

E5 - 194-214 Oxford Street, 2 Nelson Street and Osmund Lane, Bondi Junction

The following objectives and controls apply to 194-214 Oxford Street, 2 Nelson Street and Osmund Lane, Bondi Junction described as Lots 10, 11, 12 and 13 DP 260116, Lot 16 DP 68010, Lot 1 DP 79947, Lot 1 DP 708295 and SP 34942 (refer to Figure 1).

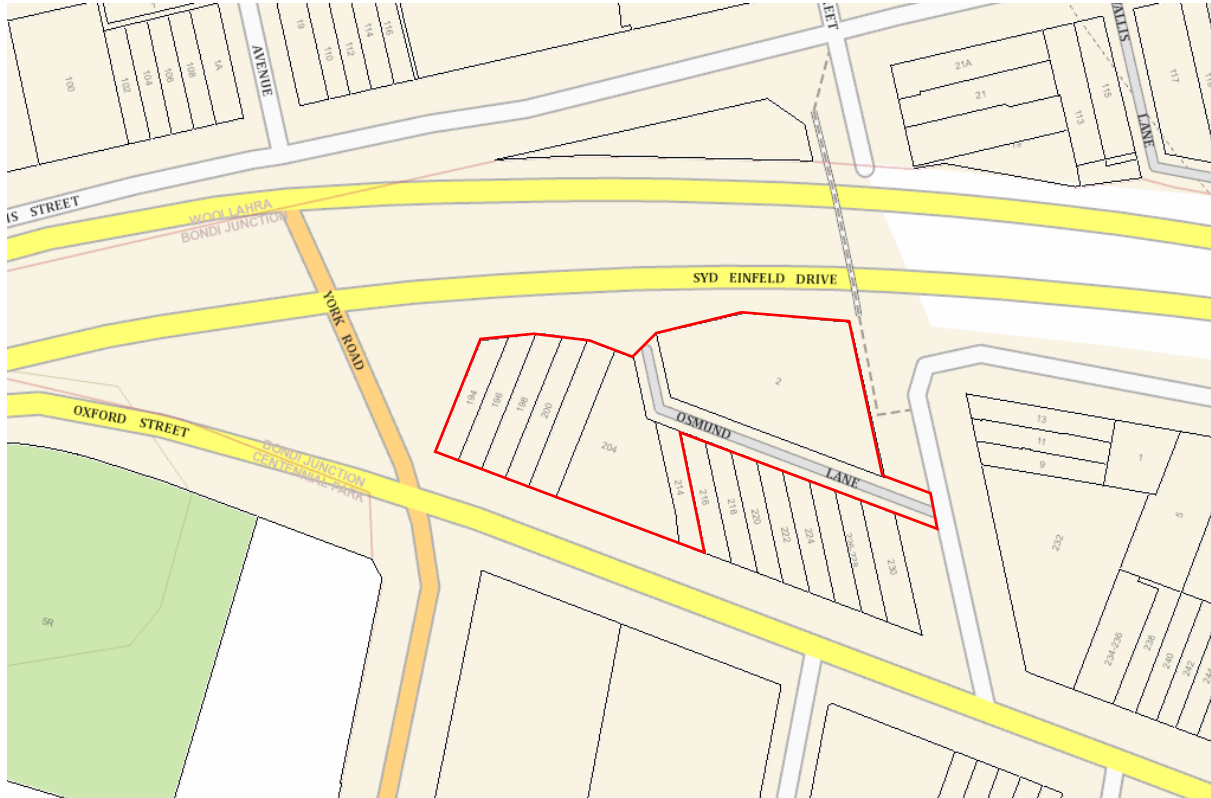


Figure 1 – Subject sites outlined in red

Where there are discrepancies between the controls of the DCP and others within this site specific DCP, these controls take precedence.

Built Form

Objectives

- (a) To provide high quality built form that addresses the corner of Syd Einfeld Drive, York Road and Oxford Street, Bondi Junction.
- (b) To establish building envelopes that are compatible with the existing character of Oxford Street.
- (c) To create high quality urban spaces that minimises overshadowing on Centennial Park and surrounding low scale residential areas.
- (d) To ensure buildings are environmentally innovative particularly with regard to water and energy conservation.
- (e) To ensure development responds respectfully to neighbouring heritage buildings, landscape and conservation areas.

Controls

- (a) A three storey podium is to be provided fronting Oxford Street.
- (b) Architectural form is to be articulated to address the corner of Oxford Street, York Street and Syd Einfeld Drive.
- (c) The articulation of the podium level is to reflect a terrace-like subdivision pattern.
- (d) The tower location must reduce overshadowing of the surrounding residential areas, the southern footpath of Oxford Street and Centennial Park.
- (e) No additional height or floorspace ratio will be considered for these sites

Design Excellence

Objectives

- (a) To facilitate high quality architecture and urban design that addresses the corner of Oxford Street, York Street and Syd Einfeld Drive, Bondi Junction.

Controls

- (a) A design competition must be carried out in accordance with the *Draft Government Architect NSW Design Excellence Competition Guidelines, 2018*.
- (b) A nominee of Council's choosing is to be on the Design Excellence Competition Jury as per section 3.4 of the *Draft Government Architect NSW Design Excellence Competition Guidelines, 2018*

Public Domain

Objectives

- (a) To provide a high quality and safe public domain with high pedestrian amenity.
- (b) To facilitate pedestrian movement and priority throughout the entire site.
- (c) To encourage high quality landscape design and deep soil landscaping.
- (d) To provide public art in prominent and publicly accessible locations.

Controls

- (a) A public plaza is to be provided which fronts Nelson Street and incorporates the heritage listed Norfolk Island pine tree.
- (b) Buildings adjoining the public plaza must allow a minimum of 3 hours solar access to a minimum of 50% of its area on 21 June.
- (c) The area within the drip line of the heritage listed Norfolk Island pine tree must incorporate

- permeable materials.
- (d) A through-site link is to be provided between Oxford Street and Osmund Lane uncovered by any structure (except for the building awning) and must be publicly accessible at all times of the day
- (e) Active frontages are to be provided at street level
- (f) Street furniture and public art is to be provided within any public plaza
- (g) Awnings and footpaths are to be provided on all active frontages.
- (h) Stormwater drainage locations and landscaping are to be detailed in any plans submitted as part of a design excellence competition.
- (i) Under awning lighting is to be provided to achieve appropriate luminance levels for pedestrians (refer to relevant Australian Standards). Lighting should be recessed into the soffit of the awning.
- (j) A Landscape Plan for the proposed public plaza and public realm surrounding the development is required to be submitted in accordance with the *Waverley Development Application Guide* and include:
 - i. A schedule of the common name and scientific name of species to be planted, the size and number; and
 - ii. A plan showing the location of the plants in the schedule and deep soil zones
- (k) A Public Art Plan is to be prepared and submitted that outlines public art for the proposed public plaza and public realm surrounding the development

Waste

Objectives

- (a) To ensure new developments and changes to existing developments are designed to minimize waste generation and maximize resource recovery.
- (b) To encourage waste storage facilities that are designed to enable source separation for recovery
- (c) To ensure waste and recycling systems are easy to use and complement Council's waste and recycling services.
- (d) To promote safe practices for storage, handling and collection of waste and recycling.
- (e) To prevent stormwater pollution that may result from poor waste and recycling storage and management practices.
- (f) To minimise amenity impacts during the storage, use and collection of waste and recyclables.
- (g) To prevent impacts to the environment that may result from litter, excess waste and illegal dumping.
- (h) To minimise interference of waste collection on pedestrian access, safety and amenity.
- (i) To minimise interference of waste collection on local traffic.

Controls

1. General:

- (a) The Site Waste & Recycling Management Plan (SWRMP) is to be submitted in accordance with the *Waverley Development Application Guide*
- (b) Waste storage space is to be designed with flexibility to accommodate a future change in use to a use with a higher waste generation rate.

2. Amenity:

- (a) Waste and recycling storage areas must be visually and physically integrated into the design of the space.
- (b) Waste and recycling storage areas must be designed and located to avoid adverse impacts on the amenity of adjoining sites including noise, odour and visual impacts.

- (c) All public place waste and recycling receptacles must align with council's Public Domain Technical Manual.
- 3. Access and Collection:
 - (a) On-site waste collection is to be accommodated within a basement or at grade within the buildings from a dedicated collection point or loading bay that does not impede pedestrian or vehicle movement within the development.
 - (b) The on-site waste collection point is to be of a sufficient size to store all bins to be collected without interruption to the functioning of the development.
- 4. Ongoing management:
 - (a) Ongoing management of the area is to be in accordance with the approved site waste and recycling management plan (SWRMP) of each development in the area to ensure that appropriate waste and recycling services are provided.
 - (b) The SWRMP must be re-evaluated every 5 years and amended with relevant information.
 - (c) Waste generated by a development must not exceed the maximum permitted generation rates for each building's use.

Note.

These sites have undergone a LEP amendment significantly intensifying their development standards and as such no VPA or request for uplift will be considered on these sites.

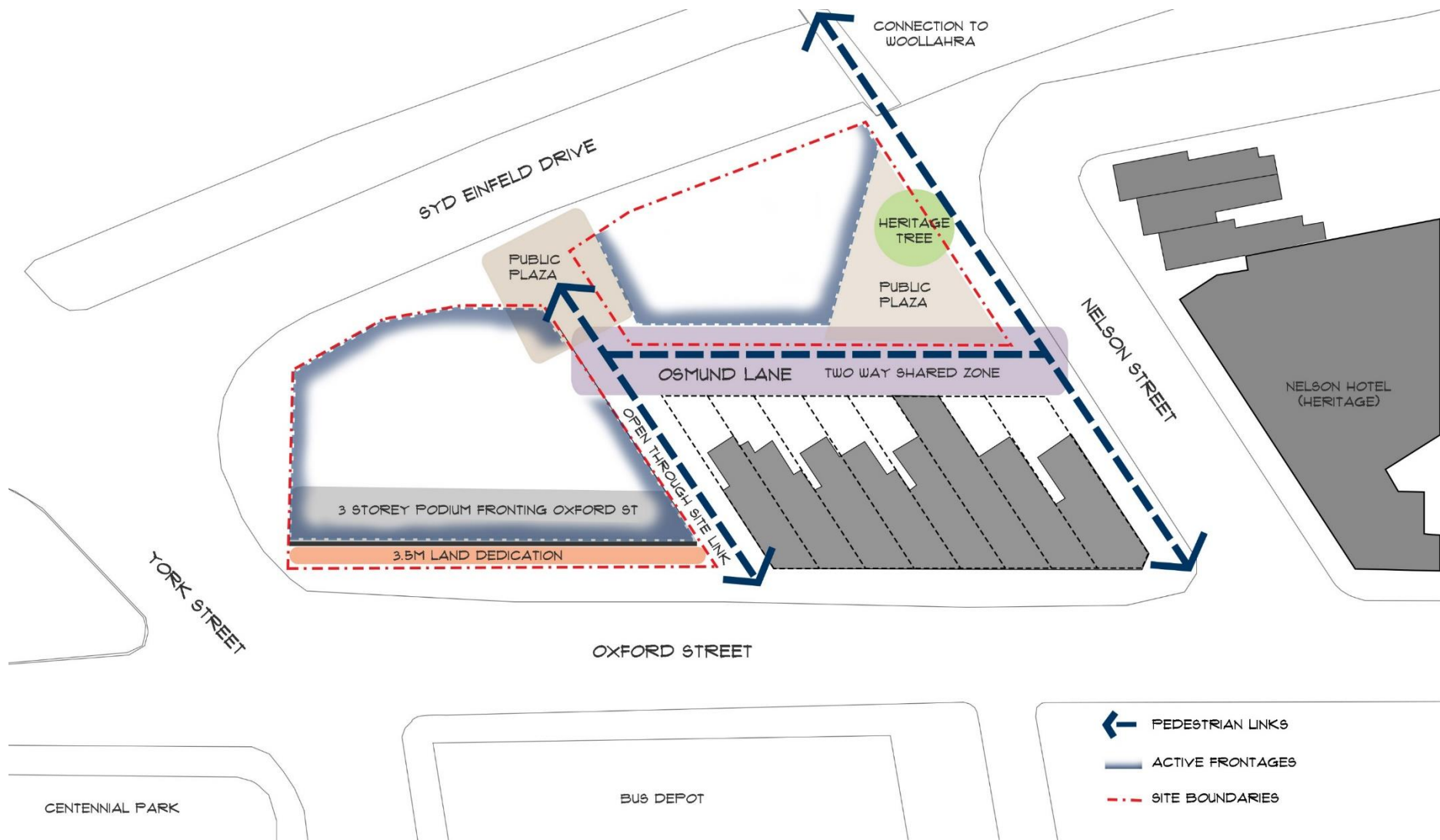


Figure 2: Possible concept plan for subject sites