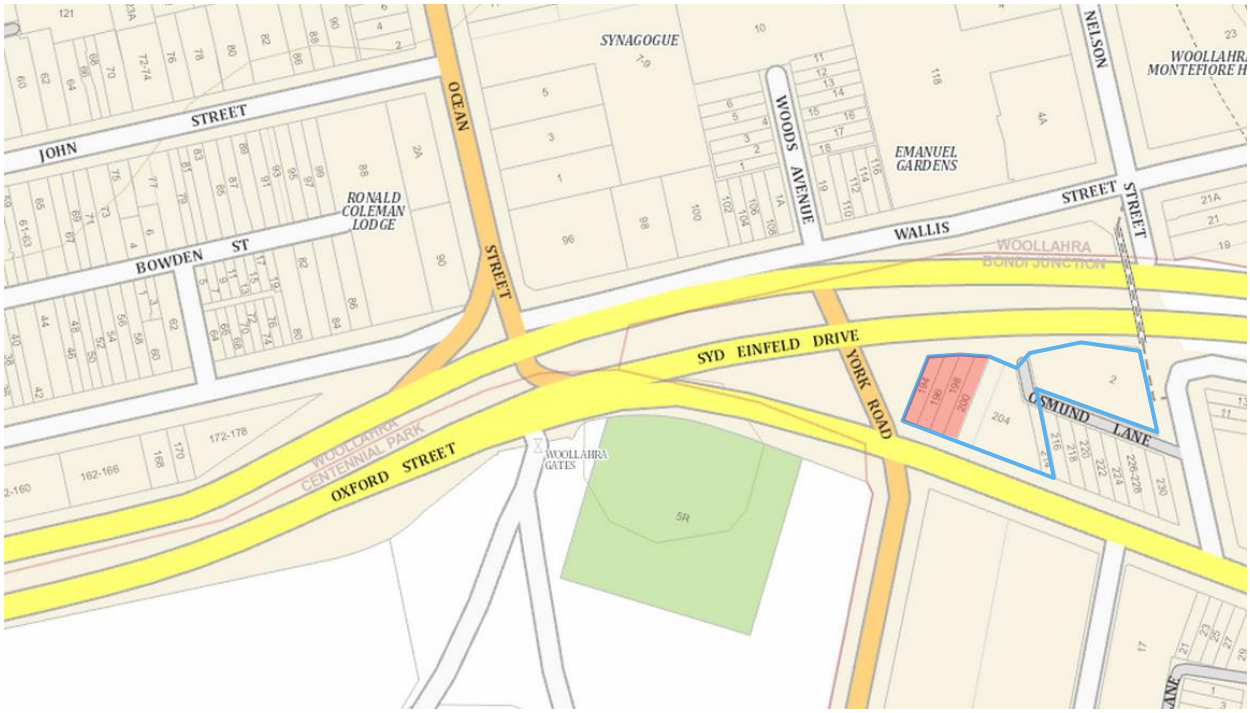
The "Mill Hill" Conservation Area, the Bus Depot/Waverley Tram Depot Building, Nelson Hotel, Centennial Park, Centennial Reservoir and the North Randwick Heritage Conservation Area are also located in the vicinity of the subject site. A heritage listed Norfolk Pine tree is located on 'Site B' of the larger proposed development site, at 2 Nelson Street, Bondi Junction (Item 506).

The proposal is to demolish the existing terraces on the subject site (part of 'Site A') and construct a 36 metre high residential tower with two storey street-level retail and dining areas. This development would be part of a larger development including the land at 2 Nelson Street ('Site B') which would comprise a second 36 metre high tower. We have been provided with an Architectural Design Report prepared by MHNDUnion dated 19 September 2016 to inform this assessment.

1.2. LOCATION

The subject site is located at 194-200 Oxford Street, Bondi Junction NSW 2022, being part of a larger development site as shown hereunder.

Figure 2 – Locality Map (subject site shown shaded red within the larger project site outlined in blue)



Source: SIX Maps 2016

1.3. METHODOLOGY

This Heritage Impact Statement has been prepared in accordance with the NSW Heritage Manual 'Statements of Heritage Impact' (2002) and 'Assessing Heritage Significance' (2001) guidelines. The philosophy and process adopted is that guided by the Australia ICOMOS Burra Charter 1999.

The subject proposal has been assessed in relation to the relevant controls and provisions contained within the Waverley Local Environmental Plan 2012 and the Waverley Development Control Plan 2012.

1.4. AUTHOR IDENTIFICATION AND ACKNOWLEDGMENTS

The following report has been prepared by Alexandria Barnier (Heritage Consultant). Stephen Davies (Director) has reviewed and endorsed its content.

Unless otherwise stated, all drawings, illustrations and photographs are the work of Urbis.

2. SITE DESCRIPTION

The subject site is located on the northern side of Oxford Street at the intersection of York Road, Syd Einfeld Drive and Oxford Street in the Waverley Local Government Area in Sydney's Eastern Suburbs. It is located approximately six (6) kilometres (by direct line) east of the Sydney Central Business District (CBD). The subject site forms lots 10-13 of Deposited Plan 260116 and is at the junction of the Randwick, Woollahra and Waverley local government areas.

Figure 3 – Aerial Image (subject site shown shaded red within the larger project site outlined in blue)



Source: SIX Maps 2016

The dwellings on the subject site comprise four (4) adjoining late Victorian filigree terrace houses which face south and have rear wings. The dwellings are double storey and constructed of exposed brick. The ground floor of each dwelling has an asymmetrical fenestration pattern, each with two sash windows and a transom window over the front door.

On the first floor the terraces have iron filigree balustrades, brackets and fringes and a central French door accessing the front bedroom with two narrow, flanking sash windows. Decorative brackets adorn the party walls between each dwelling at first floor level. They also each have a simple chimney.

The front yards to the terraces have early tiles and prominent rendered fence posts. Pedestrian access to the site is poor and the dwelling to the west appears to show the effects of substantial subsidence (Refer to Picture 4). The poor amenity of the subject site is identified in detail in the West Oxford Street Design Charette Summary Report and Recommendation issued 18.09.2014.

Figure 4 – External Images



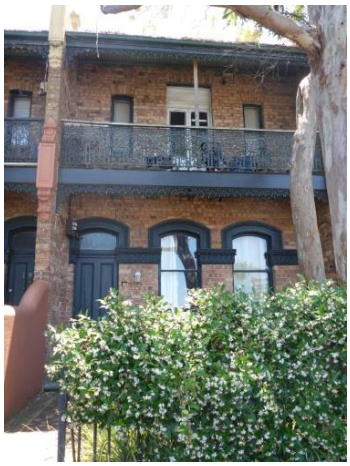
Picture 1 – View north towards the primary (southern) facades of the subject dwellings

Source: Urbis



Picture 2 – View north west towards the south east corner of the subject dwellings

Source: Urbis



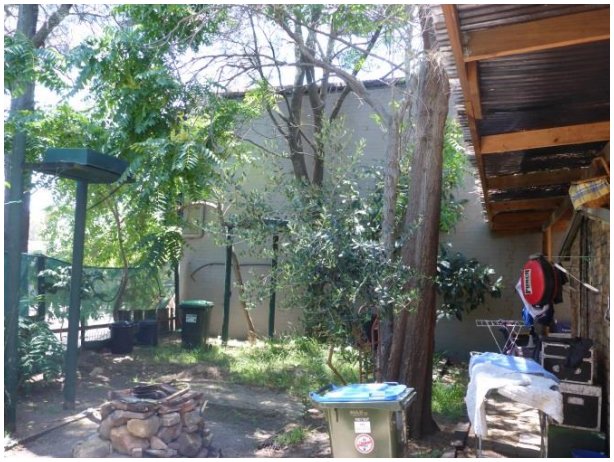
Picture 3 – View north towards the primary (southern) facade of 196 Oxford Street

Source: Urbis



Picture 4 – Apparent subsidence affecting the front (south) boundary fence of 194 oxford street which is located at the corner of Oxford Street and York Road

Source: Urbis



Picture 5 – View east across the shared rear yards of the existing dwellings on the subject site

Source: Urbis



Picture 6 – View south east at the rear façade of the dwellings at 198-200 Oxford Street

Source: Urbis

Figure 5 – Internal Images



Picture 7 – View of the central hallway of the dwelling at 196 Oxford Street

Source: Urbis



Picture 8 – View of the central hallway of the dwelling at 196 Oxford Street

Source: Urbis



Picture 9 – View down the staircase in the dwelling at 196 Oxford Street

Source: Urbis



Picture 10 – View up the central hallway on the first floor in the dwelling at 196 Oxford Street

Source: Urbis

Figure 6 – Existing building stock in the vicinity



Picture 11 – South east at the bus depot/Waverley tram depot opposite the subject site

Source: Urbis



Picture 12 – Looking west towards the north east corner of state listed Centennial Parklands opposite the subject site

Source: Urbis

3. PROPOSAL

The proposal is to demolish the existing terraces on the subject site (194-200 Oxford Street), together with remnant structures at 202-214 Oxford Street ('Site A') and construct a 36 metre high residential tower with two storey street-level retail and dining areas. This development would be part of a larger development including the land at 2 Nelson Street ('Site B').

We have been provided with an Architectural Design Report prepared by MHNDUnion dated 19 September 2016 to inform this assessment. It provides a general guide for the proposed development, including proposed heights, scale, mass and materiality.

The following render shows the proposed redevelopment of 'Site A' (including the subject 194 – 200 Oxford Street) at Figure 8 and 'Site B' at Figure 9. The design is subject to design competition.

Figure 7 – Extract of Draft Architectural Design Report



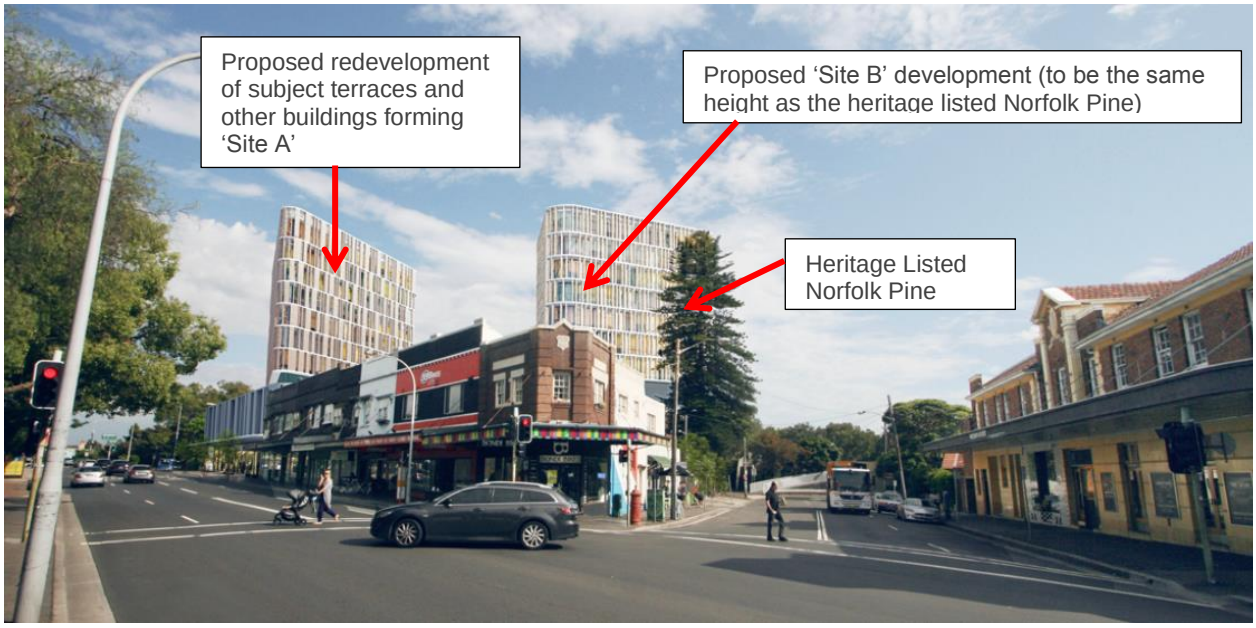
Source: Architectural Design Report prepared by MHNDUnion

Figure 8 – Extract of Draft Architectural Design Report



Source: Architectural Design Report prepared by MHNDUnion

Figure 9 – Extract of Draft Architectural Design Report



Source: Architectural Design Report prepared by MHNDUnion

4. HISTORICAL OVERVIEW

4.1. HISTORICAL DEVELOPMENT OF OXFORD STREET

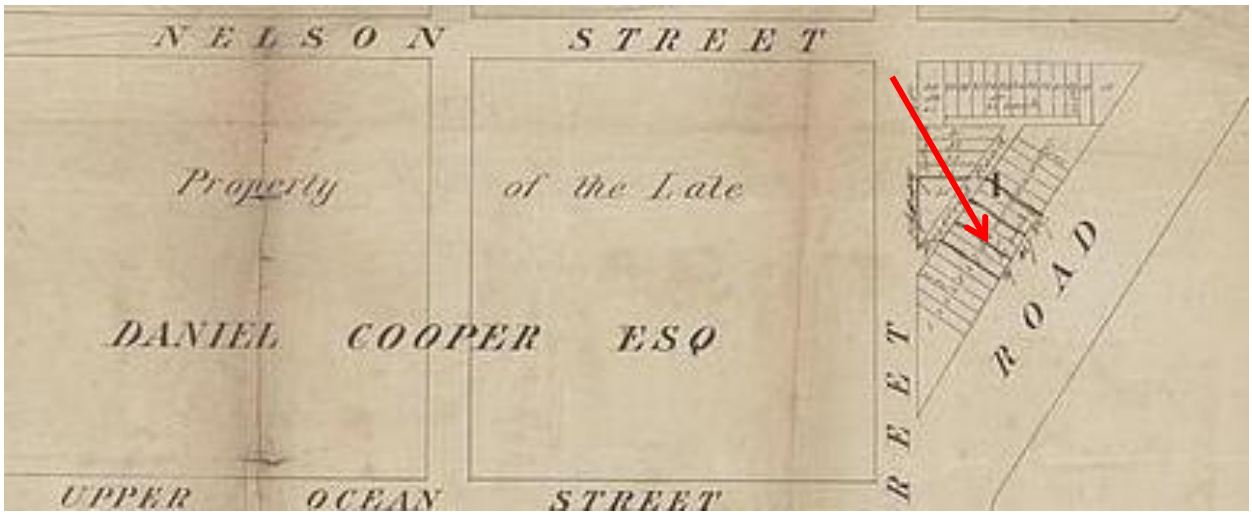
South Head Road, completed in May 1811, later became known as Oxford Street gradually by four different local governments. The section on which the subject site is located (between Jersey Road and Bondi Junction) was renamed in 1901[1]. It was described as a 'beautiful avenue of recreation, either as a pleasant ride or promenade' which had been carved out of 'a wild and almost impenetrable scrub[2].

The subject site is at the juncture of Woollahra Waverley and Randwick Councils and originally 194-200 Oxford Street was part of the Woollahra local government area as late at the last Sands Directory of 1932-33.

4.2. DEVELOPMENT OF THE SUBJECT SITE

Captain John Piper was granted a substantial amount of land east of Sydney in the early 19th century. However, much of this was lost to Daniel Cooper and Solomon Levy in March 1830 after Piper experienced financial hardship[3]. The Point Piper Estate was subdivided in 1844 however this ceased after Coopers death nine years later. The earliest development in Bondi Junction was concentrated around South Head Road. The street was constructed in 1811 by soldiers of the 73rd Regiment. The subdivision of the subject site occurred in c.1850.

Figure 10 – Detail plan of Upper Paddington 1850-1857 showing the subdivision of the subject site

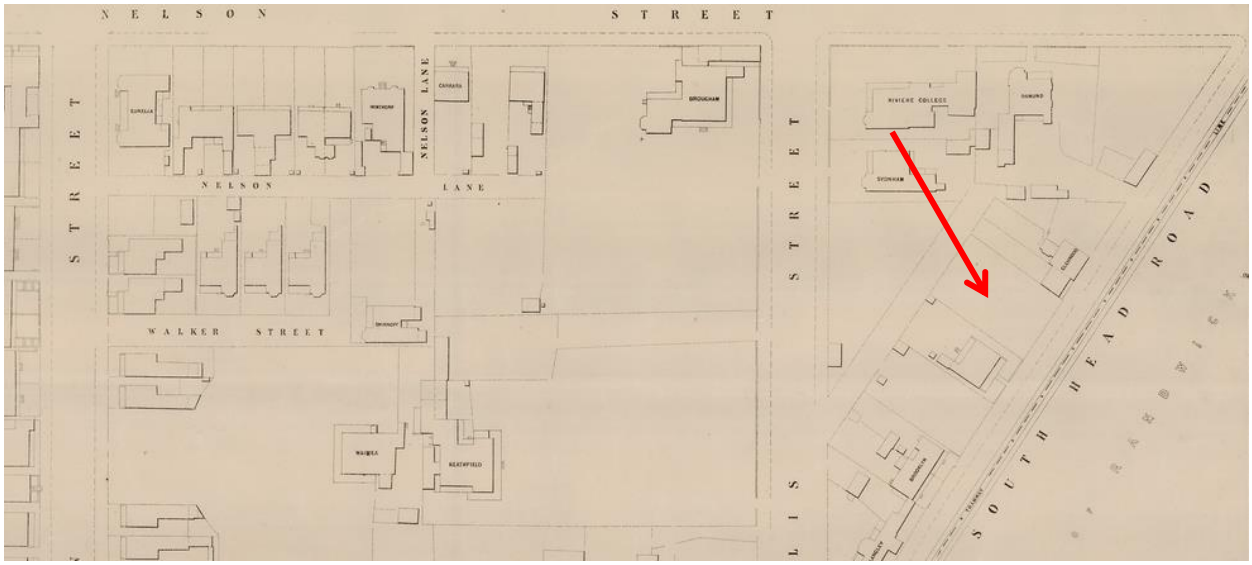


Source: National Library of Australia Map F353

The land boom of the 1880s pressure for residential sites saw subdivision of the lands within the Cooper Estate to the north of Oxford Street by the Australian Land Company on behalf of Daniel Cooper III. The development of Bondi Junction became evident after the tramway was completed in 1881. The 1887 Metropolitan Series map (hereunder) shows that the subject site was vacant at this time.

[1] Woollahra Council Library, Local History Facts Oxford Street
[2] The Sydney Gazette
[3] Marjorie Barnard, 'Piper, John (1773–1851)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, http://adb.anu.edu.au/biography/piper-john-2552/text3449, published first in hardcopy 1967, accessed online 20 November 2014.

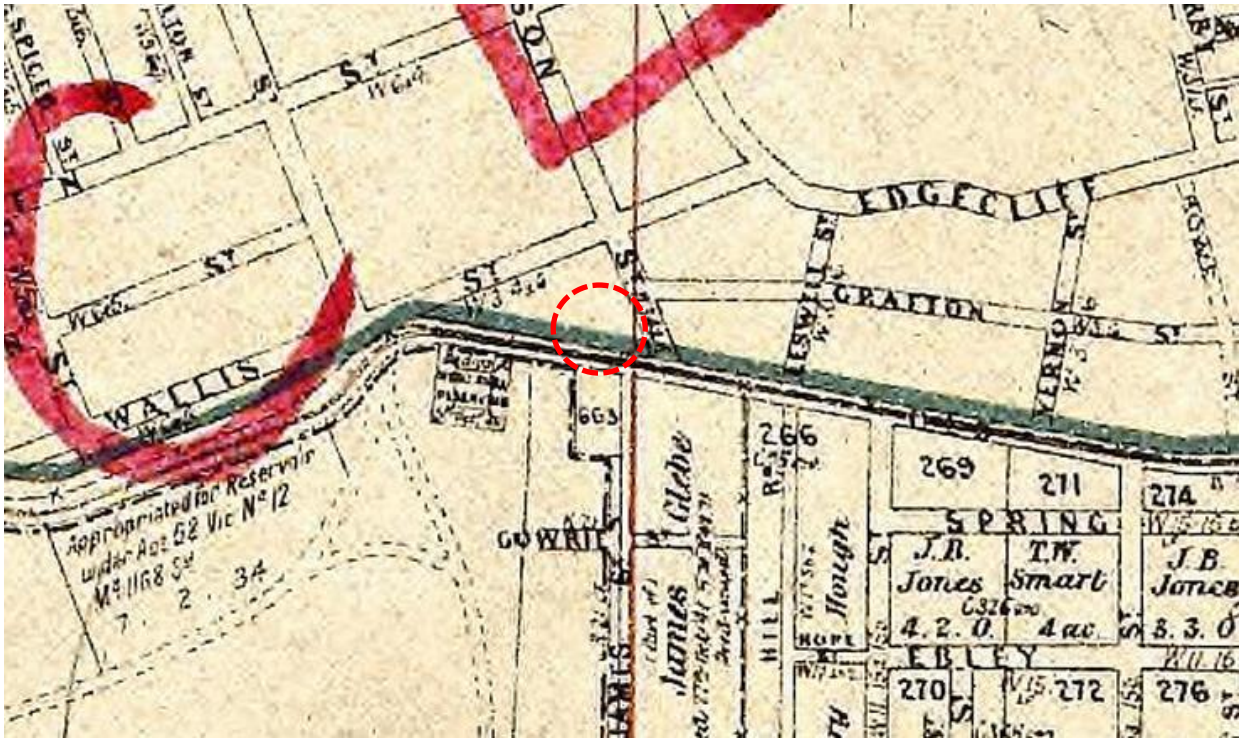
Figure 11 – Metropolitan Series Maps Woollahra 1887 Sheet 10 (approximate location of subject site indicated)



Source: State Library of New South Wales 2014

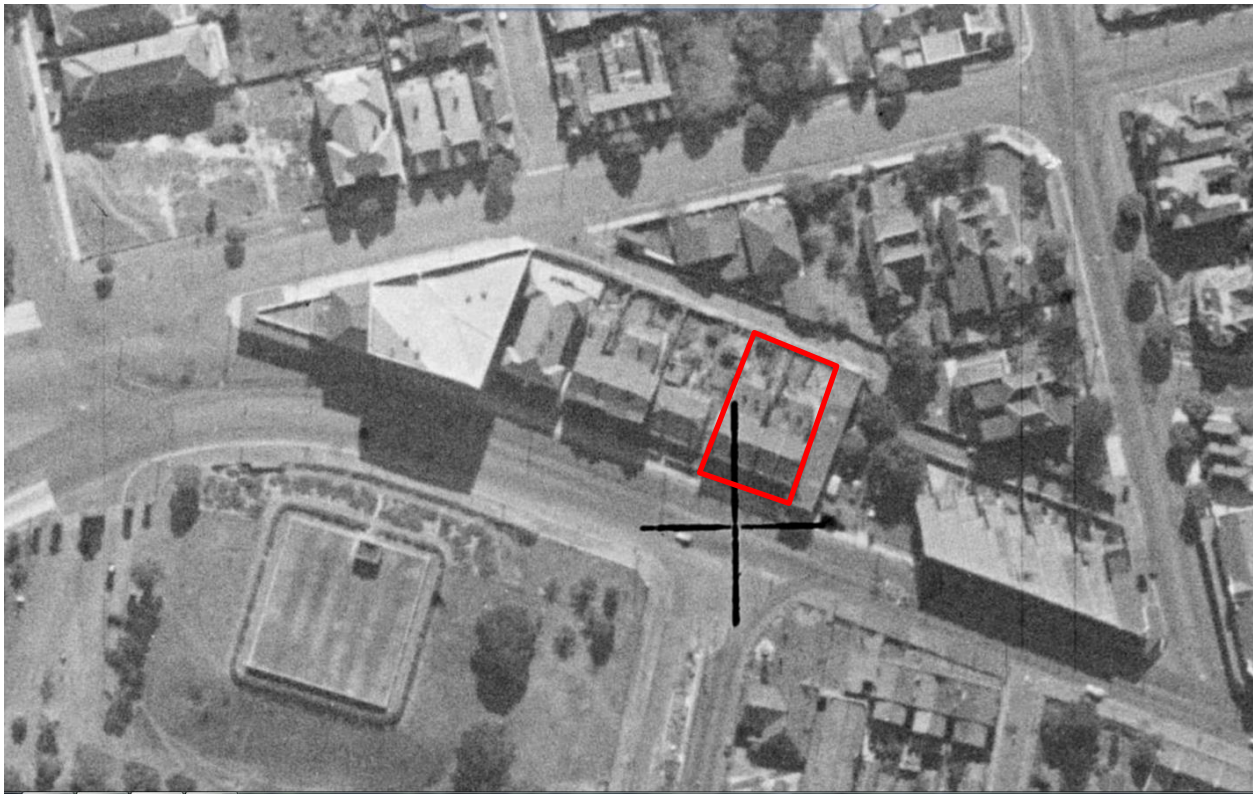
It is likely that the subject properties were constructed in c.1892 when they first appear in the Rates Assessment Books (refer Table 1).

Figure 12 – Parish of Alexandria Map – Eastern Division 1900 (approximate location of subject shown)



Source: Land and Property Information, 2016

Figure 13 – Extract of 1943 Aerial Map



Source: SIX Maps 2016

4.3. PROPERTY OWNERS AND DATE OF CONSTRUCTION

A Rates Books search for 194-200 Oxford Street Bondi Junction indicates that the subject dwellings were constructed in 1892. The ownership history is outlined below.

Table 1 – Property owners for 194-200 Oxford Street

Date	Owner
1892-1904	Marshall, Esther
1905-1916	McKeon, M
1917-1935	O'Brien, John
1936-1943	Tyrell, James

Table 2 – Historic property numbers

Building name and previous building number	Current building number
176 'Bologna' Old South Head Road – Piper Ward	200 Oxford Street Bondi Junction
174 'Verona' Old South Head Road – Piper Ward	198 Oxford Street Bondi Junction
172 'Mantova' Old South head Road- Piper Ward	196 Oxford Street Bondi Junction
170 'Padua' Old South Head Road- Piper Ward	194 Oxford Street Bondi Junction

5. SIGNIFICANCE ASSESSMENT

5.1. WHAT IS HERITAGE SIGNIFICANCE?

Before making decisions to change a heritage item, it is important to understand its values. This leads to decisions that will retain these values in the future. Statements of heritage significance summarise a place's heritage values – why it is important, why a statutory listing was made to protect these values.

5.2. SIGNIFICANCE ASSESSMENT

The Heritage Council of NSW has developed a set of seven criteria for assessing heritage significance, which can be used to make decisions about the heritage value of a place or item. There are two levels of heritage significance used in NSW: state and local.

The following assessment of heritage significance has been prepared in accordance with the 'Assessing Heritage Significance' (2001) guideline from the NSW Heritage Manual for subject site.

Table 3 – Significance Assessment

Criteria	**Significance Assessment**
A – Historical Significance *An item is important in the course or pattern of the local area's cultural or natural history.*	The subject site, while originally part of the Point Piper Estate does not have any direct connections with any historically important event. However, it is considered that the terraces are historically significant in that they indicate the development of west Oxford Street in the late 19th century. The 1943 aerial indicates that they were once part of a more comprehensive streetscape of dwellings that were demolished for the expressway. Notwithstanding the above, the immediate context of the terrace group has changed significantly over time as a result of urbanisation and freeway development and retains little of its original historical setting.
Guidelines for Inclusion *shows evidence of a significant human activity* ☐ *is associated with a significant activity or historical phase* ☒ *maintains or shows the continuity of a historical process or activity* ☐	*Guidelines for Exclusion* *has incidental or unsubstantiated connections with historically important activities or processes* ☐ *provides evidence of activities or processes that are of dubious historical importance* ☐ *has been so altered that it can no longer provide evidence of a particular association* ☐
B – Associative Significance *An item has strong or special associations with the life or works of a person, or group of persons, of importance in the local area's cultural or natural history.*	The item has no known associations with any person/s of particular significance in the local area or Sydney generally. Accordingly, the subject site does not meet the requisite significance threshold under this criterion.

Criteria	Significance Assessment
Guidelines for Inclusion	*Guidelines for Exclusion*
shows evidence of a significant human occupation ☐	*has incidental or unsubstantiated connections with historically important people or events* ☐
is associated with a significant event, person, or group of persons ☐	*provides evidence of people or events that are of dubious historical importance* ☒
	has been so altered that it can no longer provide evidence of a particular association ☐
C – Aesthetic Significance *An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area.*	The buildings retain elements characteristic of the late Victorian terrace house style; however it is considered that the immediate context of the subject site and the character of the streetscape leading into Bondi Junction are so eroded due to the construction of the larger motorways, that the aesthetic significance of the terrace group has been compromised. The heritage significance of the terraces therefore lies only in their general representation of the late Victorian filigree style, and this is not rare in the context of the eastern suburbs of Sydney.
Guidelines for Inclusion	*Guidelines for Exclusion*
shows or is associated with, creative or technical innovation or achievement ☐	*is not a major work by an important designer or artist* ☒
is the inspiration for a creative or technical innovation or achievement ☐	*has lost its design or technical integrity* ☐
is aesthetically distinctive ☐	*its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded* ☒
has landmark qualities ☐	*has only a loose association with a creative or technical achievement* ☒
exemplifies a particular taste, style or technology ☐	
D – Social Significance *An item has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons.*	The subject site has no known associations with any particular community or cultural group in the area. Accordingly, the subject site does not meet the requisite significance threshold under this criterion.
Guidelines for Inclusion	*Guidelines for Exclusion*
is important for its associations with an identifiable group ☐	*is only important to the community for amenity reasons* ☐
is important to a community's sense of place ☐	*is retained only in preference to a proposed alternative* ☒

Criteria	Significance Assessment
E – Research Potential *An item has potential to yield information that will contribute to an understanding of the local area's cultural or natural history.*	There is no evidence to suggest that the extant structure has any technical significance beyond common late Victorian building practices. As such, it is considered that there is no further technical information that could be ascertained from it and it therefore has no research potential. There are no known archaeological deposits located on the subject site. Notwithstanding, it is beyond the scope of this report to assess archaeological potential.
Guidelines for Inclusion *has the potential to yield new or further substantial scientific and/or archaeological information* ☐ *is an important benchmark or reference site or type* ☐ *provides evidence of past human cultures that is unavailable elsewhere* ☐	*Guidelines for Exclusion* *the knowledge gained would be irrelevant to research on science, human history or culture* ☐ *has little archaeological or research potential* ☐ *only contains information that is readily available from other resources or archaeological sites* ☒
F – Rarity *An item possesses uncommon, rare or endangered aspects of the local area's cultural or natural history.*	There are numerous examples of terrace housing of the same period as the subject dwelling in the vicinity of the subject site and in Bondi Junction generally. Many of these are considered better examples of the type than those located on the subject site as the intactness of their contexts contributes to their visual setting and aesthetic significance. Therefore it is considered that the subject site is not a rare or good example of its type.
Guidelines for Inclusion *provides evidence of a defunct custom, way of life or process* ☐ *demonstrates a process, custom or other human activity that is in danger of being lost* ☐ *shows unusually accurate evidence of a significant human activity* ☐ *is the only example of its type* ☐ *demonstrates designs or techniques of exceptional interest* ☐ *shows rare evidence of a significant human activity important to a community* ☐	*Guidelines for Exclusion* *is not rare* ☒ *is numerous but under threat* ☐

Criteria	Significance Assessment
G – Representative *An item is important in demonstrating the principal characteristics of a class of NSW's (or the local area's):* • *cultural or natural places; or* • *cultural or natural environments.*	The subject site does generally represent a late Victorian filigree style dwelling. However it is not considered to be a remarkable example as its setting has been significantly eroded and there are substantially better examples of the type extant elsewhere in the suburb.
Guidelines for Inclusion *is a fine example of its type* ☐ *has the principal characteristics of an important class or group of items* ☒ *has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity* ☐ *is a significant variation to a class of items* ☐ *is part of a group which collectively illustrates a representative type* ☐ *is outstanding because of its setting, condition or size* ☐ *is outstanding because of its integrity or the esteem in which it is held* ☐	*Guidelines for Exclusion* *is a poor example of its type* ☒ *does not include or has lost the range of characteristics of a type* ☐ *does not represent well the characteristics that make up a significant variation of a type* ☐

5.3. STATEMENT OF SIGNIFICANCE

The subject site is considered to meet the requisite threshold of significance for local historical and aesthetic significance as a contributor to the area. The subject terraces would not be categorised as heritage items in a conservation area or broader group listing but would be considered to be contributory items only. It is considered that the terraces have been compromised in their contribution to the area by the loss of their previous context and the very poor amenity that has resulted from the location of the intersection of three major roads.

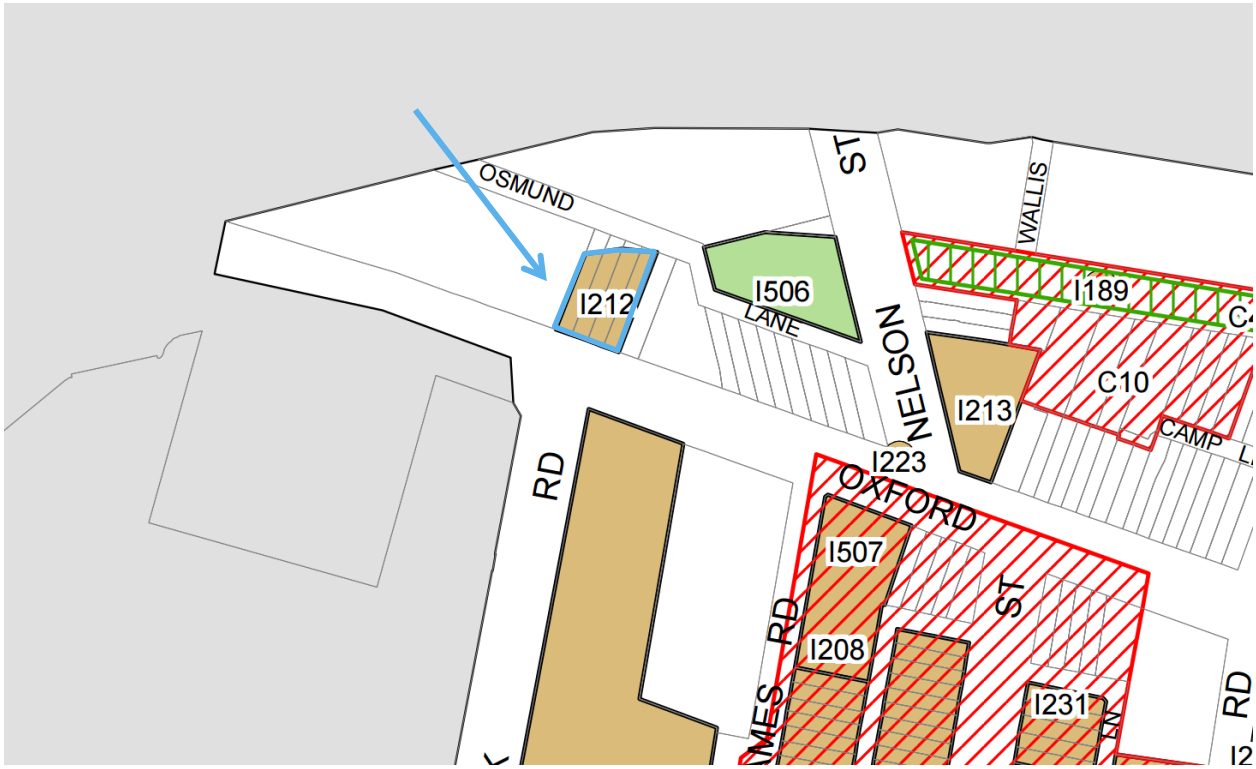
The streetscape leading into Bondi Junction has been substantially altered in order to accommodate the roadway to the north which has significantly eroded the setting of the items. Further, it is one of a number of examples of the type in the area. Therefore it is considered that the terraces are only generally representational of the style in which they were built and are not rare in the local area or Sydney generally.

The subject site does not have any known associations with any person or group of significance in the community or display any technical achievement beyond that which was standard of the common building practices of the late Victorian period. As such is not considered to have associational or social significance or research potential.

5.4. HERITAGE LISTING

The subject site is located in the west corner of the block bound by Syd Einfeld Drive, Oxford Street and York Road. The subject site comprises a row of terraces which are listed on the Waverley Council Local Environmental Plan 2012 as a “Two storey residential terrace row” (I212).

Figure 14 – Extract of Waverley Council LEP 2012 Heritage Map



Source: Waverley Council Local Environmental Plan 2012 Heritage Map Sheet 001A

The “Mill Hill” Conservation Area, the Bus Depot/Waverley Tram Depot Building, Nelson Hotel, Centennial Park, Centennial Reservoir and the North Randwick Heritage Conservation Area are also located in the vicinity of the subject site. A heritage listed Norfolk Pine tree is located on ‘Site B’ of the larger proposed development site, at 2 Nelson Street, Bondi Junction (Item 506).

6. IMPACT ASSESSMENT

6.1. STATUTORY CONTROLS

6.1.1. Waverley Local Environmental Plan 2012

The proposed works are addressed in the table below in relation to the relevant clauses in the LEP.

Table 4 – Impact Assessment: Waverley Local Environmental Plan 2012

Clause	Discussion
5.10 Heritage conservation Note. Heritage items (if any) are listed and described in Schedule 5. Heritage conservation areas (if any) are shown on the Heritage Map as well as being described in Schedule 5. (1) Objectives 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.	1) a) and b) The proposal is for the demolition of the subject dwellings and the erection of a residential flat building. The extant dwellings are listed under Schedule 5 of the Waverley LEP 2012. They are also located in the vicinity of a number of heritage listed items and conservation areas. Heritage listed items located in the vicinity of the subject site include the following: • The “Mill Hill” Heritage Conservation Area (C12 – Waverley LEP 2012); • The Bus Depot/Waverley Tram Depot Building at 1-15 Oxford Street (I224 – Waverley LEP 2012); • Norfolk Pine at 2 Nelson Street (Landscape Item 506 – Waverley LEP 2012); • Centennial Park, including Federation monument, Superintendents residence, park gates, 2 Corinthian Columns, 2 Statues, Centennial Park (I01 – Randwick LEP 2012); • Centennial Park Reservoir WS001, 3R Oxford Street, (I02 – Randwick LEP 2012); and • The North Randwick Heritage Conservation Area (C1 – Randwick LEP 2012). This HIS is required to assess the potential impact that the proposed redevelopment is likely to generate upon the identified heritage items. This assessment is detailed in the discussion in Section 6 of this report.

Clause	Discussion
(5) **Heritage assessment** The consent authority may, before granting consent to any development: (a) on land on which a heritage item is located, or (b) on land that is within a heritage conservation area, or (c) on land that is within the vicinity of land referred to in paragraph (a) or (b), require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.	The subject site constitutes a locally listed heritage item and is located in the vicinity of a number of locally listed heritage items. A full assessment of the heritage impact of the proposed works is included in Section 6 of this report.

6.1.2. Waverley Development Control Plan 2012

The proposed works are addressed in the table below in relation to the relevant provisions in the DCP.

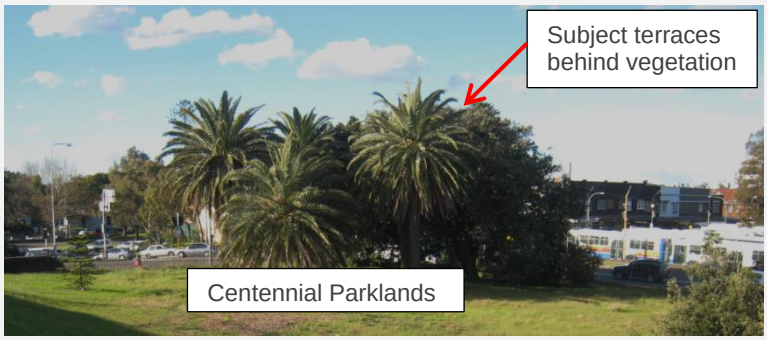
Table 5 – Impact Assessment: Waverley Development Control Plan 2012

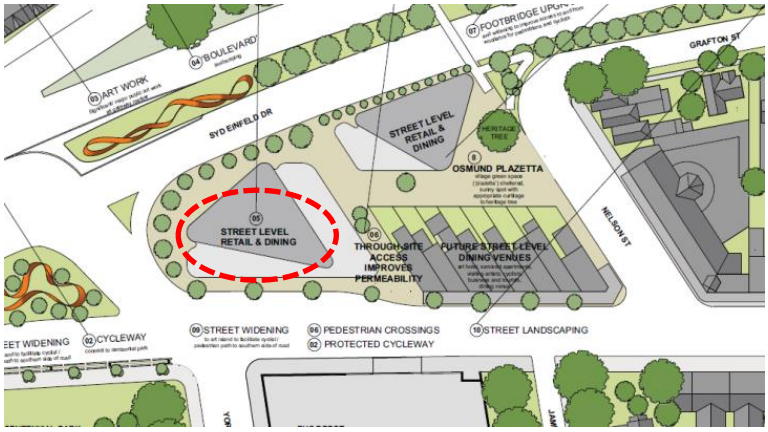
Provision	Discussion
B9 HERITAGE	
9.2 Character *All Development* (a) Development should identify and respect the contributory features and characteristics of the item or the conservation area and incorporate these features into the design. (b) The established landscape character of the locality including the height of canopy and density of landscaping should be retained. (c) Development near a heritage item should respect the visual curtilage of the item. *Infill Development* (a) Contemporary design is acceptable in a conservation area where it is sympathetic to, and respects the context of the conservation area and any heritage item in the vicinity (refer to Figure 9). (b) New buildings adjacent to buildings of historic character or heritage items should be secondary in prominence to the existing streetscape fabric and draw on the predominant pattern of the existing streetscape.	The site is not located in, nor adjacent, but in the vicinity of a conservation area. Oxford Street constitutes a main arterial road lined with early shop top developments. Development behind these primarily constitutes a combination of conservation areas dominated by late Victorian housing (south of Oxford Street) and high density residential towers (north and east). Therefore, the outlook from the conservation areas would remain essentially unchanged as the development would be in keeping with the pattern of residential development to the north and east of Oxford Street. The development would therefore respect the remnant values of the adjacent conservation areas. The streetscape setting of the subject site has been substantially eroded due to the construction and widening of roadways. As such, it is considered that the remnant terrace houses on the subject site (194-200 Oxford Street) at present retain little connection with their original setting and earlier road network. Further, the character of the area is changing, with emerging retail shopfronts along Oxford Street and higher density residential above and behind. The necessity for the redevelopment of the area to achieve a substantial benefit to the community is identified in detail in the West Oxford Street Design Charette Summary Report (Issue K 11 February 2015). This report recommends the development of the area in and around the subject site to increase density. The proposed development would be in keeping with this desired future character and would activate the area while the amenity of those residing at the address would be significantly enhanced. While the buildings are heritage listed, the site inspection revealed that pedestrian access to the terraces is poor, acoustic quality is poor and the westernmost terrace is showing the effects of subsidence. Further, those properties located in the conservation areas in the vicinity are more representative of the contiguous character of early development in Bondi Junction. The West Oxford Street Design Charette, which included heritage professionals, also recommended the removal of the terraces to allow for the construction of higher density residential. It is therefore considered appropriate from a heritage perspective to develop the site with lesser representational value to increase the residential density, amenity and general activation of the area. It is considered that the amenity of those residing on the site would be significantly increased should it be redeveloped.

Provision	Discussion
9.3 Scale and Proportion *Infill Development* (a) Infill development should be cohesive in scale, proportion and finish to the surrounding streetscape and buildings. (b) Infill development should maintain and enhance the skyline profiles of established settings. (c) Where the scale of the roof is much larger than that of adjacent buildings, the roof should be broken up into smaller elements to reduce bulk. (d) Setbacks should be provided to upper levels. **9.4 Siting** *All Development* (a) Development should conform to the predominant front setbacks in the streetscape. (b) Front and rear setbacks should ensure the retention of the existing landscape character of the heritage item or conservation area. (c) Any significant historical pattern of subdivision and lot sizes is to be retained. (d) Development should respect or utilise the topography and existing vegetation of the land such as rock outcrops and mature trees.	As discussed above, the character of the area is changing, with emerging retail shopfronts along Oxford Street and higher density residential above and behind. The necessity for the redevelopment of the area to achieve a substantial benefit to the community is identified in detail in the West Oxford Street Design Charette Summary Report (Issue K 11 February 2015). This report recommends the development of the area in and around the subject site to increase density. The proposed development would be in keeping with this desired future character and would activate the area while the amenity of those residing at the address would be significantly enhanced. Although the proposed development would be higher than the early shop top development, it would be in accordance with the outcomes of the West Oxford Street Design Charette which identifies the need for increased amenity in the area which would be achieved through higher density residential and retail. The proposed development would reflect this desired future character. The proposed development scheme indicates a proposed street level alignment to the existing retail terrace row along Oxford Street thereby employing a consistent street level streetscape design and form.  The associated site works; in particular the new kerb and street alignment and land dedication from the corner site, would provide additional public domain. This would enable easier east-west movement along the north side of Oxford Street as the width of the existing footpath could be increased. It is considered that the outlook towards the subject site from Syd Enfield Drive would be enhanced by the proposed public plaza to the north of Site A as the rear yard of the terraces and the nature strip currently appear from the north as unresolved and visually unremarkable. All identified heritage items and conservation areas in the vicinity of the subject site are located on the south side of Oxford Street, opposite the subject site. As such, it is considered that the substantial separation between them and the tower proposed for ‘Site A’ would ensure that it does not visually dominate any when the conservation areas are viewed in their contexts.

Provision	Discussion
	Although the tower would be located in the vicinity of buildings of historic character, it would be clearly discernible as a contemporary addition to the streetscape and in keeping with the changing pattern of development along Oxford Street. It is considered that the proposed development would be similar to that in others parts of Oxford Street, which is characterised by a combination of small shop top structures and contemporary high density development. It would also reflect the desired future character of the area. It is considered that this development would provide the street with substantially increased amenity. It would be glazed at street level with a number of retail tenancies and a multi-purpose spaces fronting the prominent corner at Oxford Street and York Road, creating a welcoming gateway building and a significant increase in employment opportunities. The proposed 'Site B' tower is proposed to be restricted to the height of the Heritage Listed Norfolk Pine located on 'Site B', and this will ensure that the new development does not dominate the tree and detract from its setting.
9.5 Materials and Colour *Infill Development* (a) Infill buildings should recognise characteristics materials, textures and colours used locally and in adjacent buildings. (b) Materials and colours of surrounding buildings need not be simply copied but used as a point of reference. (c) Modern materials can be used if their proportions and details are harmonious within the surrounding historic context.	The materials used for the proposed development would be consistent with those extant in the streetscape for the contemporary high density buildings. As the area is characterised by a mix of early and contemporary building stock, it is considered that the proposed materiality would have a neutral impact on the character of the surrounding area. A colour and materials schedule has not yet been witnessed and endorsed by Urbis. However, it is considered that a contemporary colour scheme would be appropriate for the development as it is typical for higher density housing and is evident in the apartment buildings which line Oxford Street. A design competition is proposed which will be informed by the historical context of the proposed development and significance of the area.

Provision	Discussion
9.11 Detailing *All Development* (a) Landscape details such as fences, garden walls and planting treatment which contribute to the area should be retained where possible. (b) New windows should match the existing in size and detail, including the existing sill details, window heads, and stained or patterned glass type. Window should not be enlarged or altered. *Infill Development* (a) Modern details should defer to and be cohesive with traditional details that contribute to the character of the area.	The dwellings on the subject site are not proposed for retention and as such the retention of detailing does not apply to the proposed works. However, for the reasons enunciated above, it is considered that the proposed development would significantly increase the amenity of those residing on the subject site and would generally constitute a positive contribution to the streetscape and surrounding community. We have only been provided with a draft scheme excluding specific detail description. However, as discussed above, it is considered that contemporary detailing would be appropriate for the development as it is typical for higher density housing and is evident in the apartment buildings which line Oxford Street. This scheme would be informed by a design competition as discussed above.

Provision	Discussion
9.12 Landscape Conservation Areas *All Development* (a) New works in the vicinity of Landscape Conservation Areas and natural settings are to acknowledge the significant character, detail and context of the setting. (b) Any new works must consider the visual and physical impact upon the setting. (c) Any new work should avoid the removal of fabric whether plant material, manmade feature or natural formation and any works likely to cause long or short term impact upon the setting e.g. change in ground water flow, reflected light, illumination of natural planting and stability of natural or manmade features.	A heritage listed Norfolk Pine tree is located on 'Site B' of the larger proposed development site, at 2 Nelson Street, Bondi Junction (Item 506). The proposed development will not impact on the heritage listed tree. The tree will be retained and the proposed residential towers will be restricted in height so as to not dominate the tree's setting. The recommendations of Waverley Council following the Council Meeting on 15 December 2015, in relation to heritage, resolved that the Heritage Impact Statement prepared by Urbis should be "*revised to assess the impact upon the visual curtilage & vistas along surrounding streets and Centennial Park*". The subject site at 194 – 200 Oxford Street currently has limited visual connectivity to Centennial Parklands due to remnant vegetation lining the corner of Oxford Street and York Road.   The proposed development will not impact on significant vistas to or from Centennial Parklands. The character of the Oxford Street alignment to Centennial parklands bears no resemblance to its historical setting or character as a result of the intrusion of the road ways in the 1970s/80s. The proposed development at the subject site will not obstruct any vistas to or from Centennial Parklands available from development to the north or east of the subject site. It is acknowledged that the proposed development, being a residential tower, will be visually apparent from the north eastern corner of Centennial Parklands at the corner of Oxford St and York Rd, however, the proposed development will be consistent with the character of the changing dynamic of the Oxford Street streetscape and form as a result of emerging mixed use developments in Bondi Junction. The proposed development will not impact on the curtilage of Centennial parklands as the proposed development is to be located on a site currently comprising built development.

Provision	Discussion
9.13 Commercial Properties *All Development* (a) Generally, the facade at street alignment shall comprise a canopied shop front at ground level, and first floor facade above the awning. (b) The height of the building at the facade shall take into consideration existing parapets and other facade details of established surrounding development. (c) Additional floors should be setback from the street alignment to ensure a two storey elevation to the facade is maintained where appropriate (refer to Figure 18). (d) Consideration will be given to a variation of the established alignment in the case of a comprehensive development incorporating a pedestrian open space function. (e) Developments on corner sites should be designed to accentuate the corner, and provide the transition between one streetscape and the next. Existing corner splays shall be retained. (f) Signage shall be restricted to under awning shop fronts, awning fascias and as suspended under awning signs. (g) Signage above the awnings shall be limited to appropriate areas allocated for such a purpose in the original facade design (parapets for example). (h) Flush mounted, or projecting wall signs shall not be permitted above the awning. Council will give consideration to the architectural qualities of the building when addressing the suitability of the proposed sign. (i) Pitched or domed awnings of glass or canvas construction shall not be permitted where they interrupt a run of traditional awnings.	The proposed development will have street level retail and dining uses, contained within a street level form that will be consistent in scale and form to the existing retail terrace buildings along Oxford Street to the east.  Therefore, a two storey elevation will be maintained at the Oxford Street street-level streetscape, with the form of the residential towers to be set-back behind the retail and dining podium to Oxford Street.  We have not been provided with detail of proposed signage (if applicable) and cannot provide comment of proposed signage schemes.

Provision	Discussion
Infill Development (a) New development should conform to the established street front building alignment for the extent of its height. (b) New under awning shop fronts should be simply detailed with large areas of glazing and narrow mullions/framing. (c) The height of new development at the street alignment should not exceed the height of existing buildings. (d) New development should conform to the established street front building alignment for the extent of its height. (e) New under awning shop fronts should be simply detailed with large areas of glazing and narrow mullions/framing.	As discussed above, the character of the area is changing, with emerging retail shopfronts along Oxford Street and higher density residential above and behind. The necessity for the redevelopment of the area to achieve a substantial benefit to the community is identified in detail in the West Oxford Street Design Charette Summary Report (Issue K 11 February 2015). This report recommends the development of the area in and around the subject site to increase density. The proposed development would be in keeping with this desired future character and would activate the area while the amenity of those residing at the address would be significantly enhanced. The proposed scheme indicates building heights of 36 metres applicable to the 'Site A' and 'Site B'. This height is consistent with increased height levels along Oxford Street and indicated in the West Oxford Street Design Charette Summary Report for the overall character and form of the West Oxford Street area. This height restriction also ensures that the development will not dominate the listed Norfolk Pine. As discussed above, the proposed street-level retail and dining areas are to be consistent in scale and form with existing development along Oxford Street.
9.14 Demolition *Controls* (a) Unless identified alternately, heritage listing of buildings encompasses the whole building and site including outbuildings and boundary enclosures. (b) Demolition of a heritage item or contributory building in a conservation area will generally not be supported, unless there are overriding reasons such as extreme structural damage. (c) Demolition of a non-contributory building within or adjacent to a Conservation Area and replacement by an appropriately designed infill building is generally supported provided the proposed infill development is consistent with the objectives and controls outlined in this Part.	It is understood that retention of the terraces was considered however this option was discounted as it did not allow for the best urban renewal potential of the site to be met. It is considered that the heritage item is a typical example of its type and is not rare in the context of Bondi Junction or Sydney generally. Therefore significant elements of the items are present in a number of other heritage items located in Bondi. Conservation is possible at this time but has been discounted considering the increased amenity possible should the terraces be replaced with a higher density structure. It is therefore considered that this gateway site would have a better urban design response with the proposed development. The very poor amenity of the location of the terraces has led to their currently poor condition. Site A would require the consolidation of the existing lots and the removal of the existing subdivision plan. However, it is considered that the cultural significance of the subdivision plan has been deteriorated by the surrounding development which has seen the construction of York Road to the west and the car yard to the east. As such, the subdivision layout of the original lot is no longer discernible and that which remains has little relationship with its context. It is noted that there are good examples of original subdivision plans with small lots suitable for late Victorian housing remnant in a number of places south of Oxford Street. Accordingly, it is considered that the consolidation of the lots comprised within the subject site would not have a significant impact on the remnant subdivision layouts in the vicinity. The Heritage Listed Norfolk Pine is to be retained.

6.2. HERITAGE OFFICE GUIDELINES

The proposed works are addressed in relation to relevant questions posed in the Heritage Office's 'Statement of Heritage Impact' guidelines.

Table 6 – Impact Assessment: Heritage Office Guidelines

Question	Discussion
The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:	It is considered that the proposed development would not detrimentally impact on the heritage significance of the heritage listed items and conservation areas in the vicinity as it would be located on the opposite side of a road to each. The subject buildings, although listed as a group, are not of such assessed value that they are individually significant. They represent contributory values to the area but do not contribute to a broader area in their current location. They have been isolated by earlier development and demolition for road works. Further, it is considered that the area would generally be activated and would be of benefit to the surrounding heritage items as it would increase foot traffic around them, heightening appreciation as well as casual security of them. It is strongly considered that the works as proposed would have a positive public outcome for the below reasons: • The new landscaping upgrade would activate the western end of Oxford Street which lacks significant foot traffic. • The urban artworks would generally enhance the visual quality of the site. • The land dedication would ensure safer pedestrian and cyclist passage east-west along oxford street. • The multipurpose public spaces would further activate the general area. • The plaza would facilitate new business which would increase employment opportunities in the area and would encourage informal uses. • The human scale in the building design would be present in the ground floor of the tower which would be highly activated generating the benefits described above. • A variety of shop fronts and uses, both formal and informal would be encouraged on the ground floor. • Although requiring the removal of the a heritage listed item, it is considered that from a planning perspective, the works as proposed would facilitate the highest and best use of land along Oxford Street. This is corroborated by the outcomes of the West Oxford Street Design Charette which recommends removal of the terraces for the redevelopment of the subject. • The Heritage Listed Norfolk Pine is to be retained.

Question	Discussion
The following aspects of the proposal could detrimentally impact on heritage significance. The reasons are explained as well as the measures to be taken to minimise impacts:	Although it is recognised that the proposed development would require the removal of the existing terraces on site, it is considered that the new building would have a number of significant benefits to the area in terms of planning issues. These benefits are described above.
The following sympathetic solutions have been considered and discounted for the following reasons:	As discussed in this report and hereunder, adaptation and conservation of the existing items was explored but deemed impractical.
Demolition of a building or structure Have all options for retention and adaptive re-use been explored? Can all of the significant elements of the heritage item be kept and any new development be located elsewhere on the site? Is demolition essential at this time or can it be postponed in case future circumstances make its retention and conservation more feasible? Has the advice of a heritage consultant been sought? Have the consultant's recommendations been implemented? If not, why not?	It is understood that retention of the terraces was considered however that this options was discounted as it did not allow for the best urban renewal potential of the site to be met. It is considered that the heritage item is a typical example of its type and is not rare in the context of Bondi Junction or Sydney generally. Therefore significant elements of the items are present in a number of other heritage items located in Bondi. Conservation is possible at this time but has been discounted considering the increased amenity possible should the terraces be replaced with a higher density structure. It is therefore considered that this gateway site would have a better urban design response with the proposed development. The very poor amenity of the location of the terraces has led to their currently poor condition. Urbis has been engaged as the heritage consultants for the project. It is considered that the proposal is acceptable from a heritage perspective for the reasons set out in this assessment. The Heritage Listed Norfolk Pine is to be retained.

Question	Discussion
New development adjacent to a heritage item How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects? How is the impact of the new development on the heritage significance of the item or area to be minimised? Why is the new development required to be adjacent to a heritage item? How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance? Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected? Is the new development sympathetic to the heritage item? In what way (e.g. form, siting, proportions, design)? Will the additions visually dominate the heritage item? How has this been minimised? Will the public, and users of the item, still be able to view and appreciate its significance?	As the building would have a larger setback from Oxford Street then at present, it is not anticipated that there would be any change to existing views to and from the heritage items from any point on Oxford Street as a result of the proposal. There are currently no significant views from Syd Enfield Drive (north) towards any identified heritage items; as such the proposed tower would have no impact on views from this direction. The proposed site is not in the location of any known significant archaeological deposits. Notwithstanding, it is beyond the scope of this report to discuss archaeological potential. For the reasons set out above it is considered that the public and users of the items in the vicinity would still be able to view and appreciate their significance as at present. While the proposed development will be visible from a number of proximate heritage items (including Centennial Parklands ect), it will not obscure views or vistas or impede on their interpretation and appreciation, and as such any impact the proposed development has on proximate heritage items is assessed to be negligible.

Question	Discussion
New landscape works (including car parking and fences) How has the impact of the new work on the heritage significance of the existing landscape been minimised? Has evidence (archival and physical) of previous landscape work been investigated? Are previous works being reinstated? Has the advice of a consultant skilled in the conservation of heritage landscapes been sought? If so, have their recommendations been implemented? Are any known or potential archaeological deposits affected by the landscape works? If so, what alternatives have been considered? How does the work impact on views to, and from, adjacent heritage items?	The bulk of the significant landscape works would be located under the current ground level or to the rear of the tower such that it is largely not visible from Oxford Street. As this is a high density development of a significantly different character then any earlier one which may have existed in the vicinity it is considered that reinstatement of previous landscaping would not be practical. As the bulk of the new landscaping works would be located behind (north of) the tower, they would not have any impact on views to and from adjacent heritage items from Oxford Street. The Heritage Listed Norfolk Pine is to be retained with no impact on views to this tree.

7. CONCLUSION AND RECOMMENDATIONS

This assessment acknowledges the historic and aesthetic significance that the item once made to the area. This contribution is not rare but representative of the types of housing of the period in Bondi Junction, Queens Park, Woollahra and Paddington. There are more intact examples in the vicinity.

Notwithstanding the above, the amenity of the existing terraces in terms of access, pollution and noise is considered to be very poor and the structures are showing the physical effects of significant subsidence. It is therefore recognised that redevelopment would be necessary in substantially improving the amenity of those residing on the site, and improving the amenity for the community in general by providing extending retail uses, public land and community facilities.

It is strongly considered that the works as proposed would have a positive public outcome for the below reasons:

- The new landscaping upgrade would activate the western end of Oxford Street which lacks significant foot traffic.
- The urban artworks would generally enhance the visual quality of the site.
- The land dedication would ensure safer pedestrian and cyclist passage east-west along Oxford Street and improve vehicular traffic conditions.
- The multipurpose public spaces would further activate the general area and facilitate better access to proximate heritage items including Centennial Parklands.
- The plaza would facilitate new business which would increase employment opportunities in the area and would encourage informal uses.
- The human scale in the building design would be present in the ground floor of the tower which would be highly activated generating the benefits described above.
- A variety of shop fronts and uses, both formal and informal would be encouraged on the ground floor.
- Although requiring the removal of the a heritage listed item, it is considered that from a planning perspective, the works as proposed would facilitate the highest and best use of land along Oxford Street. At present it is considered that the western end is poorly populated and underutilised. It is considered that the works as proposed would constitute the best economic and community use of the site. This is corroborated by the outcomes of the West Oxford Street Design Charette which recommends removal of the terraces for the redevelopment of the subject.
- The Heritage Listed Norfolk Pine is to be retained.

It is therefore considered appropriate from a heritage perspective to develop the site and the proposal is recommended to council for approval.

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[Note: Some government departments have changed their names over time and the above publications state the name at the time of publication.]

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