



COUNCIL MEETING

ATTACHMENTS UNDER SEPARATE COVER

7.00 PM, TUESDAY 20 AUGUST 2024

Waverley Council
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ATTACHMENTS UNDER SEPARATE COVER

CM/7.3/24.08 Planning Proposal - 50 Botany Street, Bondi Junction - Exhibition

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WAVERLEY
COUNCIL

PLANNING PROPOSAL

50 Botany Street, Bondi Junction
PP-2/2024

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Planning Proposal Information

Table 1 – Council Versions

No.	Date	Version
1	20 June 2024	Waverley Local Planning Panel for advice.
2.	13 August 2024	Report to Council

EXECUTIVE SUMMARY

A Planning Proposal was prepared by Willowtree Planning Pty Ltd on behalf of Bondi Exchange Pty Ltd (the Proponent) and submitted to Waverley Council (the Council) as the Planning Proposal Authority in support of a site-specific Planning Proposal at 50 Botany Street, Bondi Junction (the subject site). This report has been prepared which provides a council officer assessment of the Planning Proposal, as well as provides an explanation of the proposed provisions and mapping changes.

The Planning Proposal seeks to amend the following controls in the Waverley Local Environmental Plan 2012 (WLEP2012) as it applies to the subject site:

- rezone part of the subject site to R3 Medium Density Residential;
- introduce a minimum lot size of 232m²; and
- remove the heritage listing from the site.

The proposal also seeks to provide a contribution for affordable housing with the proposed mechanism as outlined in this Planning Proposal via clause in the Waverley Local Environmental Plan (WLEP).

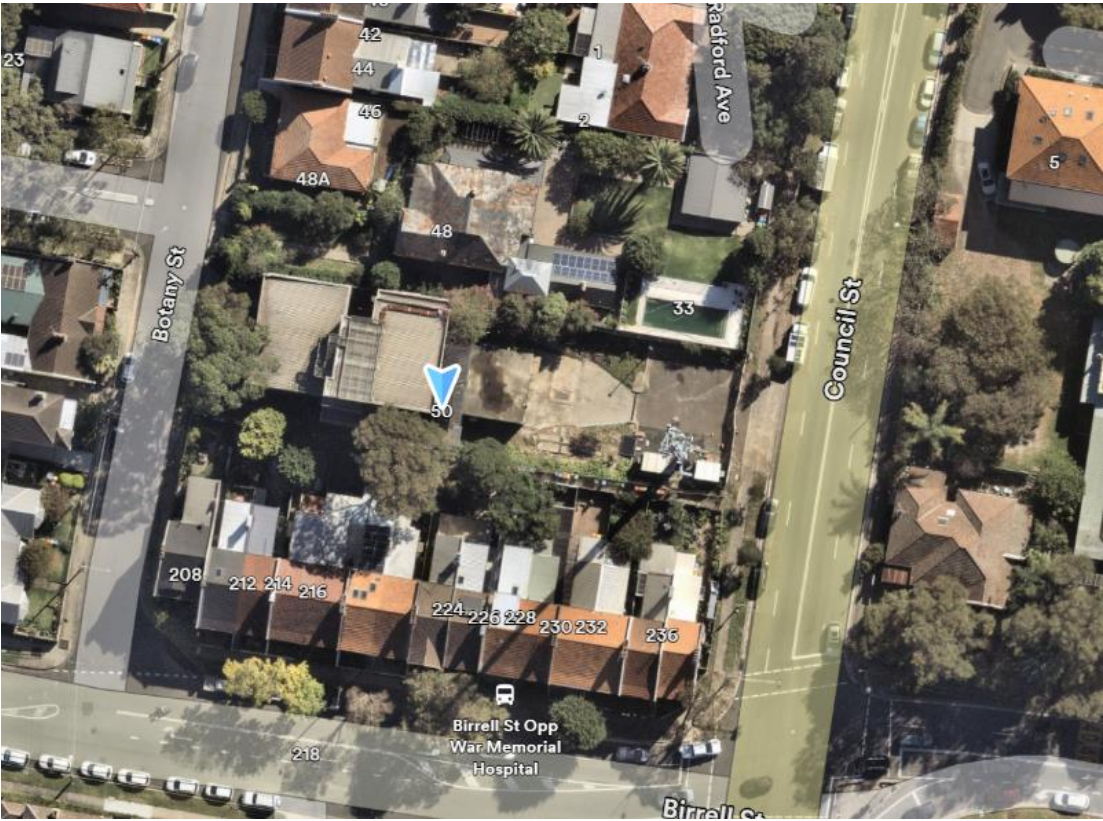
The proposal – subject to a number of key considerations discussed in this report – is considered to have strategic and site-specific merit.

PART 1 – OBJECTIVES AND INTENDED OUTCOMES

1.1 Description of the site

The subject site is located at 50 Botany Street, Bondi Junction, Lot 1 DP619753 and is approximately 400m from the Bondi Junction Commercial centre as the crow flies. The site has long been used for telecommunications purposes and was previously owned by Telstra having been recently sold to the Proponent of the subject Planning Proposal. The site has previously had development consent granted for the removal of the larger tower structure and erection of a smaller ‘monopole’ telecommunications structure (DA-79/2020/A) and separately for Torrens title subdivision of one lot into two (DA-62/2023). The site was previously owned by Telstra, who sold the site to the new owner (the Proponent) in 2023. The monopole telecommunications structure has been erected and the telecommunications tower has been removed in early 2024. All that remains on the site aside from the new structure which will be subject to a future subdivision is a defunct building associated with the sites former use, a small Ausgrid substation (to be removed) along with some existing trees and vegetation. The formal subdivision which forms part of one of the previous approvals has not yet occurred and therefore the subject site remains as one lot.

Figure 1 Aerial view of subject site in 2024 (with former large telecommunications tower removed)



The site is currently zoned SP2- Infrastructure, has a maximum Floor Space Ratio (FSR) of 0.75:1 and a maximum building height of 12.5m and contains a heritage listing related to a (removed) telecommunications tower and is located in the Botany Street Heritage Conservation Area.

Figure 2 Existing zoning of the site.

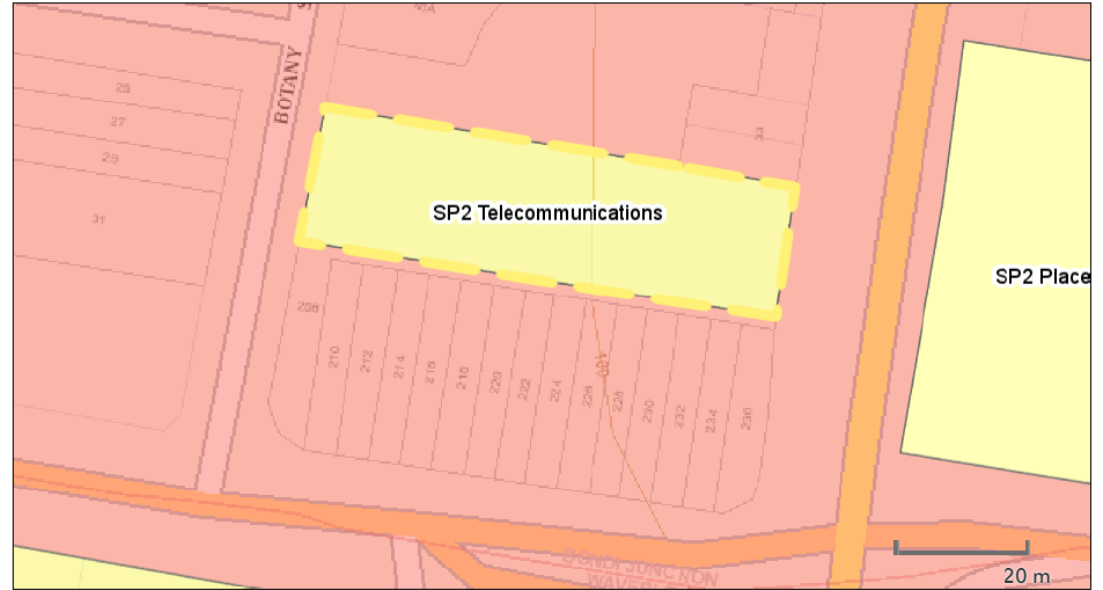
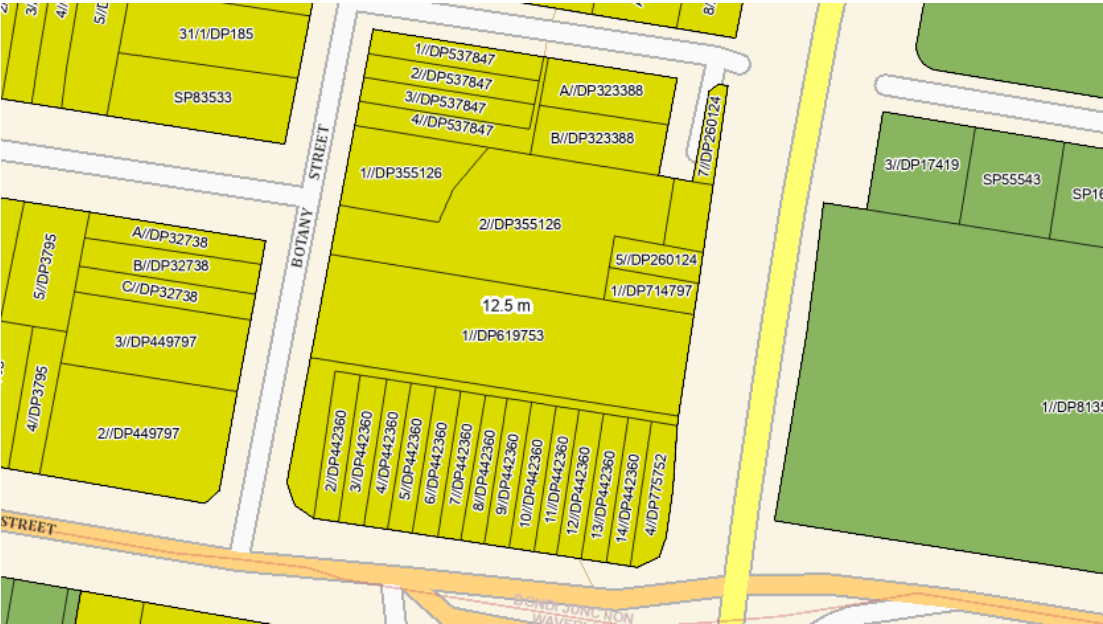


Figure 3 Existing FSR of the site



Figure 4 Existing height of buildings of the site.



Legend

- Conservation Area - General
- Conservation Area - Landscape
- Item - General

Subject site

This Planning Proposal seeks to amend the WLEP 2012 as per Part 2.1 of this report to:

- Facilitate urban renewal of the land that is no longer required for SP2 Infrastructure (Telecommunications) purposes;
- Minimise land use conflicts by permitting land uses that are sympathetic to the existing residential character of the area;
- Deliver new housing supply and improve dwelling diversity in the local area by providing appropriate housing typologies that without compromising the environmental or heritage significance of the area;
- Make a financial contribution to the provision of affordable housing; and
- Remove a redundant heritage listing.

2.1 Intended Provisions

- Rezone a portion of the site from SP2 – Infrastructure to R3 Medium Density Residential.
- Remove the heritage listing.
- Introduce a minimum lot size of 232 square metres (consistent with surrounding).

In addition, the Proposal seeks to activate a provision deferred as part of the finalisation Waverley Affordable Housing Contribution Scheme Implementation Planning Proposal. This provision was supported by the DPHI but not included in the Affordable Housing Contribution Scheme Implementation Planning Proposal as Parliamentary Counsel guidelines did not allow the inclusion of blank schedules. The provision would include a contribution rate of 9.27% in line with Council’s Affordable Housing Contribution Scheme.

PART 3 – JUSTIFICATION OF STRATEGIC AND SITE-SPECIFIC MERIT

This section details the reasons for the proposed LEP amendment and is based on a series of questions and matters for consideration as outlined in the LEP Making Guidelines (August 2023). The issues to be addressed include the strategic planning context of the amendments, Strategic Merit, Site-Specific Merit, potential State and Commonwealth agency interests, and environmental, social and economic impacts.

Strategic merit

Table 2 – Assessment of Proposal against Strategic Merit Test

a) Does the proposal:	
Give effect to the relevant regional plan outside of the Greater Sydney Region, the relevant district plan within the Greater Sydney Region, and/or a corridor/precinct plan applying to the site. This includes any draft regional, district or corridor/precinct plans released for public comment or a place strategy for a strategic precinct including any draft place strategy; or	Yes, the proposal is consistent with the Greater Sydney Regional Plan and Eastern City District Plan as discussed later this in this report.
Demonstrate consistency with the relevant LSPS or strategy that has been endorsed by the Department or required as part of a regional or district plan; or	Yes, subject to a number of considerations discussed further below and under 3.1.
Respond to a change in circumstances that has not been recognised by the existing planning framework. Factors that lead to responding to a change in circumstances may include, but not exclusively relate to: <ul style="list-style-type: none">• Key infrastructure investment or opportunity to plan for future infrastructure unanticipated by the existing strategic planning framework• Response to key Government priorities – Premier’s Priorities, climate change, or a shift in government policy (e.g. NSW Government’s Net Zero Plan)• Changes to population and demographic trends and associated needs such as housing or jobs.	Yes. The closure of the now redundant exchange building and removal of the large tower, replaced with a monopole.

3.1 Is the Planning Proposal a result of any strategic study or report?

No, the Planning Proposal is not a result of any strategic study or report.

3.2 Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The Planning Proposal is the best means of achieving the objectives or intended outcomes. An amendment to the WLEP is required to achieve the change of zone, remove the heritage listing and introduce the minimum lot size. The inclusion of a site-specific clause for the contribution for affordable housing is also seen as the best way to apply such a contribution and provides most certain for Council and the Proponent and is less onerous financially for the Proponent than having to enter into a Voluntary Planning Agreement prior to the gazettal of the Planning Proposal.

3.3 Will the Planning Proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including any exhibited draft plans or strategies)?

The proposal is consistent with the objectives of a Metropolis of Three Cities Region Plan and the Eastern City District Plan as it is consistent with the applicable objectives and planning priorities as per the following tables.

Table 3 – Metropolis of Three Cities

Relevant Objectives	Comment
Objective 10 – Greater housing supply	The proposal will contribute toward greater housing supply by changing the existing zoning to allow for residential development.
Objective 11 Housing is more diverse and affordable.	The proposal will rezone the site to permit residential development which increases the opportunities for different types of housing to be provided on the site which may contribute toward housing diversity. In addition, the affordable housing contribution will assist in the provision of affordable housing in the Waverley LGA.
Objective 13 – Environmental heritage is identified, conserved and enhanced	There is no impact to environmental heritage as the existing heritage listing is now defunct. The removal of the heritage listing is seen as a housekeeping change in nature to reflect this change.
Objective 14 – A Metropolis of Three Cities – integrated land use and transport creates walkable and 30-minute cities.	The rezoning of the site to residential will allow for an appropriate land use in the subject location, given its close proximity to jobs, services and transport.

Table 4 – Eastern City District Plan

Relevant Planning Priorities	Comment
Planning Priority E5 – Providing housing supply, choice and affordability, with access to jobs, services and public transport	The proposal will enable residential development as a permissible use on, enabling the potential for housing to be delivered on the site which is within close proximity to jobs, services and public transport in Bondi Junction. The affordable housing contribution will contribute towards Council's affordable housing program which helps to provide affordable housing to reduce displacement from the Waverley LGA
Planning Priority E6: Creating and renewing great places and local centres, and respecting the District's heritage	There is no impact to environmental heritage as the existing heritage listing is now defunct. The removal of the heritage listing is seen as a housekeeping change in nature to reflect this change.

3.4 Is the planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GCC, or another endorsed local strategy or strategic plan?

The Planning Proposal is consistent with applicable local strategies and plans, as per the following tables.

Table 5 - Waverley Local Environmental Plan 2012

Relevant Aims Cl 1.2	Comment
to provide for a range of residential densities and range of housing types to meet the changing housing needs of the community,	The proposal will enable residential development as a permissible use on, enabling the potential for a range of different types of housing within the relevant zone to meet the changing house needs of the community.
To encourage the development of a variety of housing on land close to public transport, essential goods and services and open space,	The proposal will enable residential development as a permissible use on, enabling the potential for housing to be delivered on the site which is within proximity to jobs, services and public transport in Bondi Junction.
to provide an appropriate transition in building scale around the edge of centres to protect the amenity of surrounding residential areas,	The proposal will adopt the same development standards as the immediate surrounding area which have been calibrated to allow an appropriate transition around the edge of the Bondi Junction centre.
To identify, conserve and enhance the cultural, environmental, natural, aesthetic, social and built heritage, and existing scenic and cultural landscapes of Waverley, including the curtilage of Centennial Park, for current and future generations,	There is no impact to environmental heritage as the existing heritage listing is now defunct. The removal of the heritage listing is seen as a housekeeping change in nature to reflect this change.

Table 6 – Waverley Local Strategic Planning Statement (March 2020)

Relevant Planning Priorities	Comment
6. Facilitate a range of housing opportunities in the right places to support and retain a diverse community.	<p>The proposal will enable residential development as a permissible use on the site, enabling the potential for housing to be delivered on the site which is within close proximity to jobs, services and public transport in Bondi Junction.</p> <p>The affordable housing contribution will contribute towards Council's affordable housing program which helps to provide affordable housing to reduce displacement from the Waverley LGA</p>

In addition, when inclusive of an appropriate contribution toward affordable housing, the proposal is also considered to align with the following considerations in the Waverley LSPS:

- Planning Principle – Grow and improve the provision of social and affordable housing.
- Action - Review planning controls to support the delivery of affordable housing.

Table 7 – Waverley Local Housing Strategy

Relevant Priorities	Comment
H1. Manage housing growth sustainably and in the right locations	The proposal will facilitate modest development which is consistent with the surrounding areas. The subject site is in a good location, within close proximity to jobs, services and public transport.
H3 Increase the amount of affordable rental housing and social housing.	The proposal, when inclusive of an appropriate affordable housing contribution will help to increase the amount of affordable rental housing and social housing.
H5 Ensure new development is consistent with desired future character	The proposal does not propose to increase the development standards for the site beyond what is present on the site and in the immediate surrounding area. This will help to ensure new development is consistent with desired future character.

In addition to the discussion provided in tables 6 and 7, the Planning Proposal is considered to be consistent with the Waverley LSPS and LHS subject to the following considerations.

Contribution toward affordable housing

Throughout the Planning Proposal submitted by the Proponent is reference to the provision of a contribution for affordable housing, it is considered as one of the objectives of the proposal and is considered to form part of the planning proposal itself. In the assessment Council Officers have undertaken, this is a key component to the proposal demonstrating strategic merit and support for the Planning Proposal to proceed.

The Waverley LSPS sets out a number of priorities and planning principles relevant to the planning proposal and in particular a monetary contribution for affordable housing.

Specifically, this includes:

- Housing Priority H3 Increase the amount of affordable rental housing and social housing.
- Planning Principle – Grow and improve the provision of social and affordable housing.
- Action - Review planning controls to support the delivery of affordable housing.

In addition, the Waverley Local Housing Strategy (LHS) speaks to Council's intent to implement targets on 'uplift' sites in section 7.3 *Affordable Housing Target*. This is implemented through Council's Affordable Housing Contribution Scheme which was initially adopted in 2020 and has gone through a number of revisions since. The site is considered to receive a value 'uplift' from the proposed rezoning from a non-residential use to a residential one, despite no increases to development standards. This is consistent with how uplift is defined in the Greater Sydney Region Plan which speaks to "the uplift in land value created as a result of a rezoning decision, which should be measured using a consistent viability test and core assumptions" as well as 'uplift' in the Department's guidelines for the preparation of affordable housing contribution schemes which also refers to the objectives of the Region Plan.

The scheme set a 10% contribution as a 'target' in Council's AHCS with feasibility testing undertaken to determine the appropriate amount for this planning proposal. This is in line with the requirements set by the DPHI for Waverley's AHCS, where a 'case by case' feasibility analysis is required to be undertaken for each planning proposal, to determine the appropriate contribution amount. This is also in line with guidelines on how to determine a viable affordable housing contribution rate as set

out in the DPHI *Guideline for Developing an Affordable Housing Contribution Scheme* set out in Appendix 2 of the guidelines.

This feasibility study was undertaken and is provided as an attachment. The feasible amount equates to a contribution amount of 9.27% in line with Council's AHCS or the value of \$1,652,738. It should be noted that if the Planning Proposal proceeds to a Gateway Determination the feasibility study will be reviewed by the housing policy team at the DPHI, and the proposed percentage and contribution amount may be subject to refinement or change as part of the Gateway Determination, further negotiations with the Proponent and/or during the planning making process.

Waverley Council position on SP2 – Infrastructure zoning

It should be noted that Waverley Council has a long-standing policy position of retaining its SP2 - Infrastructure zoning. This first occurred when Council moved to the standard instrument LEP in 2012 with the gazettal of the Waverley Local Environmental Plan 2012 and was reiterated in the adoption of the Waverley Local Strategic Planning Statement 2020-2036 (LSPS). Important in this context is that the retention of these zones only specifically relates for the purposes of social infrastructure. Council has maintained this position in the refusal of a previously lodged planning proposal at 34 Flood Street, Bondi, which proposed to rezone the site from SP2 – Place of Public Worship to R3 Medium Density Residential.

Notwithstanding, the subject site, contains telecommunications infrastructure – rather than social infrastructure, such as a health, school or public place of worship venue – and consequently this is not seen as a barrier to the site being rezoned particularly given some SP2 zoning will be retained to ensure the on-going telecommunications needs continue to be fulfilled.

Table 8 – Waverley Community Strategic Plan 2022-2032

Relevant Direction or Strategy	Comment
1.7.3. Grow the provision of social and affordable housing.	The proposal when inclusive of a contribution for affordable housing will help to grow the provision of affordable housing. A further discussion relating to the contribution amount is provided below.
1.7.4. Manage housing supply, choice and affordability with access to jobs, services and public transport.	The proposal will help to contribute to housing supply and choice with access to jobs, services, and public transport. The contribution toward affordable housing will help grow the provision of affordable housing.
2.6.2. Ensure new development provides high standard of design quality and does not adversely impact the amenity of neighbours or the wider community.	The proposal to retain the existing development standards will ensure that any new development does not adversely impact the amenity of neighbours or the wider community.
2.6.6. Celebrate the heritage and character of our centres and heritage sites, and protect and enhance their character.	The existing heritage listing is now redundant. Therefore the proposal will not impact existing heritage by removing the existing heritage listing.

3.5 Is the Planning Proposal consistent with any other applicable State and regional studies or strategies?

There are no other relevant State or regional studies or strategies.

3.6 Is the Planning Proposal consistent with applicable SEPPs?

This Planning Proposal is consistent with applicable State Environmental Planning Policies. Assessed the Planning Proposal against the State Environmental Planning Policies SEPPs:

Table 9 – Assessment of Proposal against the SEPPs

Title	Applicable	Comment
Housing SEPP	Yes	The Planning Proposal is consistent with the SEPP.
Design Quality of Residential Apartment Development – SEPP 65	N/A	The Planning Proposal is consistent with the SEPP.
Exempt and Complying Development Codes SEPP	N/A	The Planning Proposal is consistent with the SEPP.
Transport and Infrastructure SEPP	N/A	The Planning Proposal is consistent with the SEPP.
Primary Production SEPP	N/A	The Planning Proposal is consistent with the SEPP.
Biodiversity and Conservation SEPP	N/A	The Planning Proposal is consistent with the SEPP.
Resilience and Hazards SEPP	N/A	The Planning Proposal is consistent with the SEPP.
Industry and Employment SEPP	N/A	The Planning Proposal is consistent with the SEPP.
Resources and Energy SEPP	N/A	The Planning Proposal is consistent with the SEPP.
Planning Systems SEPP	N/A	The Planning Proposal is consistent with the SEPP.
Sustainable Buildings SEPP	N/A	The Planning Proposal is consistent with the SEPP.
Precincts SEPPs: Eastern Harbour City SEPP, Western Parkland City SEPP, Central River City SEPP and Regional SEPP	N/A	The Planning Proposal is consistent with the SEPP.

3.7 Is the Planning Proposal consistent with applicable Ministerial Directions (section 9.1 Directions) or key government priority?

The proposal is consistent with applicable Ministerial Directions under Section 9.1 of the Environmental Planning and Assessment Act 1979 as outlined in the below table.

Table 10 – Assessment of Proposal against relevant Ministerial Directions.

Ministerial Direction	Relevance	Consistency
1.4 Site Specific Provisions	<p>1) A planning proposal that will amend another environmental planning instrument in order to allow particular development to be carried out must either:</p> <p>(a) allow that land use to be carried out in the zone the land is situated on, or</p> <p>(b) rezone the site to an existing zone already in the environmental planning instrument that allows that land use without imposing any development standards or</p>	<p>The Planning Proposal is inconsistent with this Ministerial Direction as it does seek to impose a requirement (in relation to affordable housing) not already contained in the environmental planning instrument (WLEP).</p> <p>This is considered acceptable</p>

	<p>requirements in addition to those already contained in that zone, or</p> <p>(c) allow that land use on the relevant land without imposing any development standards or requirements in addition to those already contained in the principal environmental planning instrument being amended.</p> <p>(2) A planning proposal must not contain or refer to drawings that show details of the proposed development.</p>	<p>as this is the best means to impose a site-specific affordable housing contribution requirement in line with Council's AHCS, which has been supported by the DPHI.</p> <p>It should also be noted Council has previously implemented an affordable housing requirement which was inconsistent with this Ministerial Direction as part of the Planning Proposal at 99-117 Birrell Street, Waverley, finalised in 2022.</p> <p>Precedent also exists relating to site-specific requirements and provisions for affordable housing in many other Local Environment Plans in New South Wales as this is an appropriate means to levy contributions through the planning process.</p>
3.2 Heritage Conservation	<p>A planning proposal must contain provisions that facilitate the conservation of:</p> <p>(a) items, places, buildings, works, relics, moveable objects or precincts of environmental heritage significant to an area, in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item, area, object or place, identified in a study of the environmental heritage of the area,</p> <p>(b) Aboriginal objects or Aboriginal places that are protected under the National Parks and Wildlife Act 1974, and</p> <p>(c) Aboriginal areas, Aboriginal objects, Aboriginal places or landscapes identified by an Aboriginal heritage survey prepared by or on behalf of an Aboriginal Land Council, Aboriginal body or public authority and provided to the relevant planning authority, which identifies the area, object, place or landscape as being of heritage significance to Aboriginal culture and people.</p>	<p>The proposal will not impact environmental conservation as the proposed removal of the heritage listing relates to a heritage listing which is now redundant due to the removal of the former telecommunications tower subject to the listing. Any new proposed development resulting from the rezoning will need to be sympathetic to the surrounding heritage items and heritage conservation areas.</p>
4.4 Remediation of Contaminated Land	<p>(1) A planning proposal authority must not include in a particular zone (within the meaning of the local environmental plan) any land to which this direction applies if the inclusion of the land in that zone would permit a change of use of the land, unless:</p> <p>(a) the planning proposal authority has considered whether the land is contaminated, and</p>	<p>A Preliminary Site Investigation (PSI) was provided with the proponent submission of documentation.</p> <p>The PSI concluded the land is likely to be suitable for the proposed use and</p>

	<p>(b) if the land is contaminated, the planning proposal authority is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for all the purposes for which land in the zone concerned is permitted to be used, and</p> <p>(c) if the land requires remediation to be made suitable for any purpose for which land in that zone is permitted to be used, the planning proposal authority is satisfied that the land will be so remediated before the land is used for that purpose. In order to satisfy itself as to paragraph 1(c), the planning proposal authority may need to include certain provisions in the local environmental plan.</p> <p>(2) Before including any land to which this direction applies in a particular zone, the planning proposal authority is to obtain and have regard to a report specifying the findings of a preliminary investigation of the land carried out in accordance with the contaminated land planning guidelines.</p>	<p>recommends further investigation to occur as part of any proposed development. The findings of the PSI are sufficient to proceed to a gateway determination.</p> <p>Should the DPHI seek more information resulting from its assessment, a further study could be conducted post-gateway prior to gazettal and included as a condition of the gateway determination.</p>
6.1 Residential Zones	<p>A Planning Proposal must include provisions that encourage the provision of housing that will:</p> <ul style="list-style-type: none">• Broaden the choice of building types and locations available in the housing market,• Make more efficient use of existing infrastructure and services, and• Reduce the consumption of land for housing and associated urban development on the urban fringe and• Be of good design.	<p>The proposal is consistent with the objectives of this direction as it seems to encourage residential development through the change of zone. The proposed inclusion of a site-specific clause related to the provision of affordable housing will also help to broaden the availability of affordable housing in the Waverley LGA.</p>

Site-specific Merit

Table 11 – Assessment of Proposal against Site Specific Merit Test

b) Does the proposal have site-specific merit, having regard to the following:	
The natural environment on the site to which the proposal relates and other affected land (including known significant environmental areas, resources or hazards).	It is not anticipated the proposal will have an impact on the natural environment on the site. The concept scheme provided shows the retention of a number of mature trees on site and the remainder of the site where the majority of development is likely to occur already contains existing built form or hard impermeable surfaces. Landscaping accompanying

	any future development on the site may also assist to enhance the ecological value of the site.
Existing uses, approved uses, and likely future uses of land in the vicinity of the land to which the proposal relates	The proposal aligns with the existing uses surrounding the site as it proposes to adopt the same zoning and by retaining the development standards, will have the same development standards.
Services and infrastructure that are or will be available to meet the demands arising from the proposal and any proposed financial arrangements for infrastructure provision.	The proposal will not result in any additional use of or need for infrastructure given the relatively minor nature and yield of new dwellings it may enable. It is well located within Bondi Junction, a major public transport interchange.

3.8 Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected because of the proposal?

No, there are not expected to be any adverse impacts on critical habitat or threatened species, populations, or ecological communities.

3.9 Are there any other likely environmental effects of the Planning Proposal and how are they proposed to be managed?

Is it not anticipated there will be any likely environmental effects of the planning proposal that cannot be managed at the development application stage.

The site forms part of Council's habitat corridor and has no trees listed on the significant tree register. An Arboricultural Impact Assessment (AIA) was submitted as part of the planning proposal. A site visit was undertaken by Council's Tree Management Officer who also reviewed the AIA and the health and status of the existing trees and trees on site. In their review, the Tree Management Officer supported the retention of the trees listed for retention as well as the proposed removal of five smaller trees, all of which were either identified as being suppressed by the building and other trees or self-sown.

3.10 Has the Planning Proposal adequately addressed any social and economic effects?

The Planning Proposal has not identified any social and economic effects. A social impact assessment was undertaken in line with Council's requirements as this issue relates to planning proposals. The document was peer reviewed, with some minor clarifications and improvements requirements. A supplementary updated report was submitted and deemed to be appropriate. This is provided as part of the attachments.

In addition, the provision of a contribution toward Council's affordable housing program, in line with Council's Affordable Housing Contribution Scheme (AHCS) ensures the benefits of the financial value uplift of the size, resulting from the rezoning are shared and ultimately provide a public benefit.

3.11 Is there adequate public infrastructure for the Planning Proposal?

The subject site is within close, walkable proximity to Bondi Junction train station and bus interchange. A well serviced and well-connected transport hub.

The change in the zone may result in a future redevelopment or the intensification of the current development, which may result in an increase in traffic arising from increased density. A Parking and Traffic Assessment was submitted with the planning proposal based on the concept scheme provided

which concludes that the projected increase in traffic activity as a consequence of the development proposal is minimal and won't result in any unacceptable traffic implications for the surrounding road network capacity.

Given the proposal seeks to adopt the same zoning and development standards as the properties which surround it, the conclusion of the report is generally agreeable. A review of the proposed concept scheme and Parking and Traffic Assessment was undertaken by Council's Traffic Engineer and did not identify any issues requiring resolution as part as part of the planning proposal stage.

3.12 What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway determination?

No state and federal public authorities are required to be consulted to inform the Gateway determination.

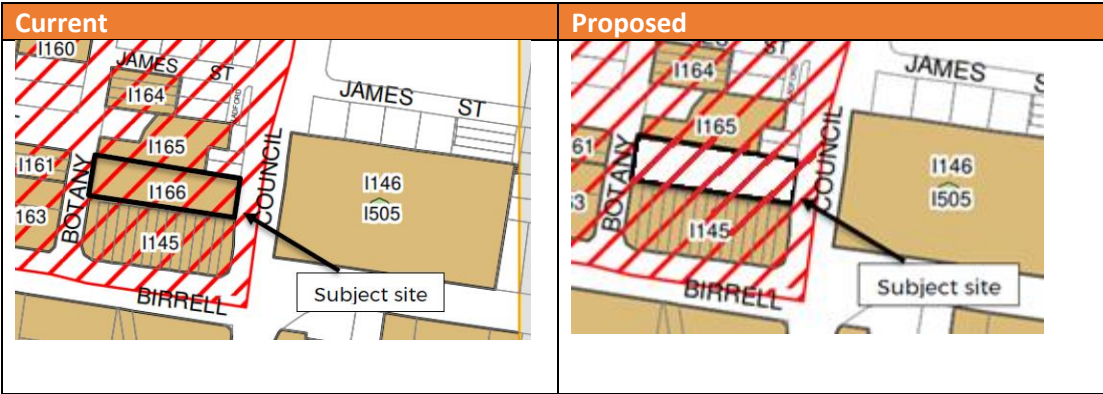
PART 4 – MAPPING

The following mapping changes are proposed under this Planning Proposal:

Heritage Map

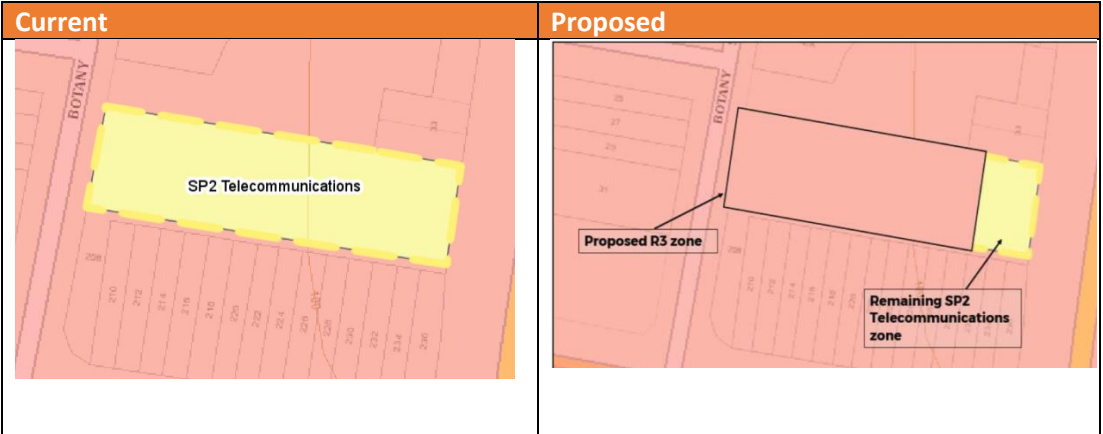
Updating the Heritage Map to remove the redundant heritage listing.

It is noted the Proponent submitted planning proposal only proposed to remove the heritage listed western part of the site (the land owned by the proponent). Given that there is nothing of heritage significance left on the entirety of the site it is proposed to remove the heritage listing from the entire site itself. The current landowner of the eastern portion of the site (Telstra) will be notified of this proposed change as part of any future public exhibition and will be able to provide their feedback on the matter for consideration by the Local Plan Making Authority (LPMA).



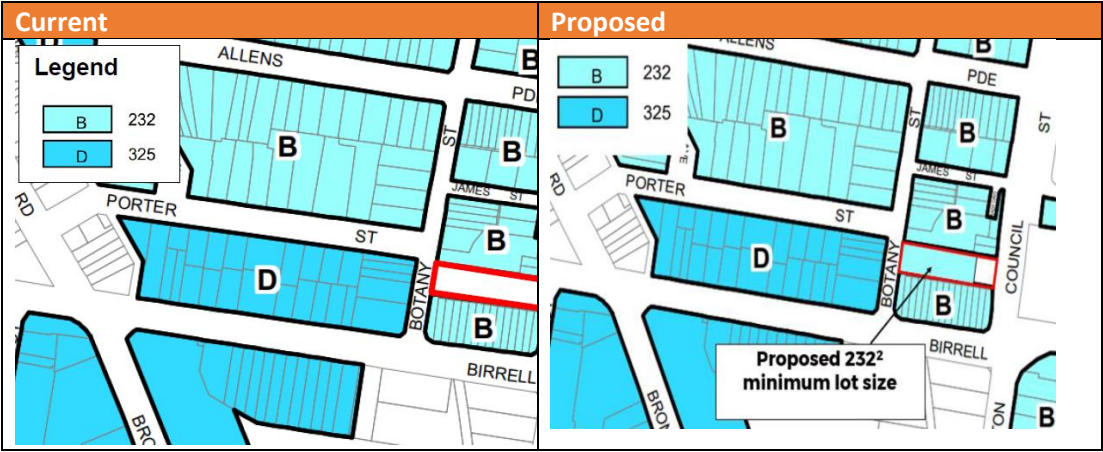
Land Zone Map

It is proposed to update the Land Zone Map to rezone part of the site from SP2 – Infrastructure to R3 Medium Density Residential.



Lot Size Map

It is proposed to update the lot size map to introduce a minimum lot size to the western portion of the site, consistent with the surrounding lots.



PART 5 – COMMUNITY CONSULTATION

Public exhibition is likely to include at minimum a display on the Council’s website and notification of surrounding properties. The Gateway Determination will specify the level of public consultation that must be undertaken in relation to the planning proposal. Pursuant to Division 3.4 of the Act, a planning proposal must be placed on public exhibition for a minimum of 28 days, or as specified in the Gateway Determination for the proposal. The Planning Proposal Authority must consider any submissions made concerning the proposed instrument and the report of any public hearing.

PART 6 – PROJECT TIMELINE

The following indicative project timeline will assist with tracking the progress of the Planning Proposal through its various stages of consultation and approval. It is estimated that this amendment to WLEP will be completed by late 2024.

The detail around the project timeline is expected to be prepared following the referral to DPHI for a Gateway Determination.

Table 12 – Indicative project timeline

Tasks	Timeframe and/or date
Consideration by Council	August 2024
Council decision	August 2024
Gateway Determination	October 2024
Pre-exhibition	October 2024
Commencement and completion of public exhibition period	November 2024
Consideration of submissions and post-exhibition review	December 2024 – January 2025

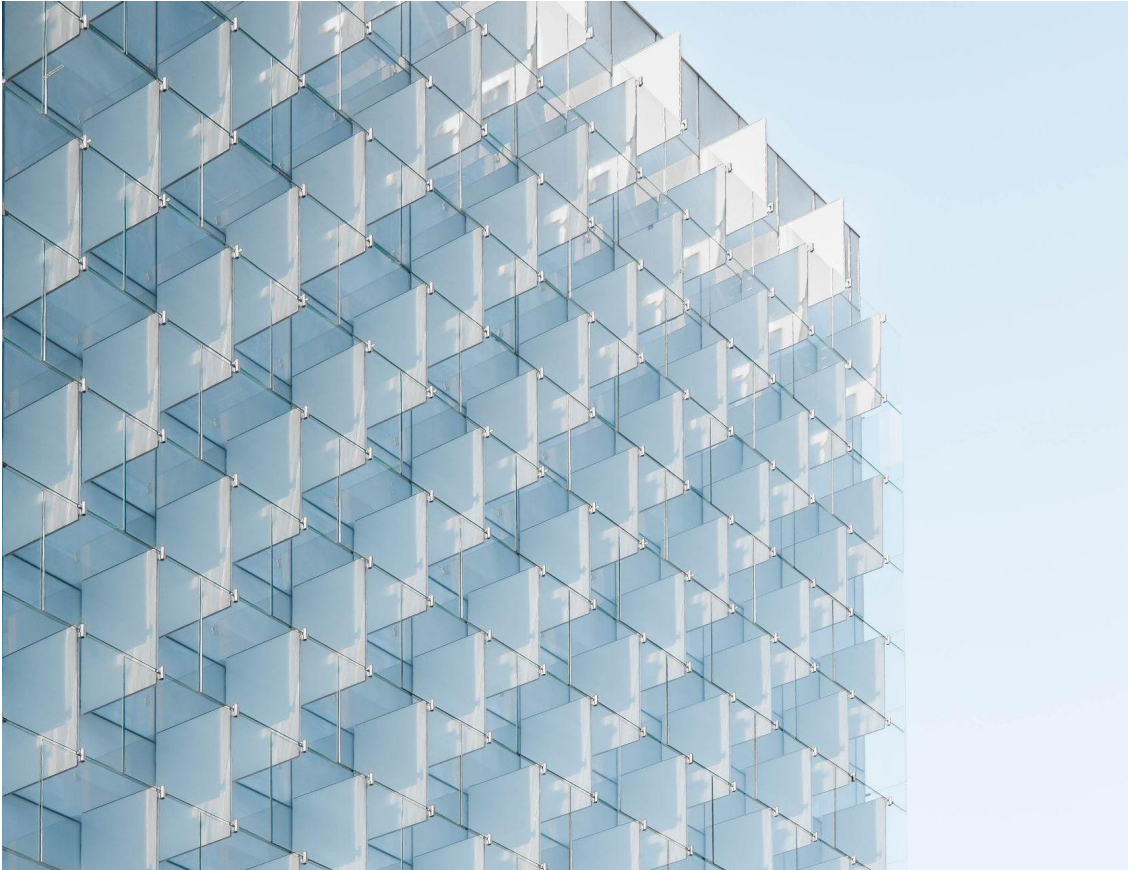
Tasks	Timeframe and/or date
Post-Gateway Council decision	February 2025
Submission to the Department for finalisation (where applicable)	February 2025
Gazettal of LEP amendment	April 2025 (subject to PCO timing).

WILLOWTREE PLANNING



19 January 2024

Ref: WTJ23-075
Contact: Andrew Pigott



PLANNING PROPOSAL



**AMENDMENT TO WAVERLEY LOCAL ENVIRONMENTAL PLAN FOR
REZONING, REMOVAL OF A REDUNDANT HERITAGE LISTING AND
INTRODUCTION OF A MINIMUM LOT SIZE**

50 Botany Street, Bondi Junction
Lot 1 in Deposited Plan 619753

—
Prepared by Willowtree Planning Pty Ltd
on behalf of Bondi Exchange Pty Ltd

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In the spirit of reconciliation and recognition, Willowtree Planning acknowledges the Traditional Owners of this Country throughout Australia and their continuing and ongoing connections to land, waters and community. We show our respect to Elders – past and present. We acknowledge that we stand on this Country which was and always will be recognised as Aboriginal Land. We acknowledge the Traditional Owners of the Lands in this Local Government Area, belonging to the local Aboriginal People, where this proposal is located upon.

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Appendix	Document	Prepared by
1	Urban Design Analysis	Smith & Tzannes
2	Social and Community Needs Assessment	Judith Stubbs & Associates
3	Statement of Heritage Impact	Heritage 21
4	Arboricultural Impact Assessment	Urban Tree Care
5	Parking and Traffic Impact Assessment	Greys Consulting
6	Preliminary Site Investigation	Progressive Risk Management



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EXECUTIVE SUMMARY

This Planning Proposal (PP) has been prepared by Willowtree Planning Pty Ltd on behalf of Bondi Exchange Pty Ltd (the Proponent) and is submitted to Waverley Council (the Council) as the Planning Proposal Authority in support of a site-specific Planning Proposal at 50 Botany Street, Bondi Junction (the subject site).

The subject site is approximately 1,132m² (residual lot post subdivision) with a 20m frontage to Botany Street and is zoned SP2 Infrastructure (Telecommunications), pursuant to the WLEP2012.

The Planning Proposal seeks to amend the following controls in the *Waverley Local Environmental Plan 2012* (WLEP2012) as it applies to the subject site:

- rezone the subject site to R3 Medium Density Housing;
- introduce a minimum lot size of 232m²; and
- remove the heritage listing on the western part of the subject site.

The existing telecommunications facility at the subject site has come to the end of its functional life. As a result of changes in technology, the telecommunications infrastructure is now only needed to occupy a small portion of the eastern part of the subject site. The former Telstra building on the subject site has been decommissioned.

Waverley Council have recently approved a Development Application (DA-63/2023) for Torrens Title subdivision of 1 Lot into 2 Lots at the subject site. This subdivision is yet to be registered. The subdivision has the effect of allowing the site to be divided to reflect the intended uses going forward i.e., the eastern portion of the subject site will maintain the SP2 Telecommunications Facility zone, and the western portion of the subject site will be zoned R3 Medium Density Residential, consistent with the surrounding area.

Waverley Council have also approved the removal of the existing telecommunications tower under Development Application 79/2020 (and the subsequent modification DA 79/2020/A). The telecommunications tower was approved for removal following consideration of the structure's integrity and relative safety concerns.

The purpose of this Report is to outline consistency with the objectives of the relevant strategic planning framework and the site-specific merit to amend the WLEP2012 by reimagining the site as a sensitively designed residential development integrated with the heritage and ecological attributes of the site. The Proponent has engaged Smith & Tzannes to prepare an Urban Design Analysis and Reference Development provided at **Appendix 1** that demonstrates the intended design of the site, including potential developable areas suitable for residential use.

The objectives of the proposal are to:

- Facilitate urban renewal of the land that is no longer required for SP2 Infrastructure (Telecommunications) purposes;
- Enhance the ecological values of the site;
- Minimise land use conflicts by permitting land uses that are sympathetic to the existing character of the area by creating a sensitive residential development that is consistent with the established residential neighbourhoods surrounding the subject site;
- Deliver new housing supply and improve dwelling diversity in the local area by providing appropriate housing typologies that will co-exist with the natural and infrastructure assets of the site without compromising their environmental or heritage significance;



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- Make a financial contribution to the provision of affordable housing; and
- Remove a redundant heritage listing.

Accordingly, this PP has been prepared in consideration of Section 3.33 of the *Environmental Planning and Assessment Act 1979* (EPA Act 1979) and the Department of Planning and Environment's (DPE), 'Local Environmental Plan Making Guideline'.

In consideration of the provisions under Section 3.33 of the EPA Act 1979, the following must be included in preparation of the PP (bolded for emphasis):

- (a) a statement of the **objectives or intended outcomes** of the proposed instrument,
- (b) an **explanation of the provisions** that are to be included in the proposed instrument,
- (c) the **justification for those objectives**, outcomes and provisions and the process for their implementation (including whether the proposed instrument will give effect to the local strategic planning statement of the council of the area and will comply with relevant directions under section 9.1),
- (d) if maps are to be adopted by the proposed instrument, such as **maps for proposed land use zones**; heritage areas; flood prone land—a version of the maps containing sufficient detail to indicate the substantive effect of the proposed instrument,
- (e) **details of the community consultation** that is to be undertaken before consideration is given to the making of the proposed instrument.

This PP has been prepared in accordance with the above provisions and provides that the proposal for the subject site is consistent with the requirements for a Gateway Determination in order to be presented by the *planning proposal authority* to the Minister pursuant to Section 3.34 of the EPA Act 1979.

It is therefore recommended that the proposed amendment to WLEP 2012 is favourably considered by the Council, and that the necessary steps are outlined to direct the future preparation of a pre-Gateway Planning Proposal.



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PART A LAND TO WHICH THIS PLANNING PROPOSAL APPLIES

1.1 SITE DESCRIPTION, LOCATION AND CONTEXT

The subject site is identified as 50 Botany Street, Bondi Junction, containing the following land holding:

TABLE 1. SITE IDENTIFICATION		
Site Address	Legal Description(s)	Land Area (approx.)
50 Botany Street, Bondi Junction	Lot 1 DP 619753	1,132m ² (residual lot post subdivision)

The subject site is located in the suburb of Bondi Junction, within the Waverley Local Government Area (LGA). The subject site is approximately 1,132m² (residual lot post subdivision) with a 20m frontage to Botany Street. The site has vehicular access from both road frontages.

The subject site is zoned SP2 Infrastructure (Telecommunications), pursuant to the WLEP2012, which is intended to:

- To provide for infrastructure and related uses.
- To prevent development that is not compatible with or that may detract from the provision of infrastructure.

The existing telecommunications facility has come to the end of its functional life. As a result of changes in technology, the telecommunications infrastructure is now only needed to occupy a small portion of the eastern part of the subject site. The former Telstra building on the subject site has been decommissioned.

Waverley Council have recently approved a Development Application (DA-63/2023) for Torrens Title subdivision of 1 Lot into 2 Lots at the subject site. This subdivision has not yet been registered. The subdivision has the effect of allowing the site to be divided to reflect the intended uses going forward i.e., the eastern portion of the subject site will maintain the SP2 Telecommunications Facility zone, and the western portion of the subject site will be zoned R3 Medium Density Residential, consistent with the surrounding area.

The PP seeks to explore the rezoning of the portion of the subject site that will not contain any telecommunications infrastructure (proposed Lot 1) from the existing SP2 Infrastructure (Telecommunications) zone to R3 Medium Density Residential, consistent with the zoning of adjoining and surrounding land.

In addition to the proposal to change the zone and having regard for the intended future use for residential purposes, the following map in the WLEP2012 will also need to be amended to be consistent with the adjoining residential land:

- Minimum Lot Size (232m²)

The subject site contains a telecommunications tower (at the eastern end of the subject site) which is a locally listed heritage item known as 'Telecommunication Tower' (No. 1166) under Schedule 5 of WLEP2012.

The heritage item was constructed in 1970 and is described by the NSW State Heritage Inventory as:

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Telecom Australia radio telephone terminal, said to be located on the highest point of the municipality, and a major landmark. Significant technology and a symbol of Waverley's place in the communications network. The tower is 82m high and supports radio systems for telephone, television and data services.

The telecommunications tower has been approved for replacement under DA 79/2020 and the subsequent modification DA 79/2020/A. The telecommunications tower was approved for removal following consideration of the structure's integrity and relative safety concerns and is scheduled to be removed in April 2024. The replacement monopole structure has already been erected on site (see **Figure 3**).

An amendment to the heritage listing is requested to remove the listing from the part of the site proposed to be rezoned for residential use.

The subject site is also identified within a heritage conservation area, Botany Street Conservation Area (C3). Detailed consideration of the heritage matters associated with the PP is provided within a Statement of Heritage Impact included at **Appendix 3**.

Details of the subject site are provided in **Figure 1- 5** below.



Figure 1. Cadastral Map (Source: SIX Maps, 2022)



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Figure 2. Aerial Map (Source: Near Map, 2022)



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Figure 3. Telecommunications tower with replacement monopole structure viewed from the Corner of Birrell St and Council St (Source: Fahey, 2023)



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Figure 4. Decommissioned Telstra infrastructure viewed from Botany Street (Source: Google Street View, 2023)

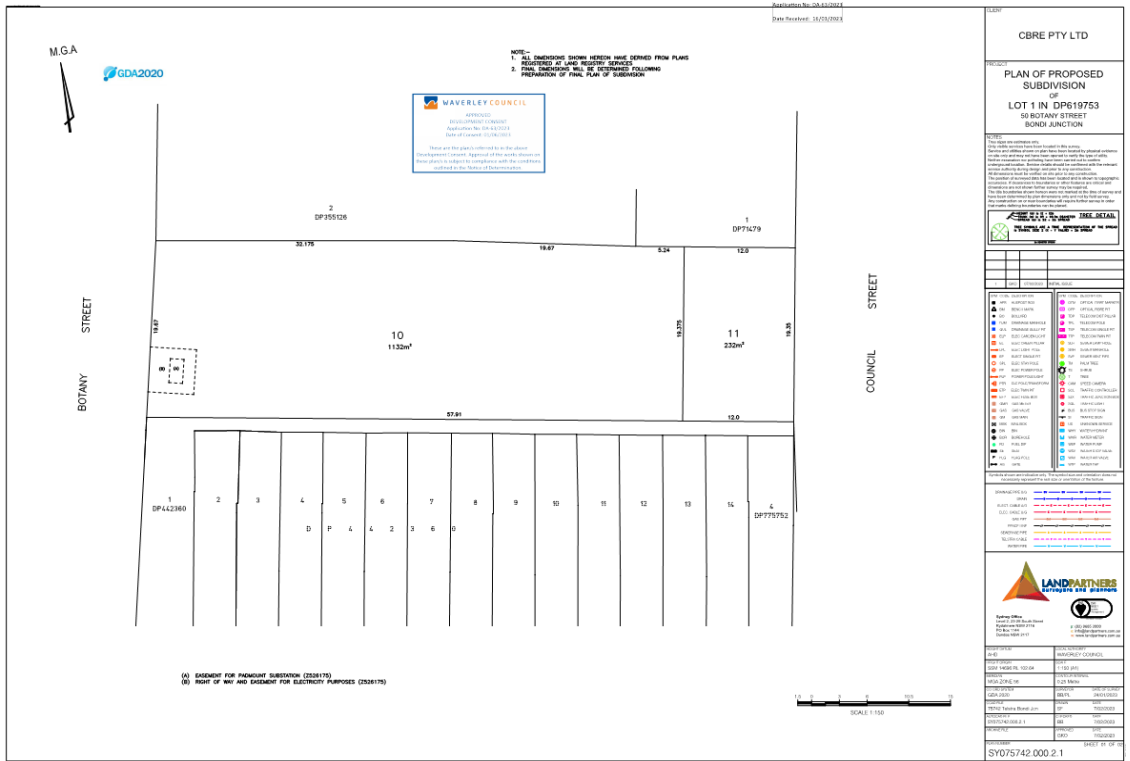


Figure 5. Approved Plan of Subdivision (Source: Waverley Council DA Tracker, 2023)

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The subject site is adjacent to numerous medium density residential terrace style developments. To the east of the site is a former Anglican Church, Waverley Park, and Waverley College. To the south of the site is Elizabeth Hunter Lodge and Uniting War Memorial Hospital.

Several bus stops are located within 100m of the subject site. The zoning of surrounding area is predominately R3 Medium Density Residential, and SP2 Infrastructure. The subject site is located approximately 6km south east of Sydney CBD, 9km north east of Sydney airport and 2km west of Bondi Beach.

Refer to **Figure 6** below.

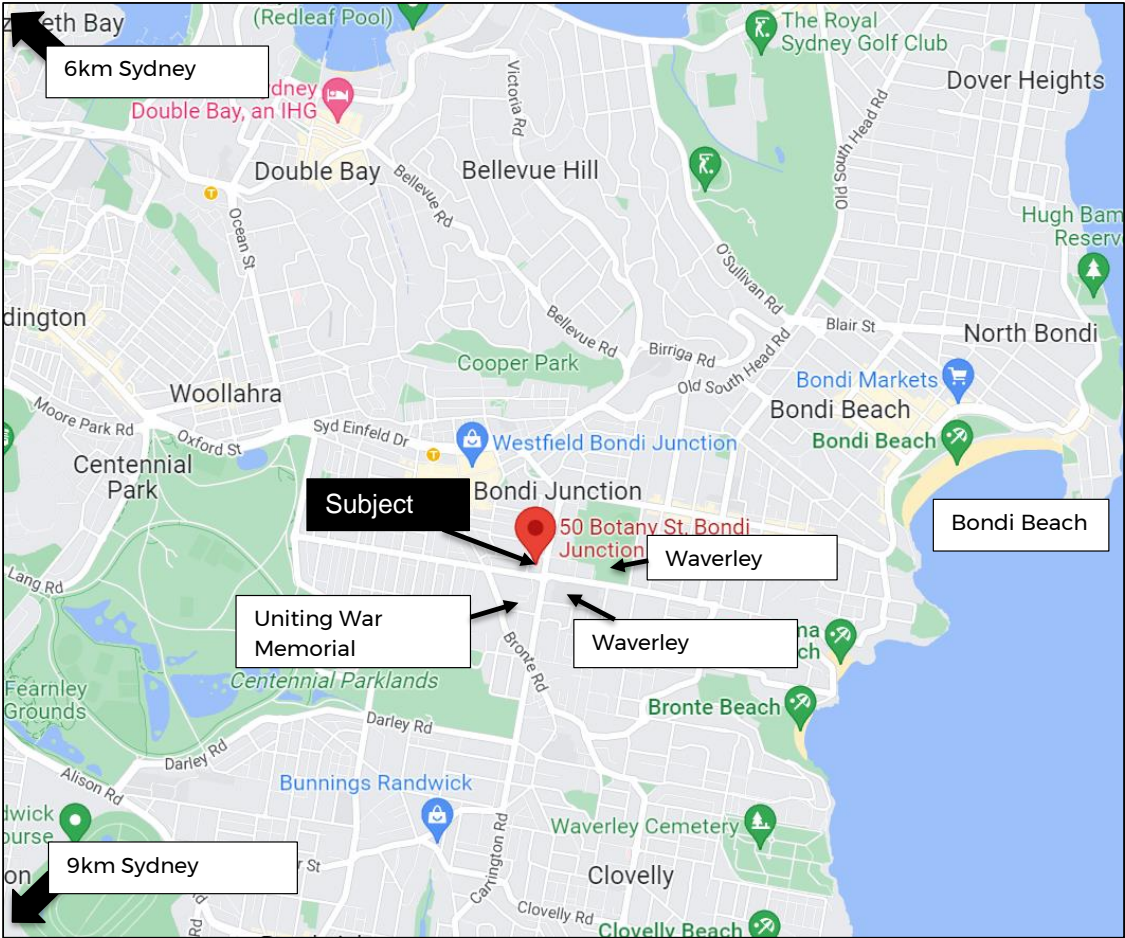


Figure 6. Site Context Map (Source: Google Maps, 2022)

1.2 SITE CONSTRAINTS AND OPPORTUNITIES

The identification of constraints and opportunities relating to the subject site is a fundamental consideration in framing the planning principles that will guide future development.

As outlined above, the subject site is constrained by a redundant heritage listing. The existing telecommunications tower is approved for demolition via DA79/2020 having regard for consideration of

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the structure's integrity and associated safety concerns. Further, the existing Telstra building on the subject site has been decommissioned.

The subject site is also identified as being within a heritage conservation area as well as having a sensitive interface with residential development to the north and south. These constraints preclude the development of the land for other uses in accordance with the current SP2 Infrastructure zoning. In summary, these constraints include:

- Heritage-listed tower structure (approved for demolition)
- Heritage conservation area
- Established residential interface to the north and south

The opportunities include:

- Provision of a land use and built form response that integrates with the location, ecological and heritage qualities of the site.
- The location of the site would enable the provision of housing typologies that support an integrated land use and transport approach, consistent with the walkable 30-minute cities as per the District Plan.
- Financial contribution towards affordable housing provision in Waverley.

1.3 CURRENT PLANNING CONTEXT OF THE SITE AND SURROUNDING LOCALITY

1.3.1 Environmental Planning and Assessment Act 1979

A rezoning application must have consideration to the objectives of the *Environmental Planning and Assessment Act 1979* (EP&A Act). The objectives are as follows:

- (a) to promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources,
- (b) to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,
- (c) to promote the orderly and economic use and development of land,
- (d) to promote the delivery and maintenance of affordable housing,
- (e) to protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats,
- (f) to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),
- (g) to promote good design and amenity of the built environment,
- (h) to promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants,
- (i) to promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State,
- (j) to provide increased opportunity for community participation in environmental planning and assessment.

This submission has considered, and is consistent with, the objects of the EP&A Act, as addressed in the various sections of this report and summarised as follows:



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- The proposal has been designed to preserve and enhance the existing native canopy trees on the subject site and would create opportunities for ecologically sustainable development that achieves economic, environmental and social objectives.
- The proposal would facilitate the orderly and economic use and development of land by enabling the transition of the subject site from an existing telecommunications facility that has come to the end of its functional life to residential development consistent with the surrounding zoning.
- The proposal will provide a financial contribution towards the provision of affordable housing.
- The proposal would support surrounding communities by providing new jobs during construction.
- The proposal will engender a neutral heritage impact to the heritage significance of the Botany Street HCA and would ensure that a future development would be sympathetic to the existing and desired future character of the Botany Street HCA.
- By supporting the future development of the Site, the proposal generates opportunity for the delivery of a high-quality built form and amenable urban environment.

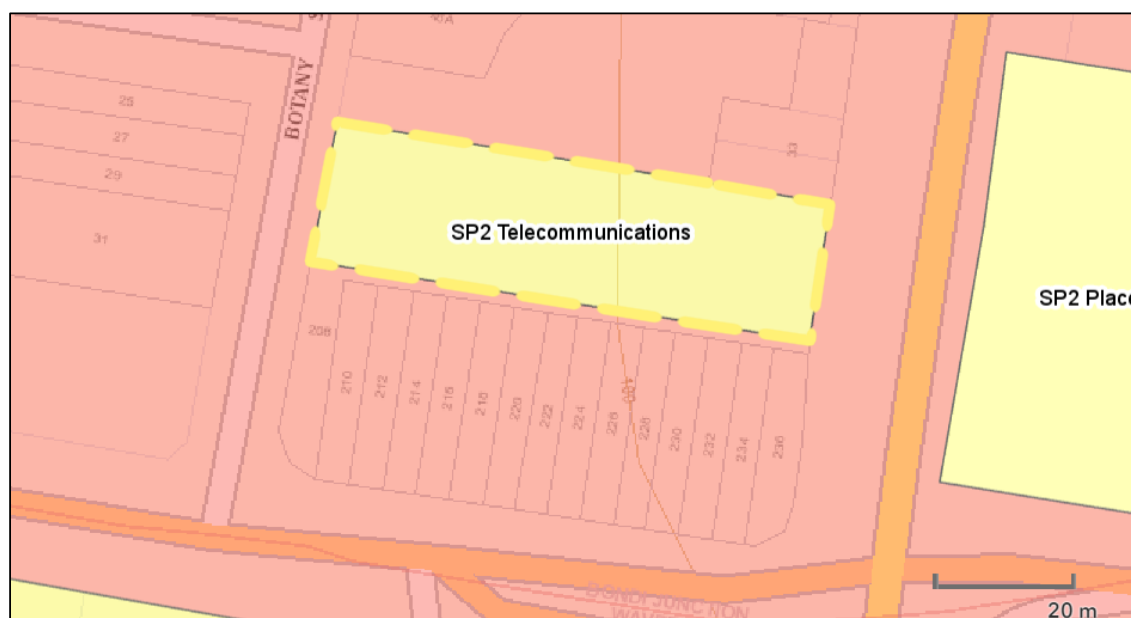
Other relevant provisions of the EP&A Act 1979 are considered throughout this report.

1.3.2 Waverley Local Environmental Plan 2012

The WLEP2012 is the primary Environmental Planning Instrument that applies to the site. The relevant provisions of WLEP2012 as they relate to the subject site are considered in the following subsections.

Zoning and Permissibility

The subject site is located within the SP2 Infrastructure (Telecommunications) zone under the WLEP2012 as shown in **Figure 7**.



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Figure 7. WLEP2012 Zoning Map (Source: NSW Legislation, 2023)

The objectives of the SP2 Infrastructure (Telecommunications) zone include:

- *To provide for infrastructure and related uses.*
 - *To prevent development that is not compatible with or that may detract from the provision of infrastructure.*

Within the SP2 Infrastructure (Telecommunications) zone, the following development is permitted without consent:

- *Nil*

Within the SP2 Infrastructure (Telecommunications) zone, the following development is permitted with consent:

- *Aquaculture; Roads; The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose*

Within the SP2 Infrastructure (Telecommunications) zone, the following development is prohibited:

- ***Any development not specified in item 2 or 3***

Accordingly, residential accommodation is prohibited on the site.

As outlined previously, the site included telecommunications infrastructure that has come to the end of its functional life and due to advancements in technology, is no longer required. Accordingly, the former Telstra building on the subject site has been decommissioned.

As demonstrated in

Figure 5, land surrounding the site is zoned as follows:

- North: R3 Medium Density Residential
- East: SP2 Infrastructure (Place of Public Worship) beyond which is R3 Medium Density Residential
- South: R3 Medium Density Residential
- West: R3 Medium Density Residential

Accordingly, the proposal to rezone the subject site to R3 Medium Density Residential will ensure consistency with adjoining and nearby development.

Development Standards

TABLE 2 outlines the proposal’s consistency and compliance with the relevant development standards and controls under WLEP 2012.



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TABLE 2. WLEP 2012 DEVELOPMENT STANDARDS		
Clause	The Site	Immediate Context
Clause 4.1 – Minimum subdivision lot size	The subject site is not mapped as having an applicable minimum lot size, refer to Figure 8 .	<ul style="list-style-type: none">North and South: 232m²West: 325m²South: Nil
Clause 4.3 – Height of Buildings	12.5m	<ul style="list-style-type: none">North, South, West: 12.5mEast: 9.5m
Clause 4.4 – Floor Space Ratio	0.75:1	<ul style="list-style-type: none">North, South, West: 0.75:1East: 0.6:1
Clause 5.10 – Heritage Conservation	The subject site comprises the local heritage item ‘telecommunication tower’ (I166). It is noted that removal of the heritage item has been previously approved by Council. The subject site is within a conservation area (general) (C3), refer to Figure 9 .	<p>The site is within the vicinity of a number of heritage items, being:</p> <ul style="list-style-type: none">I165 – Single dwellingI145 – Two storey terrace rowI146 – Ecclesiastical Gothic style stone church, St Mary’s ChurchI161 – Single storey terrace rowI163 – Semi-detached dwellings

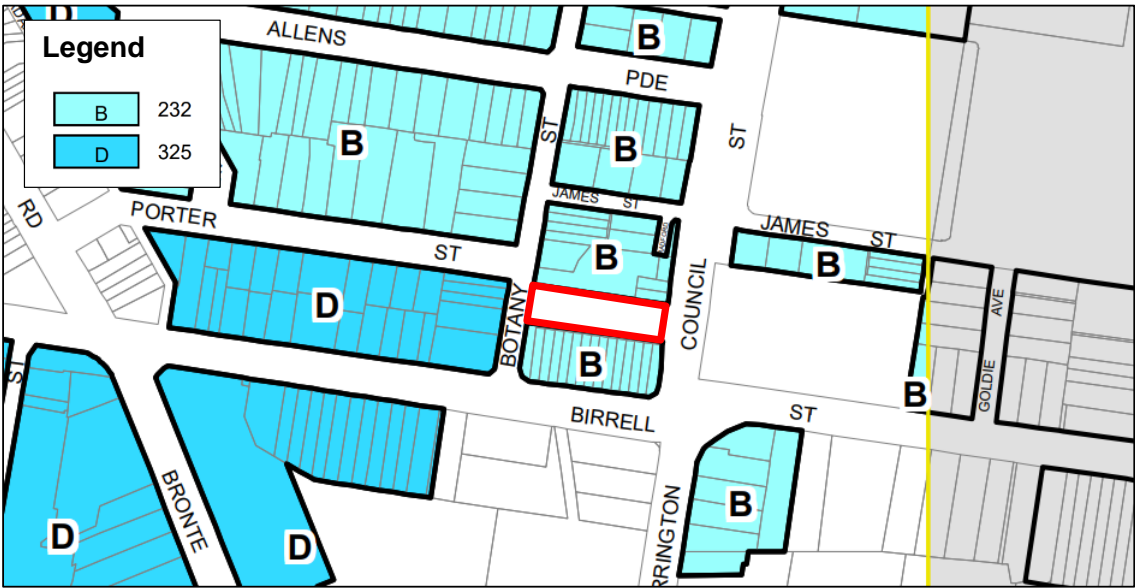


Figure 8. Minimum Lot Size Map (Source: NSW Government, 2023)

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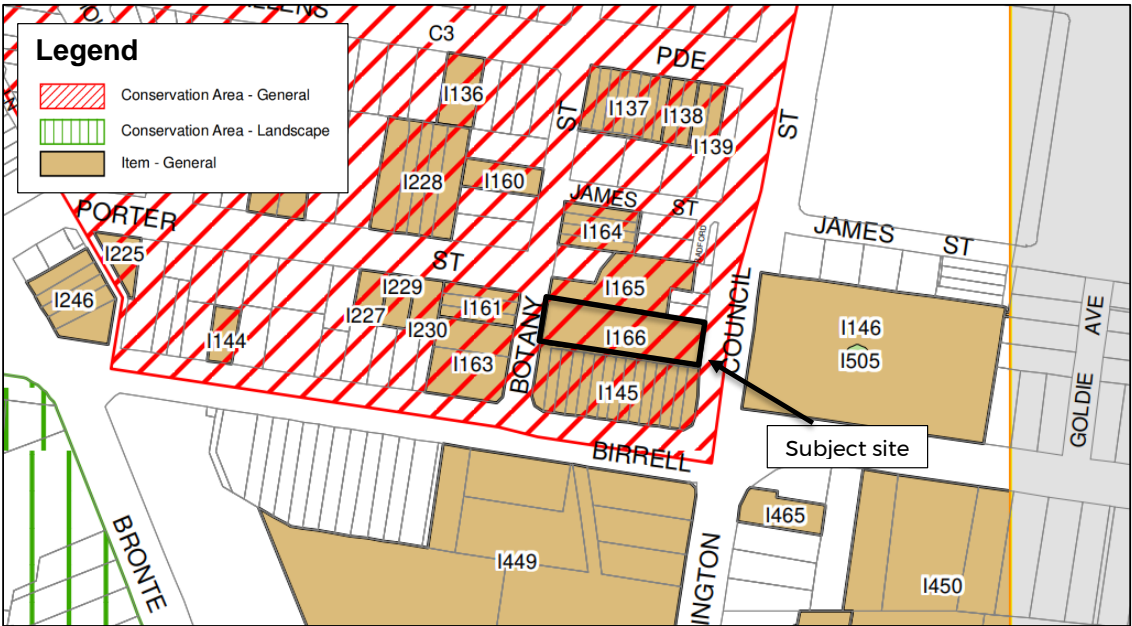


Figure 9. Heritage Mapping (Source: NSW Government, 2023)

1.4 INDICATIVE CONCEPT PROPOSAL

The Urban Design Analysis Report and Reference Development prepared by Smith & Tzannes Architects provides a development outcome for the site demonstrating the anticipated built form for the site which responds to the objectives outlined in **SECTION 3.3** below. The potential yield of the indicative development is 7 multi-unit dwellings. An assessment against the current controls is provided at **TABLE 3**.

TABLE 3. CONCEPT PROPOSAL - KEY PARAMETERS		
WLEP Requirements	Control	Concept Proposal
Maximum building height	12.5m	Compliant
FSR	0.75:1	0.75:1 (GFA = 849m ²)
WDCP Requirements	Control	Concept Proposal
Minimum Frontage Width	15m	19.665m
Maximum External Wall Height	9.5m	Compliant
Front Setback	Consistent with street line	Compliant
Side Setback	0.9m for 4.5m height 1.5m for 12.5m height + 2m landscape/deepsoil along one side boundary	3.0m (north and south side boundary)
Rear Setback	6.0m	6.4m
Maximum Building Length at Street Frontage	24m	12.5m
Minimum Landscape Area	30% of site area	340.5m ² (30%)
Minimum Deep Soil	50% of landscaped area	201m ² (59%)
Minimum Communal open Space	15% of site area	170m ² (15%)
Minimum Private Open Space	75% of all dwellings	100%

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TABLE 3. CONCEPT PROPOSAL - KEY PARAMETERS		
WLEP Requirements	Control	Concept Proposal
Car Parking	12 spaces	12 spaces

The proposal will provide substantial public benefit as noted below:

- Provision of a land use and built form response that integrates with the location, ecological and heritage qualities of the site.
- The location of the site would enable housing growth including provision of housing typologies that support an integrated land use and transport approach, consistent with the walkable and 30-minute cities as per the District Plan.
- Financial contribution to the provision of affordable housing.

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PART B OBJECTIVES AND INTENDED OUTCOMES

2.1 OBJECTIVES AND INTENDED OUTCOMES

Objective

To amend the WLEP2012 to achieve a land use and built form which supports a residential development outcome at the subject site that integrates with the heritage and environmental qualities of the site insofar as residential development will provide a more sensitive and logical land use and be consistent with the established medium density residential character of the surrounding area.

Intended outcomes:

- To facilitate urban renewal of land that is no longer required for SP2 Infrastructure (Telecommunications) purposes;
- To enhance the ecological values of the site;
- To minimise land use conflicts by permitting land uses that are sympathetic to the existing character of the area by creating a sensitive residential development that is consistent with the established residential neighbourhoods surrounding the subject site;
- To deliver new housing supply and improve dwelling diversity in the local area by providing appropriate housing typologies that will co-exist with the natural and infrastructure assets of the site without compromising their environmental or heritage significance;
- To make a financial contribution to the provision of affordable housing; and
- To remove a redundant heritage listing.



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PART C EXPLANATION OF PROVISIONS

3.1 OVERVIEW

The specific outcome of the PP is to facilitate the following amendments to the WLEP2012, as it applies to the subject site, to enable redevelopment of the site for residential accommodation including provisions to:

- rezone the site to R3 Medium Density Housing;
- introduce a minimum lot size of 232m² (consistent with adjoining residential property); and
- remove the heritage listing for the western part of the subject site.

The proposed controls will facilitate redevelopment of the site to provide 7 multi-unit dwellings in a built form appropriate to the site constraints and most importantly, the context of the site and its surroundings.

3.2 PROPOSED LAND USES

The indicative concept proposal incorporates multi dwelling housing to provide a ‘medium density housing’ typology in response to site-specific and strategic merit factors.

The applicable land use definitions pursuant to the *Standard Instrument–Principal Local Environmental Plan* (LEP) is ‘multi dwelling housing’. For reference, the definition is provided below:

***multi dwelling housing** means 3 or more dwellings (whether attached or detached) on one lot of land, each with access at ground level, but does not include a residential flat building.*

*Note—Multi dwelling housing is a type of **residential accommodation**.*

The proposed use is prohibited in the current zoning of the land. The zoning change required to permit the land uses is discussed in **SECTION 3.3** below.

3.3 PROPOSED ZONING

The existing zoning of the subject site is shown in **Figure 7** above. Amendment of WLEP2012 would be required to support the provision of multi dwelling housing on the site. The is best facilitated via the rezoning of the subject site from SP2 Infrastructure to the R3 Medium Density Housing zone as shown in **Figure 10** below.



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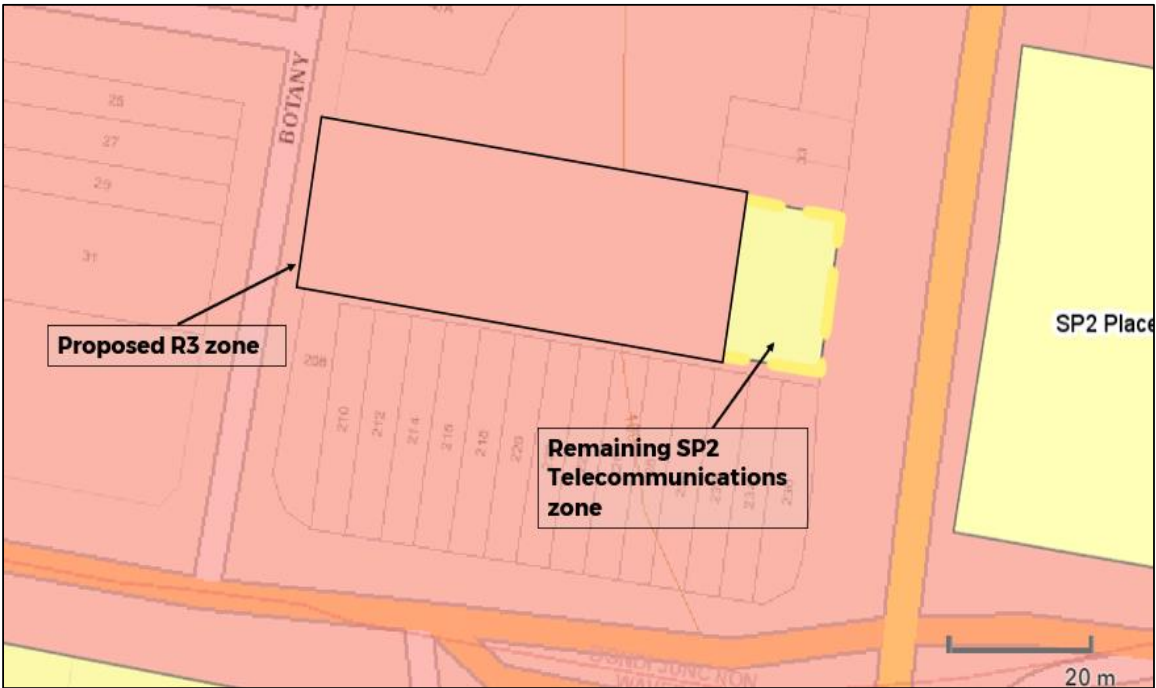


Figure 100. Proposed Zone

Review of the WLEP2012 land use table reveals that the R3 Medium Density Residential zone would permit the proposed use (as well as other types of residential accommodation) that are considered appropriate for the site.

The objectives of the R3 Medium Density Residential zone include:

- To provide for the housing needs of the community within a medium density residential environment.
- To provide a variety of housing types within a medium density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To maximise public transport patronage and encourage walking and cycling.
- To increase or preserve residential dwelling density.
- To encourage the supply of housing, including affordable housing, that meets the needs of the population, particularly housing for older people and people with disability.
- To provide development that is compatible with the desired future character and amenity of the surrounding neighbourhood.
- To promote development that incorporates planning and design measures that reduce the urban heat island effect.
- To improve the urban tree canopy by providing high levels of deep soil planting and additional landscaping.

Within the R3 Medium Density Residential zone the following development is permitted without consent:

Home-based child care; Home occupations

Within the R3 Medium Density Residential zone the following development is permitted with consent:



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Attached dwellings; Bed and breakfast accommodation; Boarding houses; Boat sheds; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Educational establishments; Emergency services facilities; Environmental protection works; Exhibition homes; Group homes; Home businesses; **Multi dwelling housing**; Neighbourhood shops; Oyster aquaculture; Places of public worship; Recreation areas; Residential flat buildings; Respite day care centres; Roads; Secondary dwellings; Seniors housing; Tank-based aquaculture; Veterinary hospitals (**Our emphasis**)

Within the R3 Medium Density Residential zone the following development is prohibited:

Any other development not specified in item 2 or 3

TABLE 4 provides an overview of the proposal’s consistency with the objectives of the R3 zone, as summarised below.

TABLE 4. CONSISTENCY WITH THE R3 ZONE OBJECTIVES	
Objectives of the Zone	Comments
To provide for the housing needs of the community within a medium density residential environment.	The proposal will deliver new housing supply and introduce dwelling diversity into the local area, in order to provide for the housing needs of the community. The envisioned medium density housing typologies (multi unit housing) would create a low-medium density residential environment, to complement the established residential areas surrounding the subject site.
To provide a variety of housing types within a medium density residential environment.	The proposal includes multi unit housing apartments incorporating a variety of dwelling sizes (2 x 4 bed and 5 x 2 bed apartments) that would create additional diversity in the local area, improving living opportunities for the community and creating new opportunities for a variety of family types to remain or establish in the area.
To enable other land uses that provide facilities or services to meet the day to day needs of residents.	The recent subdivision application facilitates the retention of part of the site for the provision of telecommunications infrastructure with the balance of the site to be used for residential purposes.
To maximise public transport patronage and encourage walking and cycling.	The subject site is located in an area that is well served by public transport (Public Transport Accessibility Level 6). Provision will be made in the future Development Application for cycling facilities. The proximity of the subject site to public transport facilities is described in more detail in the Parking and Traffic Impact Assessment at Appendix 5 .
To increase or preserve residential dwelling density.	The proposal will increase residential dwelling density on the subject site consistent with adjoining and nearby residential development.
To encourage the supply of housing, including affordable housing, that meets the needs of the population, particularly housing for older people and people with disability.	The proposal will increase the supply of housing by rationalising the location of infrastructure provision and converting redundant space for the purpose of residential development.



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TABLE 4. CONSISTENCY WITH THE R3 ZONE OBJECTIVES	
Objectives of the Zone	Comments
	A financial contribution towards the provision of affordable housing will be made.
<i>To provide development that is compatible with the desired future character and amenity of the surrounding neighbourhood.</i>	The immediate character surrounding the subject site comprises a mix of single and two storey dwellings in detached or terrace form. The proposal will provide a terrace style development that is entirely compatible with the desired future character and amenity of the surrounding neighbourhood.
<i>To promote development that incorporates planning and design measures that reduce the urban heat island effect.</i>	The subject site is currently occupied by a large multi storey brick and concrete building and telecommunications tower. The proposal will make provision for landscaped areas, including the provision of canopy trees, to mitigate the urban heat island effect. The proposal will be designed to retain the two large native canopy trees at the Botany Street frontage.
<i>To improve the urban tree canopy by providing high levels of deep soil planting and additional landscaping.</i>	The proposal would prioritise the creation of a high quality landscape setting across the entirety of the site including the provision of deep soil planting. Mature canopy trees at the Botany Street frontage will be retained and protected with development sensitively designed around these ecological assets in order to protect their root and canopy structures. Communal open space in addition to generous private open spaces for each dwelling, would promote and enhance the green character and ecological values of the site and streetscape. This represents a significant improvement to the existing infrastructure located on the subject site.

In light of the proposal achieving all the R3 zone objectives, and noting that the R3 zone permits all relevant types of residential accommodation whilst not permitting any uses that would be inappropriate for the site, the rezoning of the site to the R3 Medium Density Residential zone is considered the most appropriate pathway.

3.4 MINIMUM LOT SIZE

As shown in **Figure 8** above, a minimum lot size does not currently apply to the subject site. Accordingly, to ensure consistence with the adjoining residential development it is proposed to introduce a minimum lot size of 232m², consistent with adjoining residentially zoned land as shown in **Figure 11** below:



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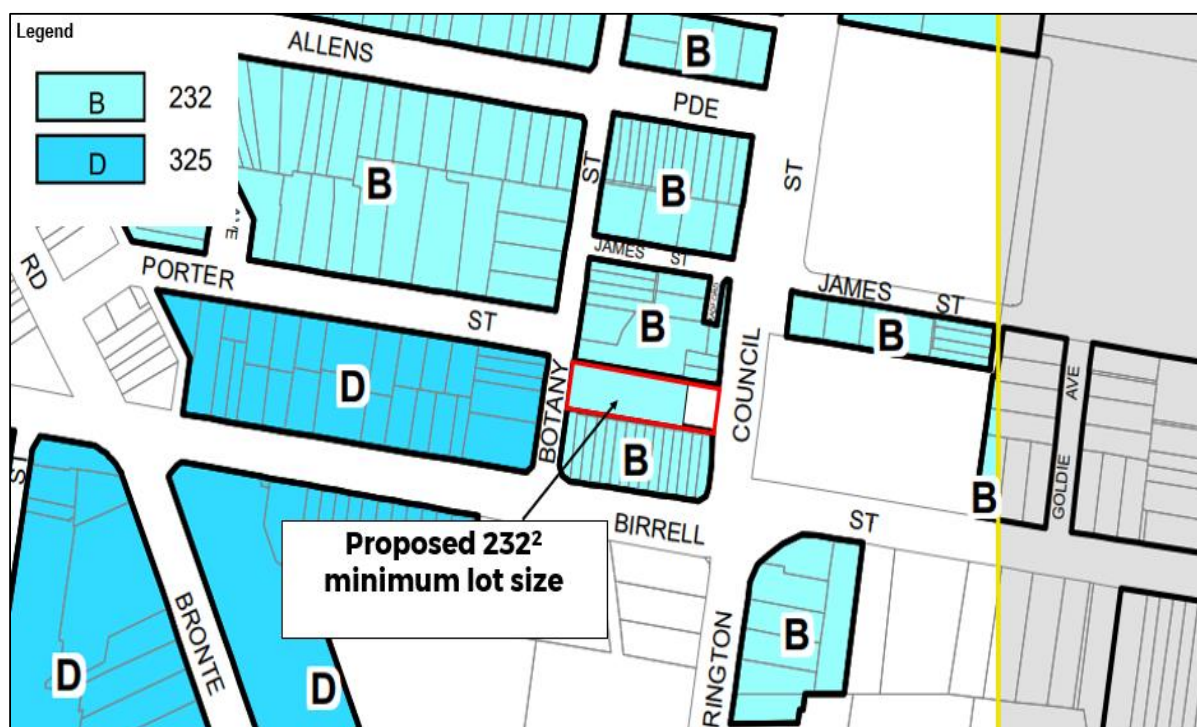


Figure 111. Proposed amendment to lot size map.

In accordance with the above, Clause 4.1 Minimum subdivision lot size of WLEP 2012 will therefore apply to the subject site. The objectives and requirements of Clause 4.1 Minimum subdivision lot size are reproduced below.

- (1) *The objectives of this clause are as follows—*
 - (a) *to ensure that subdivisions reflect and reinforce the predominant subdivision pattern of the area,*
 - (b) *to minimise the likely impact of subdivision and development on the amenity of neighbouring properties.*
- (2) *This clause applies to a subdivision of any land shown on the Lot Size Map that requires development consent and that is carried out after the commencement of this Plan.*
- (3) *The size of any lot resulting from a subdivision of land to which this clause applies is not to be less than the minimum size shown on the Lot Size Map in relation to that land.*
- (4) *This clause does not apply in relation to the subdivision of any land—*
 - (a) *by the registration of a strata plan or strata plan of subdivision under the Strata Schemes Development Act 2015, or*
 - (b) *by any kind of subdivision under the Community Land Development Act 2021.*

3.5 HERITAGE

The subject site contains a telecommunications tower (at the eastern end of the subject site) which is a locally listed heritage item known as 'Telecommunication tower' (No. 1166) under Schedule 5 of WLEP2012.

The heritage item was constructed in 1970 and is described by the NSW State Heritage Inventory as:

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Telecom Australia radio telephone terminal, said to be located on the highest point of the municipality, and a major landmark. Significant technology and a symbol of Waverley's place in the communications network. The tower is 82m high and supports radio systems for telephone, television and data services.

The telecommunications tower has been approved for replacement under DA 79/2020 and the subsequent modification DA 79/2020/A. The telecommunications tower was approved for removal following consideration of the structure's integrity and relative safety concerns.

Having regard for the proposal to remove the structure and replace it with a modern monopole, it is requested to remove the listing from the subject site.

The subject site is also identified within a heritage conservation area, Botany Street Conservation Area (C3).

The Statement of Heritage Impact notes as follows:

- The planning proposal would engender a neutral heritage impact to the heritage significance of the Botany Street HCA and would ensure that a future development would be sympathetic to the existing and desired future character of the Botany Street HCA.
- The concept drawings for a potential future development at the subject site would adopt a form, scale and materiality that would be in keeping with the generality of the terrace style and semi-detached housing evident in the nearby heritage items, and Botany Street HCA.
- The proposed changing of the zoning to R3 would provide the opportunity for sympathetic, infill development at the site to reflect the current R3 zoning of the Botany Street HCA and nearby heritage items.
- Materials and colours that link the future development with the existing heritage fabric the site would, in Heritage 21's opinion, ensure that the future development would be sympathetic to the HCA while acknowledging the heritage item.

Further detailed consideration of heritage matters is provided in the Statement of Heritage Impact provided at **Appendix 3**. It is not proposed to remove the Botany Street HCA from the subject site.

Figure 122 below shows the proposed updated heritage map.



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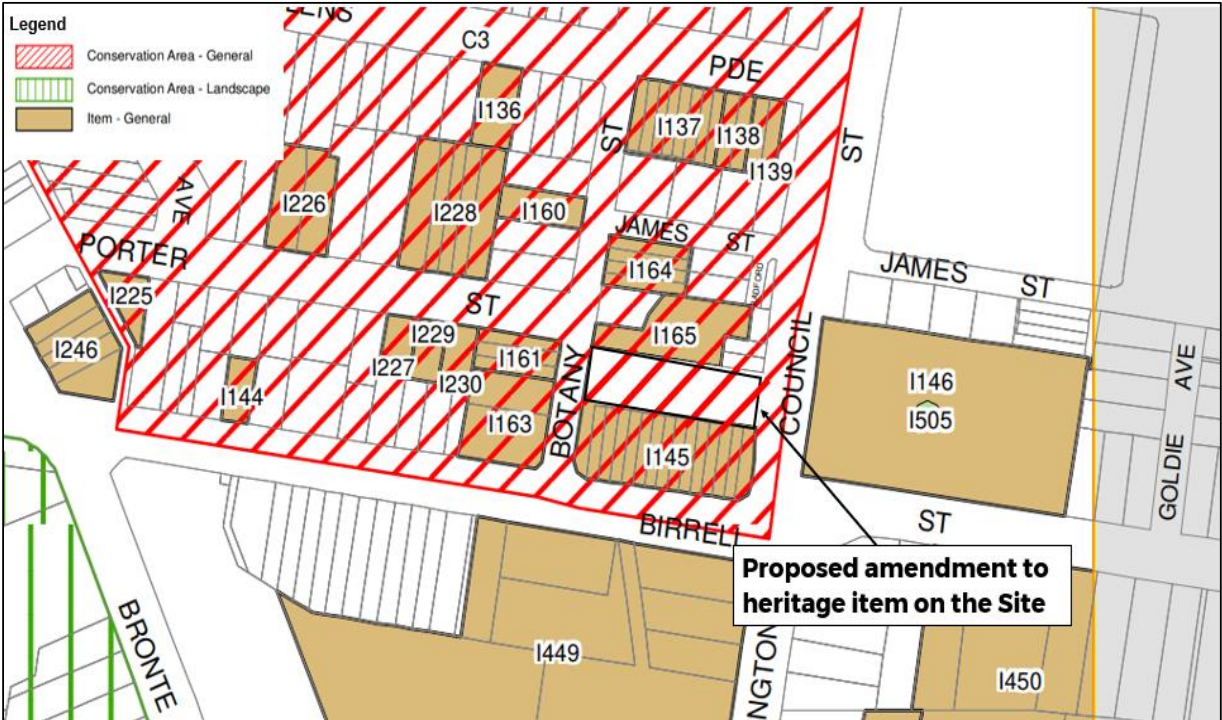


Figure 122. Proposed amendments to Heritage Map.

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PART D JUSTIFICATION FOR PROPOSED LEP AMENDMENT

4.1 NEED FOR THE PLANNING PROPOSAL

The DP&E document *Local Environmental Plan Making Guideline* includes the following questions in describing the need for the PP.

Is the planning proposal a result of an endorsed local strategic planning statement, strategic study or report?

The Planning Proposal is the result of the telecommunications infrastructure at the subject site coming to the end of its functional life and advancements in technology meaning that the same outcomes can be achieved on a smaller site footprint. Accordingly, the balance of the site can be converted to become compatible with the adjoining residential zoning. The provision of additional residential dwellings will assist with the severe shortage of supply and subsequent acute need in the local, regional and city wide housing market.

Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Amendment of WLEP2012 would be required to support the provision of multi dwelling housing on the site. This can be attained through the following options:

- Option 1: Rezone the site from SP2 Infrastructure to a new zone; and/or
- Option 2: Incorporate an Additional Permitted Use for multi dwelling housing in the current SP2 Infrastructure zone.

The Planning Proposal to rezone the subject site (Option 1) is the best means of achieving the objectives and intended outcomes of the desired future redevelopment of the site. The Telstra building has been decommissioned. The site is currently zoned for SP2 Telecommunications purposes. Land uses within this zone are unable to achieve uses that will allow this vacant and underutilised site to become a high quality residential development that integrates and enhances the value of the site and its surroundings. The Planning Proposal will enable renewal of the site and provide an opportunity to allow the community and surrounding landowners to comment on changes, providing greater certainty for all affected stakeholders.

Planning Practice Note PN10-001 Zoning for Infrastructure in LEPs (PN10-001) is a guideline issued by the then Department of Planning for the application of Zone SP1 and Zone SP2 in standard instrument LEPs.

PN10-001 identifies matters to be considered upfront including:

- *'Identify whether the infrastructure type is covered by the Infrastructure SEPP....'* (now the State Environmental Planning Policy (Transport and Infrastructure) 2021) (T&I SEPP).

It is confirmed that the T&I SEPP at Division 21 includes Telecommunications and other communications facilities.

- *'Identify whether the infrastructure is currently operating or is no longer used; whether the land is intended for other future infrastructure purposes or whether the land is now considered to be **surplus public land**.'*



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As outlined above, the Telstra building has been decommissioned and is no longer being used for telecommunications purposes. The western portion of the subject site is not needed for future telecommunications purposes and accordingly the subject site can be considered ‘surplus public land’ (notwithstanding that Telstra is no longer a public company).

Further to the above, PN10-001 lists six principles to be considered in deciding whether to apply the Zone SP to land. The relevant principles are listed below with associated commentary specific to the subject site:

Principle 1 – Zoning for infrastructure that is permitted on all land.

Principle 1 recognises that ‘special purpose’ zones are not required in LEPs to permit infrastructure that is already permitted on all land through the Infrastructure SEPP (T&I SEPP). Telecommunications facilities are permitted with consent in any zone in accordance with the provisions of cl 2.141 and cl 2.143 of the T&I SEPP.

It is also identified that ‘for infrastructure ... prescribed in all zones and those currently zoned ‘special use’... the appropriate adjacent land zone should generally be used’. Further, ‘this approach avoids the need for spot rezonings where the infrastructure use expands, ceases, is realigned or is downsized in the future. It is preferable that the land use zone be the same as the adjacent zoning, that that future uses are compatible with existing surrounding uses.’

In accordance with the above, appropriate application of PN10-001 would have resulted in the subject site being zoned R3. Now, the very circumstances anticipated in the Practice Note i.e. the infrastructure use is downsized, has resulted in the need for a spot rezoning.

Principle 3 – Certain special purpose zones should remain as special purpose zones.

If the land is currently zoned ‘special purpose’ only examples such as major state infrastructure including hospitals, universities, dams, sewage treatment plants, power stations, correctional centres and airports should be zoned SP2.

The subject site does not meet any of the above criteria established in Principle 3.

Principle 5 – Zoning surplus public land.

As outlined above, the Telstra building has been decommissioned and is no longer being used for telecommunications purposes. The western portion of the subject site is not needed for future telecommunications purposes and accordingly the subject site can be considered ‘surplus public land’ (notwithstanding that Telstra is no longer a public company). Five (5) criteria are listed for consideration in these circumstances as outlined in **TABLE 5** below:

TABLE 5. SURPLUS LAND CRITERIA	
Criteria	Comments
The nature and character of the subject site	As outlined above, the subject site contains redundant telecommunications infrastructure that is no longer required and as such, is logically placed to be rezoned in accordance with the adjoining R3 zone.
Existing and adjacent land uses and preferred future uses	Land adjoining the subject site is zoned R3. It is established planning practice to refer to the zoning of adjoining land when seeking to establish an appropriate zoning for land. Accordingly, the most appropriate zone for the subject site is R3.



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Regional strategy priorities	As outlined below, the proposal is consistent with the priorities of the Greater Sydney Region Plan and the Eastern City District Plan.
Availability of services and infrastructure to support new land uses	There are sufficient services and infrastructure to support the proposed residential use.
Environmental impacts and risks	As outlined below, there are minimal environmental impacts associated with the proposal and the proposal will facilitate an increase in deep soil area and associated planting.

In accordance with the above, it is evident that the proposed R3 zone is the most appropriate zone for the subject site.

Planning Practice Note PN11-002 *Preparing LEPs using the Standard Instrument: Standard Zones* (PN11-002) provides commentary regarding the use of standard zones in the Standard Instrument. PN11-002 states:

‘Councils must give effect to any relevant State or regional planning guidance when determining permitted and prohibited land uses. In addition, where the permissibility of certain land uses is provided for under a relevant SEPP (e.g. Infrastructure SEPP), there is no need to include these types of development in Standard Instrument LEPs.’

As outlined above, telecommunications facilities are permitted with consent in any zone in accordance with the provisions of cl 2.141 and cl 2.143 of the T&I SEPP.

In addition to the above, PN11-002 also sets out direction on the application of standard instrument zones including SP2 Infrastructure as follows:

Infrastructure land that is highly unlikely to be used for a different purpose in the future should be zoned SP2, for example ‘cemeteries’ and major ‘sewage treatment plants’.

It may also be appropriate for major state infrastructure or strategic sites such as major ‘hospitals’, large campus universities/TAFEs, major dams, power stations, landfill or waste disposal sites, ‘correctional centres,’ and ‘airports’. Areas of Commonwealth land used for Defence purposes should be zoned SP2 (Defence). A small minority of ‘schools’ across NSW may also be considered a strategic site.

As previously provided, the subject site is not major infrastructure or a strategic site.

In accordance with the above, the application of the SP2 zone to the subject site is not supported by PN10-001 and PN11-002. Having regard for established planning practice to refer to the zoning of adjoining land when seeking to establish an appropriate zoning for land, the most appropriate zone for the subject site is R3 achieved via a planning proposal.



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4.2 RELATIONSHIP TO STRATEGIC PLANNING FRAMEWORK

Will the planning proposal give effect to the objectives and actions of the applicable regional, or district plan or strategy (including any exhibited draft plans or strategies)?

Greater Sydney Region Plan

The *Greater Sydney Region Plan, A Metropolis of Three Cities* (the Plan) sets a 40-year vision (to 2056) where the people of Greater Sydney live within 30 minutes of their jobs, education and health facilities. The Plan has been prepared concurrently with *Future Transport 2056* and *State Infrastructure Strategy 2018-2038* to align land use, transport and infrastructure outcomes for Greater Sydney. The Plan envisages Sydney as a metropolis of three (3) cities, including:

- The Western Sydney Parkland City;
- The Central River City; and
- The Eastern Harbour City.

The site is located within the Eastern Harbour City and in proximity to the Strategic Centre of Bondi Junction.

The proposal meets the following relevant objectives of the Greater Sydney Plan:

- **A City for People** – The proposal seeks to deliver housing that is sympathetic with the adjoining and nearby development and retains the landscape features of the subject site. The revitalisation works will provide opportunity for uses that establish a housing typology that will provide for the needs of local community.
- **Housing the City** – This Planning Proposal will facilitate increased residential accommodation in a highly accessible location, which supports the objective to provide a greater housing supply. The proposal seeks to provide 7 dwellings which will contribute to the housing targets mandated by the GCC.
- **A City of Great Places** – The size of the site only affords limited opportunity to create a medium density development in a natural setting, with unique points of difference that create a sense of community including, access to public transport and public recreation areas and surrounding area as well as contributing to the character of the existing heritage precinct.
- **A City in its Landscape** – The proposal provides the opportunity to retain and enhance the quality of landscaping on the subject site allowing the community to experience an improved environmental outcome. The proposal would reserve areas of the site for communal and private open spaces incorporating high quality landscaping.

Eastern City District Plan

The Eastern City District Plan (the District Plan) identifies planning priorities and actions for improving the quality of life for residents of the Eastern District as the area grows and changes. The District Plan establishes a number of priorities and actions to guide growth, development and change, relating to infrastructure and collaboration, liveability, productivity and sustainability.

Pursuant to **Planning Priority E5**, the District Plan seeks to provide housing supply, choice and affordability, with access to jobs, services and public transport. The objective promotes local infill development and a range of housing types in the right locations to create more liveable neighbourhoods and support Greater Sydney's growing population.

In accordance with the District Plan's locational criteria for new housing, the site is accessible to jobs, services and public transport, and is connected to the established road network. The site affords the



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opportunity to create a medium density development in a natural setting and integrate a wider variety of housing within an established neighbourhood that benefits from walking, cycling and public transport links.

In addition to the above, **Planning Priority E6** identifies the need to create and renew great places and local centres, and respect the District’s heritage. The proposal will engender a neutral heritage impact to the heritage significance of the Botany Street HCA and would ensure that a future development would be sympathetic to the existing and desired future character of the Botany Street HCA.

Is the planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GCC, or another endorsed local strategy or strategic plan?

Waverley Local Strategic Planning Statement 2020-2036

The Waverley Local Strategic Planning Statement 2020-2036 (Waverley LSPS) plans for Waverley’s economic, social and environmental needs to 2036. The Waverley LSPS identifies planning priorities to protect and support infrastructure, the environment and economy via short, medium and long term actions that Waverley Council can take to achieve the vision of a sustainable and well connected community, living in a stunning natural environment.

The Waverley LSPS includes ‘principles for change’ that recognises that *‘Planning Proposals may have merit and contribute to targets by increasing capacity through a change in building height or permissible floor space on the site, particularly where the proposal is for a strategically valuable use and there is a desirable public and urban design outcome. Any changes to the planning controls should enable an acceptable built form that responds to its surrounding context and achieves a strategic aim.’*

The ‘principles for change’ provide a local merits test to guide the Council and Local Planning Panel in the consideration of, and consistent decision-making about, planning proposals in the local area. Consideration of the proposal against the local strategic principles for change is provided in **TABLE 6** below:

TABLE 6. LOCAL STRATEGIC PRINCIPLES FOR CHANGE	
Principle	Comments
Proposals should be consistent with the Greater Sydney Region Plan and Eastern City District Plan.	See discussion above.
Proposals for sites in Bondi Junction Strategic Centre should be consistent with the objectives for the centre in the Eastern City District Plan and in this Local Strategic Planning Statement.	The site is not within the Bondi Junction Strategic Centre.
Proposals should be consistent with the relevant directions, objectives and actions of the Waverley Community Strategic Plan.	See discussion above.
Aims of the Waverley Local Environmental Plan.	The Proposal will be consistent with the aims of the WLEP with particular reference to the aims listed below. <i>(c) to provide for a range of residential densities and range of housing types to meet the changing housing needs of the community,</i>



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TABLE 6. LOCAL STRATEGIC PRINCIPLES FOR CHANGE	
Principle	Comments
	<p>(ca) to encourage the development of a variety of housing on land close to public transport, essential goods and services and open space,</p> <p>(f) to enhance and preserve the natural environment through appropriate planning, protecting the integrity of natural systems and by protecting existing trees,</p>
Proposals should be consistent with the relevant liveability, productivity, infrastructure and sustainability priorities, objectives and actions in this Local Strategic Planning Statement.	See discussion regarding the proposal's consistency with Waverley LSPS priorities below.
Proposals should be consistent with the relevant priorities, objectives and actions of any relevant strategies. A list of strategies is available at the end of this document.	The Proposal is consistent with relevant strategies with particular reference to the WLEP2012, Waverley Housing Issues Paper, Waverley Local Housing Strategy.
Proposals should support the strategic objectives in Council's adopted strategies and action plans.	See discussion below.
Proposals should not compromise non-residential development to meet employment targets for Bondi Junction Strategic Centre.	Not Applicable.
Proposals which seek to respond to a significant investment in infrastructure should be considered in a wider strategic context with other sites. This may include, but is not limited to, consideration of other infrastructure demand and provision, appropriate distribution of development potential across an area, value capture for public benefit and infrastructure delivery, and the orderly sequencing of development.	Not Applicable.
Proposals should give consideration to strategically valuable land uses that are under-provided by the market, such as but not limited to hotels, cultural space (including performance and production space), medical and health-related uses, education uses and childcare centres, and urban services such as mechanics and bulky goods retailers, and have regard to the appropriateness of the use for the context.	The subject site is in a relatively quiet suburban street with a strong residential character. The close proximity of adjoining residential dwellings, existing heritage conservation area affectation and limited size of the subject site does not lend itself to successful conversion to the 'strategically valuable land uses' suggested.

Consideration of the proposal against the site-specific principles for change is provided in **TABLE 7** below:



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TABLE 7. LOCAL SITE-SPECIFIC PRINCIPLES FOR CHANGE	
Principle	Comments
Proposals should locate development within reasonable walking distance of public transport that has capacity (assuming development capacity will be delivered) and is frequent and reliable.	As outlined above, the subject site is located in an area that is well served by public transport (Public Transport Accessibility Level 6). Provision will be made in the future Development Application for cycling facilities.
Proposals should meet high sustainability standards, improve urban resilience, and mitigate negative externalities. Proposals can satisfy these high standards by committing all development on the subject site to achieve a 5+ Green Star rating with the Green Building Council of Australia, or a Core Green Building Certification or Zero Carbon Certification with the Living Futures Institute of Australia, or equivalent.	It is intended that a future development application for the residential development proposed on the subject site will demonstrate the achievement of high sustainability standards, improvements to urban resilience and mitigation of negative externalities.
Proposals should include an amount and type of non-residential floor space appropriate to the site's strategic location and proximity to, or location within, a centre or activity street.	As discussed above, the subject site is in a relatively quiet suburban street with a strong residential character. The close proximity of adjoining residential dwellings, existing heritage conservation affectation and limited size of the subject site does not lend itself to non-residential floor space. Conversion to a residential zone, consistent with the adjoining and surrounding properties, is the most appropriate future land use.
Proposals should create demonstrable public benefit.	The proposal will make a financial contribution to the provision of affordable housing.
Proposals should be supported by an infrastructure assessment and demonstrate any demand for infrastructure generated can be satisfied, assuming existing development capacity in the area will be delivered.	The Planning Proposal is supported by a Social and Community Needs Assessment at Appendix 2 that provides a detailed consideration of demand for infrastructure generated by the proposal. It is identified that the subject site is generally well serviced with regard to community facilities however, there is likely to be a shortfall of open space which is best met through further enhancement of existing open space with funds available through development contributions from future development applications.
Proposals should make a positive contribution to the built environment and result in an overall better urban design outcome than existing planning controls.	The Statement of Heritage Impact at Appendix 3 notes the that the concept drawings for a potential future development at the site would adopt a form, scale and materiality that would be in keeping with the generality of terrace style and semi-detached housing evident in the nearby heritage items, and Botany Street HCA. It is considered that the proposed change of zone will provide the opportunity for a sympathetic infill development to reflect the current



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TABLE 7. LOCAL SITE-SPECIFIC PRINCIPLES FOR CHANGE	
Principle	Comments
	R3 zoning of the Botany Heritage Conservation Area and the established character of the surrounding area.
Proposals should result in high amenity for occupants or users.	Future dwellings on the subject site will provide a high level of amenity for residents.
Proposals should optimise the provision and improvement of public space and public connections.	Having regard for the small scale of the proposal, the limitations of the subject site and sensitivities of adjoining residential development there are limited opportunities to provide public space and public connections at the subject site.

In accordance with the direction for planning proposals, the residential rezoning of the site would exhibit strategic and site-specific merit. The Proposal would facilitate increased housing choice to contribute to meeting the targets established by the Waverley LSPS as well as the housing targets of the WLHS and the District Plan. The site is accessible and there is adequate infrastructure to support future development. Public benefit, high quality planning, and urban design excellence could all be achieved through sensitively designed residential development that responds to the unique heritage and ecological attributes of the site.

The LSPS includes 17 Planning Priorities. The Planning Priorities of key relevance are considered in **TABLE 8** below:

TABLE 8. CONSISTENCY WITH LSPS PRIORITIES	
Planning Priority	Comments
Planning Priority 4 - Ensure the community is well serviced by crucial social and cultural infrastructure.	This Priority relates to social and cultural infrastructure such as schools, libraries, churches, community centres and halls, hospitals and cultural facilities. Whereas the subject site contains physical infrastructure (telecommunications tower) that has come to the end of its functional life. The subject site has provided for the telecommunications needs of the community. Due to advancements in technology, the telecommunications needs of the community can now be serviced from a smaller portion of the site. The Telstra building has been decommissioned. Accordingly, there is no longer a need to retain the existing SP2 Telecommunications zoning on the portion of the site that has been subdivided and the most logical future use of this land is R3 Medium Density Residential zone consistent with the adjoining properties.
Planning Priority 5 - Increase the sense of wellbeing in our urban environment.	This Priority recognises that 'wellbeing is greatly influenced by the amenity of our urban areas, including air quality and noise. Air quality can be improved through tree planting and reduction of traffic.' The proposed development will enable the retention of existing trees as well as planting of new trees and vegetation on the subject site to facilitate improvements to the urban area. The proposed development will make provision for active travel and reduced reliance on private vehicles.



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TABLE 8. CONSISTENCY WITH LSPS PRIORITIES	
Planning Priority	Comments
Planning Priority 6 - Facilitate a range of housing opportunities in the right places to support and retain a diverse community.	<p>Under Planning Priority 6 of the WLSP provides as follows:</p> <p><i>Facilitate a range of housing opportunities in the right places to support and retain a diverse community</i></p> <p>The Planning Priority includes specific Housing Priorities as follows:</p> <p>Housing Priority H1 Encourage a range of housing options to support and retain a diverse community.</p> <p>The proposal will facilitate greater diversity and choice of housing that is fit-for purpose and provide a missing middle housing typology.</p> <p>Housing Priority H2 Manage housing growth sustainably and in the right location.</p> <p>As outlined above, the subject site is well located in relation to access to public transport as well as open space and services and facilities.</p> <p>Housing Priority H3 Increase the amount of affordable rental housing and social housing.</p> <p>The proposal will enable the introduction of a missing middle housing typology that provides a different price point to stand alone dwellings. Furthermore, the proposal will include a financial contribution to the provision of affordable housing.</p> <p>Housing Priority H4 Improve liveability, sustainability and accessibility through high quality residential design.</p> <p>In accordance with this Housing Priority, future housing will go above and beyond the minimum design and sustainability standards to ensure buildings are resilient and can be adapted for a range of needs.</p> <p>Housing Priority H5 Ensure new development is consistent with desired future character.</p> <p>Future development on the site will be consistent with the scale and form of development on adjoining and nearby sites.</p>
Planning Priority 13 - Protect and grow our areas of biodiversity and connect people to nature.	<p>As shown in Figure 13, the subject site is identified as being within a Biodiversity Habitat Corridor. Having regard for the expanse of the existing infrastructure and buildings occupying on the subject site, the Proposal will allow for a significant improvement in the ability of the subject site to provide deep soil planting, retain existing native canopy trees and associated landscaping to deliver improvements on outcomes associated with the existing habitat corridor.</p> <p>The WLSPS recognises that 'Council's strategy is to continue to grow the urban tree canopy on public and private land, as well as</p>



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TABLE 8. CONSISTENCY WITH LSPS PRIORITIES	
Planning Priority	Comments
	requiring deep soil areas and a range of climate hardy plants on private property to both reduce the urban heat island effect, and improve conditions for wildlife'. The Planning Proposal will make provision for increased opportunities for deep soil planting including space for native canopy trees and vegetation to reduce the urban heat island effect and create habitat for wildlife.
Planning Priority 14 - Achieve net zero carbon emissions in the built environment.	Future development at the subject site will be subject to the provisions of the State Environmental Planning Policy (Sustainable Buildings) 2022 and will comply with all requirements of this legislation.
Planning Priority 16 – Plan for and manage our assets and urban environment, and support our community to adapt and be resilient to a changing climate.	<p>The WLSPS recognises that to 'reduce the urban heat island effect in our area, Council intends to grow the urban tree canopy which includes canopy on both private and public property'.</p> <p>As identified above, the proposed development will be designed to retain existing trees and provide for the introduction of additional deep soil planting space to allow for the planting of additional canopy trees and shrubs.</p>



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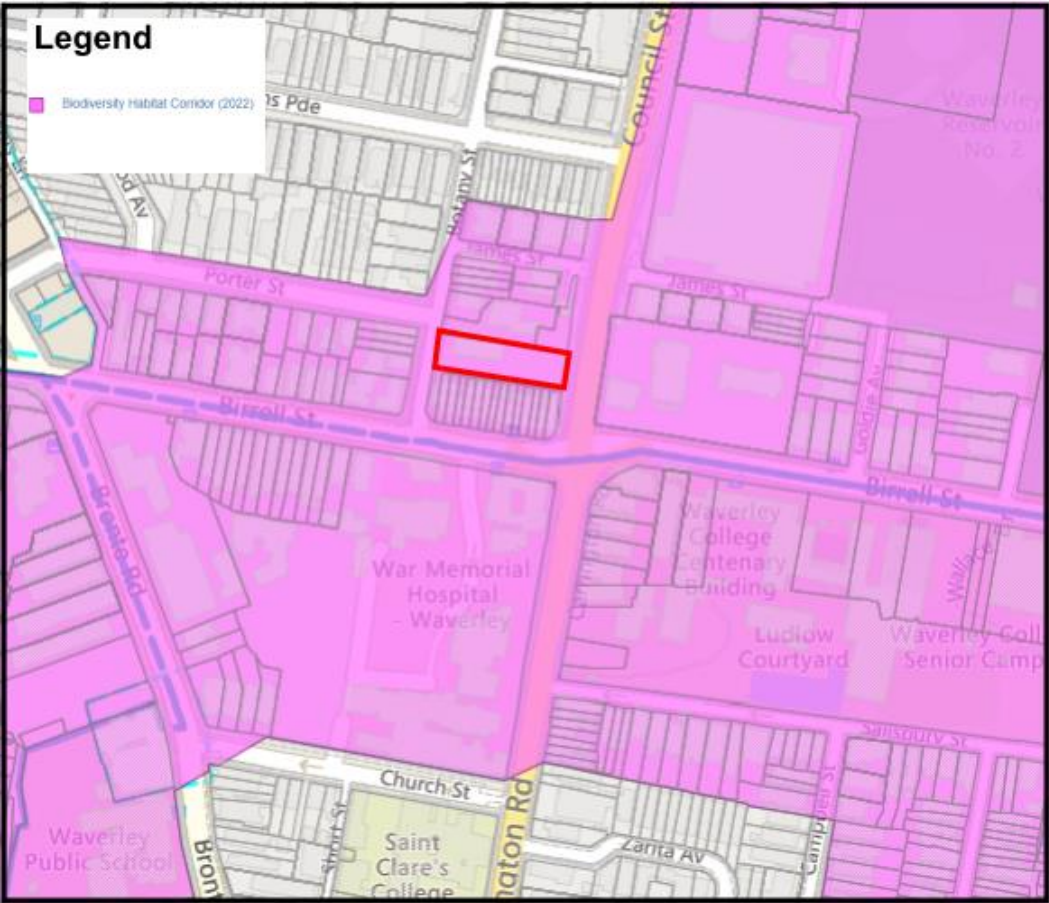


Figure 133. Biodiversity Habitat Corridor (Source: Waverley Council Discover Waverley Mapping Tool, 2023)

Waverley Local Housing Strategy

The Waverley Local Housing Strategy (WLHS) has introduced the following housing priorities to guide the future of housing in Waverley. Consideration of how the Proposal assists with the delivery of the Waverley housing priorities is outlined below:

Priority H1 - Manage housing growth sustainably and in the right locations.

Priority H1 recognises that ‘there may be circumstances where changing the planning controls can facilitate the realisation of housing capacity and achieve better planning outcomes. In other cases, changes to the planning controls could enable a built form that responds better to surrounding context and creates a better urban environment.’ It is considered that the circumstances of the subject site i.e. telecommunications infrastructure that has come to the end of its functional life, is a circumstance whereby a better planning outcome can be achieved through the delivery of much needed housing consistent with adjoining and nearby properties. Furthermore, it has been demonstrated that the Proposal can satisfy the ‘Principles for Change’ outlined in the LSPS and therefore warrants support.

Priority H2 - Encourage a range of housing options to support and retain a diverse community.

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The WLHS recognises that there will be future unmet demand for larger apartments that cater to families with children and a strong need for increasing housing diversity and choice. The Proposal will result in the delivery of 2 x 4 bedroom terrace and 5 x 3 bedroom terrace development. The proposed housing typology will provide for a housing product that is in short supply and high demand in the Waverley Local Government Area catering for local families who have outgrown their apartments but cannot afford a stand alone house as well as an older demographic who want to downsize out of their large family home but do not wish to live in an apartment. This type of product creates greater housing choice and diversity in the local housing market.

Priority H3 - Increase the amount of affordable rental housing and social housing.

The proposal will provide a financial contribution towards the provision of affordable housing.

The proposal will also result in a housing typology that differs from the dominant housing type in the Bondi Junction area, being residential flat buildings. The introduction of additional multi-dwelling housing/terrace style development will provide for additional housing options in the market.

Priority H4 - Improve liveability, sustainability and accessibility through high quality residential design.

Future development will achieve high quality design and sustainability standards to ensure it is resilient and can be adapted for a range of needs in accordance with the requirements of SEPP Sustainability and the requirements of Waverley Council's LEP and DCP.

Priority H5 - Ensure new development is consistent with the desired future character.

The WLHS identifies that where the character of an area is highly valued, there are opportunities to maintain or enhance that character for the enjoyment of existing and future residents, workers and visitors.

As outlined in the Statement of Heritage Impact (**Appendix 3**)

- The planning proposal would engender a neutral heritage impact to the heritage significance of the Botany Street HCA and would ensure that a future development would be sympathetic to the existing and desired future character of the Botany Street HCA.
- The concept drawings for a potential future development at the subject site would adopt a form, scale and materiality that would be in keeping with the generality of the terrace style and semi-detached housing evident in the nearby heritage items, and Botany Street HCA.
- The proposed changing of the zoning to R3 would provide the opportunity for sympathetic, infill development at the site to reflect the current R3 zoning of the Botany Street HCA and nearby heritage items.
- Materials and colours that link the future development with the existing heritage fabric the site would, in Heritage 21's opinion, ensure that the future development would be sympathetic to the HCA while acknowledging the heritage item.

Is the planning proposal consistent with any other applicable State and regional studies or strategies?

The PP is consistent with all applicable State and regional studies as discussed within this report. There are no other applicable studies or strategies to which the proposed PP is required to align.



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Is the planning proposal consistent with applicable SEPPs?

TABLE 9. STATE ENVIRONMENTAL PLANNING POLICIES	
Policy	Details
State Environmental Planning Policy (Resilience and Hazards) 2021	<p>The <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i> (Resilience and Hazards SEPP) contains planning provisions relating to:</p> <ul style="list-style-type: none">land use planning within the coastal zone, in a manner consistent with the objects of the <i>Coastal Management Act 2016</i>.management of hazardous and offensive development.remediation of contaminated land and to minimise the risk of harm. <p>In relation to the subject site, the following matters are highlighted.</p> <p><u>Remediation of land</u></p> <p>Under the provisions of Chapter 4 of the Resilience and Hazards SEPP, where a DA is made concerning land that is contaminated, the consent authority must not grant consent unless (as stipulated by Clause 4.6 of the SEPP):</p> <ul style="list-style-type: none">(a) it has considered whether the land is contaminated, and(b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and(c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose. <p>A Preliminary Site Investigation Report which assesses the subject site's suitability for the proposed development is provided at Appendix 6. The Preliminary Site Investigation Report identifies that 'there is potential for environmental impacts to exist associated with recent and historic activities at the site including: potential hazardous building materials in existing structures; chemical storage and use a; potential for fill material of unknown quality either imported to the site or containing hazardous materials from demolition of former structures; and historic use of part of the site as a motor vehicle mechanics.</p> <p>In order to assess the potential environmental impacts, the site will require a Detailed Site Investigation (DSI) in accordance with relevant NSW EPA guidelines and completion of any required remediation (if concentrations are identified that are above the relevant criteria for 'high density residential land use'). It is noted that the proposed design includes the bulk out for basement excavation across a large portion of the site which would require</p>



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	the removal of soil from the site. This in turn would most likely remove any potentially contaminated soil. It is considered the site can be made suitable for the proposed residential land use subject to the completion of the further assessments. The potential for contamination to exist from current or former site uses does not preclude this site from being utilised for the proposed redevelopment.'
<i>State Environmental Planning Policy (Housing) 2021</i>	<p>With the changing needs of housing across NSW, the <i>State Environmental Planning Policy (Housing) 2021</i> (Housing SEPP) intends to provide for more affordable homes, more choice of homes and new types of homes to meet these changing needs.</p> <p>The Housing SEPP includes provisions related to infill affordable housing whereby development that includes an affordable housing component of at least 10% and is carried out within an accessible area (the subject site meets the relevant criteria) may be eligible for FSR and Height bouses. The current proposal does not intend to access these provisions.</p> <p>In addition to the above, the Housing SEPP also includes provisions for residential flat buildings where the building is at least 3 stories and contains at least 4 dwellings. The scheme accompanying the PP does not include a residential flat building. However, if a future development on the subject site was to include a residential flat building the relevant provisions of the Housing SEPP would apply.</p>
<i>SEPP (Sustainable Buildings) 2022</i>	<p>This SEPP requires residential development to achieve minimum performance standards for thermal comfort and water efficiency with the intention of reducing demand for energy and potable water. Demonstrated compliance with the requirements of the SEPP would be provided with any future Development Application.</p> <p>The application does not change the manner in which this SEPP will apply to any future development application for new residential development.</p>
<i>SEPP (Exempt and Complying Development Codes) 2008</i>	This SEPP establishes types of development for which development consent is not required. The change in zoning will permit differing types of exempt and complying development, subject to satisfying the relevant clauses within the Codes SEPP.
<i>SEPP (Biodiversity and Conservation) 2021</i>	<p>The PP does not change with way in which the SEPP would apply to the subject site or to future development on the site.</p> <p>As outlined within the Arboricultural Impact Assessment included at Appendix 4, the proposed development on the subject site will seek to preserve existing native canopy trees on the subject site and make provision for deep soil planting.</p>

Is the planning proposal consistent with applicable Ministerial Directions (section 9.1 Directions) or key government priority?



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The Planning Proposal has been assessed against the Section 9.1 Ministerial Directions and is consistent with each of the relevant matters, as outlined in **Table 10**.

TABLE 10. SECTION 9.1 MINISTERIAL DIRECTIONS	
Direction	Comment
1. Planning Systems	
1.1 Implementation of Regional Plans	As outlined in Section 4.2 above, the PP is consistent with the provisions of <i>The Greater Sydney Region Plan, A Metropolis of Three Cities</i> .
1.2 Development of Aboriginal Land Council land	N/A
1.3 Approval and Referral Requirements	The PP does not introduce any additional concurrence requirements or identify the development as designated development.
1.4 Site Specific Provisions	The PP intends to rezone the subject site to be consistent with the existing zoning of adjoining properties, introduce a minimum subdivision lot size consistent with adjoining properties and remove a redundant heritage listing. The PP is consistent with Direction 1.4.
1.4A Exclusion of Development Standards from Variation	N/A
1. Planning Systems – Place Based	
1.5 Parramatta Road Corridor Urban Transformation Strategy	N/A
1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	N/A
1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N/A
1.8 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N/A
1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor	N/A
1.10 Implementation of the Western Sydney Aerotropolis Plan	N/A
1.11 Implementation of Bayside West Precincts 2036 Plan	N/A
1.12 Implementation of Planning Principles for the Cooks Cove Precinct	N/A



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1.13 Implementation of St Leonards and Crows Nest 2036 Plan	N/A
1.14 Implementation of Greater Macarthur 2040	N/A
1.15 Implementation of the Pyrmont Peninsula Place Strategy	N/A
1.16 North West Rail Link Corridor Strategy	N/A
1.17 Implementation of the Bays West Place Strategy	N/A
1.18 Implementation of the Macquarie Park Innovation Precinct	N/A
1.19 Implementation of the Westmead Place Strategy	N/A
1.20 Implementation of the Camellia-Rosehill Place Strategy	N/A
1.21 Implementation of South West Growth Area Structure Plan	N/A
1.22 Implementation of the Cherrybrook Station Place Strategy	N/A
2. Design and Place	
This Focus Area was blank when the Directions were made	N/A
3. Biodiversity and Conservation	
3.1 Conservation Zones	The PP will facilitate the preservation of native canopy trees on the subject site and allow for deep soil areas for additional landscaping. The PP will not reduce any conservation standards that apply to the land.
3.2 Heritage Conservation	<p>As outlined above, the subject site contains a telecommunications tower (at the eastern end of the subject site) which is a locally listed heritage item known as 'Telecommunication tower' (No. 1166) under Schedule 5 of WLEP2012.</p> <p>The heritage item was constructed in 1970 and is described by the NSW State Heritage Inventory as:</p> <p><i>Telecom Australia radio telephone terminal, said to be located on the highest point of the municipality, and a major landmark. Significant technology and a symbol of Waverley's place in the communications network. The tower is 82m high and supports radio systems for telephone, television and data services.</i></p>



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	<p>The telecommunications tower has been approved for replacement under DA 79/2020 and the subsequent modification DA 79/2020/A. The telecommunications tower was approved for removal following consideration of the structure's integrity and relative safety concerns.</p> <p>Having regard for the proposal to remove the structure and replace it with a modern monopole, it is requested to remove the listing from the subject site.</p> <p>The subject site is also identified within a heritage conservation area, Botany Street Conservation Area (C3).</p> <p>The Statement of Heritage Impact notes as follows:</p> <ul style="list-style-type: none"> ▪ The planning proposal would engender a neutral heritage impact to the heritage significance of the Botany Street HCA and would ensure that a future development would be sympathetic to the existing and desired future character of the Botany Street HCA. ▪ The concept drawings for a potential future development at the subject site would adopt a form, scale and materiality that would be in keeping with the generality of the terrace style and semi-detached housing evident in the nearby heritage items, and Botany Street HCA. ▪ The proposed changing of the zoning to R3 would provide the opportunity for sympathetic, infill development at the site to reflect the current R3 zoning of the Botany Street HCA and nearby heritage items. ▪ Materials and colours that link the future development with the existing heritage fabric the site would, in Heritage 21's opinion, ensure that the future development would be sympathetic to the HCA while acknowledging the heritage item. <p>Further detailed consideration of heritage matters is provided in the Statement of Heritage Impact provided at Appendix 3. It is not proposed to remove the Botany Street HCA from the subject site.</p>
3.3 Sydney Drinking Water Catchments	N/A
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	N/A
3.5 Recreation Vehicle Areas	N/A
3.6 Strategic Conservation Planning	The subject site is not identified as avoided land or as being within a strategic conservation area. Accordingly, the provisions of Direction 3.6 are not applicable to the subject site.
3.7 Public Bushland	The PP will make provision for the retention of existing trees on the subject site and make allowance for deep soil planting. This will strengthen the viability of the existing flora and fauna corridor



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	across the subject site that links public bushland and other nearby land. Accordingly, the PP is consistent with this Direction.
3.8 Willandra Lakes Region	N/A
3.9 Sydney Harbour Foreshores and Waterways Area	N/A
3.10 Water Catchment Protection	N/A
4. Resilience and Hazards	
4.1 Flooding	N/A
4.2 Coastal Management	N/A
4.3 Planning for Bushfire Protection	N/A
4.4 Remediation of Contaminated Land	<p>A Preliminary Site Investigation Report which assesses the subject site's suitability for the proposed development is provided at Appendix 6. The Preliminary Site Investigation Report identifies that 'there is potential for environmental impacts to exist associated with recent and historic activities at the site including: potential hazardous building materials in existing structures; chemical storage and use a; potential for fill material of unknown quality either imported to the site or containing hazardous materials from demolition of former structures; and historic use of part of the site as a motor vehicle mechanics.</p> <p>In order to assess the potential environmental impacts, the site will require a Detailed Site Investigation (DSI) in accordance with relevant NSW EPA guidelines and completion of any required remediation (if concentrations are identified that are above the relevant criteria for 'high density residential land use'). It is noted that the proposed design includes the bulk out for basement excavation across a large portion of the site which would require the removal of soil from the site. This in turn would most likely remove any potentially contaminated soil. It is considered the site can be made suitable for the proposed residential land use subject to the completion of the further assessments. The potential for contamination to exist from current or former site uses does not preclude this site from being utilised for the proposed redevelopment.'</p>
4.5 Acid Sulfate Soils	N/A
4.6 Mine Subsidence and Unstable Land	N/A
5. Transport and Infrastructure	
5.1 Integrating Land Use and Transport	<p>A Parking and Traffic Impact Assessment Report is provided at Appendix 5 and concludes as follows:</p> <ul style="list-style-type: none"> An investigation of the public transport available was undertaken revealing several bus routes frequently passing near the subject site providing access to important destinations in the vicinity area Transport Hub at Bondi Junction.



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	<ul style="list-style-type: none"> No SIDRA intersection assessment was required due to trivial number of projected trip generation from the subject development which does not warrant SIDRA modelling at this stage. The proposed parking layout and access ramp is designed in accordance to AS 2890.1-2004. As part of this report, a parking layout assessment was also undertaken. The proposed development provides a total of 12 parking spaces on the provided concept parking design plans. The parking provision complies with Waverley Council DCP Chapter B7 requirements. It is considered that the proposed provision of 12 car spaces will satisfy the actual parking demands likely to be generated by the development proposal and in the circumstances, it is concluded that the proposed development will not have any unacceptable parking implications. The investigation of the public transport options revealed a high level of bus and train accessibility to the site. Given these factors, and the results of the high-level intersection and mid-block analysis, it is clear that this development is sustainable in transport terms, with acceptable impacts on the local transport network.
5.2 Reserving Land for Public Purposes	N/A
5.3 Development Near Regulated Airports and Defence Airfields	N/A
5.4 Shooting Ranges	N/A
6. Housing	
6.1 Residential Zones	<ul style="list-style-type: none"> The existing telecommunications facility has come to the end of its functional life and has been decommissioned. As a result of changes in technology, the telecommunications infrastructure is now only needed to occupy a small portion of the eastern part of the subject site. The site is no longer needed for Telecommunications purposes and the current SP2 zoning precludes its development for other purposes. The site would however be suitable for more sensitive residential uses which would create a logical land use having regard for the adjoining properties. In accordance with the priorities of the LHS, LSPS, District Plan and Region Plan, the introduction of medium density residential accommodation on the subject site would provide additional housing capacity and supply, the right diversity of housing, and would assist in tackling affordability. This would in turn help make the established neighbourhood more complete, offering residents housing



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	<p>diversity and opportunity to age in place, downsize within their community, or enter the property market within their social sphere.</p> <ul style="list-style-type: none"> ▪ The GCC's District Plan clearly identifies increased housing density in proximity to green amenity as a desirable outcome. The site benefits from green infrastructure and the introduction of medium density housing typology onto the site is consistent with the above. ▪ In accordance with the above, the PP is consistent with this Direction.
6.2 Caravan Parks and Manufactured Home Estates	N/A
7. Industry and Employment	
7.1 Employment Zones	The subject site is zoned SP2 and is proposed to be rezoned to R3. Accordingly, this Direction is not applicable.
7.2 Reduction in non-hosted short-term rental accommodation period	N/A
7.3 Commercial and Retail Development along the Pacific Highway, North Coast	N/A
8. Resources and Energy	
8.1 Mining, Petroleum Production and Extractive Industries	N/A
9. Primary Production	
9.1 Rural Zones	N/A
9.2 Rural Lands	N/A
9.3 Oyster Aquaculture	N/A
9.4 Farmland of State and Regional Significance on the NSW Far North Coast	N/A

Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected because of the proposal?

The subject site is not identified as being subject to critical habitat or threatened species, populations or ecological communities or their habitats. As noted above, the subject site is identified as being part of a flora and fauna corridor. The PP will provide for the retention of canopy trees and increased deep soil planting.



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Are there any other likely environmental effects of the planning proposal and how they are proposed to be managed?

As discussed above, the proposed change in zone brought about via the PP will not result in any detrimental environmental effects. The subject site does not comprise critical habitat, is not biodiversity certified, is not the subject of any biodiversity stewardship agreements, does not contain any native vegetation clearing set asides, and is not affected by any Property Vegetation Plans or Tree Orders. The PP will make provision for the protection of existing tree assets and the availability to plant additional trees and shrubs in deep soil zones.

Has the planning proposal adequately addressed any social and economic effects?

A Social and Community Needs Assessment is provided at **Appendix 2** which identifies that the Planning Proposal will 'increase in the population of Waverley LGA by 19-20 people, which is likely to have largely imperceptible impact of need or demand for services. There is nothing to suggest that future residents will have demographic characteristics that will result in a risk of adverse social impacts.

The site is well serviced for the majority of community facilities likely to be required by residents of any development. While the provision of public open space within Waverley LGA is constrained, the marginal impact from approval of the Planning Proposal will be slight. Any potential impact can be mitigated by an increased level of enhancement of existing open space, and any development on the site will provide development contributions which can be used in part to provide additional enhancement of public open space.

Economically, the proposal to introduce an R3 zone at the subject site will generate employment during the construction phase and subsequent residents of the new development will contribute to demand for services and facilities in the surrounding community.

Is there adequate public infrastructure for the planning proposal?

As identified above, a Social and Community Needs Assessment is provided at **Appendix 2**. The Social and Community Needs Assessment includes consideration of the impact of the PP on public infrastructure. It is identified that any future development on the subject site will require development contributions under Waverley Council Development Contributions Plan 2006 and contributions and additional rate income will support the provision of additional community services and facilities by Waverley Council.

What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway determination?

No consultation with State or Commonwealth authorities has been carried out to date.

It is acknowledged that Waverley Council would consult with relevant public authorities following the Gateway determination.



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PART E MAPPING

The PP will require amendment to the following WLEP 2012 maps:

- Land Use Zoning Map - change the zone of the subject site from SP2 Infrastructure to R3 Medium Density.
- Lot Size Map - introduce a minimum lot size of 232m².
- Heritage Map - remove the heritage listing from the subject site.



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PART F COMMUNITY CONSULTATION

Schedule 1 of the EP&A Act requires the relevant planning authority to consult with the community in accordance with the Gateway Determination. It is anticipated that the Planning Proposal would be required to be publicly exhibited for 28 days in accordance with the requirements of DPE guidelines '*A Guide to Preparing Local Environmental Plans*'.

It is anticipated that the public exhibition would be notified by way of:

- A notice on the Waverley Council website.
- Written correspondence to adjoining and surrounding landowners.

The Gateway determination, Planning Proposal and specialist studies would be publicly exhibited at Council's offices and any other locations considered appropriate to provide interested parties with the opportunity to view the submitted documentation.



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PART C PROJECT TIMELINE

Having regard for the Planning Proposal Categories identified in the ‘Local Environmental Plan Making Guideline’, the PP includes the following:

- A change to the land use zone of a single allotment where the proposal is consistent with the objectives identified in the LEP for the proposed zone.
- Altering a development standard of the LEP for a single allotment (minimum lot size to be consistent with adjoining land).
- Removing a local heritage item.
- Consistency with an endorsed District/Regional Strategic Plan and LSPS.

In accordance with the above, the PP is identified as a ‘Basic’ planning proposal.

Maximum Benchmark Timeframes (working days)	
Stage 1 - Pre-lodgement	30 days
Stage 2 - Planning Proposal	80 days
Stage 3 - Gateway determination	25 days
Stage 4- Post Gateway	20 days
Stage 5 - Public Exhibition & Assessment	70 days
Stage 6 - Finalisation	25 days
Sub-total (Department target)	140 working days
Total (end to end)	220 days



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PART H CONCLUSION

The proposed amendment to WLEP 2012 would enable the creation of a sensitively designed residential development on land that would otherwise remain redundant due to the existing telecommunications facility coming to the end of its functional life. As a result of changes in technology, the telecommunications infrastructure is now only needed to occupy a small portion of the eastern part of the subject site. The PP is appropriate for the following reasons:

- The existing telecommunications facility has come to the end of its functional life and has been decommissioned. As a result of changes in technology, the telecommunications infrastructure is now only needed to occupy a small portion of the eastern part of the subject site. The existing Telstra building has been decommissioned.
- The site is no longer needed for Telecommunications purposes and the current SP2 zoning precludes its development for other purposes. The site would however be suitable for more sensitive residential uses which would create a logical land use having regard for the adjoining properties.
- In accordance with the priorities of the LHS, LSPS, District Plan and Region Plan, the introduction of medium density residential accommodation on the subject site would provide additional housing capacity and supply, the right diversity of housing, and would assist in tackling affordability. This would help make the established neighbourhood more complete, offering residents housing diversity and opportunity to age in place, downsize within their community, or enter the property market within their social sphere.
- The GCC's District Plan clearly identifies increased housing density in proximity to green amenity as a desirable outcome. The site benefits from green infrastructure and the introduction of medium density housing typology onto the site is consistent with the above.
- The proposed LEP amendment aligns with the relevant Section 9.1 Ministerial Directions.
- No notable land affections have been identified that suggest the proposed land use could not be suitably designed on the subject site.
- The PP will facilitate urban renewal of the land that is no longer required for SP2 Infrastructure (Telecommunications) purposes;
- The PP will enhance the ecological values of the site;
- The PP will minimise land use conflicts by permitting land uses that are sympathetic to the existing character of the area by creating a sensitive residential development that is consistent with the established residential neighbourhoods surrounding the subject site;
- The PP will deliver new housing supply and improve dwelling diversity in the local area by providing appropriate housing typologies that will co-exist with the natural and infrastructure assets of the site without compromising their environmental or heritage significance;
- The PP will make a financial contribution to the provision of affordable housing; and
- The PP will remove a redundant heritage listing.

It is therefore recommended that the proposed amendment to WLEP 2012 is favourably considered by the Council, and that the necessary steps are pursued to enable it to proceed to Gateway Determination under Section 3.34 of the EP&A Act.

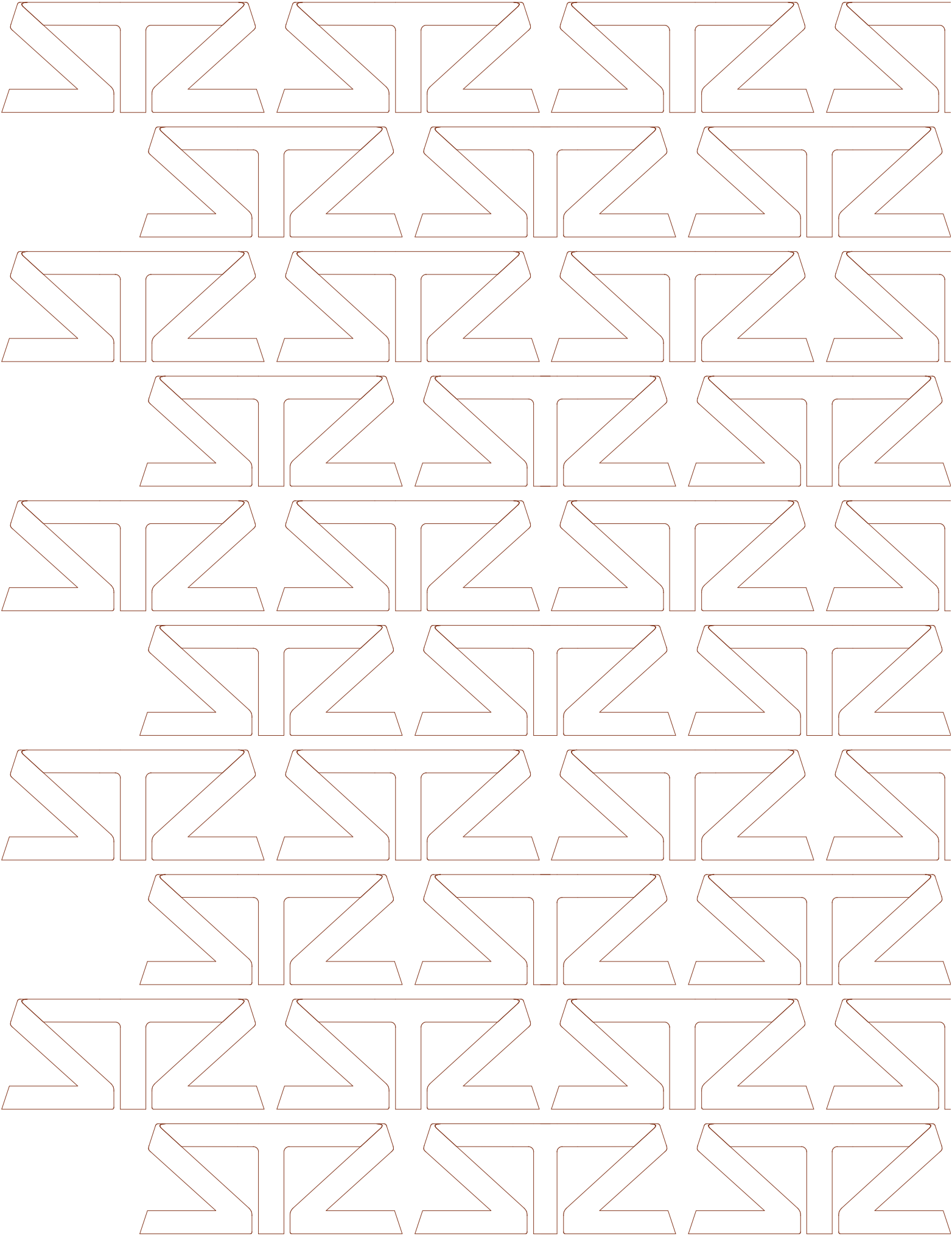


URBAN DESIGN ANALYSIS

PLANNING PROPOSAL
50 Botany Street Bondi Junction

SMITH & TZANNES

23_053
REV 22/12/2023





INTRODUCTION

The purpose of this report is to determine the suitability of the land to accommodate residential uses.

The site is currently zoned SP2 Infrastructure under the Waverley Local Environmental Plan as a result of the previous telecommunications uses on the site. Residential uses are not permitted on the land wtihin this zone.

As a result of changes in technology, the telecommunications uses only occupy a small portion of the western part of the site. The land has been subdivided.

The intent of the applicant is to amend the Waverley Local Environmental Plan so that R3- Medium Density Residential land use zone that applies to the immediately adjacent land - applies to the subject lot.

This report provides an analysis of the existing context and character of the area. It then describes the proposed massing and building envelopes that are likely to result from the application of the controls that currently apply to R3-Medium Density Residential zoned land.

A development applicaiton has been approved for the subdivision of the land into two lots. The residual lot is the subject of this application.

SITE DESCRIPTION

Address	50 Botany Street Bondi Junction
Lot / DPLot	1 DP 619 753 (former)
Site Area	1132 m ² (residual lot post subdivision)





LOCATION AND CONTEXT

CONTEXT

The site is located in a predominantly residential area. There are a variety of different dwelling forms surrounding the subject site from:

- detached dwelling,
- residential flat buildings
- terrace houses
- semi-detached houses
- townhouses

STREET NETWORK AND ACTIVATION

This part of Bondi Junction and Waverley has a fine-grain network of streets. that across the aldnscaped in a grid pattern . Bondi Road to the west of the site follows the ridge line. Council Street to the east of the site is a major north-south connector street between Randwick and Bondi Junction. Birril Street to the south of the site is a significant east-west local connector that links Centennial Park and Tammarama Beach.

HABITAT CORRIDOR

The site is located within the Habitat Corridor that kinks Centennial Park, Queens Park, Waverley Park, Brontee and Tamamara Beach

HERITAGE

The land is located within the Botany Street Heritage Conservation Area. This area is a result of the late 19th and early 20th century subdivision. The streetscape is diverse and although buildings are not consistent to adjaoining developments there is a cohesive streetscape that combines an eclectic variety of styles, materials, and distribution of building types along the street.

Immediately opposite the site are single and two storey dwellings. These are listed heritage items, and comprise a late 19th century single storey terraces and a 2 storey Victorian era freestanding dwelling.

Immediately adjacent and to the south the site are a row of terrace houses of 1 and 2 storeys in scale that have a frontage to Birrel Street.

To the north of the site is the a large late Victorian villa. This sdwelling is setback from the street and located centrally withi the site - with gardens to the east and west. It's primary pedestrian access is from Botany Street adjacent the site.





CHARACTER

The immediate streetscape comprises a mix of single and two storey dwellings in detached or terrace form. The dominant form is a terrace style form - characterised by strong vertical lines and narrow frontages.

Immediately adjacent the site are the gardens of the adjacent Victorian villa. The existing building presents as a 2-3 storey building in the streetscape - significantly larger in scale than the residential buildings in the context. This creates a garden setting.



LOOKING NORTH UP BOTANY STREET



SITE IN STREETScape



STREETSCAPE
OPPOSITE



PLANNING CONTROLS

The following instruments apply to the land:
Waverley Local Environmental Plan 2012
Waverley Development Control Plan 2012

The controls that apply to the land are relevant to the former use as a telecommunications facility.

The intended future use is for residential purposes - specifically either residential flat building, or multi-dwelling housing.

To enable this development it is proposed to amend following maps in the the Local Environmental Plan:

- Land use Zone - R3 Medium Density Residential - same as adjacent
- Minimum lot size - subdivision - 232m² same as adjacent
- Heritage - Remove lot from the schedule as the telecommunications tower (the referenced item) as been demolished.

This amendment will apply controls consistent with those on neighbouring lots - ensuring compatibility with the context.

The current development control plan will apply to new development on the lot.



LAND USE ZONE - SP2 INFRASTRUCTURE TELECOMMUNICATIONS



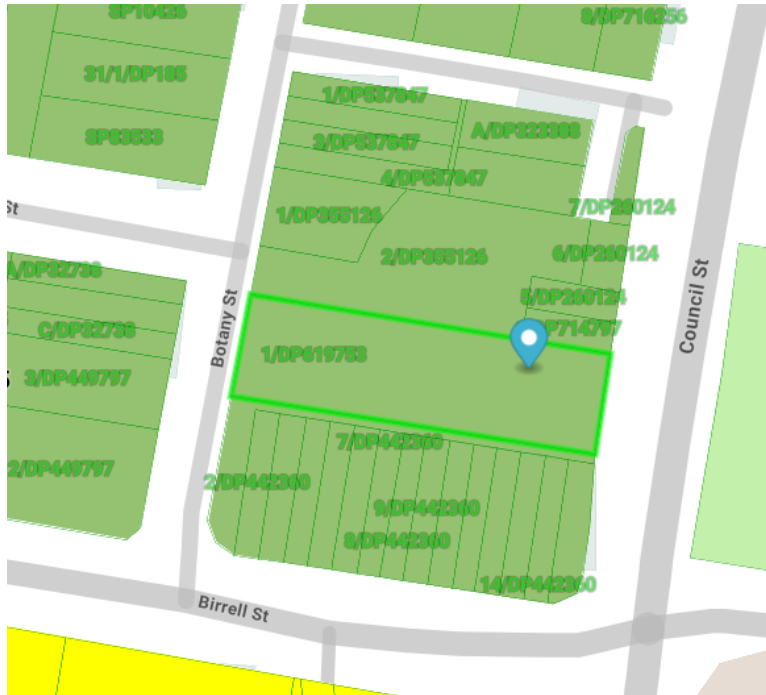
HERITAGE - HERITAGE ITEM AND IN A CONSERVATION AREA



MAXIMUM HEIGHT OF BUILDING - 12.5m



MINIMUM LOT SIZE - SUBDIVISION - n/a



MAXIMUM FLOOR SPACE RATIO - 0.75:1



SITE



1 AERIAL MAP (1)
Birril Street Bondi Junction

REV 22/12/2023

05



STRATEGY

EXISTING

The existing building does not provide a compatible scale to the majority of the established context. The building is overscaled and lacks the fine grain subdivision that results from the terrace style forms.

Land uses

There are a number of permissible land uses within the R3 zone.

Although residential flat buildings are permissible on the land, it is considered that a residential flat building would most probably also have a similar scale and form to the existing building that would not be the best fit with the established character.

Multi dwelling housing could provide a form that enables the best compatibility with the existing fine grain subdivision pattern and achieving other objectives of the strategy.

STRATEGY

Pedestrian connections

Recognise the existing pedestrian laneway and co-locate pedestrian entrance of new dwellings with this laneway. Investigate ownership and review if improvements could be carried out to existing laneway to enhance amenity.

Landscape interface

Provide a landscape interface to the boundaries - in particular the northern boundary that has an interface with the gardens of the heritage item.

Subdivision and fine grain character

Break the site down into smaller elements that relate to the fine grain subdivision pattern of the existing context.

Vehicle entry

Retain existing vehicle entrance as it is at the lowest part of the site so can be integrated into a new building in the least obtrusive way minimising impact on the streetscape.

PROPOSAL

Terrace style form

Provide a terrace style form with two terraces fronting the street, and the remainder of the terraces orientated to the north - consistent with the Birril Street terraces. These have a frontage / street address to the new pedestrian laneway

The generally two storey form (with rooms in the attic) provides a compatible scale and form to the adjacent terraces in the vicinity.

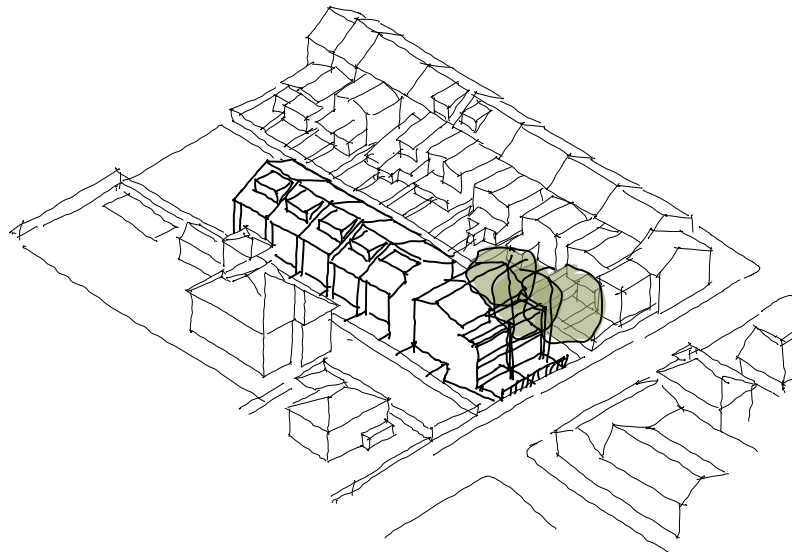
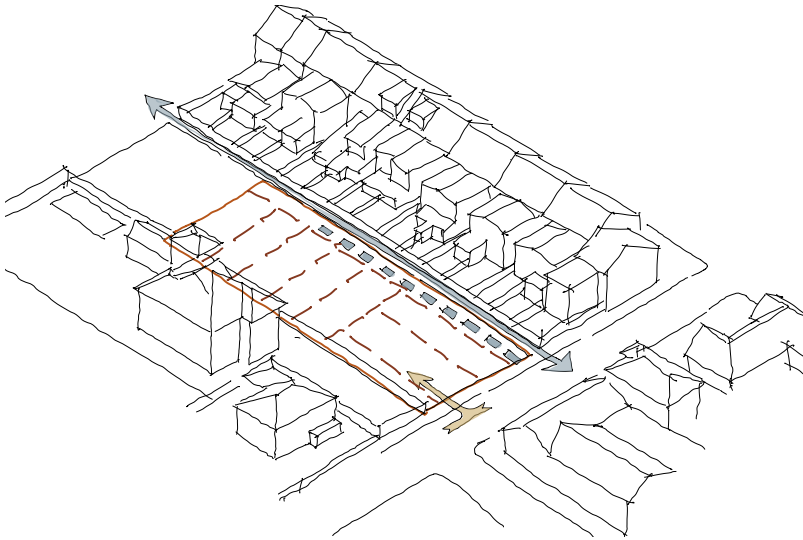
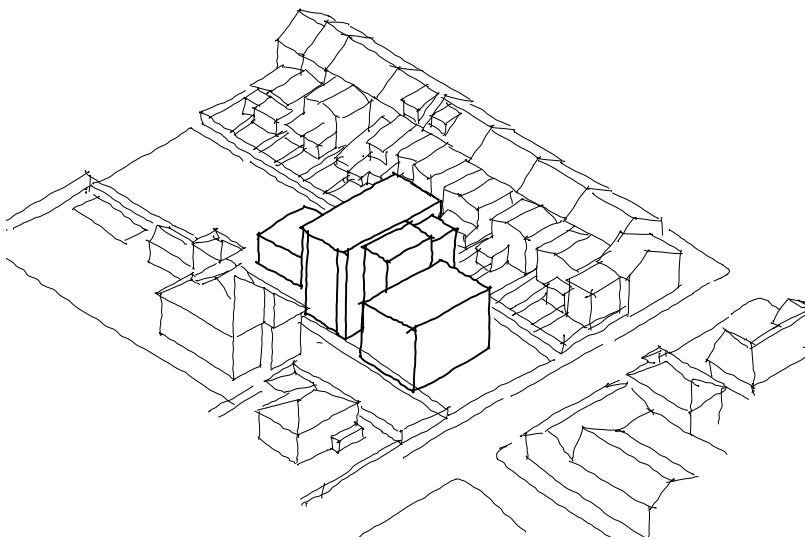
Landscape interface

Provide a landscape interface to the boundaries - in particular the northern boundary that has an interface with the gardens of the heritage item. The hedging along the rear courtyards provides a pleasant interface with the adjacent gardens. The north facing courtyards maximise amenity and reduce privacy impacts - compared with being orientated to the south.

Investigate retention of existing tree in the front setback

Vehicle entry

Retain existing vehicle entrance as it is at the lowest part of the site so can be integrated into a new building in the least obtrusive way minimising impact on the streetscape.

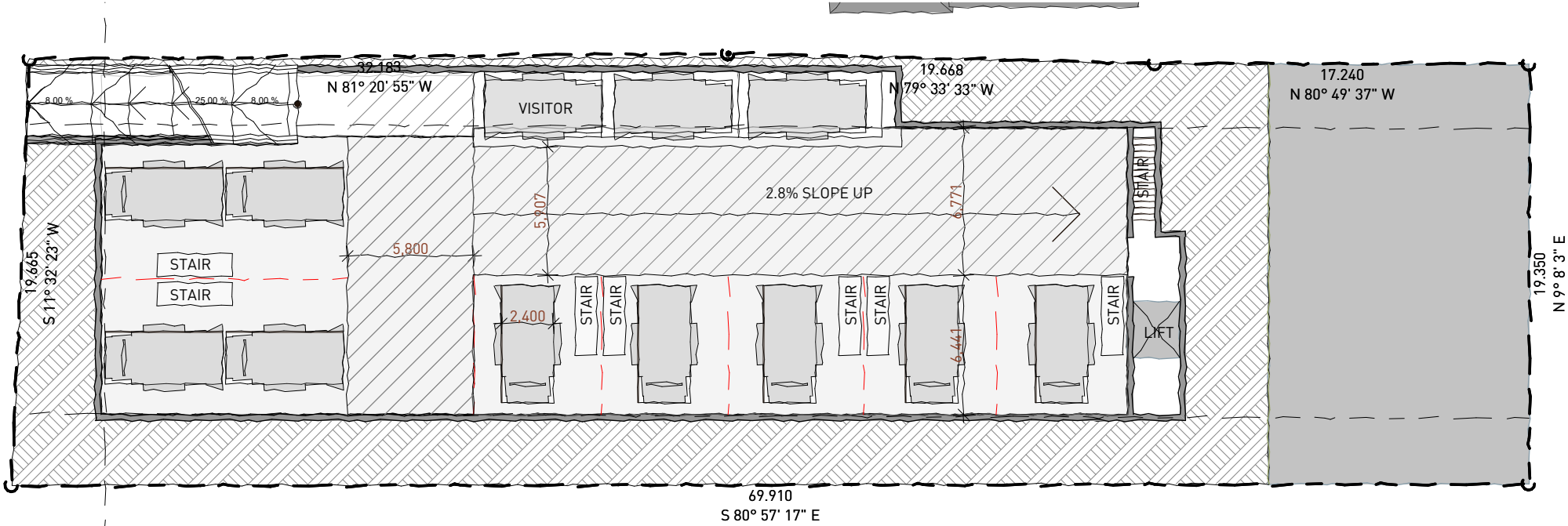




DEVELOPMENT STATISTICS

CAR SPACES = 11 RESIDENTIAL
1 VISITOR

REFERENCE DEVELOPMENT - BASEMENT



LEVEL C1
1:250



REFERENCE DEVELOPMENT - LEVEL 0

DEVELOPMENT STATISTICS	
SITE AREA	1132m ²
DEEP SOIL	201m ² = 59% OF LANDSCAPE AREA -COMPLIES
LANDSCAPE	340m ² = 30% COMPLIES
GFA	849m ²
FSR = 0.75:1	COMPLIES



1 GROUND FLOOR
1:250



REFERENCE DEVELOPMENT - LEVEL 1 & 2

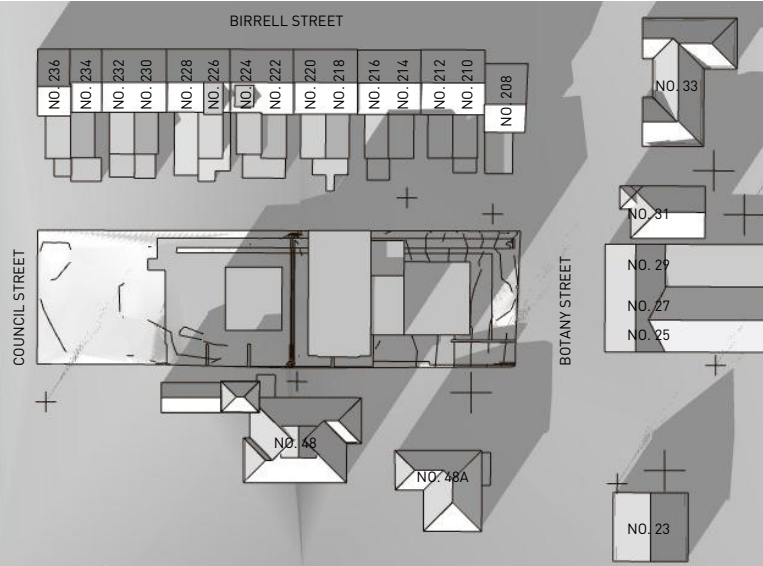
DEVELOPMENT STATISTICS	
SITE AREA	1132m ²
DEEP SOIL	201m ² = 59% OF LANDSCAPE AREA -COMPLIES
LANDSCAPE	340m ² = 30% COMPLIES
GFA	849m ²
FSR = 0.75:1	COMPLIES



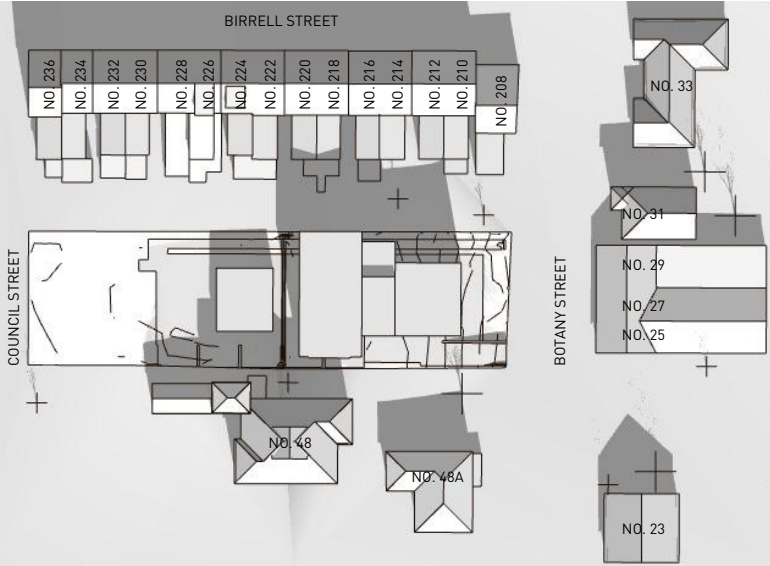


SHADOWS

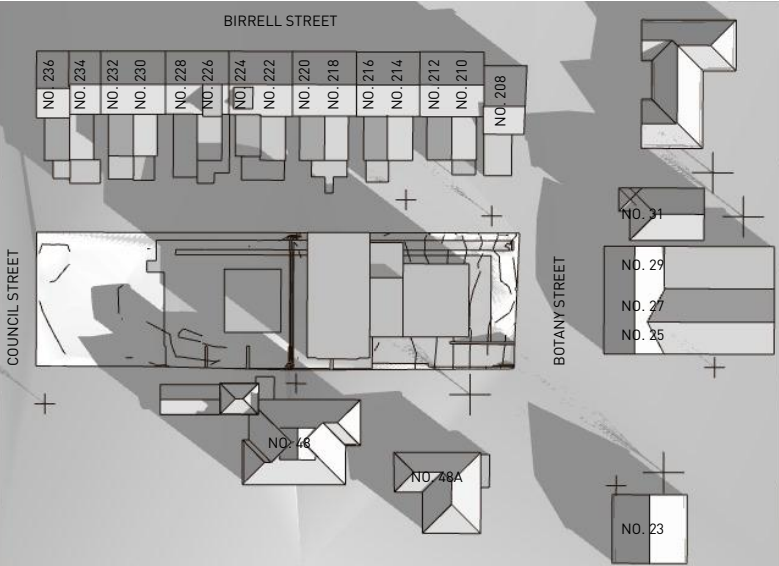
The following provides a comparison between shadows cast by existing development and shadows cast by a townhouse development that complies with the current controls that apply to the land under the DCP and LEP



9AM EXISTING SHADOWS
1:200



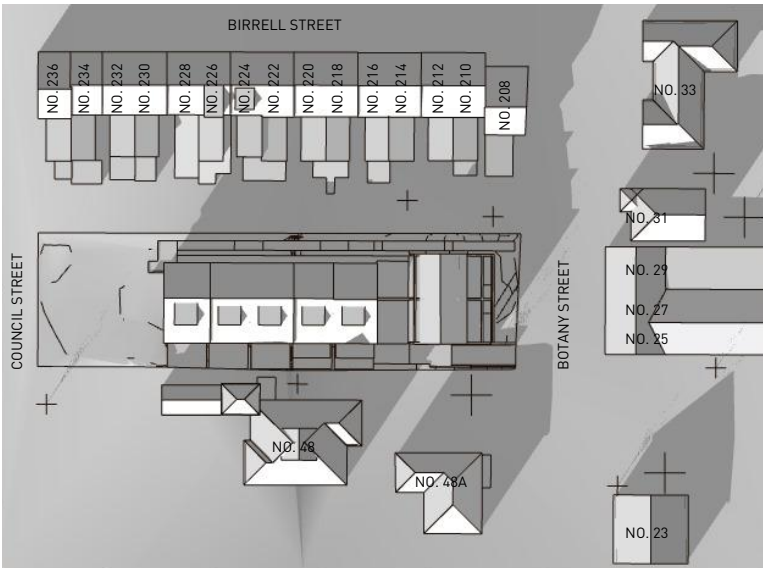
12PM EXISTING SHADOWS
1:200



3 PM EXISTING SHADOWS
1:200

EXISTING SHADOWS

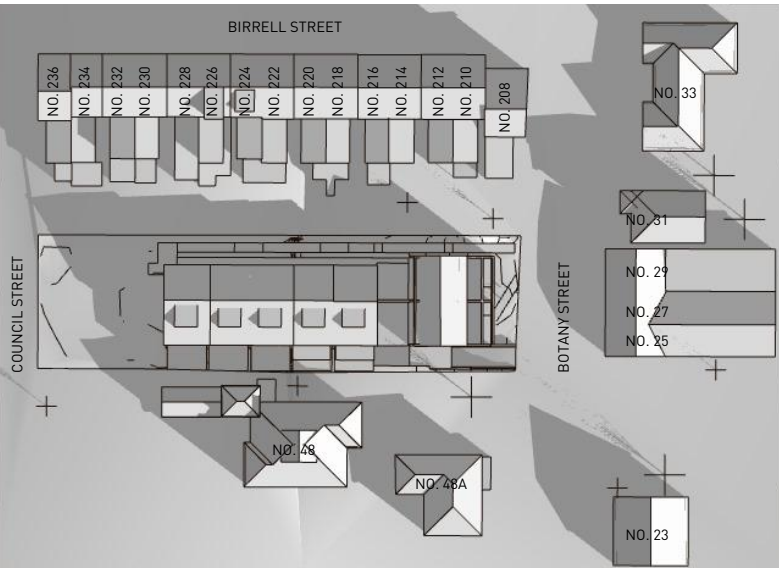
Shadows cast by the existing Tesltra building are substantial across the rear gardens and rear (north facing) windows of the adjacent terrace houses.



9AM PROPOSED SHADOWS
1:200



12 PM PROPOSED SHADOWS
1:200



3 PM PROPOSED SHADOWS
1:200

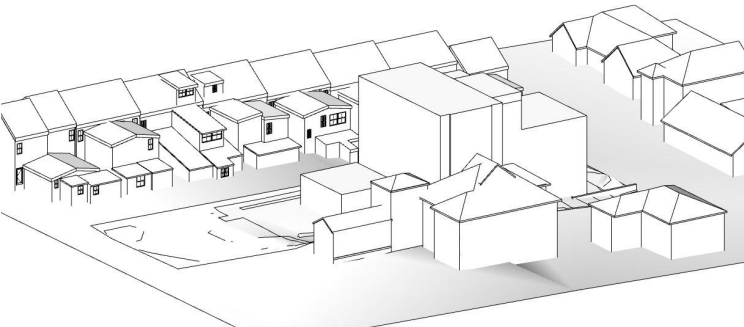
PROPOSED SHADOW

The proposed development that complies with DCP and LEP controls will shadows that are not as significant - however as the development is longer than the existing building - more properties are affected by the shadow cast.

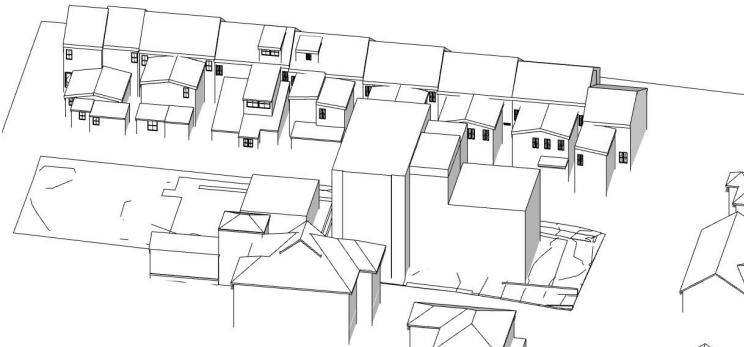
VIEWS FROM SUN

The following provides a comparison between shadows cast by existing development and shadows cast by a townhouse development that complies with the current controls that apply to the land under the DCP and LEP.

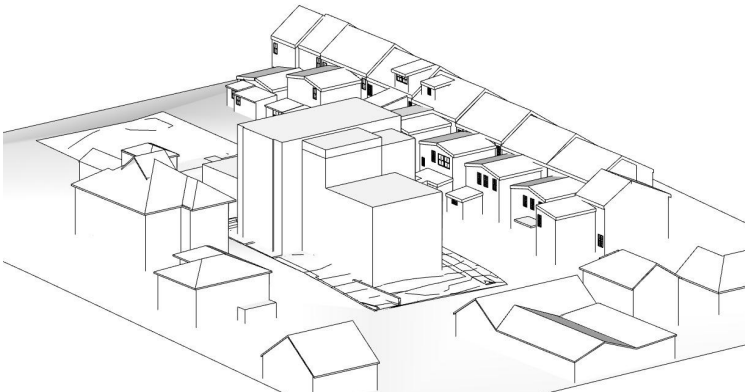
The new dwellings are orientated to the north, to maximise opportunities for solar access to the living areas and private open space. The existing neighbouring buildings cast shadow over the proposed development and restrict full northern sun to the proposed development. 4 of the 7 dwellings will receive at least 2hr solar access to the living rooms and private open space.



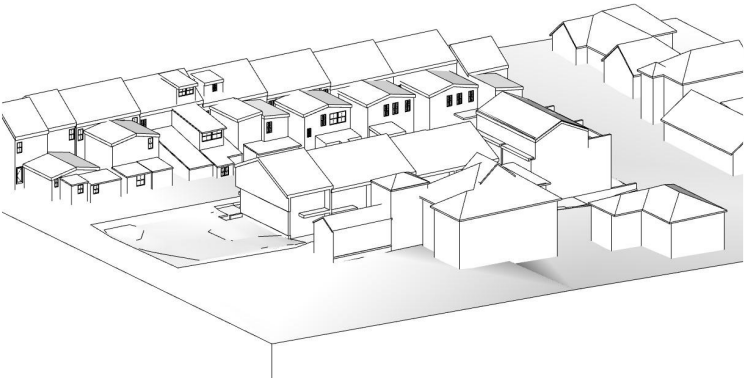
VFS EXISTING 9AM
1:400



VFS EXISTING 12PM
1:400



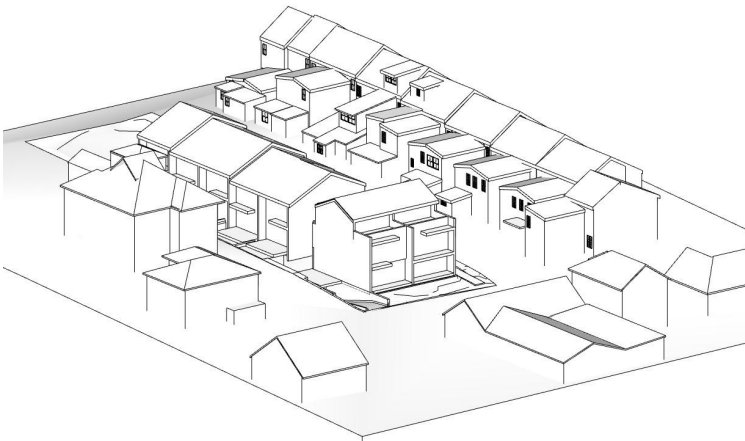
VFS EXISTING 3PM
1:400



VFS PROPOSED 9AM
1:400



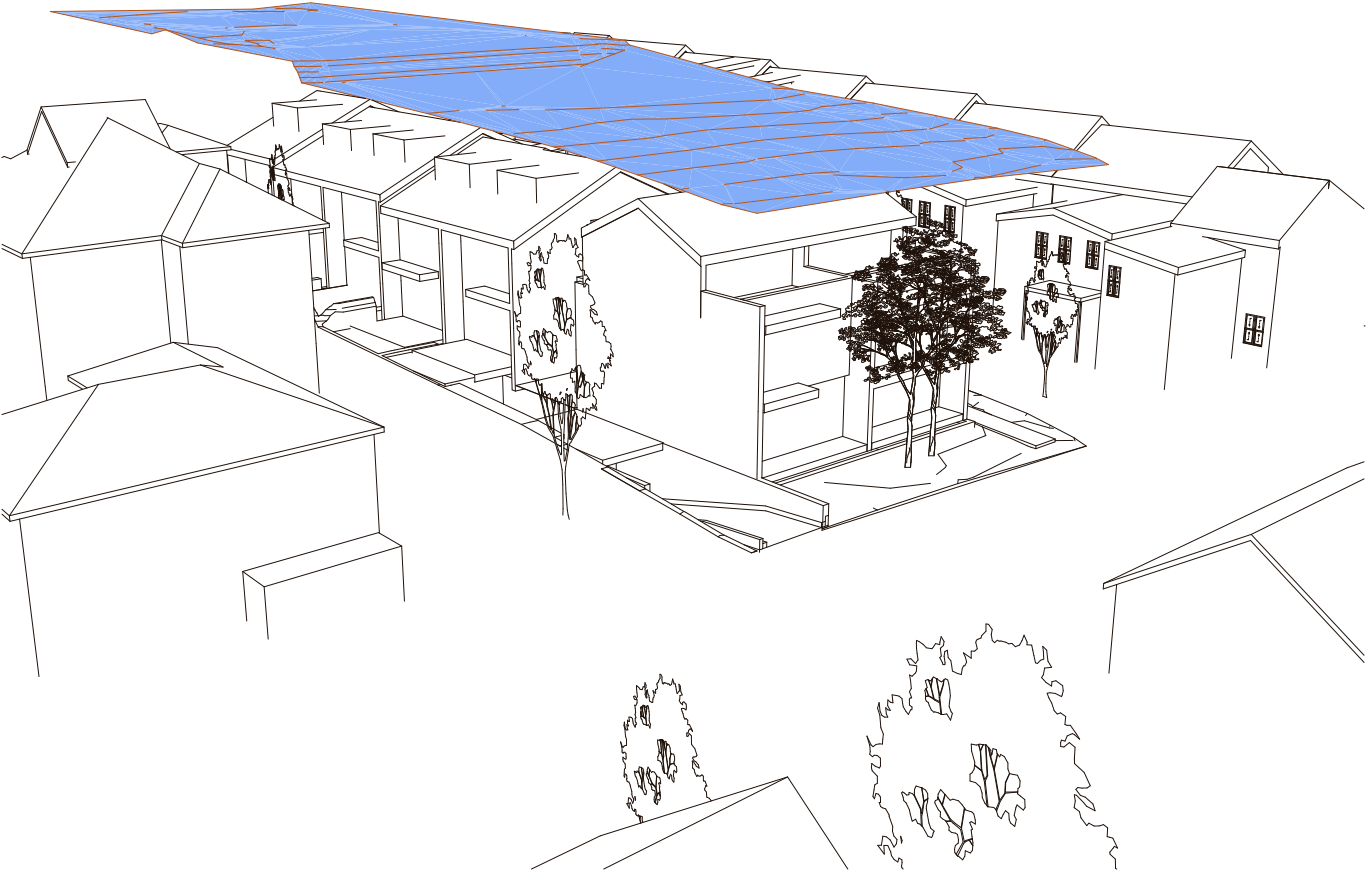
VFS PROPOSED 12PM
1:400



VFS PROPOSED 3PM
1:400



ASSESSMENT AGAINST CURRENT CONTROLS



1 HEIGHT BLANKET
1:83.33

DEVELOPMENT CONTROLS		
Site Area -	1132 m ²	
LEP CONTROLS		PROPOSED
Zone -	SP2 Infrastructure	R3
Max Building Height -	12.5 m	Compliant
Floor Space Ratio -	0.75:1	0.75:1
Heritage -	Botany Street Significance: Local Conservation Area - General	
WAVERLY DCP - OTHER RESIDENTIAL DEVELOPMENT		
Max External Wall Height -	9.5 m	Compliant
Setbacks -		
Front Setback -	Consistent with street line	Compliant
Side Setback -	0.9 m for 4.5 m height 1.5 m for 12.5 m height	Compliant Compliant
Rear Setback -	6.0 m	Compliant
Max Building Frontage -	24 m	Compliant
Minimum Landscaped Area -	30% of site area	= 340.5 m ²
Minimum Deep Soil -	50% of landscaped area	= 201.0 m ²
Min Communal Open Space -	15% of site area	= 170.00 m ²
Min Private Open Space -	75% of all dwellings	Compliant

Social & Community Needs Assessment: Planning Proposal 50 Botany Street, Bondi Junction



28 March 2024

This report has been prepared for

Bondi Exchange Pty Ltd

by

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& ASSOCIATES

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1 Executive Summary

1.1 Background

Bondi Exchange Pty Ltd is the owner of land at 50 Botany Street, Bondi Junction. The land is currently zoned SP2 Infrastructure Telecommunications, with height of 12.5 metres and FSR of 0.75:1. The land has been subdivided and Bondi Exchange Pty Ltd is preparing a planning proposal to rezone the residual lot of area 1,132 m² to R3 Medium Density Residential. The rezoning would allow construction of Attached dwellings, Multi dwelling housing and Residential flat buildings (as an innominate use).

A concept plan has been prepared for development of the lot showing a yield of 7 three and four bedroom townhouses. The land could also be developed as a Residential Flat Building and this is estimated to yield 10 two bedroom apartments.¹

This report seeks to fulfill Council's requirement for an SIA, and has been prepared in consideration of the *Waverley Social Impact Assessment Guidelines 2022* and the requirements for a *Social and Community Needs Assessment* as set out in the *Local Environmental Plan Making Guideline (August 2023)*.

1.2 Context of Planning Proposal

1.2.1 Services Context

The site is located within an existing area of medium density housing, typically terrace and semi detached dwellings. The site is well serviced, being within walking distance of Bondi Junction shopping centre offering a wide range of services and facilities, and is well located with regard to public transport.

Open space is available at Waverly Park, 290 metres walk from the site. The nearest public school is Waverley Public School in Bronte Road, about 400 metres walk from the site.

1.2.1 Demographic Context

The immediate locality (SA1) and suburb of Bondi Junction have a younger than average median age, and higher than average median income. They are relatively advantaged areas in terms of SEIFA Disadvantage, and have a very high status with regard to SEIFA Education and Occupation, with the suburb being in the most advantaged 1% of areas for Australia in this regard.

The immediate and wider locality had a much higher than average rate of unoccupied private dwellings, likely with many likely to be used as holiday homes, short terms rentals and Airbnb's.

In contrast to Greater Sydney, the predominant dwelling type in the immediate and wider locality was flats and units, with a much higher rate of medium density dwelling types as well.

¹ 1,132 m² * 0.75 * 0.8 / 70 m² = 9.7.

In line with the much higher rate of medium and high density dwelling types, there was around 4 times the average rate of one bedroom dwellings, and almost double the rate of studio and two bedroom dwellings in Bondi Junction and the LGA.

There was almost double the rate of private rental in the locality compared with the Greater Sydney average, and a much lower rate of purchasing and of social housing, likely related to the nature of dwellings in the locality.

In general, the LGA has a lower rate of vehicles per dwelling for most dwelling types.

1.2.2 Population Projections

The population of Waverley LGA is predicted to grow from 71,412 in 2023 to 76,034 in 2041, an increase of 4,622 and an annual growth rate of 0.3%. The population increase will be accompanied by an aging of the population and an increase in smaller households.

1.2.3 Housing and Affordability Context

Any development on the site is unlikely to provide affordable housing, with rental and purchase likely to be affordable to higher income households only. However, it will add to the diversity of dwellings in the locality and an affordable housing contribution is proposed as part of any planning agreement flowing from approval of the Planning Proposal.

1.3 Consultation in the locality

A door knock survey of nearby residents was conducted by JSA on 11 November 2023.

A total of 11 nearby residents (households) were interviewed face to face. Sixty four percent (64%) of respondents were very positive and 26% were quite positive about living in the neighbourhood. The best things about the neighbourhood related to proximity to transport, beach and shops, with this cited by all respondents.

Of concerns regarding the neighbourhood, five people mentioned parking and two mentioned traffic. Other concerns raised included poor phone and internet connectivity, increase in high rise in the area and the communications tower.

Ten (10) respondents (91%) had concerns regarding the proposal. Of these, 7 were concerned about the adequacy of parking, 4 were concerned about noise from the development during occupancy, 4 were concerned regarding privacy or overlooking, 2 were concerned with increases in density and 1 was concerned regarding construction noise.

A preliminary Parking and Traffic Impact Assessment Report prepared for the Planning Proposal did not identify any concerns regarding the reference project, and we defer to the relevant expert in this regard.

It is also noted that these concerns will be more fully assessed and addressed during any Development Application submitted if rezoning is approved.

1.4 Need for community services & facilities

1.4.1 Expected demography of Proposed Development

Section 5 below sets out the predicted demography of the proposed development. Development of the site under the proposed planning controls is expected to increase the population of the locality by 19-20 people.

The expected profile of the 7-10 dwellings/households in the proposed development is likely to be characterised by:

- High levels of rental occupation if the land is developed for Multi dwelling housing and very high levels of renter occupation if the land is developed for Residential flat buildings;
- A mix of household types, with a Multi dwelling housing development likely to have two thirds of households with children;
- For Multi dwelling housing, households will be overwhelmingly higher income, while a Residential flat building will contain some very low and low income households, likely to be older asset rich households on aged pension or superannuation who have downsized;
- People living in the development are likely to be mostly employed, and those employed will typically be Managers and Professionals.

1.4.2 Adequacy of Community Facilities and Open Space

The area is well serviced for the majority of community facilities likely to be required by residents of any development, including access to public transport. Details are provided in **Section 8 below**. The incremental demand for services because of development will be minor in the context of Waverley LGA, with development estimated to increase the 2041 population of Waverly LGA by 0.03%.

There is a shortage of open space within Waverley, and approval of the planning proposal will result in additional demand for open space. This additional demand can be mitigated by higher levels of enhancement of existing open space, and Council will collect developer contributions from any development on the site which will provide funding for enhancement works.

1.5 Alignment with Council's desired social outcomes

1.5.1 Introduction

Part B of *Waverley Social Impact Assessment Guidelines 2022* requires a Social Impact Statement to demonstrate how the proposal achieves the desired social outcomes. The social outcomes are listed below, along with discussion demonstrating how the Planning Proposal achieves them.

1.5.2 Accessibility

Infrastructure, services and facilities are safe and affordable, facilitating autonomy and independence for all residents. Key services (healthcare, recreation, and shops) are nearby.

The site is well located with regard to key services as set out in **Section 8** below.

1.5.3 Accommodation

Affordable housing and diverse housing mix options are available within accessible areas. Where a high number of small units are planned affordable collective washing and drying facilities are available onsite.

The Planning Proposal will provide an opportunity to provide further diverse housing within an accessible area as set out in **sections 2 and 8** below, noting the importance of increasing housing supply more generally in the highly constrained local housing market. The Planning Proposal will not deliver affordable rental housing; however, it is understood that the Proponent is negotiating an affordable housing contribution under a Planning Agreement, and this contribution arising from any approved Development Application will provide funds for Council to expand its affordable rental housing program.

1.5.4 Community

A diverse and cohesive community composition with a sense of place and inclusion is provided.

Increasing housing diversity will provide an opportunity for a diversity of households to live in the Bondi Junction area. It is likely that the proposed residential development will help to support a more vibrant local community compared with the abandoned telephone exchange and communications tower that currently occupies the site.

1.5.5 Health and Well Being

The local area provides good access to facilities and activities promoting physical and mental, health & wellbeing and sense of belonging.

The site is well located with regard to key services as set out in **Section 8** below.

1.5.6 Safety and Security

The NSW Government's Crime Prevention and the Assessment of Development Applications Guidelines are successfully implemented, with consideration of potentially vulnerable population groups.

CPTED will be considered in detail in relation to the detailed design of the proposed development at the time that the Development Application.

However, it is noted that the proposed development is located within a mixed area in relation to the crime environment, with some crimes above the NSW average (Assault Non-Domestic, and Malicious Damage), and some well below (Theft (Break and Enter Dwelling, Assault DV and Motor Vehicle Theft). It is also noted that the site is located within BOCSAR Crime Hotspot in maps for each of these crimes, apart from Assault, although these hotspots are centred on Bondi

Junction Mall and public transport hub, which would be expected from relevant crime studies. However, there may be a need to consider some extra security, such as CCTV, and adequate territorial reinforcement, as part of the detailed design of the development.

1.5.7 Surroundings

All groups have equitable access to high quality and safe surroundings. The natural, built environment and overall amenity of space is improved.

The site is well located with regard to key services as set out in **Section 8** below, and it is understood that the development will be of a high quality design standard. Again, this will be more fully assessed at DA stage, and any development application will be in accordance with Council's DCP requirements.

The potential to provide for additional security for the development as part of detailed design will be undertaken at DA stage, as noted above, and more fully assessed at this stage.

1.6 Conclusions

The Planning Proposal to provide planning controls to allow for residential development on the site will increase the population of Waverley LGA by 19-20 people, which is likely to have a largely imperceptible impact on need or demand for services. There is nothing to suggest that future residents will have demographic characteristics that will result in a risk of adverse social impacts.

The site is well serviced for the majority of community facilities likely to be required by residents of any development, and public transport. While the provision of public open space within Waverley LGA is constrained, the marginal impact from approval of the Planning Proposal will be slight. Any potential impact can be mitigated by an increased level of enhancement of existing open space, and any development on the site will provide development contributions which can be used in part to provide additional enhancement of public open space. The site will deliver diverse housing and the Planning Proposal will include a Planning Agreement providing an affordable housing contribution.

Community concerns included provision of parking, noise from the development, privacy and overlooking, increases in density and construction noise. With regard to these concerns, any proposed development on the site would be required to comply with Council's DCP, including parking requirements and set back requirements, and so would address concerns regarding parking, noise from the development and impacts on privacy and overlooking. Likewise, such matters would need to be satisfactorily addressed at DA stage, as will a more detailed CPTED assessment as part of detailed design of the proposed development.

The proposed density on the site is the same as that for the surrounding area and construction noise impacts would typically be managed by limiting working hours under any development approval.

2 The Proposal

2.1 Description of the Proposal

Bondi Exchange Pty Ltd is the owner of land at 50 Botany Street Bondi Junction. The land is currently zoned SP2 Infrastructure Telecommunications, with height of 12.5 metres and FSR of 0.75:1. The land has been subdivided and Bondi Exchange Pty Ltd is preparing a planning proposal to rezone the residual lot of area 1,132 m² to R3 Medium Density Residential. The rezoning would allow construction of Attached dwellings, Multi dwelling housing and Residential flat buildings (as an innominate use).

A concept has been prepared for development of the lot showing a yield of 5 three bedroom townhouses and 2 four bedroom townhouses. The land could also be developed as a Residential Flat Building and this is estimated to yield 10 two bedroom apartments.²

² 1,132 m² * 0.75 * 0.8 / 70 m² = 9.7.

3 The Locality

3.1 Context of the site

The site contains a commercial building (the former Bondi telephone exchange), an old steel framed communications tower and a new concrete pole communications tower. The surrounding area is residential, typically consisting of terrace or semi detached housing, but with one separate house adjacent to the north of the site.



Figure 3-1: Proposal Site 50 Botany Street Bondi Junction

Source: JSA 2023



Figure 3-2: Nearby Housing Botany Street Bondi Junction

Source: JSA 2023

The site is in close proximity to a wide range of services and facilities in Bondi Junction, with Oxford Street Mall about 700 metres walk. The nearest open space is at Waverley Park, about 290 metres walk via James Street. The park contains a mixture of passive open space with varying levels of enhancement and sporting fields.

The nearest public school is Waverley Public School in Bronte Road, about 400 metres walk from the site.



Figure 3-3: Oxford Street Mall, Bondi Junction

Source: JSA 2023



Figure 3-4: Waverley Park

Source: JSA 2023



Figure 3-5: Waverley Public School

Source: JSA 2023

The figure below shows services and facilities in the locality.



Figure 3-6: Services and facilities in the locality
Source: Google Maps

3.2 Public Transport

3.2.1 Bus Services

Bus services are available at bus stops nearby in Birrell Street servicing route 360 operating between Clovelly and Bondi Junction, with a five minute trip to Bondi Junction Station. The service runs every twenty minutes through the day, with a somewhat reduced service on weekends.

3.2.2 Rail Services

Bondi Junction Railway station can be accessed either via bus route 360 or on foot via a 10 minute walk (900 metres). Rail services are available every 10 minutes through the day, with reduced services at night and on weekends. Rail services provide connectivity to the City of Sydney and to the wider Sydney and Regional rail network.

4 Strategic Context

4.1 Waverley Community Strategic Plan 2018-2029

Relevant Strategies under *Waverley Community Strategic Plan 2018-2029* are set out below, along with discussion regarding alignment of the Planning Proposal.

1.4.1. Provide and maintain accessible and high quality public spaces and facilities for young people

The Planning Proposal will not deliver public spaces for young people, however development contributions arising from any approved Development Application will provide funds for Council to carry out appropriate enhancement public domain works in the locality.

1.7.1. Deliver affordable rental housing through targeted programs and work in partnership with agencies to address homelessness

The Planning Proposal will not deliver affordable rental housing, however it is understood that the Proponent is negotiating an affordable housing contribution under a Planning Agreement, and this contribution arising from any approved Development Application will provide funds for Council to expand its affordable rental housing program.

1.7.2. Advocate for increased diversity of housing stock that is affordable and accessible

While the land is in an accessible area, it is unlikely that it will provide affordable housing. This would be the case with virtually any private sector housing provided in this expensive locality, although again a monetary contribution to affordable rental housing would be highly beneficial.

1.7.3. Grow the provision of social and affordable housing

The Planning Proposal will not deliver affordable rental housing, however it is understood that the Proponent is negotiating an affordable housing contribution under a Planning Agreement, and this contribution arising from any approved Development Application will provide funds for Council to expand its affordable rental housing program. Again, this is beneficial.

1.7.4. Manage housing supply, choice and affordability with access to jobs, services and public transport

The land is well located with respect to jobs, services and public transport, and will provide an opportunity for further diverse housing within Waverley LGA.

2.6.1. Respond to community concerns on overdevelopment through robust community engagement, data collection and education on planning issues

The proposed zoning aligns with zoning in immediately adjacent residential areas. Any development will be subject to Council's DCP requirements.

2.6.2. Ensure new development provides high standard of design quality and does not adversely impact the amenity of neighbours or the wider community

Any development will be subject to Council's DCP requirements. This will be assessed in more detail at DA stage, as is the statutory requirement.

2.6.4. Protect and prioritise employment floor space in Bondi Junction Strategic Centre, and other centres where relevant

There will be a loss of employment floor space, however this is not within Bondi Junction Strategic Centre, and in any case the employment floor space is specialised and redundant (a telephone exchange) and is currently empty.

2.7.2. Increase the capacity of existing active recreation spaces through embellishment and upgrade works

Development contributions arising from any approved Development Application will provide funds for Council to carry out appropriate enhancement works.

2.7.3. Leverage opportunities to provide new and extended spaces in strategic locations

The site does not provide opportunities to provide new and extended spaces in strategic locations, although the small size of the site is noted in this regard.

2.9.2. Improve access to schools and local destinations by making it easier to walk, ride and catch public transport

The site is well located with regard to public transport, as well as a high school, with many other schools accessible by public transport from the site.

4.2 Waverley Local Strategic Planning Statement 2020-2036

Relevant Planning Priorities under *Waverley Local Strategic Planning Statement 2020-2036* are set out below, along with discussion regarding alignment of the Planning Proposal.

PLANNING PRIORITY 4 Ensure the community is well serviced by crucial social and cultural Infrastructure.

Development contributions arising from any approved Development Application will provide funds for Council to carry out appropriate enhancement works to social infrastructure. As noted, the site is highly accessible to a wide range of services, facilities, employment and public transport.

PLANNING PRIORITY 6 Facilitate a range of housing opportunities in the right places to support and retain a diverse community

The land is well located with respect to jobs, services and public transport, and will provide an opportunity for further diverse housing within Waverley LGA.

PLANNING PRIORITY 8 Connect people to inspiring and vibrant places, and provide easy access to shops, services, and public transport.

The land is well located with respect to jobs, services and public transport. It is likely that the proposed residential development will help to support a more vibrant local community compared with the abandoned telephone exchange and communications that currently occupies the site.

5 Demographic and Housing Context

5.1 Demography

5.1.1 Summary

The immediate locality (SA1) and suburb of Bondi Junction have a younger than average median age, and higher than average median income. They are relatively advantaged areas in terms of SEIFA Disadvantage, and have a very high status with regard to SEIFA Education and Occupation, with the suburb being in the most advantaged 1% of areas for Australia in this regard.

Table 5.1: Summary statistics, 2021

Indicator	Bondi Junction Suburb	11801134123 SA1	Waverley LGA	Greater Sydney
Total persons	10,361	399	68,605	5,231,147
Median age	35	35	35	37
Median household income	\$2,379	\$2,190	\$2,854	\$2,077
Has need for assistance	4%	3%	3%	5%
SEIFA Disadvantage: Australia percentile	85	70	98	
SEIFA Education and Occupation: Australia percentile	99	94	99	

Source: JSA 2023; ABS (2021) Census, General Community Profile, G01, G02, and G18; ABS (2021) SEIFA.

5.1.2 Persons and dwellings

Waverley LGA experienced reasonable growth over the past decade, with almost 5,000 additional residents, and 3,550 additional dwellings, as shown in the tables below.

Table 5.2: Change in population, 2011-2021 (%)

	Waverley LGA		Greater Sydney	
	2011	2021	2011	2021
Total persons	63,485	68,605	4,391,673	5,231,147

Source: JSA 2023; ABS (2021) Census, Time Series Profile, T01.

Table 5.3: Change in dwellings, 2011-2021

	Waverley LGA		Greater Sydney	
	2011	2021	2011	2021
Total private dwellings	27,634	31,190	1,640,199	1,993,486

Source: JSA 2023; ABS (2011) Census, Basic Community Profile, B31; ABS (2021) Census, General Community Profile, G36.

The following map shows the SEIFA Disadvantage percentile by SA1 within a 1 km and 3km radius of the proposed development.

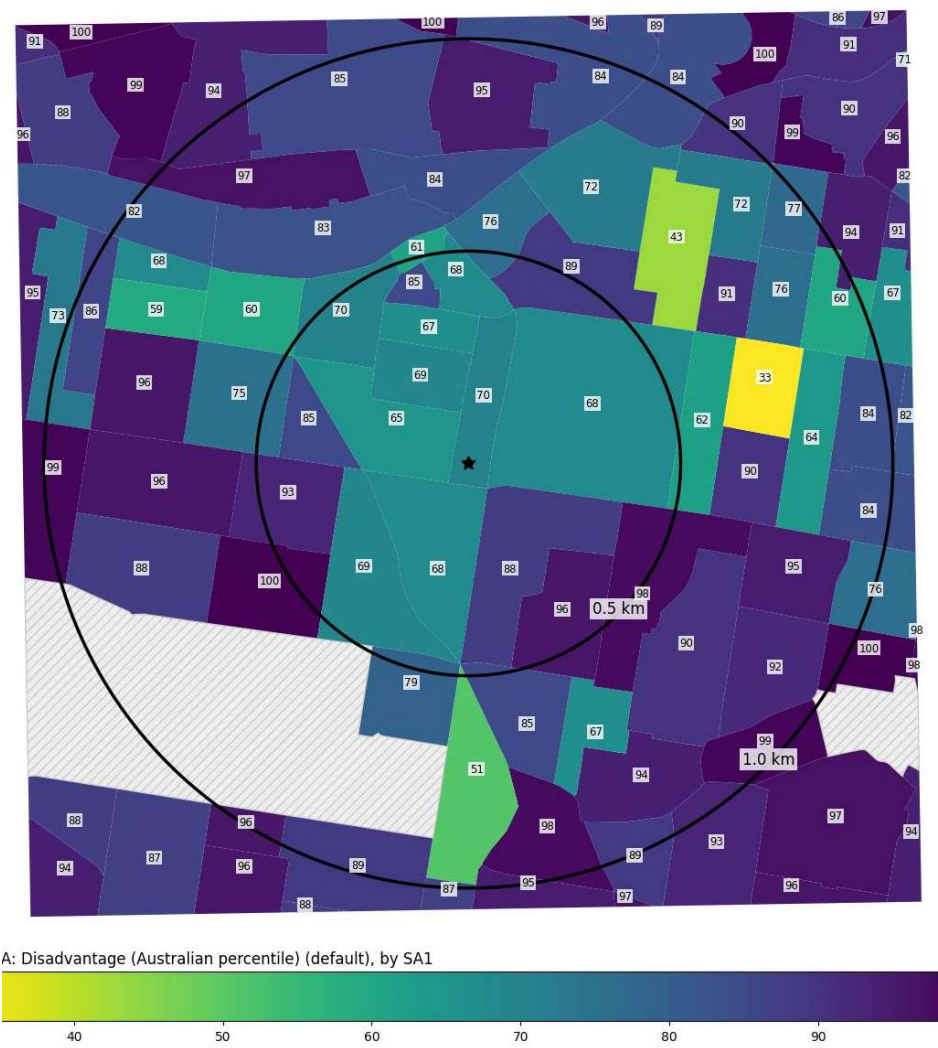


Figure 5-1: SEIFA Disadvantage by SA1s within 1km & 3km of Proposed Development
Source: JSA 2023 and ABS 2021

5.2 Age Profile

The immediate locality and suburb had a lower than average rate of children and teenagers, and a much higher rate of young adults aged 20-34 years, as shown below.

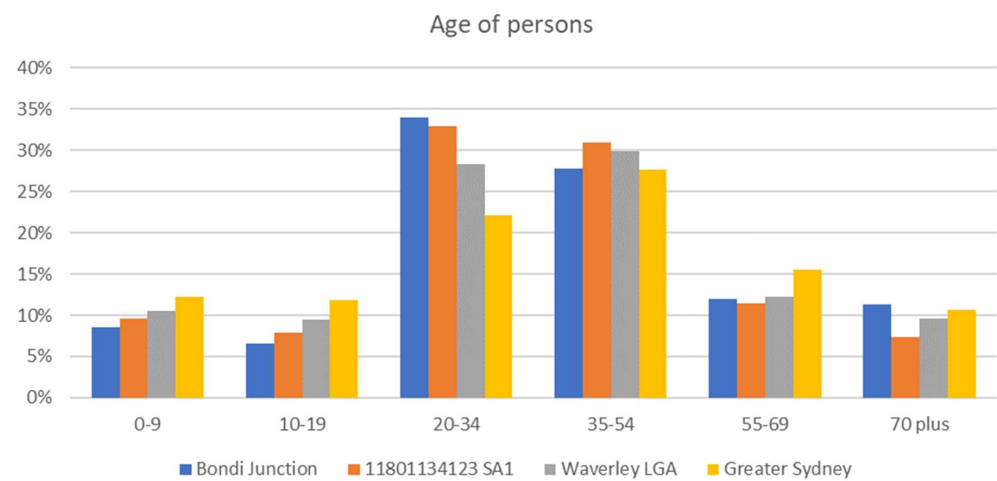


Figure 5.2: Age of persons, 2021 (%)
Source: JSA 2023; ABS (2021) Census, General Community Profile, G04.

There was relatively little change in the age profile of the LGA from 2011-21, as was the case for Greater Sydney.

Table 5.4: Change in age profile, 2011-2021 (%)

	Waverley LGA		Greater Sydney	
	2011	2021	2011	2021
0-9	11%	11%	13%	12%
10-19	8%	9%	12%	12%
20-34	30%	28%	22%	22%
35-54	30%	30%	28%	28%
55-69	12%	12%	15%	16%
70+	9%	10%	9%	11%

Source: JSA 2023; ABS (2021) Census, Time Series Profile, T03.

The distribution of median age by SA1 is shown in the map below.

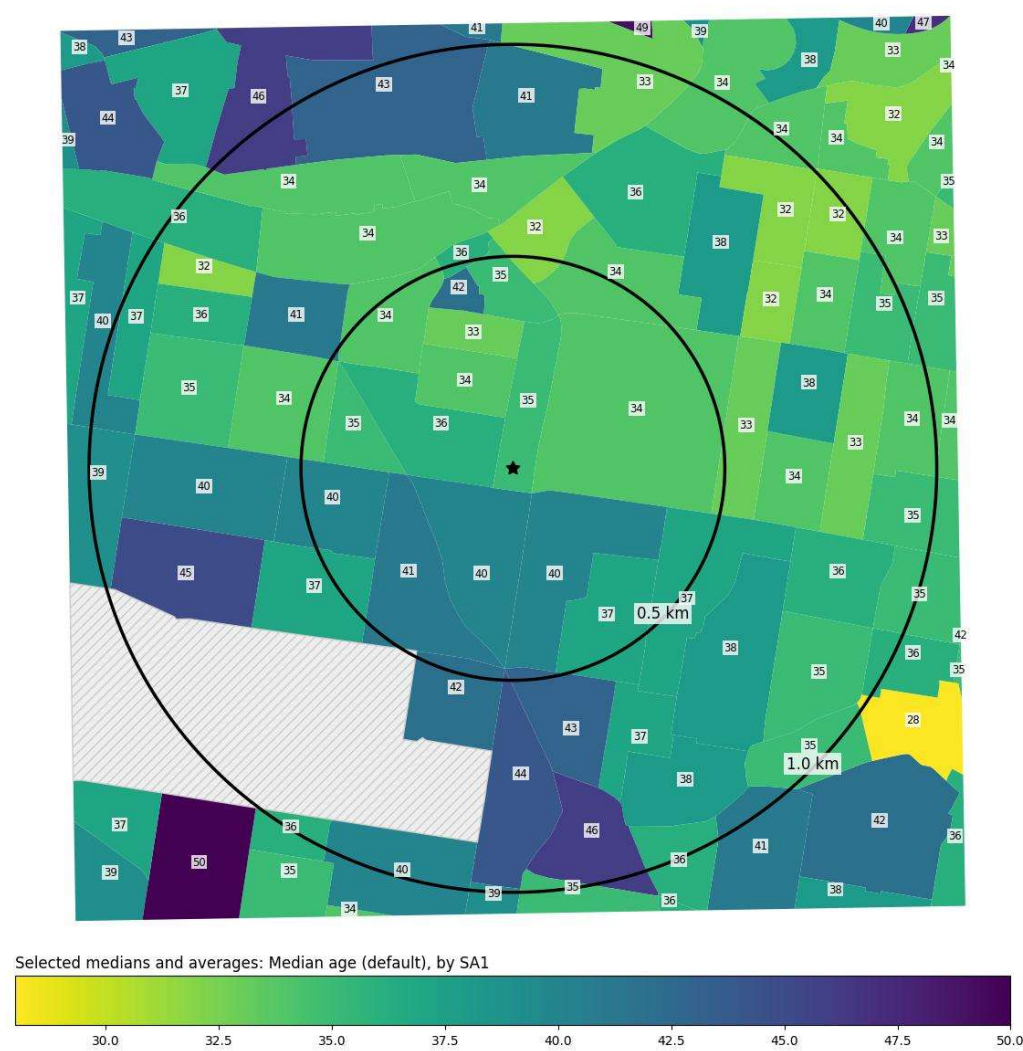


Figure 5-3: Median Age by SA1s within 1km & 3km of Proposed Development
Source: JSA 2023 and ABS 2021

5.3 Household type

A distinguishing feature of the household profile of the locality was the much higher rate of lone person households and group households, and the much lower rate of families with children, as shown below.

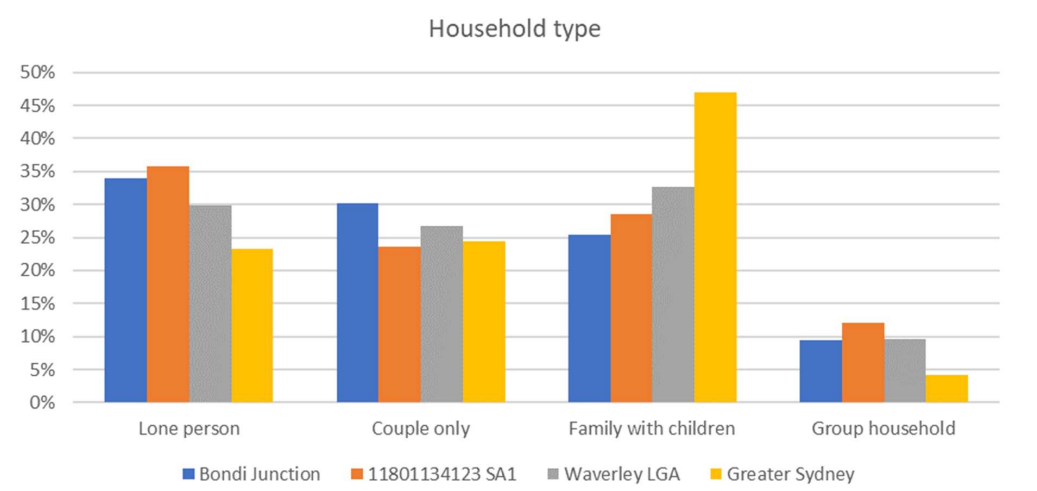


Figure 5.4: Household type of households in private dwellings, 2021 (%)

Source: JSA 2023; ABS (2021) Census, General Community Profile, G42.

The main changes in the household profile over the past 10 years in the LGA was the slight increase in the rate of families with children, and in couple only households, although the rate of families with children was still much lower than the Greater Sydney average.

Table 5.5: Change in household type, 2011-2021 (%)

	Waverley LGA		Greater Sydney	
	2011	2021	2011	2021
Lone person	30%	30%	23%	23%
Couple only	26%	27%	24%	24%
Family with children	31%	33%	48%	47%
Group household	11%	10%	4%	4%

Source: JSA 2023; ABS (2021) Census, Time Series Profile, T14.

5.3.1 Labour force status

The level of engagement in the labour force was higher than average, likely related to the somewhat younger age structure, as shown below.

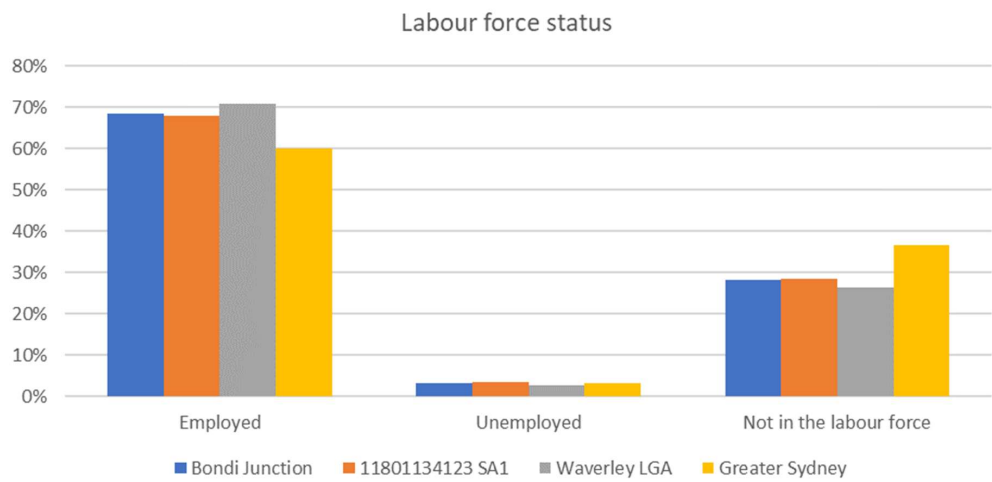


Figure 5.5: Labour force status, 2021 (%)
Source: JSA 2023; ABS (2021) Census, General Community Profile, G46.

5.3.2 Industry and occupation of employment

There were much higher than average engagement of the local labour force in **industries** such as Professional, Scientific and Technical, and in Financial Services; as well as in Arts and Recreational Services and in ITC and Media, and a lower than average engagement in industries such Education and Training, Health Care and Social Assistance, Manufacturing and Construction.

There were some differences in the SA1, with more engagement in industries such as Accommodation and Food Services, Arts and Recreation, Wholesale Trade, and Utilities.

There was a much higher than average local employment as Professionals and Managers, and a lower participation in **occupations** such as Machine Operators, Labourers, Clerical workers and Community and Personal Service Workers, although again some differences in the SA1 in which the development is located are evident.

This is shown in the following two graphs.

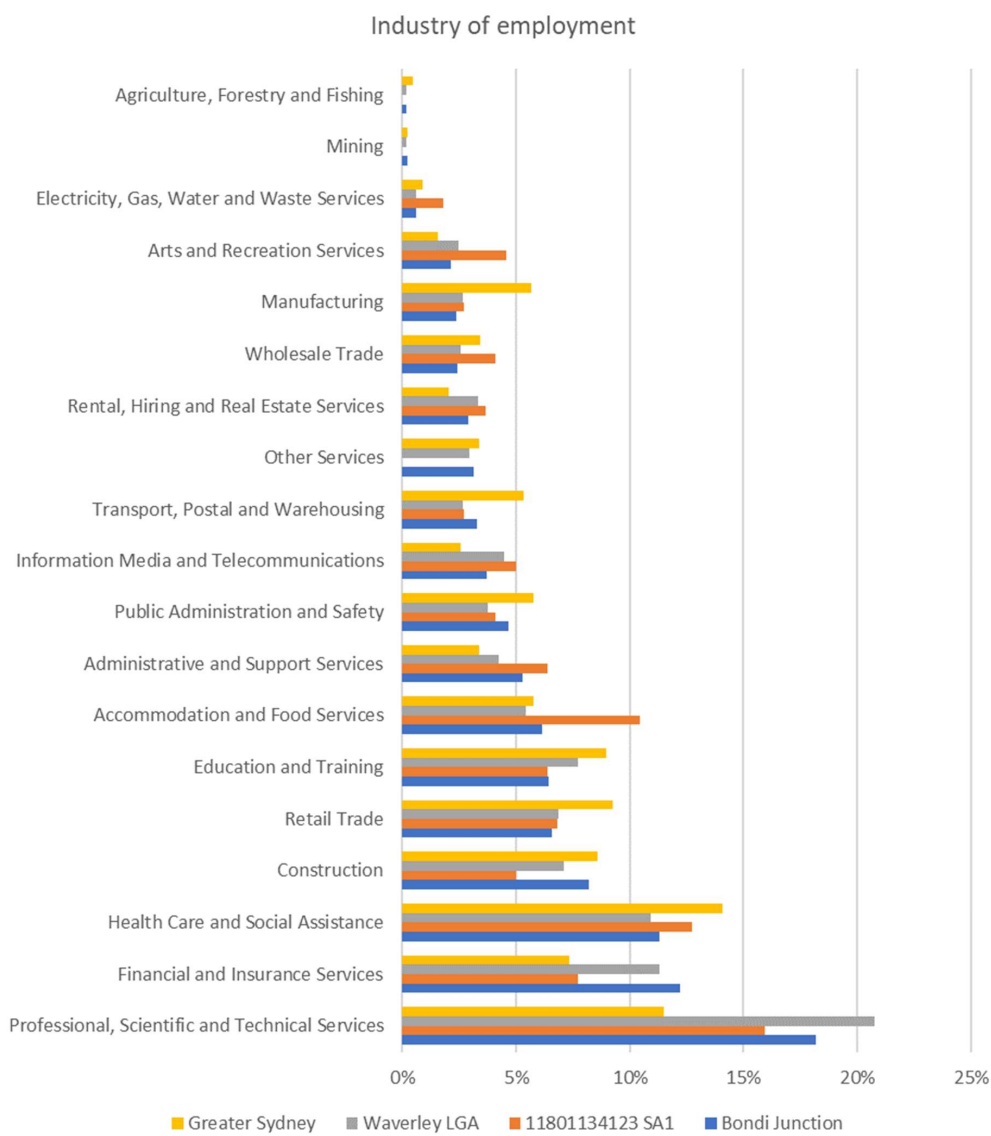


Figure 5.6: Industry of employment, 2021 (%)
Source: JSA 2023; ABS (2021) Census, General Community Profile, G54.

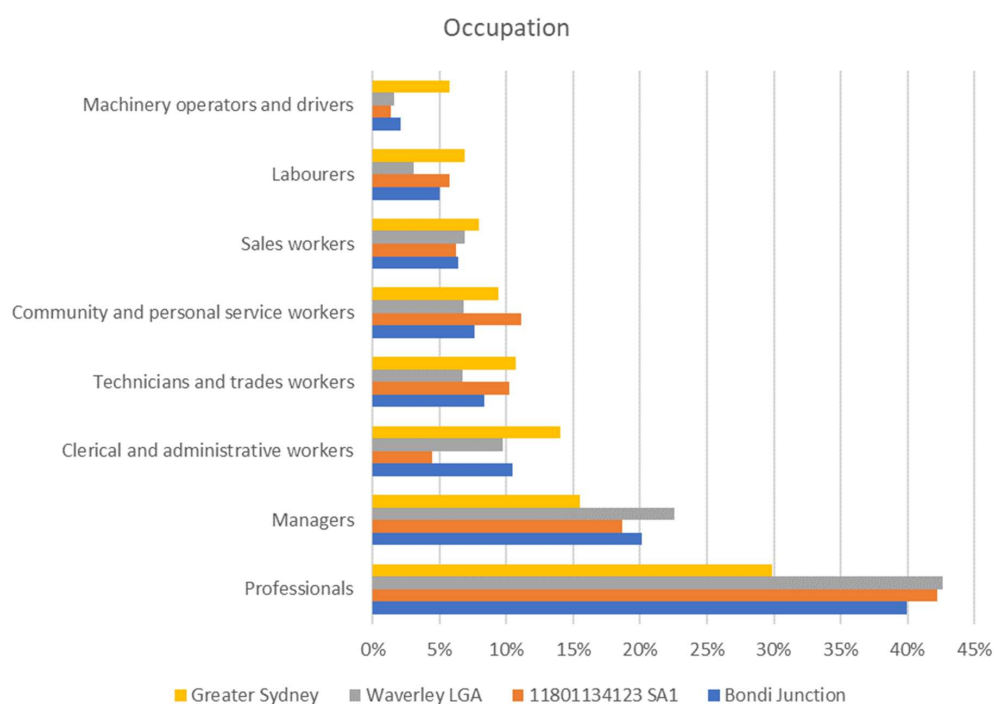


Figure 5.7: Occupation, 2021 (%)

Source: JSA 2023; ABS (2021) Census, General Community Profile, G60.

5.4 Housing Context

5.4.1 Dwellings and occupancy

The immediate and wider locality had a much higher than average rate of unoccupied Private Dwellings, likely with many likely to be used as holiday homes, short terms rentals and Airbnb's.

Table 5.6: Dwellings and dwelling occupancy, 2021

Indicator	Bondi Junction	11801134123 SA1	Waverley LGA	Greater Sydney
Total private dwellings	5,081	208	31,190	1,993,486
Occupied private dwellings (%)	87%	84%	88%	92%
Unoccupied private dwellings (%)	13%	16%	12%	8%

Source: JSA 2023; ABS (2021) Census, General Community Profile, G36.

5.4.2 Tenure and landlord type

There was almost double the rate of private rental in the locality compared with the Greater Sydney average, and a much lower rate of purchasing and of social housing.

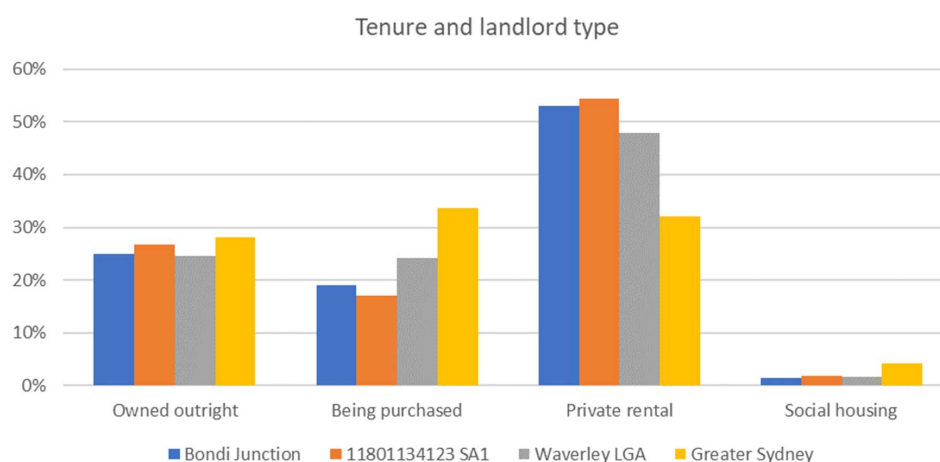


Figure 5.8: Tenure and landlord type of households in private dwellings, 2021 (%)

Source: JSA 2023; ABS (2021) Census, General Community Profile, G37.

The rate of private rental in the LGA increased significantly from a high base, with commensurate decreases in owner occupancy. The number of dwellings in private rental also increased markedly over the 10 years, whilst social housing actually declined in numerical terms, as shown below.

Table 5.7: Change in tenure, 2011-2021 (%)

	Waverley LGA		Greater Sydney	
	2011	2021	2011	2021
Owned outright	27%	24%	31%	28%
Being purchased	25%	24%	36%	34%
Private rental	44%	48%	26%	32%
Social housing	2%	2%	5%	4%

Source: JSA 2023; ABS (2021) Census, Time Series Profile, T18. Table 5.8: Change in tenure, 2011-2021 (number)

	Waverley LGA		Greater Sydney	
	2011	2021	2011	2021
Owned outright	6,528	6,692	465,412	510,714

	Waverley LGA		Greater Sydney	
	2011	2021	2011	2021
Being purchased	5,979	6,583	532,049	610,733
Private rental	10,741	13,129	384,358	584,724
Social housing	510	468	73,983	78,586

Source: JSA 2023; ABS (2021) Census, Time Series Profile, T18.

The rate of private dwellings and social housing is also shown for a finer grained geography in the maps below.

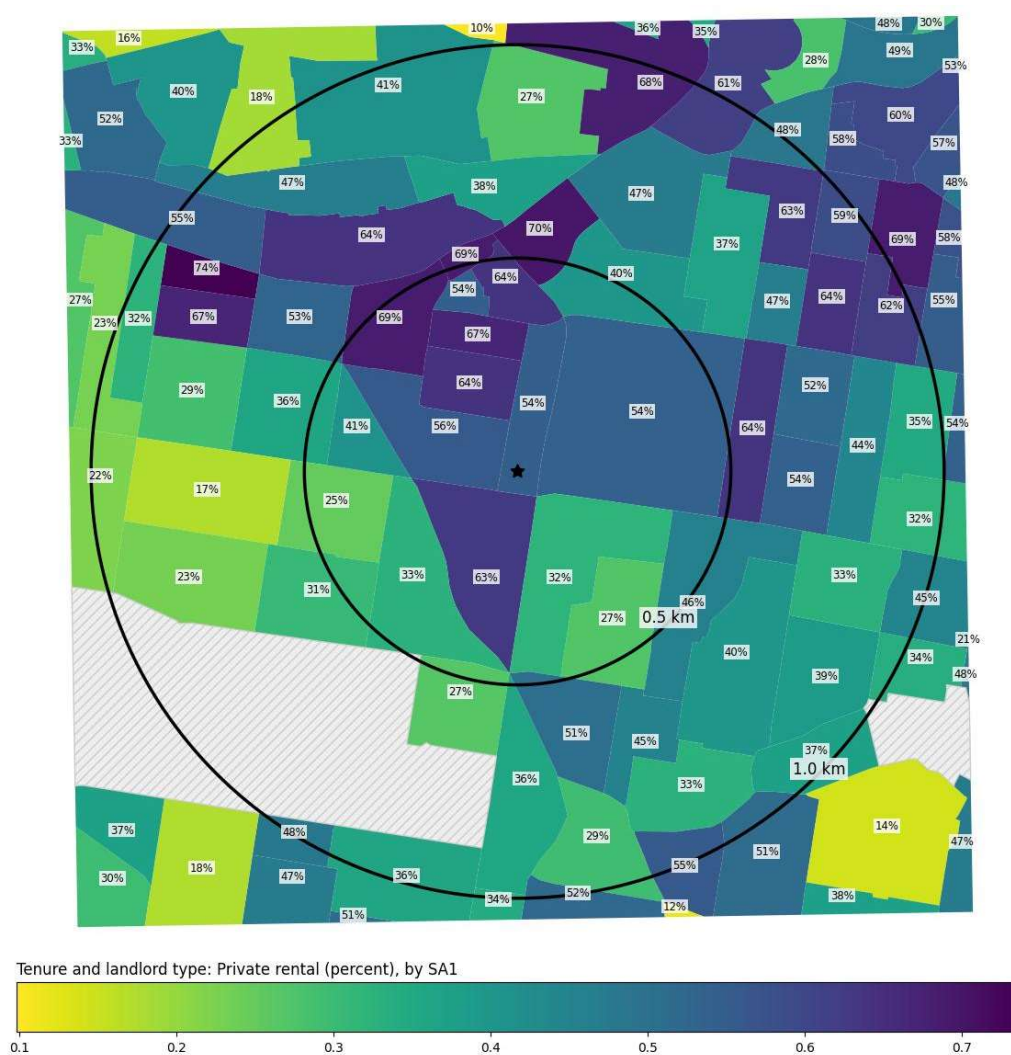
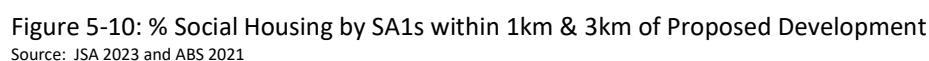


Figure 5-9: % Private Rental by SA1s within 1km & 3km of Proposed Development

Source: JSA 2023 and ABS 2021



In contrast to Greater Sydney, the predominant dwelling type in the immediate and wider locality was flats and units, with a much higher rate of medium density dwelling types as well.

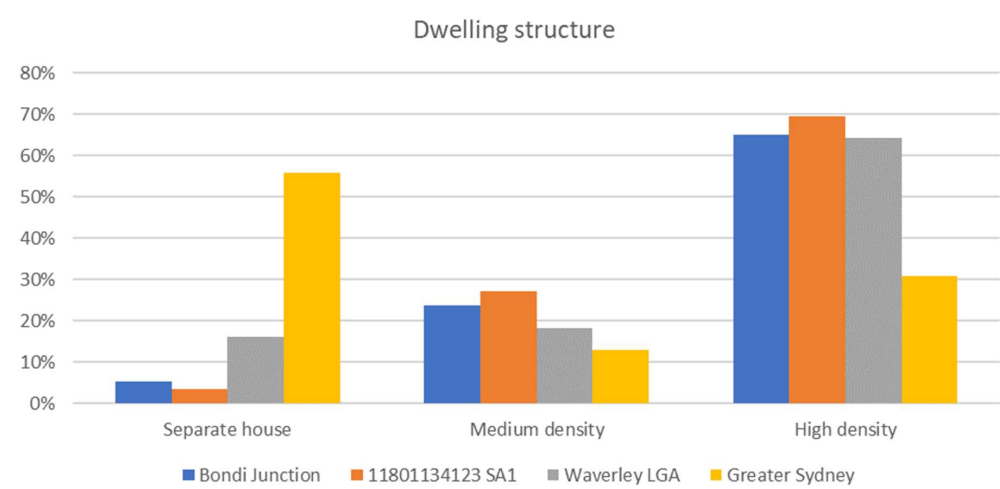


Figure 5.11: Dwelling structure of occupied private dwellings, 2021 (%)

Source: JSA 2023; ABS (2021) Census, General Community Profile, G36.

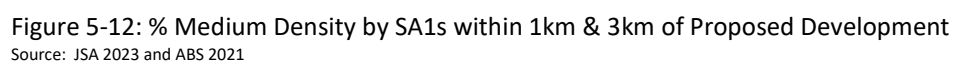
Like Greater Sydney, there was an increase in flats and units in the locality, although this was from a much higher base, and a decrease in separate houses, as shown below.

Table 5.9: Change in dwelling structure, 2011-2021 (%)

	Waverley LGA		Greater Sydney	
	2011	2021	2011	2021
Separate Houses	19%	16%	60%	55%
Medium Density	18%	18%	13%	13%
High Density	62%	65%	27%	31%

Source: JSA 2023; ABS (2021) Census, Time Series Profile, T14.

The proportion of medium and higher density dwelling types is also shown by SA1 in the two maps below.



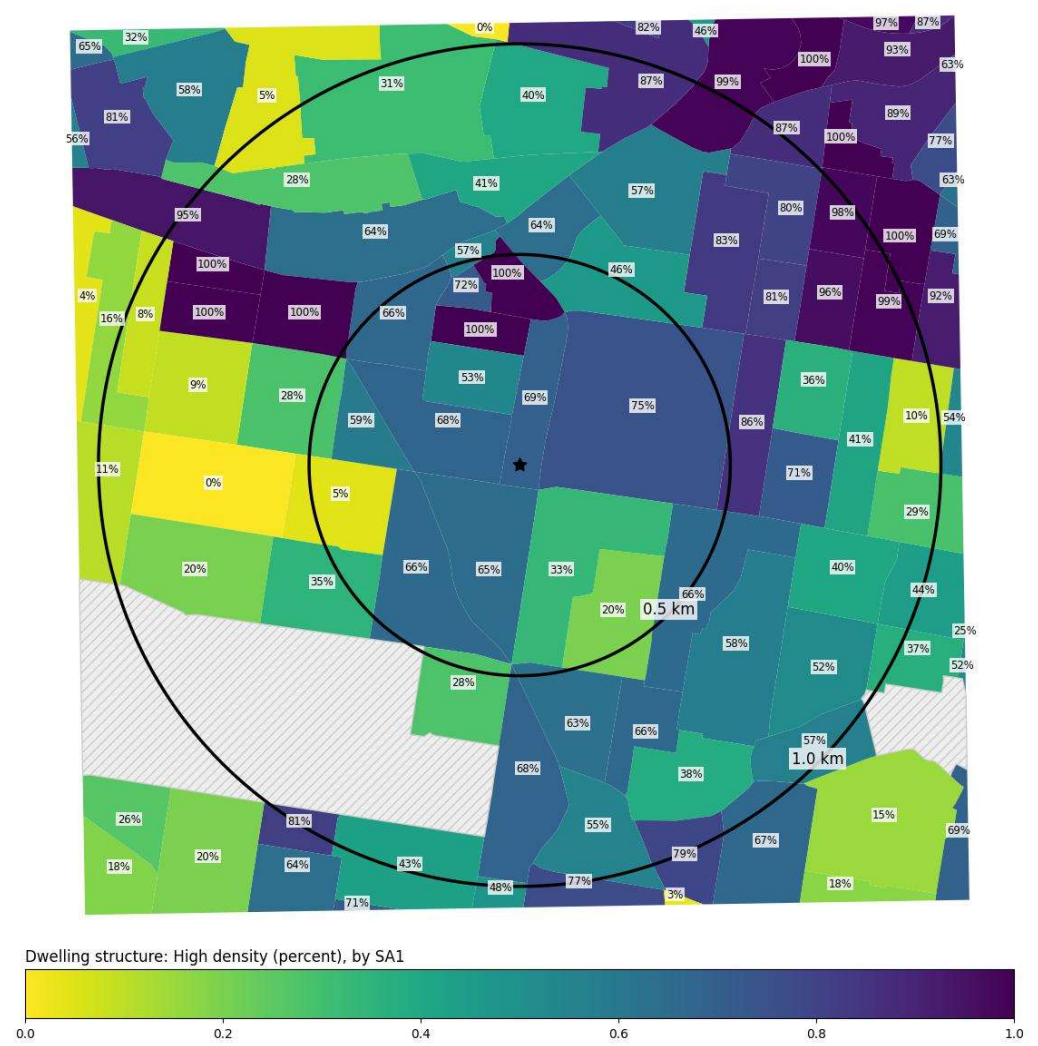


Figure 5-13: % Flats and Units by SA1s within 1km & 3km of Proposed Development
Source: JSA 2023 and ABS 2021

5.4.4 Number of bedrooms

In line with the much higher rate of medium and high density dwelling types, there was around 4 times the average rate of one bedroom dwellings, and almost double the rate of studio and two bedroom dwellings in Bondi Junction and the LGA, as shown below.

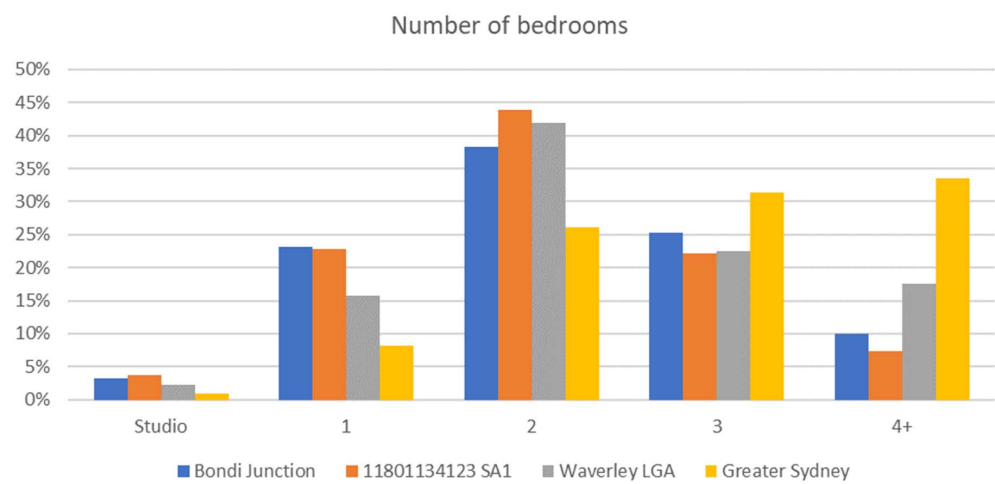


Figure 5.14: Number of bedrooms in occupied private dwellings, 2021 (%)

Source: JSA 2023; ABS (2021) Census, General Community Profile, G41.

The rate of studio and one bedroom dwellings was relatively static in the LGA from 2011-21, with a decrease in two and three bedroom dwellings, and an increase in 4+ bedroom houses, likely related to increased capitalisation of smaller dwellings.

The largest numerical increase was also in 4+ bedroom houses during the period, as shown in the two tables below.

Table 5.10: Change in number of bedrooms, 2011-2021 (%)

	Waverley LGA		Greater Sydney	
	2011	2021	2011	2021
Studio	1%	1%	0%	0%
One bedroom	8%	8%	3%	4%
Two bedrooms	44%	41%	22%	23%
Three bedrooms	28%	26%	40%	33%
Four of more bedrooms	19%	23%	36%	41%

Source: JSA 2023; ABS (2021) Census, Time Series Profile, T16 and T17.

Table 5.11: Change in number of bedrooms, 2011-2021 (number)

	Waverley LGA		Greater Sydney	
	2011	2021	2011	2021
Studio	99	102	3,588	2,755
One bedroom	1,342	1,553	32,512	49,113
Two bedrooms	7,443	7,906	251,204	315,144
Three bedrooms	4,852	5,047	462,172	459,080
Four of more bedrooms	3,325	4,443	412,998	562,318

Source: JSA 2023; ABS (2021) Census, Time Series Profile, T16 and T17.

5.4.5 Motor vehicles per dwelling

The following table shows the average rate of motor vehicles per dwellings for medium density dwellings and flats and units, and indicates that, in general, the LGA has a lower rate of vehicles per dwelling for most dwelling types.

Table 5.12: Average number of motor vehicles per dwelling, medium density and apartments, for certain numbers of bedrooms, 2021

Dwelling structure	Bedrooms	Bondi Junction	11801134123 SA1	Waverley LGA	Greater Sydney
Medium density	1	0.7	-	0.7	0.6
	2	1.0	-	1.2	1.1
	3	1.2	-	1.4	1.5
Apartments	Studio	0.3	-	0.5	0.4
	1	0.6	-	0.7	0.7
	2	0.8	-	1.0	1.1
	3	1.1	-	1.4	1.4

Source: JSA 2023; ABS (2021) Census, TableBuilder Pro, counting dwellings, place of enumeration, by Dwelling Structure, by Number of Bedrooms in Private Dwelling (ranges), by Number of Motor Vehicles (ranges). Data for SA1 is not reported because it unreliable due to the small number of dwellings.

5.5 Population Projections

5.5.1 Total Population Projections

In 2022, the DPE has recently revised its population projections to take into account recent demographic trends, including those related to migration and population movement from COVID 19.

The population of Waverley LGA is predicted to grow from 71,412 in 2023 to 76,034 in 2041, an increase of 4,622 and an annual growth rate of 0.3%.

5.5.2 Total Household Projections

The number of households in Waverley LGA is predicted to grow from 30,850 in 2023 to 34,123 in 2041, an increase of 3,273 and an annual growth rate of 0.5%, showing that average household size is expected to decrease.

5.5.3 Age Projections

The graph below shows age profile projections for Waverley LGA. A general aging of the population is expected, with decreasing proportions of children and young adults and an increasing proportion of those age 85 and over.

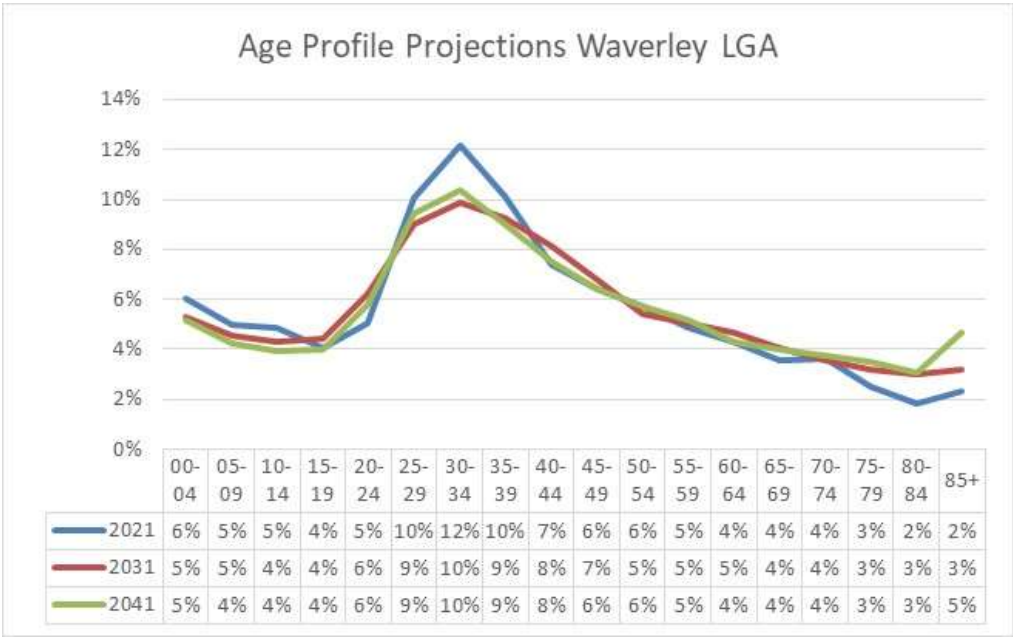


Figure 5.15: Age Profile Projections for Waverley LGA

Source: 2022 NSW Common Planning Assumption Projections, JSA calculation

5.5.4 Household Type Projections

The graph below shows household structure projections for Waverley LGA. The proportion of smaller households is projected to increase.

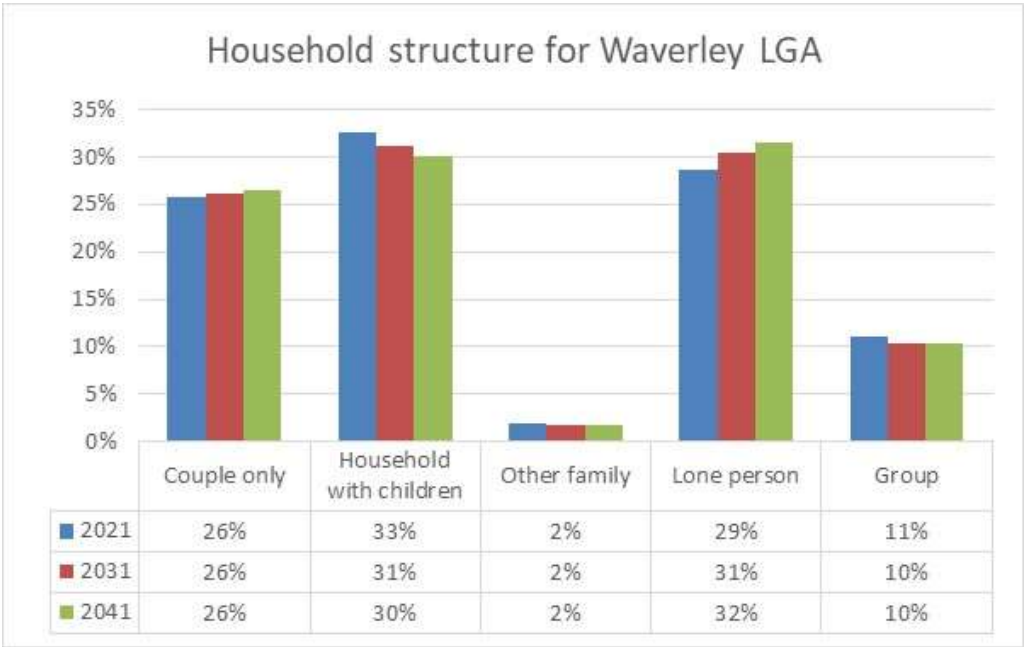


Figure 5.16: Household Structure Projections for Waverley LGA

Source: 2022 NSW Common Planning Assumption Projections, JSA calculation

6 Predicted Demography of Proposed Development

6.1 Overview

A concept design has been prepared for development of the lot³ showing a yield of 4 three bedroom townhouses and 3 four bedroom townhouses. The land could also be developed as a Residential Flat Building and this is estimated to yield 10 two bedroom apartments.⁴

6.2 Predicted demography

6.2.1 Introduction

The predicted demography of the proposed development has been estimated using the demography of people counted in three bedroom semi detached, row or terrace houses and two bedroom apartments in **Waverley LGA** as reported in the ABS 2021 Census of Population and Housing.

6.2.2 Total Estimated Population

The table below shows an estimated additional population of 19-20 people under the proposed planning controls.

Table 6.1: Estimated population of the proposed development

Dwelling type	# Dwellings Waverley LGA	# People in Dwellings Waverley LGA	People per dwelling Waverley LGA	Estimated dwellings in the development	Estimated population
Three bedroom semi detached etc	2,106	5,841	2.8	7	19
Two bedroom flat or apartment	9,970	19,464	2.0	10	20

Source: JSA 2023, ABS (2021) Census of Population and Housing, Count of occupied private dwellings and people counted in occupied private dwellings.

6.2.3 Expected profile of dwellings/h/hs of proposed development

An expected profile of the dwellings/households of the proposed development has been prepared based on the 2021 ABS Census profile for three bedroom semi detached, row or terrace houses and

³ Smith and Tzannes *Urban Design Analysis*

⁴ $1,132\text{ m}^2 * 0.75 * 0.8 / 70\text{ m}^2 = 9.7.$

two bedroom apartments in **Waverley LGA** for selected Census indicators and for households that had a different address five years previously.

This proxy has been selected to understand what the demography will be like in the short term, as Waverley LGA overall has a mature demography, with an older permanent population.

Taking this into account, in the short term, the expected profile of the 7-10 dwellings/households in the proposed development is likely to be characterised by:

- High levels of rental occupation if the land is developed for Multi dwelling housing and very high levels of renter occupation if the land is developed for Residential flat buildings;
- A mix of household types, with a Multi dwelling housing development likely to have two thirds of households with children;
- For Multi dwelling housing, households will be overwhelmingly higher income, while a Residential flat building will contain some very low and low income households, likely to be older asset rich households who have downsized;
- People living in the development are likely to be mostly employed, and those employed will typically be Managers and Professionals.

Table 6.2: Predicted demography by development type

Indicator	Three bedroom semi detached etc (7 dwellings, 19 people)		Two bedroom Apartment (10 dwellings, 20 people)	
	Waverley LGA	Development	Waverley LGA	Development
Household Characteristics (Dwellings)				
<i>Tenure</i>				
Owner Occupied	51%	4	20%	2
Rented	49%	3	80%	8
<i>Household Type</i>				
Couple Only	15%	1	37%	4
Family with children	64%	4	19%	2
Lone person	8%	1	23%	2
Group household	13%	1	20%	2
Other household	0%	0	1%	0
<i>Household Income</i>				

Indicator	Three bedroom semi detached etc (7 dwellings, 19 people)		Two bedroom Apartment (10 dwellings, 20 people)	
	Waverley LGA	Development	Waverley LGA	Development
Very Low income	5%	0	7%	1
Low income	5%	0	10%	1
Moderate income	11%	1	20%	2
Higher income	80%	6	63%	6
People Characteristics (Persons)				
Sex				
Male	49%	9	48%	10
Female	52%	10	52%	10
Age				
0-14 years	30%	6	10%	2
15-24 years	7%	1	6%	1
25-34 years	19%	4	48%	10
35-49 years	33%	6	27%	6
50-69 years	10%	2	7%	1
70+ years	1%	0	2%	0
Labour force participation				
Employed	82%	15	84%	17
Unemployed	3%	1	4%	1
Not in the labour force	15%	3	13%	2
Occupation				
Managers	28%	4	23%	4

Indicator	Three bedroom semi detached etc (7 dwellings, 19 people)		Two bedroom Apartment (10 dwellings, 20 people)	
	Waverley LGA	Development	Waverley LGA	Development
Professionals	45%	7	44%	7
Technicians and Trades Workers	5%	1	7%	2
Community and Personal Service Workers	5%	1	6%	1
Clerical and Administrative Workers	8%	1	9%	2
Sales Workers	5%	1	7%	1
Machinery Operators and Drivers	1%	0	2%	0
Labourers	2%	0	2%	0

Source: ABS Census 2021, JSA calculation

7 Housing Cost and Affordability

Any development on the site is unlikely to provide affordable housing, with rental and purchase likely to be affordable to higher income households only.

7.1 Affordable Housing Definition and Benchmarks

Housing is generally considered to be ‘affordable’ when very low, low and moderate income households are able to meet their housing costs and still have sufficient income to pay for other basic needs such as food, clothing, transport, medical care and education. This is generally accepted to be where such households pay less than 30% of their gross household income on housing costs.

The following table provides relevant benchmarks for ‘affordable housing’. These are consistent with definitions and benchmarks in the *NSW Environmental Planning and Assessment Act 1979 (NSW)* and *State Environmental Planning Policy (Housing) 2021*.

Table 7.1: Relevant Affordable Housing Income and Cost Benchmarks

	Very low-income household	Low-income household	Moderate-income household
Income Benchmark	<50% of Gross Median H/H Income for Rest of NSW	50-80% of Gross Median H/H Income for Rest of NSW	80%-120% of Gross Median H/H Income for Rest of NSW
Income Range (2)	<\$794 per week	\$795-\$1,271 per week	\$1,272-\$1,906 per week
Affordable Rental Benchmarks (3)	<\$238 per week	\$239-\$381 per week	\$382-\$572 per week
Affordable Purchase Benchmarks (4)	<\$193,750	\$193,751-\$312,500	\$312,501-\$468,750

Source: JSA 2023, based on data from ABS (2021) Census indexed to March Quarter 2023 dollars

- (1) All values reported are in March Quarter 2023 dollars
- (2) Total weekly household income
- (3) Calculated as 30% of total household income
- (4) Calculated using ANZ Loan Repayment Calculator, using 13/06/2023 interest rate (6.94%) and assuming a 20% deposit for a 30-year ANZ Standard Variable Home Loan and 30% of total household income as repayments.

‘Affordable housing’ includes the full range of housing for very low, low and moderate income households as defined. This can include housing that is **subsidised in some way**, from special needs accommodation such as group homes, crisis and transitional accommodation, and social (community and public) rental housing for those most disadvantaged in the housing market; to ‘key worker’ (discount market rent) housing, and assisted or subsidised purchase, such as shared equity, for households who still need some assistance to enter home ownership.

In some areas or housing markets, it also includes housing delivered through the **private market**, typically smaller, lower cost accommodation such as boarding houses, co-living housing, smaller apartments, secondary dwellings and lower cost caravan parks, provided in meets the statutory affordability benchmarks.

7.2 Housing Cost and Affordability

7.2.1 Private rental cost and affordability

The median rent on relevant dwelling types for the proposed development were affordable to only high income households in both the LGA and the relevant postcode area, and much more expensive than the GMR average, as shown below.

Table 7.2: Rental Affordability, Selected Housing Types, by LGA, June Quarter 2023

		3 B/R Townhouses	2 B/R Units
Postcode 2022	Weekly Rent	No Data	\$1,050
	Affordability	n/a	Higher income h/h only
Waverley LGA	Weekly Rent	No Data	\$900
	Affordability	n/a	Higher income h/h only
GMR Average	Weekly Rent	\$650	\$650
	Affordability	Higher income h/h only	Higher income h/h only

Source: NSW Department of Communities and Justice, Rent and Sales Report (2023), Rent tables June 2023 quarter; ABS (2021) Census; ABS (2023) Consumer Price Index Australia, June 2023

7.2.2 Housing purchase cost and affordability

Again, the purchase cost of a strata dwelling the LGA and postcode area were only affordable to a high income household, and the cost of purchase was around double the GMR average.

Table 7.3: Purchase Affordability, Selected Housing Types, by LGA, June Quarter 2023

		Strata Dwellings 1 st Quartile	Strata Dwellings Median	Strata Dwellings 3rd Quartile
Postcode 2022	Purchase	\$878,000	\$1,200,000	\$1,450,000
	Affordability	Higher income h/h only	Higher income h/h only	Higher income h/h only
Waverley LGA	Purchase	\$1,025,000	1,300,000	\$1,759,000

		Strata Dwellings 1 st Quartile	Strata Dwellings Median	Strata Dwellings 3rd Quartile
	Affordability	Higher income h/h only	Higher income h/h only	Higher income h/h only
GMR Average	Purchase	\$600,000	\$743,000	\$980,000
	Affordability	Higher income h/h only	Higher income h/h only	Higher income h/h only

Source: NSW Department of Communities and Justice, Rent and Sales Report (2023), Rent tables June 2023 quarter; ABS (2021) Census; ABS (2023) Consumer Price Index Australia, June 2023

7.3 Housing Affordability

7.3.1 Overview

This section looks at housing affordability from the perspective of housing stress among very low, low and moderate income renters and purchasers. The overwhelming majority of those in housing stress were renters, with most in need of smaller strata dwellings.

7.3.2 Renters

In 2021, there were 5,577 very low, low, and moderate income renting households in the Waverley LGA for which the ABS had rental affordability data. Of these households, 3,506 (63%) were paying more than 30% of their household income on rent.

These were reasonably evenly distributed between very low, low and moderate income renters, and 70% requiring smaller strata dwellings.

The rest of this rental affordability section refers to these 3,506 households.

Table 7.4: Income band and required dwelling size for households in rental stress, Waverley LGA, 2021

Income band	Smaller dwellings	Larger dwellings	Total
Very Low	1,039 (30%)	206 (6%)	1,245 (36%)
Low	802 (23%)	372 (11%)	1,174 (33%)
Moderate	596 (17%)	491 (14%)	1,087 (31%)
Total	2,437 (70%)	1,069 (30%)	3,506 (100%)

Source: JSA 2023; ABS (2021) Census, TableBuilder Pro, counting dwellings, place of enumeration, by Rental Affordability Indicator, by 2-digit level Family Household Composition, by Total Household Income.

By far the largest household type in housing stress were lone person households (56%), with a reasonable distribution of the balance across other household types.

Table 7.5: Income band and family household composition of households in rental stress, Waverley LGA, 2021

Income band	Lone person	Couple only	Couple with children	One parent family	Other family	Group household	Total
Very Low	959 (27%)	80 (2%)	47 (1%)	112 (3%)	8 (0%)	38 (1%)	1,245 (36%)
Low	637 (18%)	165 (5%)	95 (3%)	132 (4%)	20 (1%)	126 (4%)	1,174 (33%)
Moderate	379 (11%)	217 (6%)	169 (5%)	113 (3%)	15 (0%)	194 (6%)	1,087 (31%)
Total	1,974 (56%)	463 (13%)	310 (9%)	357 (10%)	43 (1%)	358 (10%)	3,506 (100%)

Source: JSA 2023; ABS (2021) Census, TableBuilder Pro, counting dwellings, place of enumeration, by Rental Affordability Indicator, by 2-digit level Family Household Composition, by Total Household Income.

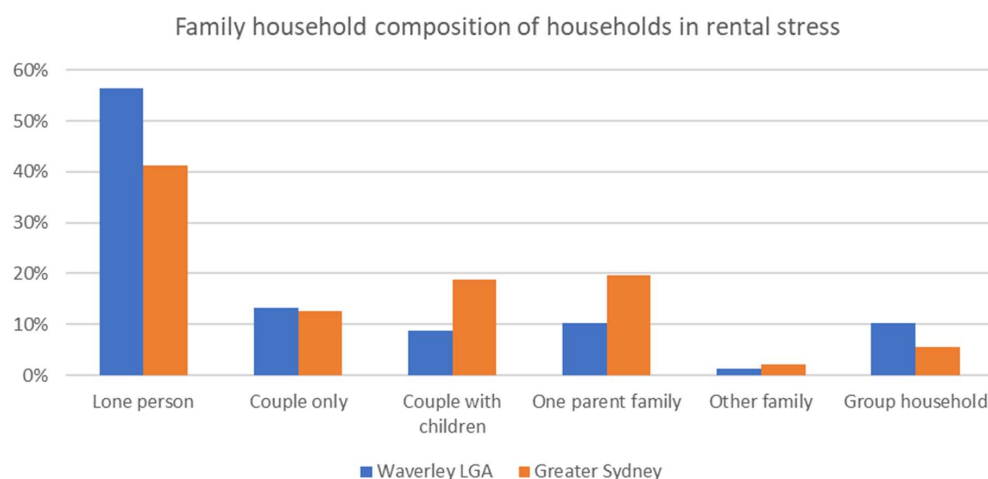


Figure 7.1: Family household composition of households in rental stress, Waverley LGA and Rest of NSW, 2021 (% of all households in rental stress)

Source: JSA 2023; ABS (2021) Census, TableBuilder Pro, counting dwellings, place of enumeration, by Rental Affordability Indicator, by 2-digit level Family Household Composition.

There were considerable differences between the income groups in rental stress in the LGA and Greater Sydney, with a much lower than average rate on very low incomes, and a much higher rate on moderate incomes, likely related to the higher cost of rental in the LGA, and the displacement of historical populations through gentrification.

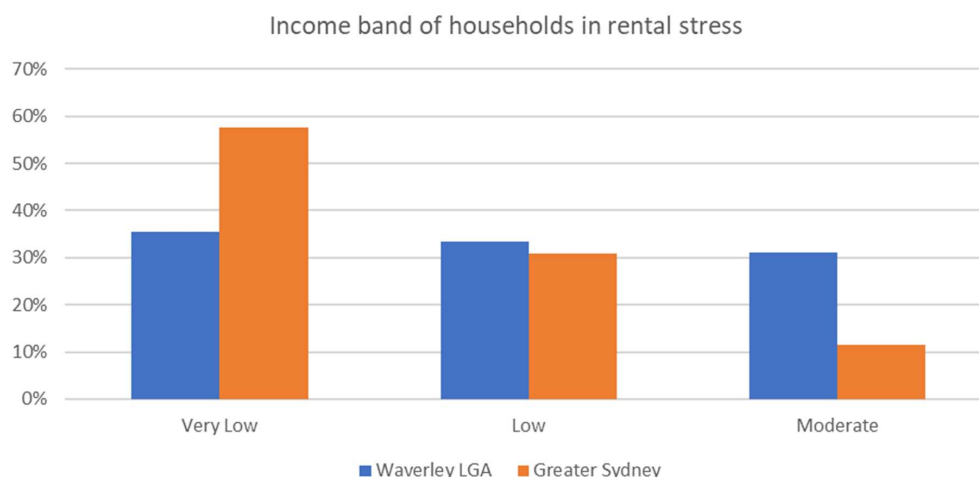


Figure 7.2: Income band of households in rental stress, Waverley LGA and Rest of NSW, 2021 (% of all households in rental stress)

Source: JSA 2023; ABS (2021) Census, TableBuilder Pro, counting dwellings, place of enumeration, by Rental Affordability Indicator, by Total Household Income.

7.3.3 Purchasers

In 2021, there were 1,299 very low, low, and moderate income purchasing households in the Waverley LGA for which the ABS had rental affordability data. Of these households, 606 (47%) were paying more than 30% of their household income on rent.

The highest rate of purchasers in housing stress in the LGA were on moderate incomes, followed by low incomes, noting that those on very low incomes are likely people who have experienced a change in life circumstances, such as loss of a partner or employment.

The rest of this purchase affordability section refers to these 5,652 households.

Table 7.6: Income band and required dwelling size for households in purchase stress, Waverley LGA, 2021

Income band	Smaller dwellings	Larger dwellings	Total
Very Low	108 (18%)	39 (6%)	147 (24%)
Low	113 (19%)	82 (13%)	195 (32%)
Moderate	121 (20%)	144 (24%)	265 (44%)
Total	342 (56%)	265 (44%)	606 (100%)

Source: JSA 2023; ABS (2021) Census, TableBuilder Pro, counting dwellings, place of enumeration, by Purchase Affordability Indicator, by 2-digit level Family Household Composition, by Total Household Income.

Again. Lone person households are the largest group in purchase stress, with a substantial number living in couple and sole parent families with children, as shown below.

Table 7.7: Income band and family household composition of households in purchase stress, Waverley LGA, 2021

Income band	Lone person	Couple only	Couple with children	One parent family	Other family	Group household	Total
Very Low	86 (14%)	22 (4%)	14 (2%)	24 (4%)	0 (0%)	1 (0%)	147 (24%)
Low	86 (14%)	27 (5%)	37 (6%)	41 (7%)	0 (0%)	3 (1%)	195 (32%)
Moderate	94 (16%)	26 (4%)	83 (14%)	46 (8%)	12 (2%)	3 (0%)	265 (44%)
Total	266 (44%)	76 (12%)	134 (22%)	112 (18%)	12 (2%)	7 (1%)	606 (100%)

Source: JSA 2023; ABS (2021) Census, TableBuilder Pro, counting dwellings, place of enumeration, by Purchase Affordability Indicator, by 2-digit level Family Household Composition, by Total Household Income.

There was a much higher than average rate of lone person households in purchase stress, and a much lower than average rate of couple with children purchasing families in this situation, as shown below.

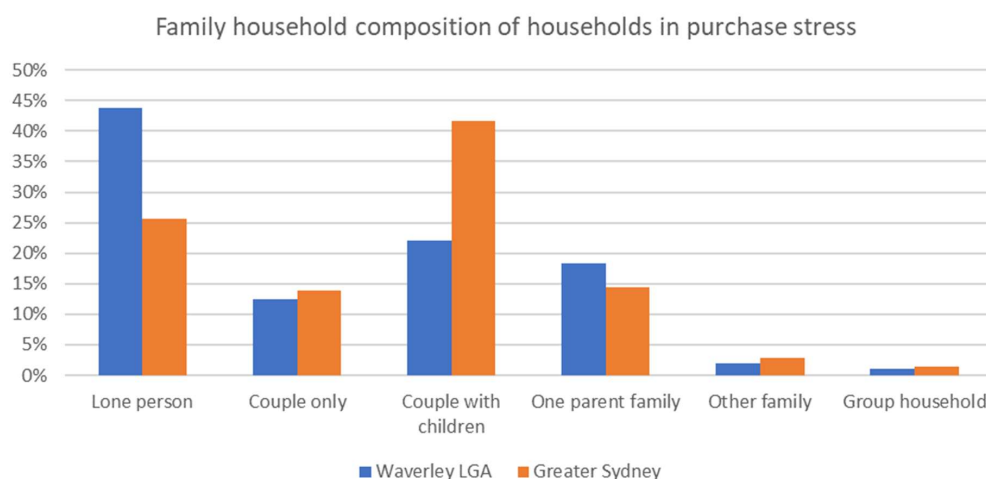


Figure 7.3: Family household composition of households in purchase stress, Waverley LGA and Rest of NSW, 2021 (% of all households in purchase stress)

Source: JSA 2023; ABS (2021) Census, TableBuilder Pro, counting dwellings, place of enumeration, by Mortgage Affordability Indicator, by 2-digit level Family Household Composition.

Again, purchasers in housing stress were more likely than average to be on moderate incomes, as shown below.

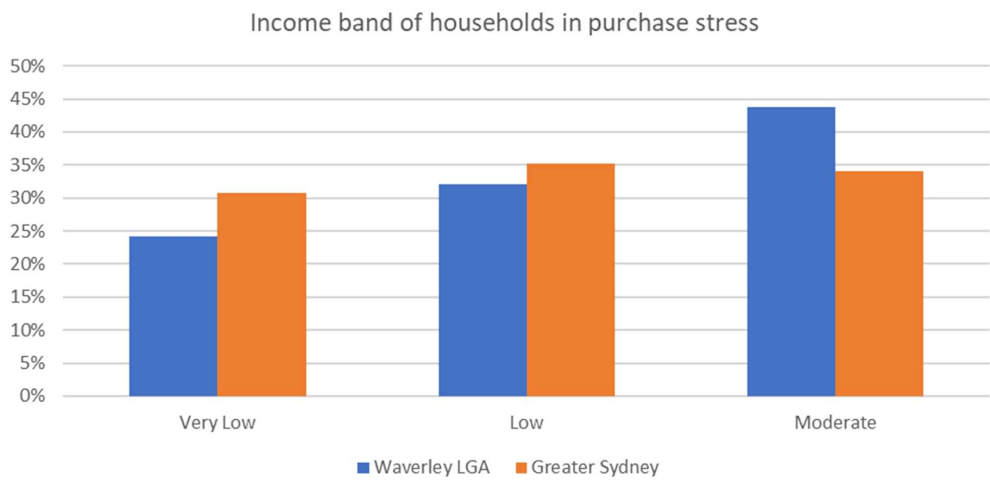


Figure 7.4: Income band of households in purchase stress, Waverley LGA and Rest of NSW, 2021 (% of all households in purchase stress)

Source: JSA 2023; ABS (2021) Census, TableBuilder Pro, counting dwellings, place of enumeration, by Mortgage Affordability Indicator, by Total Household Income.

8 Need for community services & facilities

Provision of community facilities will generally be undertaken by Waverley City Council, and funded from Section 7.12 contributions. The provision of additional services would be expected to reflect increased demand from increases in population and to be geographically focussed on areas experiencing growth.

An assessment has been made of the likely demand to be generated by the proposed development for key social infrastructure if the Planning Proposal is approved.

The table below shows standards for community facilities and these standards have been adopted for evaluation of social impacts and to estimate additional provision of services and facilities. Standards for community facilities and services are taken from a range of sources as referenced in the table.

Using NSW common planning assumptions data, the population of Waverley LGA is predicted to grow from 71,412 in 2023 to 76,034 in 2041, an increase of 4,622 and an annual growth rate of 0.3%.

The approval of the planning proposal will mean a 0.03% increase in the 2041 population of Waverley LGA, and is likely to be within the margin of error of the population estimates.

Based on the assessment below, the site is generally well serviced with regard to community facilities and transport, however there is likely to be a further exacerbation of the shortfall of open space in Waverley LGA, predicting a demand for either 294 m² or 4 m² of open space, depending on how Council’s benchmark is applied. In the context of Waverley LGA, the additional demand for open space is best met through further enhancement of existing open space, with funds available through development contributions.

Table 8.1: Community Service and Facility Planning Standards and Provision

Service or facility	Standard	Reference ⁵
Community and Cultural Services		
Community Centre	<ul style="list-style-type: none">1 neighbourhood centre per 5,000 people1 multi purpose community centre per 10-20,000 people	Previously recommended by NSW Department of Planning, and adopted in new release area planning by a range of councils.
Civic and Cultural facilities	<ul style="list-style-type: none">Access Required	
Library	<ul style="list-style-type: none">Branch library for 10-15,000 peopleMobile Library service to be provided at population threshold of 2,500.Provide 42 m² per 1,000 people	NSW Library and Information Association

⁵ See application of standards in Stubbs, J (1994), *West Dapto New Release Area Social Plan*, Wollongong City Council; Stubbs, J (1987) *Narellan New Release Area Social Plan/ Section 94 Plan*, Camden Council; Bonnyrigg Redevelopment Social Impact Assessment (JSA 2008).

Service or facility	Standard	Reference ⁵
Children and Young People		
Facilities and services for young people	<ul style="list-style-type: none"> Youth activities including a Youth Worker at population threshold of 5,000 e.g. as part of Neighbourhood Centre or outreach from Council Youth Centre Youth facility at population threshold of 15,000-20,000 people Youth friendly outdoor spaces (e.g. skate park, half-court basketball court, meeting spaces) also need to be provided. 	DOCS Guideline/West Dapto Social Plan
Long Day Care Centre	<ul style="list-style-type: none"> 0.26 places for every child aged 0-5 in NSW Detailed planning is required given the likely demography, and need and mechanism for provision of childcare (private or community provision). Hours of operation are likely to be an issue for commuters. 	JSA (2023) NSW average derived from usage statistics for early childhood education and care using Productivity Commission (2023) Report on Government Services, Part B, Section 3 Early childhood education and care, Table 3A.1, Released 07 February.
Out of School Care	<ul style="list-style-type: none"> 1: 5,000 people Could be provided with Public Primary School. 	DOCS Guideline/West Dapto Social Plan
Family Day Care	<ul style="list-style-type: none"> 1 Scheme per 5,000 population Should be provided as a baseline service 	Former DCHS Guideline/West Dapto Social Plan
Private schools	<ul style="list-style-type: none"> N/A 	
Education facilities	<ul style="list-style-type: none"> One public primary school per 2,000-2,500 new dwellings – land take needs to be determined in early planning stages One public high school per 6,000-7,500 new dwellings – land take needs to be determined in early planning stages 	DET (no longer published) DET (no longer published)
Older People		
Facilities and services for older people	<ul style="list-style-type: none"> Seniors Centre or activity space in Multi-purpose Community Resource Centre (MPCC), depending on demographic mix. 	Bonnyrigg SIA
Residential Aged Care services	<ul style="list-style-type: none"> The aged care provision ratio comprises 60.1 residential care places per 1,000 people aged 70 years and over. 	https://www.health.gov.au/our-work/aged-care-reforms/what-were-doing/sustainable-care accessed 25 July 2023.
My Aged Care Assessment Team	<ul style="list-style-type: none"> Access required 	N/A

Service or facility	Standard	Reference ⁵
Commonwealth Home Support Program	<ul style="list-style-type: none"> Access required 	N/A
Health and Welfare Services		
Public and Community Health Services	<p>Access required that may include:</p> <ul style="list-style-type: none"> Outreach community health services at a population threshold of 3-5,000 people including early childhood, generalist community health, allied health and psychiatric/counselling/social work services and youth health; Provision of Satellite Community Health Centre at population threshold of 10-15,000 people; Public hospital beds at a ratio of 3:1,000 people (0.25 Paediatric; 0.35 Obstetrics; 0.15 Psychiatric; 2.25 Medical/surgical) within 30 minutes' drive of development. 	NSW Department of Health /West Dapto Social Plan
General Practitioners	<ul style="list-style-type: none"> 1.20 GPs Fulltime work equivalent (FEW) per 1,000 people 3.35 GPs FWE per 1,000 people over 50 years 	Department of Health & Aged Care 2022, actual average rates for NSW.
Dental Services	<ul style="list-style-type: none"> 1:2,500 people at a population threshold of 2,500 people 	NSW Department of Health /West Dapto Social Plan
Pharmacy	<ul style="list-style-type: none"> 1:2,500 people at a population threshold of 2,500 people 	NSW Department of Health /West Dapto Social Plan
Mental Health Services	<ul style="list-style-type: none"> Access required as well as provision for community services noted above, adequate space needs to be provided for private practitioners 	N/A
Allied Health Services	<ul style="list-style-type: none"> Access required – as well as provision for community services noted above, adequate space needs to be provided for private practitioners, e.g. for Occupational Therapists, Physiotherapists, Speech Pathologists, etc. 	N/A
Community Support and Welfare Services	<ul style="list-style-type: none"> Access required 	N/A
Justice and Emergency Services	<ul style="list-style-type: none"> Access required 	N/A
Places of worship	<ul style="list-style-type: none"> Access required 	N/A
Recreation and Open Space		

Service or facility	Standard	Reference ⁵
Open Space	<ul style="list-style-type: none"> 1.47 ha/1,000 people Note that using the gap of 448.6 m² for a population increase of 2,336 people in Table 3.1 of the Waverley Open Space and Recreation Strategy, the standard is 192 m² per 1,000 additional people. 	Waverley Open Space and Recreation Strategy, pages 58 and 59.
Entertainment facilities	<ul style="list-style-type: none"> Access required 	N/A
Shops and commercial services	<ul style="list-style-type: none"> Access required 	N/A
Public and community transport	<ul style="list-style-type: none"> Access to adequate public transport required. 	
Police	<ul style="list-style-type: none"> Police presence at 10,000 population threshold Police station at 20,000 population threshold 	
Ambulance	<ul style="list-style-type: none"> Ambulance station at 20,000 population threshold, though need may be serviced by existing services. 	
Fire Services	<ul style="list-style-type: none"> Likely to be serviced by existing facilities, but consideration required. 	

Source: JSA 2023

Table 8.2: Evaluation of facilities proposed against above standards /service requirements

Service or facility	Standard	JSA assessment and recommendation
Community and Cultural Services		
Community Centre	<ul style="list-style-type: none"> 1 neighbourhood centre per 5,000 people 1 multi purpose community centre per 10-20,000 people 	Waverley Council reports nine community centres available, a rate of one centre per 8,000 people. The area appears to be undersupplied with community centres, with the bench mark suggesting a demand for 14 Neighbourhood Centres and 4 Multi Purpose Centres. The additional demand created by the development is very small in the context of the LGA (an additional 0.004 neighbourhood centres based on the standard and an additional 0.0025 community centres based on actual provision). Any development will require Development Contributions under Waverley Council Development Contributions Plan 2006, and contributions and additional rate income will support the provision of additional community services and facilities by Waverley Council.

Civic and Cultural facilities	<ul style="list-style-type: none"> Access Required 	Civic and Cultural facilities are available at Bondi and Bondi Junction and include Bondi Pavilion and Waverley Library Galleries. A range of regional facilities are available nearby in City of Sydney.
Library	<ul style="list-style-type: none"> Branch library for 10-15,000 people Mobile Library service to be provided at population threshold of 2,500. Provide 42 m² per 1,000 people 	Waverley library is within the Ron Lander Centre in Denison St, Bondi Junction. The standard requires approximately 3,000 m ² . Base on scaling from Google Maps, the building has an area of approximately 4,500 m ² , however the proportion of this that is used for the library is not known.
Children and Young People		
Facilities and services for young people	<ul style="list-style-type: none"> Youth activities including a Youth Worker at population threshold of 5,000 e.g. as part of Neighbourhood Centre or outreach from Council Youth Centre Youth facility at population threshold of 15,000-20,000 people Youth friendly outdoor spaces (e.g. skate park, half-court basketball court, meeting spaces) also need to be provided. 	There is a skate park at Bondi Beach and a range of sporting facilities are available at Waverley Park. WAYS Youth & Family provides youth services in Bondi.
Long Day Care Centre	<ul style="list-style-type: none"> 0.26 places for every child aged 0-5 in NSW Detailed planning is required given the likely demography, and need and mechanism for provision of childcare (private or community provision). Hours of operation are likely to be an issue for commuters. 	The development is expected to contain 1-2 children aged 0-4, with a demand for 0-1 long day care places. Based on current trends, childcare is likely to be provided commercially in response to demand. A search of www.startingblocks.gov.au identified 39 services within 2 km of the proposal site.
Out of School Care	<ul style="list-style-type: none"> 1: 5,000 people Could be provided with Public Primary School. 	Out of school care is available at Waverley Public School, about 500 metres from the site. A search of www.startingblocks.gov.au identified 20 services within 2 km of the proposal site.
Family Day Care	<ul style="list-style-type: none"> 1 Scheme per 5,000 population Should be provided as a baseline service 	A Family Day Care Program is run by Waverley Council, and additional services would be expected to respond to increases in demand.
Private schools	<ul style="list-style-type: none"> N/A 	Nearby private schools include St Charles Catholic Primary School, Carrington Road, about 400 metres walk from the site; Reddam House (primary and high school), Edgecliff Road, about 1 km walk from the site; and St Catherines Anglican School (primary and high school), Albion Street, about 1 km walk from the site. A range of private high schools include St Clares Catholic College (girls only), Carrington Road; and Marcellin Catholic College (boys only), Alison Road Randwick.

Education facilities	<ul style="list-style-type: none"> One public primary school per 2,000-2,500 new dwellings – land take needs to be determined in early planning stages 	There are likely to be two primary school aged children in any development on the site. The nearest primary school is Waverley Public School, about 400 metres walk from the site. There are five public schools within the LGA, giving one school per 6,500 dwellings, suggesting the area is undersupplied for public schools. However a public school is within walking distance of the proposed development and it is NSW School policy to provide facilities in response to demand. Waverley Public School had a 2022 enrolment of 349 students, which suggests that much of the demand for primary schools in the catchment is met by private schools.
	<ul style="list-style-type: none"> One public high school per 6,000-7,500 new dwellings – land take needs to be determined in early planning stages 	There are likely to be two secondary school aged children in any development on the site. The nearest high school is Rose Bay Secondary School, about 3.6 km from the site and accessible by bus. This school services the LGAs of Woollahra and Waverley with a total 2021 number of dwellings of about 59,000 dwellings, suggesting the area is undersupplied for public high schools. It is NSW School policy to provide facilities in response to demand. The School had a 2022 enrolment of 1,271 students, which suggests that much of the demand for high schools in the catchment is met by private schools.
Older People		
Facilities and services for older people	<ul style="list-style-type: none"> Seniors Centre or activity space in Multi-purpose Community Resource Centre (MPCC), depending on demographic mix. 	Waverley Community and Seniors Centre and Margaret Whitlam Recreation Centre offer programs for older people. In the context of Waverley LGA, the incremental demand for services resulting from development of the site will be minimal.
Residential Aged Care services	<ul style="list-style-type: none"> The aged care provision ratio comprises 60.1 residential care places per 1,000 people aged 70 years and over. 	The over 70 population of the development will be 2 people, equivalent to a demand for 0.1 residential aged care places. A search on the MyAgedCare website on 19 October 2023 returned 42 centres with beds available within 5 km of Bondi Junction.
My Aged Care Assessment Team	<ul style="list-style-type: none"> Access required 	An Aged Care Assessment Team is based at Prince of Wales Hospital, about 4 kms from the site. In the context of Waverley LGA, the incremental demand for services resulting from development of the site will be minimal.
Commonwealth Home Support Program	<ul style="list-style-type: none"> Access required 	A search on the MyAgedCare website on 19 October 2023 for domestic assistance in Bondi Junction found 18 providers delivering assistance in the suburb. In the context of Waverley LGA, the incremental demand for

		services resulting from development of the site will be minimal.
Public and Community Health Services	<p>Access required that may include:</p> <ul style="list-style-type: none"> • Outreach community health services at a population threshold of 3-5,000 people including early childhood, generalist community health, allied health and psychiatric/counselling/social work services and youth health; • Provision of Satellite Community Health Centre at population threshold of 10-15,000 people; • Public hospital beds at a ratio of 3:1,000 people (0.25 Paediatric; 0.35 Obstetrics; 0.15 Psychiatric; 2.25 Medical/surgical) within 30 minutes' drive of development. 	<p>Prince of Wales Hospital (about 4 km from the site) provides range of allied health services including nutrition and dietetics, pharmacy, eye clinic, hydrotherapy outpatient service, orthotics, physiotherapy, clinical psychology, social work and speech pathology.</p> <p>Prince of Wales Hospital is a major teaching hospital and provides public hospital beds (approximately 450) with services including Adult Mental Health Unit, Maternity Unit and Paediatrics.</p> <p>In the context of Waverley LGA, the incremental demand for services resulting from development of the site will be minimal.</p>
General Practitioners	<ul style="list-style-type: none"> • 1.20 GPs Fulltime work equivalent (FEW) per 1,000 people • 3.35 GPs FWE per 1,000 people over 50 years 	There are 16 general practitioners in the suburb of Bondi Junction with the nearest to the proposal site 300m distant.
Dental Services	<ul style="list-style-type: none"> • 1:2,500 people at a population threshold of 2,500 people 	The nearest dental services are 300m from the proposal site with a further 19 dentists located in the suburb of Bondi Junction.
Pharmacy	<ul style="list-style-type: none"> • 1:2,500 people at a population threshold of 2,500 people 	There are numerous pharmacies within close proximity to the proposal site with the closest 700m.
Mental Health Services	<ul style="list-style-type: none"> • Access required as well as provision for community services noted above, adequate space needs to be provided for private practitioners 	A range of services are available at Prince of Wales Hospital and privately within Bondi Junction CBD.
Allied Health Services	<ul style="list-style-type: none"> • Access required – as well as provision for community services noted above, adequate space needs to be provided for private practitioners, e.g. for Occupational Therapists, Physiotherapists, Speech Pathologists, etc. 	A range of services are available at Prince of Wales Hospital and privately within Bondi Junction CBD.
Community Support and Welfare Services	<ul style="list-style-type: none"> • Access required 	In the context of Waverley LGA, the incremental demand for services resulting from development of the site will be minimal.
Justice and Emergency Services	<ul style="list-style-type: none"> • Access required 	In the context of Waverley LGA, the incremental demand for services resulting from development of the site will be minimal.
Places of worship	<ul style="list-style-type: none"> • Access required 	<p>Multiple places of worship are located within 2km of the proposal site including Anglican, Catholic, Jewish, Moslem, Salvation Army and Uniting</p> <p>In the context of Waverley LGA, the incremental demand for services resulting</p>

from development of the site will be minimal.

Recreation and Open Space

Open Space	<ul style="list-style-type: none"> 1.47 ha/1,000 people 	<p>Based on the benchmark, the addition population from development of the site will require an additional 294 m² of open space, noting that Waverley LGA is undersupplied with public open space.⁶ Council's application of the benchmark is not clear, as based on Table 3.1 of the Waverley Open Space and Recreation Strategy, incremental open space is required at a rate of 192 m² per 1,000 people. Using this figure, development of the site will require an additional 4 m² of open space. In a highly developed area like Waverley LGA, a common response is to provide a high level of enhancement to open space areas to allow for more intensive use. Development of the site will attract Development Contributions, and these can be used by Council to provide additional enhancement to open space.</p> <p>The nearest park is Waverley Park, about 300 metres walk from the site. Sporting fields are also found at Waverley Park.</p>
Entertainment facilities	<ul style="list-style-type: none"> Access required 	Entertainment facilities, private and public, provided in and around Bondi Junction (e.g. bowling club, Event Cinemas)
Shops and commercial services	<ul style="list-style-type: none"> Access required 	Numerous shops and commercial services provided in Bondi Junction CBD
Public and community transport	<ul style="list-style-type: none"> Access to adequate public transport required. 	Nearest bus stops are located outside the War Memorial Hospital in Birrell Street, providing access to route 360 operating between Clovelly and Bondi Junction seven days per week with services every 20 to 30 mins. Bondi Junction provides access to the Sydney rail system with high frequency train services providing connectivity to the City of Sydney, the metropolitan area and regional and interstate areas.
Police	<p>Police presence at 10,000 population threshold</p> <p>Police station at 20,000 population threshold</p>	Police are available at Waverley Police Station, 153 Bronte Rd, Waverley. In the context of Waverley LGA, the incremental demand for services resulting from development of the site will be minimal.
Ambulance	Ambulance station at 20,000 population threshold, though need may be serviced by existing services.	NSW Ambulance is available at, 21 Brighton Blvd, Bondi Beach. In the context of Waverley LGA, the incremental demand for services resulting from development of the site will be minimal.

⁶ Waverley Open Space and Recreation Strategy, page 58.

Fire Services	Likely to be serviced by existing facilities, but consideration required.	Fire and Rescue NSW is available at Woollahra Fire Station, 2 Forth St, Woollahra. In the context of Waverley LGA, the incremental demand for services resulting from development of the site will be minimal.
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Source: JSA 2023

9 Community Survey

A door knock survey of adjacent and nearby dwellings was conducted on the morning of 11 November 2023. A total of 31 dwellings were door knocked. Of these, 11 completed surveys, 4 refused to participate, and there was no response at 16 dwellings.

The area appeared to be quite stable, with 55% of respondents living in their homes for ten or more years, and another 36% living in their homes for 4-10 years. Ninety one percent (91%) of dwellings were owner occupied.

With regard to the neighbourhood, 64% of respondents were very positive and 27% were quite positive about living in the neighbourhood. The best things about the neighbourhood related to proximity to transport, beach and shops, with this cited by all respondents. Of concerns regarding the neighbourhood, five people mentioned parking and two mentioned traffic. Other concerns raised included poor phone and internet connectivity, increase in high rise in the area and the communications tower.

With regard to the planning proposal, 10 respondents (91%) had concerns regarding the proposal. Of these, 7 were concerned regarding adequacy of parking, 4 were concerned regarding noise from the development, 4 were concerned regarding privacy or overlooking, 2 were concerned with increases in density and 1 was concerned regarding construction noise.

Appendix A: NSW BoCSAR Crime Data & Maps

The Table below shows the two-year trend to December 2023 and the incident rate (per 100,000 population) for the Year to December 2023, for the **Bondi Junction Suburb** compared to NSW for a range of offence types.

Crime rates for most crimes were below the NSW average, including for Domestic Violence, Theft – Break and Enter dwelling, Theft – motor vehicle theft and Malicious Damage. Rates above NSW are **Red**. However, all crime types reviewed were stable in the suburb apart from Domestic Violence, which had increased by 56% over a two year period compared with only 9% in NSW.

Crime hotspot maps for a range of offences for the Bondi Junction Suburb for the period July 2022 to June 2023 (the most recent period available at the time of writing) follow. NSW Bureau of Crime Statistics and Research (BoCSAR) reports that,

“Hotspot maps illustrate areas of high crime density relative to crime concentrations in NSW. The hotspots indicate areas with a high level of clustering of recorded criminal incidents for the selected offence...LGAs with crime hotspots do not necessarily have high count of incidents relative to other LGAs. This is because hotspots reflect the density of incidents in specific areas and not the number of incidents in the entire LGA. Hotspots are not adjusted for the number of people residing in or visiting the LGA and so do not necessarily reflect areas where people have a higher than average risk of victimisation.”⁷

The subject site was within or proximate to a crime hotspot for Assault – Domestic and Theft – Break and Enter dwelling.

⁷ Burgess, M (2011) Understanding crime hotspot maps, NSW Bureau of Crime Statistics and Research, Crime and Justice Statistics, Bureau Brief, Issue paper no 60, April, Pg 3.

Table 0-1: NSW BoCSAR Incident Rates Bondi Junction Suburb & Subject Site w/in Hotspot

Offence Type	Area	2 Yr Trend to December 2023	Rate (per 100,000 pop) Yr to Dec 2023	50 Botany Road w/in Hotspot?
Assault – Domestic	Bondi Junction Suburb	Up 55.7% per year	402.5	Yes
	NSW	Up 8.7% per year	445.7	
Assault – Non Domestic	Bondi Junction Suburb	Stable	833.7	No
	NSW	Up 9.6% per year	422	
Theft – Break and Enter dwelling	Bondi Junction Suburb	Stable	95.8	Yes
	NSW	Up 6.4% per year	246.8	
Theft - motor vehicle theft	Bondi Junction Suburb	Stable	124.6	No
	NSW	Up 16.1% per year	176.5	
Malicious Damage to Property	Bondi Junction Suburb	Stable	804.9	No
	NSW	Stable	609.1	

Source: NSW BoCSAR, NSW Crime Tool, <http://crimetool.bocsar.nsw.gov.au/bocsar/>, accessed on 28/3/24.

NSW BoCSAR Crime Hotspot Maps

Assault Domestic

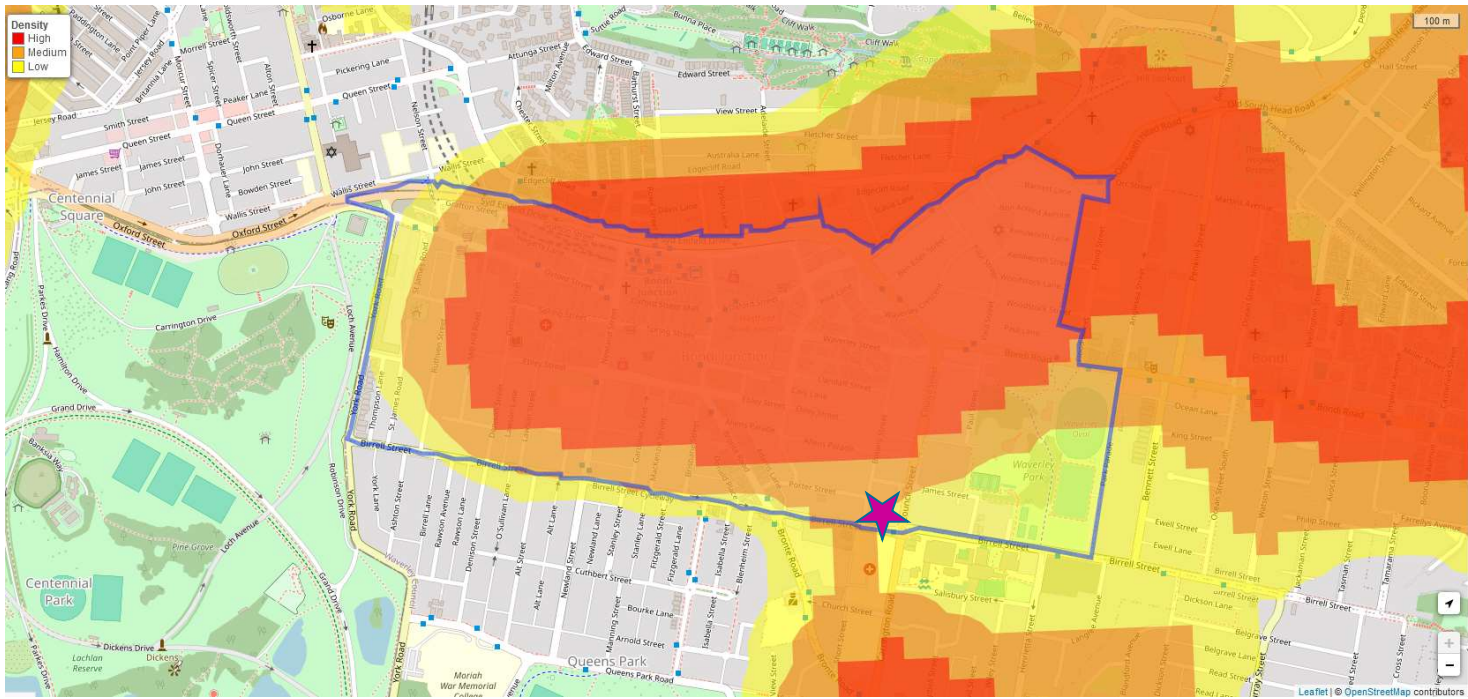


Figure 0-1: Incidents of Assault (Domestic assault) from July 2022 to June 2023, Bondi Junction Suburb boundary & proposal site identified
Source: NSW BoCSAR, NSW Crime Tool, <http://crimetool.bocsar.nsw.gov.au/bocsar/>, accessed on 28/3/24.

Assault Non-Domestic

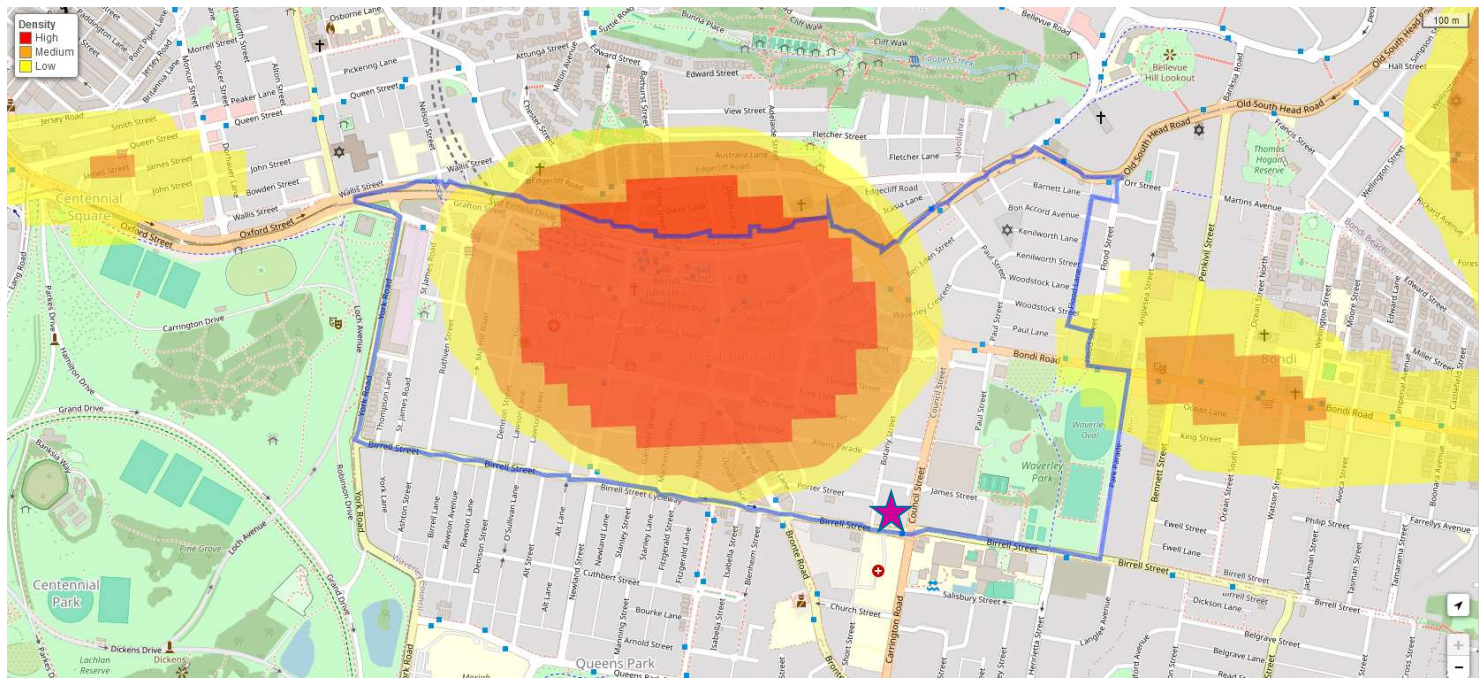


Figure 0-2: Incidents of Assault (Non-domestic assault) from July 2022 to June 2023, Bondi Junction Suburb boundary & proposal site identified

Source: NSW BoCSAR, NSW Crime Tool, <http://crimetool.bocsar.nsw.gov.au/bocsar/>, accessed on 28/3/24.

Theft - Break and Enter Dwelling

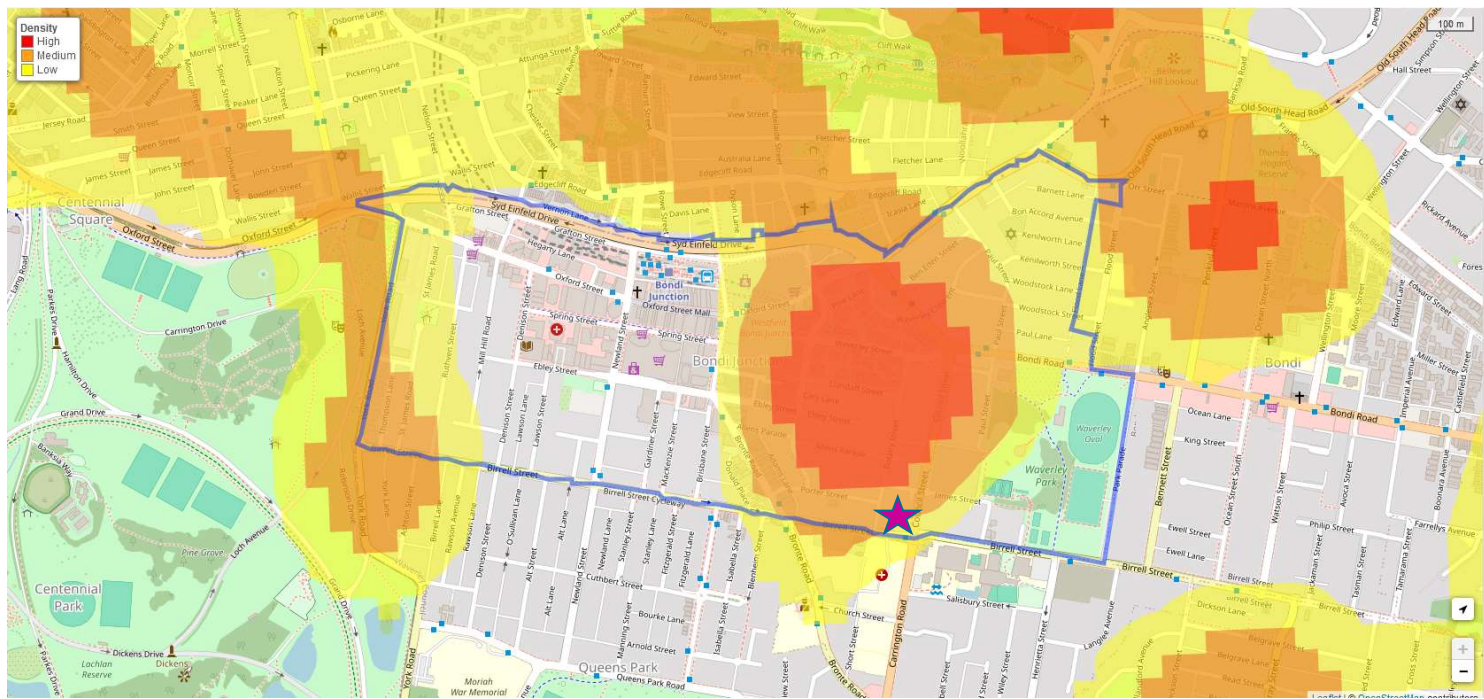


Figure 0-3: Incidents of Theft (Break & enter dwelling) from July 2022 to June 2023, Bondi Junction Suburb boundary & proposal site identified
Source: NSW BoCSAR, NSW Crime Tool, <http://crimetool.bocsar.nsw.gov.au/bocsar/>, accessed on 28/3/24.

Theft – Motor Vehicle theft

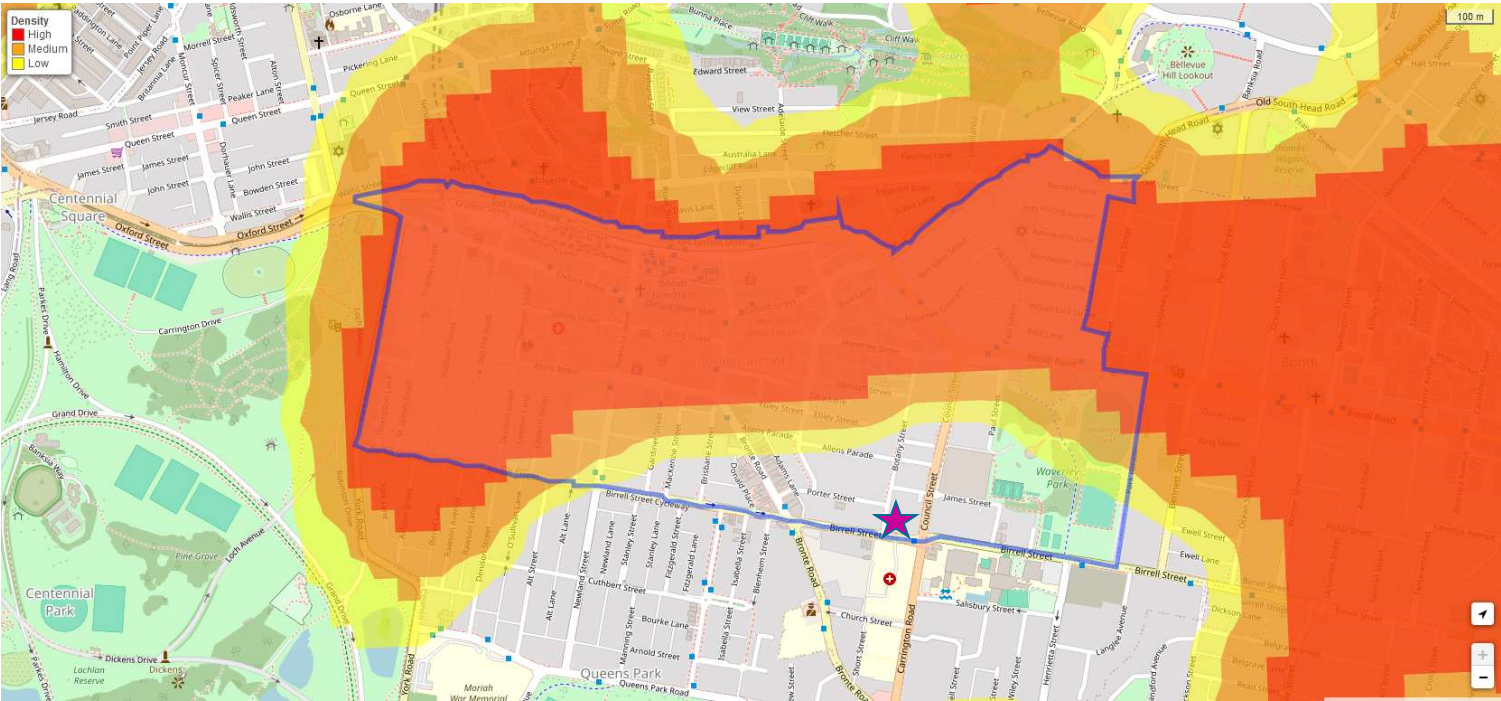


Figure 0-4: Incidents of Theft (Motor vehicle theft) from July 2022 to June 2023, Bondi Junction Suburb boundary & proposal site identified

Source: NSW BoCSAR, NSW Crime Tool, <http://crimetool.bocsar.nsw.gov.au/bocsar/>, accessed on 28/3/24.

Malicious Damage to Property

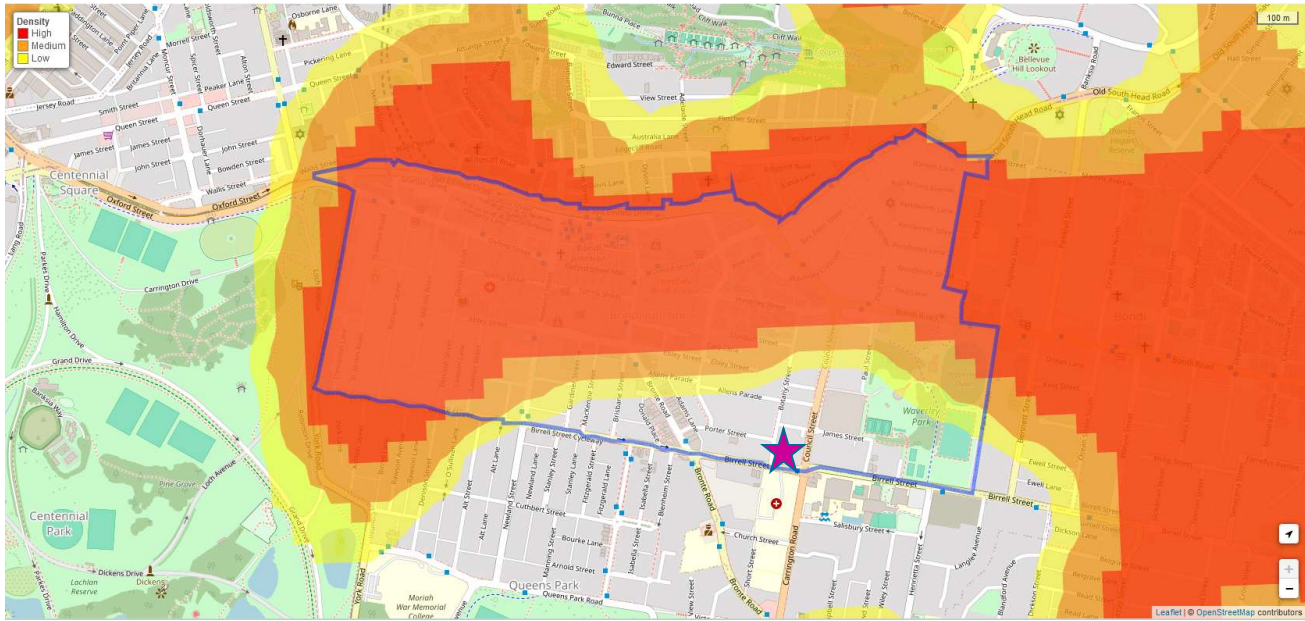


Figure 0-5: Incidents of Malicious Damage to Property from July 2022 to June 2023, Bondi Junction Suburb boundary & proposal site identified
Source: NSW BoCSAR, NSW Crime Tool, <http://crimetool.bocsar.nsw.gov.au/bocsar/>, accessed on 28/3/24.

STATEMENT OF HERITAGE IMPACT

Planning Proposal at
50 Botany Street
BONDI JUNCTION



Job No. 10108
November 2023

Heritage21
CULTURAL BUILT HERITAGE IN THE 21ST CENTURY

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Statement of Heritage Impact – 50 Botany Street, Bondi Junction

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Acknowledgement of Country

Heritage 21 wishes to acknowledge the Traditional Owners of country throughout Australia and recognise their continuing connection to land, waters and community. We pay our respects to them and their cultures and to elders both past and present.

Statement of Heritage Impact – 50 Botany Street, Bondi Junction

Name of the heritage item:

Telecommunication Tower (Item I166)

State Heritage Register / LEP heritage schedule item number and name:

Telecommunication Tower (Item I166 as listed under Schedule 5 of the *Waverley Local Environmental Plan 2012*)

Address and location:

50 Botany Street, Bondi Junction

Statement of heritage impact for:

Proposed Planning Proposal for the change of land use zone to R3 Medium Density Residential, the implementation of a minimum lot size of 232m², and delisting of a heritage item at 50 Botany Street, Bondi Junction.

Prepared by:

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Prepared for:

Anthony Fahey, Bondi Exchange Pty Ltd

Cover image: Subject site at 50 Botany Street, Bondi Junction looking west to Council Street façade
(Source: Heritage 21, 17 October 2023).

The following table forms part of the quality management control undertaken by Heritage 21 regarding the monitoring of its intellectual property as issued.

Issue	Description	Date	Written by	Reviewed by	Issued by
1	Draft report (D1) issued for comment.	03.11.2023	KT	AP	KT
2	Report Issued (RI).	06.11.2023	KT	-	KT

Statement of Heritage Impact – 50 Botany Street, Bondi Junction

1.0 INTRODUCTION

1.1 Background

As per Appendix A, the site was approved for demolition by the Waverley Local Planning Panel as part of DA-79/2020. This Statement of Heritage Impact (“SOHI” or “report”) has been prepared on behalf of Bondi Exchange Pty Ltd who have engaged Heritage 21 to submit a Statement of Heritage Impact in the context of a planning proposal for the change of land use zone to R3 Medium Density Residential, the implementation of a minimum lot size of 232m², and delisting of a heritage item at 50 Botany Street, Bondi Junction (‘the site’).

1.2 Site Identification

The subject site is located at 50 Botany Street, Bondi Junction which falls within the boundaries of the Waverley Council Local Government Area (LGA) and it comprises Lot 1 DP 619753. As depicted in Figure 1 below, the site is located on the eastern side of Botany Street and is near the corner of Botany and Birrell streets. The subject site comprises a Telstra Radio Exchange building as well as a radio telephone terminal, presenting to both Botany Street and Council Street. The setting and topography of the site will be more fully described in Section 3.0 below.



Figure 1. Aerial view of the site, which is highlighted in yellow (Source: NSW Spatial Services, “SIX Maps,” accessed 26 October 2023, <http://maps.six.nsw.gov.au/>, annotated by Heritage 21).

Statement of Heritage Impact – 50 Botany Street, Bondi Junction

1.3 Heritage Context

1.3.1 Heritage Listings

The subject site **is** listed as an item of environmental heritage under Schedule 5 of the *Waverley Local Environmental Plan 2012* (“WLEP”). It **is not** listed on the NSW State Heritage Register, the National Heritage List, the Commonwealth Heritage List, the National Trust Register (NSW), or the former Register of the National Estate.¹

The details of the listings follow:

Statutory List – Legislative Requirements				
List	Item Name	Address	Significance	Item No.
Waverley Local Environmental Plan 2012	Telecommunication tower	50 Botany Street	Local	I166

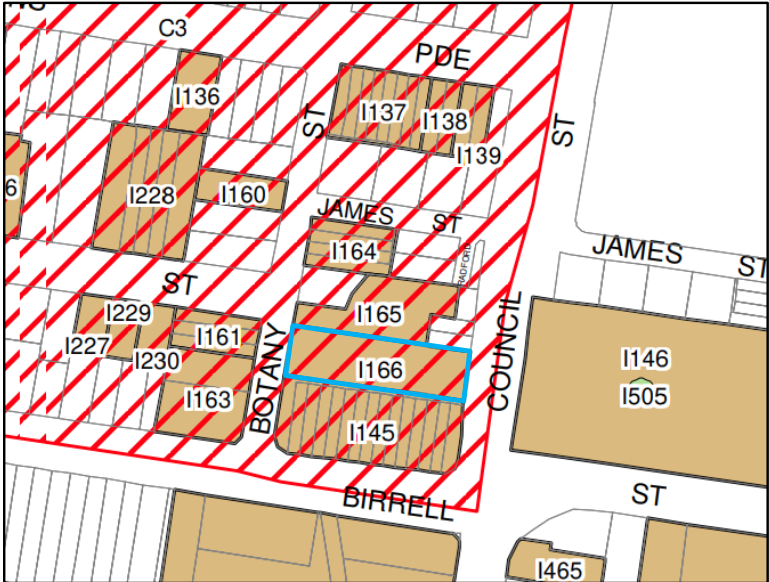


Figure 2. Detail from Heritage Map HER_001A. The site is outlined in blue, heritage items shaded brown and heritage conservation areas are hatched red (Source: NSW Legislation Online, <https://www.legislation.nsw.gov.au/maps>, annotated by Heritage 21).

¹ The Register of the National Estate ceased as a statutory heritage list in 2007, but it continues to exist as an inventory of Australian heritage places.

Statement of Heritage Impact – 50 Botany Street, Bondi Junction

1.3.2 Heritage Conservation Areas (“HCA”)

As depicted in Figure 2 above, the subject site is located within the boundaries of the Botany Street Heritage Conservation Area (“HCA”), listed under Schedule 5 of the WLEP 2012.

Properties located within the HCA fall into one of the three following classifications:

- **Contributory Item** – the property makes a positive contribution to the character and heritage significance of the HCA.
- **Neutral Item** – the property does not contribute nor detract from the character and heritage significance of the HCA.
- **Non-Contributory Item** – the property detracts from the character and heritage significance of the HCA.

Heritage 21 notes that the subject site, including the telecommunications tower and associated buildings has been approved for demolition by the Waverley Local Planning Panel as part of DA-79/2023. Due to the demolition of the telecommunications tower being approved, and the images taken by Heritage 21 during the site visit (refer to Section 3.4 below), Heritage 21 is of the opinion that the subject site has lost its integrity and is considered by Heritage 21 to be a non-contributory item within the HCA.

1.3.3 Heritage Items in the Vicinity

As depicted in Figure 2 above, the subject site is situated within the general vicinity of the following heritage items listed under Schedule 5 of the WLEP 2012. The details of the listings follow:

Item/HCA Name	Address	Significance	Item Number
Two storey terrace row	208-236 Birrell Street	Local	I145
Ecclesiastical Gothic style stone church, St Mary’s Church	240-248 Birrell Street	Local	I146
Two storey residential flat building	19 Botany Street	Local	I160
Single storey terrace row	25-29 Botany Street	Local	I161
Semi-detached dwellings	31-33 Botany Street	Local	I163
Two storey terrace row	40-46 Botany Street	Local	I164
Single dwelling	48 Botany Street	Local	I165
Two storey terrace row	14-22 Porter Street	Local	I228
War Memorial Hospital, Late Victorian buildings and former stables	125 Birrell Street	Local	I449
Federation house	4 Carrington Road	Local	I465
St Mary’s Anglican Church and grounds	240 Birrell Street	Local	I505
St. Mary’s Anglican Church and Pipe Organ	240 Birrell Street	State	00160 (SHR)

Statement of Heritage Impact – 50 Botany Street, Bondi Junction

Among the heritage items in the vicinity listed above, the subject site is adjacent to or within the visual catchment of Item I145 (208-236 Birrell Street), Item I146 (240-248 Birrell Street), Item I161 (25-29 Botany Street), Item I163 (31-33 Botany Street), Item I164 (40-46 Botany Street), Item I165 (48 Botany Street), Item I505 (240 Birrell Street), Item I228 (14-22 Porter Street), and Item I465 (4 Carrington Road). Accordingly, the discussion in Section 6.0 of this SOHI of the potential heritage impact of the proposal on heritage items in the vicinity is limited to these items.

1.4 Purpose

The subject site is a heritage item and is located within the Botany Street Heritage Conservation Area and is located in the vicinity of multiple heritage items, all of which are listed under Schedule 5 of the WLEP 2012. Sections 5.10(4) and 5.10(5) of the WLEP 2012 require Waverley Council to assess the potential heritage impact of non-exempt development, such as the proposed works (refer to Section 5.0), on the heritage significance of the abovementioned heritage items and heritage conservation area and, also, to assess the extent (whether negative, neutral or positive) to which the proposal would impact the heritage significance of those heritage items and heritage conservation area. This assessment is carried out in Section 6.0 below.

Accordingly, this SOHI provides the necessary information for Council to make an assessment of the proposal on heritage grounds.

1.5 Methodology

The methodology used in this SOHI is consistent with *Guidelines for preparing a statement of heritage impact* (2023) and *Assessing heritage significance* (2023) published by the NSW Department of Planning and Environment, and has been prepared in accordance with the principles contained in the 2013 edition of *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance*.

Statement of Heritage Impact – 50 Botany Street, Bondi Junction

1.6 Limitations

- This SOHI is based upon an assessment of the heritage issues only and does not purport to have reviewed or in any way endorsed decisions or proposals of a planning or compliance nature. It is assumed that compliance with non-heritage aspects of Council's planning instruments, the BCA and any issues related to services, contamination, structural integrity, legal matters or any other non-heritage matter is assessed by others.
- This SOHI essentially relies on secondary sources. Primary research has not necessarily been included in this report, other than the general assessment of the physical evidence on site.
- It is beyond the scope of this report to address Indigenous associations with the subject site.
- It is beyond the scope of this report to locate or assess potential or known archaeological sub-surface deposits on the subject site or elsewhere.
- It is beyond the scope of this report to assess items of movable heritage.
- Any specifics regarding views should be assessed by a view expert. Heritage 21 does not consider itself to be a view expert and any comments in this report are opinion based.
- Heritage 21 has only assessed aspects of the subject site that were visually apparent and not blocked or closed or to which access was not given or was barred, obstructed or unsafe on the day of the arranged inspection.

1.7 Copyright

Heritage 21 holds copyright for this report. Any reference to or copying of the report or information contained in it must be referenced and acknowledged, stating the full name and date of the report as well as Heritage 21's authorship.

Statement of Heritage Impact – 50 Botany Street, Bondi Junction

2.0 HISTORICAL CONTEXT

2.1 Local History

The following summary history of the suburb of Bondi Junction has been extracted from the Heritage Assessment of Bondi Junction for Heritage NSW by Colin Brady & Ines Meyer:

Pre-European Settlement

Prior to European settlement of the Sydney Basin the region was home to a group of Aboriginal tribes, bound by loose family connections and speaking variations of a common language called Darug. Those to the southern side of the Harbour and Parramatta River were identified as the Wangal Clan of which Bennelong is the best-known member. Following European settlement in 1788, the clan progressively retreated to lands about Rushcutters Bay and then to the lagoon behind the dunes then fronting Bondi Beach.

As European settlement expanded from Sydney Cove aboriginal settlement tended to cluster about the outskirts of European farms and villages focusing on locations where the natural environment provided opportunity for continued sustenance supplemented by handouts from farms and small villages. Thus to the east of Sydney later accounts of Aboriginal settlement identify Rushcutters's Bay, the slope to the eastern side of Trumper Park, Bondi Lagoon and Clovelly as residential locations of aboriginals through to the 1860's with the last full blooded aboriginal dying at Clovelly in 1863.

Initial European Settlement – Establishment of the South Head and Frenchman's Roads

European settlement of Bondi Junction evolved about primitive tracks established at the time of the First Fleet and responding to the geographic landforms of the location. Whilst anchored at Botany Bay, Captain Arthur Phillip sent men overland to investigate Cook's earlier report of an inlet to the north. Following the coastal ridgeline, they are thought to have arrived at and viewed Port Jackson from the lookout point later to form Bellevue Hill Park. This practise of following the ridgelines about the Coastal inlets of the Sydney Basin established a basis for early road construction. By 1803 a track was recorded leading along the ridgeline to the south of Sydney Harbour then descending to the broad sand blow linking Bondi Beach and Rose Bay before rising again to the signal station established at South Head in 1792. In 1811 the track was consolidated as a crude road formation identified as the South Head Road. At the later location of Bondi Junction another track led south from the new road following the ridgeline previously trekked by Captain Phillip's crew. The track was identified as the Frenchman's Road as it lead to the inner headland of Botany Bay where French explorer LaPerouse had buried

Statement of Heritage Impact – 50 Botany Street, Bondi Junction

his ships surgeon whilst anchored to the north eastern end of Botany when Phillip's First Fleet was in the Bay.

The South Head Road was substantially improved by Major Druitt in 1820, the same year Governor Macquarie established a lookout tower at the Botany Bay end of the Frenchman's Road to discourage smuggling. The improved South Head Road became a fashionable route for Sunday excursions from Sydney. Many Sunday promenaders would terminate their trip at a promontory above the Rose Bay Valley east of what is now Bondi Junction. Governor Macquarie named the vantage point Belle-Vue the name soon gaining the suffix Hill the name Bellevue Hill being adapted for the sparsely settled area extending back from the lookout point to the junction of the South Head and Frenchman's Roads. The narrow ridgeline occupied by the South Head Road marked a division between the 1500acre expanse of the Cooper Estate to the north and the open sand flats of the Sydney Common to the south. Initially proclaimed by Governor Phillip in 1792 and subsequently extended as the Sydney Water Reserve the common encompassed the open sand soaks and rivulets flowing from the ridgeline to the northern shore of Botany Bay.

Initial Land Grants

Through the 1820's land within the narrow corridor leading to Belle Vue between the Piper/ Cooper holdings and the Sydney Common remained under Crown title. The one exception, a grant of 60 Acres on the southern side of the South Head Road made to Thomas Jones in 1821, passed to William Foreman in 1825 and thence to Barnett Levey in 1826. Levey brother of Solomon Levey (briefly in possession of the vast Captain Piper Estate in partnership with Daniel Cooper) to the opposite side of South Head Road was an entrepreneur and sought to capitalise on the outlook of his grant extending between later day alignments of Paul Street and Hollywood Avenue. Levy's plans were not to use the land as farmland as the owner before had used it and he arranged to build the Waverley House and an estate of cottages on it. The residence was located to the south of Waverley Crescent, itself the result of a further speculative venture by Levey. In 1828 Barnett Levey had undertaken the Permanent settlement was confined to the area around Tea Gardens in Bondi Junction. In mid-19th Century the Waverley community was still isolated from Sydney Cove.

By 1827 Levey had commenced construction of a substantial two-storey residence facing the South Head Road and the following year commenced the Waverley Crescent subdivision including an inn aimed at the travellers to the nearby Belle Vue look out. Waverley Crescent Subdivision was the first private subdivision in the study area. Levey struck difficulties financing the project and sold Waverley House

Statement of Heritage Impact – 50 Botany Street, Bondi Junction

when it was completed in 1829. In 1844, 12.2 hectares of his estate were still undeveloped.

Lands to the west of Levey's grant were briefly the subject of a Charter granted under Royal consent to a corporation enabling reservation of one seventh of all lands within every parish of a county to assist with support and establishment of the Church of England. The Charter of March 9 1826 saw all lands to the south of the South Head Road not already subject to grant or inclusion in the Sydney Common reserved under this provision. By 1829 the Royal consent was facing revocation. The lands within Waverley returned to the Crown. Lands. Prior to reform of the land grants process in August 1831 one further parcel of land was granted under the initial grant system. Based on an earlier promise, farmer Henry Hough was in December 1832 granted possession of 1 Dacres facing The South Head Road, possession being granted in December 1832. Hough's land became the site of a windmill employed by 1841 for the grinding of corn and other cereals. The demand for such a mill reflected the increased agricultural activity in the area by the 1840's.

Consolidation of the area about the future Bondi Junction stemmed from division of the remaining lands into small grants through the 1830's and early 1840's. Whilst lands to the northern side of the by now renamed, Old South Head Road were largely left undeveloped, the gradual slopes adjacent to the open grazing lands of the Sydney Common were favourable to small scale farming. In the latter part of the 1830's the area, which is now bounded by Oxford Street, Denison Street, a part of Hollywood Avenue and Birrell Street, was subdivided into 12 land grants of approximately 1.2 to 2 hectares. This included the road reserves now known as Denison, Newland, Brisbane, Birrell and Ebley streets and formed the structure for the present subdivision pattern in the area. The grants were advertised for sale in the Government Gazette between September, 1838 and November 1839. They were all sold within this year.

Consolidation of Bondi Junction

Occupation of lands about the future Bondi Junction continued to be determined by the Sydney Common now Lachlan Swamps Water reserve. In efforts to remove noxious industries from Sydney beginning in the 1820's Government grants sought to relocate these industries to areas beyond the catchment of both the Tank Stream and the Lachlan and Botany Swamps. Hence early grants along the South Head Road in the Rose Bay Valley are accompanied by requirements for the construction of tanneries, the Rose Bay-Bondi lagoons being remote from Sydney's water supply. Similar noxious industries were progressively located to the Tamarama and Double Bay Valley sides of the ridgelines occupied by the South Head and Frenchman's Roads. Glenrock Tannery established in Carrington Road by

Statement of Heritage Impact – 50 Botany Street, Bondi Junction

J Vickery in 1866 represented the closest noxious industry to the Lachlan Swamp Catchment. Objections to the small of the tanning pits saw the tannery closed and subdivided as the Tannery Estate in 1881.

Establishment of a village at the junction of the Old South Head Road and the former Frenchman's Road, later Cowper Road (now Bronte Road). Catering to passing travellers and day-trippers from Sydney the intersection became the location of established inns and tea gardens with the original identity of Bellevue hill changing to that of Tea Gardens. By the 1850's horse drawn omnibuses began regular services from the Tea Gardens to the city with connecting services to Simeon Pearce's village of Randwick and the seaside settlement of Coogee accessed along Cowper Road. This role of transport interchange would remain a feature of the village as it developed into a suburb of Sydney.

From the 1850's settlement focused on lands to the east and north of the future Bondi Junction. Wealthy landowners chose the ridgeline and slopes facing the harbour and ocean as the sites of large residences providing a distinctive pattern of substantial houses set within generous grounds well away from the close settlement of the villages at Tea Gardens and Charring Cross.

Within the small grants to the southern side of Old South Head Road/Oxford Street the only significant residence recorded from the later 19th Century was Westgate House. T.W. Wiltshire occupied Westgate Cottage at the corner of St James Road and Oxford Street in 1871-72 with a subsequent storey added when later occupied by Lt. Col. T.W. Raymond. Portions of the lands previously reserved for a Church of England Schoolhouse were included in the Westgate Estate Subdivision of 1881.

Between 1860 and 1887 the fledgling Waverley Municipality transformed from an area where "the scattered and irregular way in which buildings have been erected tends to show that there is little prospect at the present time of their being consolidated into a regular and compact town" to "a borough of 1,510 houses having established main streets at both Charring Cross and Tea Gardens. " Since 1881 steam trams had operated from Charring Cross to Sydney and by 1882 were conveying 4,700 passengers a day. Despite duplication of tramlines to Tea Gardens and beyond by 1885 the combined population of Waverley, Randwick, Paddington and Woollahra was 25,190 spread over 20,000 acres. The expanding tram system spelt the end of this sparse population. The character of Waverley and the proposed conservation area began to change from the era of small holdings, estates and villas to an area that was became increasingly suburban. In 1884 a new line was opened to Bondi and the junction. At this time the junction was still known as the Tea Gardens, but was identified within the tram network as Bondi Junction.

Statement of Heritage Impact – 50 Botany Street, Bondi Junction

In 1870 there had been approximately 21 streets and 184 occupied properties in the whole area of Waverley, while ten years later at least 40 streets had been laid out (Sands, J., Sands Directory, 1870-1932). By the end of 1870's a diverse range of development with large villas, industrial sites, and modest cottages located in close proximity to each other. In 1874 the 4.5 acre site including the Tea Garden Hotel and site located on the Western site of Cowper Street (now Bronte Road), was subdivided into 19 allotments and in 1875 it was resubdivided into 55 allotments.

Over the following years a variety of buildings continued to be built which included large freestanding villas like 'Gladsmuir' erected in 1881 on Llandaff Street, to rows of single, double and three storey terraces and small timber cottages. The predominant housing form was increasingly the terrace chosen in the following decade by the upper-working class and salaried middle class.

Transport brought commuters and enabled travel to industries south of Sydney and movement of labour to new industries about the Bondi Junction. In 1886 George Fletcher opened his Stove Works and Ornamental Iron Foundry to the northern side of Bondi Junction. The Waverley brewery and a gas works also opened in the same area. Main street frontages also experienced substantial change due to growth. Through the land boom of the 1880's pressure for residential sites saw subdivision of the small holdings to the south of Oxford Street and subdivision of lands within the Cooper Estate to the North of Oxford Street by the Australian Land Company on behalf of Daniel Cooper III. In 1881 demolition of Hough's windmill was completed, the grant in May 1881 being subdivided into '183 allotments with twenty feet frontages, except the corner allotments which ranged from thirty one feet to Oxford Street and forty feet to other corners.'

This subdivision created Mill Hill Road, Hough and Hope Streets and present Spring Street, all aligned with the grid pattern of the original grants. To the west of the subdivision a further section of the former Church of England School reservation was resumed for construction of a tram depot the land being formally annexed from the Centennial Parklands.

Similar subdivision and associated construction of narrow fronted residences occurred to the vacant lands north of Oxford Street. Following establishment of steam tram services the Australian Land Development Company undertook development of the Grafton Estate subdividing lands stretching from the earlier Edgecliff Estate west of the Junction, east to a line defined by Adelaide Street and Burrow and Gleeson's Brewery. Junction Street within Section E of the Estate typifies the progressive infill of these lands. Offered for sale in 1885 Junction Street subdivisions were occupied by sporadic rows of residence between 1888 and 1892 and were all built upon by 1895. The late nature of much of the construction

Statement of Heritage Impact – 50 Botany Street, Bondi Junction

reflected a gradual move away from the earlier residential focus of Paddington to the west. Improved tram services particularly after electrification of the line in 1902 and the introduction of the semi detached and wider single storey terraced residences of the Federation era fuelled the growth of the area.

With residential growth came the impetus for increased amenity. New Churches were constructed at this time in Mill Hill Road Denison Streets and in Oxford Street east of the Bronte Road junction. This junction had by the turn of the century also provided the name Bondi Junction. This finally replaced the name Tea Gardens i which stemmed from the Hotel first established in Cowper Street in 1854 as the Waverley Tea Gardens and later known as the Tea Gardens Hotel following subdivision of the 4.5 acre site...

The new century brought continued growth of close spaced housing about the shopping centre which soon extended along Oxford Street from the expanded tramsheds to the junction with Bondi Road. Industry rapidly closed the land Increasing land values and complaints against noxious odours hastened the demise of the iron stove works whilst centralisation of breweries about Central Railway saw the relocation of the Waverley Brewery to South Dowling Street.

In 1910 Bondi Junction received its first picture show an open air enclosure established on the later site of the Metro Theatre and in the 1970's, the Westfield Shopping centre. This theatre, a second theatre in Bondi Road and a third opposite the initial site were rebuilt by the Olympic Theatre Company who also assumed control of another theatre in Bronte Road - the Star. All were substantially rebuilt between the Wars those in Oxford Street becoming the Metro and Coronet with the Star retaining its name and accommodating 2300 patrons after its 1928 reconstruction.

By the outbreak of World War One Oxford Street Bondi Junction possessed a notable recent and continuous streetscape of substantially tow storey forms having street front post supported verandahs screening shopfront windows with residential floors above. Major civic buildings principally hotels, churches and theatres punctuated this line whilst the sealed roadway and its enclosing buildings reflected the gentle sweep of the omnipresent tramlines. Prior to the First World War most of Waverley's population relied on public transport and suburban development was both generated by and focused on tram routes.

Growth in Australia continued well into 1915 when the first casualty figures from the Gallipoli campaign brought construction to a halt. A housing shortage followed leading to the conversion of many larger residences to residential flats and boarding houses. Construction of was Whilst the first purpose built flats had been built in Windmill Street Milers Point in 1906 residential flat construction

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principally evolved after the First World War again focusing on areas close to transport . About Bondi Junction this resulted in residential flat construction to the south east of Oxford in the vicinity of Ebley and Allen Streets both in new subdivisions of former large residences such as Eastcourt and in streets formerly occupied by light industrial rural and service industries. This precinct with its wide street alignments also witnessed the introduction of California Bungalow Style residences, a housing style employed in vast numbers in the outer areas of Bronte and Bondi by speculative developers of the Inter War period. Pockets of flats also developed within remnants of the Grafton Estate to the northern side of Oxford Street.

With a substantial working class population Waverley was significantly affected by the Great Depression of 1929-33. Growth in this period reflected the national pattern with hotels and picture theatres undergoing reconstruction and expansion and more economical forms of housing particularly residential flats continuing to be built...

When War again commenced in 1939 Bondi Junction remained much as it stood at the beginning of the previous conflict a closely settled commuter and working class suburb focused about a strip shopping centre offering a broad range of entertainment and retail opportunities.

Post World War Two saw Waverley reach its highest recorded population in the 1950's. Substantial growth to the outer areas of Bondi and Dover Heights combined with the continued but static population about Bondi Junction. Change soon came with the growth of vehicle ownership releasing much of the population from dependence upon the tram system and connecting bus services. Trams were seen as an obstacle to the smooth flow of motor traffic and were rapidly abandoned with Waverley Tram Depot converted to a bus depot in 1959. The Junction became more of a through way to residential areas and the beaches beyond. Construction of a retail Department Store by Grace Brothers in the late 1950's and the persistence of the large picture theatres into the early 1960's maintained the identity of the Junction as a retail and entertainment centre.

In 1915 the City and Suburban Electric Railways Bill had included a provision for the extension of the railway to Bondi Junction but it was not until the 1970's that this project was undertaken. 19 years after the last tram ran into Bondi Junction, the Eastern Suburbs Rail commenced in 1979 with Bondi Junction Station opened to the northern side of Oxford Street below a bus interchange. A study of Bondi Junction done in 1969 by the State Planning Authority of NSW aimed to create an efficient and economic passenger interchange and to optimise the public investment in a major transport hub undertaking by creating conditions for a positive and buoyant re-development. The outcome of this study was the creation

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of a bus/rail interchange, the construction of an expressway and the construction of a vehicular free Oxford Street Mall.

In conjunction with rapid rail connection to the city came other changes. The decline of picture theatres due to the impact of television, saw first the Star in Bronte Road then the Coronet and Metro theatres closed, the last as part of a large scale redevelopment of the northern side of Oxford Street incorporating office towers above a retail podium. Visually this substantially changed the Oxford Street shopping precinct from a predominantly two storey street frontage to a new order of scale extending the singularly high form of Grace Bothers on the southern side of the street.

From the mid - 1960's onward, a new order of height was also developing about Spring Street parallelling Oxford Street. Beginning with multi storied developments on the former site of the Star Picture Theatre and for the Eastern Suburbs Rugby League Club in Bronte Road this pattern of growth continued with a further podium and twin tower development at the Eastgate site of the early 1980's. The pattern of tall structures along the ridgeline dividing the watershed to the harbour and Centennial parklands has been maintained in subsequent growth, mainly of a residential nature. Concentrating this process has been the construction of Syd Enfield Drive about the Northern side of the Junction and closure of Oxford Street between Newland Street and Bronte Road in 1979.²

² Colin Brady and Ines Meyer, *Bondi Junction Heritage Assessment*, 2004.

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2.2 Site Specific History

Different narratives and contracting information regarding the date of construction of the telecommunications tower have been provided in previous heritage studies for the site. The following historical information for the subject site has been extracted from the Heritage Impact Statement report prepared by City Plan in March 2020:

The Waverley Radio Telephone Tower was originally constructed in 1945 and has existed on the site in varied forms to current times. The following narrative has been quoted from the preliminary assessment of the site by Archaeological management & Consulting Group.²

Title records indicate the land in question was built upon after 1914 and three weather board cottages occupied the site by 1959. At least two date from c1914. Several outbuildings are also shown. The existing Telstra tower and associated tanks (utilised in conjunction with the tower) are not shown in a 1959 plan and archaeologist Matthew Kelly who passed the site constantly between 1970 and 1977, witnessed its construction. Thus, it is unlikely that despite being heritage listed the tower and tanks (not listed) are not subject to the Heritage Act. As to why the heritage listing indicates a date of 1941 to 1991 no basis for this is given. Title records clearly indicate that the current property was acquired in two portions in 1960 and 1967 by the Commonwealth, providing a terminus post quem for the towers construction.³

Heritage 21 has undertaken a study of the various historical aerial imagery for the subject site to better understand the evolution of the site. As seen in Figure 3 and Figure 4 below, three residential dwellings with multiple outbuildings are seen located within the eastern portions of the subject site. Council Street has not been fully formed during this time. A 1904 certificate of title for a portion of land located within the original crown grant of 60 acres to Barnett Levey, shows the above-mentioned residential buildings (refer to Figure 8 below).⁴ It is also noted that the earliest built developments between 1904 to 1955 appear to be concentrated within the eastern side. No driveways or developments are noted to the western portions of the existing site.

The above extract from the preliminary assessment report prepared by Archaeological management & Consulting Group identifies that the subject site was acquired by the crown in two portions in 1960 and 1967. This suggests that the existing site was previously subdivided and amalgamated post 1960s. The two-storey post war building is constructed in c.1970 and the telecommunications tower first seen in the 1975 aerial image (refer to Figure 6).

³ City Plan Heritage Pty Ltd, *Heritage Impact Statement – 50 Botany Street, Bondi Junction*, Statement of Heritage Impact, Issue 02 Final, (Sydney: City Plan Heritage Pty Ltd, 11 March 2020), 20.

⁴ NSW Land Registry Services, *Historical Land Records Viewer*, Vol. 1565 Fol. 195, <https://hlrv.nswlrs.com.au/>, accessed February 2023.

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Unless otherwise stated, the images below have been sourced from the NSW Government's Historical Imagery Viewer and annotated by Heritage 21.



Figure 3. 1943 aerial view. The current extent of the subject site is outlined in red. Note the 3 residential cottages that occupied the portion of the existing site, presenting to Council Street.



Figure 4. 1955 aerial view. The approximate location of the subject site is outline in red.

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Figure 5. 1970 aerial view of the subject site, which is outline in red. The telecommunications tower is not noted to be built at this point.



Figure 6. 1975 aerial view of the subject site after the installation of the telecommunication tower and tanks.

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Figure 7. 1998 aerial view of the subject site.

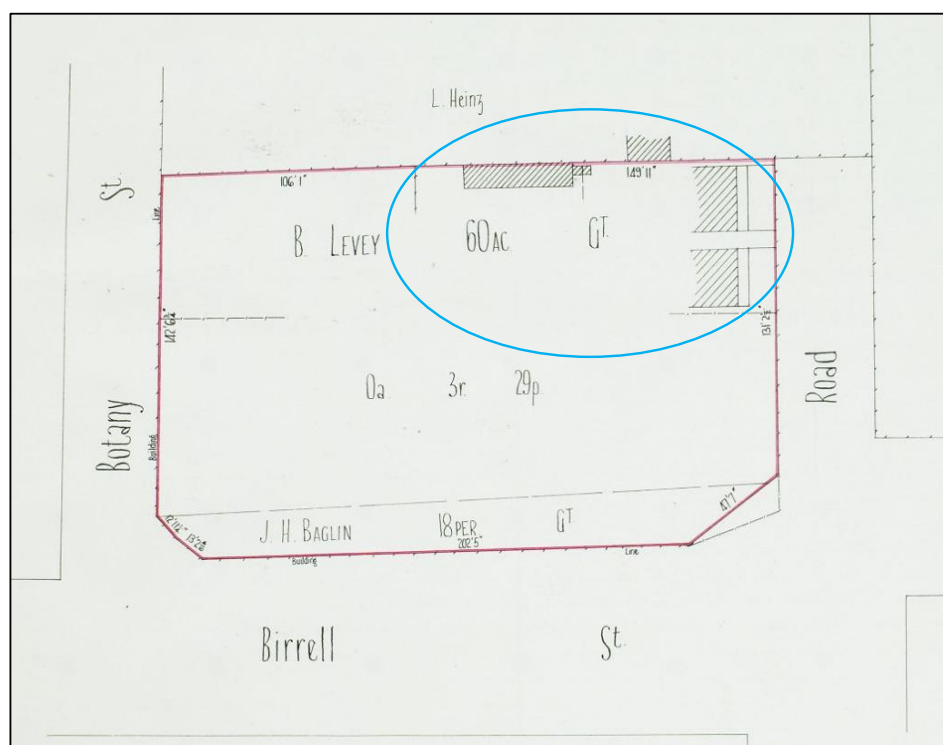


Figure 8. Certificate of Title plan Vol. 1565, Fol. 195, showing the buildings (circled in blue) located within a portion of the subject site in 1904 (Source: NSW Land Registry Services, *Historical Land Records Viewer*, <https://hlrv.nswlrs.com.au/>, accessed February 2023, annotated by Heritage 21).

Statement of Heritage Impact – 50 Botany Street, Bondi Junction

3.0 PHYSICAL EVIDENCE

3.1 The Setting

The site is located at 50 Botany Street, Bondi Junction. Bondi Junction is an eastern suburb of Sydney and is located 6 kilometres east of the Sydney Central Business District.

It is largely a commercial area with many major developments in the 20th century including large scale residential and commercial developments within the area. Botany Street is a residential street within Bondi Junction extending between Birrell Street in the south and Waverley Street in the north. The streetscape is defined by varied architectural styles ranging from Victorian terrace rows, federation dwellings, Inter-War flat buildings and some contemporary infill sites.

3.2 Physical Description

The subject site is situated on the eastern side of Botany Street and is bound by Council Street at its rear. Access into the site is gained from both streets. A two storey Post War building is located near the western boundary of the site, with primary presentation along Botany Street. A large telecommunications tower occupies the eastern portion of the site. This steel framed lattice structure is unusual within the residential neighbourhood and has a dominating presence within the streetscape.

3.3 Condition and Integrity

The tower appears to be in good condition. The current form of the accompanying building has retained legibility of the original scale and character of the site. However, a general lack of maintenance internally has overtime affected the interiors of the building, causing peeling paint, lifted carpets and mould. Overall the subject site is in fair condition.

3.4 Images

The following photographs have been taken by Heritage 21 at the site inspection undertaken on 17 October 2023, unless stated otherwise.

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Figure 9. Exterior view of the telecommunications tower.



Figure 10. Exterior view of the Telstra building.



Figure 11. Exterior view of the base of the telecommunications tower.



Figure 12. Exterior view of the entry area to the Telstra building.



Figure 13. Interior view of the ground floor plant room.



Figure 14. Interior view of a ground floor office space.

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Figure 15. Interior view of the stairway.



Figure 16. Interior view of the first floor plant room.



Figure 17. Interior view of the first floor office space.



Figure 18. Interior view of the first floor office space.

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4.0 HERITAGE SIGNIFICANCE

In order to assess the impact of the proposed works on the heritage significance of the subject site, the Botany Street HCA (in which the subject site is located), and heritage items in the vicinity of the site, it is necessary to first ascertain the heritage significance of these places. Accordingly, Statements of Significance for the subject site (refer to Section 4.1.1), the Botany Street HCA (refer to Section 4.1.2), and items I145, I163, I505, and I228 (refer to Sections 4.1.3 to 4.1.6) are provided below. The significance of these places will form part of our considerations in the assessment of heritage impact, undertaken in Section 6.0 below.

4.1 Established Significance

4.1.1 The Subject Site (Item I166)

The following Statement of Significance is available for the site on the State Heritage Inventory:

Telecom Australia radio telephone terminal, said to be located on the highest point of the municipality, and a major landmark. Significant technologically and a symbol of Waverley's place in the communications network. The tower is 82m high and supports radio systems for telephone, television and data services.⁵

4.1.2 The Botany Street HCA

The following physical description for the Heritage Conservation Area has been extracted from Waverley Council's website:

The urban form of the Botany Street Heritage Conservation Area is result of late 19th and early 20th Century subdivision of remaining open lands to the eastern periphery of Bondi Junction. The building streetscape is diverse and although buildings are not consistent to adjoining developments, they form a cohesive streetscape combining a variety of styles, materials and distribution of buildings along the street. The range and compatible residential types from 1890's to 1940's records the consolidation of open lands about Bondi Junction following the establishment of regular tram services. The conservation area includes representative examples of varied styles from Victorian filigree through the Inter War Art Deco. The area retains notable streetscapes, characterised by the width of road easements and the quality of residential groupings.

The Conservation Area includes notable listed buildings, including the Porter Terraces, the Congregational Church (1-3 Botany Street) and the Italianate Community Health Centre in 26 Llandaff Street.⁶

⁵ Heritage NSW, "Telecommunication tower," State Heritage Inventory, Heritage Item ID: 2620425, accessed 26 October 2023, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2620425>.

⁶ Waverley Council, "Botany Street Urban Conservation Area," Waverley Council, accessed 27 October 2023, https://www.waverley.nsw.gov.au/_data/assets/pdf_file/0006/163599/C.03_Botany_Street_Conservation_Area.pdf.

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4.1.3 Two storey terrace row (Item I145)

The following Statement of Significance is available for the site on the State Heritage Inventory:

Despite alterations this is one of the Waverley Council area's best surviving terraces. A good, twentieth century example of the stylistic transition from the Victorian to the Federation period. Major streetscape contribution on an important thoroughfare. Local significance.⁷

4.1.4 Semi-detached dwellings (Item I163)

The following Statement of Significance is available for the site on the State Heritage Inventory:

Fine example of a decorative Late Victorian Italianate house. One of the better surviving examples in the Bondi Junction area, despite unsympathetic re-roofing. Local significance.⁸

4.1.5 St Mary's Anglican Church and grounds (Item I505)

The following Statement of Significance is available for the site on the State Heritage Inventory:

One of Edmund Blackett's earlier churches. Both modest and attractive, and essentially intact. Of considerable historical interest. One of the oldest buildings in the Waverley Council area. Notable for its association with Bishop Barker and important local families. Sited on the highest point in Waverley and set in attractive garden surrounds. Local significance.⁹

4.1.6 Two storey terrace row (Item I228)

The following Statement of Significance is available for the site on the State Heritage Inventory:

Good Late Victorian terrace despite alterations. Of special interest for the return verandah and side elevation to one end. Considerable historical interest. Associated with former soapworks. Local significance.¹⁰

⁷ Heritage NSW, "Item," State Heritage Inventory, Heritage Item ID: 2620030, accessed 27 October 2023, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2620030>.

⁸ Heritage NSW, "St Mary's Anglican Church and grounds," State Heritage Inventory, Heritage Item ID: 2620371, accessed 27 October 2023, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2620371>.

⁹ Heritage NSW, "Semi-detached dwellings," State Heritage Inventory, Heritage Item ID: 2620068, accessed 1 November 2023, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2620068>.

¹⁰ Heritage NSW, "Two storey terrace row," State Heritage Inventory, Heritage Item ID: 2620253, accessed 1 November 2023, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2620253>.

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5.0 WORKS PROPOSED

5.1 Proposal Description

The planning proposal would include:

- Change of land use zone of the subject site to R3 Medium Density Residential.
- Implementation of a minimum lot size of 232m².
- Delisting of a heritage item at 50 Botany Street, Bondi Junction.
- Potential future construction of a townhouse development.

5.2 Background

5.2.1 Pre-lodgement Consultation

Heritage 21 understands that the client has conducted a pre-planning proposal meeting with Timothy Williams at Waverley Council, dated 28 June 2023. What was discussed by council in relation to heritage has been extracted and included below:

6. Heritage

It is noted that the site is an existing local heritage item, I166 Telecommunication Tower. The listing relates to the lattice telecommunications tower, which has received approval for demolition. The DA also specifies the requirement for heritage interpretation to be included on the site that reflects the significance of the tower and the site. Accordingly, a planning proposal may seek to delist the site, or if seeking to subdivide the site, to maintain the heritage listing to the eastern portion of the site.

It is also noted that the site is located within the Botany Heritage Conservation Area (HCA) and adjacent to other heritage items of state and local significance. Accordingly, in any planning proposal, consideration of the curtilage of these Items and appropriateness of any potential development within the HCA should be considered in a supporting urban design study.

Heritage 21 also provided a preliminary heritage advice report to the client, outlining design recommendations for a potential future townhouse development on the site. Heritage 21 recommended that a future proposed townhouse development should incorporate dark red bricks, off-form concrete and steel framed windows in order to acknowledge the existing materials and colours of the existing heritage item. Heritage 21 recommended that an interpretation plan should be prepared as part of any future development at the site.

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5.3 Drawings

Our assessment of the proposal is based on the following drawings by Smith and Tzannes Architecture dated 19 September 2023 and received by Heritage 21 on 28 September 2023. These are reproduced below for reference only; the full set of drawings accompanying the development application should be referred to for any details.

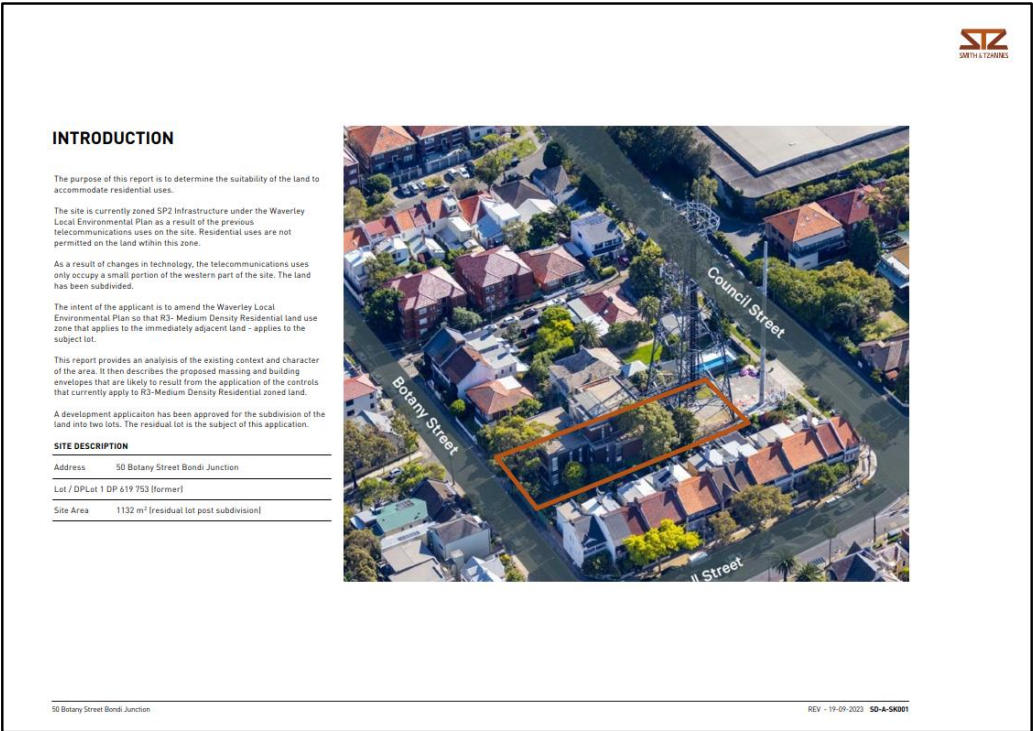


Figure 19. Introduction Slide of Planning Proposal.

LOCATION AND CONTEXT

CONTEXT

The site is located in a predominantly residential area. There are a variety of different dwelling forms surrounding the subject site from:

- detached dwelling,
- residential flat buildings
- terrace houses
- semi-detached houses

STREET NETWORK AND ACTIVATION

STREET NETWORK AND ACTIVATION
This part of Bondi Junction and Waverley has a fine-grain network of streets, that across the aldsnscaped in a grid pattern. Bondi Road to the west of the site follows the ridge line. Council Street to the east of the site is a major north-south connector street between Randwick and Bondi Junction. Birrii Street to the south of the site is a significant east-west local connector that links Centennial Park and Tammarama Rcarh

HABITAT CORRIDOR

HABITAT CORRIDOR
The site is located within the Habitat Corridor that links Centennial Park, Queens Park, Waverley Park, Bronte and Tamamara Beach.

HERITAGE

The land is located within the Botany Street Heritage Conservation Area. This area is a result of the late 19th and early 20th century subdivision. The streetscape is diverse and although buildings are not consistent to adjoining developments there is a cohesive streetscape that combines an eclectic variety of styles, materials, and distribution of building tones along the street.

Immediately opposite the site are single and two storey dwellings. These are listed heritage items, and comprise a late 19th century single storey terraces and a 2 storey Victorian era freestanding dwelling.

Immediately adjacent and to the south the site are a row of terrace houses of 1 and 2 storeys in scale that have a frontage to Birrel Street.

To the north of the site is the large late Victorian villa. This dwelling is setback from the street and located centrally with the site - with gardens to the east and west. It's primary pedestrian access is from Botany Street adjacent the site.



50 Botany Street Boodi Junction

REV - 19-09-2023 SQ-A-SK00

Figure 20. Proposed Location and Context Slide.

CHARACTER

The immediate streetscape comprises a mix of single and two storey dwellings in detached or terrace form. The dominant form is a terrace style form - characterised by strong vertical lines and narrow footprints.

Immediately adjacent the site are the gardens of the adjacent Victorian villa. The existing building presents as a 2-3 storey building in the streetscape - significantly larger in scale than the residential buildings in the context. This creates a garden setting.



LOOKING NORTH UP ROTANY STREET



SITE IN STREETSCAPE



STREETSCAPE

50 *Intermittent Exanthematous Dermatitis*

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Figure 21. Existing Surrounding Character Slide.

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Figure 22. Proposed Planning Controls Slide.

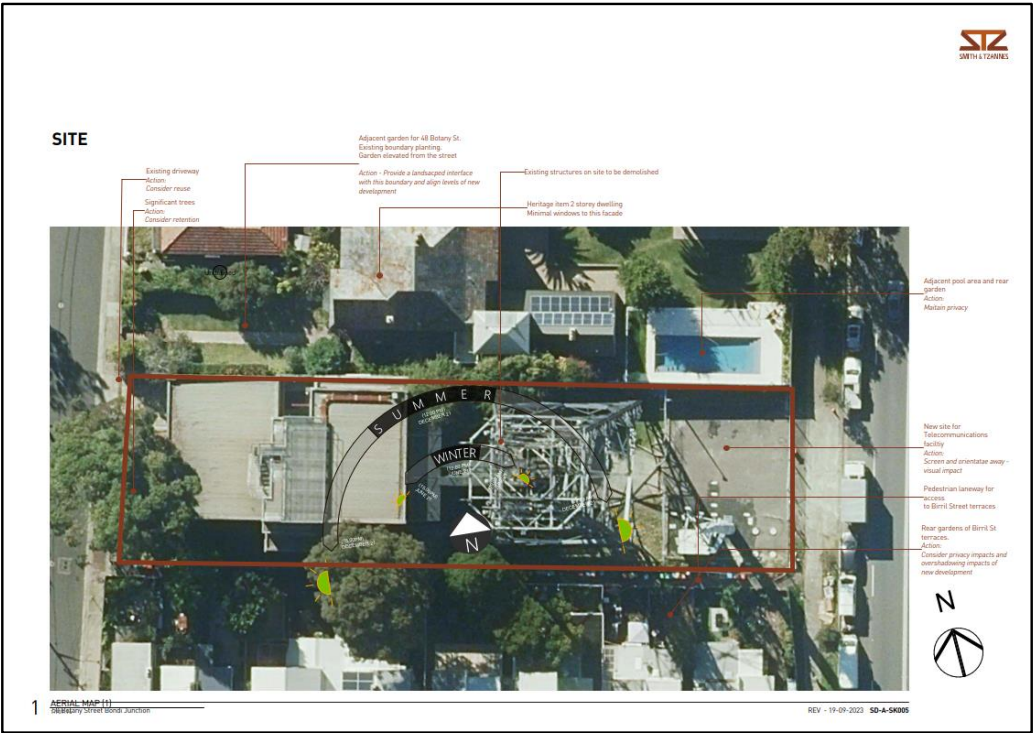


Figure 23. Proposed Site Plan.

STRATEGY

EXISTING

The existing building does not provide a compatible scale to the majority of the established context. The building is overscaled and lacks the fine grain subdivision that results from the terrace style forms.

Land uses

Land uses
There are a number of permissible land uses within the R3 zone.

Although residential flat buildings are permissible on the land, it is considered that a residential flat building would most probably also have a similar scale and form to the existing building that would not be the best fit with the established character.

Multi dwelling housing could provide a form that enables the best compatibility with the existing fine grain subdivision pattern and achieving other objectives of the strategy.

STRATEGY

Pedestrian connections

Pedestrian connections
Recognise the existing pedestrian laneway and co-locate pedestrian entrance of new dwellings with this laneway. Investigate ownership and review if improvements could be carried out to existing laneway to enhance amenity.

Landscape interface

Landscape interface
Provide a landscape interface to the boundaries - in particular the northern boundary that has an interface with the gardens of the heritage item.

Subdivison and fine grain character

Subdivision and fine grain character
Break the site down into smaller elements that relate to the fine grain subdivision pattern of the existing context.

Vehicle entry

Vehicle entry
Retain existing vehicle entrance as it is at the lowest part of the site so can be integrated into a new building in the least obtrusive way minimising impact on the streetscape.

PROPOSAL

Terrace style form

Terrace style form
Provide a terrace style form with two terraces fronting the street, and the remainder of the terraces orientated to the north - consistent with the Birril Street terraces. These have a frontage / street address to the new pedestrian laneway

The generally two storey form (with rooms in the attic) provides a compatible scale and form to the adjacent terraces in the vicinity.

Landscape interface

Landscape interface
Provide a landscape interface to the boundaries - in particular the northern boundary that has an interface with the gardens of the heritage item. The hedging along the rear courtyards provides a pleasant interface with the adjacent gardens. The north facing courtyards maximise amenity and reduce privacy impacts - compensated with being orientated to the south.

Investigate retention of existing tree in the front setback

Vehicle entry

Vehicle entry
Retain existing vehicle entrance as it is at the lowest part of the site so can be integrated into a new building in the least obtrusive way minimising impact on the streetscape.

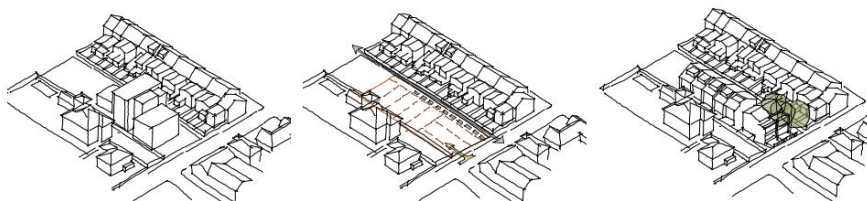


Figure 24. Proposed Strategy.

REFERENCE DEVELOPMENT - LEVEL 0



1 GROUND FLOOR

50. **Distance-Constant Bandwidth** *h* is constant.

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Figure 25. Proposed Ground Floor Plan.

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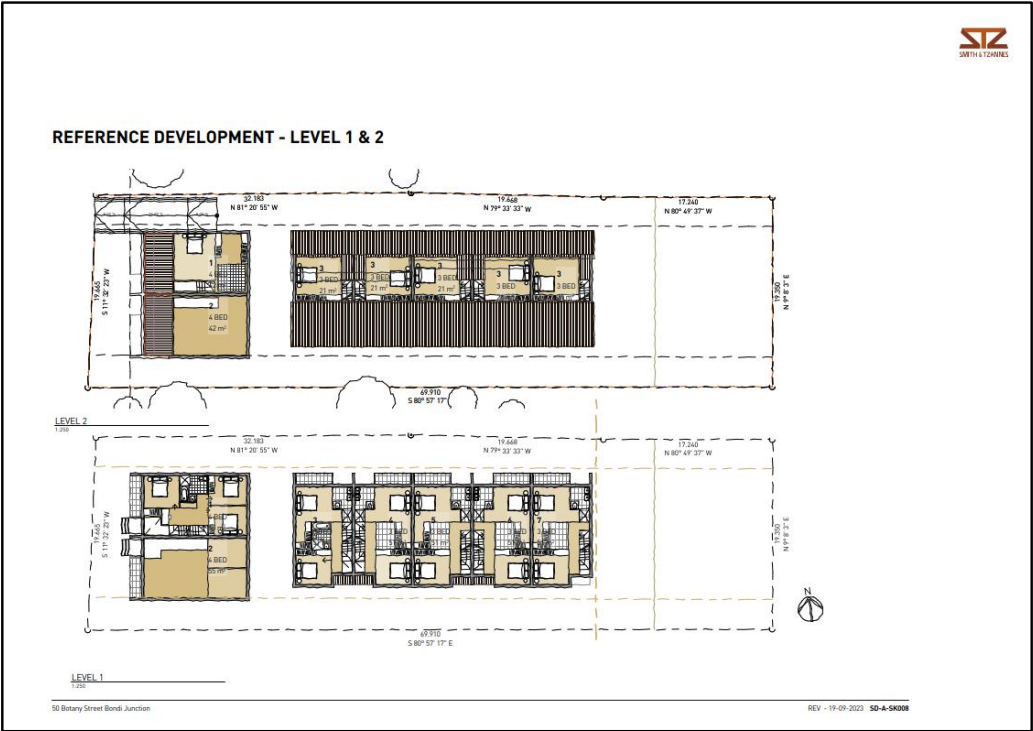


Figure 26. Proposed Level 1 and 2 Floor Plan.

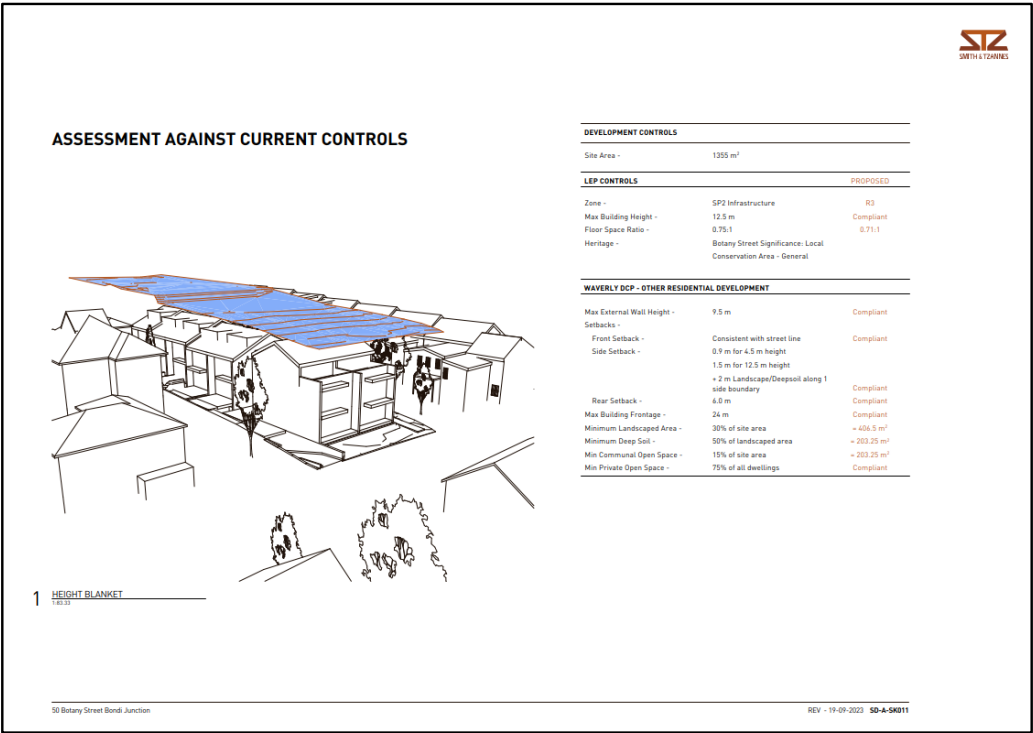


Figure 27. Proposed Assessment Against Current Controls Slide.

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6.0 ASSESSMENT OF HERITAGE IMPACT**6.1 Heritage Management Framework**

Below we outline the heritage-related statutory and non-statutory constraints applicable to the subject site including the objectives, controls and considerations which are relevant to the proposed development as described in Section 5.0 above. These constraints and requirements form the basis of this Heritage Impact Assessment.

6.1.1 Waverley Local Environmental Plan 2012

The statutory heritage conservation requirements contained in Section 5.10 of the *Waverley Local Environmental Plan 2012* (“WLEP”) are pertinent to any heritage impact assessment for future development on the subject site. The relevant clauses for the site and proposal are outlined below:

- (1) *Objectives*
- (2) *Requirement for consent*
- (4) *Effect of proposed development on heritage significance*
- (5) *Heritage assessment*

6.1.2 Waverley Development Control Plan 2022

Our assessment of heritage impact also considers the heritage-related sections of the Waverley Development Control Plan 2022 (“WDCP”) that are pertinent to the subject site and proposed development. These include:

Part B – General Provisions***B8 – Heritage***

- 8.2 – Demolition and Excavation*
- 8.4 – Heritage Conservation Areas*
- 8.6 – Character and Streetscape*
- 8.7 – Siting*
- 8.8 – Scale and Proportion*
- 8.9 – Architectural Style*
- 8.10 – Materials and Colour*
- 8.11 – Roofs and Chimneys*
- 8.14 – Garden Elements*
- 8.15 – Building Facades*

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6.1.3 Recommended Management

The following recommended management has been extracted from the NSW State Heritage Inventory Form for the Botany Street Urban Conservation Area, available on Waverley Council's website:

The contained nature of the conservation area lends itself to conservation whilst maintaining development opportunities that are compatible with the amenity and significance of existing buildings. The conservation and enhancement of buildings of architectural significance to be undertaken. Infill development to be compatible with the character of the area. Statements of heritage impacts are to be prepared for proposed development in the conservation area.¹¹

6.1.4 NSW Department of Planning and Environment Guidelines

In its guidelines for the preparation of Statements of Heritage Impact, the NSW Department of Planning and Environment provides a list of considerations in the form of questions aiming at directing and triggering heritage impact assessments.¹² These are divided into sections to match the different types of proposals that may occur on a heritage item, item in a heritage conservation area or in the vicinity of heritage. Below are listed the considerations which are most relevant to the proposed development as outlined in Section 5.0 of this report.

Demolition of a heritage item

- *If demolition is proposed, why is it necessary?*
- *Have options for retention and adaptive re-use been explored? If yes, set out why these options have been discarded?*
- *Has technical advice for demolition been obtained?*
- *Identify and include advice about how significant elements, if removed by the proposal, will be salvaged and reused.*

Change of use

- *Does the existing use contribute to the significance of the heritage item? Why is the change of use proposed?*
- *Will the change of use have an impact on the significance of the heritage item?*
- *Will the change of use require changes to the fabric or significant elements? How does that impact significance of the heritage item?*
- *Do the proposed works impact views to, from and within adjacent heritage items?*

¹¹ https://www.waverley.nsw.gov.au/__data/assets/pdf_file/0006/163599/C.03_Botany_Street_Conservation_Area.pdf

¹² Department of Planning and Environment, *Guidelines for preparing a statement of heritage impact* (Paramatta: Department of Planning and Environment, NSW Government, 2023), <https://www.environment.nsw.gov.au/research-and-publications/publications-search/statements-of-heritage-impact>.

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Works adjacent to a heritage item or within the heritage conservation area (listed on an LEP)

- Will the proposed works affect the heritage significance of the adjacent heritage item or the heritage conservation area?
- Will the proposed works affect views to, and from, the heritage item? If yes, how will the impact be mitigated?
- Will the proposed works impact on the integrity or the streetscape of the heritage conservation area?

6.2 Heritage Impact Assessment

Below we assess the impact that the proposed development would have upon the subject site, the Botany Street Heritage Conservation Area in which it is located, and the heritage items in the vicinity. This assessment is based upon the Historical Context (refer to Section 2.0), the Physical Evidence (refer to Section 3.0), Heritage Significance (refer to Section 4.0) the Proposal (refer to Section 5.0), a review of the Heritage Management Framework (refer to Section 6.1) and the impact of the proposal on the relevant heritage items situated in the vicinity of the site (refer to Sections 1.3 and 3.4).

6.2.1 Impact Assessment Against the WLEP 2012

The statutory heritage conservation requirements contained in Section 5.10 of the *Waverley LEP 2012* are pertinent to any heritage impact assessment for future development on the subject site. We assess the proposal against the relevant clauses below.

CLAUSE	ASSESSMENT
(1) Objectives	The proposed would entail the delisting of a site currently listed as a heritage item under Schedule 5 of the <i>Waverley LEP 2012</i> . It is our general assessment that the telecommunications tower has been approved for demolition as per DA-79/2020. As such, the significance of the subject site is associated with the tower and its approved demolition would result in the loss of its significance. Heritage 21 is therefore of the opinion that the planning proposal for the delisting of the site and the changing of the Land Use Zoning to R3, would engender a neutral heritage impact to the heritage significance of the Botany Street HCA and would ensure that a future development would be sympathetic to the existing and desired future character of the Botany Street HCA.
(2) Requirement for consent	This planning proposal is lodged to Waverley Council to gain consent for the proposed zone change and delisting of the telecommunications tower included in the <i>Waverley LEP 2012</i> .
(4) Effect of proposed development on heritage significance	This Statement of Heritage Impact accompanies the planning proposal in order to enable Waverley Council, as the consent authority, to ascertain the extent to which the proposal would affect the heritage significance of the subject site, heritage items located in the vicinity of the site and the Botany Street HCA in which it is located.
(5) Heritage assessment	

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6.2.2 Impact Assessment Against the WDCP 2022

Part B – General Provisions	
B8 – Heritage	
8.2 – Demolition and Excavation	
Objectives	Assessment
<p><i>(a) To ensure both listed items and buildings which contribute to the significance and character of Heritage Conservation Areas are conserved.</i></p> <p><i>(b) To discourage demolition so as to preserve the value of heritage items and Heritage Conservation Areas for the local community.</i></p> <p><i>(c) That replacement development enhances the character of the conservation area.</i></p>	<p>The planning proposal would rezone the subject site from SP2 to R3, which would reflect the current zoning for the residences located within the Botany Street HCA. The concept drawings for a potential future development at the site should the zoning be changed as part of the planning proposal, would, in Heritage 21's opinion, adopt a form, scale and materiality that would be in-keeping with the generality of terrace style and semi-detached housing evident in the nearby heritage items, and Botany Street HCA.</p> <p>As per Appendix A of this report, the existing telecommunications tower has been approved for demolition by the Waverley Local Planning Panel as part of DA-79/2020. Heritage 21 is of the opinion that including interpretative media as part of any future proposal would ensure that the heritage significance of the telecommunications tower would be acknowledged within the subject site. Further, including materials and colours that link the future development with the existing heritage fabric of the site would, in Heritage 21's opinion, ensure that future development would be sympathetic to the HCA while acknowledging the heritage item.</p>
8.4 – Heritage Conservation Areas	
Objectives	Assessment
<p><i>(a) To promote high quality design that respects and enhances the heritage significance of the conservation area.</i></p> <p><i>(b) To ensure that development respects the original built form, architectural style and character of the conservation area.</i></p> <p><i>(c) To ensure that contributory items are retained and improved.</i></p> <p><i>(d) To promote development that will remove uncharacteristic items or reduce the extent of their intrusion.</i></p>	<p>As shown in Section 5.3 above, the concept drawings for a potential future development at the site have been designed to ensure that the Victorian style, terraced built forms that are predominant along Botany Street and within the HCA would be reinterpreted and respected. The proposed new R3 zoning would correspond with the existing zoning predominant throughout the HCA and would encourage sympathetic infill development that adopts a terrace-style built form, with contemporary materials and colours to assist in clearly articulating the future development from the existing heritage significant built form.</p>

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8.6 – Character and Streetscape	
Objectives	Assessment
<p>(a) To reinforce the existing street character, through appropriate dwelling facades, building setbacks, fence and landscaping.</p> <p>(b) To ensure that alterations and additions to the external appearance of heritage items and contributory buildings respect the contributory features and characteristics of the existing building and streetscape.</p> <p>(c) To allow infill development that respects and complements the existing character of the area.</p> <p>(d) To reinforce existing views along streets and from the public domain.</p>	<p>The proposed delisting of the telecommunications tower from Schedule 5 of the WLEP 2012 and rezoning of the site to R3, would, in Heritage 21's opinion, provide the opportunity for new residential development that is sympathetic to the existing character of development along Botany Street. The planning proposal would provide opportunity for a future development that would reflect the Victorian style terrace housing that is characteristic of the HCA, while being clearly articulated as a contemporary infill development.</p>
8.7 – Siting	
Objectives	Assessment
<p>(a) To ensure that the existing heritage character of the streetscape including setbacks, siting and landscaping is maintained.</p> <p>(b) To maintain the general pattern of setbacks within a street.</p> <p>(c) To ensure that adequate curtilage and landscape setting is provided.</p> <p>(d) To ensure that the siting of alterations and additions to existing and new buildings retains the integrity of the heritage item, its setting, and the conservation area.</p>	<p>As shown in Section 5.3 of this report, a potential new development would be designed to reflect the established setbacks from Botany Street. the siting of the potential new residential development would also be sited within the subject site so as to minimise potential impacts to the nearby heritage items. The proposed terrace style development would tastefully integrate within the existing pattern of Victorian style development evident throughout the HCA and characteristic of nearby heritage items.</p>
8.8 – Scale and Proportion	
Objectives	Assessment
<p>(a) To ensure that alterations and additions to heritage item and contributory building are consistent with the scale and proportion of the item and/or streetscape.</p> <p>(b) To encourage infill development that recognises the predominant scale and proportion of the setting and responds sympathetically.</p>	<p>As per Appendix A, the existing telecommunications tower is approved for demolition. The proposed rezoning of the subject site to R3 zoning would provide the opportunity for a future development at the site to incorporate a bulk, scale and proportion that respects the built character of the HCA. As shown in Section 5.3 of this report, the concept townhouse development drawings would, in Heritage 21's opinion, result in a sympathetic infill development which respects the built pattern and forms of nearby Victorian style heritage items and the Botany Street Heritage Conservation Area. The height and scale of the proposed residential</p>

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<i>(c) To promote development that is respectful of the scale of the surrounding buildings and area.</i>	development would not overpower the nearby heritage items and would reflect the existing scale of the built form within the HCA.
8.9 – Architectural Style	
Objectives	Assessment
<p><i>(a) To reinforce the various established architectural styles of dwellings through sensitive alterations and additions and appropriate new developments.</i></p> <p><i>(b) To emphasise balance and symmetry in alterations and additions to detached, semi-detached and attached dwellings.</i></p> <p><i>(c) To reinforce the existing pitched roofscape as the desired character of conservation areas and promote consistency in roofing materials.</i></p>	<p>It is our general assessment that the telecommunications tower has been approved for demolition as per DA-79/2020. As such, the significance of the subject site is associated with the tower and its approved demolition would result in the loss of its significance. Heritage 21 is therefore of the opinion that the planning proposal for the delisting of the site and the changing of the Land Use Zoning to R3, would engender a neutral heritage impact to the heritage significance of the Botany Street HCA and would ensure that a future development would be sympathetic to the existing and desired future character of the Botany Street HCA. As shown in Section 5.3 above, a potential future development at the site would include gable roof forms, rear service wings and two-storey form which would reflect the pattern of nearby Victorian style heritage items.</p>
8.10 – Materials and Colour	
Objectives	Assessment
<p><i>(a) To ensure that the selection of materials and colours is harmonious with the item or conservation area.</i></p> <p><i>(b) To ensure infill development considers the materials and colours characteristic of the conservation area.</i></p> <p><i>(c) To ensure that detailing and decoration is provided in consistent materials, finishes and colours to listed heritage items and identified conservation areas (refer to Annexure B8-1).</i></p>	<p>Heritage 21 recommends that a potential future townhouse development within the proposed R3 zoning should incorporate dark red bricks, off-form concrete and steel framed windows. These design elements would acknowledge the heritage significance of the site, including the telecommunications tower, while retaining a sympathetic built form that reflects traditional patterns of Victorian style terraces along Botany Street and throughout the HCA.</p>
8.11 – Roofs and Chimneys	
Objectives	Assessment
<p><i>(a) To retain and maintain the characteristic roof forms, finishes and chimneys of heritage items and conservation areas.</i></p> <p><i>(b) To ensure new roof profiles are consistent with the established skyline profiles of the conservation area.</i></p>	<p>As shown in Section 5.3 of this report, the proposed rezoning of the site to R3 would provide the opportunity for a sympathetic terrace-style development within the lot, which would include gable roof forms and rear service wing additions which would reflect the pattern of nearby Victorian style heritage items.</p>

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8.15 – Building Facades	
Objectives	Assessment
<i>(a) To retain the existing façades of original heritage items, contributory buildings or buildings consistent with the character of the area.</i>	The existing buildings on the subject site consist of a Telstra communication building and a steel-framed telecommunications tower. Heritage 21 understands that these buildings have been approved for demolition as per decision by the Waverley Local Planning Panel attached in Appendix A of this report. The proposed rezoning of the site from SP2 to R3 would, in Heritage 21's opinion, ensure that a future infill development at the site would incorporate a form, bulk, scale and detail that not only reflects the generality of Victorian style architectural forms evident within the HCA, but also, would include materials and colours that acknowledge the existing heritage fabric of the subject site.

6.2.3 Recommended Management

The planning proposal would rezone the subject site from SP2 to R3, which would reflect the current zoning for the residences located within the Botany Street HCA. The concept drawings for a potential future development at the site should the zoning be changed as part of the planning proposal, would, in Heritage 21's opinion, adopt a form, scale and materiality that would be in-keeping with the generality of terrace style and semi-detached housing evident in the nearby heritage items, and Botany Street HCA.

As per Appendix A of this report, the existing telecommunications tower has been recommended for demolition by the Waverley Local Planning Panel as part of DA-79/2020. Heritage 21 is of the opinion that including interpretative panelling as part of any future proposal would ensure that the heritage significance of the telecommunications tower would be acknowledged. Further, including materials and colours that link the future development with the existing heritage fabric of the site would, in Heritage 21's opinion, ensure that future development would be sympathetic to the HCA while acknowledging the heritage item.

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6.2.4 Impact Assessment Against the NSW Department of Planning and Environment Guidelines

As acknowledged in Section 6.1.4, the NSW Department of Planning and Environment has identified a list of considerations in the form of questions aiming at directing and triggering heritage impact assessment. Below, we assess the proposal against the most pertinent of these questions.

Question	Assessment
Demolition of a heritage item	
<i>If demolition is proposed, why is it necessary?</i>	As per Appendix A, the Waverley Local Planning Panel has approved the demolition of the existing telecommunications tower and associated structures. This planning proposal would seek to delist the telecommunications tower from Schedule 5 of the <i>WLEP 2012</i> . Heritage 21 is supportive of the proposed rezoning of the subject site from SP2 to R3, as well as the adoption of the heritage recommendations provided by the Waverley Local Planning Panel in order to mitigate the heritage impact of the telecommunications tower demolition as much as possible. The proposed rezoning of the site from SP2 to R3 would, in Heritage 21's opinion, provide the opportunity for a sympathetic infill townhouse development that responds to the established built forms evident throughout the Botany Street HCA, while including interpretation panelling and a schedule of materials and colours that acknowledges the heritage significance of the telecommunications tower.
<i>Have options for retention and adaptive re-use been explored? If yes, set out why these options have been discarded?</i>	The planning proposal would seek to change the zoning, lot size and delist the telecommunications tower from Schedule 5 of the <i>WLEP 2012</i> . The existing fabric contained on the site would, in Heritage 21's opinion, not be suitable for the proposed R3 zoning. As such, options for the adaptive reuse of the telecommunications tower has not been considered as part of the proposal.
<i>Has technical advice for demolition been obtained?</i>	Heritage 21 was not involved in the proposal for the demolition of the telecommunications tower and associated buildings.
<i>Identify and include advice about how significant elements, if removed by the proposal, will be salvaged and reused.</i>	As a c.1970s construction, the proposal would not seek to salvage and reuse the existing telecommunications tower and associated building as part of a future development. However, as per the heritage recommendations provided by both the Waverley Local Planning Panel and Heritage 21, an interpretation plan should accompany any future residential development at the site. Also, any future development should also include a schedule of materials and colours that acknowledges the built fabric of the telecommunications tower, including steel, dark red bricks and off-form concrete.

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Change of use	
<i>Does the existing use contribute to the significance of the heritage item? Why is the change of use proposed?</i>	Yes, the current SP2 zoning corresponds with the significance of the telecommunications tower as a piece of infrastructure. The proposed changing of the zoning to R3 would provide the opportunity for sympathetic, infill development at the site to reflect the current R3 zoning of the Botany HCA and nearby heritage items.
<i>Will the change of use have an impact on the significance of the heritage item?</i>	As per Appendix A, Heritage 21 notes that the telecommunications tower has been approved for demolition. As such, Heritage 21 would recommend that the proposed changing of the SP2 zoning to R3 would provide the opportunity for a future residential development that would be sympathetic to the heritage significance of the Botany Street HCA and nearby heritage items.
<i>Will the change of use require changes to the fabric or significant elements? How does that impact significance of the heritage item?</i>	It is our general assessment that the telecommunications tower has been approved for demolition as per DA-79/2020. As such, the significance of the subject site is associated with the tower and its approved demolition would result in the loss of its significance. Heritage 21 is therefore of the opinion that the planning proposal for the delisting of the site and the changing of the Land Use Zoning to R3, would engender a neutral heritage impact to the heritage significance of the Botany Street HCA and would ensure that a future development would be sympathetic to the existing and desired future character of the Botany Street HCA. As shown in Section 5.3 above, a potential future development at the site would include gable roof forms and rear service wing additions which would reflect the pattern of nearby Victorian style heritage items.
Works adjacent to a heritage item or within the heritage conservation area (listed on an LEP)	
<i>Will the proposed works affect the heritage significance of the adjacent heritage item or the heritage conservation area?</i>	The planning proposal for the delisting of the site and the changing of the Land Use Zoning to R3, would, in Heritage 21's opinion, engender a neutral heritage impact to the heritage significance of the Botany Street HCA and would ensure that a future development would be sympathetic to the existing and desired future character of the Botany Street HCA. The proposed rezoning of the site from SP2 to R3 would, in Heritage 21's opinion, provide the opportunity for a sympathetic infill townhouse development that responds to the established built forms evident throughout the Botany Street HCA, while including interpretation media and a schedule of materials and colours that acknowledges the heritage significance of the telecommunications tower.
<i>Will the proposed works affect views to, and from, the heritage item? If yes, how will the impact be mitigated?</i>	The planning proposal would rezone the subject site from SP2 to R3, which would reflect the current zoning for the residences located within the Botany Street HCA. The concept drawings for a potential future development at the site should the zoning be changed as part of the planning proposal, would, in Heritage 21's opinion, adopt a form, scale and materiality that would be in-

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	keeping with the generality of terrace style and semi-detached housing evident in the nearby heritage items, and Botany Street HCA.
<i>Will the proposed works impact on the integrity or the streetscape of the heritage conservation area?</i>	As per Appendix A of this report, the existing telecommunications tower has been recommended for demolition by the Waverley Local Planning Panel as part of DA-79/2020. Heritage 21 is of the opinion that including interpretative media as part of any future proposal would ensure that the heritage significance of the telecommunications tower would be acknowledged. Further, including materials and colours that link the future development with the existing heritage fabric of the site would, in Heritage 21’s opinion, ensure that future development would be sympathetic to the HCA while acknowledging the heritage item.

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7.0 CONCLUSION & RECOMMENDATIONS

7.1 Impact Summary

The NSW Department of Planning and Environment’s guidelines require the following aspects of the proposal to be summarised.¹³

7.1.1 Aspects of the proposal which respect or enhance heritage significance

- In our view, the following aspects of the proposal would respect the heritage significance of the subject site, the Botany Street HCA and heritage items in the vicinity:
- The planning proposal would engender a neutral heritage impact to the heritage significance of the Botany Street HCA and would ensure that a future development would be sympathetic to the existing and desired future character of the Botany Street HCA.
 - The concept drawings for a potential future development at the site would adopt a form, scale and materiality that would be in-keeping with the generality of terrace style and semi-detached housing evident in the nearby heritage items, and Botany Street HCA.
 - The proposed changing of the zoning to R3 would provide the opportunity for sympathetic, infill development at the site to reflect the current R3 zoning of the Botany HCA and nearby heritage items.
 - Materials and colours that link the future development with the existing heritage fabric of the site would, in Heritage 21’s opinion, ensure that future development would be sympathetic to the HCA while acknowledging the heritage item.

¹³ Department of Planning and Environment, *Guidelines for preparing a statement of heritage impact*.

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7.2 Mitigation Measures

To ensure maximum conservation of the significance of the subject site, heritage conservation area and heritage items in the vicinity, Heritage 21 also recommends the following:

- Photographic Archival Recording.

A Photographic Archival Recording (PAR) should be prepared by a suitably qualified Heritage Consultant prior to any development being carried out on the site.

The report must consist of an archival standard photographic record of the site and buildings externally including the existing character of the streetscape and the views to and from the subject site and heritage items in the vicinity, exteriors and interiors, landscape and curtilage area and general views to and from the site.

The recording shall be undertaken in accordance with the guidelines for Photographic Recording of Heritage Items Using Film or Digital Capture (2006)" prepared by the NSW Office of Environment & Heritage and copies should be retained in Council's Archives and Local Studies.

- Heritage 21 recommends that the townhouse proposal should incorporate dark red bricks, off-form concrete and steel framed windows. Heritage 21 is of the opinion that these design elements would acknowledge the heritage significance of the site, while retaining a sympathetic built form that reflects traditional patterns of development along Botany Street and throughout the HCA.
- Heritage 21 recommends that an Interpretation Plan should be prepared as part of any future development at the site. This would ensure that the heritage significance of the telecommunications tower is acknowledged within the new development.

7.3 General Conclusion

Heritage 21 is therefore confident that the proposed development complies with pertinent heritage controls and would engender a neutral impact on the heritage significance of the subject site, the Botany Street HCA and heritage items in the vicinity. We therefore recommend that Waverley Council view the planning proposal favourably on heritage grounds.

Statement of Heritage Impact – 50 Botany Street, Bondi Junction

8.0 SOURCES

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**APPENDIX A – REPORT TO THE WAVERLEY LOCAL PLANNING PANEL –
DA-79/2020**



Report to the Waverley Local Planning Panel

Application number	DA-79/2020
Site address	50 Botany Street, BONDI JUNCTION
Proposal	Demolition of existing telecommunications tower and construction of a new telecommunications tower (monopole) and ancillary equipment.
Date of lodgement	18 March 2020
Owner	Telstra Corporation Limited
Applicant	Service Stream Mobile Communications
Submissions	15 unique submissions (14 objections, 1 in support)
Cost of works	\$495,000
Issues	Height, safety
Recommendation	That the application be APPROVED

Site Map



1. PREAMBLE

1.1 Site and Surrounding Locality

A site visit was carried out on 8 May 2020.

The site is identified as Lot 1 in DP 619753, known as 50 Botany Street, BONDI JUNCTION. It is rectangular in shape with an area of 1350.9sqm. It has a west boundary to Botany Street and an east boundary to Council Street, each measuring 18m. The side boundaries (north and south) measure 68m. The site is located close to the intersection of Council Street and Birrell Street.

The site is occupied by a two storey administration building fronting Botany Street and a telecommunications tower to the rear closer to Council Street. The existing tower, known as a “lattice tower”, is 53.37m in height and accommodates antennas at several different locations.

The site is listed as heritage item #166 *Telecommunications Tower* and located in the Botany Street Heritage Conservation Area (C3) under WLEP 2012 Schedule 5.

The locality is characterised by a variety of residential development, including single dwellings and residential flat buildings. A row of 15 terrace dwellings fronting Birrell Street have rear yards that adjoin the southern boundary of the subject site. Across the road on Council Street is St Mary’s Anglican Church and childcare centre. Further to the south and south west on the opposite side of Birrell Street is the Uniting War Memorial Hospital Aged Care facility and Waverley College.



Figure 1: Aerial view of subject site (source: SIXmaps)



Figure 2: Subject site viewed from the corner of Council Street and Birrell Street

1.2 Relevant History

PD-35/2019 was lodged for the site seeking pre-DA advice on the proposal to which the subject application relates. A Pre-DA meeting was held at Council Chambers on 17 October 2019 and a letter provided to the applicant on 4 November 2019. At the time of providing Pre-DA advice to the applicant, the proposal was also discussed with the DBU.

In summary, the Pre-DA advice provided by Council officers included:

Issue	Advice provided	Comments
Permissibility of use	A telecommunications facility is permissible in the SP2 Infrastructure Zone.	Noted.
Height	In determining whether WLEP 2012 Clause 4.3 <i>Height of Buildings</i> is applicable to the telecommunications facility, the definition of <i>building height</i> and <i>building</i> in WLEP 2012 were considered. The telecommunications facility is a type of structure. The definition of a <i>building</i> includes any structure or part of a structure. Therefore, Clause 4.3 <i>Height of Buildings</i> does apply to the proposed development. Given the existing and proposed structures exceed the maximum building height development standard, a written	The DA is accompanied by a Clause 4.6 request.

	request under WLEP 2012 Clause 4.6 will be required with a future development application.	
Heritage	Given the site is heritage listed and within a heritage conservation area, it is recommended that any future development application be accompanied by a Heritage Impact Statement.	The development application is accompanied by a Heritage Impact Statement.
Hazardous Materials	The deconstruction of the existing lattice structure raises concern about methodology and potentially hazardous materials, such as lead paint and asbestos. It is recommended that any future development application be accompanied by a report or statement by a qualified professional outlining the method of demolition and a schedule of hazardous materials and how they will be managed.	A method of demolition schedule and a lead paint test schedule has been submitted with the DA.
Biodiversity	The site lies within a habitat corridor. It is noted that the preliminary plans submitted do not include landscaping for the proposed development. Should there be an opportunity for planting, in particular shrubs, Section 3.2(a) of WDCP 2012 should be considered.	Landscaping is not able to be provided onsite.
Preferred planning approval pathway	It was discussed at the meeting the possibility of lodging two separate development applications, one to obtain consent for the construction of the monopole and one to obtain consent for the demolition of the existing lattice structure. It is Council's preferred option that a single development application be lodged for all proposed works on site. This will enable an all-encompassing assessment, as well as provide clarity for Council staff, Councillors and the local community.	The subject DA to include both demolition of the existing tower and construction of the new monopole.

1.3 Proposal

The application seeks consent for decommission and demolition of the existing lattice tower telecommunications facility and construction of a new monopole telecommunications facility. The proposed monopole measures 45m in height accommodating 15 panel antennas attached to two triangular headframes at elevations of 40 and 45 metres. The total height including antennas mounted atop the structure will be 49.2m.

Two equipment shelters are also proposed to house the necessary electronic equipment required to operate the base station.

The proposal is intended to maintain network coverage and capacity in the areas of Bondi Junction and Waverley ensuring reliable telecommunications services are not lost. The existing lattice tower is nearing the end of its functional life and has become structurally unsafe, worsened by the corrosive environment.

2. ASSESSMENT

The following matters are to be considered in the assessment of this development application under section 4.15 of the *Environmental Planning and Assessment Act 1979* (the Act).

2.1 Planning Instruments and Development Control Plans

The following is an assessment against relevant legislation, environmental planning instruments, including State environmental planning policies (SEPPs), and development control plans.

2.1.1 SEPP 55 Remediation of Land

There is no known history of contamination applicable to the site. The subject site has historically been used for residential purposes. Accordingly, site land contamination is considered unlikely and no further investigation is necessary.

2.1.2 SEPP (Infrastructure) 2007

State Environmental Planning Policy (Infrastructure) 2007 Division 21 relates to *Telecommunications and other communication facilities*. Under this section, specifically Clause 116(1) permits development carried out by or on behalf of any person on land in connection with a telecommunication facility as exempt development, if it is for the purposes specified in Part 1 of Schedule 3A.

Part 1 of Schedule 3A *Exempt and complying development in relation to telecommunication facilities* Item 8 outlines development standards for Replacement of a tower. Item 8.3 notes that the replacement tower must be similar in appearance to the original tower, except that a lattice tower may be replaced by a monopole tower. Item 8.4 notes that the original tower must be decommissioned and removed within 12 weeks of the telecommunication equipment on the replacement tower being commissioned.

It is noted that the proposed development meets the development standards for exempt development in Part 1 of Schedule 3A. However, SEPP (Infrastructure) 2007 Clause 20 *General requirements for exempt development* Clause (2)(e1) states that to be exempt development, the development “must not involve the demolition of a building or work that is, or is part of, a State or local heritage item”. Given the site is listed as heritage item #166 *Telecommunications Tower* under WLEP 2012 Schedule 5, the development is not considered exempt development and the subject DA has been lodged.

2.1.3 Telecommunications Act 1997

The Telecommunications Act 1997 provides framework for regulating the actions of telecommunications carriers and service providers. Telstra is a licensed carrier under the Telecommunications Act 1997. Schedule 3 specifies ‘authorised activities’ that may be carried out by carriers without approval under NSW legislation. Under this clause, a carrier may install a telecommunications facility subject to that facility being a ‘low impact facility (as defined by the Telecommunications (Low-Impact Facilities) Determination 1997 (as amended)). In this case, the proposal involves the installation of a new monopole structure, and therefore does not constitute a low-impact facility under the Telecommunications (Low-Impact Facilities) Determination 1997 (as amended). Therefore, Telstra is not empowered to undertake the proposed works without approval under NSW State Legislation.

As discussed above, given the site is listed as a local heritage item, the proposed works are also not specified as exempt development under SEPP (Infrastructure) 2007 and development consent must be obtained from Waverley Council as the consent authority.

2.1.4 Waverley Local Environmental Plan 2012 (Waverley LEP 2012)

The relevant matters to be considered under the Waverley LEP 2012 for the proposed development are outlined below:

Table 1: Waverley LEP 2012 Compliance Table

Provision	Compliance	Comment
Part 1 Preliminary		
1.2 Aims of plan	Yes	The proposal is consistent with the Aims of the Plan.
Part 2 Permitted or prohibited development		
Land Use Table SP2 Infrastructure Zone	Yes	The proposal is defined as a telecommunications facility, which is permitted with consent in the SP2 zone.
Part 4 Principal development standards		
4.3 Height of buildings <ul style="list-style-type: none"> 12.5m 	No	The existing tower to be demolished measures 53.3m, which is a 40.8m or 326.4% variation. The proposed monopole measures 45m, which is a 32.5m or 260% variation.
4.4 Floor space ratio <ul style="list-style-type: none"> 0.75:1 	N/A	The proposal does not include any gross floor area and therefore does not impact the FSR of the site.
4.6 Exceptions to development standards	See discussion	The application is accompanied by a written request pursuant to clause 4.6 of Waverley LEP 2012 to vary the height development standard. A detailed discussion of the variation to the development standard is presented below this table.
Part 5 Miscellaneous provisions		
5.10 Heritage conservation	Yes	The site is listed as heritage item #166 <i>Telecommunications Tower</i> and located in the Botany Street Heritage Conservation Area (C3) under WLEP 2012 Schedule 5. The proposal was discussed with Council's Heritage Advisor who supported the proposal subject to conditions of consent relating to an interpretation panel. This is discussed in further detail in the referrals section below.
Part 6 Additional local provisions		
6.2 Earthworks	N/A	The proposal does not include excavation or earth works

The following is a detailed discussion of the issues identified in the compliance table above in relation to the Waverley LEP 2012.

Clause 4.6 Exceptions to Development Standards

The application seeks to vary the height of buildings development standard in Clause 4.3.

The site is subject to a maximum height control of 12.5m. The proposed development seeks to demolish the existing tower which has a height of 53.3m, exceeding the standard by 40.8m equating to a 326.4% variation. The new monopole tower to be constructed has a height of 45m, exceeding the standard by 32.5m equating to a 260% variation. It is noted that antennas mounted atop the structure will have a height of 49.2m, however these are not included in the definition of building height.

A written request has been submitted to Council in accordance with Clause 4.6(3)(a) and (b) of the Waverley Local Environmental Plan 2012 seeking to justify the contravention of the development standard by demonstrating:

- (a) That compliance with the development standard is unreasonable or unnecessary in the circumstances of the case; and
- (b) That there are sufficient environmental planning grounds to justify contravening the standard.

A copy of the applicant's written request has been provided to the Waverley Local Planning Panel for consideration.

Applicants Written Request - Clause 4.6(3)(a) and (b)

The applicant seeks to justify the contravention of the height development standard on the following basis:

- (a) That compliance with the development standard is unreasonable or unnecessary in the circumstances of the case:
 - (i) *The proposal is intended to replace an existing lattice tower telecommunication facility on the same property. The existing Waverley telecommunications lattice tower structure is 53.37m, and including the equipment mounted atop it has an overall height of approximately 60m, around 10m taller than the proposal. The existing lattice tower structure exceeds the height standard by 40.8m and has been present in its general form for over 5 decades, providing acceptable communications and mobile coverage to Bondi Junction and Waverley. In addition, prior to the tower reduction undertaken in 2015 the Waverley tower was 81.88m which exceed the height limit by 69.38m. It is clear with regards to the proposed monopole that compliance with Clause 4.3 is unreasonable and unnecessary considering it has been exceeded by the original facility.*
 - (ii) *By their nature, telecommunications facilities are unable to comply with prescriptive height restrictions because, to function they must protrude above the surrounding area including topographical features, buildings and vegetation. A 12.5m monopole would not adequately project above surrounding buildings and structures and thus would not achieve the required radio frequency coverage thereby defeating its purpose. With increasing demand for mobile services and the multiple uses of mobile devices brought about by access to the latest technologies, mobile facilities have now become an essential part of infrastructure. Their ability to function is reliant on their line of sight to the devices they service. In order to provide mobile coverage in the Bondi Junction and Waverley area, the*

facilities must be tall therefore compliance with Clause 4.3 is unreasonable and unnecessary.

- (iii) *The WLEP 2012 building height definition excludes communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues etc.*
 - (iv) *The object of the height of buildings standard is to prevent detrimental impact on views, solar access, streetscape, neighbours and maintain a consistent bulk and scale. The proposed monopole is of a streamlined design and despite penetrating the height restriction it will not create a significant visual disturbance. It will not result in loss of views, decreased solar access and will not considerably alter the scale of development in the area.*
- (b) That there are sufficient environmental planning grounds to justify contravening the standard:
- (i) *The proposal is consistent with the objectives of the SP2 Infrastructure zone as the telecommunications facility is considered a critical infrastructure.*
 - (ii) *The proposal does not significantly impact the amenity of the area. The slimline monopole does not increase shadowing on neighbouring properties or disrupt views.*
 - (iii) *The proposed design is sympathetic to its surroundings resulting in minimal bulk that does not negatively affect the desired future character of the locality. The proposal will also be finished in a recessive colour that blends in with the background.*
 - (iv) *The additional height will cause minor visual impacts on the surrounding heritage conservation area due to the minimal bulk from the monopole design. However, these impacts are considered acceptable and efforts have been made to mitigate them through recessive colouring.*
 - (v) *Compared to a habitable structure which fills up significantly more space, the proposed structure has a very small (almost insignificant) envelope which results in minimal overshadowing to dwellings in the area.*

Consideration of Applicants Written Request - Clause 4.6(4) (a) (i) and (ii)

Development consent must not be granted unless the consent authority is satisfied that:

- a) The applicant's written request has adequately addressed the matters required to be demonstrated by subclause 3 of Clause 4.6 being that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and that there are sufficient environmental planning grounds to justify contravening the standard; and
- b) The proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out.

Does the written request adequately address those issues at clause 4.6(3)(a)?

It is considered that the applicant has adequately addressed that compliance with the standard is unreasonable or unnecessary in the circumstances of the case and has referenced one or more of the following justification as set out in *Wehbe v Pittwater Council* (2007) 156 LGERA 446:

- a) *the objectives of the development standard are achieved notwithstanding non-compliance with the standard;*

- b) to establish that the underlying objective or purpose is not relevant to the development with the consequence that compliance is unnecessary;*
- c) to establish that the underlying objective or purpose would be defeated or thwarted if compliance was required with the consequence that compliance is unreasonable;*
- d) to establish that the development standard has been virtually abandoned or destroyed by the Council's own actions in granting consents departing from the standard and hence compliance with the standard is unnecessary and unreasonable;*
- e) to establish that "the zoning of particular land" was "unreasonable or inappropriate" so that "a development standard appropriate for that zoning was also unreasonable or unnecessary as it applied to that land" and that "compliance with the standard in that case would also be unreasonable or unnecessary.*

Does the written request adequately address those issues at clause 4.6(3)(b)?

The written request has adequately addressed that there are sufficient environmental planning grounds to justify contravening the standard as objectives of the standard are achieved despite the non-compliance in reference to one of the justifications/tests arising from *Wehbe v Pittwater Council* [2007] 156 LGERA 446.

The written request has outlined the minimal consequences of the non-compliance upon the environmental amenity of surrounding properties and the streetscape has sufficiently argues that these consequences are reasonable. The written request has also highlighted the fundamental requirement of the structure to be at a height above the surrounding buildings, vegetation and topography in order to adequately achieve the required radio frequency coverage. Considering the site is located in the SP2 Infrastructure zone, strict compliance would be burdensome and not allow the site to accommodate infrastructure which is contrary to the objectives of the zone. Discussion below justifies how the development achieves the objectives of the development standard and the zone objectives despite the non-compliance with the development standard.

Is the development in the public interest?

The proposed development will be in the public interest because it is consistent with both the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out.

Clause 2.1 – Land use zone – Zone SP2 Infrastructure (Telecommunications Facility)

- To provide for infrastructure and related services*
- To prevent development that is not compatible with or that may detract from the provision of infrastructure*

The proposal is consistent with the objectives of the SP2 zoning as it provides infrastructure and related services in the form of a replacement telecommunications tower to ensure network coverage and capacity meets the telecommunication needs of the local area are maintained.

Clause 4.3 Height of Buildings

Note: Objective (b) and (c) do not apply as they relate only to land in Bondi Junction centre.

(a) to establish limits on the overall height of development to preserve the environmental amenity of neighbouring properties and public spaces and, if appropriate, the sharing of views

In assessing the breach, consideration needs to be given as to whether the overall height of the development preserves the environmental amenity of neighbouring properties. The proposed structure has such a minimal envelope that it can be demonstrated that it does not have an impact on adjoining properties in terms of overshadowing and view loss. Following construction of the new monopole, the development application proposes decommission and demolition of the existing lattice structure which is taller and has a much larger envelope. As such, not only does the proposed development preserve the environmental amenity of neighbouring properties, it improves the amenity in terms of overshadowing and view loss.

In terms of impacts from the actual telecommunications radiation, conditions are recommended to ensure these meet standard safety standards.

The proposed development is considered to be consistent with objective (a) of the height development standard.

(d) to ensure that buildings are compatible with the height, bulk and scale of the desired future character of the locality and positively complement and contribute to the physical definition of the street network and public space

The height of the proposed monopole is compatible with the existing site, in that it is smaller in scale than the existing structure. While it does not necessarily contribute to the physical definition of the street, the monopole is an improvement on the streetscape impact of the existing lattice tower on site. The telecommunications facility provides required infrastructure within the locality.

The proposed development is considered to be consistent with objective (d) of the height development standard.

Conclusion

For the reasons provided above the requested variation to the height is supported as the applicant's written request has adequately addressed the matters required to be addressed by cl 4.6 of the Waverley Local Environmental Plan 2012 and the proposed development would be in the public interest because it is consistent with the objectives of Height development standard and the SP2 Infrastructure zone.

2.1.5 Waverley Development Control Plan 2012 - Amendment No 7 (Waverley DCP 2012) – Effective 2 March 2020

The relevant matters to be considered under the Waverley DCP 2012 for the proposed development are outlined below:

Table 2: Waverley DCP 2012 – Part B General Provisions Compliance Table

Development Control	Compliance	Comment
1. Waste	Yes	A Site Waste & Recycling Management plan has been submitted with the application to address waste disposal during construction. Condition of consent will be imposed regarding ongoing waste on site.

Development Control	Compliance	Comment
2. Ecologically sustainable Development	Yes	Given the scale of the development, the proposal is considered to adequately consider the objectives of this section.
3. Landscaping and Biodiversity	Yes	Landscaping is not provided on site. At Pre-DA stage it was recommended that landscaping be included onsite, if possible. The applicant has not provided landscaping onsite. It is desirable to have some native landscaping on site in accordance with WDCP 2012, however it is acknowledged that access to the telecommunications structure needs to be maintained. A condition of consent has been included requiring native landscaping to be planted on-site in accordance with WDCP 2012 Section B3.
7. Accessibility and adaptability	N/A	The site does not provide access to the public.
8. Transport	Yes	Private vehicular access is provided off Council Street.
9. Heritage	Yes	The proposed development is in a Heritage Conservation Area or a Heritage item and follows the guidance of this part of the DCP. Council's Heritage Architect has reviewed the proposal and raised no issues with the proposal, subject to conditions of consent.
10. Safety	Yes	The proposal does not contravene the objectives of this part of the DCP. Notwithstanding this, having regard to this site being an infrastructure service, it is recommended that adequate fencing and CCTV be maintained around the perimeter of the site.

16.1 Other Impacts of the Development

The proposed development is capable of complying with the BCA.

It is considered that the proposal will have no significant detrimental effect relating to environmental, social or economic impacts on the locality, subject to appropriate conditions being imposed.

16.2 Suitability of the Site for the Development

The site is considered to be suitable for the proposed development.

16.3 Any Submissions

The application was notified for 21 days and a site notice erected on the site, in accordance with *Waverley Development Control Plan 2012, Part A – Advertised and Notified Development*.

15 unique submissions were received, 14 objections and 1 in support. The issues raised in the submissions are summarised and discussed below.

Table 3: Summary of property addresses that lodged a submission

Property
232 Birrell Street, BONDI JUNCTION (2 submissions from this address)
190 Birrell Street, BONDI JUNCTION
10 Allens Parade, BONDI JUNCTION (2 submissions from this address)
10A Allens Parade, BONDI JUNCTION (3 submissions from this address)
39 Allens Parade, BONDI JUNCTION
Allens Parade, BONDI JUNCTION (no street address)
15 Porter Street, BONDI JUNCTION
37 Paul Street, BONDI JUNCTION
205/150 Bronte Road, WAVERLEY
20 Cuthbert Street, QUEENS PARK
55/107 Macpherson Street, BRONTE
11 Pacific Street, BRONTE (in support)
9/152 Brook Street, COOGEE
49 Cascade Street, SYDNEY
No address provided

Issue: Many submissions raised concerns about 5G technology and human safety concerns. Also, concern was raised that the new structure will have increased EME (electromagnetic energy) levels. There are fears this will impact long term health and the value of surrounding homes.

Response: The concerns raised in submissions were relayed to the applicant who provided a response along with documentation by national and internationally accepted bodies. The applicant notes that all Telstra mobile network facilities are compliant with the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) standards. As such, the Radiofrequency (RF) Electromagnetic Energy (EME) levels are well within the allowable public exposure levels.

The applicant also noted that the proposed replacement tower is currently planned for 3G and 4G technology, which is the technology on the existing tower. However, as part of Telstra's long term modernisation program, 5G technologies will be added to the facility in the future.

Issue: The tower should be away from residential properties, schools, childcare centres and hospitals.

Response: The telecommunications tower has been in this location since 1970 to provide reception and mobile data to the Waverley and Bondi Junction area. If moved, it defeats the purpose of providing telecommunications infrastructure to the area. The site is zoned SP2 Infrastructure and is considered suitable for the existing and proposed towers.

Issue: Concerns about transparency, fairness, corruption and ‘pushing this through’ during this time of lockdown procedures for COVID-19. No doubt that these matters can be ventilated in the Land and Environment Court when an injunction is sought to stop the proposal.

Response: Allegations of corruption are a serious matter. Submissions to development applications are on the public record. Council staff do not take to them lightly and particularly in cases where they are purely false or misleading, they can be deemed offensive. Should there be any evidence to indicate that corruption of any sorts has occurred, the objector should contact Council’s Auditor to investigate such allegations.

In response to concern raised about timing, as part of Council’s business continuity planning, the development assessment functions in Council were able to continue during the restrictions imposed by the NSW Government in response to the COVID-19 pandemic. Telstra Corporation Limited owns the site and Service Stream Mobile Communications lodged this development application on Telstra’s behalf on 18 March 2020. In accordance with the WDCP 2012 Part A2, the application was notified for a 3 week period from 20 March to 10 April and a site notice erected on site.

It is also noted that the proposed development meets the development standards for exempt development in Part 1 of Schedule 3A under SEPP (Infrastructure) 2007. However, the local heritage listing of this site required a development application to be lodged.

Issue: Council should consult with Waverley Residents on any proposed implementation of 5G technology

Response: Waverley Council is not implementing 5G technology. This site is owned and managed by Telstra Corporation Limited. As the consent authority, Waverley Council has notified surrounding residents of this development application.

Issue: Not enough people in the area have been notified. Many units are renters and renters don’t care so will not pass on the information to owners who are more impacted.

Response: The application was been notified in accordance with WDCP 2012 Part A2 Section 2.3 and 2.4. In this instance, *owners* and *occupiers* of all properties adjoining the site and opposite the site were notified of this development application. Furthermore, a site notice was erected on site and the development application details and documentation made public on Council’s website.

Issue: Object to the removal of trees

Response: The proposal does not include the removal of trees.

Issue: A historic home will be destroyed in the interest of profit and they will rob us of our trees. We are losing our heritage and medium density ending up with a high densely populated suburb.

Response: The proposal does not include the demolition of any houses or removal of trees.

16.4 Public Interest

It is considered that the proposal will have no detrimental effect on the public interest, subject to appropriate conditions being imposed.

3. REFERRALS

3.1 Heritage

The application was referred to Council's Heritage Advisor who noted that the tower is considered to have been associated with broadcast images from the first moon landing in 1969 although the current tower is now considered to date from 1970 with later additions. The tower has been progressively modified in response to technology and maintenance requirements over time. It is noted that the tower has a specific and viable use, it will progressively deteriorate to a point of structural instability. In terms of design, the slender form of the new monopole will remove the prominence of the structure, which also reduces the incongruity of the current tower within the immediate setting.

To acknowledge the heritage significance of the existing communications tower, the recommendation provided in the applicant's heritage report are supported as follows:

1. A digital photographic archival record of the tower and setting is to be provided in accordance with guidelines of the NSW heritage office. The record is to be provided to Council prior to any works on site.
2. Interpretation panels are to be located on the public boundary of the site, the panels illustrating the tower and its known history.

4. SUMMARY

The application seeks consent for construction of a new monopole telecommunications facility and decommissioning and demolition of the existing lattice tower. The proposed development meets the development standards for exempt development in Part 1 of Schedule 3A under SEPP (Infrastructure) 2007. However, the local heritage listing of this site required a development application to be lodged.

The site is zoned SP2 Infrastructure Zone and has a height development standard of 12.5m.

When providing Pre-DA advice to the applicant and during assessment of the subject DA, Development Assessment staff discussed whether WLEP 2012 Clause 4.3 *Height of Buildings* is applicable to the telecommunications facility, the definition of *building height* and *building* in WLEP 2012 were considered. The telecommunications facility is a type of structure. The definition of a *building* includes any structure or part of a structure. During assessment of this application, Council obtained legal advice on the matter. Council's solicitors concurred with Council's position that WLEP 2012 Clause 4.3 Height of Buildings does apply.

The existing tower to be demolished has a height of 53.3m, which is a 40.8m or 326.4% variation. The proposed monopole has a height of 45m, which is a 32.5m or 260% variation. The applicant provided an amended written request during the assessment period which adequately addresses the matters required to be addressed by cl. 4.6 of WLEP 2012.

15 unique submissions were received (14 objections and 1 in support). A Councillor submission was not received. The application form does not indicate a conflict of interest.

It is recommended that the application be approved, subject to conditions.

DBU Decision

The application and assessment report was reviewed by the DBU at the meeting on 21 April 2020 and the DBU determined:

- (a) The application is acceptable and should be approved, subject to the conditions in Appendix A.

DBU members: M Reid, A Rossi, B McNamara, B Matlawski, E Finnegan

5. RECOMMENDATION TO WAVERLEY LOCAL PLANNING PANEL

That the Development Application be **APPROVED** by the Waverley Local Planning Panel subject to the Conditions in Appendix A:

Report prepared by:



Emma Finnegan
Senior Development Assessment Planner

Date: 10 June 2020

**Application reviewed and agreed on behalf of
the Development and Building Unit by:**



Angela Rossi
Manager, Development Assessment (Central)

Date: 12 June 2020

Reason for referral:

- 2 Contentious development (10 or more objections)
- 3 Departure from any development standard in an EPI by more than 10%
- 4(c) Sensitive development – demolition of a heritage item

APPENDIX A – CONDITIONS OF CONSENT

A. APPROVED DEVELOPMENT

1. APPROVED PLANS AND DOCUMENTATION

The development must be in accordance with:

- (a) Architectural Plans prepared by Service Stream including the following:

Plan and Issue Number	Plan description	Plan Date	Date received by Council
N20122 Sheet S1 Issue 6	Site access and locality plan	13 March 2020	18 March 2020
N20122 Sheet S1-3 Issue 1	Proposed site layout	13 March 2020	18 March 2020
N20122 Sheet S1-4 Issue 1	Antenna layout	13 March 2020	18 March 2020
N20122 Sheet S3 Issue 13	South elevation sheet 1 of 2	13 March 2020	18 March 2020
N20122 Sheet S3-1 Issue 5	South elevation sheet 2 of 2	13 March 2020	18 March 2020
N20122 Sheet S3-2 Issue 1	Antenna configuration table	13 March 2020	18 March 2020

- (b) Heritage Impact Statement prepared by City Plan, dated March 2020 and received by Council on 18 March 2020.
- (c) Demolition Plan prepared by One Com Nation Pty Ltd received by Council on 18 March 2020.
- (d) The Site Waste and Recycling Management Plan (SWRMP) Part 1

Except where amended by the following conditions of consent.

2. HERITAGE INTERPRETATION PANELS

- (a) To acknowledge the heritage significance of the existing communications tower, interpretation panels are to be located on the public boundary of the site (both Council Street and Botany Street frontages), illustrating the tower and its known history.
- (b) Details of the location and contents of the interpretation panel are to be submitted to and approved by Council's Heritage Advisor prior to the issue of the relevant Construction Certificate.
- (c) The approved interpretation panels must be installed prior to the issue of any Occupation Certificate.

3. LANDSCAPE WORKS IN A HABITAT CORRIDOR

Landscaping is to be provided on site, including around the Heritage Interpretation Panel required under Condition 2. A landscape plan is to be submitted to and approved by Council prior to the issue of the relevant Construction Certificate. The landscape plan is to include a plant species list that includes a minimum of 50% of the proposed plantings (not including turfed areas) to be indigenous or local native plants as listed in Annexure B2 - 1 of the *Waverley Development Control Plan 2012*.

4. MATERIALS AND FINISHES

The new telecommunications tower (monopole) shall be neutral in colour and of low reflectivity.

B. COMPLIANCE PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

The requirements outlined in this section are to be provided to the satisfaction of the Principal Certifying Authority in all instances, except where a condition explicitly specifies the approval of Council or a Council Officer is required.

5. NO BUILDING OR DEMOLITION WORKS PRIOR TO RELEASE OF CONSTRUCTION CERTIFICATE

The building work, or demolition work, must not be commenced until:

- (a) a Construction Certificate has been obtained from Council or an Accredited Certifier in accordance with the Environmental Planning & Assessment Act, 1979 and
- (b) a Principal Certifying Authority has been appointed and Council has been notified of the appointment in accordance with the Environmental Planning & Assessment Act, 1979 and Environmental Planning and Assessment Regulation 2000 and
- (c) Council is given at least two days' notice in writing of the intention to commence the building works.

6. SECTION 7.12 CONTRIBUTION

A cash contribution is payable to Waverley Council pursuant to section 7.12 of the *Environmental Planning and Assessment Act 1979* and Waverley Council Development Contributions Plan 2006 in accordance with the following:

- (a) A cost report indicating the itemised cost of the development shall be completed and submitted to Council:
 - (i) Where the total development cost is less than \$500,000:
"Waverley Council Cost Summary Report"; or,
 - (ii) Where the total development cost is \$500,000 or more:
"Waverley Council Registered Quantity Surveyor's Detailed Cost Report".

A copy of the required format for the cost reports are in the Waverley Council Contributions Plan 2006, available on Council's website.

- (b) As legislated in section 25K of the Environmental Planning and Assessment Regulation 2000, the levy must be paid in accordance with the following;
 - (i) A development valued at \$100,000 or less will be exempt from the levy.
 - (ii) A development valued at \$100,001 - \$200,000 will attract a levy of 0.5% OR
 - (iii) A development valued at \$200,001 or more will attract a levy of 1% based on the full cost of the development.

Prior to the issue of any Construction Certificate, evidence must be provided that the levy has been paid to Council in accordance with this condition or that the cost of works is less than \$100,000.

7. SECURITY DEPOSIT

A deposit (cash or cheque) or guarantee for the amount of \$10,577.50 must be provided to Council for any damage caused to any property of the consent authority (ie. public land) as a consequence of the works and completing any public work (such as road work, kerbing and guttering, footway construction, stormwater drainage and environmental controls) required in connection with the consent.

This deposit (cash or cheque) or guarantee must be established prior to the issue of any Construction Certificate. The full amount of the difference after recovery of Council's cost for any repair of damage to Council property or rectification of unauthorised works on Council property will be refunded after satisfactory completion all of works associated with this consent (including the required public works) to the person who paid the deposit.

8. LONG SERVICE LEVY

A long service levy, as required under Section 34 of the *Building and Construction Industry Long Service Payments Act, 1986*, is to be paid in respect to this building work. In this regard, proof that the levy has been paid is to be submitted to the Principal Certifying Authority prior to the issue of any Construction Certificate.

Note: Council acts as an agent for the Long Service Payment Corporation and the levy may be paid at Council's office. The levy rate is 0.35% of building work costing \$25,000 or more.

9. ARCHIVAL RECORDING

An archival record shall be prepared of the site for deposit in Waverley Council's Archive. This record must be carried out prior to the removal of any significant fabric from the site and must be submitted to Council prior to the commencement of any work. The record is to comply with the NSW Heritage Office Guidelines for digital archival recording.

Two physical copies and one digital copy are to be submitted to Council's Heritage Officer.

10. HOARDING

To ensure the site is contained during construction, a hoarding is required for the approved works which is to be designed and constructed in accordance with the requirements of Safe Work NSW. Where the hoarding is to be erected over the footpath or any public place, the approval of Council's Compliance Unit must be obtained and applicable fees paid, prior to the erection of the hoarding.

11. EROSION & SEDIMENT CONTROL

A Soil and Water Management Plan (SWMP), also known as an Erosion and Sediment Control Plan shall be prepared in accordance with Waverley Council's Water Management Technical Manual be installed and maintained until construction activities have been completed and the site is fully stabilised. A copy of the SWMP must be kept on site at all times and made available to Council officers upon request.

12. ENGINEERING DETAILS

Structural details are to be prepared and certified by a practicing Structural Engineer in connection with all structural components of the approved works, prior to the issue of the relevant Construction Certificate.

13. SITE WASTE AND RECYCLING MANAGEMENT PLAN

A *Site Waste and Recycling Management Plan (SWRMP) - Part 2* is to be submitted to the Principal Certifying Authority prior to the issue of the relevant Construction Certificate, which outlines materials to be reused and/or recycled as a result of demolition and construction works. At least one copy of the *SWRMP Part 2* is to be available on site at all times during construction. Copies of demolition and construction waste dockets that verify the facility that received the material for recycling or disposal and the quantity of waste received, must be retained on site at all times during construction.

14. CONSTRUCTION TRAFFIC MANAGEMENT PLAN (CTMP)

The applicant is to submit a Construction Traffic Management Plan (CTMP) for the approval of Council's Executive Manager, Infrastructure Services, or delegate prior to the issue of any Construction Certificate. For further information on what is required in the CTMP, please refer to Council's website at:

https://www.waverley.nsw.gov.au/building/development_applications/post_determination/development_applications_-_conditions_of_consent

15. STORMWATER MANAGEMENT

Certification is to be provided from a suitably qualified professional, that the stormwater system has been designed in accordance with the Water Management Technical Guidelines. Stormwater system details are to be submitted in accordance with the Waverley Development Control Plan 2012 - Part B prior to the issue of the relevant Construction Certificate.

C. COMPLIANCE PRIOR TO AND DURING CONSTRUCTION

The requirements outlined in this section are to be provided to the satisfaction of the Principal Certifying Authority in all instances, except where a condition explicitly specifies the approval of Council or a Council Officer is required.

16. CONSTRUCTION SIGNS

Prior to commencement of any works on the site and during construction a sign shall be erected on the main frontage of the site detailing the name, address and contact details (including a telephone number) of the Principal Certifying Authority and principal contractor (the coordinator of the building works). The sign shall be clearly legible from the adjoining street/public areas and maintained throughout the building works.

17. DEMOLITION – ASBESTOS AND HAZARDOUS MATERIALS

The demolition, removal, storage, handling and disposal of products and materials containing asbestos must be carried out in accordance with the relevant requirements of SafeWork NSW and the NSW Environment Protection Authority (EPA), including:

- Work Health and Safety Act 2011;
- Work Health and Safety Regulation 2017;
- SafeWork NSW Code of Practice for the Safe Removal of Asbestos;
- Australian Standard 2601 (2001) – Demolition of Structures;
- The Protection of the Environment Operations Act 1997;

At least 5 days prior to the demolition, renovation work or alterations and additions to any building, the person acting on the consent shall submit a Work Plan to the Principal Certifying Authority in accordance with Australian Standard AS 2601-2001, Demolition of Structure and a Hazardous Materials Assessment prepared by a person with suitable expertise and experience. The Work Plan and Hazardous Materials Assessment shall:

- (a) Outline the identification of any hazardous materials, including surfaces coated with lead paint;
- (b) Confirm that no asbestos products are present on the subject land; or
- (c) Particularise a method of safely disposing of the asbestos in accordance with the Code of Practice on how to safely remove asbestos published by SafeWork NSW (catalogue WC03561)
- (d) Describe the method of demolition;
- (e) Describe the precautions to be employed to minimise any dust nuisance; and
- (f) Describe the disposal methods for hazardous materials.

18. CONTROL OF DUST ON CONSTRUCTION SITES

The following requirements apply to demolition and construction works on site:

- (a) Hazardous dust is not to be allowed to escape from the site. The use of fine mesh dust proof screens or other measures are recommended. Any existing accumulations of dust (e.g.: ceiling voids and wall cavities) must be removed by the use of an industrial vacuum fitted with a high efficiency

particle air (HEPA) filter. All dusty surfaces and dust created from work are to be suppressed by a fine water spray. Water must not be allowed to enter the street and stormwater systems. Demolition is not to be performed during adverse winds, which may cause dust to spread beyond the site boundaries.

- (b) All contractors and employees directly involved in the removal of hazardous dusts and substances are to wear protective equipment conforming to Australian Standard AS1716 Respiratory Protective Devices.

19. CONSTRUCTION HOURS

Demolition and building work must only be undertaken between the hours of 7am and 5pm on Mondays to Fridays and 8am to 3pm on Saturdays with no work to be carried out on:

- (a) Sundays and public holidays;
- (b) Excavation works involving the use of heavy earth movement equipment including rock breakers and the like must only be undertaken between the hours of 7am and 5pm on Mondays to Fridays with no such work to be carried out on Saturday, Sunday or a public holiday.

Noise from construction activities shall comply with the Protection of the Environmental Operations (Noise Control) Regulation 2017.

20. STOCKPILES, STORAGE OF MATERIALS AND LOCATION OF BUILDING OPERATIONS

All building materials and any other items associated with the development are to be stored within the property. No materials are to be stored on Council's footpath, nature strip, or road reserve without prior Council approval.

21. CONSTRUCTION INSPECTIONS

The building works are to be inspected during construction by the Principal Certifying Authority (PCA) in accordance with the Building Legislation Amendment (Quality of Construction) Act 2002 and 162A Critical stage inspections for building work of the Environmental Planning and Assessment Regulation 2000.

22. CERTIFICATE OF SURVEY - LEVELS

All construction works are to be in accordance with the Reduced Levels (RLs) as shown on the approved plans.

23. TREE PROTECTION

All trees on site and adjoining properties, including street trees are to be retained and protected in accordance with AS4970-2009 'Protection of Trees on Construction Sites' and to be certified by an Arborist with AQF level 5 qualification or above, unless approved to be removed in this development consent.

24. WORKS ON PUBLIC ROADS

Any works performed in, on or over a public road reserve pursuant to this consent must be carried out in accordance with this consent and with the Road/Footpath Opening Permit issued by Council as required under Sections 138 and 139 of the Roads Act 1993.

D. COMPLIANCE PRIOR TO OCCUPATION OR DURING OCCUPATION**25. HERITAGE INTERPRETATION PANEL TO BE INSTALLED PRIOR TO ISSUE OF AN OCCUPATION CERTIFICATE**

Prior to the issue of an Occupation Certificate, the interpretation panels approved by Council's Heritage Advisor (required under Condition 2) are to be installed onsite.

26. CERTIFICATION OF LANDSCAPING

At the completion of all works a certificate is to be submitted to the Principal Certifying Authority from a qualified Landscape and/or Arboriculture Consultant certifying that the work has been completed in accordance with the approved Landscape Plan and that a maintenance program has been established.

27. FINAL OCCUPATION CERTIFICATE

Prior to occupation or use of the development, the Principal Certifying Authority must issue an Occupation Certificate. The Principal Certifying Authority must be satisfied that the requirements of the Environmental Planning & Assessment Act, 1979 have been satisfied including all critical stage inspections. Documentary evidence of all required inspections is to be submitted to Council.

28. NOISE – PLANT AND EQUIPMENT

A Certificate is to be submitted to Council at the completion of all work and prior to the issue of an Occupation Certificate, from a suitably qualified Acoustic Consultant. The Certificate is to certify all plant and equipment comply with the terms of approval in relation to noise.

29. REMOVAL OF INFRASTRUCTURE

Infrastructure including the decommission of the existing tower must be removed when no longer in use at the Owner's expense.

30. REMOVAL OF INFRASTRUCTURE

All redundant telecommunication equipment following the decommission of the existing tower must be removed when no longer in use at the Owner's expense.

31. SIGNAGE TO BE DISPLAYED

- (a) Signage (in lettering not less than 15mm in height on a contrasting background) is to be erected in a prominent position on both the Botany Street and Council Street frontages of the site that identifies the name and contact details of the operator or site manager.
- (b) The signage shall be permanent, legible and waterproof.
- (c) Signage specified in sub clauses (a) and (b) is to be erected prior to the issue of an Occupation Certificate.

E. OPERATIONAL MATTERS

The following operational conditions must be complied with at all times, throughout the use and operation of the development or use.

32. INSTALLATION AND OPERATION OF INFRASTRUCTURE

- (a) The Owner is responsible for any adverse impacts derived from the installation and operation of the infrastructure and is required to notify the relevant government authorities should the Owner become aware of such adverse impacts.
- (b) The installation and operation of all infrastructure services on-site shall comply with the relevant legislations and standards at all times.

33. AIR EMISSIONS

The use of the premises shall not give rise to air impurities in contravention of the Protection of the Environment Operations Act, 1997.

34. NOISE EMISSIONS

The use of the premises shall not give rise to the transmission of "Offensive noise" as defined in the Protection of the Environment Operations Act 1997 to any place of different occupancy.

35. NOISE - MECHANICAL PLANT

Noise associated with mechanical plant shall not give rise to any one or more of the following:

- (a) Transmission of "offensive noise" as defined in the *Protection of the Environment Operations Act 1997* to any place of different occupancy.
- (b) A sound pressure level at any affected property that exceeds the background (LA90, 15 minute) noise level by more than 5dB(A). The background noise level must be measured in the absence of noise emitted from the use. The source noise level must be assessed as a LAeq, 15 minute.
- (a) Notwithstanding compliance with (a) and (b) above, the noise from mechanical plant associated with the premises must not be audible in any habitable room in any residential premises between the hours of 12.00 midnight and 7.00am.

36. SURVEILLANCE CAMERAS TO BE MAINTAINED ON THE PREMISES

The Owner must maintain a closed-circuit television (CCTV) system on the premises. The CCTV system must comply with the following requirements:

- (a) It must record continuously each day (that is, 24hours, 7 days a week),
- (b) It must record in digital format and at a minimum of 15 frames per second,
- (c) Any recorded image must specify the time and date of the image;
- (d) The system's cameras must cover:

- i. all entry and exit points of the site,
 - ii. the footpath immediately adjacent to the site.
- (e) CCTV recordings must be retained for at least 30 days.
- (f) Signage shall be clearly displayed adjacent to the principal entry alerting persons entering the premises that CCTV is in operation.
- (h) Provide any recordings made by the system to an Authorised Council or Police Officer within 24 hours of any request by an Authorised Council or Police Officer to provide such recordings.

The CCTV system shall be installed and operational prior to the issue of an Occupation Certificate.

37. SECURITY / BOUNDARY FENCING

Security / boundary fencing shall be maintained along all perimeters of the site, at all times.

38. LIGHTING

- (a) Any lighting on the site shall be designed so as not to cause nuisance to other residences in the area or to motorists on nearby roads and to ensure no adverse impact on the amenity of the surrounding area by light overspill. All lighting shall comply with the Australian Standard AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting.
- (b) All external lighting fixtures should be vandal resistant.
- (c) Lighting should be carefully considered in areas covered by CCTV to allow for optimum viewing.
- (d) Lighting should be free of obstructions, such as tree branches, pipes, etc.
- (e) Transition lighting should also be used throughout the site to reduce vision impairment, i.e. impairment caused by walking from dark to light places and light to dark places.

ADVISORY MATTERS

The following advisory matters are provided as additional information to ensure compliance with the relevant legislation and requirements. You must also check other Commonwealth and NSW Acts and Regulations which may apply to the works or use approved in this application.

AD1. SYDNEY WATER REQUIREMENTS

You are required to submit your plans to the appropriate Sydney Water office to determine whether the development will affect Sydney Water's sewer and water mains, stormwater drains and/or easements.

If you are increasing the density of the site, a Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained. The application must be made through an authorised Water Servicing Coordinator, for details see the Sydney Water website.

Following application a "Notice of Requirements" will be forwarded detailing water and sewer extensions to be built and charges to be paid. Please make early contact **with the Coordinator**, since building of water/sewer extensions can be time consuming and may impact on other services and building, driveway or landscape design.

AD2. DIAL BEFORE YOU DIG

Underground assets may exist in the area that is subject to your application. In the interests of health and safety and in order to protect damage to third party assets please contact Dial before you dig at www.1100.com.au or telephone on 1100 before excavating or erecting structures (This is the law in NSW). If alterations are required to the configuration, size, form or design of the development upon contacting the Dial before You Dig service, an amendment to the development consent (or a new development application) may be necessary. Individuals owe asset owners a duty of care that must be observed when working in the vicinity of plant or assets. It is the individual's responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial before you dig service in advance of any construction or planning activities.

AD3. TELECOMMUNICATIONS ACT 1997 (COMMONWEALTH)

Telstra (and its authorised contractors) are the only companies that are permitted to conduct works on Telstra's network and assets. Any person interfering with a facility or installation owned by Telstra is committing an offence under the Criminal Code Act 1995 (Cth) and is liable for prosecution. Furthermore, damage to Telstra's infrastructure may result in interruption to the provision of essential services and significant costs. If you are aware of any works or proposed works which may affect or impact on Telstra's assets in any way, you are required to contact: Telstra's Network Integrity Team on Phone Number 1800810443.

AD4. EXCAVATION TO BE LIMITED

Excavation shall be limited to that shown in the approved plans. Any further excavation will require Council approval.

AD5. SEPARATE APPLICATION FOR SIGNAGE

No signage has been proposed in this application, therefore any advertising or signage requires the separate approval from Council, unless deemed Exempt Development under Division 2 of the SEPP (Exempt and Complying Development) 2008.

AD6.TREE REMOVAL/PRESERVATION

Any trees not identified for removal in this application have not been assessed and separate approval may be required. Any pruning of trees on adjoining properties required for the erection of scaffolding and/or the construction of the building may also require approval.

AD7.WORK OUTSIDE PROPERTY BOUNDARY

This consent does not authorise any work outside the property boundary.

Arboricultural Impact Assessment

Client: Bondi Exchange Pty Ltd

Site address: 50 Botany Street, Bondi Junction

Prepared by: Glenn Holden
Urban Tree Care
Diploma Arboriculture (AQF5) #5827901
0435502951

Date: 6th November 2023

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Introduction

This Arboricultural Impact Assessment was commissioned by Bondi Exchange Pty Ltd and an onsite meeting was organized for 3rd October 2023.

The property is the old telecommunications tower and associated building at 50 Botany Street, Bondi Junction

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Methodology

Method:

A Visual Tree Assessment, (VTA¹) from ground level was undertaken on 21st October 2023. All information in this report is from that day. Photos were taken on an iPhone 12. Trunk diameters were measured using a Richter diameter tape measure. Tree heights and spreads were estimated.

Identification:

The identification of the trees was based on broad features visible at the time of inspection. It was not based upon a full taxonomical identification or comparison against an herbarium specimen. Wherever possible the selection of genus and probable species is provided.

Plans:

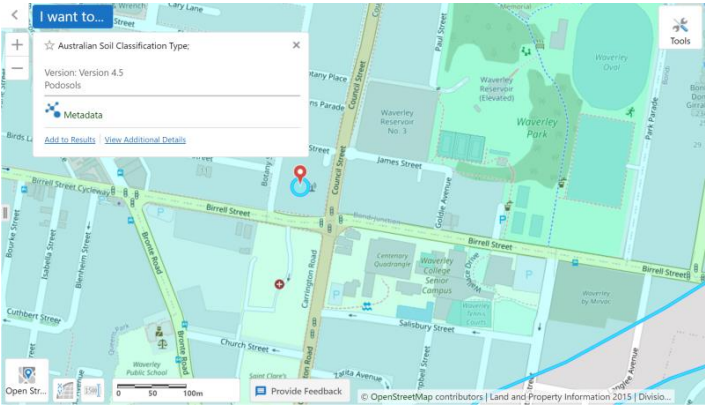
Parties other than the Urban Tree Care determined the location of the trees marked on the plans. We have added trees to the survey as they had not been added to the original plan. Referencing to the Plans by Urban Tree Care does not constitute confirmation of the accuracy of the Plans.

¹ (VTA) visual tree assessment as outlined by Dr Clause Mattheck in The Body Language of Trees

Scope of works

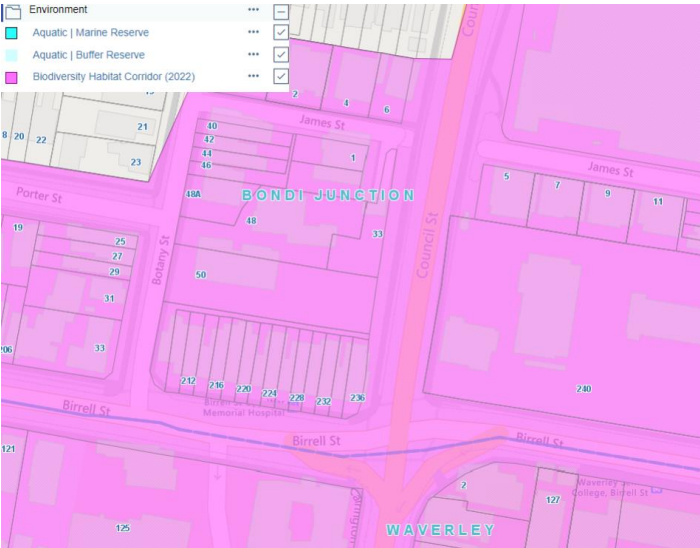
- Assess all trees on site and the impact of the proposed development will have on the trees.
- Identify trees to be retained and those that require removal to facilitate the proposed development plans.
- Make recommendations to ensure that the impact on the retained trees is acceptable and complies with Australian Standard (AS 4970-2009 Protection of trees on development sites 2009).
- Tree retention value has been quantified using STARS

Soil



The soil type is Podzolsols.

Biodiversity



The site is in the biodiversity corridor.

Reference Documents

<https://geo.seed.nsw.gov.au>

Planning Proposal by Urban Design Analysis 23_053, Ref 19/09/2023

Survey by Harrison Friedman & Associates Ref 76386DT, Dated: 05/06/2023

Waverly Council Local Government Area Tree Management Policy

Australian Standard, AS4970-2009 Protection of Trees on Development Sites

Discussion

The site the old telecommunication tower at 50 Botany Street, Bondi Junction.

It is proposed to demolish the tower and building and construct new dwellings.

There are a number of trees that will be affected by the proposed development. Only 7 of them are on the subject site.

There are large concrete retaining walls on both sides of the site. It is a high possibility that these retaining walls have also contained the roots from all the trees in the neighbouring properties. As the site is all concrete to the boundary retaining walls it impossible to determine if the roots grow on to the subject site. Only during demolition of the concrete floor would we be able to assess if there are any roots growing onto the subject site.

To accommodate the proposed development trees 10, 11, 12, 13 and 14 would need to be removed. The plan uses up all the site and it would be impossible to retain these trees. The proposed entrance stairs running on the left and right of trees 8 and 9 are and there is a walkway that runs right where trees 10, 11, 12, 13 and 14 are.

The stairs are inside the Tree Protection Zone (TPZ) of trees 8 and 9 and a root map will have to be dug to determine if any roots will be affected by the proposed stairs. This will need to be done before final plans so to determine where the stairs can be located.

All other trees should be able to be retained and protected as outlined in the Tree Protection Plan on page 6 of this report.

Recommendations

All trees to be removed should be done by a suitable qualified (AQF3) Arborist.

Prior to and earth works the trees to be protected should be fenced off as outlined in the Tree Protection Zone and this should be inspected and signed off on by the site Arborist.

The root map for trees 8 and 9 will need to be dug by hand and by a suitable qualified (AQF5) Arborist.

Tree Protection Zone (TPZ)

Prior to commencing any work on the site, the trees that are to be retained must be isolated from the site using a 1.8-metre-high rigid temporary fence or appropriately classed hoarding.

Should the need arise to prune any branches to allow for installation of the hoarding this must be done by a qualified arborist and in accordance with the Australian Standard AS 4373-2007 "Pruning of Amenity Trees"

Tree Protection must form a part of the site induction process. All inductees must be made aware of the trees that are to be retained and the prohibited activities. The prohibited activities include:

- Entry of machinery or people.
- Storage of building materials.
- Parking of any kind.
- Erection or placement of site facilities.
- Removal or stockpiling of soil or site debris.
- Disposal of liquid waste including paint and concrete wash.
- Excavation or trenching of any kind (including irrigation or electrical connections).
- Attaching any signs or any other objects to the tree.
- Placement of waste disposal or skip bins.
- Pruning and removal of branches, except by a qualified Arborist.

A sign must be attached to the fenced areas with the words

"TREE PROTECTION ZONE – KEEP OUT"

The installation of the Tree Protection Zone must be done under the supervision of a level 5 Arborist.

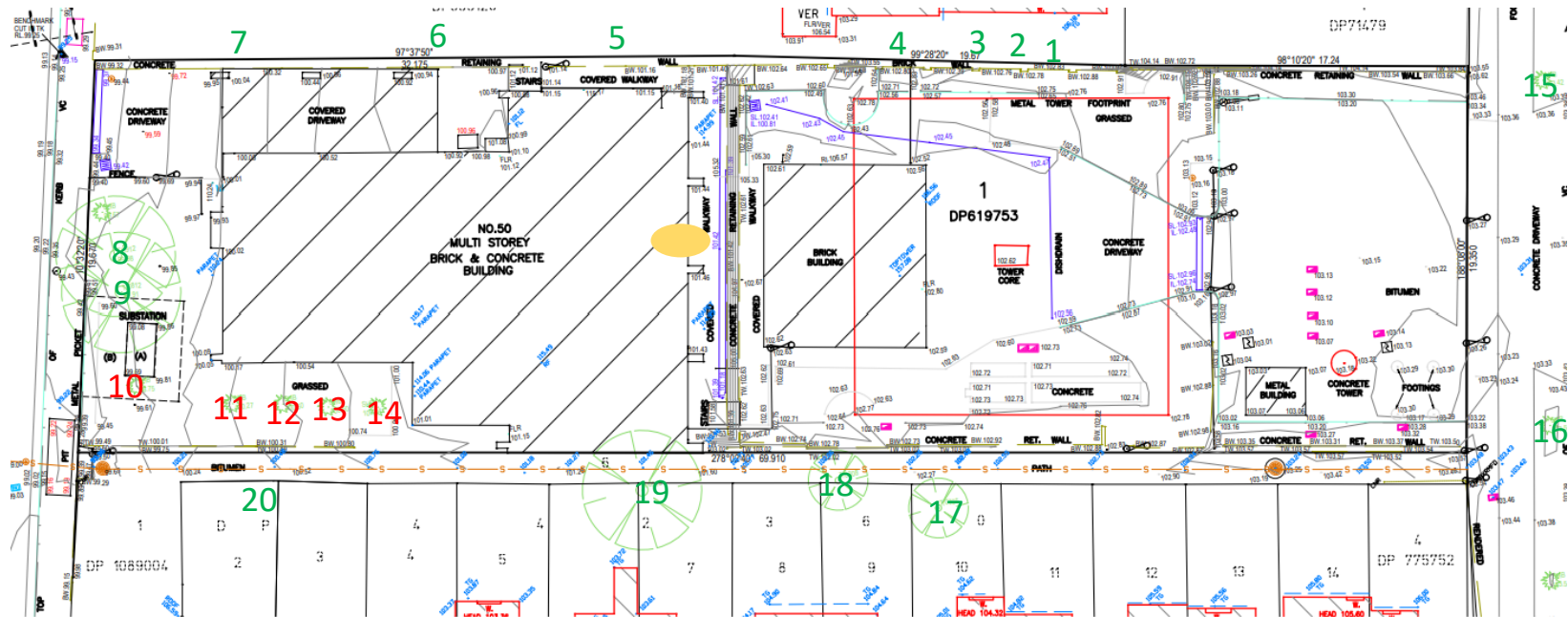
The distances from the trunk for the TPZ of each tree, is 12 cm for every 1 cm trunk diameter (DBH) this is a radial measurement. As indicated in Australian Standard AS 4970-2009 Protection of trees on development sites.

Tree Survey

Tree no.	Species	Diameter at Breast Height (DBH) mm	Height m	Spread m	Health Poor Fair Good	Structure Poor Fair Good	Comments	STARS	Tree Protection Zone (TPZ) m	Structural Root Zone (SRZ) m
1	Lilly Pilly, <i>Syzygium sp.</i>	110	6	2	F	F	Neighbours tree. Covered in Bougainvillea	Medium	2	1.5
2	Lilly Pilly, <i>Syzygium sp.</i>	100	6	2	F	F	Neighbours tree. Covered in Bougainvillea	Medium	2	1.5
3	Lilly Pilly, <i>Syzygium sp.</i>	110	6	2	F	F	Neighbours tree. Covered in Bougainvillea	Medium	2	1.5
4	Bougainvillea, <i>Bougainvillea sp.</i>	130	7	12	G	G	Covering trees 1, 2 and 3 and growing up the building. A bit out of control	Low	2	1.5
5	Orange jessamine, <i>Murraya paniculata</i>	50	2	10	F	F	Neighbours hedge	Low	2	1.5
6	Cypress, <i>Cupressus sp.</i>	200	7	3	G	G	Neighbours tree	Medium	2.4	1.7
7	Peppercorn, <i>Schinus mole</i>	300	8	6	P	F	Neighbours tree	Low	3.6	2
8	Broad-leaved paperbark, <i>Melaleuca quinquenervia</i>	460	9	5	F	F	Suppressed	Medium	5.5	2.4
9	Bangalay, <i>Eucalyptus botryoides</i>	520	18	20	G	G		High	6.2	2.6
10	Mulberry, <i>Morus sp.</i>	90	4	3	G	F	Probably silf-seeded	Low	2	1.5
11	Bottlebrush, <i>Callistemon sp.</i>	60	2	1	F	F	Suppressed by the building and other trees	Low	2	1.5
12	Bottlebrush,	60	2	1	F	F	Suppressed by the building and other	Low	2	1.5

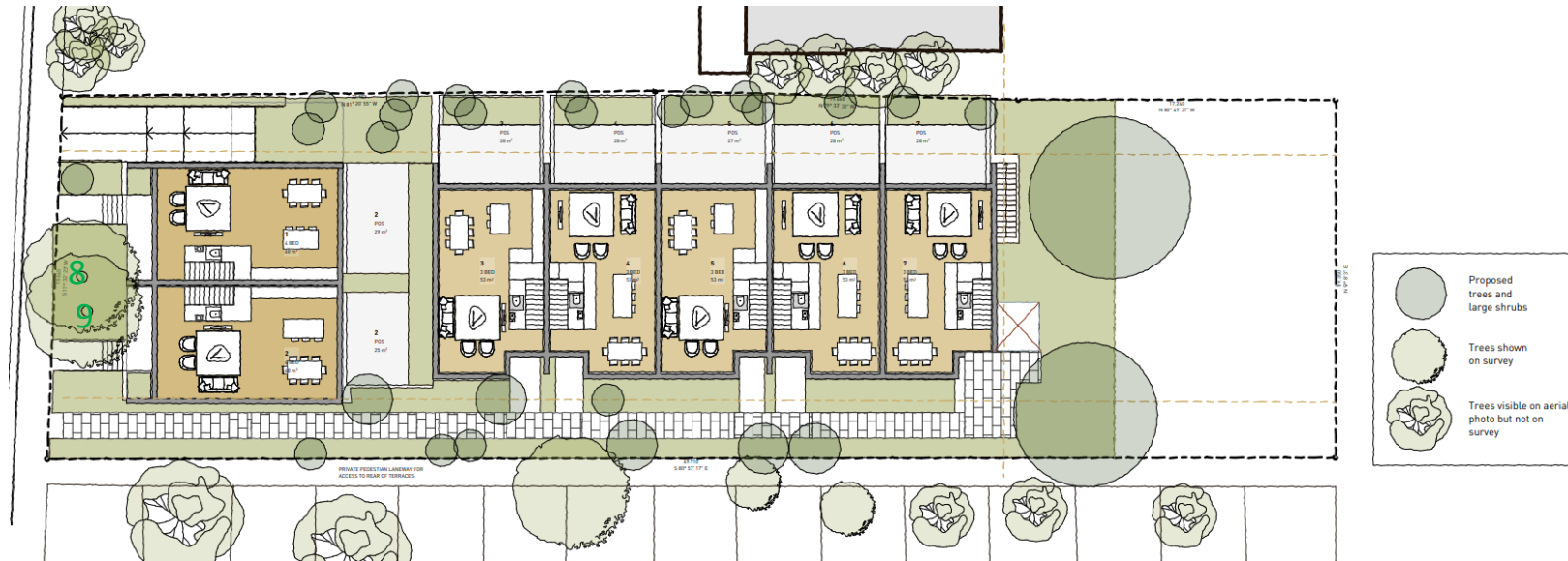
	<i>Callistemon sp.</i>						trees			
13	Bottlebrush, <i>Callistemon sp.</i>	60	2	1	F	F	Suppressed by the building and other trees	Low	2	1.5
14	Bottlebrush, <i>Callistemon sp.</i>	60	2	1	F	F	Suppressed by the building and other trees	Low	2	1.5
15	Sydney Red Gum, <i>Angophora costata</i>	100	4	2	G	G	Council street tree	Medium	2	1.5
16	Sydney Red Gum, <i>Angophora costata</i>	100	4	2	G	G	Council street tree	Medium	2	1.5
17	Jacaranda, <i>Jacaranda mimosifolia</i>	270	6	5	F	F	Neighbours tree	Medium	3.2	1.9
18	Blueberry Ash, <i>Elaeocarpus reticulatis</i>	300	8	5	G	F	Neighbours tree. Girdling roots	Medium	3.6	2
19	Spotted Gum, <i>Corymbia maculata</i>	480	22	12	G	G	Neighbours tree. Branches are over the existing building	High	5.7	2.4
20	Cypress, <i>Cupressus sp.</i>	330	7	5	G	G	Neighbours tree	Medium	3.9	2.1

Site Survey



A snip of the survey. We added trees 1-7 and 20 as they were not on the original survey. Trees marked in green to be retained and protected, trees marked in red to be removed.

Floor Plan



The snip of the proposed development

Photos



Trees 1, 2 and 3



Tree 4



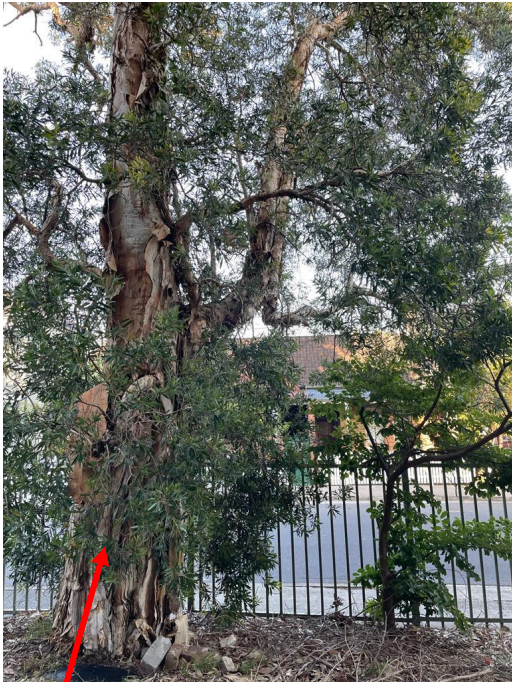
Trees 5



Tree 6



Tree 7



Tree 8



Tree 9



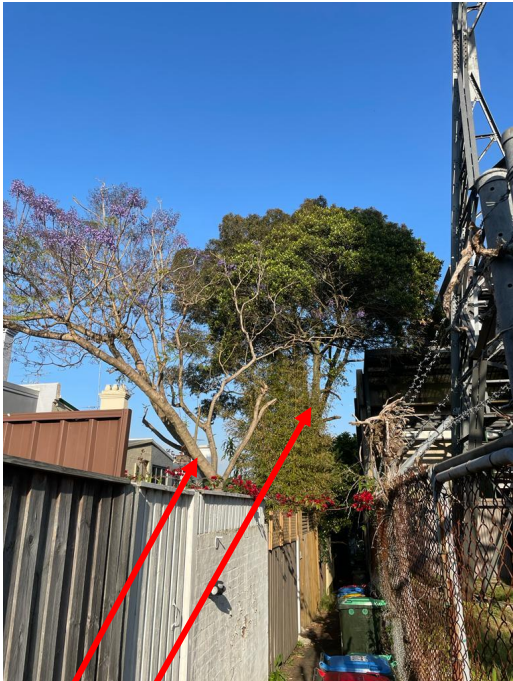
Tree 10, 11, 12, 13 and 14



Tree 15



Tree 16



Tree 17 and 18



Tree 19



Tree 20

STARS

Matrix - Sustainable Retention Index Value (SRIV) ©

Version 4, 2010

Developed by IACA – Institute of Australian Consulting Arboriculturists www.iaca.org.au


The matrix is to be used with the value classes defined in the Glossary for Age / Vigour / Condition.
An index value is given to each category where ten (10) is the highest value.

Age Class	Vigour Class and Condition Class					
	Good Vigour & Good Condition (GVG)	Good Vigour & Fair Condition (GVF)	Good Vigour & Poor Condition (GVP)	Low Vigour & Good Condition (LVG)	Low Vigour & Fair Condition (LVF)	Low Vigour & Poor Condition (LVP)
	Able to be retained if sufficient space available above and below ground for future growth. No remedial work or improvement to growing environment required. May be subject to high vigour. Retention potential - Medium – Long Term.	Able to be retained if sufficient space available above and below ground for future growth. Remedial work may be required or improvement to growing environment may assist. Retention potential - Medium Term. Potential for longer with remediation or favourable environmental conditions.	Able to be retained if sufficient space available above and below ground for future growth. Remedial work unlikely to assist condition, improvement to growing environment may assist. Retention potential - Short Term. Potential for longer with remediation or favourable environmental conditions.	May be able to be retained if sufficient space available above and below ground for future growth. No remedial work required, but improvement to growing environment may assist vigour. Retention potential - Short Term. Potential for longer with remediation or favourable environmental conditions.	May be able to be retained if sufficient space available above and below ground for future growth. Remedial work or improvement to growing environment may assist condition and vigour. Retention potential - Short Term. Potential for longer with remediation or favourable environmental conditions.	Unlikely to be able to be retained if sufficient space available above and below ground for future growth. Remedial work or improvement to growing environment unlikely to assist condition or vigour. Retention potential - Likely to be removed immediately or retained for Short Term. Potential for longer with remediation or favourable environmental conditions.
Young (Y)	YGVG - 9 Index Value 9 Retention potential - Long Term. Likely to provide minimal contribution to local amenity if height <5 m. High potential for future growth and adaptability. Retain, move or replace.	YGVF - 8 Index Value 8 Retention potential - Short – Medium Term. Potential for longer with improved growing conditions. Likely to provide minimal contribution to local amenity if height <5 m. Medium-high potential for future growth and adaptability. Retain, move or replace.	YGVP - 5 Index Value 5 Retention potential - Short Term. Potential for longer with improved growing conditions. Likely to provide minimal contribution to local amenity if height <5 m. Low-medium potential for future growth and adaptability. Retain, move or replace.	YLVG - 4 Index Value 4 Retention potential - Short Term. Potential for longer with improved growing conditions. Likely to provide minimal contribution to local amenity if height <5 m. Medium potential for future growth and adaptability. Retain, move or replace.	YLVF - 3 Index Value 3 Retention potential - Short Term. Potential for longer with improved growing conditions. Likely to provide minimal contribution to local amenity if height <5m. Low-medium potential for future growth and adaptability. Retain, move or replace.	YLVP - 1 Index Value 1 Retention potential - Likely to be removed immediately or retained for Short Term. Likely to provide minimal contribution to local amenity if height <5 m. Low potential for future growth and adaptability.
Mature (M)	MGVG - 10 Index Value 10 Retention potential - Medium - Long Term.	MGVF - 9 Index Value 9 Retention potential - Medium Term. Potential for longer with improved growing conditions.	MGVP - 6 Index Value 6 Retention potential - Short Term. Potential for longer with improved growing conditions.	MLVG - 5 Index Value 5 Retention potential - Short Term. Potential for longer with improved growing conditions.	MLVF - 4 Index Value 4 Retention potential - Short Term. Potential for longer with improved growing conditions.	MLVP - 2 Index Value 2 Retention potential - Likely to be removed immediately or retained for Short Term.
Over-mature (O)	OGVG - 6 Index Value 6 Retention potential - Medium - Long Term.	OGVF - 5 Index Value 5 Retention potential - Medium Term.	OGVP - 4 Index Value 4 Retention potential - Short Term.	OLVG - 3 Index Value 3 Retention potential - Short Term. Potential for longer with improved growing conditions.	OLVF - 2 Index Value 2 Retention potential - Short Term.	OLVP - 0 Index Value 0 Retention potential - Likely to be removed immediately or retained for Short Term.



STARS Matrix

Table 1.0 Tree Retention Value - Priority Matrix.

		Significance				
		1. High	2. Medium	3. Low		
		Significance in Landscape	Significance in Landscape	Significance in Landscape	Environmental Pest / Noxious Weed Species	Hazardous / Irreversible Decline
Estimated Life Expectancy	1. Long >40 years					
	2. Medium 15-40 Years					
	3. Short <1-15 Years					
	Dead					
<p><u>Legend for Matrix Assessment</u></p> <div style="text-align: right;"> <small>INSTITUTE OF AUSTRALIAN CONSULTING ARBORICULTURISTS</small>  </div>						
		Priority for Retention (High) - These trees are considered important for retention and should be retained and protected. Design modification or re-location of building/s should be considered to accommodate the setbacks as prescribed by the Australian Standard AS4970 <i>Protection of trees on development sites</i> . Tree sensitive construction measures must be implemented e.g. pier and beam etc if works are to proceed within the Tree Protection Zone.				
		Consider for Retention (Medium) - These trees may be retained and protected. These are considered less critical; however, their retention should remain priority with removal considered only if adversely affecting the proposed building/works and all other alternatives have been considered and exhausted.				
		Consider for Removal (Low) - These trees are not considered important for retention, nor require special works or design modification to be implemented for their retention.				
		Priority for Removal - These trees are considered hazardous, or in irreversible decline, or weeds and should be removed irrespective of development.				

REFERENCES

Australia ICOMOS Inc. 1999, *The Burra Charter – The Australian ICOMOS Charter for Places of Cultural Significance*, International Council of Monuments and Sites, www.icomos.org/australia

Draper BD and Richards PA 2009, *Dictionary for Managing Trees in Urban Environments*, Institute of Australian Consulting Arboriculturists (IACA), CSIRO Publishing, Collingwood, Victoria, Australia.

Footprint Green Pty Ltd 2001, *Footprint Green Tree Significance & Retention Value Matrix*, Avalon, NSW Australia, www.footprintgreen.com.au



Proposed Multi Dwelling Townhouses –
50 Botany Street, Bondi Junction

Parking & Traffic Impact Assessment Report

P2046

Prepared for
Bondi Exchange Pty Ltd

6 November 2023



Contact Information


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Principal Traffic Engineer

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Appendix A Concept Basement Parking Layout



1 Introduction

1.1 Background

Greys Consulting has been engaged by Bondi Exchange Pty Ltd to prepare a Traffic and Parking Impact Assessment (TIA) report to support developer's application to construct an seven (7) townhouse unit development through subdivision of the existing lot at 50 Botany Street, Bondi Junction.

The plans and documents for the proposed development, which were assessed for this Traffic and Parking Impact Assessment report, are as follows:

- Urban Design Analysis
- Concept Basement Parking Plan

This report is prepared for the Planning Proposal stage and could be used for the DA stage with further assessment of the detailed access driveway and parking layouts.

The subject site is shown in Figure 1.1.

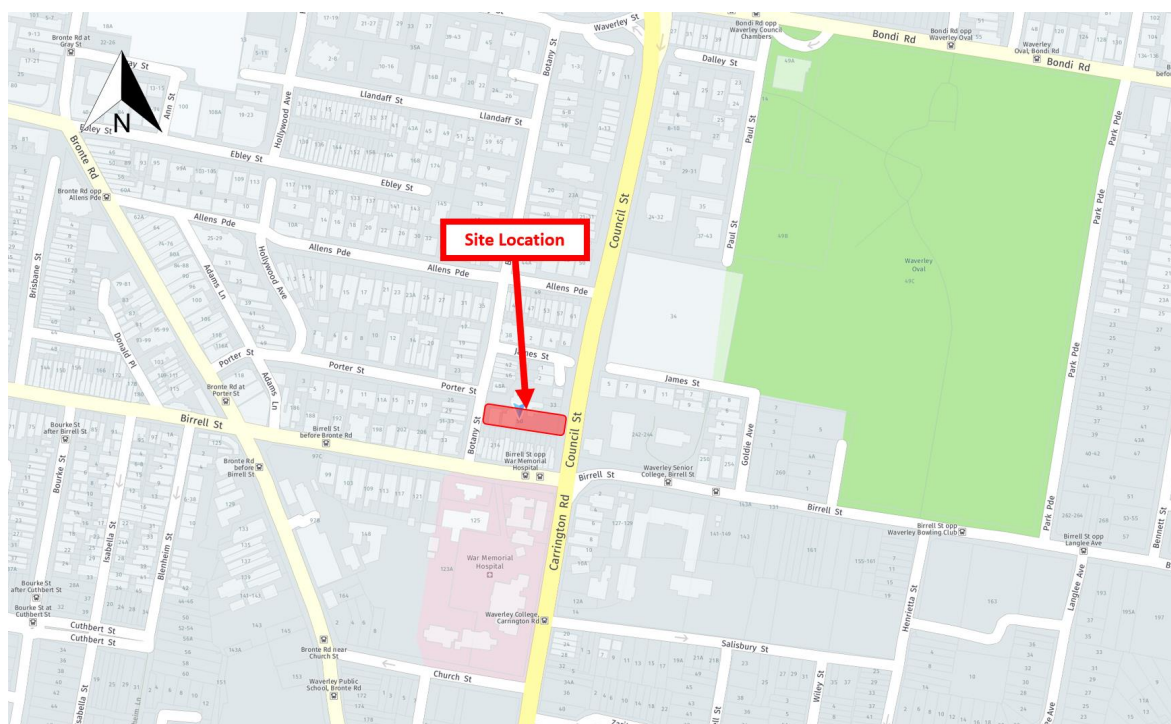


Figure 1-1 Subject Site Area

Source: Near Maps

1.2 Proposed Development

The proposed development comprises seven (7) townhouses located within SP2 Infrastructure landuse zone and surrounded by the Medium Density Residential (R3) Land Use of Waverley Council LGA based on Waverley Council Land and Environment Planning Maps 2012. The intended future use of the lot is medium density residential after demolition of the telecommunication tower within the lot.

The development plans show one access driveway via Botany Street for the proposed townhouses. The site area is 1355sqm with a road frontage of 20m to Botany Street.



Off-street parking spaces have been provided at basement level according to the proposed concept basement layout.

The concept basement parking layout plan is attached in **Appendix A**.

1.3 Scope of Work

The following works have been undertaken as part of this study:

- summary of the site's traffic generation and any impacts on the surrounding intersections;
- assessment of the site access location and form in accordance with Waverley Council DCP (General Provision) and AS2890.1 requirement;
- assessment of the parking layout in accordance with AS2890.1 requirement;
- a review of public transport accessibility and facilities within proximity to the site.
- assess on-site statutory car parking requirements of the proposed development based on parking rates stipulated in Waverley Council DCP 2012 (Part B - General Provisions Chapter B7) and RTA Guide to Traffic Generating Developments (2002) document;
- provide advice to the design team on the parking supply, site access and general layout;
- propose site access / egress arrangements with commentary on suitability and visibility requirements in line with Australian Standards; and
- provide a traffic impact assessment report for submission to Waverley Council in accordance with the outcomes of the above tasks to support the proposed DA.

1.4 Reference Documents

The following documents have been reviewed and referenced in this report:

- > Part B - General Provisions Chapter B7 of Waverley Council DCP 2012;
- > Guide to Traffic Generating Developments (RTA, 2002);
- > AS_NZS2890.1-2004 Parking Facilities-Off Street Car Parking; and
- > Development Plans provided by the Smith & Tzannes.



2 Existing Conditions

2.1 Surrounding Road Network

2.1.1 Key Roads

Details of the immediate road network surrounding the proposed development site is shown in Table 2.1.

Table 2-1 Surrounding Road Network

Road Name	Jurisdiction	Hierarchy	No. Lanes	Divided	Speed Limit	Comments
Botany Street	Waverley Council	Local Street	2	No	50km/h	Local Residential Street
Waverley Street	Waverley Council	Local Street	2	No	50km/h	Local Residential Street
Birrell Street	Waverley Council	Local Collector Street	2	No	50km/h	Regional Road
Council Street	TfNSW	Collector Road	4	No	50km/h	State Controlled Road
Bondi Road	TfNSW	Colle	4	No	50km/h	State Controlled Road
Syd Einfeld Drive	TfNSW	Arterial Highway	6	Yes	80km/h	State Controlled Road

The existing road network surrounding the development at 50 Botany Street, Bondi Junction consists of:

- Botany Street (Local Road)
- Birrell Street (Regional Road)
- Council Street (State Road)
- Bondi Road (State Road)
- Syd Einfeld Drive (State Road)

The main traffic corridor in the vicinity of the subject site is Syd Einfeld Drive which is classified as a State Road and can be accessed via Bondi Road.

2.1.2 Botany Street

A local road that runs in a north-south direction. It provides direct vehicular access to the subject site. Botany Street is a two-lane, two-way delineated road with unrestricted kerbside parking along northbound. The road has a posted speed limit of 50km/h. Connected footpaths are provided on both sides of Botany Street in the vicinity of the site.

2.1.3 Waverley Street

A local road that runs in an east-west direction. It provides access to high density residential buildings within. Waverley Street is a two-lane, two-way delineated road with unrestricted kerbside parking along the southern kerbside. The road has a posted speed limit of 50km/h. Connected footpaths are provided on both sides of Waverley Street in the vicinity of the site.

2.1.4 Birrell Street

A Regional Road that runs in an east-west direction. Birrell Street is a two-lane, two-way road with unrestricted kerbside parking in both directions. The road has a posted speed limit of 50km/h. Connected footpaths are provided on both sides of Birrell Street in the vicinity of the site.



2.1.5 **Council Street**

A State Controlled Road that runs in a north-south direction. Council Street is a two-lane, two-way road with unrestricted kerbside parking in both directions. The road has a posted speed limit of 50km/h. Connected footpaths are provided on both sides of Birrell Street in the vicinity of the site. Council Street provides access to the medium density residential landuse within.

2.1.6 **Bondi Road**

Bondi Road is a 2-kilometre State Controlled Road. Bondi Road commences at the intersection of Syd Einfeld Drive, Oxford Street and Old South Head Road in Bondi Junction and heads in an easterly direction as a four-lane, single carriageway road through Bondi, until it turns into Campbell Parade at Bondi Beach.

2.1.7 **Hume Highway**

Syd Einfeld Drive is a State Controlled Road and commences at the intersection of Oxford Street and Ocean Street in Woollahra and heads east as a six-lane, dual-carriageway road, elevated for most of its length over connector roads into central Bondi Junction just to its south. It terminates at the intersection Oxford Street, Old South Head Road and Bondi Road at the eastern end of Bondi Junction. It has a speed limit of 80 km/h for its entire length.

Table 2-2 Road Classifications

Road Classification	Description
Arterial Road	This is typically a main road carrying more than 15,000 vehicles per day and over 1,500 vehicles per hour in the peak period. They carry traffic from one region to another, forming principal avenues of communication for metropolitan traffic movements.
Sub-Arterial Road	This is typically a secondary road carrying between 5,000 and 20,000 vehicles per day, and over 500 to 2,000 vehicles per hour in the peak period. They carry traffic from one sub-region to another forming secondary inter-regional transport links.
Collector Road	This is typically a minor road carrying between 2,000 and 10,000 vehicles per day, and over 250 to 10,000 vehicles per hour in the peak period. They provide a link between local areas and regional roads, carrying low traffic volumes. At volumes greater than 5,000 vehicles per day, residential amenity begins to decline noticeably.
Local Road	This is typically a local street carrying less than 2,000 vehicles per day and 250 vehicles per hour in the peak period. They provide immediate access to individual houses and carry low volumes of traffic.

Source: RMS Functional Classification of Roads

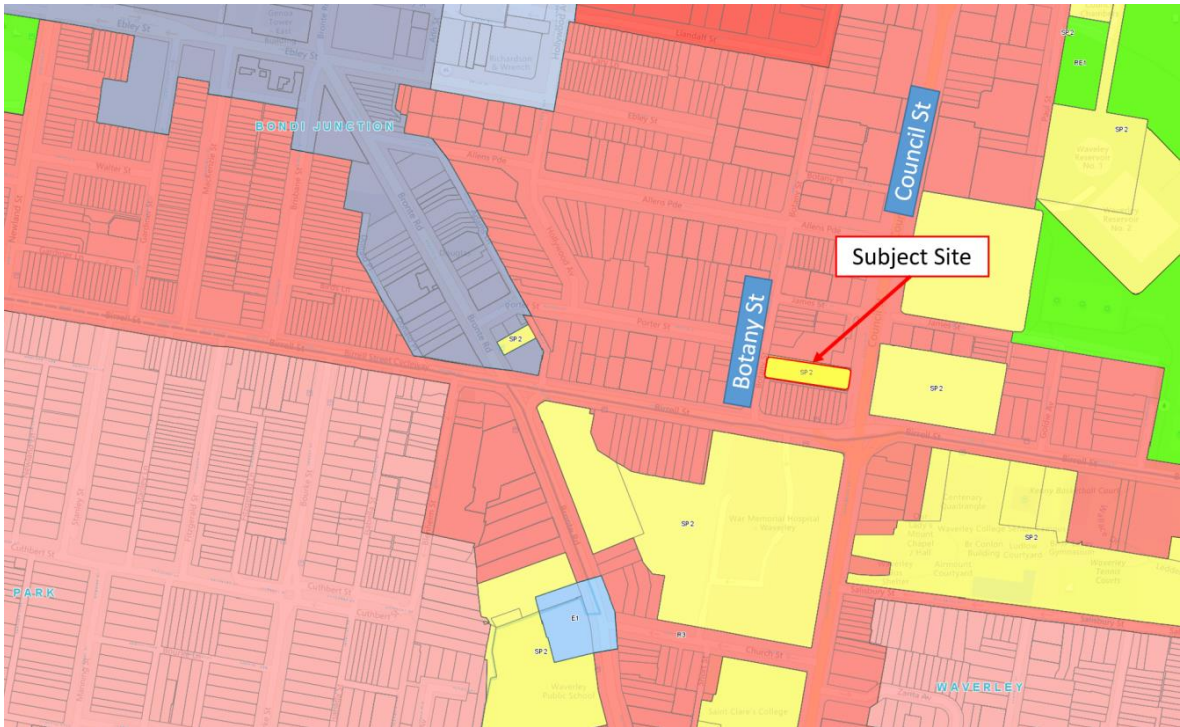


Figure 2-1 Study Area Land Use Plan

Source: Waverley Council LEP 2012 Maps

2.2 Existing Traffic Controls

Key features of the existing traffic controls which apply to the road network in the vicinity of the site are:

- a 50 km/h SPEED LIMIT in Local Roads;
- The Birrell Street/Council Street and Waverley Street/Bondi Road Intersections are controlled by Traffic Lights

2.3 Public Transport

2.3.1 Bus Routes

There is a bus route currently providing public transport access via two bus stops located near the proposed development. Important bus routes and their frequencies are summarised in **Table 2-3**.

Two bus stops are conveniently located at Birrell Street. The Bus Stops are serviced by the following route providing frequent service to Bondi Junction Train Station:

Table 2-3 Bus Services

Route	Description	Operator	Frequency	
			Weekday Peak	Weekday Off-Peak
360	Clovelly to Bondi Junction	Sydney Buses	Every 10 Minutes	Every 30 Minutes

Source: <http://www.transport.nsw.gov.au/>

Bus time schedules show an average of 3 minute travel time to Bondi Junction Station.

The bus stops surrounding the site are presented in Figure 2-2.



Proposed Multi Dwelling Townhouses – 50 Botany Street, Bondi Junction
Parking & Traffic Impact Assessment Report

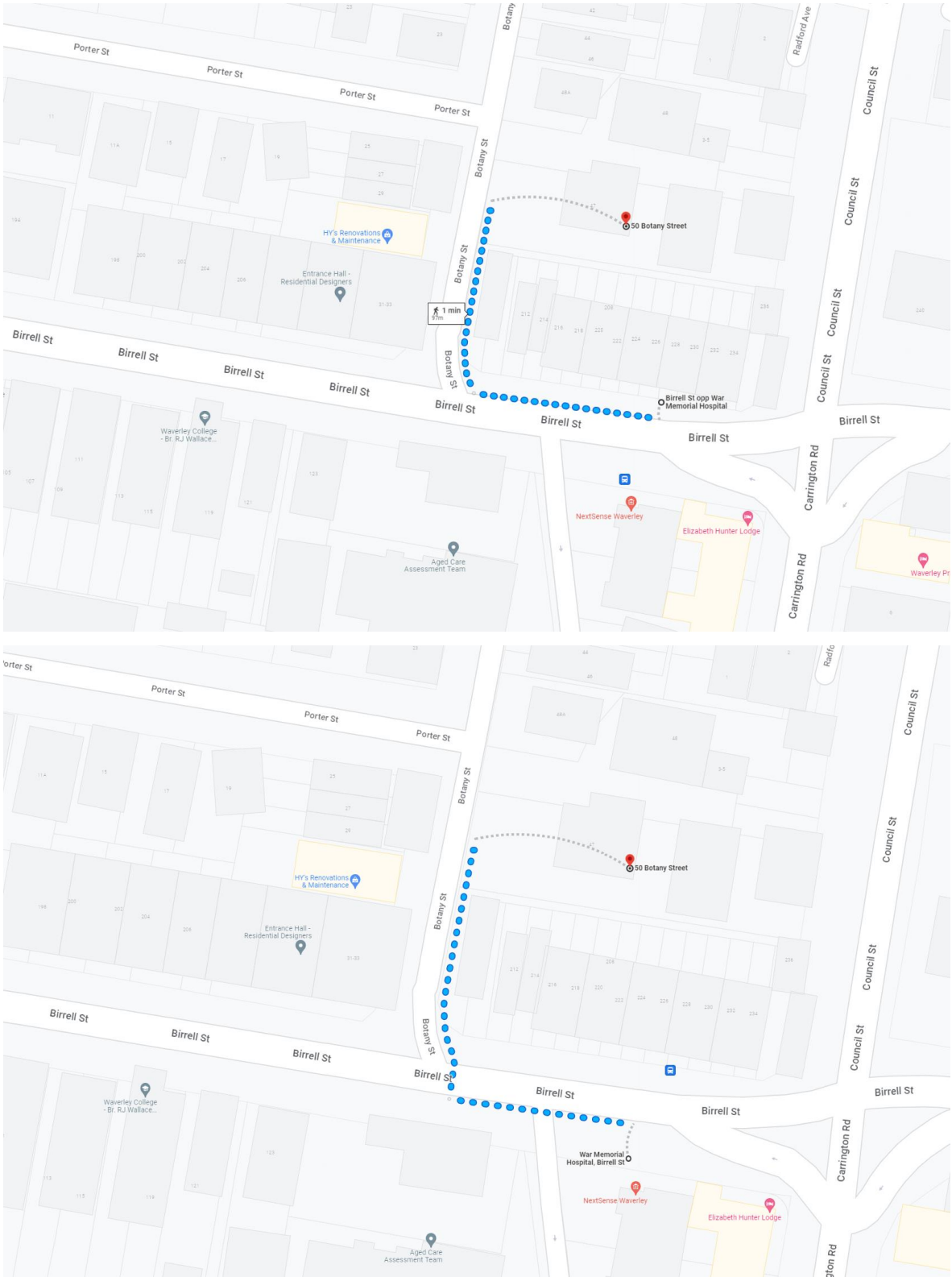


Figure 2-2 Walking Distance to Public Transport (Bus) from the Planning Proposal

Source: Google maps



2.3.2 Train

Bondi Junction Train Station can be accessed by approximately 11 minute walk from the planning proposal. Bondi Junction Train Station provides access to T4 and South Coats lines.

2.4 Pedestrian Infrastructure

Connected footpaths with proper access and connectivity is provided from the proposed development to public transport services.

2.5 Existing Car Parking Context

2.5.1 Car Parking Restrictions

2.5.1.1 *Botany Street*

Botany Street at the vicinity of the proposed development has no parking restriction on both sides of the road. The unrestricted parking policy looks appropriate according to the low turnover of parking manoeuvres in the neighbourhood due to adjacent low/medium density residential land use.



3 Parking Assessment

This section investigates the proposed parking provisions against the statutory requirements applicable for the subject development. A car park design review has also been undertaken to ensure compliance of the proposed design against the minimum standards stipulated in the Waverley Council DCP, RTA Guidelines and the Australian Standards.

3.1 Proposed Car Parking Supply

The parking rates were obtained from car parking requirements for multi dwelling houses set out in the Waverley Council Development Control Chapter B7.

The car parking rates adopted to calculate the amount of car parking spaces required are tabulated in **Table 3-1** below.

A total of 9 car spaces are proposed. Detailed parking calculations are depicted in **Table 3-1**.

Table 3-1 Proposed Car Parking Supply

Type	Waverley Council DCP (Zone 2 Max)
7X Dwellings 3-Bedroom	10.5 Spaces
1 additional visitor spaces for every five dwellings	1.4 Space
Total Spaces Required (Maximum Rounded Up)	12 Spaces
Spaces Provided	12 Spaces

As summarised in the table above, the proposed parking provision complies with Waverly Council DCP minimum and maximum parking requirement for medium density developments located at Zone 2. (Good to fair accessibility to public transport)

3.2 Parking Layout

The proposed parking spaces of town houses 1 to 7 provide access to Botany Street driveway.

3.2.1 Car Park Dimensions

The minimum dimensions required for the car park are shown in **Table 3-2**:

Table 3-2 Car Parking Dimensions

Parking Space Width	Parking Space Length	Aisle Width
2.4m	5.5m	5.8-6.7m

The concept parking space dimensions of the design plans provided to Greys Consulting have been confirmed to be in accordance to AS 2890.1-2004.

3.2.2 The Access Driveway and Internal Circulation

Parking layout plans were interrogated for compliance with requirements of AS2890.1 for off-street parking provision.

Width of the proposed driveways off Botany Street has not been provided at planning proposal stage for further assessment.



4 Proposed Development

4.1 Development Traffic Generation

An indication of the traffic generation potential of the development proposal is provided by reference to the Roads & Maritime Services Guide to Traffic Generating Developments, Section 3 - Landuse Traffic Generation (October 2002).

The RMS Guidelines are based on extensive surveys of a wide range of landuses and nominate the following traffic generation rates which are applicable to the development proposal.

Application of the above traffic generation rates to the various components outlined in the development proposal yields a traffic generation potential of approximately 5 peak hour vehicle trips as set out in the table below:

Table 4-1 Peak Hour Development Traffic Generation

Land Use	Generation Rate	GFA/No. Units	Total Trips
Residential Dwellings	0.85 peak hour vehicle trips	7	5.95
Total Trips Generated (rounded)			6

Accordingly, it is likely that the proposed development will result in an increase in the traffic generation potential of the site of maximum 6 vph.

Projected increase in traffic activity as a consequence of the development proposal is minimal and will clearly not have any unacceptable traffic implications in terms of negatively impacting surrounding road network capacity.



5 Summary and Conclusions

Greys Consulting was engaged by Bondi Exchange Pty Ltd to prepare a traffic impact and parking assessment in support of a development application for a proposed seven townhouses development at 50 Botany Street, Bondi Junction, NSW. The proposed development was assessed in accordance with the Waverley Council DCP, RMS Guidelines to Trip Generating Development and the AS 2890.1 Series. The assessment outcomes are as follows:

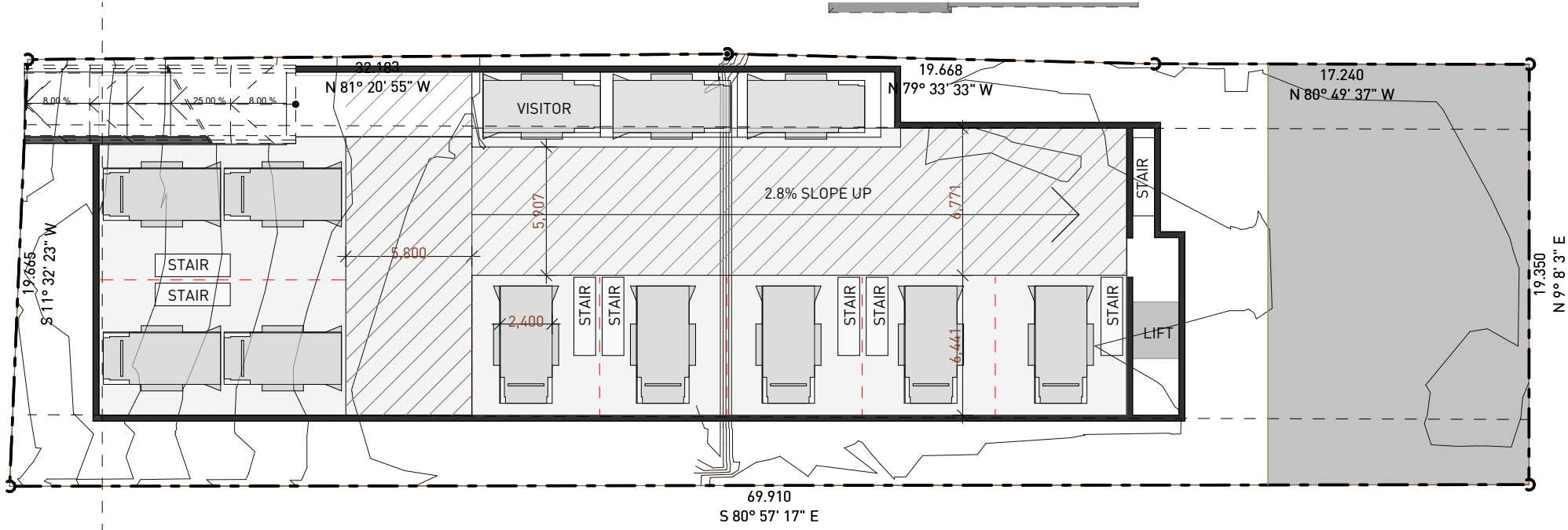
- > An investigation of the public transport available was undertaken revealing several bus routes frequently passing near the subject site providing access to important destinations in the vicinity area Transport Hub at Bondi Junction.
- > No SIDRA intersection assessment was required due to trivial number of projected trip generation from the subject development which does not warrant SIDRA modelling at this stage.
- > The proposed parking layout and access ramp is designed in accordance to AS 2890.1-2004.
- > As part of this report, a parking layout assessment was also undertaken. The proposed development provides a total of 12 parking spaces on the provided concept parking design plans. The parking provision complies with Waverley Council DCP Chapter B7 requirements. It is considered that the proposed provision of 12 car spaces will satisfy the actual parking demands likely to be generated by the development proposal and in the circumstances, it is concluded that the proposed development will not have any unacceptable parking implications.
- > The investigation of the public transport options revealed a reasonable level of bus and train accessibility to the site. Given these factors, and the results of the high-level intersection and mid-block analysis, it is clear that this development is sustainable in transport terms, with acceptable impacts on the local transport network.



Appendix A – Concept Basement Parking Layout



REFERENCE DEVELOPMENT - BASEMENT



LEVEL C1
1:250



Preliminary Site Investigation

50 Botany Street, Bondi Junction NSW 2022

Bondi Exchange

P036460.001 | Version B




November 2023



Document Control

Project Details:	
Project Name:	Preliminary Site Investigation
Site Address:	50 Botany Street, Bondi Junction NSW 2022
Client Name:	Bondi Exchange
Project Reference	P036460.001 C0493

Report Version:					
Version Date:	Review Process:			Issued to:	Summary of changes from previous version:
	Prepared:	Reviewed:	Approved:		
Version A 17/11/2023	ERG	FKW	SKU	Bondi Exchange	Original report
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Report Review:					
Report Version:		VerB			
Prepared by:		Technical Review by:		Authorised for Issue by:	
					
Name:	Emily Guy	Name:	Fiona Warden	Name:	Silja Kuerzinger
Position:	Consultant	Position:	Senior Consultant	Position:	Principal Consultant
Date:	21/11/2023	Date:	21/11/2023	Date:	21/11/2023





Executive Summary:

Introduction

Progressive Risk Management Pty Ltd (PRM) were engaged by Bondi Exchange (the client) to complete a Preliminary Site Investigation (PSI) for the property located at 50 Botany Street, Bondi Junction NSW (the site).

Objectives

The objective of this PSI is to determine if the former site use or any surrounding activities have resulted in a potential contamination risk to either human health or the environment and establish if the site is suitable for the proposed medium density residential development.

Scope of Works

To achieve the objective of this PSI, the following scope of works was undertaken:

- Desktop review of publicly accessible information and historical records including but not limited to environmental setting, historical business records, aerial photography, land title certificates, and NSW EPA databases.
- A comprehensive inspection of the site and surrounding area.
- Development of a preliminary Conceptual Site Model (CSM) identifying the potential sources, pathways, and receptors of potential site contamination.
- Preparation of this PSI, with consideration of the suitability of the site for the intended medium density residential land use.

Conclusions and Recommendations

The findings of the PSI indicate that there is potential for environmental impacts to exist associated with recent and historic activities at the site including: potential hazardous building materials in existing structures; chemical storage and use a; potential for fill material of unknown quality either imported to the site or containing hazardous materials from demolition of former structures; and historic use of part of the site as a motor vehicle mechanics.

In order to assess the potential environmental impacts, the site will require a Detailed Site Investigation (DSI) in accordance with relevant NSW EPA guidelines and completion of any required remediation (if concentrations are identified that are above the relevant criteria for 'high density residential land use'). It is noted that the proposed design includes the bulk out for basement excavation across a large portion of the site which would require the removal of soil from the site. This in turn would most likely remove any potentially contaminated soil. It is considered the site can be made suitable for the proposed residential land use subject to the completion of the further assessments. The potential for contamination to exist from current or former site uses does not preclude this site from being utilised for the proposed redevelopment.

Recommendations for the site are as follows:

- A destructive hazardous building materials survey of the existing Telstra Operations Building to be undertaken by a suitably qualified Hazardous Materials Consultant prior to the demolition works. If hazardous building materials are identified, it is recommended that a suitable removalist is engaged to remove any HBM prior to demolition, with a subsequent clearance provided by a suitably qualified hygienist. This will minimise the potential for any HBM to impact the contamination of remaining site soils.
- Following the removal of all structures from the site, a DSI is to be completed to confirm the contamination status of the site.
- Should the DSI identify any potential risk to human health or the environment for the proposed redevelopment, additional sampling and/or remediation may be required.

This Executive Summary should be read alongside the PSI in its entirety.



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5. Conclusions and Recommendations 1

6. Limitations 2

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- Appendix B: Title Searches
- Appendix C: Lotsearch Report
- Appendix D: SafeWork NSW Schedule 11 Search Results
- Appendix E: Section 10.7 Planning Certificate



Definitions and Abbreviations

ACM	Asbestos Containing Material
AEC	Area of Environmental Concern
AHD	Australian Height Datum
ASS	Acid Sulfate Soil
AST	Above Ground Storage Tank
BGL	Below Ground Level
BOM	Bureau of Meteorology
CoPC	Contaminant(s) of Potential Concern
CLM	Contaminated Land Management
CSM	Conceptual Site Model
DSI	Detailed Site Investigation
EPA	Environment Protection Authority
mAHD	Metres Australian Height Datum
mbgl	Metres below ground level
NATA	National Association of Testing Authorities
NEPM	National Environmental Protection Measure
PFAS	Per- and poly-fluoroalkyl substances
PRM	Progressive Risk Management
PSI	Preliminary Site Investigation
SAC	Site Assessment Criteria
SWMS	Safe Works Method Statement
UPSS	Underground Petroleum Storage System
UST	Underground Storage Tank
WHS	Work Health and Safety



1. Introduction

Progressive Risk Management Pty Ltd (PRM) were engaged by Bondi Exchange (the client) to complete a Preliminary Site Investigation (PSI) for the property located at 50 Botany Street, Bondi Junction NSW (the site).

The site location is provided in **Figure 1** and the site layout in **Figure 2**.

The site was formerly a telecommunications exchange for Telstra, with a storage yard, transmission tower, support buildings and office block located on the site. The client has acquired the site from Telstra and have proposed to redevelop the site for medium-density residential properties. A portion of the site has been leased back to Telstra and contains a phone tower and is not included as part of the redevelopment.

The PSI was requested by the client prior to the submission of a planning report for the redevelopment of the site, to obtain an understanding of the potential contamination at the site, and if it will impact their ability to redevelop the site for residential land use.

The PSI was prepared in accordance with PRM quote Q2408.

1.1. Objectives

The objective of this PSI is to determine if the former site use or any offsite contaminating activities have resulted in a potential contamination risk to either human health or the environment and establish if the site is suitable for the proposed medium density residential development.

1.2. Scope of Works

To achieve the objective of this PSI, the following scope of works was undertaken:

- Desktop review of publicly accessible information and historical records including but not limited to environmental setting, historical business records, aerial photography, land title certificates, and NSW EPA databases.
- A comprehensive inspection of the site and surrounding area.
- Development of a preliminary Conceptual Site Model (CSM) identifying the potential sources, pathways, and receptors of potential site contamination.
- Preparation of this PSI, with consideration of the suitability of the site for the intended medium density residential land use.

1.3. Project Specific Limitations

This PSI was limited to a desktop study and site walkover only, with no intrusive soil sampling undertaken.

1.4. Approach under Regulatory Framework

The standards and methodologies that have been used for the development of this PSI are those 'made or approved by' by the EPA and generally comply with the provisions of the NSW Contaminated Land Management Act 1997.

The following guidelines have been utilised in the preparation of this report:

- State Environmental Planning Policy (Resilience and Hazards), (2021).
- The Contaminated Land Management Act 1997 (the CLM Act).
- Guidelines for Consultants Reporting on Contaminated Land (NSW EPA, 2020).
- National Environment Protection Council (1999, Revised 2013) National Environment Protection (Assessment of Site Contamination) Measure 1999 (NEMP, 2013)



- Guidelines for the NSW Auditor Scheme (3rd Edition), NSW Environmental Protection Authority (EPA 2017).
- Protection of the Environment Operation (Underground Petroleum Storage Systems) Regulation 2019
- NSW EPA Guidelines for Implementing the Protection of the Environment Operations (Underground Petroleum Storage Systems) Regulation 2019



2. Site Information and Environmental Setting

2.1. Site Details

A summary of site details is provided in **Table 1**.

Table 1: Site Details	
Detail:	Information:
Site Address:	50 Botany Street, Bondi Junction NSW 2022
Lot Parcel:	Lot 1 of DP619753
Site Area	1,120 m ² (excludes approximate 230m ² leased back to Telstra)
Local Council:	Waverley Council
Current Zoning:	SP2 – Telecommunications Facility under Waverley Local Environmental Plan 2012.
Current Site Owner:	Bondi Exchange Pty Ltd
Current site use	The site is currently vacant with former Telstra exchange, substation and tower still present on site. Telstra operates a phone tower in a portion of the site.
Proposed Future Use:	The site is proposed to be redeveloped for a medium density residential apartment building, including an one level of basement parking.
Surrounding land use	The site is currently in the middle of a medium density residential zone. North: low density residential housing South: low density residential, Birrell St and with an aged care facility and disability services further south. East: Telstra lease back area with phone tower, Council street and low density residential properties and a childcare centre further east. West: Botany St, low density residential, with commercial properties further west.

2.2. Current Site Description and Inspection

A site walkover was completed on 09 November 2023. The following observations were made:

- The site is a rectangular shape, approximately 70m in length and 20m wide, with a transmission tower, office building and kiosk substation. There is dual access to the site from Botany Street to the west, and from Council Street to the east.
- A 230m² area on the eastern portion of the site is leased to Telstra and contains a newly erected mobile phone tower and hardstand. This area of the site is separated from the remainder by chain link fencing and locked gate.
- A kiosk substation was observed within the garden area in the western portion of site, adjacent Botany Street. The substation was situated on a concrete hardstand block and was locked at the time of inspection. It is likely to have been installed around 1991 based on title search records. The surrounding grassy area was observed to have black plastic visible through soils and grass. It is understood the substation will likely remain onsite following redevelopment to residential properties.
- Two suspected asbestos containing material (ACM) fragments were found on the grass surface at the western end of the site.
- Evidence of a former underground storage tank (UST) footprint was identifiable in the driveway entering the site from Botany Street. The concrete had been cut and backfilled.
- The central section of the site is occupied by a three to four storey office building, formerly utilised by Telstra, presumed to have been constructed in the 1960s-1970's based on aerial imagery. The building is in the process of being decommissioned. At the time of the walkover, the building was locked and unable to be accessed for inspection.



- The majority of the eastern portion of the site was occupied by a transmission tower, which is no longer operational. Onsite interviews with the client and the Telstra representative indicated that the tower is due to be deconstructed in the first half of 2024. A new mobile phone tower has recently been erected on the eastern-most portion of the site (lease back area), along Council Street.
- The site was largely covered in concrete hardstand, predominantly in the driveway areas, surrounding the office building, and beneath the transmission tower. Some areas of exposed soil and vegetation were observed beneath the tower, along the property boundary in the western portion of the site, adjacent Botany Street, and along the property boundary in the eastern portion of the site to the north and south of the old tower. Vegetated areas appeared healthy with no dieback observed.
- The footprint of the former above ground storage tank (AST) was observed in the northeastern portion of the site, with concrete hardstand covering the area.
- A locked Equipment Room with a 'Combustible Liquids' sign and a locked Diesel Room for the generator was noted within the eastern portion of the site, to the west of the old transmission tower. No access was provided into either room.
- The perimeter of the site was fully fenced, with an additional internal fence erected to cordon off the area which has been leased back to Telstra for the new tower in the eastern portion of the site.
- An easement was identified, which runs along the southern boundary of the site.

Relevant images are shown in the attached Photographic Log included in **Appendix A**.

2.3. Environmental Setting

Information relating to the environmental setting was obtained from the LotSearch Enviro Professional Report (reference LS049737, dated 31 October 2023) provided within **Appendix C**. A summary of site environmental setting is presented in **Table 2**.

Table 2: Environmental Setting	
Soils Landscape:	<p>The site is within two soil landscape groups: the Newport Soil Landscape Group, and the North Head Soil Landscape Group.</p> <p>The Newport Soil Landscape consists of gently undulating plains to rolling rises of Holocene sands. Soils include well sorted Siliceous Sands overlying moderately deep buried sands, including yellow Podzolic Soils with sandy topsoils and deep Podzols in depressions. The dominant soil materials are loose dark brown sand to sandy loam, with loose apedal single-grained structure and porous sandy fabric. The local relief is generally <10m, with usually slopes <10% on lower slopes and plateau surfaces. Cleared Eucalypt woodland, scrub, and open heathland. Limitations of this soil landscape include very high soil erosion hazard, localised to steep slope, and low soil fertility, with non-cohesive topsoil.</p> <p>The North Head Soil Landscape consists of elevated gently undulating dune fields of windblown sands predominately on coastal headlands. Soils include deep Podzols overlying bedrock, with occasional buried sandstone soils, Siliceous Sands and Yellow Podzolic Soils. The dominate soil materials are loose speckled black sand to sandy loam, with apedal single-grained structure and sandy fabric. Surface soils are often loose, but occasionally may be friable when organic matter content is abundant. Bleached loose sands and black soft sandy organic pan soil materials are found within this landscape. The local relief is generally <5m, with slopes <15%. Heathland and scrub with occasional woodland. This soil landscape is limited by extreme wind and high-water erosion hazard, very low soil fertility and non-cohesive and highly permeable soils.</p>
Acid Sulphate Soils:	<p>Waverley Local Environmental Plan 2012 has no Acid Sulfate Soil Risk mapped for the site.</p> <p>A review of the CSIRO Atlas of Australian Acid Sulfate Soils indicates majority of the site is within a low probability area of occurrence with 6-70% chance of occurrence. The eastern portion of site lies within an extremely low probability area of occurrence with 1-5% chance of occurrence.</p>
Geology	<p>A review of the Sydney 1:100,000 Geological Sheet map (Department Finance, Services & Innovation 2023) indicated the site is underlain by Triassic medium to</p>

**Table 2: Environmental Setting**

	coarse grained quartz sandstone with minor shale and laminite lenses (Hawkesbury Sandstone).
Hydrogeology:	<p>A review of the Bureau of Meteorology (BOM), Water NSW Borehole database identified no registered groundwater wells onsite.</p> <p>101 wells were identified within a 2km radius of the site. Majority of the wells are utilised as monitoring wells or water supply. The nearest wells are located approximately 268m southwest of the site and are monitoring bores.</p> <p>The driller logs available for the wells closest to the site identified sand fill, with underlying crushed sandstone and sandstone bedrock 2 – 10 metres below ground level (mbgl). Standing water level varied between 2 mbgl and 49 mbgl across the monitoring wells in the 2km radius.</p> <p>Geoscience Australia Hydrology Map of Australia identified a porous, extensive aquifer of high productivity underlying the site and surrounds.</p> <p>Inferred groundwater direction is towards the east following surface topography towards the Pacific Ocean, located approximately 1.7 km east of site.</p>
Topography / Drainage:	The site surface has a slight east to west slope, with elevation along the eastern border at 104 metres Australian Height Datum (mAHD), and on the western boarder 100mAHD. Surface water is expected to infiltrate grassed areas with any runoff directed to onsite spoon drains on the northern boundary of the site and expected to flow west towards Botany Street to be managed by stormwater infrastructure.
Sensitive Receptors:	<p>Bondi Junction Reservoir is located approximately 78m northeast of the site.</p> <p>Residential properties border the site on the northern and southern sides. A preschool is located approximately 50m east of the site and an aged care facility is approximately 70m south of the site.</p> <p>No commonwealth or state listed heritage items were listed on site. The closest national heritage item listed is Charing Cross Commercial Centre located 396m south of the site. State listed heritage items are St Mary's Anglican Church and Pipe Organ located 21m east of the site, Waverley Reservoir over 200m to the northeast of site, Charing Cross located 457m south, Mary Immaculate Group located 469m south and Centennial Park, Moore Park, Queens Park located over 475m to the southwest of site.</p> <p>Native vegetation identified by NSW Department of Planning and Environment include Heathlands approximately 629m to the southwest of the site, Dry Sclerophyll Forests 897m to the north and Rainforests 963m to the north. No Ramsar Wetlands were listed within 1km of the site.</p> <p>A number of flora and fauna listed under the NSW BioNet Atlas including vulnerable, endangered, critically endangered and extinct species have been observed within 10km of the site.</p> <p>The site is within NSW EPA UPSS Regulation Sensitive Zone Map, likely due to it's proximity to the ocean.</p>



3. Site History

The following sections provide an overview of the desktop review that was completed as part of the PSI.

3.1. Historical Title Searches

Refer to **Appendix B** for a copy of the historical title records. A review of the historical titles held for the property identified that the site was divided into three lots from 1914 until 1985 where it purchased as one lot by Telstra. The site was largely owned by individuals likely for residential use from 1914, with one owner listed as a motor mechanic. The eastern portion (Botany St access, shown in yellow in **Appendix B**) was owned by the mechanic from 1949 to 1960. The northern lot (Council St access, shown in blue in **Appendix B**) was later purchased by the mechanic in 1953 and both were sold in 1960.

Commonwealth of Australia obtained the three subdivided sections of the site gradually from 1960 to 1967.

Ownership of the entire site by Telstra Corporation Ltd (formerly Australian Telecommunications Commission) was transferred on 29 November 1985, which is consistent with aerial photographs.

A lease of Substation No. 6600 with a right of way and easement for electricity purposes commenced in 1991.

A proposal of subdivision of the site for the purpose of road widening of Council St (formerly Carrington Road) was cancelled in 1982.

The site had a transfer of property from Telstra Corporation Ltd to Bondi Exchange Pty Ltd completed on 20 June 2023, with a lease back agreement for the eastern portion of site for the Telstra mobile tower.

3.2. Historical Aerial Photographs

Historical aerial photographs from various years between 1930 to 2023 were obtained from the Department Finance, Services & Innovation through Lotsearch report LS049737. Copies of the aerial photographs are included in **Appendix C**.

The aerial photograph review was conducted to ascertain a general history of the site and surrounding area. This review is summarised in **Table 3**.

Table 3: Historical Aerial Photograph Review		
Year	Observations Onsite	Observations Offsite
1930	Aerial imagery from this year is of poor quality. A structure may be present on the eastern portion of the site.	Aerial imagery from this year is of poor quality. Residential properties with established streets can be observed surrounding the site.
1943	The lot is subdivided into three. There appears to be a residential dwelling on each of the two lots facing Council Street, while the western two thirds of the site are one block that is largely vacant with one structure in the centre of the site.	Development of residential properties surrounding the site. St Mary’s Church and grounds have been established. A large reservoir has been constructed to the northeast of site.
1951	No significant changes.	No significant changes.
1955/1956	No significant changes.	No significant changes.
1961	Earthworks appear to be undertaken in the central portion of the site.	No significant changes.

**Table 3: Historical Aerial Photograph Review**

Year	Observations Onsite	Observations Offsite
1965	Imagery from this year is of poor quality. Around this time all three lots are purchased by the Government. There appears to be further earthworks in the western portion of the site and demolition of residential structures in eastern portion of the site. Several small structures appear across the site.	Parkland to the southwest of site has been cleared of some vegetation. Construction of multistorey building at Waverley College to the southeast of site. No further notable changes.
1970	The Telstra operations building in the western and central portion of the site has been erected. Earthworks are evident on the east and western sides of the site. Two small structures are present on the south eastern corner of the site.	No significant changes.
1978	Transmission tower has been erected in the eastern portion of the site. Earthworks in western portion of site.	Redevelopment of multistorey buildings to the northeast of site.
1982	Extension of Telstra operations building in western portion of site, near Botany Street.	The residential dwellings at the north end of Carrington Road (modern day Council St) have been demolished to construct Council Street.
1986	No significant changes.	Council street is operational. No other significant changes.
1991	Eastern portion of site near Council Street has been paved and is utilised as carpark.	No significant changes.
1994	No significant changes.	No significant changes.
2000	No significant changes.	No significant changes.
2007	No significant changes.	No significant changes.
2011	No significant changes.	No significant changes.
2014	No significant changes.	No significant changes.
2017	No significant changes.	No significant changes.
2020	No significant changes.	No significant changes.
2023	Mobile phone tower erected in south eastern portion of site.	No significant changes.

3.3. Previous Environmental Reports

PRM are aware of the following previous environmental reports for the site:

- Sampling, Analysis and Quality Plan (SAQP), 50 Botany Street, Bondi Junction NSW, April 2023, ref P036200.001 (PRM, 2023a)
- Above Ground Storage Tank (AST) Removal Validation Letter, 50 Botany St, Bondi Junction NSW, May 2023, ref P036200.002 (PRM, 2023b)
- UPSS Soil Validation Report, 50 Botany St, Bondi Junction NSW, May 2023, ref P036200.003 (PRM, 2023c)
- Waste Classification Report, 50 Botany Street, Bondi Junction NSW, May 2023, ref P036200.004 (PRM, 2023d)

Refer to the below for a summary of the reports relevant to the PSI.

[SAQP \(PRM, 2023a\)](#)

PRM prepared an SAQP for RARE Environmental in relation to the validation sampling



following removal of an abandoned UPSS at the site.

One 2,000L underground storage tank (UST) was located in the Botany Street driveway of the site (shown in **Figure 2**) associated with backup generators. It was reportedly decommissioned insitu in 2005 however no reports or validation were available to confirm. To comply with current industry guidelines, Protection of the Environment Operations (UPSS) Regulation 2019 and Guidelines for the Implementation of the UPSS Regulation 2020, the UPSS was to be removed.

The UPSS was to be removed with contamination chase out of any impacted soil to be completed with the final excavation footprint to be validated via soil sampling and excavated soils to be disposed of offsite.

AST Removal Validation Letter (PRM, 2023b)

PRM prepared a validation letter following the removal of the AST and associated localised contamination within the stormwater system at the site for RARE Environmental.

A redundant 2,000L AST which reportedly had formerly stored diesel for a backup generator was located on the eastern portion of the site near the northern boundary (shown on **Figure 2**). It is understood it was formerly connected to a room which housed the backup generator but had since been disconnected and wrapped in blue plastic. During a walkover conducted as part of the pre-works for UPSS removal, the AST was identified and a potential spill/leak from the AST was observed to have migrated westward via the concrete-lined stormwater system. Evidence of hydrocarbon impact was encountered between the AST and a stormwater pit adjacent to the UPSS, hydraulically downgradient of the AST. This pit was observed to have a significant amount of organic material with hydrocarbon impacted water with a strong hydrocarbon odour. Pits further downgradient of the UST were inspected by PRM and were identified as also containing large amounts of organic material, although no hydrocarbon odour or surface water present within any of the downgradient pits.

Observations made during removal of the UST (PRM, 2023c) identified localised black staining of soils with hydrocarbon odour surrounding the stormwater pit adjacent to the UST. Hydrocarbon impacted water, likely associated with the AST leak/spill, was migrating from the base of the pit into the underlying soil.

The AST was emptied of residual product via hydro vacuum, dismantled and disposed of offsite. The concrete-lined stormwater system was cleaned via hydro vacuum extraction. PRM conducted a validation inspection following removal works with all visible areas of the stormwater system free of hydrocarbon odours, impacted media (organic material/surface water), and concrete appeared to be in good condition.

Excavation of hydrocarbon impacted material surrounding the stormwater pit in the existing UST excavation was undertaken. Screening via PID and onsite mobile laboratory was undertaken during works to ensure all hydrocarbon contaminated material was removed. The contaminated material was noted to be stained, with a strong hydrocarbon odour. A total of 9m³ of hydrocarbon impacted soils was chased out, stockpiled and ultimately disposed of offsite as General Solid Waste as per PRM, 2023d.

PRM concluded that the primary source of contamination (the AST) and all observed secondary sources of contamination (organic material/impacted surface water within the stormwater system, and contaminated soil material adjacent to the stormwater pit) had been adequately removed from site.

UPSS Soil Validation Report (PRM, 2023c)

PRM prepared a Soil Validation Report detailing the UPSS removal and validation works completed at the site. The objective of the works was to supervise the removal of the UST and collect appropriate soil validation samples to ensure the site was suitable for continued commercial and industrial use.

The removed UST appeared to be in good condition, was filled with concrete with fill point free of residues or odours. Soils surrounding the UST were free of residual odours or staining. Five validation samples were collected from the walls and base in accordance with the SAQP (PRM, 2023a). TRH and BTEX results were all below the laboratory detection limit.



Approximately 5m³ of soil from the UST excavation pit was stockpiled and analysed onsite via PID and mobile laboratory QED UV hydrocarbon analyser. All PID readings were below 0.2ppm and QED readings below the NATA laboratory limit. The material was reused to backfill the excavation.

Crushed sandstone was imported to site for use as backfill. PRM inspected the material prior to importation (at a holding depot, not the source site). The material was visually consistent with Virgin Excavated Natural Material (VENM). Three samples were collected with results below the validation criteria for imported materials and was considered suitable for use on site.

No groundwater sampling was completed as no groundwater was encountered in the UST excavation and no evidence of hydrocarbon contamination associated with the UST was identified therefore vertical migration to groundwater considered unlikely.

PRM concluded that the site was suitable for divestment in relation to soil contamination from the former UPSS due to the UPSS being removed and disposed of, the excavation pit samples met the site validation criteria and the excavation had been filled with suitable material.

PRM has reviewed the analytical results from the excavation validation samples and imported materials in relation the residential (HIL/HSL-B) criteria for the proposed redevelopment. All results are below this landuse criteria.

Waste Classification (PRM, 2023d)

PRM prepared a waste classification pertaining to the 9m³ of materials removed from the stormwater pit associated with the AST leak (PRM, 2023b), undertaken during the UPSS removal works (PRM, 2023c). The material was classed as General Solid Waste (non-putrescible). One sample exceeded the CT2 criteria for benzo(a)pyrene, however, Toxicity Characteristic Leaching Procedure (TCLP) analysis was conducted and all concentrations detected were below the TCLP1 and SCC1 criteria.

No other previous environmental reports have been provided for review.

3.4. SafeWork NSW

In an attempt to gain additional information on the nature hazardous chemical storage onsite including the former AST and UST, a search of Schedule 11 Hazardous Chemicals stored on the premises records held by SafeWork was undertaken. No records pertaining to the site were found. A copy of these results is included in **Appendix D**.

3.5. Historical Business Records

A review of the Universal Business Directory records from 1950 to 1991, within the Lotsearch report included in **Appendix C**, was performed to identify potentially contaminating activities that may have been undertaken on site or in the surrounding area that may have migrated to the site. Potentially contaminating activities include but are not limited to those activities described in Appendix A of Managing Land Contamination, Planning Guidelines SEPP 55 – Remediation of Land.

Onsite

The site has been owned by Telstra from 1985 to 2023 for use as a Telecommunications Facility (See **Section 3.5**). There are no other historical business records for the site.

Offsite

Business activities in the immediate surrounds have included schools, hospitals, electrical contractors, carriers & cartage contractors, dental laboratories, floor sanding & polishing contractors, medical practitioners, justices of the peace, plumbers, gas fitters & drainlayers, transport services interstate, and masseurs & masseuses.

There are several business records of motor garage and service stations from the 1948 to



the 1993 located 202m west of site.

The historical business records indicated the presence of a dry cleaners 221m southwest of the site, and 232m southwest of the site.

No potentially contaminating activities were identified onsite or on neighbouring properties.

3.6. Review of EPA Records

A search of the NSW EPA Contaminated Land Records of Notices and List of NSW Notified Sites (as of 31 October 2023) in relation to Section 58 and 60 of the CLM Act (1997) was undertaken for the site surrounding area within a 1 km radius, which reported the following:

- No records from the NSW EPA Contaminated Land list or Records of Notice existed for the site.
- Five properties in the surrounding area have been listed on the Contaminated Land Sites Notified to EPA, including service stations located 563m to the northeast of the site, 701m north of the site and 964m east of the site.
- One property in the surrounding area has been listed in the Record of Notices, a service station 701m north of the site.
- Two current licenced activities under the Protection of the Environment Operations Act (POEO) Act (1997) have been listed, located 268m northwest of site, in relation to Sydney Trains and Sydney Metro.
- One record of former licenced activities under the POEO Act (1997) was listed for the surrounding area, located 981m southwest of the site, issued in 2000 for application of herbicides. One record of Delicensed Activities still regulation by the EPA was listed for a property 50m south of the site in relation to Hazardous Industrial or Group A Waste Generation or Storage.
- One EPA Penalty Notice, issued in 2021, has been listed for a property located 268m northwest of the site, in relation to Sydney Trains, under the POEO Act (1997).
- No historical EPA PFAS investigations, Defence PFAS investigations, Defence PFAS management program, or Airservices Australia National PFAS management programs have been undertaken within the 2km surrounding the site.

A copy of these results is included in **Appendix C**.

3.7. Section 10.7

A copy of the Section 10.7 (2&5) Planning Certificate under the Environmental Planning and Assessment Act 1979 was provided by the client and included in **Appendix E**.

With regards to potential for contamination the below has been identified:

- The land is **not** affected by an adopted policy that restricts the development of land because of the likelihood of land slip, bush fire, tidal inundation, subsidence, acid sulfate soils contamination, aircraft noise, salinity, coastal hazards, sea level rise or another risk, other than flooding.
- The following matters prescribed under Section 59(2) of the Contaminated Land Management Act 1997 (the Act) as additional matters to be specified on the planning certificate:
 - The site is **not** significantly contaminated land within the meaning of the that Act
 - The site is **not** subject to a management order within the meaning of that Act
 - The site is **not** the subject of an approved voluntary management proposal within the meaning of that Act
 - The site is **not** subject to an ongoing maintenance order within the meaning of the Act.
 - The site is **not** subject of a site audit statement within the meaning of the Act.



3.8. Summary of Site History Review

The summary of the site history is as follows:

- The aerial photos indicated redevelopment works on site historically may have involved the demolition of buildings containing hazardous materials (asbestos). The earthworks may have also resulted in the use of fill material of unknown quality.
- One former site owner was listed as a motor mechanic between 1949 and 1960. Potential for the site to have been utilised at this time period as a motor vehicle workshop. No other potentially contaminating business activities were identified on the site or immediate surrounds.
- Previous reports for the site identified an AST and UPSS utilised to store diesel for backup generators as part of Telstra operations. Both have been removed and validated.
- The Telstra operations building, and former radio transmitter tower located onsite were built prior to 1978. Given the age of the buildings, hazardous building materials may have been utilised during the construction process.



4. Preliminary Conceptual Site Model

The preliminary Conceptual Site Model (CSM) aims to provide an understanding of the potential for exposure to contaminants of potential concern (CoPC) and land use exposure scenarios at the site. The CSM enables and assessment of the potential source – pathway – receptor (SPR) linkages. A risk ranking has been given based on potential for SPR linkages to be complete.

The preliminary CSM is summarised in **Table 4**.

Table 4: Preliminary Conceptual Site Model						
Area of Concern	CoPC	Transport Mechanisms	Exposure Pathway	Receptors	SPR Linkage	Risk Ranking
Former Telstra Operations Buildings – Demolition Waste	<ul style="list-style-type: none"> Asbestos Lead (in paint) 	<ul style="list-style-type: none"> Direct release of CoPC into the soil. Direct release of fibres into the air. 	<ul style="list-style-type: none"> Inhalation of fibres/dust. Dermal contact with contaminated soil. Incidental ingestion of soil/paint 	<p>Onsite: Onsite personnel including construction and maintenance workers, and future residents.</p> <p>Offsite: Neighbouring residents and offsite workers.</p>	<p>The former Telstra operations was built prior to 1970 (prior to the complete ban on asbestos utilised for building materials in 2003), which may indicate the presence of asbestos building materials on the site.</p> <p>Lead was a common additive in paint due to its colour and longevity until it's complete ban in 2010. Due to the building construction prior to 1970, it is likely that some paints used during construction may contain high levels of lead.</p> <p>The SPR linkages have the possibility to become complete if hazardous materials are not removed appropriately prior to demolition</p>	<p>Moderate</p> <p>Hazardous building (HMB) survey to be completed prior to demolition and HMB (if present) to be removed prior to demolition</p>
Substation	<ul style="list-style-type: none"> PCB TRH 	<ul style="list-style-type: none"> Direct release of CoPC into soil Migration of CoPC through surface water runoff 	<ul style="list-style-type: none"> Dermal contact with contaminated soil, groundwater, or surface water. Incidental ingestion/inhalation of soils and/or soil derived dust or impacted groundwater or surface water 	<p>Onsite: Onsite personnel including construction and maintenance workers, and future residents.</p> <p>Offsite: Neighbouring residents and offsite workers.</p>	<p>Typical contaminants of concern for substations have been listed based on its anticipated age (1991 based on title records).</p> <p>The SPR linkages have the possibility to become complete.</p>	<p>Moderate</p> <p>Any impact likely to be localised. To be confirmed in DSI following removal.</p>

**Table 4: Preliminary Conceptual Site Model**

Area of Concern	CoPC	Transport Mechanisms	Exposure Pathway	Receptors	SPR Linkage	Risk Ranking
Equipment Room and Diesel Generator Room	<ul style="list-style-type: none"> • TRH • BTEX • Asbestos • VOCs • Lead (in paint) 	<ul style="list-style-type: none"> • Direct release of CoPC into soil • Direct release of fibres into the air. • Migration of CoPC through surface water runoff 	<ul style="list-style-type: none"> • Dermal contact with contaminated soil, or surface water. • Incidental ingestion/inhalation of soils and/or soil derived dust or fibres. • Incidental ingestion of soil/paint 	<p>Onsite: Onsite personnel including construction and maintenance workers, and future residents.</p> <p>Offsite: Neighbouring residents and offsite workers.</p>	<p>The equipment rooms was not accessible at the time of inspection, the chemicals stored are unknown. Typical contaminants of concern for diesel generator and likely associated chemicals stored have been listed.</p> <p>Given the age of the structure, the presence of hazardous building materials is likely.</p> <p>The SPR linkages have the possibility to become complete if hazardous materials (if present) are not removed appropriately prior to demolition and if leaks/spills have occurred. Chemical impact likely to be localised based on likely volumes stored. Unlikely to have impacted groundwater due to hydrogeology onsite.</p>	<p>Moderate</p> <p>HBM survey to be completed prior to demolition and HMB (if present) to be removed prior to demolition</p> <p>Spills/leaks likely to be localised</p>
Transmission Tower	<ul style="list-style-type: none"> • Heavy metals • OCP • OPP • Herbicides • Lead (in paint) 	<ul style="list-style-type: none"> • Direct release of CoPC into soil • Migration of CoPC through surface water runoff 	<ul style="list-style-type: none"> • Dermal contact with contaminated soil, or surface water. • Incidental ingestion/inhalation of soils and/or soil derived dust or paint. 	<p>Onsite: Onsite personnel including construction and maintenance workers, and future residents.</p> <p>Offsite: Neighbouring residents and offsite workers.</p>	<p>Grass and soil coverage was observed beneath part of the former transmission tower, indicating potential historic use of herbicides.</p> <p>Typical contaminants of concern associated with radio transmitter towers have been listed including lead paint based on the age of the structure.</p> <p>The SPR linkages have the possibility to become complete if hazardous materials (if present) are not removed appropriately prior to demolition and if herbicide application has occurred. Chemical impact likely to be localised based on likely volumes used. Unlikely to have impacted groundwater due to hydrogeology onsite.</p>	<p>Moderate</p> <p>Hazardous building (HMB) survey to be completed prior to demolition and HMB (if present) to be removed prior to demolition</p> <p>Herbicide application likely to be localised</p>
Potential former motor vehicle workshop	<ul style="list-style-type: none"> • TRH • BTEX • PAH • VOC 	<ul style="list-style-type: none"> • Direct release of CoPC into soil • Migration of vapours vertically • Migration of CoPC to shallow groundwater and through 	<ul style="list-style-type: none"> • Inhalation of dust • Direct contact with contaminated soil, groundwater, or surface water • Incidental ingestion/inhalation of soils and/or soil derived dust or 	<p>Onsite: Onsite personnel including construction and maintenance workers, and future residents.</p> <p>Offsite: Neighbouring residents and offsite</p>	<p>Prior to use of the site by Telstra, parts of the site were owned by a motor mechanic. If motor vehicles maintenance works were operated on site there is potential for chemical use and storage (oils, solvents, degreasers), waste oil pits/sumps and joists to have been present with potential for leaks/spills and inappropriate liquid waste handling.</p> <p>There is the potential for complete SPR pathways. Potential risk to groundwater based on depth of</p>	<p>Moderate</p> <p>Soil to be investigated as part of a DSI. Should a potential risk be identified to soil or vapour as a result of DSI findings, further investigation or remediation would</p>

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**Table 4: Preliminary Conceptual Site Model**

Area of Concern	CoPC	Transport Mechanisms	Exposure Pathway	Receptors	SPR Linkage	Risk Ranking
		surface water runoff	groundwater or vapour	workers.	any soil impact.	be required.
Potential Fill Material of Unknown Quality	<ul style="list-style-type: none"> Heavy metals TRH Asbestos BTEX PAH OCPC OPP PCB 	<ul style="list-style-type: none"> Direct release of CoPC into soil Direct release of fibres into the air Migration of CoPC through surface water runoff 	<ul style="list-style-type: none"> Inhalation of fibres/dust Direct contact with contaminated soil, or surface water Incidental ingestion/inhalation of soils and/or soil derived dust. 	<p>Onsite: Onsite personnel including construction and maintenance workers, and future residents.</p> <p>Offsite: Neighbouring residents and offsite workers.</p>	<p>Potential for fill materials from demolition of the original residential buildings may have occurred, or fill material imported as part of levelling, as indicated in the 1965 to 1970 aerial imagery. ACM was observed on the surface during the walkover which may have originated from onsite fill or potentially dumped there from the neighbouring easement.</p> <p>Any materials that may have been imported to the site are of unknown quality. Typical contaminants of concern associated with fill material have been listed.</p> <p>The SPR linkage to receptors could potentially be complete if fill material is present. Risk to groundwater low as impact likely to be localised to soil.</p>	<p>Moderate</p> <p>Fill material of poor quality may be present. To be investigated as part of DSI.</p>
Former AST and UST	<ul style="list-style-type: none"> TRH BTEX 	<ul style="list-style-type: none"> Direct release of CoPC into soil Migration of CoPC to shallow groundwater Migration of CoPC through surface water runoff 	<ul style="list-style-type: none"> Dermal contact with contaminated soil, groundwater, or surface water. Incidental ingestion/inhalation of soils and/or soil derived dust. 	<p>Onsite: Onsite personnel including construction and maintenance workers, and current and future residents.</p> <p>Offsite: Neighbouring residents and offsite workers.</p>	<p>The former AST and UST were adequately removed from the site in early 2023 and validation is considered appropriate for the proposed future land use.</p> <p>In the absence of primary and secondary source of contamination, the SPR linkages are unlikely to become complete.</p>	<p>Low</p> <p>No further investigation required.</p>

- TRH – total recoverable hydrocarbons
- BTEX – Benzene, toluene, ethylbenzene and xylenes
- OCP – organochlorine pesticides
- OPP – organophosphorus pesticides
- PAH – Polycyclic aromatic hydrocarbons
- PCB – Polychlorinated biphenyls
- VOC – Volatile organic compounds

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5. Conclusions and Recommendations

5.1. Conclusions

The findings of the PSI indicate that there is potential for environmental impacts to exist at the site associated with former and historic activities including potential hazardous building materials in existing structures, potential chemical use and storage, potential for fill material of unknown quality either imported to the site or containing hazardous materials from demolition of former structures and potential historic use of the site as a motor vehicle mechanic.

In order to assess the potential environmental impacts, the site will require a Detailed Site Investigation (DSI) in accordance with relevant NSW EPA guidelines and completion of any required remediation (if concentrations are identified that are above the relevant criteria for 'high density residential land use'). It is noted that the proposed design includes the bulk out for basement excavation across a large portion of the site which would require the removal of soil from the site. This in turn would most likely remove any potentially contaminated soil. It is considered the site can be made suitable for the proposed residential land use subject to the completion of the further assessments. The potential for contamination to exist from current or former site uses does not preclude this land from being utilised for the proposed redevelopment.

5.2. Recommendations

The recommendations for the site are as follows:

- A destructive hazardous building materials survey should be undertaken by a suitably qualified Hazardous Materials Consultant prior to the demolition works. If hazardous building materials are identified, it is recommended that a suitable removalist is engaged to remove any HBM prior to demolition, with a subsequent clearance provided by a suitably qualified hygienist. This will minimise the potential for any HBM to impact the contamination of remaining site soils.
- Following the removal of all structures from the site, a DSI is to be completed to confirm the contamination status of the site, and in consideration of the following:
 - Hazardous building materials from demolition have not impacted the soil.
 - The substation has not impacted the underlying soil.
 - The equipment room and diesel generator room have not impacted the underlying soil.
 - The transmission tower has not impacted the underlying soil.
 - Determine the quality of fill material
 - Confirm if potential operation of vehicle mechanic has impacted the soil.
 - As the proposed development involves bulk out of one level of basement, depth of investigation should capture all soils to be excavated for the proposed development and determine a waste classification for offsite disposal.
- Should the DSI identify any potential risk to human health or the environment for the proposed redevelopment, additional sampling and/or remediation may be required.



6. Limitations

This report is confidential and has been prepared by Progressive Risk Management Pty Ltd (PRM) for Bondi Exchange (the client). This report may only be used and relied upon by the client and must not be copied to, used by, or relied upon by any person other than the client. This report is limited to the observations made by PRM during the Preliminary Site Investigation and was limited to the assessment of contamination by desktop study and site walkover only, as detailed in the *Scope of Works*.

All results, conclusions and recommendations presented should be reviewed by a competent person before being used for any other purpose. PRM accepts no liability for use of, interpretation of or reliance upon this report by any person or body other than the client. Third parties must make their own independent inquiries.

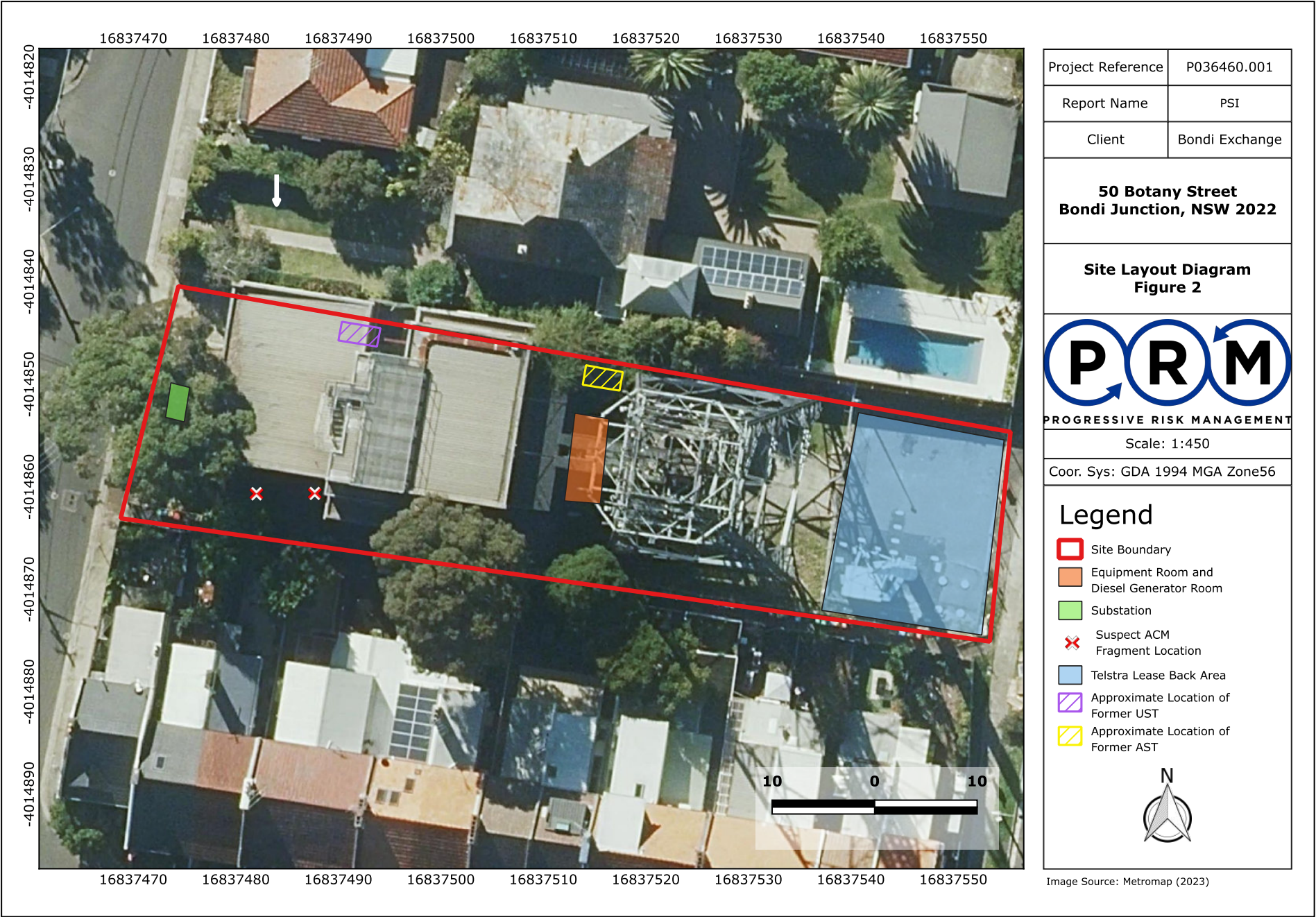
This report should not be altered amended or abbreviated, issued in part or issued incomplete without prior checking and approval by PRM. PRM accepts no liability that may arise from the alteration, amendment, abbreviation or part-issue or incomplete issue of this report. To the maximum extent permitted by law, all implied warranties, and conditions in relation to the services provided by PRM and this report are expressly excluded (save as agreed otherwise with the client).

PRM shall bear no liability in relation to any change to site conditions after the date of this report. This report does not provide a complete assessment of the environmental status of the site, and it is limited to the scope and limitations defined herein (*Scope of Works*). Should information become available regarding conditions at the site including previously unknown sources of contamination, PRM reserves the right to review the report in the context of the additional information.



Figures







Appendix A: Photographic Log



Photolog	
Report Name:	Preliminary Site Investigation
Site Details:	Bondi Exchange - 50 Botany Street, Bondi Junction NSW
PRM Reference:	P036460.001 / C0493



Photo 1: Overview of operations building from Botany Street entrance



Photo 2: Overview of site, with former radio transmitter tower and new mobile tower from Council Street entrance



Photo 3: Overview of operations building - locked at time of inspection.



Photo 4: Area between operations building and equipment room and diesel room.



Photo 5: Access door to operations building - not accessible at time of inspection.

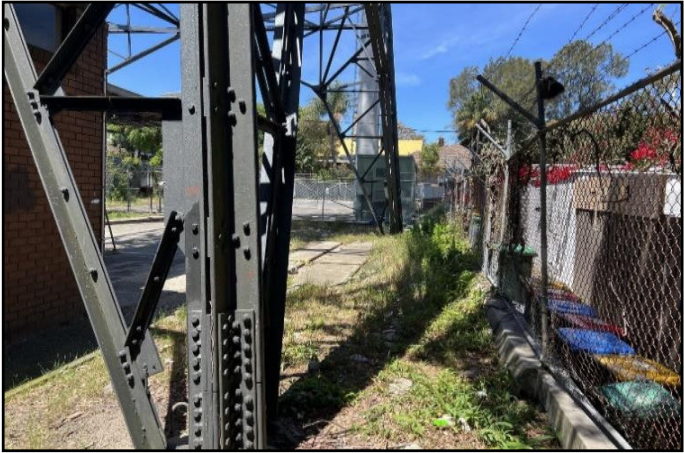


Photo 6: Grass area in southeastern portion on site beneath former radio transmitter tower.



Photo 7: Sand material observed on surface within southeastern portion of site.



Photo 8: Overview of grass area in northeastern portion of site.



Photolog	
Report Name:	Preliminary Site Investigation
Site Details:	Bondi Exchange - 50 Botany Street, Bondi Junction NSW
PRM Reference:	P036460.001 / C0493
	Photo 9: Eastern portion of site to be leased back to Telstra with new mobile tower shown in green
	Photo 10: Overview of equipment room and diesel generator room.
	Photo 11: Overview of concrete hardstand, fill and grass beneath former radio transmitter tower.
	Photo 12: Overview of substation in western portion of site, near Botany Street.
	Photo 13: Overview of former AST area.
	Photo 14: Overview of former UST area. Area has been validated
	Photo 15: Overview of southwestern portion of site, where suspect ACM fragments were observed on ground surface.
	Photo 16: Overview of suspected ACM fragment observed on surface.
End of Photolog	



Appendix B: Title Searches



ABN: 36 092 724 251
Ph: 02 9099 7400
(Ph: 0412 199 304)

Level 14, 135 King Street, Sydney
Sydney 2000
GPO Box 4103 Sydney NSW 2001
DX 967 Sydney

Summary of Owners Report

Address: - 50 Botany Street, Bondi Junction, NSW 2022

Description: - Lot 1 D.P. 619753

As regards the part tinted pink on the attached Cadastral Records Enquiry Report: -

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
09.11.1916 (1916 to 1924)	Joseph Bray (Storeman)	Volume 2713 Folio 162 Now Volume 3084 Folio 3
31.07.1924 (1924 to 1927)	Herbert Wearing (Accountant)	Volume 3084 Folio 3
02.02.1927 (1927 to 1937)	Catherine Cummins (Married Woman)	Volume 3084 Folio 3
14.06.1937 (1937 to 1951)	Effie Ada Ellen de Belle (Spinster)	Volume 3084 Folio 3
01.08.1951 (1951 to 1966)	Mary Waldron (Widow)	Volume 3084 Folio 3
03.11.1966 (1966 to 1967)	Francis Frederick Harris (Press Operator) Mary Margaret Harris (Married Woman)	Volume 3084 Folio 3
15.11.1967 (1967 to 1985)	The Commonwealth of Australia	Volume 3084 Folio 3 Now Volume 14815 Folio 140

As regards the part tinted yellow on the attached Cadastral Records Enquiry Report: -

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
03.06.1914 (1914 to 1944)	Stella Adelaide Brightwell (Married Woman) Herbert William Walker (Bootmaker) Adeline Olive Walker (Spinster) Merton John Leslie Walker (Chauffeur)	Volume 5236 Folios 89 to 92
23.11.1944 (1944 to 1949)	Stella Adelaide Brightwell (Married Woman) Herbert William Walker (Bootmaker) Adeline Olive Walker (Spinster) (Transmission Application not investigated)	Volume 5236 Folios 89 to 92
14.12.1949 (1949 to 1960)	Leslie George Haynes (Motor Engineer)	Volume 5236 Folios 89 to 92 Now Volume 6148 Folio 109
23.02.1960 (1960 to 1985)	The Commonwealth of Australia	Volume 6148 Folio 109 Then Volume 7990 Folio 230 Now Volume 14815 Folio 140

Email: mark.groll@infotrack.com.au

1



ABN: 36 092 724 251
Ph: 02 9099 7400
(Ph: 0412 199 304)

Level 14, 135 King Street, Sydney
Sydney 2000
GPO Box 4103 Sydney NSW 2001
DX 967 Sydney

As regards the part tinted blue on the attached Cadastral Records Enquiry Report: -

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
04.08.1920 (1920 to 1937)	Margaret White (Spinster)	Volume 3083 Folio 245
25.05.1937 (1937 to 1949)	George Wallace Lupson (Retired Builder)	Volume 3083 Folio 245
07.06.1949 (1949 to 1953)	George Thomas Martin (Bank Manager) Horace Joseph Herald (Solicitor) (Transmission Application not investigated)	Volume 3083 Folio 245
21.04.1953 (1953 to 1960)	Leslie George Haynes (Motor Mechanic)	Volume 3083 Folio 245
23.02.1960 (1960 to 1985)	The Commonwealth of Australia	Volume 3083 Folio 245 Then Volume 7990 Folio 230 Now Volume 14815 Folio 140

Continued as to the whole of Lot 1 D.P. 619753: -

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
29.11.1985 (1985 to 2023)	Australian Telecommunications Commission Now Telstra Corporation Limited	Volume 14815 Folio 140 Now 1/619753
20.06.2023 (2023 to Date)	# Bondi Exchange Pty Ltd	1/619753

Denotes current registered proprietor

Easements: - NIL

Leases: -

- 15.04.1991 (Z526175): Lease to Sydney County Council of Substation No. 6600 together with a Right of Way and Easement for Electricity Purposes, expires 31.12.2013.
 - 08.08.2013 (AH936572) Variation of Lease Z526175, expiry date now 31.12.2038
 - 28.02.2017 (AK971351): Lease of lease Z526175 to Blue Asset Partner Pty Ltd, Eric Alpha Assess Corporation 1 Pty Ltd, Eric Alpha Asset Corporation 2 Pty Ltd, Eric Alpha Asset Corporation 3 Pty Ltd, Eric Alpha Asset Corporation 4 Pty Ltd. Expires: See dealing. Clause 2.3 (b) (ii).
 - 28.02.2017 (AK971352): Lease of lease AK971351 to Blue OP Partner Pty Ltd, Eric Alpha Operator Corporation 1 Pty Ltd, Eric Alpha Operator Corporation 2 Pty Ltd, Eric Alpha Operator Corporation 3 Pty Ltd, Eric Alpha Operator Corporation 4 Pty Ltd. Expires: See dealing. Clause 12.1.
 - 28.02.2017 (AK971571): Change of name affecting lease Z526175 lessee now Alpha Distribution Ministerial Holding Corporation.

Yours Sincerely,
Molly Elson
(Checked by Taylor Wilson)
2nd November 2023

Email: mark.groll@infotrack.com.au



Req:R452146 /Doc:DP 0619753 P /Rev:04-Jan-1993 /NSW LRS /Pgs:ALL /Prt:01-Nov-2023 09:12 /Seq:1 of 1
© Office of the Registrar-General /Sec:InfoTrack /Ref:50 Botany Street

PLAN FORM 1

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

OFFICE USE ONLY

Council Clerk's Certificate

I hereby certify that --
(a) the requirements of the Local Government Act, 1919 (other than the requirements for the registration of plans), and
(b) the requirements of section 348 of the Metropolitan Water, Sewerage, and Drainage Act, 1904 as amended, Hunter District Water, Sewerage, and Drainage Act, 1906, as amended,
have been complied with by the applicant in relation to the subdivision.
(Insert "sub-division", "subdivision" or "consolidation-act") set out herein
Subdivision No.
Date: 7th April 1981
(Signature) [Signature]
Council Clerk

Surveyor's Certificate

I, JOHN PHILIP DYNES
of AUSTRALIAN SURVEY OFFICE, SYDNEY
a surveyor registered under the Surveyors Act, 1929, as amended, hereby certify that the survey represented in this plan is compiled from D.P. 260124 & F.P. 107281
is accurate and has been made (1) by me (2) under my immediate supervision (3) accordance with the Survey Practice Regulations, 1955 and was completed on 7.....
28TH JANUARY 1981
Signature [Signature]
Surveyor registered under Surveyors Act, 1929, as amended.
Delete Line of Act/Amend.
Strike out either (1) or (2). Insert date of survey.

PLAN OF SUBDIVISION OF THE LAND COMPRISED IN C.T.V. 7990 P. 230 & C.T.V. 3084 P. 3

Mun./Shire City : WAVERLEY
Parish: ALEXANDRIA
Reduction Ratio 1: 400

Locality: BOND JUNCTION
County: CUMBERLAND
Lengths are in metres

D. P. 619753
Registered: [Stamp] 8-7-1982
C.A. N° 52/1 of 7-4-1981
Title System: TORRENS
Purpose: SUBDIVISION
Ref. Map: WAVERLEY SH. 7 *
Last Plan: DP 107281
DP 937960

Signatures, seals and statements of intention to dedicate public roads or to create public reserves, drainage reserves, easements or restrictions as to user.
IT IS INTENDED TO DEDICATE THE LAND MARKED "ROAD WIDENING" TO THE PUBLIC AS ROAD

STONED for and on behalf of THE COMMONWEALTH OF AUSTRALIA by an officer holding or performing the duties of the office of Principal Legal Officer, Position No. 1056, Property and Agreements Section, Deputy Crown Solicitors Office, New South Wales, in the presence of --
an Officer of the Attorney-General's Department

LOT 1 1364 m²

LOT 2 D. P. 355126

LOT 2 D. P. 564799

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ROAD WIDENING 169.6 m²

ST BOTANY (ALGO 143-8-535-143)

RD CARRINGTON

Table of mm 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170

M. P. D. SURVEYOR'S REFERENCE NEG. N° 20712 N.S.W.

Plan Drawing only to appear in this space

Table of mm 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170

I, Bruce Richard Davies, Under Secretary for Lands and Registrar General for New South Wales, certify that this negative is a photograph made as a permanent record of a document in my custody this day.
[Signature]
8th July, 1982

CM/7.3/24.08- Attachment 8

Page 289

Req:R452130 /Doc:CT 14815-140 CT /Rev:19-Jan-2011 /NSW LRS /Pgs:ALL /Prt:01-Nov-2023 09:10 /Seq:1 of 2
 © Office of the Registrar-General /Src:InfoTrack /Ref:50 Botany Street

NEW SOUTH WALES

CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900

Appln. No. 13426

Prior Titles Vol. 3084 Fol. 3
 Vol. 7990 Fol. 230



Vol. 14815 Fol. 140

EDITION ISSUED

10 8 1982

I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

CANCELLED

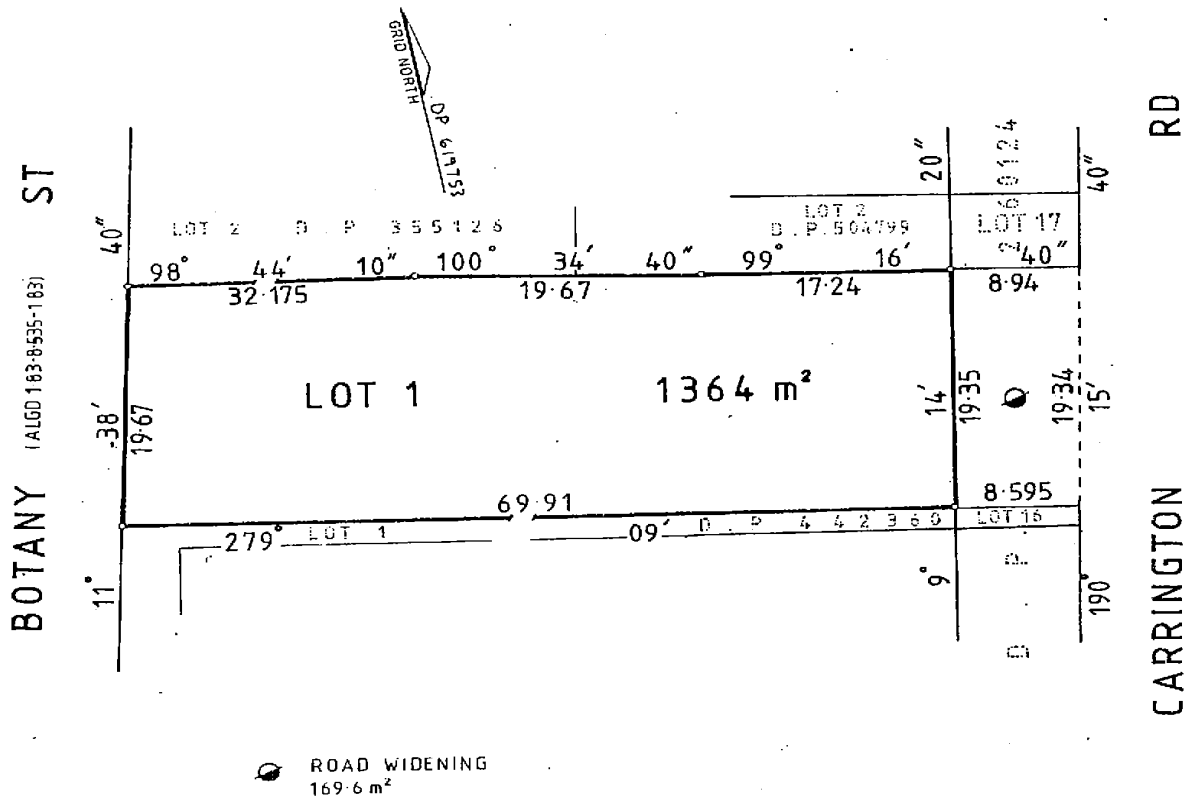
Registrar General.

SEE AUTO FOLIO



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 1 in Deposited Plan 619753 at Bondi Junction in the Municipality of Waverley Parish of Alexandria and County of Cumberland being part of Portion 24.28 hectares granted to Barnett Levey on 19-10-1831.

FIRST SCHEDULE

~~THE COMMONWEALTH OF AUSTRALIA~~

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON


(Page 1) Vol. 14815 Fol. 140

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED

Req:R452130 /Doc:CT 14815-140 CT /Rev:19-Jan-2011 /NSW LRS /Pgs:ALL /Prt:01-Nov-2023 09:10 /Seq:2 of 2
© Office of the Registrar-General /Src:InfoTrack /Ref:50 Botany Street

Vol 14815 Fol 140

99346D 8.81 D. West, Government Printer

FIRST SCHEDULE (continued)		
REGISTERED PROPRIETOR		Registrar General
Australian Telecommunications Commission by Transfer W43494. Registered 29.11.1985.		
<div>CANCELLED</div> <div>SEE AUTO FOLIO</div>		

SECOND SCHEDULE (continued)		
PARTICULARS	Registrar General	CANCELLATION

NOTATIONS AND UNREGISTERED DEALINGS		
W43494J		

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED



LAND REGISTRY Historical Search SERVICES



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

1/11/2023 9:10AM

FOLIO: 1/619753

First Title(s): SEE PRIOR TITLE(S)

Prior Title(s): VOL 14815 FOL 140

Recorded	Number	Type of Instrument	C.T. Issue
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
15/9/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
15/4/1991	Z526175	LEASE	EDITION 1
9/8/2001	7839541	CHANGE OF NAME	EDITION 2
8/8/2013	AH936572	VARIATION OF LEASE	
28/2/2017	AK971351	LEASE	
28/2/2017	AK971352	SUB-LEASE	
28/2/2017	AK971502	MORTGAGE OF LEASE	
28/2/2017	AK971571	CHANGE OF NAME	
28/2/2017	AM74924	DEPARTMENTAL DEALING	
20/6/2023	AT187374	TRANSFER	
20/6/2023	AT187375	MORTGAGE	EDITION 3
20/6/2023	AT188329	CAVEAT	EDITION 4

*** END OF SEARCH ***

50 Botany Street

PRINTED ON 1/11/2023

Req:R452992 /Doc:DL AT187374 /Rev:20-Jun-2023 /NSW LRS /Prt:01-Nov-2023 10:39 /Seq:1 of 2
Â© Office of the Registrar-General /Src:InfoTrack /Ref:50 Botany Street

System Document Identification

Form Number:01T-e
Template Number:t_nsw18
ELN Document ID:1928108096
ELN NOS ID: 1928108098

TRANSFER
New South Wales
Real Property Act 1900

Land Registry Document Identification

AT187374

Stamp Duty: 10667899-001

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar General to collect the information required by this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

LODGED BY:

Responsible Subscriber: THOMSON GEER ABN 21442367363
Address: L 14, 60 Martin PL
SYDNEY 2000
Email: PEXALandRegistry@tglaw.com.au
ELNO Subscriber Number: 7217
Customer Account Number: 501181X
Document Collection Box: 1W
Client Reference: RMN:5401260 Kir

LAND TITLE REFERENCE

1/619753

TRANSFEROR

TELSTRA CORPORATION LIMITED ACN 051775556
Registered company

TRANSFeree

BONDI EXCHANGE PTY LTD ACN 664614108
Registered company
Tenancy: Sole Proprietor

CONSIDERATION

The transferor acknowledges receipt of the consideration of \$4,688,200.00

ESTATE TRANSFERRED

FEE SIMPLE

The Transferor transfers to the Transferee the Estate specified in this Instrument and acknowledges receipt of any Consideration shown.

SIGNING FOR TRANSFEROR

I certify that:

1. The Certifier has taken reasonable steps to verify the identity of the transferor or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Party Represented by Subscriber:

TELSTRA CORPORATION LIMITED

Signed By: Richard Abbott
ELNO Signer Number: 3998260

Signer Capacity:Practitioner Certifier
Digital Signing Certificate Number:

Signed for
Subscriber: PARTNERS OF PIPER ALDERMAN ABN 42843327183
PIPER ALDERMAN

Subscriber Capacity:Representative Subscriber
ELNO Subscriber Number: 18640 **Customer Account Number:**501993
Date: 19/06/2023

SIGNING FOR TRANSFEREE

- I certify that:
1. The Certifier has taken reasonable steps to verify the identity of the transferee or his, her or its administrator or attorney.
 2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
 3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
 4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Party Represented by Subscriber:

BONDI EXCHANGE PTY LTD

Signed By: Eliza Frances Trimble **Signer Capacity:**Practitioner Certifier
ELNO Signer Number: 3889569 **Digital Signing Certificate Number:**

Signed for SPECTRUM SOLUTIONS PTY LIMITED ABN 60152116393
Subscriber: SPECTRUM CLIENT SOLUTIONS

Subscriber Capacity:Representative Subscriber
ELNO Subscriber Number: 1342424 **Customer Account Number:**504981
Date: 19/06/2023



LAND
REGISTRY
SERVICES

Title Search



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 1/619753

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
1/11/2023	9:10 AM	4	20/6/2023

LAND

LOT 1 IN DEPOSITED PLAN 619753
AT BONDI JUNCTION
LOCAL GOVERNMENT AREA WAVERLEY
PARISH OF ALEXANDRIA COUNTY OF CUMBERLAND
TITLE DIAGRAM DP619753

FIRST SCHEDULE

BONDI EXCHANGE PTY LTD (T AT187374)

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 Z526175 LEASE TO SYDNEY COUNTY COUNCIL OF SUBSTATION
NO.6600 TOGETHER WITH A RIGHT OF WAY AND EASEMENT FOR
ELECTRICITY PURPOSES SHOWN IN PLAN WITH Z526175.
TOGETHER WITH AND RESERVING RIGHTS. EXPIRES 31.12.2013
AH936572 VARIATION OF LEASE Z526175 EXPIRY DATE NOW
31/12/2038.
AK971351 LEASE OF LEASE Z526175 TO BLUE ASSET PARTNER PTY
LTD, ERIC ALPHA ASSET CORPORATION 1 PTY LTD, ERIC
ALPHA ASSET CORPORATION 2 PTY LTD, ERIC ALPHA
ASSET CORPORATION 3 PTY LTD & ERIC ALPHA ASSET
CORPORATION 4 PTY LTD EXPIRES: SEE DEALING. CLAUSE
2.3 (b) (ii).
AK971352 LEASE OF LEASE AK971351 TO BLUE OP PARTNER PTY
LTD, ERIC ALPHA OPERATOR CORPORATION 1 PTY LTD,
ERIC ALPHA OPERATOR CORPORATION 2 PTY LTD, ERIC
ALPHA OPERATOR CORPORATION 3 PTY LTD & ERIC ALPHA
OPERATOR CORPORATION 4 PTY LTD EXPIRES: SEE
DEALING. CLAUSE 12.1
AK971502 MORTGAGE OF LEASE AK971351 TO ANZ FIDUCIARY
SERVICES PTY LTD
AK971571 CHANGE OF NAME AFFECTING LEASE Z526175 LESSEE
NOW ALPHA DISTRIBUTION MINISTERIAL HOLDING
CORPORATION
- 3 AT187375 MORTGAGE TO WESTPAC BANKING CORPORATION
- * 4 AT188329 CAVEAT BY TELSTRA CORPORATION LIMITED

END OF PAGE 1 - CONTINUED OVER

50 Botany Street

PRINTED ON 1/11/2023

PAGE 2

*** END OF SEARCH ***

PRINTED ON 1/11/2023

Received: 01/11/2023 09:10:11



Appendix C: Lotsearch Report



LOTSEARCH

LOTSEARCH ENVIRO PROFESSIONAL

Date: 31 Oct 2023 17:00:38

Reference: LS049737 EP

Address: 50 Botany Street, Bondi Junction, NSW 2022

Disclaimer:

The purpose of this report is to provide an overview of some of the site history, environmental risk and planning information available, affecting an individual address or geographical area in which the property is located. It is not a substitute for an on-site inspection or review of other available reports and records. It is not intended to be, and should not be taken to be, a rating or assessment of the desirability or market value of the property or its features. You should obtain independent advice before you make any decision based on the information within the report. The detailed terms applicable to use of this report are set out at the end of this report.

Dataset Listing

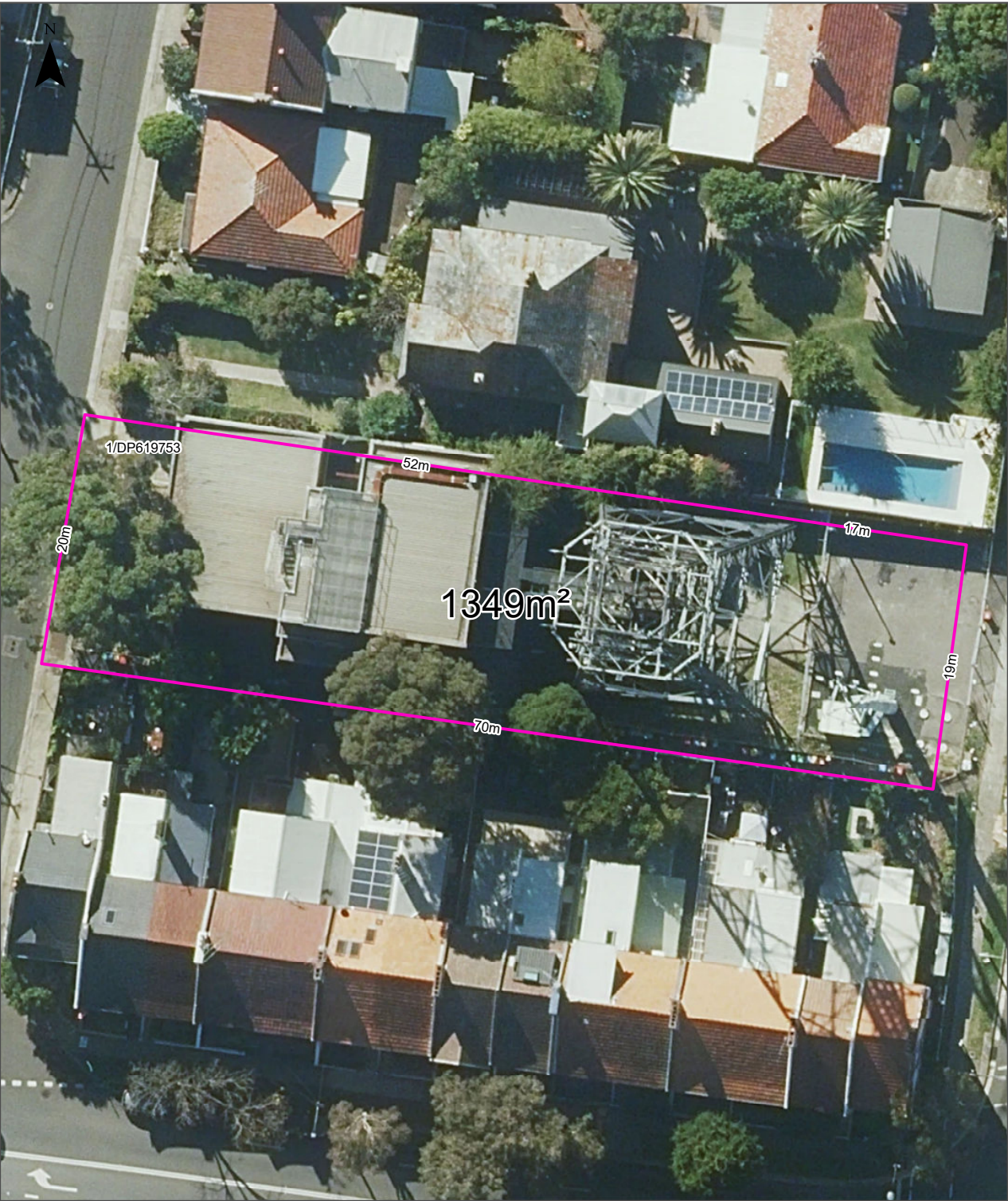
Datasets contained within this report, detailing their source and data currency:

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features On-site	No. Features within 100m	No. Features within Buffer
Cadastre Boundaries	NSW Department of Customer Service - Spatial Services	14/09/2023	14/09/2023	Quarterly	-	-	-	-
Topographic Data	NSW Department of Customer Service - Spatial Services	22/08/2022	22/08/2022	Annually	-	-	-	-
List of NSW contaminated sites notified to EPA	Environment Protection Authority	16/10/2023	10/10/2023	Monthly	1000m	0	0	5
Contaminated Land Records of Notice	Environment Protection Authority	06/10/2023	06/10/2023	Monthly	1000m	0	0	1
Former Gasworks	Environment Protection Authority	16/10/2023	14/07/2021	Quarterly	1000m	0	0	0
Notices under the POEO Act 1997	Environment Protection Authority	26/07/2023	26/07/2023	Monthly	1000m	0	0	1
National Waste Management Facilities Database	Geoscience Australia	26/05/2022	07/03/2017	Annually	1000m	0	0	0
National Liquid Fuel Facilities	Geoscience Australia	20/09/2023	07/09/2020	Annually	1000m	0	0	7
EPA PFAS Investigation Program	Environment Protection Authority	23/10/2023	23/09/2022	Monthly	2000m	0	0	0
Defence PFAS Investigation & Management Program - Investigation Sites	Department of Defence	19/10/2023	19/10/2023	Monthly	2000m	0	0	0
Defence PFAS Investigation & Management Program - Management Sites	Department of Defence	19/10/2023	19/10/2023	Monthly	2000m	0	0	0
Airservices Australia National PFAS Management Program	Airservices Australia	19/10/2023	19/10/2023	Monthly	2000m	0	0	0
Defence Controlled Areas	Department of Defence	10/10/2023	10/10/2023	Quarterly	2000m	0	0	0
Defence 3 Year Regional Contamination Investigation Program	Department of Defence	19/10/2023	02/09/2022	Quarterly	2000m	0	0	0
National Unexploded Ordnance (UXO)	Department of Defence	10/10/2023	10/10/2023	Quarterly	2000m	0	0	0
EPA Other Sites with Contamination Issues	Environment Protection Authority	16/02/2022	13/12/2018	Annually	1000m	0	0	0
Licensed Activities under the POEO Act 1997	Environment Protection Authority	23/10/2023	23/10/2023	Monthly	1000m	0	0	2
Delicensed POEO Activities still regulated by the EPA	Environment Protection Authority	23/10/2023	23/10/2023	Monthly	1000m	0	1	1
Former POEO Licensed Activities now revoked or surrendered	Environment Protection Authority	23/10/2023	23/10/2023	Monthly	1000m	0	0	1
UBD Business Directories (Premise & Intersection Matches)	Hardie Grant			Not required	100m	0	23	23
UBD Business Directories (Road & Area Matches)	Hardie Grant			Not required	100m	-	8	8
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Premise & Intersection Matches)	Hardie Grant			Not required	250m	0	0	54
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Road & Area Matches)	Hardie Grant			Not required	250m	-	0	0
Points of Interest	NSW Department of Customer Service - Spatial Services	19/10/2022	19/10/2022	Quarterly	1000m	0	2	90
Tanks (Areas)	NSW Department of Customer Service - Spatial Services	19/10/2022	19/10/2022	Quarterly	1000m	0	1	2
Tanks (Points)	NSW Department of Customer Service - Spatial Services	19/10/2022	19/10/2022	Quarterly	1000m	0	0	1
Major Easements	NSW Department of Customer Service - Spatial Services	19/10/2023	19/10/2023	Quarterly	1000m	0	0	10
State Forest	Forestry Corporation of NSW	16/08/2022	14/08/2022	Annually	1000m	0	0	0
NSW National Parks and Wildlife Service Reserves	NSW Office of Environment & Heritage	16/02/2023	31/12/2022	Annually	1000m	0	0	0
Hydrogeology Map of Australia	Commonwealth of Australia (Geoscience Australia)	29/08/2022	19/08/2019	As required	1000m	1	1	2

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features On-site	No. Features within 100m	No. Features within Buffer
Temporary Water Restriction (Botany Sands Groundwater Source) Order 2018	NSW Department of Planning, Industry and Environment	09/05/2023	23/02/2018	Annually	1000m	0	0	0
National Groundwater Information System (NGIS) Boreholes	Bureau of Meteorology; Water NSW	18/04/2023	13/07/2022	Annually	2000m	0	0	102
NSW Seamless Geology Single Layer: Rock Units	Department of Regional NSW	17/02/2022	01/05/2021	Annually	1000m	1	1	3
NSW Seamless Geology – Single Layer: Trendlines	Department of Regional NSW	17/02/2022	01/05/2021	Annually	1000m	0	0	8
NSW Seamless Geology – Single Layer: Geological Boundaries and Faults	Department of Regional NSW	17/02/2022	01/05/2021	Annually	1000m	0	0	0
Naturally Occurring Asbestos Potential	NSW Dept. of Industry, Resources & Energy	04/12/2015	24/09/2015	Unknown	1000m	0	0	0
Atlas of Australian Soils	Australian Bureau of Agriculture and Resource Economics and Sciences (ABARES)	19/05/2017	17/02/2011	As required	1000m	2	2	3
Soil Landscapes of Central and Eastern NSW	NSW Department of Planning, Industry and Environment	18/08/2022	27/07/2020	Annually	1000m	1	2	6
Environmental Planning Instrument Acid Sulfate Soils	NSW Department of Planning, Industry and Environment	10/10/2023	01/09/2023	Monthly	500m	0	-	-
Atlas of Australian Acid Sulfate Soils	CSIRO	19/01/2017	21/02/2013	As required	1000m	2	2	2
Dryland Salinity - National Assessment	National Land and Water Resources Audit	18/07/2014	12/05/2013	None planned	1000m	0	0	0
Mining Subsidence Districts	NSW Department of Customer Service - Subsidence Advisory NSW	16/10/2023	16/10/2023	Quarterly	1000m	0	0	0
Current Mining Titles	NSW Department of Industry	23/10/2023	23/10/2023	Monthly	1000m	0	0	0
Mining Title Applications	NSW Department of Industry	23/10/2023	23/10/2023	Monthly	1000m	0	0	0
Historic Mining Titles	NSW Department of Industry	23/10/2023	23/10/2023	Monthly	1000m	10	10	10
Environmental Planning Instrument SEPP State Significant Precincts	NSW Department of Planning, Industry and Environment	31/08/2023		Monthly	1000m	0	0	0
Environmental Planning Instrument Land Zoning	NSW Department of Planning, Industry and Environment	10/10/2023	15/09/2023	Monthly	1000m	1	6	77
Commonwealth Heritage List	Australian Government Department of the Agriculture, Water and the Environment	20/10/2023	13/04/2022	Annually	500m	0	0	0
National Heritage List	Australian Government Department of the Agriculture, Water and the Environment	20/10/2023	13/04/2022	Annually	500m	0	0	1
State Heritage Register - Curtilages	NSW Department of Planning, Industry and Environment	06/09/2023	03/03/2023	Quarterly	500m	0	1	6
Environmental Planning Instrument Local Heritage	NSW Department of Planning, Industry and Environment	10/10/2023	22/09/2023	Monthly	500m	2	21	132
Bush Fire Prone Land	NSW Rural Fire Service	28/09/2023	15/08/2023	Monthly	1000m	0	0	0
NSW Native Vegetation Type Map	NSW Department of Planning and Environment	26/05/2023	12/12/2022	Quarterly	1000m	1	1	4
Ramsar Wetlands of Australia	Australian Government Department of Agriculture, Water and the Environment	09/05/2023	01/11/2022	Annually	1000m	0	0	0
Groundwater Dependent Ecosystems	Bureau of Meteorology	28/10/2022	26/10/2022	Annually	1000m	0	0	0
Inflow Dependent Ecosystems Likelihood	Bureau of Meteorology	28/10/2022	26/10/2022	Annually	1000m	0	0	0
NSW BioNet Species Sightings	NSW Office of Environment & Heritage	27/10/2023	27/10/2023	Weekly	10000m	-	-	-

Site Diagram

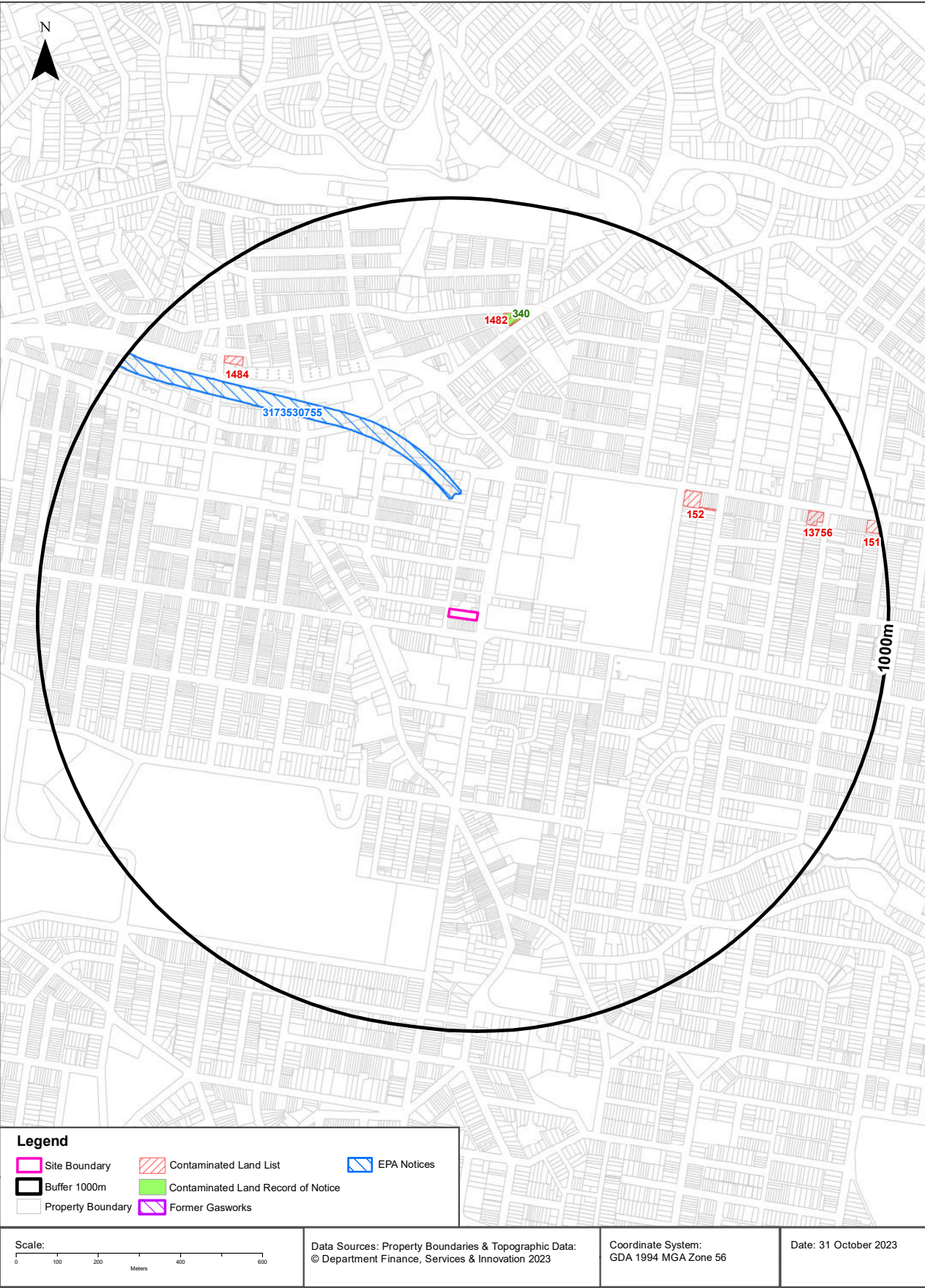
50 Botany Street, Bondi Junction, NSW 2022



Legend <div><div></div> Site Boundary</div> <div><div></div> Internal Parcel Boundaries</div>	Total Area: 1349m² Total Perimeter: 178m		Scale: 0 10 20 Meters	
	Disclaimers: Measurements are approximate only and may have been simplified or smaller lengths removed for readability. Parcels that make up a small percentage of the total site area have not been labelled for increased legibility.		Data Source Aerial Imagery: © Aerometrex Pty Ltd	
	Coordinate System: GDA 1994 MGA Zone 56		Date: 31 October 2023	

Contaminated Land

50 Botany Street, Bondi Junction, NSW 2022



Contaminated Land

50 Botany Street, Bondi Junction, NSW 2022

List of NSW contaminated sites notified to EPA

Records from the NSW EPA Contaminated Land list within the dataset buffer:

Map Id	Site	Address	Suburb	Activity	Management Class	Status	Location Confidence	Dist	Direction
152	Caltex Service Station Bondi	51 Bondi Road	Bondi	Service Station	Regulation under CLM Act not required	Current EPA List	Premise Match	563m	North East
1482	Caltex Woollahra Service Station	116 Old South Head Road	Woollahra	Service Station	Contamination formerly regulated under the CLM Act	Current EPA List	Premise Match	701m	North
1484	Proposed Jewish Care Centre	7-21 Saber Street	Woollahra	Unclassified	Regulation under CLM Act not required	Current EPA List	Premise Match	778m	North West
13756	Woolworths Metro Bondi	137-149 Bondi Road	BONDI	Other Industry	Regulation under CLM Act not required	Current EPA List	Premise Match	827m	East
151	BP-branded Service Station	185 Bondi Road	Bondi	Service Station	Regulation under CLM Act not required	Current EPA List	Premise Match	964m	East

The values within the EPA site management class in the table above, are given more detailed explanations in the table below:

EPA site management class	Explanation
Contamination being managed via the planning process (EP&A Act)	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation. The contamination of this site is managed by the consent authority under the Environmental Planning and Assessment Act 1979 (EP&A Act) planning approval process, with EPA involvement as necessary to ensure significant contamination is adequately addressed. The consent authority is typically a local council or the Department of Planning and Environment.
Contamination currently regulated under CLM Act	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation under the Contaminated Land Management Act 1997 (CLM Act). Management of the contamination is regulated by the EPA under the CLM Act. Regulatory notices are available on the EPA's Contaminated Land Public Record of Notices.
Contamination currently regulated under POEO Act	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation. Management of the contamination is regulated under the Protection of the Environment Operations Act 1997 (POEO Act). The EPA's regulatory actions under the POEO Act are available on the POEO public register.
Contamination formerly regulated under the CLM Act	The EPA has determined that the contamination is no longer significant enough to warrant regulation under the Contaminated Land Management Act 1997 (CLM Act). The contamination was addressed under the CLM Act.
Contamination formerly regulated under the POEO Act	The EPA has determined that the contamination is no longer significant enough to warrant regulation. The contamination was addressed under the Protection of the Environment Operations Act 1997 (POEO Act).
Contamination was addressed via the planning process (EP&A Act)	The EPA has determined that the contamination is no longer significant enough to warrant regulation. The contamination was addressed by the appropriate consent authority via the planning process under the Environmental Planning and Assessment Act 1979 (EP&A Act).
Ongoing maintenance required to manage residual contamination (CLM Act)	The EPA has determined that ongoing maintenance, under the Contaminated Land Management Act 1997 (CLM Act), is required to manage the residual contamination. Regulatory notices under the CLM Act are available on the EPA's Contaminated Land Public Record of Notices.
Regulation being finalised	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation under the Contaminated Land Management Act 1997. A regulatory approach is being finalised.
Regulation under the CLM Act not required	The EPA has completed an assessment of the contamination and decided that regulation under the Contaminated Land Management Act 1997 is not required.

EPA site management class	Explanation
Under assessment	The contamination is being assessed by the EPA to determine whether regulation is required. The EPA may require further information to complete the assessment. For example, the completion of management actions regulated under the planning process or Protection of the Environment Operations Act 1997. Alternatively, the EPA may require information via a notice issued under s77 of the Contaminated Land Management Act 1997 or issue a Preliminary Investigation Order.

NSW EPA Contaminated Land List Data Source: Environment Protection Authority
© State of New South Wales through the Environment Protection Authority

Contaminated Land

50 Botany Street, Bondi Junction, NSW 2022

Contaminated Land: Records of Notice

Record of Notices within the dataset buffer:

Map Id	Name	Address	Suburb	Notices	Area No	Location Confidence	Distance	Direction
340	Caltex Woollahra Service Station	116 Old South Head Road	Woollahra	5 former	3316	Premise Match	701m	North

Contaminated Land Records of Notice Data Source: Environment Protection Authority
© State of New South Wales through the Environment Protection Authority
Terms of use and disclaimer for Contaminated Land: Record of Notices, please visit <http://www.epa.nsw.gov.au/clm/clmdisclaimer.htm>

Former Gasworks

Former Gasworks within the dataset buffer:

Map Id	Location	Council	Further Info	Location Confidence	Distance	Direction
N/A	No records in buffer					

Former Gasworks Data Source: Environment Protection Authority
© State of New South Wales through the Environment Protection Authority

Contaminated Land

50 Botany Street, Bondi Junction, NSW 2022

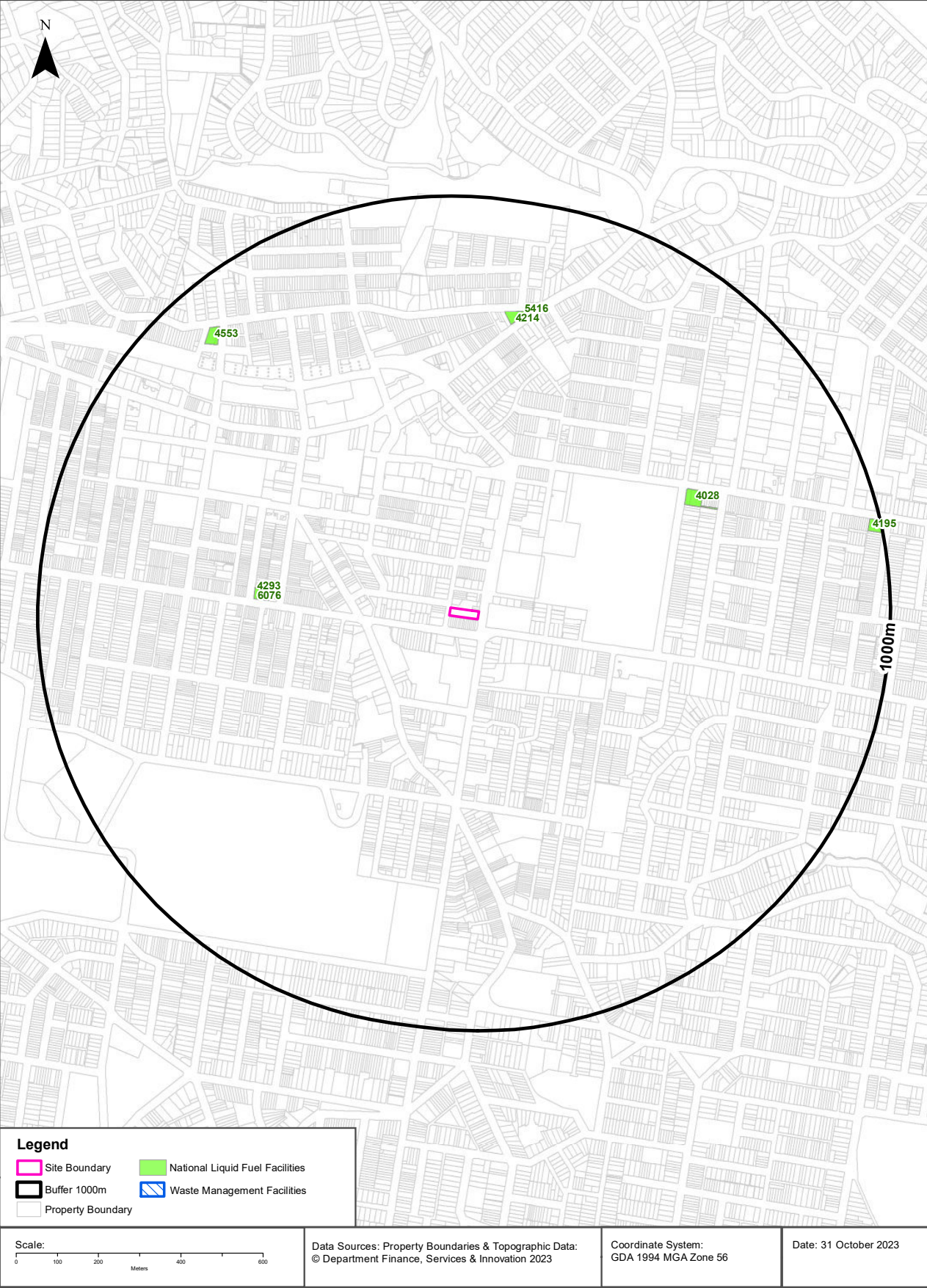
EPA Notices

Penalty Notices, s.91 & s.92 Clean up Notices and s.96 Prevention Notices within the dataset buffer:

Number	Type	Name	Address	Status	Issued Date	Act	Offence	Offence Date	Loc Conf	Dist	Dir
3173530755	Penalty Notice	SYDNEY TRAINS	SYDNEY TRAINS, HAYMARKET, NSW 1238	Issued	10/11/2021	Protection of the Environment Operations Act 1997 - 64(1)	Contravene condition of licence - Corporation	31/05/2021	Network of Features	268m	North West

NSW EPA Notice Data Source: Environment Protection Authority
© State of New South Wales through the Environment Protection Authority

Waste Management & Liquid Fuel Facilities
50 Botany Street, Bondi Junction, NSW 2022



Waste Management & Liquid Fuel Facilities

50 Botany Street, Bondi Junction, NSW 2022

National Waste Management Site Database

Sites on the National Waste Management Site Database within the dataset buffer:

Site Id	Owner	Name	Address	Suburb	Class	Landfill	Reprocess	Transfer	Comments	Loc Conf	Dist	Direction
N/A	No records in buffer											

Waste Management Facilities Data Source: Geoscience Australia
Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

National Liquid Fuel Facilities

National Liquid Fuel Facilities within the dataset buffer:

Map Id	Owner	Name	Address	Suburb	Class	Operational Status	Operator	Revision Date	Loc Conf	Dist	Direction
4293	Shell	Coles Express Bondi Junction	120 Birrell Street	Bondi Junction	Petrol Station	Operational		25/07/2011	Premise Match	440m	West
6076	COLES EXPRESS	COLES EXPRESS BONDJ JUNCTION	120-138 BIRRELL STREET	BONDJ JUNCTION	PETROL STATION	OPERATION AL			Premise Match	440m	West
4028	Caltex	Caltex Bondi	51 Bondi Road	Bondi	Petrol Station	Operational		25/07/2011	Premise Match	563m	North East
4214	Caltex	Caltex Woolworths Woollahra	118 Old South Head Road	Woollahra	Petrol Station	Operational		25/07/2011	Premise Match	701m	North
5416	AMPOL	AMPOL WOOLWORT HS WOOLLAHRA	116-118 OLD SOUTH HEAD ROAD	WOOLLAHR A	PETROL STATION	OPERATION AL			Premise Match	701m	North
4553	BP	BP WOOLLAHRA	39 VERNON STREET	WOOLLAHR A	PETROL STATION	Operational		25/07/2011	Premise Match	853m	North West
4195	BP	BP BONDJ	185 BONDJ ROAD	BONDJ	PETROL STATION	Operational		25/07/2011	Premise Match	964m	East

National Liquid Fuel Facilities Data Source: Geoscience Australia
Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

PFAS Investigation & Management Programs

50 Botany Street, Bondi Junction, NSW 2022

EPA PFAS Investigation Program

Sites that are part of the EPA PFAS investigation program, within the dataset buffer:

Map ID	Site	Address	Loc Conf	Dist	Dir
N/A	No records in buffer				

EPA PFAS Investigation Program: Environment Protection Authority
© State of New South Wales through the Environment Protection Authority

Defence PFAS Investigation Program

Sites being investigated by the Department of Defence for PFAS contamination within the dataset buffer:

Map ID	Base Name	Address	Loc Conf	Dist	Dir
N/A	No records in buffer				

Defence PFAS Investigation Program Data Custodian: Department of Defence, Australian Government

Defence PFAS Management Program

Sites being managed by the Department of Defence for PFAS contamination within the dataset buffer:

Map ID	Base Name	Address	Loc Conf	Dist	Dir
N/A	No records in buffer				

Defence PFAS Management Program Data Custodian: Department of Defence, Australian Government

Airservices Australia National PFAS Management Program

Sites being investigated or managed by Airservices Australia for PFAS contamination within the dataset buffer:

Map ID	Site Name	Impacts	Loc Conf	Dist	Dir
N/A	No records in buffer				

Airservices Australia National PFAS Management Program Data Custodian: Airservices Australia

Defence Sites and Unexploded Ordnance

50 Botany Street, Bondi Junction, NSW 2022

Defence Controlled Areas (DCA)

Defence Controlled Areas provided by the Department of Defence within the dataset buffer:

Site ID	Location Name	Loc Conf	Dist	Dir
N/A	No records in buffer			

Defence Controlled Areas, Data Custodian: Department of Defence, Australian Government

Defence 3 Year Regional Contamination Investigation Program (RCIP)

Sites which have been assessed as part of the Defence 3 Year Regional Contamination Investigation Program within the dataset buffer:

Property ID	Base Name	Address	Known Contamination	Loc Conf	Dist	Dir
N/A	No records in buffer					

Defence 3 Year Regional Contamination Investigation Program, Data Custodian: Department of Defence, Australian Government

National Unexploded Ordnance (UXO)

Sites which have been assessed by the Department of Defence for the potential presence of unexploded ordnance within the dataset buffer:

Site ID	Location Name	Category	Area Description	Additional Information	Commonwealth	Loc Conf	Dist	Dir
N/A	No records in buffer							

National Unexploded Ordnance (UXO), Data Custodian: Department of Defence, Australian Government

EPA Other Sites with Contamination Issues

50 Botany Street, Bondi Junction, NSW 2022

EPA Other Sites with Contamination Issues

This dataset contains other sites identified on the EPA website as having contamination issues. This dataset currently includes:

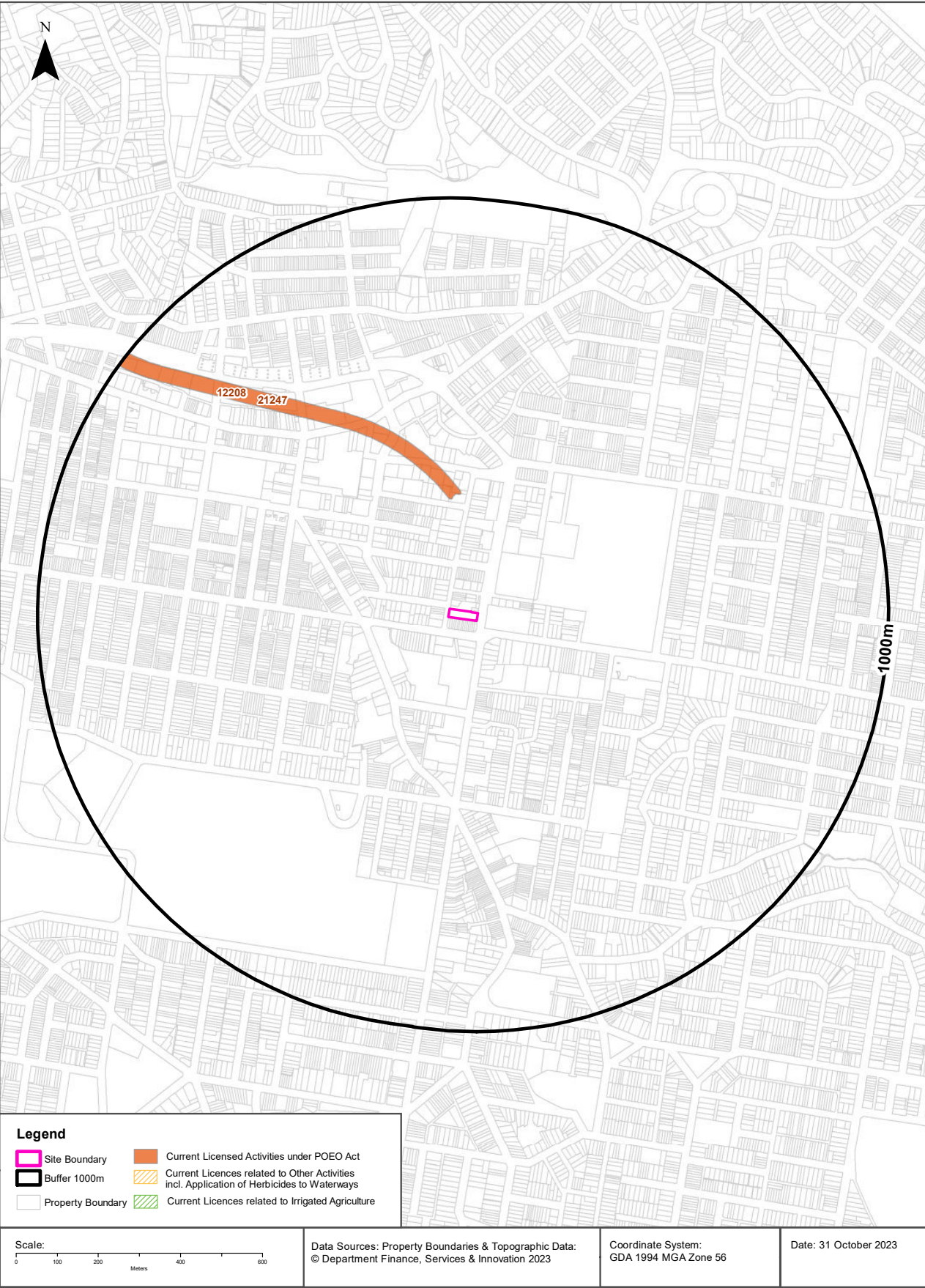
- James Hardie asbestos manufacturing and waste disposal sites
- Radiological investigation sites in Hunter's Hill
- Pasminco Lead Abatement Strategy Area

Sites within the dataset buffer:

Site Id	Site Name	Site Address	Dataset	Comments	Location Confidence	Distance	Direction
N/A	No records in buffer						

EPA Other Sites with Contamination Issues: Environment Protection Authority
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Current EPA Licensed Activities
50 Botany Street, Bondi Junction, NSW 2022



EPA Activities

50 Botany Street, Bondi Junction, NSW 2022

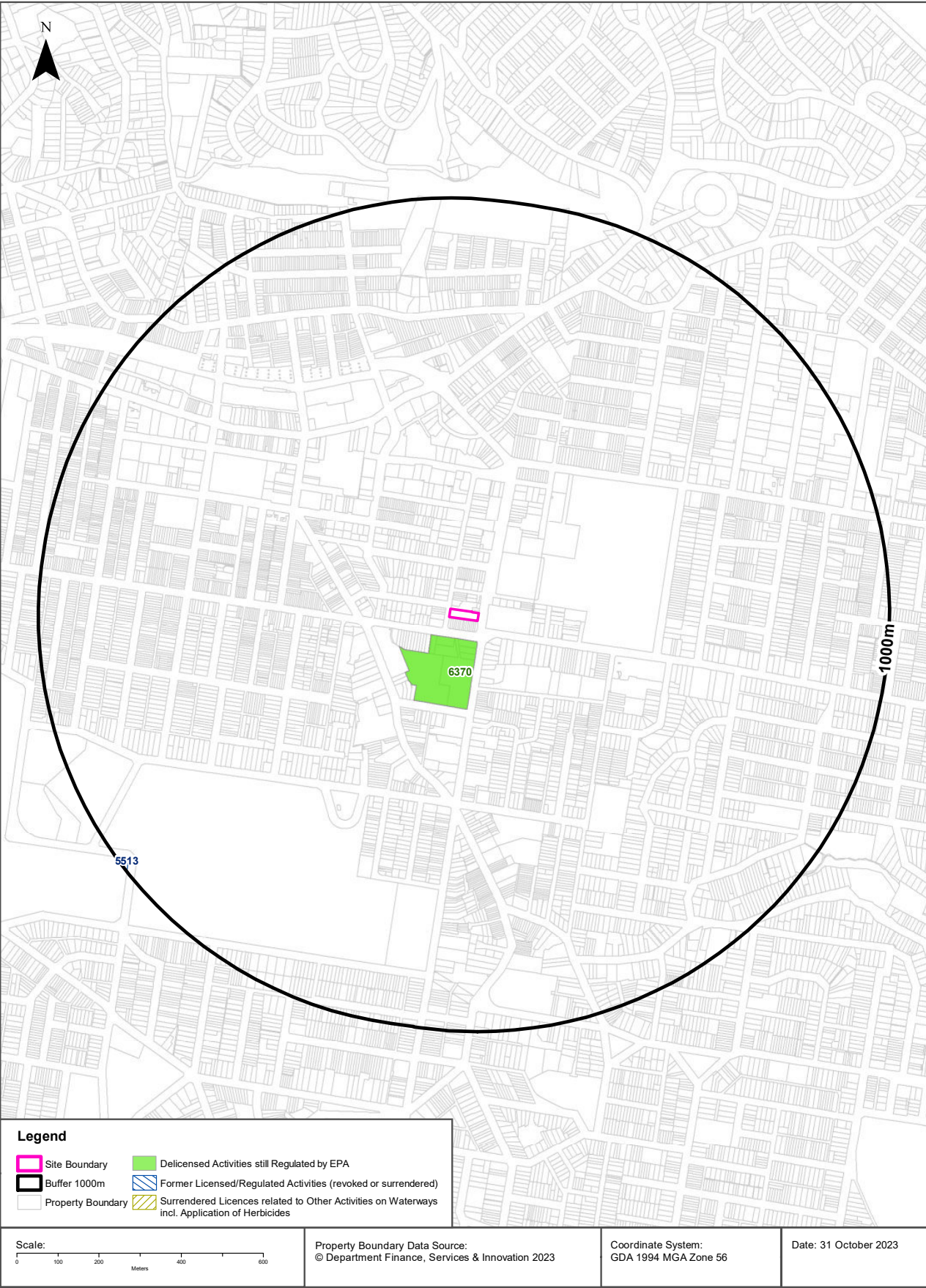
Licensed Activities under the POEO Act 1997

Licensed activities under the Protection of the Environment Operations Act 1997, within the dataset buffer:

EPL	Organisation	Name	Address	Suburb	Activity	Loc Conf	Distance	Direction
12208	SYDNEY TRAINS		SYDNEY TRAINS, HAYMARKET, NSW 1238		Railway systems activities	Network of Features	268m	North West
21247	Metro Trains Sydney Pty Ltd		SYDNEY METRO, ROUSE HILL, NSW 2155		Railway systems activities	Network of Features	268m	North West

POEO Licence Data Source: Environment Protection Authority
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Delicensed & Former Licensed EPA Activities
50 Botany Street, Bondi Junction, NSW 2022



EPA Activities

50 Botany Street, Bondi Junction, NSW 2022

Delicensed Activities still regulated by the EPA

Delicensed activities still regulated by the EPA, within the dataset buffer:

Licence No	Organisation	Name	Address	Suburb	Activity	Loc Conf	Distance	Direction
6370	SOUTH EASTERN SYDNEY AND ILLAWARRA AREA HEALTH SERVICE	WAR MEMORIAL HOSPITAL WAVERLEY	125 BIRRELL STREET	WAVERLEY	Hazardous, Industrial or Group A Waste Generation or Storage	Premise Match	50m	South

Delicensed Activities Data Source: Environment Protection Authority
© State of New South Wales through the Environment Protection Authority

Former Licensed Activities under the POEO Act 1997, now revoked or surrendered

Former Licensed activities under the Protection of the Environment Operations Act 1997, now revoked or surrendered, within the dataset buffer:

Licence No	Organisation	Location	Status	Issued Date	Activity	Loc Conf	Distance	Direction
5513	CENTENNIAL PARK AND MOORE PARK TRUST	Oxford Street, PADDINGTON, NSW 2021	Surrendered	21/06/2000	Other activities; Non-scheduled activity - Application of Herbicide(s)	Area Match	981m	South West

Former Licensed Activities Data Source: Environment Protection Authority
© State of New South Wales through the Environment Protection Authority

Historical Business Directories
50 Botany Street, Bondi Junction, NSW 2022



Historical Business Directories

50 Botany Street, Bondi Junction, NSW 2022

Business Directory Records 1950-1991 Premise or Road Intersection Matches

Universal Business Directory records from years 1991, 1986, 1982, 1978, 1975, 1970, 1965, 1961 & 1950, mapped to a premise or road intersection within the dataset buffer:

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
1	SCHOOLS-KINDERGARTEN, DAY NURSERY.	St. Mary's Kindergarten., 242 Birrell St., Waverley. 2024	76026	1975	Premise Match	21m	East
	SCHOOLS-KINDERGARTEN/DAY NURSERY (S149)	St. Mary's Kindergarten, 242 Birrell St., Waverley	359707	1970	Premise Match	21m	East
	Schools - Kindergarten/Day Nursery	St. Mary's Kindergarten., 242 Birrell St., Waverley	143089	1965	Premise Match	21m	East
	SCHOOLS-KINDERGARTEN/DAY NURSERY	St. Mary's Kindergarten, 242 Birrell St., Waverley	248549	1961	Premise Match	21m	East
2	Hospitals - Private	War Memorial Hospital, 127-129 Birrell St., Waverley	101052	1965	Premise Match	51m	South
	Hospitals - Public	War Memorial Hospital, Birrell St., Waverley	101144	1965	Premise Match	51m	South
	HOSPITALS-PRIVATE	War Memorial Hospital, 127-129 Birrell St., Waverley	324832	1961	Premise Match	51m	South
	HOSPITALS-PUBLIC	War Memorial Hospital, Birrell St., Waverley	324902	1961	Premise Match	51m	South
	HOSPITALS-PRIVATE	War Memorial Hospital, Birrell St., Waverley	62721	1950	Premise Match	51m	South
	HOSPITALS-PUBLIC	War Memorial Hospital, Birrell St., Waverley	62784	1950	Premise Match	51m	South
3	ELECTRICAL CONTRACTORS-LICENSED	Tyler, J. B., 2 James St., Waverley	302652	1961	Premise Match	52m	North
4	CARRIERS & CARTAGE CONTRACTORS (MASTER)	Smith, E. and Sons, 204 Birrell St., Waverley	20302	1950	Premise Match	52m	West
5	Importers	Lord, J. & Co., 2-4 Carrington Rd., Waverley	102730	1965	Premise Match	57m	South East
6	DENTAL LABORATORIES & TECHNICIANS	Vaughan, E. J., 61 Allens Pde., Bondi Junction	31580	1950	Premise Match	74m	North East
7	FLOOR SANDING &/OR POLISHING CONTRACTORS.	Tennyson, T. & Co., 11 Porter St., Bondi Junction. 2022	28369	1978	Premise Match	95m	West
	FLOOR SANDING &/OR POLISHING CONTRACTORS.	Tennyson, T. & Co., 11 Porter St., Bondi Junction. 2022.	32933	1975	Premise Match	95m	West
	FLOOR SANDING/POLISHING CONTRACTORS (F325)	Tennyson, T. & Co., 11 Porter St., Bondi Junction	304198	1970	Premise Match	95m	West
	MEDICAL PRACTITIONERS	Seldel, U. P., 11 Porter St., Bondi Junction	336290	1961	Premise Match	95m	West
8	Schools/Colleges - Private/Public	Christian Bros. (Waverley) College., Off Salisbury St., Waverley	142797	1965	Premise Match	99m	South East
	Schools/Colleges - Private/Public	Waverley College "Our Lady's Mount" Junior School., Carrington Rd., Waverley	143003	1965	Premise Match	99m	South East
	SCHOOLS/COLLEGES-PRIVATE/PUBLIC	Christian Bros. (Waverley) College, Off Salisbury St., Wvrlly	248274	1961	Premise Match	99m	South East
	SCHOOLS/COLLEGES-PRIVATE/PUBLIC	Waverley College ,Our Lady's Mount Junior School, Carrington Rd., Waverley	248473	1961	Premise Match	99m	South East
9	PHYSIOTHERAPISTS	Sarks, T., 23 Aliens Pde., Waverley	92346	1950	Premise Match	99m	North West

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Business Directory Records 1950-1991 Road or Area Matches

Universal Business Directory records from years 1991, 1986, 1982, 1978, 1975, 1970, 1965, 1961 & 1950, mapped to a road or an area, within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found, or the road has been renumbered since the directory was published:

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
10	JUSTICES OF THE PEACE	Jennings, W., 135 Birrell St., Waverley	66700	1950	Road Match	27m
11	CARRIERS & CARTAGE CONTRACTORS	H.M. Transport (A. G. Hall), 3 James St., Bondi Junction	18951	1950	Road Match	42m
	TRANSPORT SERVICES-INTERSTATE	H.M. Transport (Interstate), (A. G. Hall; Propr.), 3 James St., Bondi Junction	110233	1950	Road Match	42m
	MASSEURS & MASSEUSES	Huxley, J. M., James St., Waverley	72114	1950	Road Match	42m
12	Schools/Colleges - Private/Public	St. Charles Christian Bros. Girls & Infants School., Carrington Rd., Waverley	142906	1965	Road Match	57m
	PLUMBERS, GASFITTERS & DRAINLAYERS	Searle, G. C. Carrington Rd. WAVERLEY	360102	1961	Road Match	57m
	SCHOOLS/COLLEGES-PRIVATE/PUBLIC	St., Charles' Christian Bros. Girls' & Infants' School, Carrington Rd., Waverley	248462	1961	Road Match	57m
	HALLS	St. Charles Hall, Carrington St., Waverley	60427	1950	Road Match	57m

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Dry Cleaners, Motor Garages & Service Stations

50 Botany Street, Bondi Junction, NSW 2022



Historical Business Directories

50 Botany Street, Bondi Junction, NSW 2022

Dry Cleaners, Motor Garages & Service Stations 1948-1993 Premise or Road Intersection Matches

Dry Cleaners, Motor Garages & Service Stations from UBD Business Directories, mapped to a premise or road intersection, within the dataset buffer.

Note: The Universal Business Directories were published between 1948 and 1993. Dry Cleaners, Motor Garages & Service Stations have been extracted from all of these directories except the following years 1951, 1955, 1957, 1960, 1963, 1973, 1974, 1977, 1987.

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
1	MOTOR GARAGES & SERVICE STATIONS.	Tornik Motors Pty Ltd., 118 Bronte Rd., Bondi Junction. 2022	25502	1993	Premise Match	202m	West
	Motor Garages & Service Stations	Tornik Motors Pty. Ltd., 118 Bronte Rd., Bondi Junction 2022	53953	1991	Premise Match	202m	West
	MOTOR GARAGES & SERVICE STATIONS.	Tornik Motors Pty. Ltd., 118 Bronte Rd., Bondi Junction. 2022	18327	1990	Premise Match	202m	West
	MOTOR GARAGE & SERVICE STATIONS.	Tornik Motors Pty. Ltd., 118 Bronte Rd., Bondi Junction. 2022	5655	1989	Premise Match	202m	West
	MOTOR GARAGES & SERVICE STATIONS.	Tornik Motors Pty Ltd., 118 Bronte Rd., Bondi Junction. 2022	60060	1988	Premise Match	202m	West
	MOTOR GARAGES & SERVICE STATIONS.	Suttor Automotive Pty. Ltd., 118 Bronte Rd., Bondi Junction. 2022	65537	1986	Premise Match	202m	West
	MOTOR GARAGES & SERVICE STATIONS.	Suttor Automotive Pty. Ltd., 118 Bronte Rd., Bondi Junction. 2022	45658	1985	Premise Match	202m	West
	MOTOR GARAGES & OR ENGINEERS & OR SERVICE STATIONS.	Suttor Automotive Pty. Ltd., 118 Bronte Rd., Bondi Junction. 2022	34218	1984	Premise Match	202m	West
	MOTOR GARAGES & OR ENGINEERS & OR SERVICE STATIONS.	Suttor Automotive Pty Ltd., 118 Bronte Rd., Bondi Junction 2022	21668	1983	Premise Match	202m	West
	MOTOR GARAGES & OR ENGINEERS & OR SERVICE STATIONS. (M6860)	Suttor Automotive Pty. Ltd., 118 Bronte Rd., Bronte Junction. 2022.	57659	1982	Premise Match	202m	West
	MOTOR GARAGES & OR ENGINEERS & OR SERVICE STATIONS.	Suttor Automotive Pty. Ltd., 118 Bronte Rd., Bronte Junction 2022	8248	1981	Premise Match	202m	West
	MOTOR GARAGES & OR ENGINEERS & OR SERVICE STATIONS.	Fentons Automotive Engineering Pty. Ltd., 118 Bronte Rd., Bondi Junction. 2022	52960	1980	Premise Match	202m	West
	MOTOR GARAGES & OR ENGINEERS & OR SERVICE STATIONS.	Fentons Automotive Engineering Pty. Ltd., 118 Bronte Rd., Bondi Junction. 2022.	41506	1979	Premise Match	202m	West
	MOTOR GARAGES & OR ENGINEERS & OR SERVICE STATIONS.	Fentons Automotive Engineering Pty. Ltd., 118 Bronte Rd., Bondi Junction.	50041	1978	Premise Match	202m	West
	MOTOR GARAGES & OR ENGINEERS & OR SERVICE STATIONS.	Fenton's Service Station Pty. Ltd., 118 Bronte Rd., Bondi Junction 2022	30015	1976	Premise Match	202m	West
	MOTOR GARAGES & OR ENGINEERS.	Fentons Service Station Pty. Ltd., 118 Bronte Rd., Bondi Junction,	58868	1975	Premise Match	202m	West
	MOTOR GARAGES & OR ENGINEERS.	Fenton's Service Station Pty. Ltd., 118-120 Bronte Rd., Bondi Junction	7616	1972	Premise Match	202m	West
	MOTOR GARAGES & OR ENGINEERS.	Fenton's Service Station Pty. Ltd., 118-120 Bronte Rd., Bondi Junction	56369	1971	Premise Match	202m	West

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
1	MOTOR GARAGES & ENGINEERS(M6S6)	Fenton's Service Station Pty. Ltd., 118-120 Bronte Rd., Bondi Junction	337796	1970	Premise Match	202m	West
	MOTOR GARAGES & ENGINEERS.	Fenton's Service Station Pty. Ltd., 118-120 Bronte Rd., Bondi Junction	37645	1969	Premise Match	202m	West
	MOTOR GARAGES & ENGINEERS	Fenton's Service Station Pty. Ltd., 118-120 Bronte Rd., Bondi Junction	21078	1968	Premise Match	202m	West
	MOTOR GARAGES & ENGINEERS.	Fenton's Service Station Pty. Ltd., 118-120 Bronte Rd., Bondi Junction	6645	1967	Premise Match	202m	West
	MOTOR GARAGES & ENGINEERS.	Fenton's Service Station Pty. Ltd., 118-120 Bronte Rd., Bondi Junction	55695	1966	Premise Match	202m	West
	Motor Garages & Engineers	Fenton's Service Station Pty. Ltd., 118-120 Bronte Rd., Bondi Junction Bondi	122271	1965	Premise Match	202m	West
	MOTOR GARAGES & ENGINEERS	Fenton's Service Station Pty. Ltd., 118-120 Bronte Rd., Bondi Junction	43480	1964	Premise Match	202m	West
	MOTOR GARAGES & ENGINEERS.	Fenton's Service Station Pty. Ltd., 118-120 Bronte Rd Bondi Junction	28956	1962	Premise Match	202m	West
	MOTOR GARAGES & ENGINEERS	Fenton's Service Station Pty. Ltd., 118-120 Bronte Rd., Bondi Junction	347135	1961	Premise Match	202m	West
	MOTOR GARAGES & ENGINEERS	Fenton's Service Station, 118-120 Bronte Rd. & Porter St., Bondi Junction	13674	1959	Premise Match	202m	West
	MOTOR GARAGE/ENGINEERS.	Fenton's Service Station, 118-120 Bronte Rd. & Porter St., Bondi Junction	4095	1958	Premise Match	202m	West
	MOTOR GARAGES &/OR ENGINEERS.	Fenton's Service Station, 118-120 Bronte Rd. & Porter St., Bondi Junction	57639	1956	Premise Match	202m	West
	MOTOR GARAGES &/OR ENGINEERS.	Fentons Service Station, 118-120 Bronte Rd. & Porter St., Bondi Junction	49249	1954	Premise Match	202m	West
	MOTOR GARAGES &/OR ENGINEERS.	Waverley Motories., 118 Bronte Rd Bondi Junction	54297	1954	Premise Match	202m	West
	MOTOR GARAGES &/OR ENGINEERS.	Fentons Service Station, 118-120 Bronte Rd. & Porter St., Bondi Junction	39983	1953	Premise Match	202m	West
	MOTOR GARAGES &/OR ENGINEERS.	Waverley Motories., 118 Bronte Rd., Bondi Junction	43914	1953	Premise Match	202m	West
	MOTOR GARAGES &/OR ENGINEERS.	Fenton's & Brotherton, 118-120 Bronte Rd., Bondi Junction	31625	1952	Premise Match	202m	West
	MOTOR GARAGES &/OR ENGINEERS.	Waverley Motories., 118 Bronte Rd., Bondi Junction	32401	1952	Premise Match	202m	West
	MOTOR GARAGES &/OR ENGINEERS	Fenton and Brotherton, 118-120 Bronte Rd., Bondi Junction	83740	1950	Premise Match	202m	West
	MOTOR SERVICE STATIONS-PETROL, Etc.	Fenton and Brotherton, 118-120 Bronte Rd., Bondi Junction	85955	1950	Premise Match	202m	West
2	MOTOR GARAGES &/OR ENGINEERS	Waverley Motories, 118 Bronte Rd., Bondi Junction	84534	1950	Premise Match	202m	West
	MOTOR GARAGES &/OR ENGINEERS.	Fenton and Brotherton., 118-120 Bronte Rd., Bondi Junction	65236	1948-49	Premise Match	202m	West
	MOTOR SERVICE STATIONS-PETROL, ETC.	Fenton and Brotherton., 118-120 Bronte Rd., Bondi Junction	23249	1948-49	Premise Match	202m	West
3	MOTOR GARAGES &/OR ENGINEERS.	Waverley Motories., 118 Bronte Rd., Bondi Junction	23010	1948-49	Premise Match	202m	West
	DRY CLEANERS, PRESSERS/DYERS	Bondi Dry Cleaners., 143 Bronte Rd Waverley	9996	1959	Premise Match	221m	South West
	DRY CLEANERS, PRESSERS & DYERS	Bondi Dry Cleaners., 143 Bronte Rd Waverley	193	1958	Premise Match	221m	South West
	DRY CLEANERS, PRESSERS & DYERS.	Bondi Dry Cleaners., 143 Bronte Rd Waverley	54793	1956	Premise Match	221m	South West
3	DRY CLEANERS, PRESSERS &/OR DYERS	Bondi Dry Cleaners., 145 Bronte Rd Waverley	50957	1971	Premise Match	232m	South West
	DRY CLEANERS,PRESSERS /DYERS (D710)	Bondi Dry Cleaners., 145 Bronte Rd Waverley	292226	1970	Premise Match	232m	South West
	DRY CLEANERS, PRESSERS/ DYERS	Bondi Dry Cleaners., 145 Bronte Rd Waverley	37034	1969	Premise Match	232m	South West
	DRY CLEANERS, PRESSERS & DYERS.	Jenkins Dry Cleaners., 145 Bronte Rd., Waverley	54865	1956	Premise Match	232m	South West

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
4	MOTOR GARAGES &/OR ENGINEERS.	Joseph Bros., 34 Blenheim St., Bondi Junction	65283	1954	Premise Match	239m	West
	MOTOR GARAGES &/OR ENGINEERS.	Joseph Bros., 34 Blenheim St., Bondi Junction	65257	1953	Premise Match	239m	West
	MOTOR GARAGES &/OR ENGINEERS.	Joseph Bros. 34 Blenheim St., Bondi Junction	65250	1952	Premise Match	239m	West
	MOTOR GARAGES &/OR ENGINEERS	Joseph Bros., 34 Blenheim St., Bondi Junction	83935	1950	Premise Match	239m	West
	MOTOR GARAGES &/OR ENGINEERS.	Joseph Bros., 34 Blenheim St., Bondi Junction	65237	1948-49	Premise Match	239m	West

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Dry Cleaners, Motor Garages & Service Stations 1948-1993
Road or Area Matches

Dry Cleaners, Motor Garages & Service Stations from UBD Business Directories, mapped to a road or an area, within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found, or the road has been renumbered since the directory was published.

Note: The Universal Business Directories were published between 1948 and 1993. Dry Cleaners, Motor Garages & Service Stations have been extracted from all of these directories except the following years 1951, 1955, 1957, 1960, 1963, 1973, 1974, 1977, 1987.

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
N/A	No records in buffer					

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Aerial Imagery 2023
50 Botany Street, Bondi Junction, NSW 2022



Aerial Imagery 2020
50 Botany Street, Bondi Junction, NSW 2022



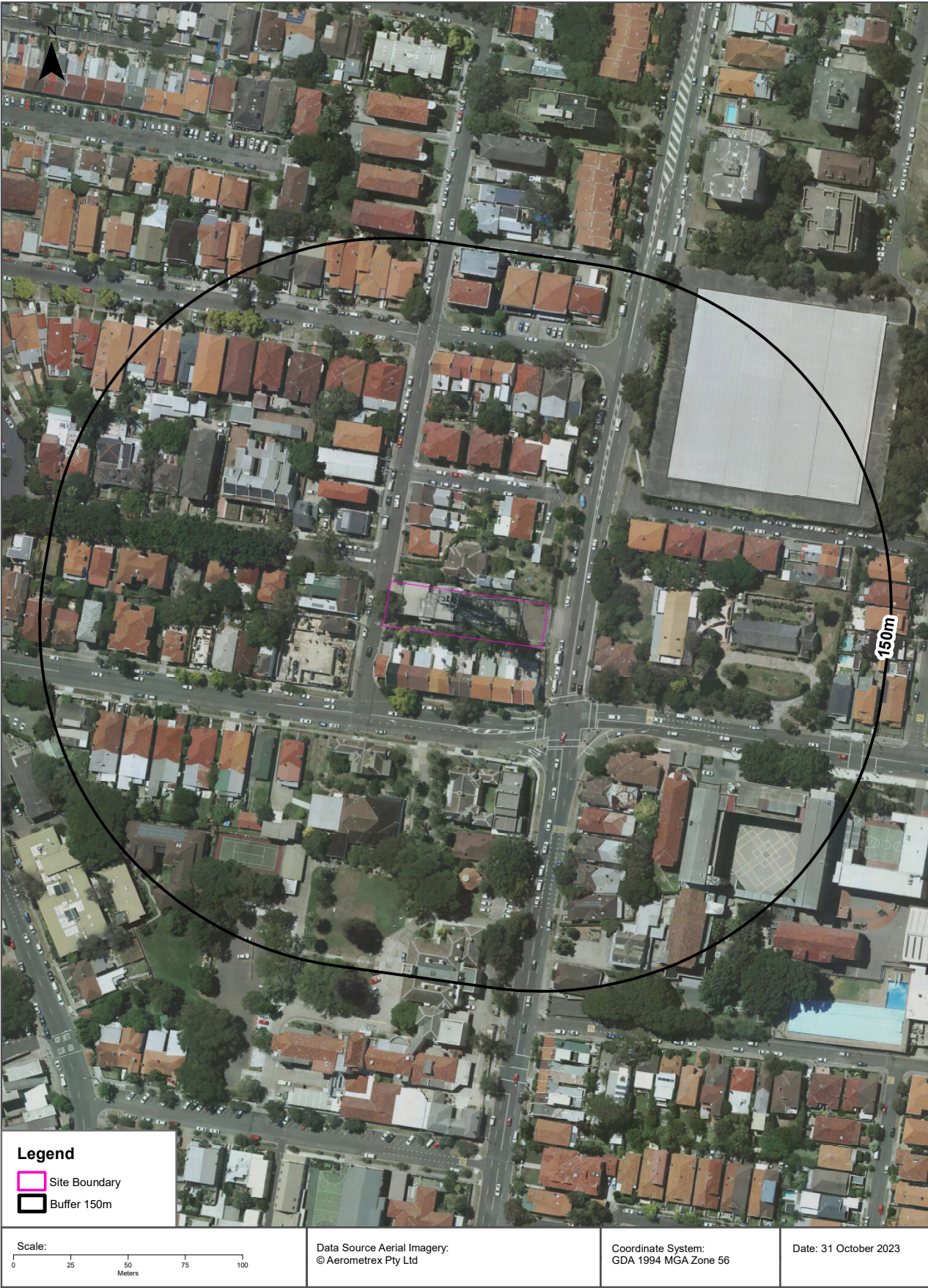
Aerial Imagery 2017
50 Botany Street, Bondi Junction, NSW 2022



Aerial Imagery 2014
50 Botany Street, Bondi Junction, NSW 2022



Aerial Imagery 2011
50 Botany Street, Bondi Junction, NSW 2022



Aerial Imagery 2007
50 Botany Street, Bondi Junction, NSW 2022



Aerial Imagery 2000
50 Botany Street, Bondi Junction, NSW 2022



Aerial Imagery 1994
50 Botany Street, Bondi Junction, NSW 2022



Aerial Imagery 1991
50 Botany Street, Bondi Junction, NSW 2022



Aerial Imagery 1986
50 Botany Street, Bondi Junction, NSW 2022



Aerial Imagery 1982
50 Botany Street, Bondi Junction, NSW 2022



Aerial Imagery 1978
50 Botany Street, Bondi Junction, NSW 2022



Aerial Imagery 1970
50 Botany Street, Bondi Junction, NSW 2022



Aerial Imagery 1965
50 Botany Street, Bondi Junction, NSW 2022



Aerial Imagery 1961
50 Botany Street, Bondi Junction, NSW 2022



Aerial Imagery 1955, 1956
50 Botany Street, Bondi Junction, NSW 2022



Aerial Imagery 1951
50 Botany Street, Bondi Junction, NSW 2022



Aerial Imagery 1943
50 Botany Street, Bondi Junction, NSW 2022



Aerial Imagery 1930
50 Botany Street, Bondi Junction, NSW 2022



Topographic Map 2015
50 Botany Street, Bondi Junction, NSW 2022



Historical Map 1975

50 Botany Street, Bondi Junction, NSW 2022



Historical Map c.1936
50 Botany Street, Bondi Junction, NSW 2022



Historical Map c.1917
50 Botany Street, Bondi Junction, NSW 2022



Topographic Features

50 Botany Street, Bondi Junction, NSW 2022



Topographic Features

50 Botany Street, Bondi Junction, NSW 2022

Points of Interest

What Points of Interest exist within the dataset buffer?

Map Id	Feature Type	Label	Distance	Direction
414820	Nursing Home	WAR MEMORIAL HOSPITAL TRANSITIONAL AGED CARE PROGR	58m	South West
392309	Place Of Worship	SAINT MARY'S ANGLICAN CHURCH	98m	East
403817	Retirement Village	CONRAD BEARD COURT	132m	South West
424957	General Hospital	WAR MEMORIAL HOSPITAL	171m	South
393039	Nursing Home	UNITING EDINA WAVERLEY	171m	West
311090	Sports Court	NETBALL COURT	219m	East
311194	High School	WAVERLEY COLLEGE	220m	South East
311094	Police Station	WAVERLEY POLICE STATION	251m	South West
354222	High School	ST CLARE'S COLLEGE	258m	South
311093	Court House	WAVERLEY COURT HOUSE	270m	South West
311199	Community Medical Centre	MENTAL HEALTH SERVICES BONDI JUNCTION	274m	North
417539	Sports Court	NETBALL COURTS	289m	East
337752	Urban Place	CHARING CROSS	305m	South
400771	Primary School	WAVERLEY PUBLIC SCHOOL	311m	South West
403815	Retirement Village	MAYFLOWER	313m	North
399308	Primary School	ST CHARLES' PRIMARY SCHOOL	326m	South
311197	Park	WAVERLEY PARK	335m	East
311089	Local Government Chambers	WAVERLEY COUNCIL	372m	North East
311196	Sports Field	FOOTBALL FIELD	395m	East
417524	Sports Centre	MARGARET WHITLAM RECREATION CENTRE	397m	North East
417517	Monument	ANZAC MEMORIAL	398m	North East
414236	Club	WAVERLEY BOWLING AND RECREATION CLUB	401m	South East
311195	Sports Field	BOWLING GREENS	408m	East
417516	Park	MEMORIAL GARDENS	409m	North East
311215	Park	EORA PARK	410m	North
311091	Place Of Worship	JUBILEE CHURCH	431m	South
310735	Place Of Worship	SALVATION ARMY CHURCH	436m	West
336945	Suburb	BONDI JUNCTION	438m	North West
414441	Club	CLUB BONDI JUNCTION	443m	North West
311198	Sports Field	WAVERLEY OVAL	451m	North East
311102	Park	WAVERLEY CRESCENT RESERVE	451m	North

Map Id	Feature Type	Label	Distance	Direction
401671	Post Office	WAVERLEY POST OFFICE	495m	South
311092	Place Of Worship	MARY IMMACULATE CHURCH	511m	South
393171	Nursing Home	UNITING ILLOWRA WAVERLEY	526m	East
311221	Primary School	WAVERLEY COLLEGE WATERFORD CAMPUS	526m	South East
391998	Club	EASTERN SUBURBS LEGION CLUB	551m	South
310734	Club	EASTERN SUBURBS LEAGUES CLUB	553m	North West
336994	Urban Place	MILL HILL	554m	West
393014	Nursing Home	CHARINGFIELD	578m	South
310733	Shopping Centre	BONDI JUNCTION PLAZA	581m	North West
310732	Post Office	BONDI JUNCTION POST OFFICE	602m	North West
311095	Park	MARLBOROUGH RESERVE	605m	South East
310727	Shopping Centre	EASTGATE SHOPPING CENTRE	615m	North West
407397	Embassy	CONSULATE-GENERAL OF SWITZERLAND	618m	North West
407374	Embassy	CONSULATE-GENERAL OF THE NETHERLANDS	618m	North West
417591	Community Facility	SCHOOL OF ARTS COMMUNITY HALL	632m	North East
313020	Park	OXFORD MALL	637m	North West
398023	Combined Primary-Secondary School	YESHIVA COLLEGE	656m	North East
423345	SES Facility	WAVERLEY-WOOLLAHRA SES	658m	North West
311200	Place Of Worship	HOLY CROSS CHURCH	663m	North
286372	Place Of Worship	THE CENTRAL SYNAGOGUE	670m	North
311203	Place Of Worship	THE YESHIVA CENTRE	672m	North East
419117	High School	WAYS SECONDARY BONDI JUNCTION CAMPUS	683m	North West
310728	Community Medical Centre	WAVERLEY EARLY CHILDHOOD HEALTH CENTRE	684m	West
424882	Park	ROTARY PLAYGROUND	685m	West
311202	Combined Primary-Secondary School	REDDAM HOUSE	687m	North
310720	Railway Station	BONDI JUNCTION RAILWAY STATION	700m	North West
310729	Child Care Centre	THE GRACE CHILD CARE CENTRE	705m	West
403814	Retirement Village	LIFESTYLE MANOR BONDI	706m	North East
310730	Child Care Centre	WAVERLEY CHILD CARE CENTRE	722m	West
407529	Transport Interchange	BONDI JUNCTION BUS INTERCHANGE	724m	North West
310726	Park	CLEMENTSON PARK	724m	West
336949	Suburb	WAVERLEY	726m	South
336946	Suburb	BONDI	734m	East
286564	Park	QUEENS PARK	756m	South West
399544	Primary School	HOLY CROSS PRIMARY SCHOOL	772m	North
354400	Community Facility	MILL HILL COMMUNITY CENTRE	785m	North West
393058	Retirement Village	QUEENS PARK ASSISTED LIVING	788m	South

Map Id	Feature Type	Label	Distance	Direction
392339	Place Of Worship	SYNAGOGUE	792m	North
311212	Post Office	BONDI POST OFFICE	808m	East
311201	Park	PLUMB RESERVE	811m	North
421595	Nursing Home	BUPA QUEENS PARK	816m	South
397448	General Hospital	BONDI JUNCTION PRIVATE HOSPITAL	826m	North West
393070	Nursing Home	SUMMITCARE WAVERLEY	827m	South
350905	Psychiatric Hospital	THE SYDNEY CLINIC	851m	South East
416075	Tourist Information Centre	WAVERLEY LIBRARY VISITOR CENTRE	858m	North West
310731	Library	BONDI JUNCTION CENTRAL LIBRARY	858m	North West
311222	Place Of Worship	ST MATTHEW'S ANGLICAN CHURCH	886m	North East
414416	Club	BONDI-WAVERLEY SQUASH CLUB	902m	North West
399635	Combined Primary-Secondary School	ST CATHERINE'S SCHOOL	906m	South
311206	Place Of Worship	ST PATRICK'S CATHOLIC CHURCH	908m	East
399548	Primary School	BRONTE PUBLIC SCHOOL	914m	South East
392310	Place Of Worship	LUGAR BRAE UNITING CHURCH	922m	South
311205	Primary School	MONTESSORI EAST	943m	East
416024	Community Medical Centre	BENEVOLENT SOCIETY EASTERN SYDNEY SCARBA SERVICES	955m	North East
336950	Suburb	QUEENS PARK	971m	South West
286651	Combined Primary-Secondary School	MORIAH COLLEGE	977m	South West
311087	Place Of Worship	ST STEPHEN'S CHURCH	981m	North East
422725	Nursing Home	ST VINCENTS CARE SERVICES BRONTE	983m	South East
393138	Retirement Village	LOUGH NEAGH	994m	North West

Topographic Data Source: © Land and Property Information (2015)

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Topographic Features

50 Botany Street, Bondi Junction, NSW 2022

Tanks (Areas)

What are the Tank Areas located within the dataset buffer?

Note. The large majority of tank features provided by LPI are derived from aerial imagery & are therefore primarily above ground tanks.

Map Id	Tank Type	Status	Name	Feature Currency	Distance	Direction
15547	Water	Operational	BONDI JUNCTION RESERVOIR	01/01/2007	78m	North East
15637	Water	Operational		04/07/2018	265m	North East

Tanks (Points)

What are the Tank Points located within the dataset buffer?

Note. The large majority of tank features provided by LPI are derived from aerial imagery & are therefore primarily above ground tanks.

Map Id	Tank Type	Status	Name	Feature Currency	Distance	Direction
170747	Water	Feature on Previous LPI Tank Point Supply		23/05/2000	284m	North East

Tanks Data Source: © Land and Property Information (2015)

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Major Easements

What Major Easements exist within the dataset buffer?

Note. Easements provided by LPI are not at the detail of local governments. They are limited to major easements such as Right of Carriageway, Electrical Lines (66kVa etc.), Easement to drain water & Significant subterranean pipelines (gas, water etc.).

Map Id	Easement Class	Easement Type	Easement Width	Distance	Direction
120116236	Primary	Undefined		494m	North East
150723656	Primary	Right of way	variable	504m	North West
120108138	Primary	Undefined		567m	South
171244030	Primary	Right of way	2WIDE	574m	North
120121791	Primary	Undefined		777m	South
120117815	Primary	Undefined		847m	South East
180090539	Primary	Right of way		918m	East
172995076	Primary	Right of way	3.5m and Var.	921m	South East
174878907	Primary	Right of way	VAR	927m	North East
120116269	Primary	Undefined		977m	North East

Easements Data Source: © Land and Property Information (2015)

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Topographic Features

50 Botany Street, Bondi Junction, NSW 2022

State Forest

What State Forest exist within the dataset buffer?

State Forest Number	State Forest Name	Distance	Direction
N/A	No records in buffer		

State Forest Data Source: © NSW Department of Finance, Services & Innovation (2018)
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National Parks and Wildlife Service Reserves

What NPWS Reserves exist within the dataset buffer?

Reserve Number	Reserve Type	Reserve Name	Gazetted Date	Distance	Direction
N/A	No records in buffer				

NPWS Data Source: © NSW Department of Finance, Services & Innovation (2018)
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Elevation Contours (m AHD)
50 Botany Street, Bondi Junction, NSW 2022



Hydrogeology & Groundwater

50 Botany Street, Bondi Junction, NSW 2022

Hydrogeology

Description of aquifers within the dataset buffer:

Description	Distance	Direction
Porous, extensive highly productive aquifers	0m	On-site
Porous, extensive aquifers of low to moderate productivity	732m	East

Hydrogeology Map of Australia : Commonwealth of Australia (Geoscience Australia)
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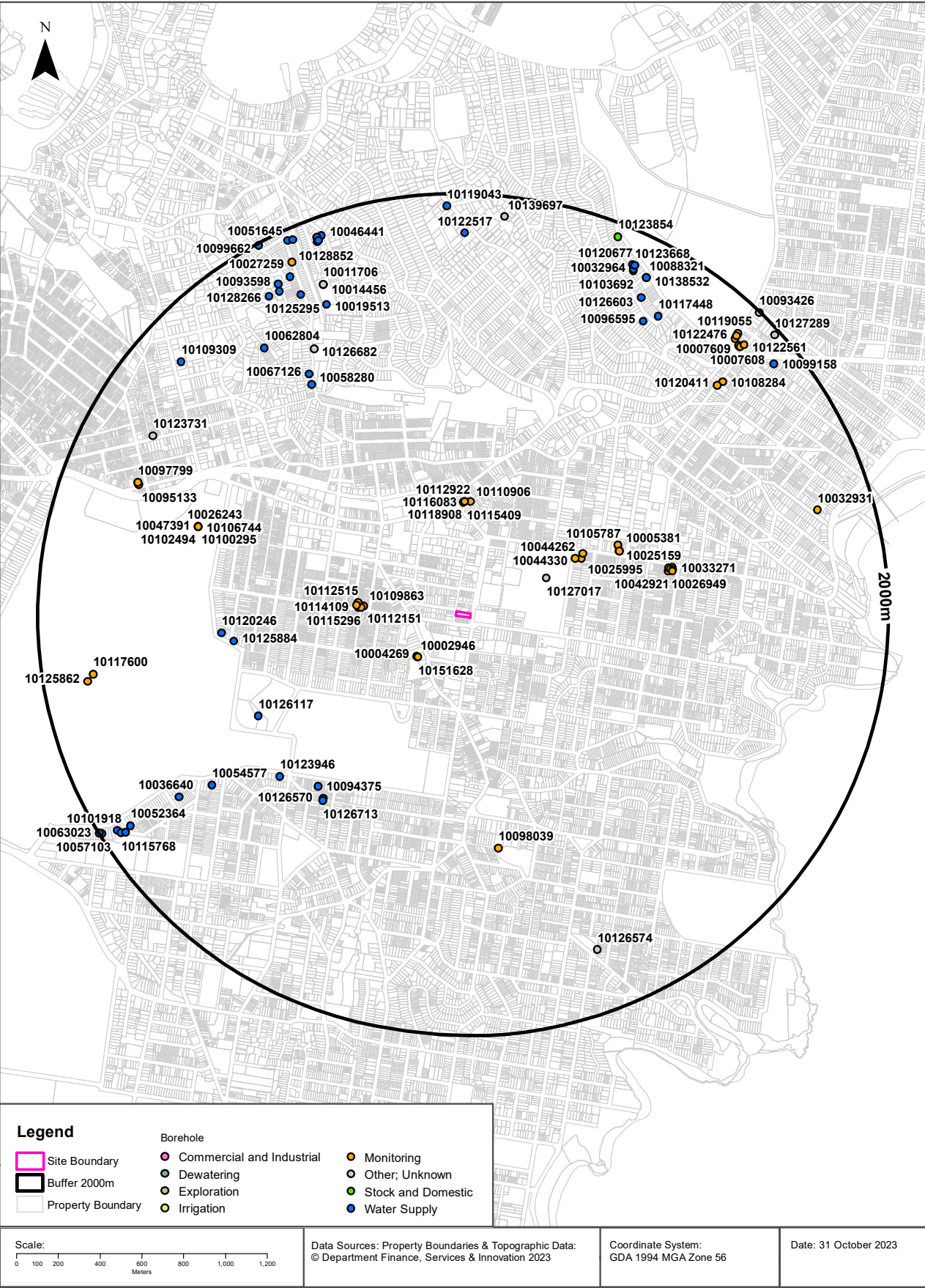
Temporary Water Restriction (Botany Sands Groundwater Source) Order 2018

Temporary water restrictions relating to the Botany Sands aquifer within the dataset buffer:

Prohibition Area No.	Prohibition	Distance	Direction
N/A	No records in buffer		

Temporary Water Restriction (Botany Sands Groundwater Source) Order 2018 Data Source : NSW Department of Primary Industries

Groundwater Boreholes
50 Botany Street, Bondi Junction, NSW 2022



Hydrogeology & Groundwater

50 Botany Street, Bondi Junction, NSW 2022

Groundwater Boreholes

Boreholes within the dataset buffer:

NGIS Bore ID	NSW Bore ID	Bore Type	Status	Drill Date	Bore Depth (m)	Reference Elevation	Height Datum	Salinity (mg/L)	Yield (L/s)	SWL (mbgl)	Distance	Direction
10004269	GW115136	Monitoring	Functional	14/04/2011	0.80		AHD				268m	South West
10151628	GW115135	Monitoring	Functional	30/05/2011	10.00		AHD				268m	South West
10002946	GW115134	Monitoring	Functional	10/04/2011	4.80		AHD				270m	South West
10127017	GW107016	Other	Unknown	12/11/2004	130.40		AHD	150	0.700	21.60	401m	North East
10109863	GW115525	Monitoring	Functional	30/11/2010	12.00		AHD				443m	West
10112151	GW115524	Monitoring	Functional	01/02/2010	12.00		AHD				451m	West
10115296	GW115523	Unknown	Unknown				AHD				465m	West
10112515	GW115526	Monitoring	Functional	29/11/2010	12.00		AHD				470m	West
10114109	GW115522	Monitoring	Functional	29/11/2010	12.00		AHD				475m	West
10112922	GW115329	Monitoring	Functional	29/03/2007	8.00		AHD				524m	North
10115409	GW115328	Monitoring	Functional	25/01/2007	3.00		AHD				524m	North
10116083	GW115330	Monitoring	Functional	25/01/2007	2.00		AHD				527m	North
10118908	GW115331	Monitoring	Functional	28/03/2007	11.00		AHD				527m	North
10110906	GW115333	Monitoring	Functional	27/03/2007	10.00		AHD				530m	North
10044330	GW113239	Monitoring	Functional	14/11/2008	3.50		AHD				567m	North East
10025995	GW113240	Monitoring	Functional	14/11/2008	4.50		AHD				594m	North East
10044262	GW113241	Monitoring	Functional	18/11/2008	2.80		AHD				609m	North East
10040304	GW116382	Monitoring	Functioning	24/03/2018	19.00		AHD				773m	East
10130160	GW116382	Monitoring	Functioning	24/03/2018	19.00		AHD				773m	East
10005381	GW116636	Monitoring	Functioning	28/03/2018	7.50		AHD				779m	North East
10105787	GW116636	Monitoring	Functioning	28/03/2018	7.50		AHD				779m	North East
10026949	GW114956	Monitoring	Functional	24/11/2004	7.00		AHD			47.94	969m	East
10030520	GW114957	Monitoring	Functional	23/11/2004	7.00		AHD			48.98	974m	East
10032910	GW114955	Monitoring	Functional	24/11/2004	7.00		AHD			47.94	981m	East
10042921	GW114952	Monitoring	Functional	23/11/2004	8.00		AHD			48.38	988m	East
10025159	GW114954	Monitoring	Functional	23/11/2004	7.00		AHD			49.10	990m	East
10033271	GW114953	Monitoring	Functional	23/11/2004	7.00		AHD			47.80	992m	East
10126570	GW110058	Water Supply	Unknown	01/01/2006	8.00		AHD		2.200	2.00	1048m	South West
10126117	GW110542	Water Supply	Unknown	12/10/2009	27.80		AHD	134	0.600	12.20	1058m	South West
10125884	GW106096	Water Supply	Unknown	15/05/2004	9.50		AHD				1067m	West

NGIS Bore ID	NSW Bore ID	Bore Type	Status	Drill Date	Bore Depth (m)	Reference Elevation	Height Datum	Salinity (mg/L)	Yield (L/s)	SWL (mbgl)	Distance	Direction
10094375	GW107447	Water Supply	Functioning	17/06/2004	8.23		AHD	Good	1.000	5.49	1080m	South West
10126713	GW106854	Water Supply	Functioning	15/02/2005	7.00		AHD				1089m	South West
10098039	GW110884	Monitoring	Unknown	26/03/2010	4.50		AHD				1112m	South
10120246	GW107106	Water Supply	Unknown	04/06/2005	9.50		AHD				1122m	West
10123946	GW111553	Water Supply	Functioning	01/01/2005	14.00		AHD				1139m	South West
10058280	GW108973	Water Supply	Unknown	27/06/2008	8.50		AHD				1286m	North West
10047391	GW100294	Monitoring	Functioning	05/08/1993	20.00		AHD		6.110	6.70	1298m	West
10100295	GW100841	Water Supply	Functioning	29/03/1996	10.00		AHD				1298m	West
10102494	GW100471	Water Supply	Unknown	29/09/1995	6.00		AHD				1298m	West
10106744	GW115396	Water Supply	Functioning	15/11/2004	6.00		AHD				1298m	West
10026243	GW100020	Water Supply	Functioning	01/05/1995	9.00		AHD	Good	1.000	6.70	1299m	West
10118934	GW100393	Monitoring	Functional	06/08/1993	20.00		AHD				1299m	West
10067126	GW108586	Water Supply	Unknown	03/02/2007	8.00		AHD				1335m	North West
10054577	GW107805	Water Supply	Abandoned	27/02/2006			AHD				1420m	South West
10126682	GW101526	Other	Functioning	02/07/1998	16.00		AHD	Good	9.000	2.60	1427m	North West
10062804	GW111883	Water Supply	Functioning	01/01/2007	6.00		AHD		0.580	4.00	1558m	North West
10036640	GW111724	Water Supply	Functioning	01/01/2008	6.00		AHD		1.000	4.50	1582m	South West
10019513	GW110840	Water Supply	Unknown	06/06/2008	8.00		AHD				1592m	North West
10120411	GW115318	Monitoring	Functional	26/04/2007	10.00		AHD				1607m	North East
10096595	GW107066	Water Supply	Unknown	17/04/2005	9.50		AHD				1624m	North East
10095133	GW109252	Monitoring	Unknown	21/08/2008	2.70		AHD	Fresh		1.36	1636m	West
10108284	GW115317	Monitoring	Functional	26/04/2007	8.10		AHD				1638m	North East
10097799	GW109251	Monitoring	Unknown	21/08/2008	3.00		AHD	Fresh		1.42	1643m	West
10123731	GW108285	Unknown	Unknown	23/07/2007			AHD				1676m	North West
10117448	GW111209	Water Supply	Functioning	07/02/2007	9.60		AHD				1682m	North East
10125295	GW108914	Water Supply	Unknown	12/06/2008	8.00		AHD				1686m	North West
10011706	GW063030	Other	Unknown	01/05/1988	12.00		AHD	Good			1689m	North West
10014456	GW063031	Other	Unknown	01/05/1988	10.00		AHD	Good			1689m	North West
10126574	GW042800	Other	Unknown	01/04/1976	14.30		AHD				1702m	South
10126603	GW108401	Water Supply	Unknown	15/10/2007	18.00		AHD				1716m	North East
10032931	GW105261	Monitoring	Unknown	20/05/2003	13.00		AHD	197	1.000	5.00	1734m	East
10119415	GW107624	Water Supply	Unknown	12/11/2005	9.50		AHD				1749m	North West
10128266	GW111309	Water Supply	Functioning	15/08/2005	52.00		AHD			13.00	1751m	North West
10117600	GW114341	Monitoring	Functional	12/09/2011	2.72		AHD			1.41	1756m	West
10109309	GW017907	Water Supply	Functioning		12.40		AHD				1777m	North West

NGIS Bore ID	NSW Bore ID	Bore Type	Status	Drill Date	Bore Depth (m)	Reference Elevation	Height Datum	Salinity (mg/L)	Yield (L/s)	SWL (mbgl)	Distance	Direction
10093598	GW111643	Water Supply	Functioning	08/05/2004	9.50		AHD		1.000	8.00	1782m	North West
10125374	GW108413	Water Supply	Unknown	21/07/2007	8.00		AHD				1788m	North West
10125862	GW114340	Monitoring	Functional	12/09/2011	5.55		AHD			3.42	1789m	West
10122517	GW111789	Water Supply	Functioning	23/02/2007	138.00		AHD	150	0.200	18.00	1810m	North
10007609	GW114940	Monitoring	Functional	29/11/2011	9.00		AHD				1813m	North East
10007608	GW114939	Monitoring	Functional	28/11/2011	9.00		AHD				1814m	North East
10088321	GW111911	Water Supply	Functioning	01/05/2008	12.00		AHD			11.00	1814m	North East
10138532	GW111911	Unknown	Functioning	01/05/2008			AHD			11.00	1814m	North East
10103692	GW105932	Unknown	Unknown	18/05/2005			AHD				1815m	North East
10010426	GW114941	Monitoring	Functional	29/11/2011	9.00		AHD				1816m	North East
10032964	GW106267	Water Supply	Functioning	30/07/2004	9.46		AHD	Good	1.000	6.10	1823m	North East
10122476	GW112550	Monitoring	Functional	10/09/2012	7.50		AHD			5.90	1826m	North East
10122561	GW115316	Monitoring	Functional	26/04/2007	8.10		AHD				1834m	North East
10120677	GW108410	Water Supply	Unknown	20/01/2007	12.00		AHD				1840m	North East
10123668	GW110678	Water Supply	Unknown	02/01/2010	10.00		AHD				1840m	North East
10128016	GW112551	Monitoring	Functional	10/09/2012	7.50		AHD			4.90	1840m	North East
10027259	GW112101	Monitoring	Functional	19/12/2002	6.20		AHD				1846m	North West
10052364	GW072219	Water Supply	Unknown	28/02/1995	8.00		AHD				1852m	South West
10119055	GW112552	Monitoring	Functional	10/09/2012	7.50		AHD			4.90	1853m	North East
10099158	GW109237	Water Supply	Unknown	19/08/2008	8.00		AHD				1880m	North East
10128852	GW111563	Water Supply	Functioning	15/11/2011	6.00		AHD				1887m	North
10126293	GW108166	Water Supply	Unknown	29/05/2007	8.00		AHD		10.000		1888m	South West
10128890	GW107481	Water Supply	Unknown	06/11/2004	8.00		AHD				1891m	North
10139697	GW054640	Other	Proposed	01/11/1980	29.90		AHD				1901m	North
10115768	GW106087	Water Supply	Functioning	14/04/2004	7.63		AHD		1.000	4.58	1908m	South West
10046441	GW106662	Water Supply	Functioning	25/10/2004	9.00		AHD				1909m	North
10102455	GW107454	Water Supply	Unknown	15/03/2005	9.00		AHD				1910m	North
10101918	GW106078	Water Supply	Functioning	14/04/2004	7.32		AHD		1.000	4.27	1918m	South West
10123854	GW106480	Stock and Domestic	Functioning	21/10/2004	4.00		AHD		0.500	2.00	1935m	North
10119043	GW106102	Water Supply	Functioning	05/05/2004	94.00		AHD		0.016	2.00	1939m	North
10060063	GW108969	Water Supply	Unknown	26/06/2008	8.00		AHD				1941m	North West
10051645	GW108962	Water Supply	Unknown	26/06/2008	5.00		AHD				1947m	North West
10127289	GW100609	Other	Functioning	27/05/1997	17.00		AHD	90	1.000	3.50	1974m	North East
10057103	GW106671	Water Supply	Functioning	15/10/2004	9.50		AHD				1988m	South West
10099662	GW111387	Water Supply	Functioning	08/03/2007	10.00		AHD				1990m	North West

NGIS Bore ID	NSW Bore ID	Bore Type	Status	Drill Date	Bore Depth (m)	Reference Elevation	Height Datum	Salinity (mg/L)	Yield (L/s)	SWL (mbgl)	Distance	Direction
10093426	GW107080	Other	Unknown	07/12/2004	16.90		AHD	140	2.000	5.00	1995m	North East
10063023	GW108207	Water Supply	Unknown	01/01/2004	9.50		AHD		1.000	5.00	1998m	South West

Borehole Data Source: Bureau of Meteorology; Water NSW. Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

Hydrogeology & Groundwater

50 Botany Street, Bondi Junction, NSW 2022

Driller's Logs

Drill log data relevant to the boreholes within the dataset buffer:

NGIS Bore ID	Drillers Log	Distance	Direction
10004269	0.00m-0.20m CONCRETE 0.20m-0.80m CRUSHED SANDSTONE PALE BROWN/ORANGE	268m	South West
10151628	0.00m-0.10m ASPHALT 0.10m-2.00m FILL SAND DARK BROWN FINE GRAINED 2.00m-2.80m SAND BROWN ,WEATHERED SANDSTONE 2.80m-5.20m SANDSTONE TAN,TRACE ORANGE 5.20m-6.60m SANDSTONE ORANGE 6.60m-8.10m SANDSTONE LIGHT BROWN AND TAN 8.10m-9.60m SANDSTONE LIGHT BROWN AND LIGHT GREY 9.60m-10.00m SANDSTONE BROWN AND GREY	268m	South West
10002946	0.00m-0.20m CONCRETE 0.20m-1.00m SAND DARK BROWN 1.00m-1.90m SAND LIGHT BROWN 1.90m-4.80m SANDSTONE BEDROCK	270m	South West
10127017	0.00m-2.00m SANDY LOAM 2.00m-4.00m RED BROWN SANDSTONE/W 4.00m-6.00m L/GREY SANDSTONE/ W. 6.00m-17.00m L/GREY SANDSTONE 17.00m-30.00m GREY SANDSTONE 30.00m-36.00m GREY , FRACTURED SANDSTONE 36.00m-39.80m DARK GREY SANDSTONE 39.80m-40.00m SHALE 40.00m-42.00m DARK,FRACTURED SANDSTONE 42.00m-53.70m LT, GREY SANDSTONE 53.70m-54.00m LT, GREY FRACTURED SANDSTONE 54.00m-80.00m GREY SANDSTONE 80.00m-82.00m SILTY SHALE,SANDSTONE 82.00m-84.00m GREY SANDSTONE QUARTZ 84.00m-86.00m GREY SANDSTONE 86.00m-88.00m GREY SANDSTONE/SILTSTONE 88.00m-92.80m LT GREY SANDSTONE 92.80m-93.00m GREY FRACTURED SANDSTONE 93.00m-95.80m CREAM FRACTURED SANDSTONE 95.80m-106.00m LT/GREY SANDSTONE 106.00m-106.30m LT GREY FRACTURED SANDSTONE 106.30m-121.00m LT GREY SANDSTONE 121.00m-127.00m LT GREY CREAM SANDSTONE 127.00m-130.40m CREAM/LT GREY SANDSTONE	401m	North East
10126117	0.00m-1.00m SAND AND FILL 1.00m-7.00m SAND L/BROWN 7.00m-13.00m SAND L/GREY 13.00m-17.00m SAND YELLOW 17.00m-20.00m SAND GREY 20.00m-23.00m SAND D/GREY 23.00m-27.50m SAND CREAM 27.50m-28.00m SAND AND CLAY	1058m	South West
10125884	0.00m-9.50m sand	1067m	West
10094375	0.00m-8.23m Sand, unconsolidated	1080m	South West
10126713	0.00m-7.00m sand	1089m	South West
10098039	0.00m-1.10m SAND AND SANDSTONES 1.10m-2.50m SAND BROWN 2.50m-4.50m SAND,SILTY,BROWN,DECOMPOSED SANDSTONE	1112m	South
10120246	0.00m-9.50m sand	1122m	West
10047391	0.00m-0.80m FILL 0.80m-8.00m YELLOW SAND 8.00m-12.20m WHITE SAND,WATER BEARING 12.20m-14.20m DARK BROWN PEATY SAND-WATER BEARING 14.20m-16.50m DARK BROWN SAND LESS PEATY-WATER BEARING 16.50m-18.00m LIGHT BROWN SAND, HIGH WATER BEARING 18.00m-19.00m YELLOW SILTY SAND WITH GREY CLAY 19.00m-20.00m DECOMPOSED SANDSTONE, GETTING HARDER	1298m	West
10100295	0.00m-10.00m SAND	1298m	West

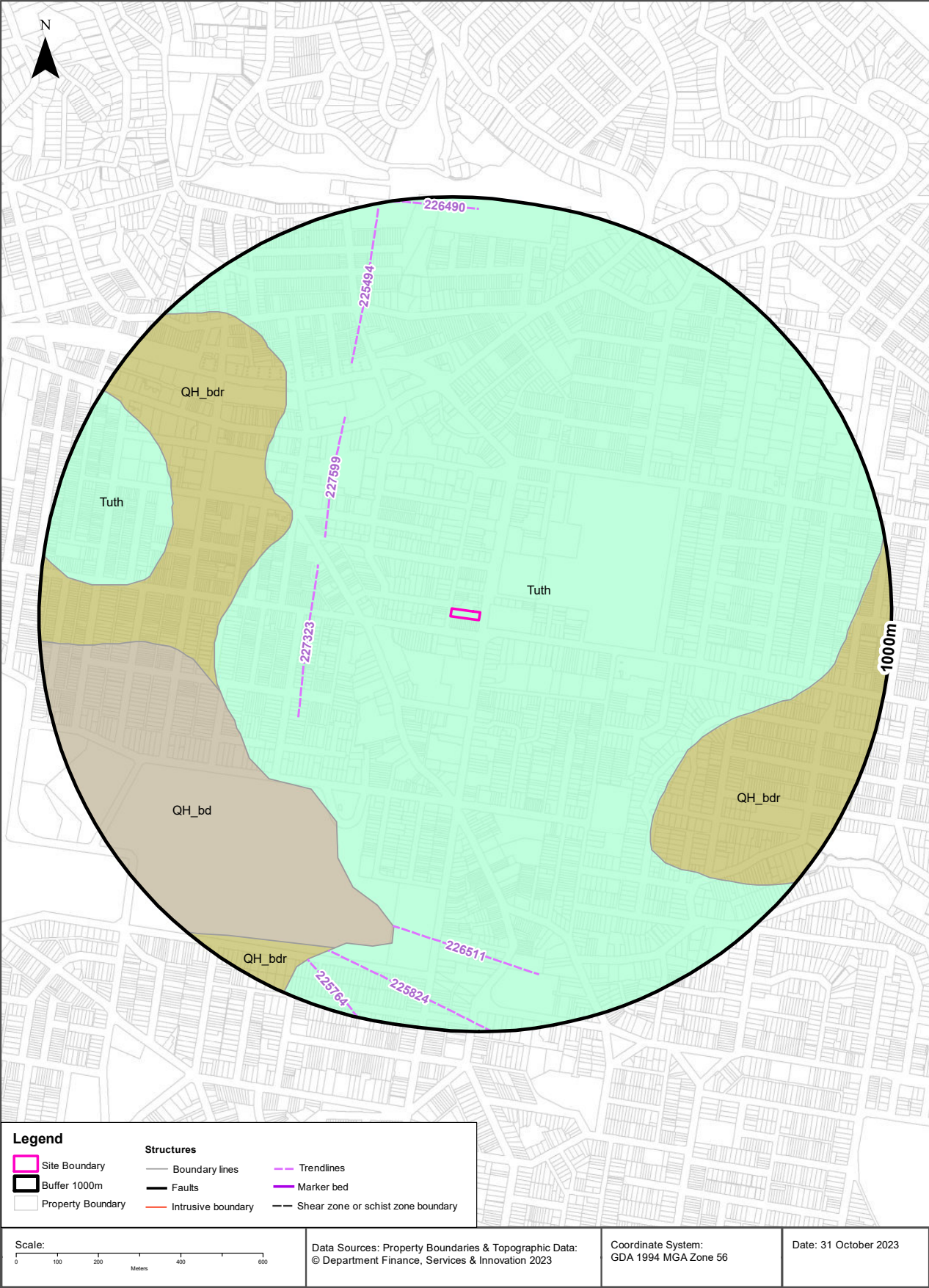
NGIS Bore ID	Drillers Log	Distance	Direction
10026243	0.00m-9.00m UNCONSOLIDATED ALL CLEAN SAND	1299m	West
10118934	0.00m-0.80m FILL 0.80m-12.80m YELLOW SAND - WATER BEARING 12.80m-15.20m WHITE SILTY SAND - WATER BEARING 15.20m-18.00m YELLOW SAND - HIGH WATER BEARING 18.00m-19.00m YELLOW SILTY SAND WITH GREY CLAY 19.00m-20.00m DECOMPOSED SAND STONE	1299m	West
10067126	0.00m-8.00m Sand	1335m	North West
10126682	0.00m-3.80m FILL, ROCKS, BRICK AND SAND 3.80m-4.50m PEAT, BLACK 4.50m-9.80m SAND, BROWN, PEATY 9.80m-14.00m SAND, WHITE (GOOD) 14.00m-16.00m SAND, GREY, WITH CLAY SEAMS	1427m	North West
10019513	0.00m-8.00m SAND	1592m	North West
10096595	0.00m-9.50m sand	1624m	North East
10095133	0.00m-0.30m FILL,FINE TO MED GRAINED SAND 0.30m-2.70m SANDSTONE WEATHERED , WET @ 1.8m	1636m	West
10097799	0.00m-0.40m FILL,GRAVELY SILTY CLAY SANDSTONE 0.40m-3.00m SANDSTONE WEATHERED,WET AT 1.95M	1643m	West
10011706	0.00m-1.00m Sand Peaty 1.00m-10.00m Sand Grey Water Bearing Water Supply 10.00m-11.00m Sand Peaty 11.00m-12.00m Clay Grey Soft	1689m	North West
10014456	0.00m-1.00m Sand Peaty 1.00m-10.00m Sand Grey Water Bearing Water Supply	1689m	North West
10126574	0.00m-1.22m Made Ground 1.22m-4.88m Sand Water Supply 4.88m-5.49m Clay Grey Stiff 5.49m-8.84m Sand Grey Water Supply 8.84m-13.11m Sand Yellow Water Supply 13.11m-14.02m Sand Water Supply 14.02m-14.33m Clay Sandy	1702m	South
10126603	0.00m-18.00m sand	1716m	North East
10032931	0.00m-0.50m FILL-SILTY SAND 0.50m-5.50m SAND-YELLOW,BROWN,TO L/GREY 5.50m-10.00m SAND/M/GRAINED,YELLOW 10.00m-14.50m CLAYEY SAND	1734m	East
10119415	0.00m-9.50m sand	1749m	North West
10128266	0.00m-7.50m SAND SOFT YELLOW 7.50m-8.00m ROCK WEATHERED LIGHT BROWN COFFEE 8.00m-52.00m SANDSTONE YELLOW/WHITE RED	1751m	North West
10117600	0.00m-0.20m BITUMEN 0.20m-2.00m SAND 2.00m-2.72m CLAY / SANDSTONE	1756m	West
10109309	0.00m-12.49m Sand Water Supply	1777m	North West
10125374	0.00m-8.00m sand	1788m	North West
10125862	0.00m-5.55m SAND	1789m	West
10122517	0.00m-3.00m SAND 3.00m-7.00m SANDSTONE YELLOW 7.00m-24.00m SANDSTONE WHITE SOFT 24.00m-102.00m SANDSTONE/SHALE BANDS 102.00m-124.00m SANDSTONE /QUARTZ 124.00m-128.00m SHALE 128.00m-138.00m SANDSTONE / SHALE	1810m	North
10007609	0.00m-0.20m CONCRETE 0.20m-0.40m FILL, SILTY SAND,BROWN GREY MOTTLED DARK BROWN 0.40m-0.80m FILL, SAND LIGHT BROWN MOTTLED 0.80m-7.00m SAND,WHITE,Fine Grained TO Medium Grained LOOSE,DRY 7.00m-9.00m AS ABOVE BECOMING WET	1813m	North East
10007608	0.00m-0.20m CONCRETE 0.20m-0.40m FILL, SAND,RED BROWN MOTTLED BROWN 0.40m-0.80m SAND GREY MOTTLED BROWN, Fine Grained TO Medium Grained 0.80m-1.70m FILL, SAND,BROWN MOTTLED DARK BROWN 1.70m-6.70m SAND YELLOW Fine Grained TO Medium Grained LOOSE DRY 6.70m-9.00m SAND, MEDIUM GREY,Fine Grained TO Medium Grained LOOSE,WET	1814m	North East

NGIS Bore ID	Drillers Log	Distance	Direction
10010426	0.00m-0.15m CONCRETE 0.15m-0.60m FILL, GRAVELLY SAND, MED. BROWN 0.60m-1.70m SAND WHITE, Fine Grained TO Medium Grained LOOSE, DRY 1.70m-2.50m SAND ORANGE YELLOW, Fine Grained TO Medium Grained 2.50m-5.50m SAND BECOMING YELLOW 5.50m-6.80m SAND BECOMING LIGHT BROWN 6.80m-9.00m SAND BECOMING WET FROM HYDROCARBON ODOUR	1816m	North East
10032964	0.00m-9.46m sand, unconsolidated	1823m	North East
10122476	0.00m-0.15m TOPSOIL SILTY SAND 0.15m-7.50m SAND, FINE GRAINED,BECOMING MOIST	1826m	North East
10120677	0.00m-12.00m sand 12.00m-13.00m clay	1840m	North East
10123668	0.00m-10.00m SAND	1840m	North East
10128016	0.00m-0.15m TOPSOIL SILTY SAND 0.15m-7.50m SAND,FINE GRAINED,MOISTURE INCREASED WITH DEPTH	1840m	North East
10052364	0.00m-8.00m	1852m	South West
10119055	0.00m-0.15m TOPSOIL, SILTY SAND 0.15m-7.50m SAND,FINE GRAINED,BECOMING MOIST FROM 4m	1853m	North East
10139697	0.00m-3.00m Sand Grey Clayey 3.00m-4.50m Sand White 4.50m-8.20m Peat Sandy 8.20m-8.50m Peat 8.50m-9.10m Sand White 9.10m-9.20m Peat 9.20m-10.10m Sand White 10.10m-11.60m Sand Grey Peaty 11.60m-11.70m Peat 11.70m-14.30m Sand 14.30m-17.90m Sand Peaty 17.90m-18.90m Peat 18.90m-19.80m Sand Peaty 19.80m-20.10m Peat 20.10m-24.40m Clay Sandy Peaty 24.40m-29.00m Sand Grey 29.00m-29.90m Clay Grey Sandy	1901m	North
10115768	0.00m-7.63m sand, unconsolidated	1908m	South West
10046441	0.00m-9.00m sand	1909m	North
10102455	0.00m-9.00m sand	1910m	North
10101918	0.00m-7.32m sand, unconsolidated	1918m	South West
10123854	0.00m-0.30m topsoil 0.30m-2.50m sand, yellow 2.50m-4.00m sand, yellow silty	1935m	North
10119043	0.00m-11.00m sand 11.00m-15.60m sand, stone with colour layers 15.60m-16.60m shale 16.60m-25.00m sandstone, white 25.00m-42.00m sandstone, white with colour layers 42.00m-58.00m sandstone, white with colour layers 58.00m-68.00m sandstone, white bits of shale 68.00m-94.00m sandstone, white with shale	1939m	North
10127289	0.00m-0.40m TOPSOIL/FILL 0.40m-1.20m BROWN, FINE GRAIN SAND 1.20m-2.70m PALE YELLOW, FINE GRAIN SAND 2.70m-4.70m SAND, LIGHT GREY -SILTY 4.70m-7.80m SAND, LIGHT GREY,CLAYEY 7.80m-16.70m SAND, LIGHT GREY, COARSE GRAINED 16.70m-17.00m BLACK SILTY CLAY	1974m	North East
10057103	0.00m-9.50m sand	1988m	South West
10099662	0.00m-10.00m SAND	1990m	North West

NGIS Bore ID	Drillers Log	Distance	Direction
10093426	0.00m-2.20m WHITE SAND 2.20m-4.10m D/BROWN SAND 4.10m-6.60m BROWN SAND 6.60m-8.30m L/BROWN SAND 8.30m-9.00m WHITE SAND,QUARTZ 9.00m-9.80m PEAT,CLAYEY 9.80m-9.90m SAND 9.90m-10.00m BROWN SANDSTONE/QUARTZ 10.00m-10.50m PEAT CLAYEY 10.50m-10.60m BROWN SAND 10.60m-11.00m PEAT CLAYEY 11.00m-11.30m SANDY PEAT 11.30m-13.40m BROWN GRITTY SAND 13.40m-16.90m SANDY PEAT BANDED/SAND/QUARTZ 16.90m-18.00m SOLID PEAT	1995m	North East

Drill Log Data Source: Bureau of Meteorology; Water NSW. Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

Geology
50 Botany Street, Bondi Junction, NSW 2022



Geology

50 Botany Street, Bondi Junction, NSW 2022

Geological Units

What are the Geological Units within the dataset buffer?

Unit Code	Unit Name	Description	Unit Stratigraphy	Age	Dominant Lithology	Distance
Tuth	Hawkesbury Sandstone	Medium- to coarse-grained quartz sandstone with minor shale and laminite lenses.	/Ungrouped Triassic units//Hawkesbury Sandstone//	Anisian (base) to Anisian (top)	Sandstone	0m
QH_bdr	Coastal deposits - bedrock-mantling dune facies	Marine-deposited and aeolian-reworked fine- to coarse-grained quartz-lithic sand with abundant carbonate, sporadic humic debris in stabilised dunes.	/Coastal deposits//Coastal deposits - dune facies//	Holocene (base) to Now (top)	Sand	440m
QH_bd	Coastal deposits - dune facies	Marine-deposited and aeolian-reworked coastal sand dunes.	/Coastal deposits//Coastal deposits - dune facies//	Holocene (base) to Now (top)	Sand	539m

Linear Geological Structures

What are the Dyke, Sill, Fracture, Lineament and Vein trendlines within the dataset buffer?

Map ID	Feature Description	Map Sheet Name	Distance
227323	Dyke or vein	Sydney 1:100,000 Geological Sheet	337m
227599	Dyke or vein	Sydney 1:100,000 Geological Sheet	353m
225494	Dyke or vein	Sydney 1:100,000 Geological Sheet	643m
226511	Dyke or vein	Sydney 1:100,000 Geological Sheet	765m
225824	Dyke or vein	Sydney 1:100,000 Geological Sheet	864m
225764	Dyke or vein	Sydney 1:100,000 Geological Sheet	903m
226490	Dyke or vein	Sydney 1:100,000 Geological Sheet	973m
227360	Dyke or vein	Sydney 1:100,000 Geological Sheet	999m

What are the Faults, Shear zones or Schist zones, Intrusive boundaries & Marker beds within the dataset buffer?

Map ID	Boundary Type	Description	Map Sheet Name	Distance
No Features				

Geological Data Source: Statewide Seamless Geology v2.1, Department of Regional NSW
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Naturally Occurring Asbestos Potential

50 Botany Street, Bondi Junction, NSW 2022

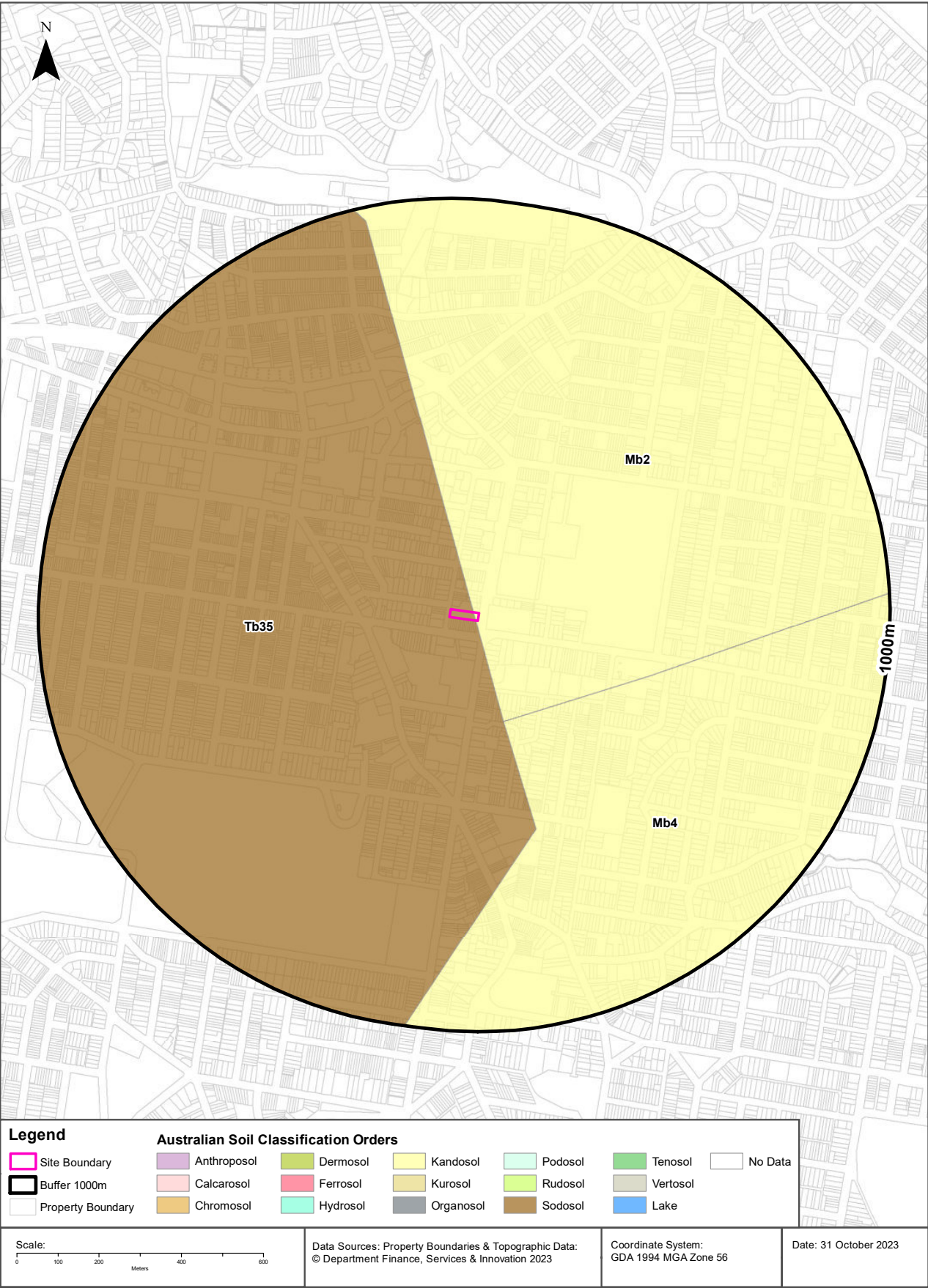
Naturally Occurring Asbestos Potential

Naturally Occurring Asbestos Potential within the dataset buffer:

Potential	Sym	Strat Name	Group	Formation	Scale	Min Age	Max Age	Rock Type	Dom Lith	Description	Dist	Dir
No records in buffer												

Naturally Occurring Asbestos Potential Data Source: © State of New South Wales through NSW Department of Industry, Resources & Energy

Atlas of Australian Soils
50 Botany Street, Bondi Junction, NSW 2022



Soils

50 Botany Street, Bondi Junction, NSW 2022

Atlas of Australian Soils

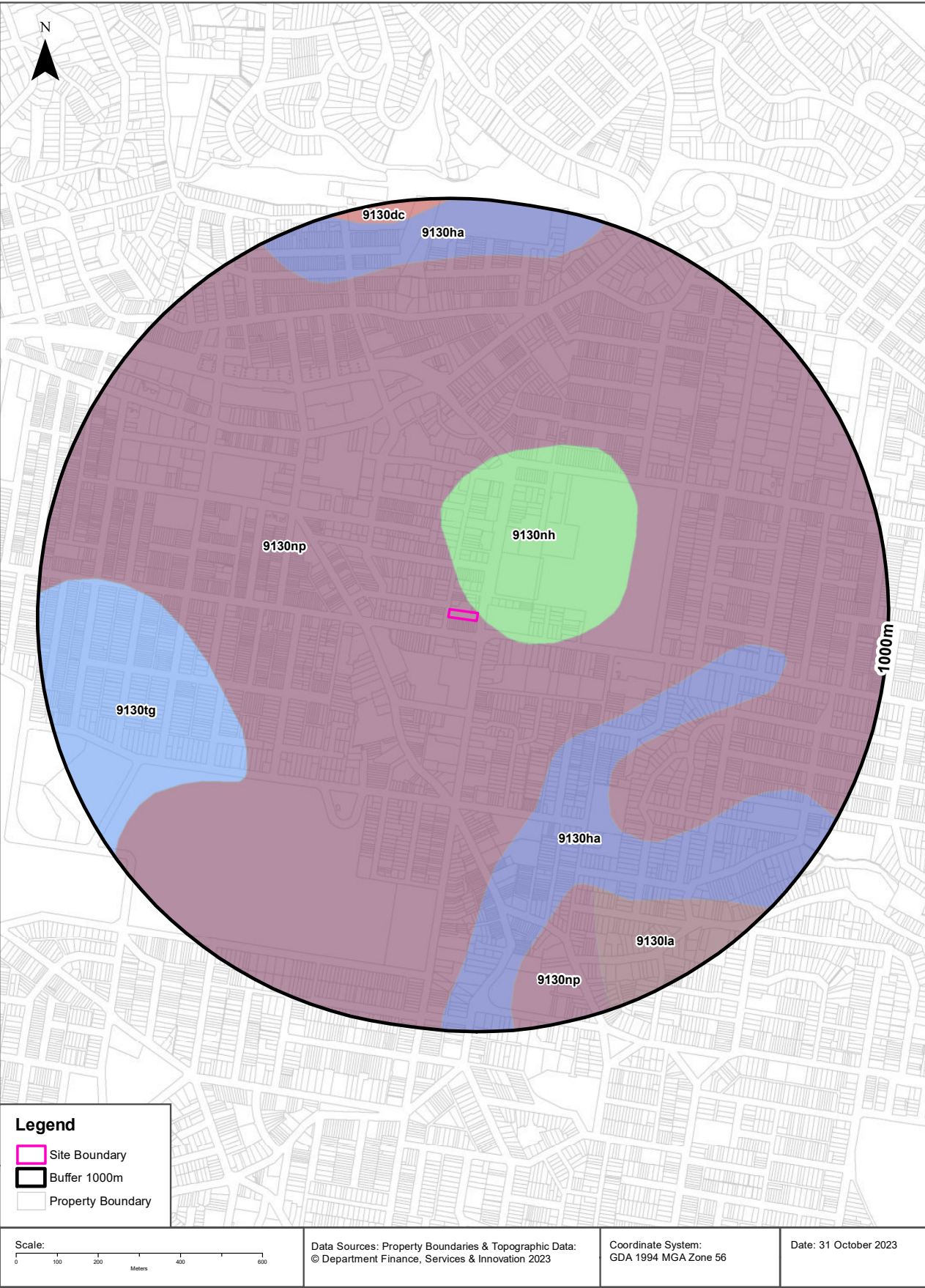
Soil mapping units and Australian Soil Classification orders within the dataset buffer:

Map Unit Code	Soil Order	Map Unit Description	Distance	Direction
Tb35	Sodosol	Dissected plateau remnants--flat to undulating ridge tops with moderate to steep side slopes: chief soils are hard acidic yellow and yellow mottled soils (Dy3.41), (Dy2.21), and (Dy2.41) and hard acidic red soils (Dr2.21); many shallow profiles occur and profile thickness varies considerably over short distances. Associated are: (Gn3.54), (Gn3.14), and possibly other (Gn3) soils; (Db1.2) soils on some ridges; (Dy5.81) soils in areas transitional to unit Mb2; soils common to unit Mb2; and eroded lateritic remnants. Small areas of other soils are likely. Flat ferruginous shale or sandstone fragments are common on and/or in and/or below the soils of this unit.	0m	On-site
Mb2	Kandosol	Dissected sandstone plateau of moderate to strong relief with sandstone pillars, ledges, and slabs-- level to undulating ridges, irregularly benched slopes, steep ridges, cliffs, canyons, narrow sandy valleys: chief soils are (i) on areas of gentle to moderate relief, acid yellow leached earths (Gn2.74) and (Gn2.34) and acid leached yellow earths (Gn2.24)-sometimes these soils contain ironstone gravel; and (ii) on, or adjacent to, areas of strong relief, siliceous sands (Uc1.2), leached sands (Uc2.12) and (Uc2.2), and shallow forms of the above (Gn2) soils. Associated are: (i) on flat to gently undulating remnants of the original plateau surface, leached sands (Uc2.3), siliceous sands (Uc1.2), sandy earths (Uc5.22), and (Gn2) soils as for (i) above (these areas are in part comparable with unit Cb29); (ii) on flat ironstone gravelly remnants of the original plateau surface, (Gn2) soils as for unit Mb5(i); (iii) on gently undulating ridges where interbedded shales are exposed, shallow, often stony (Dy3.41), (Dr2.21), and related soils similar to unit Tb35; (iv) narrow valleys of (Uc2.3) soils flanked by moderate slopes of (Dy3.41) soils; (v) escarpments of steep hills with shallow (Dy) and (Dr) soils between sandstone pillars; and (vi) shallow (Um) soils, such as (Um6.21) on steep hills of basic rocks. As mapped, minor areas of units Mg20, Mm1, and Mw8 are included. Data are limited.	0m	On-site
Mb4	Kandosol	Coastal complex: chief soils are acid yellow leached earths (Gn2.74) and (Gn2.34), hard acidic yellow mottled soils (Dy3.41), and hard acidic red soils (Dr2.21). This unit includes headlands and rugged coastal areas of unit Mb2; ridges and slopes of unit Tb35; low-lying coastal areas of unit Cb27; and some swampy areas.	252m	South East

Atlas of Australian Soils Data Source: CSIRO

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Soil Landscapes of Central and Eastern NSW
50 Botany Street, Bondi Junction, NSW 2022



Soils

50 Botany Street, Bondi Junction, NSW 2022

Soil Landscapes of Central and Eastern NSW

Soil Landscapes of Central and Eastern NSW within the dataset buffer:

Soil Code	Name	Distance	Direction
9130np	Newport	0m	On-site
9130nh	North Head	0m	North East
9130ha	Hawkesbury	365m	South East
9130tg	Tuggerah	571m	West
9130la	Lambert	705m	South East
9130dc	Deep Creek	949m	North

Soil Landscapes of Central and Eastern NSW: NSW Department of Planning, Industry and Environment
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Acid Sulfate Soils

50 Botany Street, Bondi Junction, NSW 2022

Environmental Planning Instrument - Acid Sulfate Soils

What is the on-site Acid Sulfate Soil Plan Class that presents the largest environmental risk?

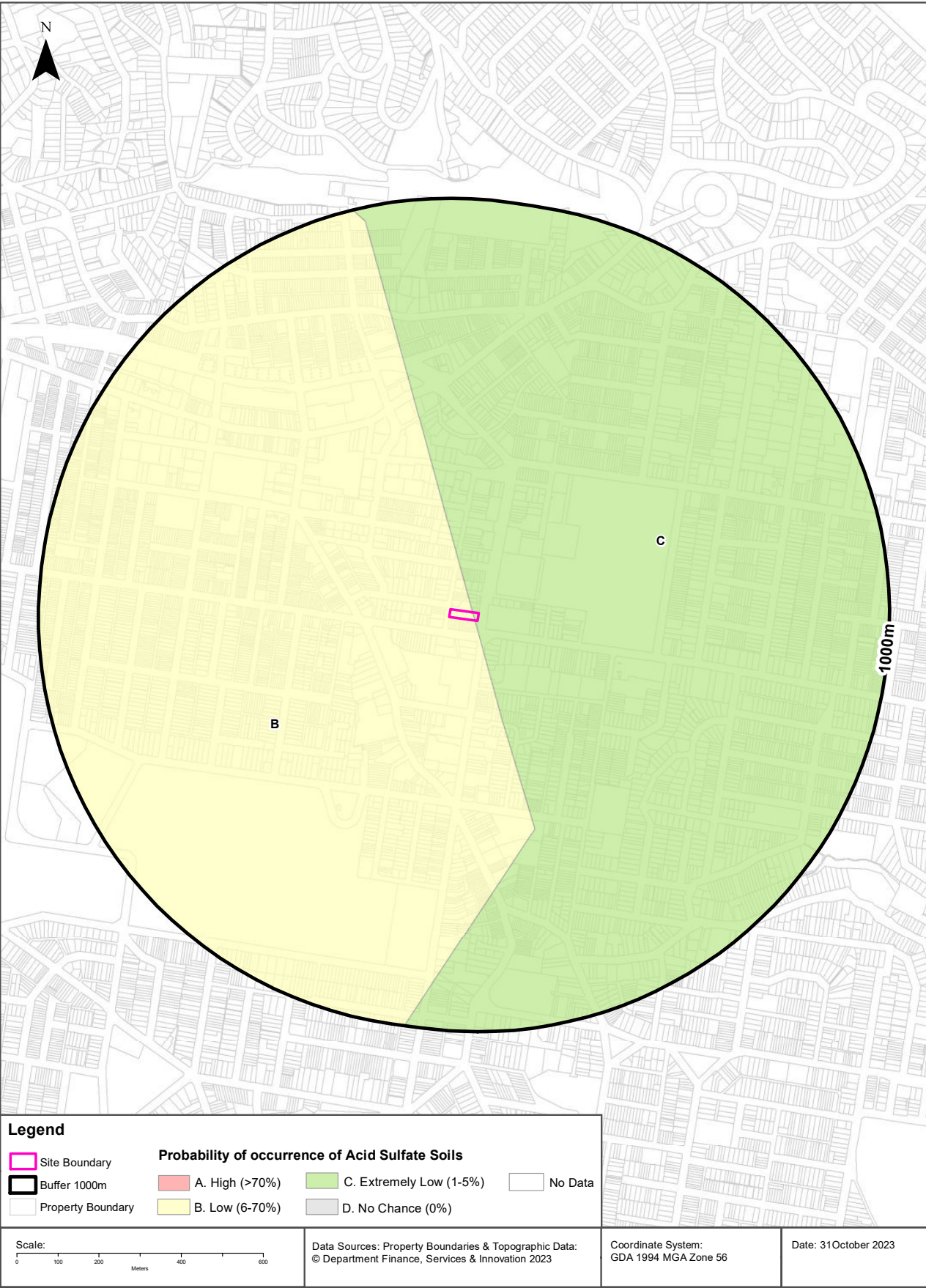
Soil Class	Description	EPI Name
N/A		

If the on-site Soil Class is 5, what other soil classes exist within 500m?

Soil Class	Description	EPI Name	Distance	Direction
N/A				

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Atlas of Australian Acid Sulfate Soils
50 Botany Street, Bondi Junction, NSW 2022



Acid Sulfate Soils

50 Botany Street, Bondi Junction, NSW 2022

Atlas of Australian Acid Sulfate Soils

Atlas of Australian Acid Sulfate Soil categories within the dataset buffer:

Class	Description	Distance	Direction
B	Low Probability of occurrence. 6-70% chance of occurrence.	0m	On-site
C	Extremely low probability of occurrence. 1-5% chance of occurrence with occurrences in small localised areas.	0m	On-site

Atlas of Australian Acid Sulfate Soils Data Source: CSIRO
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Dryland Salinity

50 Botany Street, Bondi Junction, NSW 2022

Dryland Salinity - National Assessment

Is there Dryland Salinity - National Assessment data onsite?

No

Is there Dryland Salinity - National Assessment data within the dataset buffer?

No

What Dryland Salinity assessments are given?

Assessment 2000	Assessment 2020	Assessment 2050	Distance	Direction
N/A	N/A	N/A		

Dryland Salinity Data Source : National Land and Water Resources Audit
The Commonwealth and all suppliers of source data used to derive the maps of "Australia, Forecast Areas Containing Land of High Hazard or Risk of Dryland Salinity from 2000 to 2050" do not warrant the accuracy or completeness of information in this product. Any person using or relying upon such information does so on the basis that the Commonwealth and data suppliers shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information. Any persons using this information do so at their own risk.
In many cases where a high risk is indicated, less than 100% of the area will have a high hazard or risk.

Mining

50 Botany Street, Bondi Junction, NSW 2022

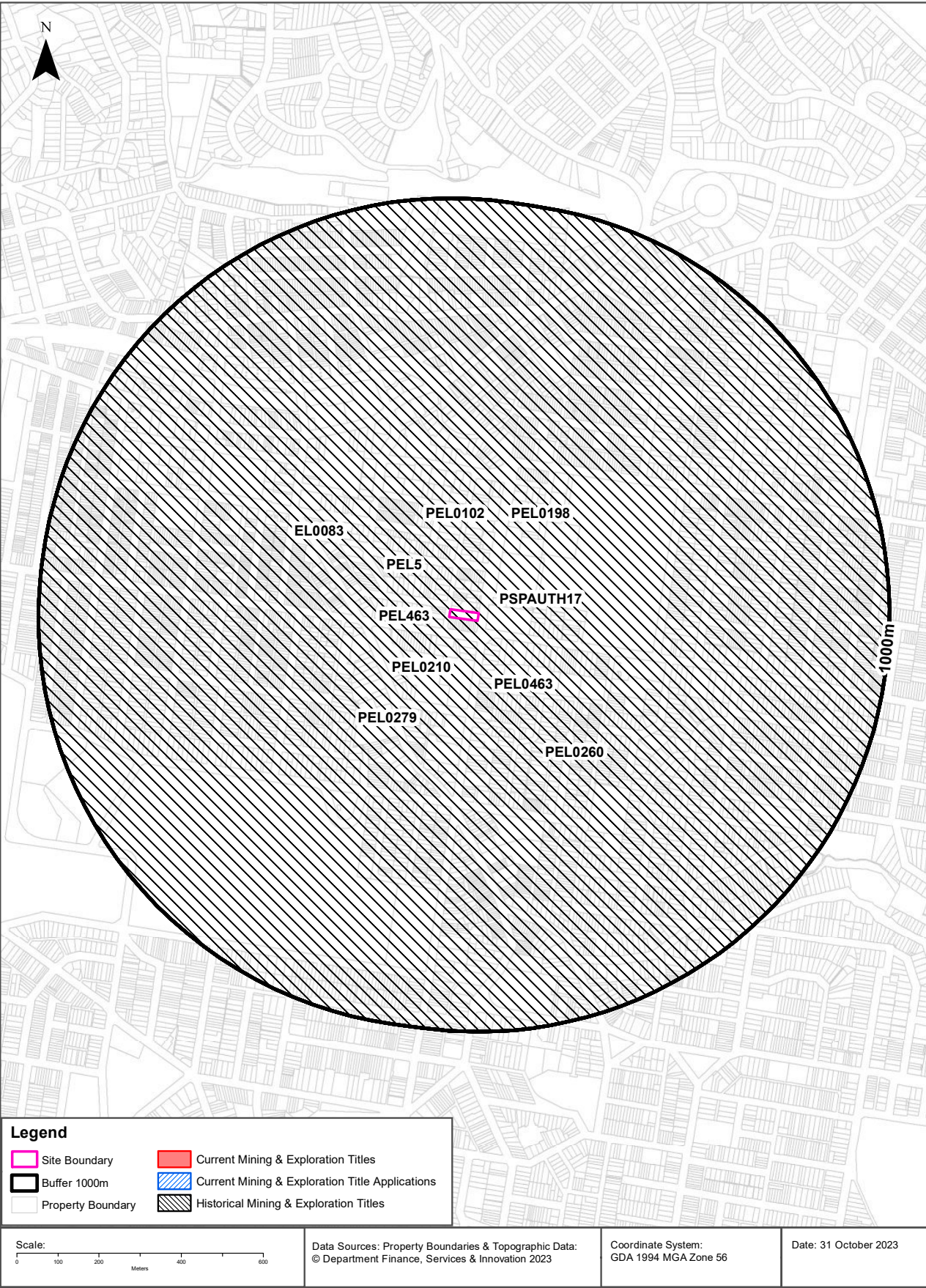
Mining Subsidence Districts

Mining Subsidence Districts within the dataset buffer:

District	Distance	Direction
There are no Mining Subsidence Districts within the report buffer		

Mining Subsidence District Data Source: © Land and Property Information (2016)
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Mining & Exploration Titles
50 Botany Street, Bondi Junction, NSW 2022



Mining

50 Botany Street, Bondi Junction, NSW 2022

Current Mining & Exploration Titles

Current Mining & Exploration Titles within the dataset buffer:

Title Ref	Holder	Grant Date	Expiry Date	Last Renewed	Operation	Resource	Minerals	Dist	Dir
N/A	No records in buffer								

Current Mining & Exploration Titles Data Source: © State of New South Wales through NSW Department of Industry

Current Mining & Exploration Title Applications

Current Mining & Exploration Title Applications within the dataset buffer:

Application Ref	Applicant	Application Date	Operation	Resource	Minerals	Dist	Dir
N/A	No records in buffer						

Current Mining & Exploration Title Applications Data Source: © State of New South Wales through NSW Department of Industry

Mining

50 Botany Street, Bondi Junction, NSW 2022

Historical Mining & Exploration Titles

Historical Mining & Exploration Titles within the dataset buffer:

Title Ref	Holder	Start Date	End Date	Resource	Minerals	Dist	Dir
PSPAUTH17	MACQUARIE ENERGY PTY LTD	20070803	20080703	PETROLEUM	Petroleum	0m	On-site
PEL0463	DART ENERGY (APOLLO) PTY LTD	20091010	20150603	PETROLEUM	Petroleum	0m	On-site
PEL0279	THE ELECTRICITY COMMISSION OF NSW (TRADING AS PACIFIC POWER)	19910504	19931111	PETROLEUM	Petroleum	0m	On-site
PEL0102	AUSTRALIAN OIL AND GAS CORPORATION LTD			PETROLEUM	Petroleum	0m	On-site
EL0083	CONTINENTAL OIL CO OF AUSTRALIA LIMITED	19670201	19680201	MINERALS		0m	On-site
PEL463	DART ENERGY (APOLLO) PTY LTD	20081022	20130227	MINERALS		0m	On-site
PEL5	AGL UPSTREAM INVESTMENTS PTY LIMITED	19931111	20011210	MINERALS		0m	On-site
PEL0260	NORTH BULLI COLLIERIES PTY LTD, AGL PETROLEUM OPERATIONS PTY LTD, THE AUSTRALIAN GAS LIGHT CO.	19810909	19930803	PETROLEUM	Petroleum	0m	On-site
PEL0198	JOHN STREVS (TERRIGAL) NL			PETROLEUM	Petroleum	0m	On-site
PEL0210	THE AUSTRALIAN GAS LIGHT COMPANY (AGL), NORTH BULLI COLLIERIES PTY LTD			PETROLEUM	Petroleum	0m	On-site

Historical Mining & Exploration Titles Data Source: © State of New South Wales through NSW Department of Industry

State Environmental Planning Policy

50 Botany Street, Bondi Junction, NSW 2022

State Significant Precincts

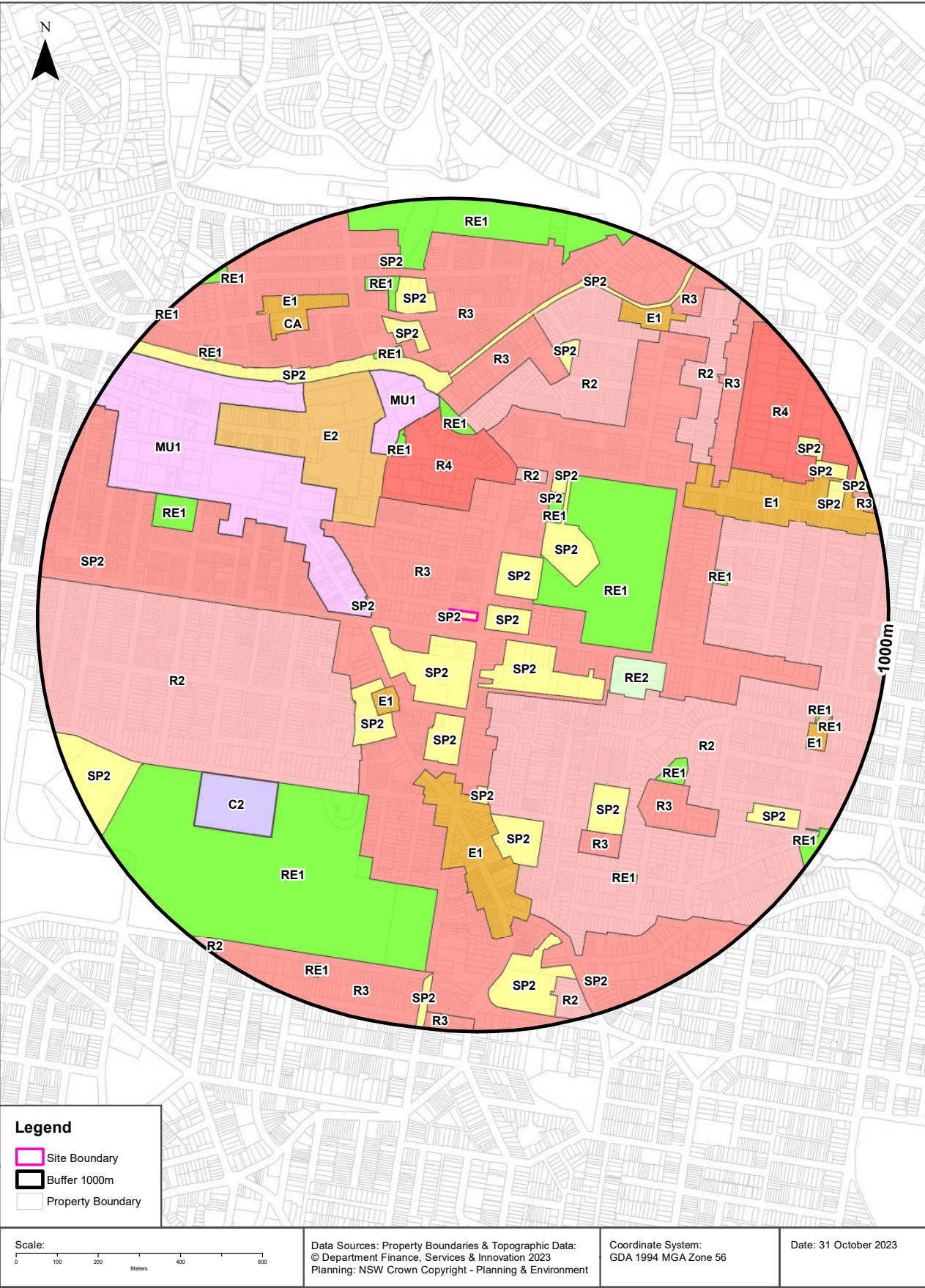
What SEPP State Significant Precincts exist within the dataset buffer?

Map Id	Precinct	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
N/A	No records in buffer							

State Environment Planning Policy Data Source: NSW Crown Copyright - Planning & Environment
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EPI Planning Zones

50 Botany Street, Bondi Junction, NSW 2022



Environmental Planning Instrument

50 Botany Street, Bondi Junction, NSW 2022

Land Zoning

What EPI Land Zones exist within the dataset buffer?

Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
SP2	Infrastructure	Telecommunications Facility	Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	0m	On-site
R3	Medium Density Residential		Waverley Local Environmental Plan 2012	28/07/2023	28/07/2023	28/07/2023	Map Amendment No 2	0m	South
SP2	Infrastructure	Place of Public Worship	Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	21m	East
SP2	Infrastructure	Health Service Facility	Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	50m	South West
SP2	Infrastructure	Water Supply System	Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	64m	North East
SP2	Infrastructure	Educational Establishment	Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	85m	South East
RE1	Public Recreation		Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	136m	East
R2	Low Density Residential		Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	174m	South East
MU1	Mixed Use		Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	186m	North West
SP2	Infrastructure	Telecommunications Facility	Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	194m	West
SP2	Infrastructure	Water Supply System	Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	210m	North East
E1	Local Centre		Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	214m	South West
SP2	Infrastructure	Educational Establishment	Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	221m	South West
SP2	Infrastructure	Educational Establishment & Place of Worship	Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	234m	South
R4	High Density Residential		Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	244m	North
R2	Low Density Residential		Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	263m	West
E2	Commercial Centre		Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	271m	North West
RE1	Public Recreation		Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	278m	North East
SP2	Infrastructure	Electricity Distribution	Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	331m	North East
R2	Low Density Residential		Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	340m	North East

Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
RE2	Private Recreation		Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	345m	East
SP2	Infrastructure	Public Administration Building	Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	346m	North East
E1	Local Centre		Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	374m	South
RE1	Public Recreation		Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	387m	North
SP2	Infrastructure	Place of Public Worship	Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	400m	South
MU1	Mixed Use		Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	404m	North
RE1	Public Recreation		Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	426m	North
R2	Low Density Residential		Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	431m	North East
SP2	Infrastructure	Place of Public Worship	Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	469m	South
R3	Medium Density Residential		Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	472m	North
RE1	Public Recreation		Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	475m	South West
SP2	Infrastructure	Educational Establishment	Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	488m	South East
SP2	Infrastructure	Road Infrastructure Facility	Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	525m	North West
SP2	Infrastructure	Classified Road	Woollahra Local Environmental Plan 2014	14/04/2023	26/04/2023	26/04/2023	Map Amendment No 2	562m	North
E1	Local Centre		Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	563m	East
R3	Medium Density Residential		Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	567m	South East
R3	Medium Density Residential		Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	568m	South East
R3	Medium Density Residential		Woollahra Local Environmental Plan 2014	14/04/2023	26/04/2023	26/04/2023	Map Amendment No 2	572m	North
RE1	Public Recreation		Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	576m	East
C2	Environmental Conservation		Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	577m	South West
RE1	Public Recreation		Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	580m	South East
SP2	Infrastructure	Place of Public Worship	Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	622m	North
RE1	Public Recreation		Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	623m	North
SP2	Infrastructure	Educational Establishment	Woollahra Local Environmental Plan 2014	14/04/2023	26/04/2023	26/04/2023	Map Amendment No 2	628m	North

Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
R2	Low Density Residential		Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	634m	North East
R3	Medium Density Residential		Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	647m	North East
RE1	Public Recreation		Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	654m	West
RE1	Public Recreation		Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	693m	South East
R4	High Density Residential		Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	710m	North East
SP2	Infrastructure	Educational Establishment	Woollahra Local Environmental Plan 2014	14/04/2023	26/04/2023	26/04/2023	Map Amendment No 2	725m	North
RE1	Public Recreation		Woollahra Local Environmental Plan 2014	14/04/2023	26/04/2023	26/04/2023	Map Amendment No 2	736m	North
E1	Local Centre		Woollahra Local Environmental Plan 2014	14/04/2023	26/04/2023	26/04/2023	Map Amendment No 2	761m	North West
CA	Complex Area		Woollahra Local Environmental Plan 2014	14/04/2023	26/04/2023	26/04/2023	Map Amendment No 2	761m	North West
SP2	Infrastructure	Educational Establishment	Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	779m	South
E1	Local Centre		Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	789m	North East
SP2	Infrastructure	Educational Establishment	Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	805m	South East
SP2	Infrastructure	Educational Establishment	Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	821m	South West
RE1	Public Recreation		Woollahra Local Environmental Plan 2014	14/04/2023	26/04/2023	26/04/2023	Map Amendment No 2	828m	North
RE1	Public Recreation		Woollahra Local Environmental Plan 2014	14/04/2023	26/04/2023	26/04/2023	Map Amendment No 2	830m	North West
SP2	Infrastructure	Depot	Woollahra Local Environmental Plan 2014	14/04/2023	26/04/2023	26/04/2023	Map Amendment No 2	840m	North
E1	Local Centre		Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	846m	East
RE1	Public Recreation		Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	854m	East
SP2	Infrastructure	Classified Road	Randwick Local Environmental Plan 2012	18/08/2023	01/09/2023	01/09/2023	Amendment No 9	862m	South
R3	Medium Density Residential		Randwick Local Environmental Plan 2012	18/08/2023	01/09/2023	01/09/2023	Amendment No 9	862m	South
SP2	Infrastructure	Place of Public Worship	Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	867m	North East
SP2	Infrastructure	Water Supply System	Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	871m	West
RE1	Public Recreation		Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	881m	East
SP2	Infrastructure	Educational Establishment	Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	884m	East
SP2	Infrastructure	Place of Public Worship	Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	887m	East

Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
R2	Low Density Residential		Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	887m	South
RE1	Public Recreation		Randwick Local Environmental Plan 2012	18/08/2023	01/09/2023	01/09/2023	Amendment No 9	900m	South
SP2	Infrastructure	Place of Public Worship	Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	911m	South
RE1	Public Recreation		Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	946m	South East
R3	Medium Density Residential		Randwick Local Environmental Plan 2012	18/08/2023	01/09/2023	01/09/2023	Amendment No 9	958m	South
RE1	Public Recreation		Woollahra Local Environmental Plan 2014	14/04/2023	26/04/2023	26/04/2023	Map Amendment No 2	958m	North West
SP2	Infrastructure	Educational Establishment	Waverley Local Environmental Plan 2012	28/04/2023	28/04/2023	28/07/2023	Map Amendment No 1	961m	East
R2	Low Density Residential		Randwick Local Environmental Plan 2012	18/08/2023	01/09/2023	01/09/2023	Amendment No 9	964m	South West

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50 Botany Street, Bondi Junction, NSW 2022



Heritage

50 Botany Street, Bondi Junction, NSW 2022

Commonwealth Heritage List

What are the Commonwealth Heritage List Items located within the dataset buffer?

Place Id	Name	Address	Place File No	Class	Status	Register Date	Distance	Direction
N/A	No records in buffer							

Heritage Data Source: Australian Government Department of the Environment and Energy - Heritage Branch
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National Heritage List

What are the National Heritage List Items located within the dataset buffer?
Note. Please click on Place Id to activate a hyperlink to online website.

Place Id	Name	Address	Place File No	Class	Status	Register Date	Distance	Direction
105814	Charing Cross Commercial Centre	Bronte Rd, Waverley NSW	1/12/038/0021	Historic	Place not included in NHL		396m	South

Heritage Data Source: Australian Government Department of the Environment and Energy - Heritage Branch
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State Heritage Register - Curtilages

What are the State Heritage Register Items located within the dataset buffer?

Map Id	Name	Address	LGA	Listing Date	Listing No	Plan No	Distance	Direction
5045043	St Mary's Anglican Church and Pipe Organ	240 Birrell Street Waverley	WAVERLEY	02/04/1999	00160	160	21m	East
5053885	Waverley Reservoir (Elevated) (WS 0136)	Paul Street, Bondi Junction	WAVERLEY	15/11/2002	01646	2059	201m	North East
5051455	Waverley Reservoir No 1 (WS 0132)	Paul Street, Waverley	WAVERLEY	18/11/1999	01353	2034	210m	North East
5045037	Charing Cross	11 Victoria Street Waverley	WAVERLEY	02/04/1999	00449	449	457m	South
5045410	Mary Immaculate Group	45 Victoria Street Waverley	WAVERLEY	02/04/1999	00626	1650	469m	South
5045397	Centennial Park, Moore Park, Queens Park	Randwick, South Sydney and Waverley LGAs, Centennial Park	RANDWICK	27/03/2000	01384	2257	475m	South West

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Environmental Planning Instrument - Heritage

What are the EPI Heritage Items located within the dataset buffer?

Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
C3	Botany Street	Conservation Area - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	0m	On-site
I166	Telecommunication tower	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	0m	On-site
I145	Two storey terrace row	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	0m	South
I165	Single dwelling	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	0m	North
I161	Single storey terrace row	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	12m	West
I163	Semi-detached dwellings	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	12m	West
I146	Ecclesiastical Gothic style stone church, St Mary's Church	Item - General	State	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	21m	East
I164	Two storey terrace row	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	24m	North
I160	Two storey residential flat building	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	45m	North West
I230	Single storey dwelling	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	46m	West
I228	Late Victorian terrace	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	49m	North West
I449	War Memorial Hospital, Late Victorian buildings and former stables	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	50m	South
I229	Single storey dwelling	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	58m	West
I465	Federation house	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	58m	South East
I505	St Mary's Anglican Church and Grounds	Item - Landscape	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	64m	East
I227	Single storey dwelling	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	70m	West
I139	Semi-detached dwellings	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	74m	North
I137	Two storey terrace row	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	74m	North
I138	Semi-detached dwellings	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	74m	North
I136	Inter-War flat building	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	81m	North West
I450	Federation style classroom building, Waverley College	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	85m	South East
I226	Federation style semi-detached dwelling	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	112m	North West
I466	Victorian Mansion 'The Grange'	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	116m	South East

Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
I186	Inter-War bungalow	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	130m	East
I144	Single storey dwelling	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	131m	West
C67	Waverley Park	Conservation Area - Landscape	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	136m	East
I519	War Memorial Hospital,landscape	Item - Landscape	State	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	136m	South
I159	Modern style flat buildings	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	150m	North
I162	Victorian/Italianate style terrace pair	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	155m	North
I225	Inter-War flat building	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	179m	West
I473	Federation style semis	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	183m	South West
I246	Waverley Telephone Exchange 1920's public building	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	186m	West
I135	1920's flat building	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	191m	North West
I518	Waverley College landscape	Item - Landscape	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	197m	South East
I184	Two storey semi-detached residences	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	197m	North West
I183	Two storey semi-detached residences	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	206m	North West
I239	Federation house	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	207m	East
C24	Blenheim Street / Bronte Road	Conservation Area - Landscape	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	207m	South West
I467	Federation house	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	215m	South
I182	Two storey semi-detached residences	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	216m	North West
I185	Two storey terrace row	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	224m	North West
C7	Charing Cross	Conservation Area - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	225m	South
I181	Two storey semi-detached residences	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	226m	North West
I468	Early twentieth century, ecclesiastical style building, St Clare's Convent	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	234m	South
I472	Victorian/Edwardian style terraced pair	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	236m	South West
I452	Victorian/Federation cottages	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	238m	South West

Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
I158	Two storey terraces	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	243m	North
I192	Two storey terrace row	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	250m	North West
C1	Blenheim Street	Conservation Area - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	257m	West
I157	Two storey terraces	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	258m	North
I193	Bondi Junction Community Health Centre	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	259m	North
C49	Llandaff Street	Conservation Area - Landscape	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	259m	North
I173	Facade group only	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	263m	North West
I406	Late eighteenth century stone houses	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	265m	West
A530	Waverley Reservoir No.2	Item - Archaeological	State	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	265m	North East
I407	Early weatherboard cottages traditional Georgian form	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	268m	West
I222	Victorian Italianate style dwelling	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	270m	North East
A542	Item	Item - Archaeological	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	272m	West
I156	Two storey terraces	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	273m	North
A529	Waverley Reservoir No.1	Item - Archaeological	State	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	273m	North East
I408	Early stone terraced pair	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	277m	West
I155	Church	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	282m	North
I405	Early worker's houses	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	284m	West
I175	Three story residential flat building	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	287m	North
A543	Item	Item - Archaeological	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	289m	West
I470	Early twentieth century, ecclesiastical style building, St Charles School	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	290m	South
I404	Early stone house	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	299m	West
I409	Late nineteenth century weatherboard cottage	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	302m	West
C68	Wiley Street	Conservation Area - Landscape	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	304m	South East

Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
I426	Federation style traditional weatherboard cottage	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	305m	West
C14	Queens Park	Conservation Area - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	307m	West
I174	Corner Federation house	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	311m	North East
I403	Early worker's cottage	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	312m	West
I241	Inter-War modern/functionalist style flat building	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	316m	North
I469	1920's Inter-War bungalow	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	325m	South
C17	Yenda Avenue	Conservation Area - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	329m	South West
I431	Inter-War bungalows	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	329m	South West
A541	Stone Houses	Item - Archaeological	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	336m	West
I427	Early workers cottages	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	345m	West
I451	Post War Modernist style Waverley Bowling Club	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	345m	East
C38	Cuthbert Street	Conservation Area - Landscape	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	347m	South West
C22	Birrell Street	Conservation Area - Landscape	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	353m	West
I172	Facade only	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	355m	North West
C12	Mill Hill	Conservation Area - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	355m	West
C28	Brisbane Street (No. 18-34)	Conservation Area - Landscape	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	355m	West
I430	Inter-War bungalows	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	356m	South West
A544	Cottages	Item - Archaeological	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	360m	West
I498	Victorian Filigree style semi-detached residences	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	384m	South East
C26	Bondi Road	Conservation Area - Landscape	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	385m	North East
I430	Inter-War bungalows	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	387m	South West
A531	Gregory Memorial Fountain	Item - Archaeological	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	394m	North East
I454	Inter-War Free Classical public building	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	396m	South

Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
C16	Woodstock Street	Conservation Area - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	399m	North East
I411	Late Victorian commercial pair	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	401m	South
C27	Brisbane Street	Conservation Area - Landscape	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	402m	West
I494	Late nineteenth century stone church	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	410m	South
I463	1920's Inter War bungalow	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	412m	South
I150	Late Victorian terraces	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	415m	North East
I171	Facade only	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	417m	North West
I421	Late nineteenth century stone terrace	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	420m	West
I499	Late Victorian house	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	423m	South East
I167	Ecclesiastical building	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	424m	West
I423	Victorian Italianate style semi-detached dwelling	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	425m	West
I148	Federation style house	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	426m	North
I151	Victorian/Federation terraced pair	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	426m	North East
C41	Fingleton Reserve	Conservation Area - Landscape	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	426m	North
I424	Victorian Italianate style semi-detached dwelling	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	428m	West
I152	Late Victorian terraces	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	431m	North East
I422	Sandstone Wall	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	438m	West
C19	Arnold Street	Conservation Area - Landscape	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	447m	South West
I214	Facade group only	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	448m	North West
I195	Single storey terrace row	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	454m	West
I153	Late nineteenth century terraced pair, Italianate style	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	455m	North East
I412	Inter-War, Art Deco style hotel	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	456m	South
I429	Old stone building	Item - General	State	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	457m	South
I221	Late Victorian terraced pair	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	457m	North East

Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
I496	Late Victorian villa	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	463m	South East
I154	Federation Filigree style terrace houses	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	465m	North East
I495	Large cathedral with Classical Revival facade to lower part of building	Item - General	State	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	469m	South
A545	Pre-School Learning Centre, stone house	Item - Archaeological	State	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	469m	South
I410	1930's style house	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	470m	South West
C55	Queens Park	Conservation Area - Landscape	State	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	475m	South West
I455	Late nineteenth century commercial terraces	Item - General	Local	Waverley Local Environmental Plan 2012	15/12/2017	15/12/2017	23/10/2020	478m	South
C55	Queens Park	Conservation Area - Landscape	State	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	483m	South West
I242	Late Victorian house	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	483m	North East
I32	Federation Arts and Crafts style residential flat building	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	486m	North East
I170	Tea Gardens Hotel	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	487m	North West
I476	Late Victorian villa (Froebel House, Macquarie Institute), Waverley College Junior School	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	488m	South East
I497	Late Victorian house	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	493m	South East
I55	Stone cottage	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	493m	East
I149	Former Tramway shed	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	498m	North East
I453	1940's style commercial building	Item - General	Local	Waverley Local Environmental Plan 2012	26/10/2012	26/10/2012	23/10/2020	499m	South

Heritage Data Source: NSW Crown Copyright - Planning & Environment

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Natural Hazards

50 Botany Street, Bondi Junction, NSW 2022

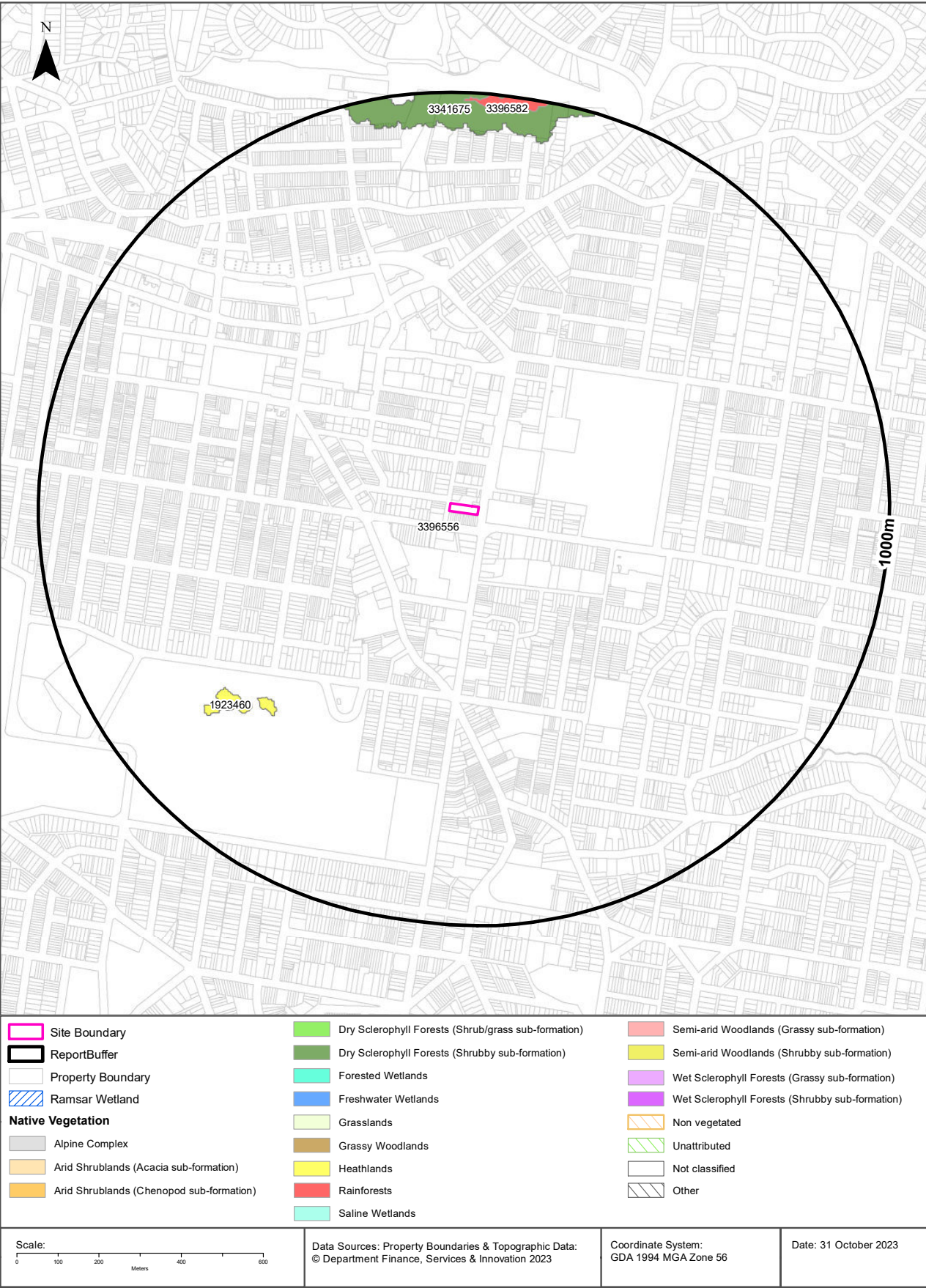
Bush Fire Prone Land

What are the nearest Bush Fire Prone Land Categories that exist within the dataset buffer?

Bush Fire Prone Land Category	Distance	Direction
No records in buffer		

NSW Bush Fire Prone Land - © NSW Rural Fire Service under Creative Commons 4.0 International Licence

Ecological Constraints - Vegetation & Ramsar Wetlands
50 Botany Street, Bondi Junction, NSW 2022



Ecological Constraints

50 Botany Street, Bondi Junction, NSW 2022

Native Vegetation

What native vegetation exists within the dataset buffer?

Map ID	Vegetation Formation	Plant Community Type and Vegetation Formation	Vegetation Class	Dist	Dir
3396556	Not classified	(Not classified) Not classified	Not classified	0m	On-site
1923460	Heathlands	(Heathlands) Southern Sandplain Heath	Wallum Sand Heaths	629m	South West
3341675	Dry Sclerophyll Forests (Shrubby sub-formation)	(Dry Sclerophyll Forests (Shrubby sub-formation)) Sydney Coastal Sandstone Foreshores Forest	Sydney Coastal Dry Sclerophyll Forests	897m	North
3396582	Rainforests	(Rainforests) Sydney Coastal Coachwood Gallery Rainforest	Northern Warm Temperate Rainforests	963m	North

Native Vegetation Type Map : NSW Department of Planning and Environment 2022
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Ramsar Wetlands

What Ramsar Wetland areas exist within the dataset buffer?

Map Id	Ramsar Name	Wetland Name	Designation Date	Source	Distance	Direction
N/A	No records in buffer					

Ramsar Wetlands Data Source: © Commonwealth of Australia - Department of Agriculture, Water and the Environment

Ecological Constraints

50 Botany Street, Bondi Junction, NSW 2022

Groundwater Dependent Ecosystems Atlas

Type	GDE Potential	Geomorphology	Ecosystem Type	Aquifer Geology	Distance	Direction
N/A	No records in buffer					

Groundwater Dependent Ecosystems Atlas Data Source: The Bureau of Meteorology
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Ecological Constraints

50 Botany Street, Bondi Junction, NSW 2022

Inflow Dependent Ecosystems Likelihood

Type	IDE Likelihood	Geomorphology	Ecosystem Type	Aquifer Geology	Distance	Direction
N/A	No records in buffer					

Inflow Dependent Ecosystems Likelihood Data Source: The Bureau of Meteorology
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Ecological Constraints

50 Botany Street, Bondi Junction, NSW 2022

NSW BioNet Atlas

Species on the NSW BioNet Atlas that have a NSW or federal conservation status, a NSW sensitivity status, or are listed under a migratory species agreement, and are within 10km of the site?

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Animalia	Amphibia	Litoria aurea	Green and Golden Bell Frog	Endangered	Not Sensitive	Vulnerable	
Animalia	Amphibia	Pseudophryne australis	Red-crowned Toadlet	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Actitis hypoleucos	Common Sandpiper	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Anseranas semipalmata	Magpie Goose	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Anthochaera phrygia	Regent Honeyeater	Critically Endangered	Category 2	Critically Endangered	
Animalia	Aves	Apus pacificus	Fork-tailed Swift	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Ardenna carneipes	Flesh-footed Shearwater	Vulnerable	Not Sensitive	Not Listed	ROKAMBA;JAMBA
Animalia	Aves	Ardenna grisea	Sooty Shearwater	Not Listed	Not Sensitive	Not Listed	JAMBA
Animalia	Aves	Ardenna pacifica	Wedge-tailed Shearwater	Not Listed	Not Sensitive	Not Listed	JAMBA
Animalia	Aves	Ardenna tenuirostris	Short-tailed Shearwater	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Arenaria interpres	Ruddy Turnstone	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Artamus cyanopterus	Dusky Woodswallow	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Botaurus poiciloptilus	Australasian Bittern	Endangered	Not Sensitive	Endangered	
Animalia	Aves	Burhinus grallarius	Bush Stone-curlew	Endangered	Not Sensitive	Not Listed	
Animalia	Aves	Calidris acuminata	Sharp-tailed Sandpiper	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Calidris alba	Sanderling	Vulnerable	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Calidris canutus	Red Knot	Not Listed	Not Sensitive	Endangered	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Calidris ferruginea	Curlew Sandpiper	Endangered	Not Sensitive	Critically Endangered	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Calidris melanotos	Pectoral Sandpiper	Not Listed	Not Sensitive	Not Listed	ROKAMBA;JAMBA
Animalia	Aves	Calidris ruficollis	Red-necked Stint	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Calidris tenuirostris	Great Knot	Vulnerable	Not Sensitive	Critically Endangered	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Calonectris leucomelas	Streaked Shearwater	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Calyptorhynchus banksii samueli	Red-tailed Black-Cockatoo (inland subspecies)	Vulnerable	Category 2	Not Listed	
Animalia	Aves	Calyptorhynchus lathami lathami	South-eastern Glossy Black-Cockatoo	Vulnerable	Category 2	Vulnerable	
Animalia	Aves	Certhionyx variegatus	Pied Honeyeater	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Charadrius leschenaultii	Greater Sand-plover	Vulnerable	Not Sensitive	Vulnerable	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Charadrius mongolus	Lesser Sand-plover	Vulnerable	Not Sensitive	Endangered	ROKAMBA;CAMBA; JAMBA

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Animalia	Aves	Charadrius veredus	Oriental Plover	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Chlidonias leucopterus	White-winged Black Tern	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Chthonicola sagittata	Speckled Warbler	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Climacteris picumnus victorae	Brown Treecreeper (eastern subspecies)	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Cuculus optatus	Oriental Cuckoo	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Daphoenositta chrysoptera	Varied Sittella	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Dasyornis brachypterus	Eastern Bristlebird	Endangered	Category 2	Endangered	
Animalia	Aves	Diomedea exulans	Wandering Albatross	Endangered	Not Sensitive	Endangered	
Animalia	Aves	Diomedea gibsoni	Gibson's Albatross	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Aves	Epthianura albigrons	White-fronted Chat	Endangered Population, Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Erythrorhynchus radiatus	Red Goshawk	Critically Endangered	Category 2	Vulnerable	
Animalia	Aves	Esacus magnirostris	Beach Stone-curlew	Critically Endangered	Not Sensitive	Not Listed	
Animalia	Aves	Eudyptula minor	Little Penguin	Endangered Population	Not Sensitive	Not Listed	
Animalia	Aves	Gallinago hardwickii	Latham's Snipe	Not Listed	Not Sensitive	Not Listed	ROKAMBA;JAMBA
Animalia	Aves	Glossopsitta pusilla	Little Lorikeet	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Grantiella picta	Painted Honeyeater	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Aves	Gygis alba	White Tern	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Haematopus fuliginosus	Sooty Oystercatcher	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Haematopus longirostris	Pied Oystercatcher	Endangered	Not Sensitive	Not Listed	
Animalia	Aves	Haliaeetus leucogaster	White-bellied Sea-Eagle	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Hieraaetus morphnoides	Little Eagle	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Hirundapus caudacutus	White-throated Needletail	Not Listed	Not Sensitive	Vulnerable	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Hydroprogne caspia	Caspian Tern	Not Listed	Not Sensitive	Not Listed	JAMBA
Animalia	Aves	Ixobrychus flavicollis	Black Bittern	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Lathamus discolor	Swift Parrot	Endangered	Not Sensitive	Critically Endangered	
Animalia	Aves	Limosa lapponica	Bar-tailed Godwit	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Limosa limosa	Black-tailed Godwit	Vulnerable	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Lophochroa leadbeateri	Major Mitchell's Cockatoo	Vulnerable	Category 2	Not Listed	
Animalia	Aves	Lophoictinia isura	Square-tailed Kite	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Macronectes giganteus	Southern Giant Petrel	Endangered	Not Sensitive	Endangered	
Animalia	Aves	Macronectes halli	Northern Giant-Petrel	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Aves	Manorina melanotis	Black-eared Miner	Critically Endangered	Not Sensitive	Endangered	
Animalia	Aves	Motacilla flava	Yellow Wagtail	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Animalia	Aves	Neophema chrysogaster	Orange-bellied Parrot	Critically Endangered	Category 3	Critically Endangered	
Animalia	Aves	Ninox connivens	Barking Owl	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Ninox strenua	Powerful Owl	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Numenius madagascariensis	Eastern Curlew	Not Listed	Not Sensitive	Critically Endangered	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Numenius minutus	Little Curlew	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Numenius phaeopus	Whimbrel	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Oceanites oceanicus	Wilson's Storm-Petrel	Not Listed	Not Sensitive	Not Listed	JAMBA
Animalia	Aves	Onychoprion fuscata	Sooty Tern	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Oxyura australis	Blue-billed Duck	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Pandion cristatus	Eastern Osprey	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Petroica boodang	Scarlet Robin	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Pezoporus wallicus wallicus	Eastern Ground Parrot	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Phaethon lepturus	White-tailed Tropicbird	Not Listed	Not Sensitive	Not Listed	CAMBA;JAMBA
Animalia	Aves	Phaethon rubricauda	Red-tailed Tropicbird	Vulnerable	Not Sensitive	Not Listed	CAMBA;JAMBA
Animalia	Aves	Phoebastria fusca	Sooty Albatross	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Aves	Pluvialis fulva	Pacific Golden Plover	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Pluvialis squatarola	Grey Plover	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Polytelis swainsonii	Superb Parrot	Vulnerable	Category 3	Vulnerable	
Animalia	Aves	Pterodroma leucoptera leucoptera	Gould's Petrel	Vulnerable	Not Sensitive	Endangered	
Animalia	Aves	Pterodroma solandri	Providence Petrel	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Ptilinopus magnificus	Wompoo Fruit-Dove	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Ptilinopus regina	Rose-crowned Fruit-Dove	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Ptilinopus superbus	Superb Fruit-Dove	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Puffinus assimilis	Little Shearwater	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Stagonopleura guttata	Diamond Firetail	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Stercorarius longicaudus	Long-tailed Jaeger	Not Listed	Not Sensitive	Not Listed	CAMBA;JAMBA
Animalia	Aves	Stercorarius parasiticus	Arctic Jaeger	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Stercorarius pomarinus	Pomarine Jaeger	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Sterna hirundo	Common Tern	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Sternula albifrons	Little Tern	Endangered	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Stictonetta naevosa	Freckled Duck	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Sula dactylatra	Masked Booby	Vulnerable	Not Sensitive	Not Listed	ROKAMBA;JAMBA
Animalia	Aves	Thalassarche bulleri	Buller's Albatross	Not Listed	Not Sensitive	Vulnerable	
Animalia	Aves	Thalassarche cauta	Shy Albatross	Endangered	Not Sensitive	Endangered	

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Animalia	Aves	Thalassarche chrysostoma	Grey-headed Albatross	Not Listed	Not Sensitive	Endangered	
Animalia	Aves	Thalassarche melanophris	Black-browed Albatross	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Aves	Thalasseus bergii	Crested Tern	Not Listed	Not Sensitive	Not Listed	JAMBA
Animalia	Aves	Thinornis cucullatus cucullatus	Eastern Hooded Dotterel	Critically Endangered	Not Sensitive	Vulnerable	
Animalia	Aves	Tringa brevipes	Grey-tailed Tattler	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Tringa glareola	Wood Sandpiper	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Tringa incana	Wandering Tattler	Not Listed	Not Sensitive	Not Listed	JAMBA
Animalia	Aves	Tringa nebularia	Common Greenshank	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Tringa stagnatilis	Marsh Sandpiper	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Tyto novaehollandiae	Masked Owl	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Tyto tenebricosa	Sooty Owl	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Xenus cinereus	Terek Sandpiper	Vulnerable	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Gastropoda	Meridolum maryae	Maroubra Woodland Snail	Endangered	Not Sensitive	Not Listed	
Animalia	Insecta	Petalura gigantea	Giant Dragonfly	Endangered	Not Sensitive	Not Listed	
Animalia	Mammalia	Aepyprymnus rufescens	Rufous Bettong	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Arctocephalus forsteri	New Zealand Fur-seal	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Arctocephalus pusillus doriferus	Australian Fur-seal	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Balaenoptera musculus	Blue Whale	Endangered	Not Sensitive	Endangered	
Animalia	Mammalia	Cercartetus nanus	Eastern Pygmy-possum	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Chalinolobus dwyeri	Large-eared Pied Bat	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Mammalia	Dasyurus maculatus	Spotted-tailed Quoll	Vulnerable	Not Sensitive	Endangered	
Animalia	Mammalia	Dasyurus viverrinus	Eastern Quoll	Endangered	Not Sensitive	Endangered	
Animalia	Mammalia	Dugong dugon	Dugong	Endangered	Not Sensitive	Not Listed	
Animalia	Mammalia	Eubalaena australis	Southern Right Whale	Endangered	Not Sensitive	Endangered	
Animalia	Mammalia	Falsistrellus tasmaniensis	Eastern False Pipistrelle	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Macrotis lagotis	Bilby	Extinct	Not Sensitive	Vulnerable	
Animalia	Mammalia	Micronomus norfolkensis	Eastern Coastal Free-tailed Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Miniopterus australis	Little Bent-winged Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Miniopterus orianae oceanensis	Large Bent-winged Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Myotis macropus	Southern Myotis	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Notomys cervinus	Fawn Hopping-mouse	Extinct	Not Sensitive	Not Listed	
Animalia	Mammalia	Notomys mitchellii	Mitchell's Hopping-mouse	Extinct	Not Sensitive	Not Listed	
Animalia	Mammalia	Perameles nasuta	Long-nosed Bandicoot	Endangered Population	Not Sensitive	Not Listed	
Animalia	Mammalia	Petaurus norfolcensis	Squirrel Glider	Vulnerable	Not Sensitive	Not Listed	

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Animalia	Mammalia	Phascolarctos cinereus	Koala	Endangered	Not Sensitive	Endangered	
Animalia	Mammalia	Physeter macrocephalus	Sperm Whale	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Pteropus poliocephalus	Grey-headed Flying-fox	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Mammalia	Saccolaimus flaviventris	Yellow-bellied Sheath-tail-bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Vespertilio macrotis	Eastern Cave Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Reptilia	Aspiderhina ramsayi	Woma	Vulnerable	Not Sensitive	Not Listed	
Animalia	Reptilia	Caretta caretta	Loggerhead Turtle	Endangered	Not Sensitive	Endangered	
Animalia	Reptilia	Chelonia mydas	Green Turtle	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Reptilia	Dermochelys coriacea	Leatherback Turtle	Endangered	Not Sensitive	Endangered	
Animalia	Reptilia	Diplodactylus platyrus	Eastern Fat-tailed Gecko	Endangered	Not Sensitive	Not Listed	
Animalia	Reptilia	Eremnophis imbricatus	Hawksbill Turtle	Not Listed	Not Sensitive	Vulnerable	
Animalia	Reptilia	Hoplocephalus bitorquatus	Pale-headed Snake	Vulnerable	Not Sensitive	Not Listed	
Animalia	Reptilia	Tiliqua occipitalis	Western Blue-tongued Lizard	Vulnerable	Not Sensitive	Not Listed	
Animalia	Reptilia	Urolophus hutchingsi	Border Thick-tailed Gecko	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Reptilia	Varanus rosenbergi	Rosenberg's Goanna	Vulnerable	Not Sensitive	Not Listed	
Plantae	Flora	Acacia bynoeana	Bynoe's Wattle	Endangered	Not Sensitive	Vulnerable	
Plantae	Flora	Acacia gordonii		Endangered	Not Sensitive	Endangered	
Plantae	Flora	Acacia terminalis subsp. Eastern Sydney	Sunshine wattle	Endangered	Not Sensitive	Endangered	
Plantae	Flora	Allocasuarina portuensis	Nielsen Park She-oak	Endangered	Category 3	Endangered	
Plantae	Flora	Amperea xiphocladia var. pedicellata		Extinct	Not Sensitive	Extinct	
Plantae	Flora	Asterolasia buxifolia		Endangered	Not Sensitive	Not Listed	
Plantae	Flora	Caladenia tessellata	Thick Lip Spider Orchid	Endangered	Category 2	Vulnerable	
Plantae	Flora	Callistemon linearifolius	Netted Bottle Brush	Vulnerable	Category 3	Not Listed	
Plantae	Flora	Dichanthium setosum	Bluegrass	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Doryanthes palmeri	Giant Spear Lily	Vulnerable	Not Sensitive	Not Listed	
Plantae	Flora	Eucalyptus camfieldii	Camfield's Stringybark	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Eucalyptus fracta	Broken Back Ironbark	Vulnerable	Not Sensitive	Not Listed	
Plantae	Flora	Eucalyptus leucoxylon subsp. pruinosa	Yellow Gum	Vulnerable	Not Sensitive	Not Listed	
Plantae	Flora	Eucalyptus nicholii	Narrow-leaved Black Peppermint	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Eucalyptus pulverulenta	Silver-leaved Gum	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Eucalyptus scoparia	Wallangarra White Gum	Endangered	Not Sensitive	Vulnerable	
Plantae	Flora	Genoplesium baueri	Bauer's Midge Orchid	Endangered	Category 2	Endangered	
Plantae	Flora	Grammitis stenophylla	Narrow-leaf Finger Fern	Endangered	Category 3	Not Listed	

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Plantae	Flora	Grevillea caleyi	Caley's Grevillea	Critically Endangered	Category 3	Critically Endangered	
Plantae	Flora	Hibbertia puberula		Endangered	Not Sensitive	Not Listed	
Plantae	Flora	Macadamia integrifolia	Macadamia Nut	Not Listed	Not Sensitive	Vulnerable	
Plantae	Flora	Macadamia tetraphylla	Rough-shelled Bush Nut	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Melaleuca biconvexa	Biconvex Paperbark	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Melaleuca deanei	Deane's Paperbark	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Persoonia hirsuta	Hairy Geebung	Endangered	Category 3	Endangered	
Plantae	Flora	Pimelea curviflora var. curviflora		Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Prasophyllum fuscum	Slaty Leek Orchid	Critically Endangered	Category 2	Vulnerable	
Plantae	Flora	Prostanthera marifolia	Seaforth Mintbush	Critically Endangered	Category 3	Critically Endangered	
Plantae	Flora	Rhodamnia rubescens	Scrub Turpentine	Critically Endangered	Not Sensitive	Critically Endangered	
Plantae	Flora	Senecio spathulatus	Coast Groundsel	Endangered	Not Sensitive	Not Listed	
Plantae	Flora	Senna acclinis	Rainforest Cassia	Endangered	Not Sensitive	Not Listed	
Plantae	Flora	Syzygium paniculatum	Magenta Lilly Pilly	Endangered	Not Sensitive	Vulnerable	
Plantae	Flora	Tetratheca glandulosa		Vulnerable	Not Sensitive	Not Listed	
Plantae	Flora	Tetratheca juncea	Black-eyed Susan	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Thesium australe	Austral Toadflax	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Triplarina imbricata	Creek Triplarina	Endangered	Not Sensitive	Endangered	

Data does not include NSW category 1 sensitive species.

NSW BioNet: © State of NSW and Office of Environment and Heritage

Location Confidences

Where Lotsearch has had to georeference features from supplied addresses, a location confidence has been assigned to the data record. This indicates a confidence to the positional accuracy of the feature. Where applicable, a code is given under the field heading “LC” or “LocConf”. These codes lookup to the following location confidences:

LC Code	Location Confidence
Premise Match	Georeferenced to the site location / premise or part of site
Area Match	Georeferenced to an approximate or general area
Road Match	Georeferenced to a road or rail corridor
Road Intersection	Georeferenced to a road intersection
Buffered Point	A point feature buffered to x metres
Adjacent Match	Land adjacent to a georeferenced feature
Network of Features	Georeferenced to a network of features
Suburb Match	Georeferenced to a suburb boundary
As Supplied	Spatial data supplied by provider

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 - (c) releases each Third Party Content Supplier from any claim it may have otherwise had in connection with the Report, or the negotiation of, entry into, performance of, or termination of these Terms.
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 - (b) any loss of profit, loss of revenue, loss of interest, loss of data, loss of goodwill or loss of business opportunities, business interruption arising directly or indirectly out of or in relation to the Report or these Terms,irrespective of how that liability arises including in contract or tort, liability under indemnity or for any other common law, equitable or statutory cause of action or otherwise.
 - 12. These Terms are subject to New South Wales law.



Appendix D: SafeWork NSW Schedule 11 Search Results

11/17/23, 11:44 AM

Email - Fiona Warden - Outlook

SafeWork NSW: 00908836 –Site Search application – Result not found [ref:!00D2801hl6J.!500Mn0CUqVJ:ref]

Licensing <licensing@safework.nsw.gov.au>

Wed 08/11/2023 09:22

To:Fiona Warden <fiona.warden@progressiverm.com>

Security Classification: Sensitive Personal
Please do not amend the subject line of this email

Dear Fiona

Re: Site Search for Schedule 11 Hazardous Chemicals on premises Application – Result not found.

I refer to your application for a Site Search for Schedule 11 Hazardous Chemicals on premises, received by SafeWork NSW on 31/10/2023 for the following site: **50 (Lot 1 in DP 619753) Botany Street Bondi Junction NSW 2022.**

A search of the records held by SafeWork NSW has not located any records pertaining to the above-mentioned premises.

If you have any further information or if you have any questions, please use one of the following options, quoting the SafeWork NSW enquiry reference number: **00908836.**

- Email: licensing@safework.nsw.gov.au
- Phone: 13 10 50

Kind regards

???????

Mo Lotonuu

SafeWork NSW | Better Regulation Division

Department of Customer Service

p- 13 10 50

e- licensing@safework.nsw.gov.au | www.customerservice.nsw.gov.au

Level 3, 32 Mann Street, Gosford, NSW 2250

We are always looking for ways that we can improve our services. You may be contacted by email in the next few weeks to complete a short survey and provide us with your feedback on what we did well and where we can improve. If you do not wish to participate in our surveys, please email us at: licensingQA@customerservice.nsw.gov.au and we will ensure that you are not contacted.

[TaxInvoice for the customer.pdf](#)

ref:!00D2801hl6J.!500Mn0CUqVJ:ref



Appendix E: Section 10.7 Planning Certificate

**PLANNING CERTIFICATE UNDER
SECTION 10.7 (2&5) ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

The information in this certificate is provided under section 10.7(2) Environmental Planning & Assessment Act 1979 and the Environmental Planning & Assessment Regulation 2021, specifically Schedule 2.

The Council warns that:

- other authorities may hold information in respect of the land to which this certificate relates;
- the Council's records may not be complete in respect of the land; and
- the absence of a reference to any matter affecting the land does not imply that the land is not affected by any matter not referred to in this certificate.

Further information about this certificate may be available from Council's Duty Planner.

ITEM 1

Names of relevant planning instruments and development control plans

(1) The name of each environmental planning instrument and development control plan that applies to the carrying out of development on the land.

- Waverley Local Environmental Plan 2012 as published on the NSW Legislation website (www.legislation.nsw.gov.au) and updated from time to time.
- Waverley Development Control Plan 2012 as published on Council's website (www.waverley.nsw.gov.au) and updated from time to time.
- State Environmental Planning Policy (Biodiversity and Conservation) 2021
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
- State Environmental Planning Policy (Housing) 2021
- State Environmental Planning Policy (Industry and Employment) 2021
- State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development
- State Environmental Planning Policy (Planning Systems) 2021
- State Environmental Planning Policy (Precincts – Eastern Harbour City) 2021
- State Environmental Planning Policy (Primary Production) 2021
- State Environmental Planning Policy (Resilience and Hazards) 2021
- State Environmental Planning Policy (Resources and Energy) 2021
- State Environmental Planning Policy (Transport and Infrastructure) 2021

Any enquiries regarding these SEPPs should be directed to the NSW Government at <http://www.planning.nsw.gov.au>

(2) The name of each proposed environmental planning instrument and draft development control plan, which is or has been subject to community consultation or public exhibition under the Act, that will apply to the carrying out of development on the land.

**PLANNING CERTIFICATE UNDER
SECTION 10.7 (2&5) ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

- Draft Waverley Development Control Plan 2022
- Draft Waverley Development Control Plan 2012 (Flood Amendment)

Note: Any enquiries regarding any SEPPs should be directed to the NSW Government at <http://www.planning.nsw.gov.au>

- (3) Subsection (2) does not apply in relation to a proposed environmental planning instrument or draft development control plan if—
- (a) it has been more than 3 years since the end of the public exhibition period for the proposed instrument or draft plan, or
 - (b) for a proposed environmental planning instrument—the Planning Secretary has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved.

(4) In this section—

proposed **environmental planning instrument** means a draft environmental planning instrument and includes a planning proposal for a local environmental plan.

ITEM 2

Zoning and land use under relevant planning instruments

The following matters for each environmental planning instrument or draft environmental planning instrument that includes the land in a zone, however described—

- (a) the identity of the zone, whether by reference to—
 - (i) a name, such as “Residential Zone” or “Heritage Area”, or
 - (ii) a number, such as “Zone No 2 (a)”,
- (b) the purposes for which development in the zone—
 - (i) may be carried out without development consent, and
 - (ii) may not be carried out except with development consent, and
 - (iii) is prohibited,

Waverley Local Environmental Plan 2012 *as published on the NSW Legislation website (www.legislation.nsw.gov.au) and updated from time to time.*

Zone SP2 Infrastructure

1 Objectives of zone

- To provide for infrastructure and related uses.
- To prevent development that is not compatible with or that may detract from the provision of infrastructure.

2 Permitted without consent

Nil

3 Permitted with consent

**PLANNING CERTIFICATE UNDER
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Aquaculture; Roads; The purpose shown on the [Land Zoning Map](#), including any development that is ordinarily incidental or ancillary to development for that purpose

4 Prohibited

Any development not specified in item 2 or 3.

(c) whether additional permitted uses apply to the land,

No additional permitted uses apply to the land

(d) whether development standards applying to the land fix minimum land dimensions for the erection of a dwelling house on the land and, if so, the fixed minimum land dimensions,

The land **is not** subject to development standards that fix minimum land dimensions for the erection of a dwelling house.

(e) whether the land is in an area of outstanding biodiversity value under the [Biodiversity Conservation Act 2016](#),

The land **is not** in an area of outstanding biodiversity value under the *Biodiversity Conservation Act 2016*

(f) whether the land is in a conservation area, however described,

The land **is** within a Heritage Conservation Area.

- The land is located within a Heritage Conservation Area - General identified in Waverley Local Environmental Plan 2012.

(g) whether an item of environmental heritage, however described, is located on the land.

*The land **contains** an Item of environmental heritage.*

- The land contains a Heritage Item - General identified in Waverley Local Environmental Plan 2012.

ITEM 3

Contributions plans

(1) The name of each contributions plan under the Act, Division 7.1 applying to the land, including draft contributions plans.

- Waverley Council Development Contribution Plan 2006

Please note the Development Contribution Plan is amended from time to time. It is the responsibility of the applicant to ensure that the correct version is applied.

(2) If the land is in a special contributions area under the Act, Division 7.1, the name of the area.

**PLANNING CERTIFICATE UNDER
SECTION 10.7 (2&5) ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

The land **is not** in a special contributions area under the Act, Division 7.1.

ITEM 4

Complying development

- (1) If the land is land on which complying development may be carried out under each of the complying development codes under [State Environmental Planning Policy \(Exempt and Complying Development Codes\) 2008](#), because of that Policy, clause 1.17A(1)(c)–(e), (2), (3) or (4), 1.18(1)(c3) or 1.19.
- (2) If complying development may not be carried out on the land because of 1 of those clauses, the reasons why it may not be carried out under the clause.
- (3) If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that—
 - (a) a restriction applies to the land, but it may not apply to all of the land, and
 - (b) the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.
- (4) If the complying development codes are varied, under that Policy, clause 1.12, in relation to the land.

Housing Code

Complying development under the Housing Code **may not** be carried out on the land. The land is affected by specific land exemption:

- land contains a Heritage Item.
- land is located within a Heritage Conservation Area - development is excluded from SEPP (Exempt and Complying Development) 2008, unless the development is for a detached outbuilding or swimming pool.
- Council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

Rural Housing Code

There are no lands within the Waverley Council area that are affected by this Code.

Low Rise Medium Density Housing Code

Complying development under the Low Rise Medium Density Housing Code **may not** be carried out on the land. The land is affected by specific land exemption:

- land contains a Heritage Item.
- land is located within a Heritage Conservation Area - development is excluded from SEPP (Exempt and Complying Development) 2008, unless the development is for a detached outbuilding or swimming pool.
- Council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

Greenfield Housing Code

**PLANNING CERTIFICATE UNDER
SECTION 10.7 (2&5) ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

There are no lands within the Waverley Council area that are affected by this Code.

Housing Alterations Code

Complying development under the Housing Alterations Code **may not** be carried out on the land. The land is affected by specific land exemption:

- land contains a Heritage Item.
- Council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

General Development Code

Complying development under the General Development Code **may not** be carried out on the land. The land is affected by specific land exemption:

- land contains a Heritage Item.
- Council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

Commercial and Industrial Alterations Code

Complying development under the Commercial and Industrial Alteration Code **may not** be carried out on the land. The land is affected by specific land exemptions:

- land contains a Heritage Item.
- Council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

Commercial and Industrial (New Buildings and Additions) Code

Complying development under the Commercial and Industrial (New Building and Additions) Code **may not** be carried out on the land. The land is affected by specific land exemptions:

- land is located within a Heritage Conservation Area.
- land contains a Heritage Item.
- Council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

Container Recycling Facilities Code

Complying development under the Container Recycling Facilities Code **may not** be carried out on the land. The land is affected by specific land exemptions:

- land contains a Heritage Item.
- Council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

Subdivisions Code

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Complying development under the Subdivisions Code **may not** be carried out on the land. The land is affected by specific land exemptions:

- land contains a Heritage Item.
- Council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

Demolition Code

Complying development under the Demolition Code **may not** be carried out on the land. The land is affected by specific land exemption:

- land contains a Heritage Item.
- Council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

Fire Safety Code

Complying development under the Fire Safety Code **may not** be carried out on the land. The land is affected by specific land exemptions:

- land contains a Heritage Item.
- Council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

ITEM 5

Exempt development

- (1) If the land is land on which exempt development may be carried out under each of the exempt development codes under [State Environmental Planning Policy \(Exempt and Complying Development Codes\) 2008](#), because of that Policy, clause 1.16(1)(b1)–(d) or 1.16A.
- (2) If exempt development may not be carried out on the land because of 1 of those clauses, the reasons why it may not be carried out under the clause.
- (3) If the council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land, a statement that—
 - (a) a restriction applies to the land, but it may not apply to all of the land, and
 - (b) the council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land.
- (4) If the exempt development codes are varied, under that Policy, clause 1.12, in relation to the land.

The land is land on which exempt development **may not** be carried out under each of the exempt development codes under [State Environmental Planning Policy \(Exempt and Complying Development Codes\) 2008](#), because of that Policy, clause 1.16(1)(b1)–(d) or 1.16A.

- land contains a Heritage Item.

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Council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land.

ITEM 6

Affected building notices and building product rectification orders

(1) Whether the council is aware that—

- (a) an affected building notice is in force in relation to the land, or
- (b) a building product rectification order is in force in relation to the land that has not been fully complied with, or
- (c) a notice of intention to make a building product rectification order given in relation to the land is outstanding.

(2) In this section—

affected building notice has the same meaning as in the [Building Products \(Safety\) Act 2017](#), Part 4.

building product rectification order has the same meaning as in the [Building Products \(Safety\) Act 2017](#).

Council **is not** aware that:

- (a) an affected building notice is in force in relation to the land, or
- (b) a building product rectification order is in force in relation to the land that has not been fully complied with, or
- (c) a notice of intention to make a building product rectification order given in relation to the land is outstanding.

ITEM 7

Land reserved for acquisition

Whether an environmental planning instrument or proposed environmental planning instrument referred to in section 1 makes provision in relation to the acquisition of the land by an authority of the State, as referred to in the Act, section 3.15.

*The land **is not** affected by an environmental planning instrument or proposed environmental planning instrument referred to in section 1 that provides for the acquisition of the land by a public authority, as referred to in the Act, section 3.15.*

ITEM 8

Road widening and road realignment

Whether the land is affected by road widening or road realignment under—

- (a) the [Roads Act 1993](#), Part 3, Division 2, or

**PLANNING CERTIFICATE UNDER
SECTION 10.7 (2&5) ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

- (b) an environmental planning instrument, or
- (c) a resolution of the council.

*The land is **not** affected by an environmental planning instrument providing for the acquisition of the land by a public authority, as referred to in section 3.15 of the Act.*

ITEM 9

Flood related development controls

- (1) If the land or part of the land is within the flood planning area and subject to flood related development controls.

*The land is **not** within the flood planning area and subject to flood related development controls.*

- (2) If the land or part of the land is between the flood planning area and the probable maximum flood and subject to flood related development controls.

This information is currently unavailable.

- (3) In this section—

flood planning area has the same meaning as in the Floodplain Development Manual.

Floodplain Development Manual means the *Floodplain Development Manual* (ISBN 0 7347 5476 0) published by the NSW Government in April 2005.

probable maximum flood has the same meaning as in the Floodplain Development Manual.

ITEM 10

Council and other public authority policies on hazard risk restrictions

- (1) Whether any of the land is affected by an adopted policy that restricts the development of the land because of the likelihood of land slip, bush fire, tidal inundation, subsidence, acid sulfate soils, contamination, aircraft noise, salinity, coastal hazards, sea level rise or another risk, other than flooding.

The land is **not** affected by an adopted policy that restricts the development of land because of the likelihood of land slip, bush fire, tidal inundation, subsidence, acid sulfate soils, contamination, aircraft noise, salinity, coastal hazards, sea level rise or another risk, other than flooding.

- (2) In this section—

adopted policy means a policy adopted—

- (a) by the council, or
- (b) by another public authority, if the public authority has notified the council that the policy will be included in a planning certificate issued by the council.

PLANNING CERTIFICATE UNDER
SECTION 10.7 (2&5) ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

ITEM 11

Bush fire prone land

(1) If any of the land is bush fire prone land, designated by the Commissioner of the NSW Rural Fire Service under the Act, section 10.3, a statement that all or some of the land is bush fire prone land.

(2) If none of the land is bush fire prone land, a statement to that effect.

The land **is not** bush fire prone land, as designated by the Commissioner of the NSW Rural Fire Service under the Act, section 10.3

ITEM 12

Loose-fill asbestos insulation

If the land includes residential premises, within the meaning of the [Home Building Act 1989](#), Part 8, Division 1A, that are listed on the Register kept under that Division, a statement to that effect.

Council **has not** been notified that the land includes residential premises (within the meaning of Division 1A of Part 8 of the Home Building Act 1989) that are listed on the Register of Loose-fill asbestos kept under that Division.

The Register for Loose-Fill asbestos is kept by the Commissioner for Fair Trading. You can view the Register using the following link:

<https://www.fairtrading.nsw.gov.au/housing-and-property/loose-fill-asbestos-insulation/public-register-of-affected-properties>

ITEM 13

Mine subsidence

Whether the land is declared to be a mine subsidence district, within the meaning of the [Coal Mine Subsidence Compensation Act 2017](#).

The land **is not** proclaimed to be a mine subsidence district within the meaning of the Coal Mine Subsidence Compensation Act 2017.

ITEM 14

Paper subdivision information

(1) The name of a development plan adopted by a relevant authority that—

- (a) applies to the land, or
- (b) is proposed to be subject to a ballot.

Council is **not** aware of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a ballot.

(2) The date of a subdivision order that applies to the land.

There is **no** subdivision order applying to the land.

**PLANNING CERTIFICATE UNDER
SECTION 10.7 (2&5) ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

(3) Words and expressions used in this section have the same meaning as in this Regulation, Part 10 and the Act, Schedule 7.

ITEM15

Property vegetation plans

If the land is land in relation to which a property vegetation plan is approved and in force under the [Native Vegetation Act 2003](#), Part 4, a statement to that effect, but only if the council has been notified of the existence of the plan by the person or body that approved the plan under that Act.

Council has **not** been notified that a property vegetation plan under the Native Vegetation Act 2003, Part 4 exists or applies to the land.

ITEM 16

Biodiversity stewardship sites

If the land is a biodiversity stewardship site under a biodiversity stewardship agreement under the [Biodiversity Conservation Act 2016](#), Part 5, a statement to that effect, but only if the council has been notified of the existence of the agreement by the Biodiversity Conservation Trust.

Council has **not** been notified of any biodiversity stewardship agreement under Part 5 of the [Biodiversity Conservation Act 2016](#) relating to the land.

Note—

Biodiversity stewardship agreements include biobanking agreements under the [Threatened Species Conservation Act 1995](#), Part 7A that are taken to be biodiversity stewardship agreements under the [Biodiversity Conservation Act 2016](#), Part 5.

ITEM 17

Biodiversity certified land

If the land is biodiversity certified land under the [Biodiversity Conservation Act 2016](#), Part 8, a statement to that effect.

The land is **not** biodiversity certified land under the [Biodiversity Conservation Act 2016](#), Part 8.

Note—

Biodiversity certified land includes land certified under the [Threatened Species Conservation Act 1995](#), Part 7AA that is taken to be certified under the [Biodiversity Conservation Act 2016](#), Part 8.

ITEM 18

Orders under [Trees \(Disputes Between Neighbours\) Act 2006](#)

Whether an order has been made under the [Trees \(Disputes Between Neighbours\) Act 2006](#) to carry out work in relation to a tree on the land, but only if the council has been notified of the order.

**PLANNING CERTIFICATE UNDER
SECTION 10.7 (2&5) ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

*Council **has not** been notified that an order has been made under the Trees (Disputes Between Neighbours) Act 2006.*

ITEM 19

Annual charges under [Local Government Act 1993](#) for coastal protection services that relate to existing coastal protection works

- (1) If the [Coastal Management Act 2016](#) applies to the council, whether the owner, or a previous owner, of the land has given written consent to the land being subject to annual charges under the [Local Government Act 1993](#), section 496B, for coastal protection services that relate to existing coastal protection works.

No owner, or previous owner, has given written consent to the land being subject to annual charges under the Local Government Act 1993, section 496B, for coastal protection services that relate to existing coastal protection works.

- (2) In this section—

existing coastal protection works has the same meaning as in the [Local Government Act 1993](#), section 553B.

Note—

Existing coastal protection works are works to reduce the impact of coastal hazards on land, such as seawalls, revetments, groynes and beach nourishment, that existed before 1 January 2011.

ITEM 20

Western Sydney Aerotropolis

Whether under [State Environmental Planning Policy \(Precincts—Western Parkland City\) 2021](#), Chapter 4 the land is—

- (a) in an ANEF or ANEC contour of 20 or greater, as referred to in that Chapter, section 4.17, or
- (b) shown on the [Lighting Intensity and Wind Shear Map](#), or
- (c) shown on the [Obstacle Limitation Surface Map](#), or
- (d) in the “public safety area” on the [Public Safety Area Map](#), or
- (e) in the “3 kilometre wildlife buffer zone” or the “13 kilometre wildlife buffer zone” on the [Wildlife Buffer Zone Map](#).

The land parcel **is not** subject to the State Environmental Planning Policy (Precincts – Western Parkland City) 2021

ITEM 21

Development consent conditions for seniors housing

If [State Environmental Planning Policy \(Housing\) 2021](#), Chapter 3, Part 5 applies to the land, any conditions of a development consent granted after 11 October 2007 in relation to the land that are of the kind set out in that Policy, section 88(2).

**PLANNING CERTIFICATE UNDER
SECTION 10.7 (2&5) ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

The land **is not** affected by a condition of a development consent granted after 11 October 2007 which sets out terms of a kind referred to in State Environmental Planning policy (Housing) 2021, Chapter 3, Part 5, section 88(2).

ITEM 22

Site compatibility certificates and development consent conditions for affordable rental housing

(1) Whether there is a current site compatibility certificate under [State Environmental Planning Policy \(Housing\) 2021](#), or a former site compatibility certificate, of which the council is aware, in relation to proposed development on the land and, if there is a certificate—

- (a) the period for which the certificate is current, and
- (b) that a copy may be obtained from the Department.

Council **is not** aware of a current or former site compatibility certificate under *State Environmental Planning Policy (Housing) 2021* in relation to proposed development on the land.

(2) If [State Environmental Planning Policy \(Housing\) 2021](#), Chapter 2, Part 2, Division 1 or 5 applies to the land, any conditions of a development consent in relation to the land that are of a kind referred to in that Policy, section 21(1) or 40(1).

The land **is not** affected by a condition of a development consent under [State Environmental Planning Policy \(Housing\) 2021](#), Chapter 2, Part 2, Division 1 or 5, section 21(1) or 40(1).

(3) Any conditions of a development consent in relation to land that are of a kind referred to in [State Environmental Planning Policy \(Affordable Rental Housing\) 2009](#), clause 17(1) or 38(1).

The land **is not** affected by a condition of a development consent imposed under [State Environmental Planning Policy \(Affordable Rental Housing\) 2009](#), clause 17(1) or 38(1).

(4) In this section—

former site compatibility certificate means a site compatibility certificate issued under [State Environmental Planning Policy \(Affordable Rental Housing\) 2009](#).

Note: The following matters are prescribed by section 59(2) of the [Contaminated Land Management Act 1997](#) as additional matters to be specified in a planning certificate:

- (a) that the land to which the certificate relates is significantly contaminated land within the meaning of that Act-if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued,

No.

**PLANNING CERTIFICATE UNDER
SECTION 10.7 (2&5) ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

(b) that the land to which the certificate relates is subject to a management order within the meaning of that Act-if it is subject to such an order at the date when the certificate is issued,

No.

(c) that the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of that Act-if it is the subject of such an approved proposal at the date when the certificate is issued,

No.

(d) that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of that Act-if it is subject to such an order at the date when the certificate is issued,

No.

(e) that the land to which the certificate relates is the subject of a site audit statement within the meaning of that Act-if a copy of such a statement has been provided at any time to the local authority issuing the certificate.

No.

Additional information under section 10.7(5)

Additional information may be provided under section 10.7(5) of the Environmental Planning & Assessment Act 1979. The provision of any such additional information in this certificate is in good faith and subject to section 10.7(6) of the Environmental Planning & Assessment Act 1979.

- BOARDING HOUSES: *State Environmental Planning Policy (Housing) 2021* includes provisions for Boarding Houses. The Housing SEPP is to be consulted if it is intended to demolish, alter or add to, or change the fabric or furnish of a boarding house or to change its use.

- The land **has** a frontage to an Arterial Road.

▪
View recent Development Applications relating to the land via the Development Application Tracking Tool available at Council's website [Track a Development Application](#).

Further information about this certificate may be available from Council's Duty Planner.

PLANNING CERTIFICATE UNDER
SECTION 10.7 (2&5) ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979



.....
Emily Scott
GENERAL MANAGER



Affordability housing feasibility analysis

50 Botany Street,
Bondi Junction

Prepared for
Waverley Council

August 2024

HiIPDA
CONSULTING



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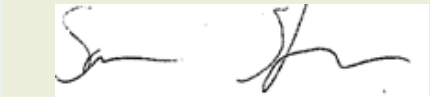
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This document is for discussion purposes only unless signed and dated

Reviewer

Signature		Dated	12/08/24
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Glossary

- Development Margin (DM): is the net profit expressed as a percentage of the development costs.
- Market Value: The definition adopted by the professional property bodies (API & RICS) is: 'Market value is the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.'
- Project Internal Rate of Return (IRR): is the actual return on the investment on an annualised basis and expressed as a percentage. This approach takes into account the cost of time in its calculation within a cash flow and indicating average returns over a period of time.
- Residual Land Value: is the maximum price that a hypothetical developer would pay for the land to achieve acceptable hurdle rates (such as an IRR) based on the highest and best use or optimal development option for the land.
- Tipping Point: is the point at which a development becomes viable.

Abbreviations

■ DCP	Development Control Plan
■ FSR	Floor Space Ratio
■ GFA	Gross Floor Area
■ LEP	Local Environmental Plan
■ LGA	Local Government Area
■ NLA	Net Lettable Area
■ NSA	Net Saleable Area
■ RLV	Residual Land Value
■ Sqm	Square metre

Critical assumptions

1. It should be noted that in the case of advice provided in this report, which is of a projected nature, we must emphasise those specific assumptions have been made which appear reasonable based on current market sentiment and forecasts. It follows that any one of the associated assumptions may change over time and no responsibility can be accepted in this event. The value performance indicated above is an assessment of the potential value trend and the indicated figures should not be reviewed as absolute certainty
2. This assessment has been prepared on specific instructions from the instructing party detailed within this report for the specific purpose detailed within this report. The report is not to be relied upon by any other party or for any other purpose. We accept no liability to third parties nor do we contemplate that this report will be relied upon by third parties. Neither the whole of the report or any part of reference thereto, may be published in any document, statement or circular nor in any communication with third parties without prior written approval of the form and context in which it will appear. We reserve the right to withhold consent or to review the contents of this report in the event that our consent is sought. HillPDA and the individual valuers involved in the preparation of this valuation do not have pecuniary interests in the subject property that would conflict with the valuation of the property.



1.0 INTRODUCTION

Waverley Council engaged HillPDA to complete an independent feasibility analysis of the planning proposal that relates to 50 Botany Street, Bondi Junction. The purpose of this study is to assess the financial viability of the planning proposal that will in turn inform if it is viable to provide an affordable housing contribution in return for the uplift in planning controls.

Council's vision is to increase the range and supply of affordable housing in the Waverley region to meet the growing and changing needs of its community, particularly key workers. Council has an affordable housing policy (approved in December 2020 with further amendments to date) that outlines Council's position and approach to the provision of affordable housing in the Waverley LGA. The current version notes a monetary contribution rate in the LEP would levy a contribution at a rate of 10% (target) of total gross floor area to sites receiving an uplift through planning proposals.

The Eastern City District Plan (2018) recommends an Affordable Rental Housing Target (as stated in A Metropolis of Three Cities) in the range of 5–10 % of new residential floor space and is subject to viability. When placed on exhibition in 2018 the Region Plan applied to the following conditions for the Target:

- apply to land that is the subject of upzoning — a change of land use to residential or an increase in permissible residential development density
- vary by precinct according to the local development viability
- apply only to new areas nominated by the relevant planning authority; conversely not apply retrospectively to rezoned land
- be announced prior to rezoning to give the market certainty about the amount of affordable housing to be provided, and so that it can be factored into underlying land prices
- apply to land within new urban renewal or land release areas (both government and private) identified via a local or district housing strategy or another form of appropriate research that illustrates a current or future need for affordable rental housing
- be calculated as a proportion of all residential floor space above the base floor space ratio — that is, the residential floor space ratio that was permissible before the upzoning within the nominated area.¹

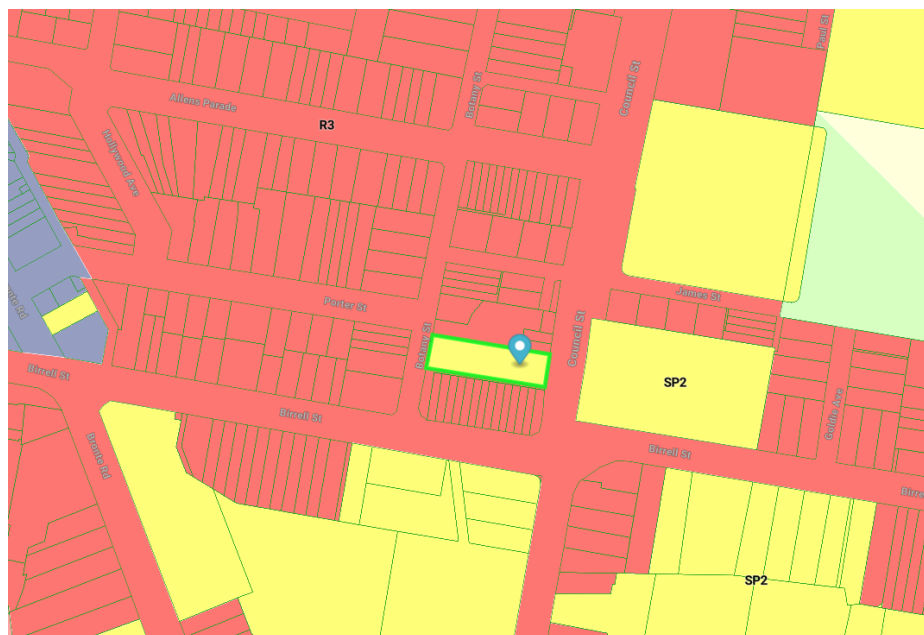
Therefore to align with Council's affordable housing policy and the Eastern City District Plan, HillPDA has been engaged to assess the impact of affordable housing delivery on development feasibility and this is the objective of our analysis.

¹ Greater Sydney Commission (2017). *Information Note 4: Affordable Rental Housing Targets*

1.1 The Site

The site is located at 50 Botany Street, Bondi Junction and legally known as Lot 1 DP 619753. The parent site has an area of 1,364sqm with a 19m frontage to both Council Street and Botany Street. The site is zoned SP2 Infrastructure (Telecommunications Facility) and is surrounded by R3 Medium Density Residential zone land, as shown in Figure 1.

Figure 1: Zoning map with Site highlighted



Source: Mecone Mosaic

*Yellow highlighted land is SP2 Infrastructure. Blue highlighted land is MU1 Mixed-Use

The site was previously used as a telecommunications facility and the two storey building has now been decommissioned. We understand the telecommunications tower has been removed.

1.2 The Proposed Development

The site is subject to two current development applications, detailed as follows:

- DA-63/2023: Torrens title subdivision of the subject site from 1 lot into 2 lots. This subdivision is yet to be registered. The purpose of the subdivision would be to permit the eastern portion of 232sqm to retain the current SP2 Telecommunications Facility zone
- DA 79/2020/A: The removal of the existing telecommunications tower, a listed heritage item will be replaced by a modern monopole and would result in the removal of its heritage listing.

The proponent has subsequently submitted a planning proposal which seeks to amend the Waverley Local Environmental Plan 2012 as follows:

- rezoning from SP2 Infrastructure (Telecommunications Facility) to R4 Medium Density Residential
- introduce a minimum lot size of 232sqm; and
- remove the heritage listing on the western part of the subject site
- floor space ratio of 0.75:1 is to remain unchanged
- building height limit of 12.5metres is to remain unchanged



The planning proposal results in an uplift in residential floorspace from zero to 849sqm. The amendments to the planning controls permit the construction of 7 townhouses (comprising 5 x three bedroom and 2 x 4 bedroom dwellings) built over a single level of basement to accommodate 12 vehicles.

We have tabulated below the current and proposed amendments to the Waverley Local Environmental Plan 2012.

Table 1: Current planning controls and proposed development details

	Current	Proposed
Parent site area	1,364sqm	1,364sqm
Subject site area (residual lot post subdivision)	1,132sqm	1,132sqm
Zoning	SP2 Infrastructure	R3 Medium Density Residential
HOB	12.5m	12.5m
FSR	0.75:1	0.75:1
Number of dwellings	-	7
Car spaces	-	12
Minimum lot size – subdivision	n/a	232sqm (adjacent)
Permissible Residential GFA	0sqm	849sqm, equates to a FSR of 0.75:1
Heritage	Heritage item and in conservation area	Removal of heritage item I166

Source: Waverley Council, Mecone Mosaic



2.0 VIABILITY REVIEW

Our primary method of assessment is the residual land value analysis via development cash flow modelling with hypothetical end sale revenue derived via market research of established multi-dwelling sales to validate HillPDA’s inputs.

To support our residual land value analysis, we have also analysed development site sales which we consider set the market parameters by which the land value of the subject site may be determined and as a check method against our residual land value results.

This Chapter also outlines our financial viability analysis and our assumptions for the financial modelling.

2.1 Feasibility method

To undertake the financial viability analysis, we have used EstateMaster which is an industry standard software used by developers, financiers and property valuers. This method calculates the residual land value by subtracting from the anticipated net sales revenue, the anticipated costs of development plus a margin for its profit and risk.

Any unpredicted change, such as an increase in developer contributions or development costs in the short term can have a notable effect on development feasibility unless it could be absorbed by either making allowances in the project contingency or increases in market sale values for the developed product.

A feasibility assessment is based on profit and risk factors. These two factors are subjective elements that determine the minimum level a developer is willing to purchase a site for, factoring in the risk associated with a proposed development. For the purpose of our hypothetical modelling, regard has been given to the following:

- **Project Internal Rate of Return (IRR):** is the actual return on the investment on an annualised basis and expressed as a percentage. This approach takes into account the cost of time in its calculation within cash flow and indicating average returns over a period of time. Typically, an IRR of 14% (for townhouses) to 18% (for high rise units) p.a. is required for development to be feasible.
- **Development Margin (DM):** it is the net profit expressed as a percentage of the development costs. Typically, a DM of 16% to 22% for townhouses, mixed-use and residential apartment buildings is required for development to be deemed feasible.
- **Residual Land Value:** this is the maximum price that a hypothetical developer would pay for the land to achieve acceptable hurdle rates.

In light of the criteria established above, the sites were assessed against a target of **Project IRR of 15%** and **Development Margin of 17%**.

Table 2: Industry standard performance indicators

Performance	Project IRR	Development margin
Feasible	> 15%	> 17%
Marginally feasible	13%-15%	15%-17%
Not feasible	< 13%	< 15%

Source: HillPDA 2023

To evaluate the viability of the proposed development, HillPDA views the DM at 17% as the most appropriate performance measure, due to the development timeframes



2.2 Market research overview

We have examined recent market activity and have had particular regard to the following sales evidence, which we consider to set the market parameters for determining:

- the residential townhouse end sale values and
- the residual land value on a dollar per sqm of GFA or per dwelling basis.

2.2.1 Development site sales

There have been limited comparable transactions in Bondi Junction, therefore we have broadened our search to include the surrounding locality.

We have had particular regard to the following development site sales evidence, which we consider to set the market parameters by which the value of the subject site may be determined.

Table 3: Summary of development site sales

Address	Sale price Sale date	Land size Planning controls	Analysis
57 Hannan Street, Maroubra	\$2,765,000 April 2023	493sqm R3 Medium Density Residential FSR of 0.75:1	\$5,609/sqm of land \$691,250/dwelling (approved) \$921,667/unit (proposed)
Regular shaped parcel of land located close to Maroubra Junction. Sold with the benefit of development approval for a 3 storey multi-dwelling development containing 4 dwellings including 1 affordable rental housing dwelling over basement carparking for 6 vehicles. The DA relies on the relevant provisions of the ARSEPP that provide bonus GFA and seeks a FSR of 0.82:1 which is slightly below the max FSR of 0.94:1.			
The purchaser has subsequently lodged a new DA for the construction of a 3-storey residential flat building comprising three units and basement parking with six car parking spaces. This DA seeks a slight variation to the FSR and building height limit.			
14-16 Botany Street, Randwick	\$5,615,000 September 2021	862sqm R3 Medium Density Residential FSR of 0.75:1	\$6,514/sqm of land \$935,833/dwelling (approved)
Regular shaped parcel of land located close to the Royal Randwick Racecourse, Randwick commercial centre and Prince of Wales Hospital/Sydney Children's Hospital, Randwick. Sold improved with a boarding house and the purchaser has subsequently gained development approval for the construction of 6 townhouses over a single basement level.			
122-128 Hewlett Street, Bronte	\$44,000,000 February 2022	2,429sqm R3 Medium Density Residential FSR of 0.6:1	\$18,114/sqm of land \$4,888,889/dwelling (approved)
Slightly irregular shaped parcel of land located close to Bronte beach. Sold with a benefit of a holding income, site improved with a four blocks of apartments comprising of 22 x 2 & 3 bedrooms. The site has panoramic ocean and beach views from ground level. The purchaser has subsequently gained development approval for the demolition of existing structures and construction of 9 x 3 & 4 bedroom x 4 bathroom x 4 storey standalone luxury dwellings ranging from 190sqm to 203sqm.			

Source: Cordell Connect, RPData, Realcommercial.com.au, selling agents

2.2.2 Land purchase price

Our online enquiry of RPData shows the property last transacted for \$4,688,200 in February 2023. We have been unable to confirm the pertinent details of the transaction which includes whether the sale price includes GST and whether the property was sold on the condition that Telstra would make good on the site. For the purpose of our analysis, we have assumed that the cost of the removal of the telecommunication tower is Telstra's obligation and we have adopted the sale price as per John Virtue Valuers report of \$4,688,200, inclusive of GST. Based on the planning proposal the land purchase price represents a rate of \$3,765 per sqm of land area (post-subdivision), \$608,857 per townhouse or \$5,020 per sqm of GFA.

Based on our analysis of the development sites, the sale's rate on a per dwelling basis is significantly lower than rates reflected in transactions in inferior locations such as Maroubra and Randwick.

The land purchase price has been adopted in our feasibility analysis. We note that this does not include option fees (if payable), professional fees, interest and landholding costs paid to date.

2.2.3 End sale revenue

This section assesses selected 'off-the-plan' and established residential apartments and townhouse sales to understand the current and potential residential market supply in the study area. This analysis is to determine the value of the completed residential townhouses.

Our research has revealed that there is limited development activity occurring in Bondi Junction and the surrounding areas. We have had regard to the following projects in our analysis.

Off the plan sales

Royal Terraces, 16 Botany Street, Randwick



There is currently one multi-dwelling project known as **Royal Terraces** located at 16 Botany Street, Randwick currently on the market. There are two available terraces out of 6 and provide 3 bedrooms, 2.5 bathroom and double garaging accommodation with an internal area of 104 to 144sqm. The terraces have an asking price of \$3,870,000 to \$4,200,000, inclusive of GST which reflects an indicative rate range of \$29,167 to \$37,211 per sqm of NSA. We have observed an extended marketing campaign and we have been advised by the selling agent that there has been an increase in the level of enquiries as construction

progresses. The level of interest has been mostly from downsizers and the extended marketing campaign is due to the off the plan nature of a product in this price range.

The Langlee by Mirvac, 2A Henrietta Street, Waverley






Another notable project is **The Langlee** by Mirvac located at 2A Henrietta Street, Waverley. This project is nearing completion and will provide a 6 storey mixed use and seniors living development comprising 90 independent living units (11 x 1 bedroom, 22 x 2 bedroom, 37 x 2 bedroom + study nook, 3 x 3 bedroom & 3 x 3 bedroom + study nook), child care centre (76 places), swimming pool & gym & new bowling club with 2 bowling greens. The project provides a high level of finishes and fitout and some units positioned on the upper levels are afforded elevated views.




Table 4: The Langlee, Mirvac project

Unit typology	Asking prices	Unit sizes	\$/sqm of NSA
One bedroom	\$1,875,000-\$2,350,000	71-85	\$26,048-\$27,647
Two bedroom	\$2,425,000-\$3,155,000	96-105	\$24,495-\$31,238

Established stock

Table 5: Summary of townhouse sales

Address	Sale price Sale date	Dwelling size Accommodation	Analysis (\$/sqm of NSA)
1/34 Curlewis Street, Bondi Beach	\$3,885,000 Nov. 2023	130sqm 3 bed, 2 bath & 2 car	\$29,885
	<p>Circa 2018 built tri-level multi-dwelling located within a small complex. Well presented with prestige level of finishes and fit out. Located approximately 700metres from Bondi Beach.</p> <p>Inferior second-hand stock. Larger in size in comparison to the subject's three bedroom townhouse in a superior location. A lower to similar rate per sqm would be considered reasonable for the subject's gross realisation.</p>		
2/34 Curlewis Street, Bondi Beach	\$3,700,000 Dec. 2023	137sqm 3 bed, 2 bath & 2 car	\$27,007
	<p>Circa 2018 built tri-level multi-dwelling located within a small complex. Well presented with prestige level of finishes and fit out. Located approximately 700metres from Bondi Beach.</p> <p>Inferior second-hand stock. Larger in size in comparison to the subject's three bedroom townhouse in a superior location. A lower to higher rate per sqm would be considered reasonable for the subject's gross realisation.</p>		
3/23 Birriga Road, Bellevue Hill	\$3,125,000 Dec. 2023	117sqm 3 Bed, 2.5 bath & 2 car	\$26,709
	<p>Circa 2000 built two storey townhouse located within a small complex. Well presented with prestige level of finishes and fit out. Located approximately 2 kilometres from Bondi Beach.</p> <p>Inferior second-hand stock. Similar in size in comparison to the subject's three bedroom townhouse in a superior location. A lower to higher rate per sqm would be considered reasonable for the subject's gross realisation.</p>		
2/69-87 Dangar Street, Randwick	\$3,100,000 Nov. 2023	134sqm 4 Bed, 3 bath & 2 car	\$23,134
	<p>Circa 2010 built tri-level townhouse located within a large complex. Well presented with a good level of finishes and fit out. Located approximately opposite the University of New South Wales.</p> <p>Inferior second-hand stock. Slightly smaller in size in comparison to the subject's four bedroom townhouse in an inferior location. A higher rate per sqm would be considered reasonable for the subject's gross realisation.</p>		
3/25-27 Dellview Street Tamarama	\$3,700,000 Jul. 2023	106sqm 3 Bed, 2 bath & 2 car	\$34,906
	<p>Circa 1980s built two storey townhouse located within a small complex. Well presented with a good level of finishes and fit out. Located within 300 metres from Tamarama Beach and benefits from elevated water views.</p> <p>Inferior second-hand stock. Smaller in size in comparison to the subject's townhouse in a superior location. A lower rate per sqm would be considered reasonable for the subject's gross realisation.</p>		

Address	Sale price Sale date	Dwelling size Accommodation	Analysis (\$/sqm of NSA)
5/14E Dudley Street, Randwick	\$3,050,000 Oct. 2023	132sqm 3 Bed, 3 bath & 2 car	\$23,106
	<p>Circa 2000 built two storey townhouse located within a small complex. Well presented with a good level of finishes and fit out. Located close to the spot and approximately 1 kilometre from Coogee Beach.</p> <p>Inferior second-hand stock. Larger in size in comparison to the subject's three bedroom townhouse in an inferior location. A higher rate per sqm would be considered reasonable for the subject's gross realisation.</p>		
4/14E Dudley Street, Randwick	\$2,950,000 May 2024	103sqm 3 Bed, 2.5 bath & 2 car	\$28,641
	<p>Circa 2000 built two storey townhouse located within a small complex. Well presented with a good level of finishes and fit out. Located close to the spot and approximately 1 kilometre from Coogee Beach.</p> <p>Inferior second-hand stock. Smaller in size in comparison to the subject's three bedroom townhouse in an inferior location. A similar to higher rate per sqm would be considered reasonable for the subject's gross realisation.</p>		
2/390 Maroubra Road, Maroubra	\$3,500,000 Mar. 2024	174sqm 4 Bed, 2.5 bath & 1 car	\$20,115
	<p>Circa 2010 built two storey strata titled duplex located off a busy suburban road. Average internal presentation. Located within 500metres from Maroubra Beach.</p> <p>Larger in size in comparison to the subject's three and four bedroom townhouses in an inferior location. A higher rate per sqm would be considered reasonable for the subject's gross realisation.</p>		

Source: Domain.com.au, Realestate.com.au, selling agents

Due to the limited townhouse development activity, we have also considered the Core Logic reported median sale price for a non-strata dwelling (house) in Bondi Junction is \$2,864,405 as of May 2024. We observed that there is no stock of townhouses in Bondi or Bond Junction and limited stock in the surrounding locality. Therefore, we believe at the time of marketing, the finished product will be well received by the market.

We have reviewed the provided peer review of the proponent's costings by Mitchell Brandman as well as their examples of benchmark projects that represent their assumptions of finishes and fitout classified as "mid-high level."

Based on our above analysis, we have adopted the following end sale revenue:

- 3 bedroom townhouse: \$3,395,000, inclusive of GST (\$30,000/sqm of NSA)
- 4 bedroom townhouse: \$3,755,000, inclusive of GST (\$26,000/sqm of NSA)

The sales revenue for the residential component is on the assumption that the townhouses would be of a good to prestige standard commensurate to the locality. The level of finishes and fitout vary greatly in the Waverley LGA, if a higher standard is adopted then the end sale revenue would increase accordingly. We have also noted that a new monopole will be erected on land on the eastern portion.

2.3 Development scheme

Table 5 shows the proposed development scheme.

Table 6: Development scheme

Development specifications	Planning proposal	
Site Area	1,132sqm, post subdivision	
FSR	0.75:1	
Proposed project	7 tri-level townhouses comprising 5 x 3 bedroom and 2 x 4 bedroom dwellings. Built over a single basement level.	
Building areas	Gross floor area of 849sqm Adopting an efficiency of 100%.	
Residential unit typology breakdown	3 bedroom	4 bedroom
Average NSA (sqm)	113.2sqm	144.5sqm
No. of units	5 (70%)	2 (30%)
Car spaces	12 car spaces	

2.4 Adopted feasibility inputs

We have completed our feasibility modelling based on the inputs in Table 6 and the construction cost estimates are based on the provided Construction Budget Peer review provided by Mitchell Brandtman, dated 30 May 2024 and we have adopted the midpoint.

Table 7: Feasibility inputs

Category	Input
Description	FSR 0.75:1 Up to 3 storeys 7 townhouses 12 basement car spaces
Revenue	
Sales Revenue	Residential averages: 3 bedroom townhouse: \$3,395,000, inclusive of GST (\$30,000/sqm of NSA) 4 bedroom townhouse: \$3,755,000, inclusive of GST (\$26,000/sqm of NSA)
Escalation	Gross realisation: 3.5% p.a. escalation
Costs	
Land purchase price	\$4,262,000, exclusive of GST. As per the John Virtue report.
Professional Fees	Planning proposal stage: 3.5% of construction costs Consultants: 3% of construction costs Development management: 1.5% of construction costs
Escalation	Project costs 3% p.a. escalation was applied to all project costs
Construction Cost	Preliminaries: \$1,428,772, exclusive of GST Demolition and site prep (excludes Telecommunication tower removal): \$487,384, exclusive of GST Other hard costs incl margin and builder's contingency: \$8,152,032, exclusive of GST



Category	Input
Construction Period	16 month construction period. We have allowed a 24 month lead-in period for rezoning and development approval and an additional 2 months to achieve the required level of pre-sales.
Contingency	5% of construction costs
Statutory Fees	LSL and DA & CC of 0.65% of construction costs Waverley Contributions Plan (\$7.11): 1% of construction costs <u>Housing productivity contribution</u> — Residential accommodation: \$10,000 per townhouse
State Infrastructure Contributions (SIC)	Does not apply
Selling Costs	Sales Commissions 2.0% of gross revenue of residential Other Costs Marketing 1% of Gross Sales Legal \$2,000 per dwelling
Land Holding Costs	Statutory costs (Council rates, water rates and land tax) are to be paid diminishing with settlements based on a Statutory Land Value. Land tax is paid annually while Council and water rates are paid quarterly in the cash flow.
Financing	
Interest rate	8.5% p.a.
Equity	Assuming 20% of Net Cash Flow to be Funded by the developer.
Project Hurdle Rates	15% IRR and 17% DM are used for projections.

2.5 Results

We have completed our feasibility modelling based on the inputs and variables described above and the results are tabulated below.

Table 8: Results on the assumption that the proponent is not liable for the removal cost of the tower

Results			
Built-form	FSR 0.75:1 Up to 3 storeys 7 townhouses 12 basement car spaces		
Site area	1,132sqm		
Total GFA (sqm)	849sqm		
Land purchase price	\$4,688,200		
Affordable housing contribution	0%	10%	Tipping point
Affordable housing GFA	-	84.9sqm	57.31sqm
Affordable housing contribution amount	\$0	\$2,448,500	\$1,652,738
Development Margin	28.22%	12.27%	16.98%
Internal rate of return	20.94%	12.34%	15.05%
Residual land value (DM of 17%)	\$5,537,805	\$3,648,469	\$4,259,529
\$/dwelling	\$791,115	\$521,210	\$608,504

What do the results show?

The results showed that based on our assumptions, a 10% affordable housing contribution would not be viable based on the average sale revenue rate of \$23,840/sqm of NSA. The resulting RLV is \$3.65m (based on a DM of 17%) and is lower than the land purchase cost of \$4.688m, inclusive of GST.

However, the tipping point scenario that meets our hurdle rates shows an affordable housing contribution rate of 6.75%. The monetary equivalent of the affordable housing contribution equates to \$1,652,738, inclusive of GST and is based on the calculation of \$28,839/sqm of GFA (adopted average sales rate) that would apply to an area of 57.31sqm of GFA (6.75% x total GFA). This amount is inclusive of GST as Council would be expected to pay market value, which would include GST if Council chose to go to the open market to acquire residential apartments for the provision of Council-owned affordable housing.

We note that the published contribution rate for Bondi Junction is \$21,000 and based on this rate equates to an area of 78.7sqm which shows a 9.27% affordable housing contribution. From our understanding, this rate is for apartments that broadly represent the suburb of Bondi Junction. Nevertheless, this assessment is based on what is the contribution amount that may be payable and not affect development viability which we have established amounts to \$1,652,738.

If however, it is proven that the proponent is liable for the removal costs of the telecommunication tower, our analysis shows that a monetary contribution of \$734,550 or a contribution rate of 3.0% may be payable. Similarly, based on the published rate of \$21,000 would equate to a 4.1% affordable housing contribution.

This assessment is not intended to be a prescriptive outcome but rather to facilitate consideration of the viability of an affordable housing contribution for the planning proposal.



2.6 Peer review of John Virtue's report

We have been provided with a consultancy report prepared by John Virtue Valuers ('JVV') dated 15th July 2024, in response to their review of our draft report. We have peer reviewed their report and have noted and commented on the following assumptions that differ from ours:

- **End sale revenue:** The JVV report adopted lower sales revenue in their analysis and have applied a similar rate per sqm across all bedroom mixes. Typically, a higher rate is applied to a smaller dwelling than a larger dwelling, if all characteristics are similar. We have established our sales revenue by observing thresholds and sale ranges by bedroom type. JVV's adopted sale value for the three bedroom townhouse is well below all sales evidence of second hand stock.
- **Escalation of end sale revenue:** The JVV report adopted un-escalated sales revenue which is a standard practice in valuation. However, we have followed the NSW Government – Guideline for developing an Affordable Housing Contribution Scheme, which requires assessing the affordable contribution rate based on viability specific to the development conditions of the subject property. For this reason, we have adopted assumptions we believe would be realistically applied and are not restricted by assumptions that would apply to a valuation. We have assumed a long lead-in period of 24 months for the planning proposal and approval and we would assume that any potential price growth would be accounted for in the pricing.

HillPDA's economics and market research teams have analysed long-term trends in the Sydney residential market and have observed that property growth is higher than CPI which currently sits at 3.8% (June 2024). We acknowledge JVV's comments on the determination of the escalation rate and we believe adopting the long-term trend is reasonable and prudent, especially considering the project's location in a well-regarded area.

- **Cost of telecommunication tower:** The JVV report noted a review of the sales contract. As we were unable to obtain a copy, we would assume the removal cost of the telecommunication tower would be Telstra's responsibility
- **Development margin:** The JVV adopted a 20% developer margin. The industry benchmark is between 12% to 18% for townhouses and we have adopted a conservative return of 17% given the current difficulties in construction and obtaining financing.
- **Development is not viable in all scenarios:** JVV's base case, which assumes no affordable housing shows development is not financially viable as per the provided scheme. The JVV report noted that its sale in 2023 received 4 offers within 10-15% which would indicate that the property was not sold above and over market. During the time of sale, Council's affordable housing policy was well established, so it is likely that other potential buyers took this into account.
- **Interest rate cost:** An interest rate of 7.5% is being adopted for valuation for construction funding and we have erred on the conservative side of 8.5%.



APPENDIX A : SUMMARY OF RESULTS

ARGUS EstateMaster Development Feasibility		SUMMARY OF PROJECT RETURNS							
Valuation and Affordability Housing Assessment									
Option 1 - 0%									
1									
Time Span:		Jul-24 to Mar-28 (44 Months)							
Type:		Residential							
Status:		Under Review							
Site Area:		1,132 SqM							
#N/A		75:1		Equated GFA:		849 SqM			
Project Size:		7 Townhouses		1 per 161.71 SqM of Site Area					
		849 GFA		1 per 1.33 SqM of Site Area					
				Total AUD	AUD Per Townhouses	AUD Per GFA	% of Total Net Revenue	Total Exc GST	
Revenues									
		Quantity	SqM	AUD/Quantity					
Gross Sales Revenue		7	-	3,520,836.36	24,645,855	3,520,836	29,029	103.8%	24,645,855
Townhouse Lots		7	-	3,520,836.36	24,645,855				24,645,855
Less Selling Costs					(910,045)	(130,006)	(1,072)	-3.8%	(827,313)
Less Purchasers Costs					-	-	-	0.0%	-
NET SALES REVENUE					23,735,810	3,390,830	27,957	100.0%	23,818,541
		Quantity	SqM	AUD/SqM/annum					
Gross Rental Income		-	-	-	-	-	-	0.0%	-
Less Outgoings & Vacancies					-	-	-	0.0%	-
Less Letting Fees					-	-	-	0.0%	-
Less Incentives (Rent Free & Fitout Costs)					-	-	-	0.0%	-
Less Turnover Costs					-	-	-	0.0%	-
Less Other Leasing Costs					-	-	-	0.0%	-
NET RENTAL INCOME					-	-	-	0.0%	-
Interest Received					-	-	-	0.0%	-
Other Income					-	-	-	0.0%	-
TOTAL REVENUE (before GST paid)					23,735,810	3,390,830	27,957	100.0%	23,818,541
Less GST paid on all Revenue		Excludes 2,464,585 withheld by Purchasers			-	-	-	0.0%	-
TOTAL REVENUE (after GST paid)					23,735,810	3,390,830	27,957	100.0%	23,818,541
Costs									
Land Purchase Cost					4,688,200	669,743	5,522	19.8%	4,262,000
Land Acquisition Costs					282,095	40,299	332	1.2%	279,964
Construction Costs (inc. Contingency)					12,459,104	1,779,872	14,675	52.5%	11,326,459
Preliminaries					1,683,872	240,553	1,983	7.1%	1,530,793
Built Form					9,607,537	1,372,505	11,316	40.5%	8,734,125
Demolition					574,404	82,058	677	2.4%	522,185
Contingency					593,291	84,756	699	2.5%	539,355
Professional Fees					1,118,371	159,767	1,317	4.7%	1,016,701
Statutory Fees					240,087	34,298	283	1.0%	240,087
Affordable Housing Contributions					-	-	-	0.0%	-
Miscellaneous Costs 2					-	-	-	0.0%	-
Miscellaneous Costs 3					-	-	-	0.0%	-
Project Contingency (Reserve)					-	-	-	0.0%	-
Land Holding Costs					79,754	11,393	94	0.3%	79,754
Pre-Sale Commissions					-	-	-	0.0%	-
Finance Charges (inc. Fees)					88,000	12,571	104	0.4%	80,000
Interest Expense					1,291,137	184,448	1,521	5.4%	1,291,137
TOTAL COSTS (before GST reclaimed)					20,246,748	2,892,393	23,848	85.3%	18,576,101
Less GST reclaimed					(1,753,378)	(250,483)	(2,065)	-7.4%	-
Plus Corporate Tax					-	-	-	0.0%	-
TOTAL COSTS (after GST reclaimed)					18,493,369	2,641,910	21,783	77.9%	18,576,101
Performance Indicators									
				Per Townhouses	Per GFA			Total Exc GST	
1 Net Development Profit				5,242,441	748,920	6,175			
3 Development Margin (Profit/Risk Margin)				28.22%					
4 Residual Land Value				5,537,805	791,115	6,523		5,537,805	
5 Net Present Value				1,240,678					
6 Benefit Cost Ratio				1.0958					
7 Project Internal Rate of Return (IRR)				20.94%					
8 Residual Land Value				5,423,726	774,818	6,388		5,423,726	
Equity IRR				29.81%					
Equity Contribution				3,511,214					
Peak Debt Exposure				15,228,126					
Equity to Debt Ratio				25.00%					
9 Weighted Average Cost of Capital (WACC)				10.20%					
10 Breakeven Date for Cumulative Cash Flow				Month 44					
11 Yield on Cost				0.00%					
12 Rent Cover				N.A.					
13 Profit Erosion				N.A.					
Footnotes:									
1. Development Profit: is total revenue less total cost including interest paid and received									
2. Note: No redistribution of Developer's Gross Profit									
3. Development Margin: is profit divided by total costs (exc selling & leasing costs)									
5. Net Present Value: is the project's cash flow stream discounted to present value. It includes financing costs but excludes interest and corp tax.									
6. Benefit Cost Ratio: is the ratio of discounted incomes to discounted costs and includes financing costs but excludes interest and corp tax.									
7. Internal Rate of Return: is the discount rate where the NPV above equals Zero.									
8. Residual Land Value (based on NPV): is the purchase price for the land to achieve a zero NPV.									
9. The Weighted Average Cost of Capital (WACC) is the rate that a company is expected to pay to finance its assets.									
10. Breakeven date for Cumulative Cash Flow: is the last date when total debt and equity is repaid (ie when profit is realised).									
11. Yield on Cost is Current Net Annual Rent divided by Total Costs (before GST reclaimed), including all Selling Costs.									
12. The total net development profit divided by the current net annual rental expressed as a number of years/months.									
13. The period of time post practical completion that it can remain unsold (but leased out) until finance and land holding costs erodes the profit for the development to zero.									

ARGUS EstateMaster		Development Feasibility		SUMMARY OF PROJECT RETURNS					
Valuation and Affordability Housing Assessment									
Option 5 - 10% monetary									
5									
Time Span:		Jul-24 to Mar-28 (44 Months)							
Type:		Residential							
Status:		Under Review							
Site Area:		1,132 SqM							
#N/A		75:1		Equated GFA:		849 SqM			
Project Size:		7 Townhouses		1 per 161.71 SqM of Site Area					
		849 GFA		1 per 1.33 SqM of Site Area					
				Total AUD	AUD Per Townhouses	AUD Per GFA	% of Total Net Revenue	Total Exc GST	
Revenues									
		Quantity	SqM	AUD/Quantity					
Gross Sales Revenue		7	-	3,520,836.36	24,645,855	3,520,836	29,029	103.8%	24,645,855
Townhouse Lots		7	-	3,520,836.36	24,645,855				24,645,855
Less Selling Costs					(910,045)	(130,006)	(1,072)	-3.8%	(827,313)
Less Purchasers Costs					-	-	-	0.0%	-
NET SALES REVENUE					23,735,810	3,390,830	27,957	100.0%	23,818,541
		Quantity	SqM	AUD/SqM/annum					
Gross Rental Income		-	-	-	-	-	-	0.0%	-
Less Outgoings & Vacancies					-	-	-	0.0%	-
Less Letting Fees					-	-	-	0.0%	-
Less Incentives (Rent Free & Fitout Costs)					-	-	-	0.0%	-
Less Turnover Costs					-	-	-	0.0%	-
Less Other Leasing Costs					-	-	-	0.0%	-
NET RENTAL INCOME					-	-	-	0.0%	-
Interest Received					-	-	-	0.0%	-
Other Income					-	-	-	0.0%	-
TOTAL REVENUE (before GST paid)					23,735,810	3,390,830	27,957	100.0%	23,818,541
Less GST paid on all Revenue		Excludes 2,464,585 withheld by Purchasers			-	-	-	0.0%	-
TOTAL REVENUE (after GST paid)					23,735,810	3,390,830	27,957	100.0%	23,818,541
Costs									
Land Purchase Cost					4,688,200	669,743	5,522	19.8%	4,262,000
Land Acquisition Costs					282,095	40,299	332	1.2%	279,964
Construction Costs (inc. Contingency)					12,459,104	1,779,872	14,675	52.5%	11,326,459
Preliminaries					1,683,872	240,553	1,983	7.1%	1,530,793
Built Form					9,607,537	1,372,505	11,316	40.5%	8,734,125
Demolition					574,404	82,058	677	2.4%	522,185
Contingency					593,291	84,756	699	2.5%	539,355
Professional Fees					1,158,771	165,539	1,365	4.9%	1,053,429
Statutory Fees					240,087	34,298	283	1.0%	240,087
Affordable Housing Contributions					2,448,500	349,786	2,884	10.3%	2,448,500
Miscellaneous Costs 2					-	-	-	0.0%	-
Miscellaneous Costs 3					-	-	-	0.0%	-
Project Contingency (Reserve)					-	-	-	0.0%	-
Land Holding Costs					79,754	11,393	94	0.3%	79,754
Pre-Sale Commissions					-	-	-	0.0%	-
Finance Charges (inc. Fees)					99,000	14,143	117	0.4%	90,000
Interest Expense					1,434,732	204,962	1,690	6.0%	1,434,732
TOTAL COSTS (before GST reclaimed)					22,890,243	3,270,035	26,961	96.4%	21,214,923
Less GST reclaimed					(1,758,051)	(251,150)	(2,071)	-7.4%	-
Plus Corporate Tax					-	-	-	0.0%	-
TOTAL COSTS (after GST reclaimed)					21,132,192	3,018,885	24,891	89.0%	21,214,923
Performance Indicators									
				Per Townhouses	Per GFA			Total Exc GST	
1 Net Development Profit				2,603,618	371,945	3,067			
3 Development Margin (Profit/Risk Margin)				12.27%					
4 Residual Land Value				3,648,469	521,210	4,297		3,648,469	
5 Net Present Value				(578,880)					
6 Benefit Cost Ratio				0.9608					
7 Project Internal Rate of Return (IRR)				12.34%					
8 Residual Land Value				3,719,958	531,423	4,382		3,719,958	
Equity IRR				15.36%					
Equity Contribution				4,010,259					
Peak Debt Exposure				17,352,852					
Equity to Debt Ratio				25.00%					
9 Weighted Average Cost of Capital (WACC)				10.20%					
10 Breakeven Date for Cumulative Cash Flow				Month 44					
11 Yield on Cost				0.00%					
12 Rent Cover				N.A.					
13 Profit Erosion				N.A.					
Footnotes:									
1. Development Profit: is total revenue less total cost including interest paid and received									
2. Note: No redistribution of Developer's Gross Profit									
3. Development Margin: is profit, divided by total costs (exc selling & leasing costs)									
5. Net Present Value: is the project's cash flow stream discounted to present value. It includes financing costs but excludes interest and corp tax.									
6. Benefit Cost Ratio: is the ratio of discounted incomes to discounted costs and includes financing costs but excludes interest and corp tax.									
7. Internal Rate of Return: is the discount rate where the NPV above equals Zero.									
8. Residual Land Value (based on NPV): is the purchase price for the land to achieve a zero NPV.									
9. The Weighted Average Cost of Capital (WACC) is the rate that a company is expected to pay to finance its assets.									
10. Breakeven date for Cumulative Cash Flow: is the last date when total debt and equity is repaid (ie when profit is realised).									
11. Yield on Cost is Current Net Annual Rent divided by Total Costs (before GST reclaimed), including all Selling Costs.									
12. The total net development profit divided by the current net annual rental expressed as a number of years/months.									
13. The period of time post practical completion that it can remain unsold (but leased out) until finance and land holding costs erodes the profit for the development to zero.									

ARGUS EstateMaster		Development Feasibility		SUMMARY OF PROJECT RETURNS					
Valuation and Affordability Housing Assessment									
Tipping point									
1									
Time Span:		Jan-25 to Sep-28 (44 Months)							
Type:		Residential							
Status:		Under Review							
Site Area:		1,132 SqM							
#N/A		75:1		Equated GFA:		849 SqM			
Project Size:		7 Townhouses		1 per 161.71 SqM of Site Area					
		849 GFA		1 per 1.33 SqM of Site Area					
				Total AUD	AUD Per Townhouses	AUD Per GFA	% of Total Net Revenue	Total Exc GST	
Revenues									
		Quantity	SqM	AUD/Quantity					
Gross Sales Revenue		7	-	3,520,836.36	24,645,855	3,520,836	29,029	103.8%	24,645,855
Townhouse Lots		7	-	3,520,836.36	24,645,855				24,645,855
Less Selling Costs					(910,045)	(130,006)	(1,072)	-3.8%	(827,313)
Less Purchasers Costs					-	-	-	0.0%	-
NET SALES REVENUE					23,735,810	3,390,830	27,957	100.0%	23,818,541
		Quantity	SqM	AUD/SqM/annum					
Gross Rental Income		-	-	-	-	-	-	0.0%	-
Less Outgoings & Vacancies					-	-	-	0.0%	-
Less Letting Fees					-	-	-	0.0%	-
Less Incentives (Rent Free & Fitout Costs)					-	-	-	0.0%	-
Less Turnover Costs					-	-	-	0.0%	-
Less Other Leasing Costs					-	-	-	0.0%	-
NET RENTAL INCOME					-	-	-	0.0%	-
Interest Received					-	-	-	0.0%	-
Other Income					-	-	-	0.0%	-
TOTAL REVENUE (before GST paid)					23,735,810	3,390,830	27,957	100.0%	23,818,541
Less GST paid on all Revenue		Excludes 2,464,585 withheld by Purchasers			-	-	-	0.0%	-
TOTAL REVENUE (after GST paid)					23,735,810	3,390,830	27,957	100.0%	23,818,541
Costs									
Land Purchase Cost					4,688,200	669,743	5,522	19.8%	4,262,000
Land Acquisition Costs					282,095	40,299	332	1.2%	279,964
Construction Costs (inc. Contingency)					12,459,104	1,779,872	14,675	52.5%	11,326,459
Preliminaries					1,683,872	240,553	1,983	7.1%	1,530,793
Built Form					9,607,537	1,372,505	11,316	40.5%	8,734,125
Demolition					574,404	82,058	677	2.4%	522,185
Contingency					593,291	84,756	699	2.5%	539,355
Professional Fees					1,145,641	163,663	1,349	4.8%	1,041,492
Statutory Fees					240,087	34,298	283	1.0%	240,087
Affordable Housing Contributions					1,652,738	236,105	1,947	7.0%	1,652,738
Miscellaneous Costs 2					-	-	-	0.0%	-
Miscellaneous Costs 3					-	-	-	0.0%	-
Project Contingency (Reserve)					-	-	-	0.0%	-
Land Holding Costs					79,754	11,393	94	0.3%	79,754
Pre-Sale Commissions					-	-	-	0.0%	-
Finance Charges (inc. Fees)					99,000	14,143	117	0.4%	90,000
Interest Expense					1,388,253	198,322	1,635	5.8%	1,388,253
TOTAL COSTS (before GST reclaimed)					22,034,872	3,147,839	25,954	92.8%	20,360,746
Less GST reclaimed					(1,756,857)	(250,980)	(2,069)	-7.4%	-
Plus Corporate Tax					-	-	-	0.0%	-
TOTAL COSTS (after GST reclaimed)					20,278,014	2,896,859	23,885	85.4%	20,360,746
Performance Indicators									
				Per Townhouses	Per GFA	Total Exc GST			
1 Net Development Profit				3,457,796	493,971	4,073			
3 Development Margin (Profit/Risk Margin)				Based on total costs (exc selling & leasing costs)	16.98%				
4 Residual Land Value				Based on Target Margin of 17% (Exclusive of GST)	4,259,529	608,504	5,017	4,259,529	
5 Net Present Value				Based on Discount Rate of 15% p.a. Effective	10,103				
6 Benefit Cost Ratio					1.0007				
7 Project Internal Rate of Return (IRR)				Per annum Effective	15.05%				
8 Residual Land Value				Based on NPV (Exclusive of GST)	4,271,460	610,209	5,031	4,271,460	
Equity IRR				Per annum Effective	20.09%				
Equity Contribution					3,848,719				
Peak Debt Exposure					16,665,086				
Equity to Debt Ratio					25.00%				
9 Weighted Average Cost of Capital (WACC)					10.20%				
10 Breakeven Date for Cumulative Cash Flow				Month 44	Sep-2028				
11 Yield on Cost					0.00%				
12 Rent Cover					N.A.				
13 Profit Erosion					N.A.				
Footnotes:									
1. Development Profit: is total revenue less total cost including interest paid and received									
2. Note: No redistribution of Developer's Gross Profit									
3. Development Margin: is profit, divided by total costs (exc selling & leasing costs)									
5. Net Present Value: is the project's cash flow stream discounted to present value. It includes financing costs but excludes interest and corp tax.									
6. Benefit Cost Ratio: is the ratio of discounted incomes to discounted costs and includes financing costs but excludes interest and corp tax.									
7. Internal Rate of Return: is the discount rate where the NPV above equals Zero.									
8. Residual Land Value (based on NPV): is the purchase price for the land to achieve a zero NPV.									
9. The Weighted Average Cost of Capital (WACC) is the rate that a company is expected to pay to finance its assets.									
10. Breakeven date for Cumulative Cash Flow: is the last date when total debt and equity is repaid (ie when profit is realised).									
11. Yield on Cost is Current Net Annual Rent divided by Total Costs (before GST reclaimed), including all Selling Costs.									
12. The total net development profit divided by the current net annual rental expressed as a number of years/months.									
13. The period of time post practical completion that it can remain unsold (but leased out) until finance and land holding costs erodes the profit for the development to zero.									



APPENDIX B : JOHN VIRTUE VALUERS CONSULTANCY REPORT



Consultancy Report

50 Botany Street, Bondi Junction NSW 2022

Instructed By: Anthony Fahey (Bondi Exchange Pty Ltd)

Purpose of Valuation: Consultancy and Feasibility Study.

Date of Valuation: 15th July 2024

Our Reference: JVV0937

ABN 87 001 656 195 • ACN 001 656 195
A Division of John Virtue Pty Limited

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Consultancy Report



Address: 50 Botany Street, Bondi Junction NSW 2022

Instructed By: Anthony Fahey (Bondi Exchange Pty Ltd)

Purpose of Report: Consultancy and Feasibility Study

Date of Inspection: 15th July 2024

Our Reference: JVV0937

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1.0 Executive Summary

1.1 Property Overview

We have been instructed by Anthony Fahey (Bondi Exchange Pty Ltd) to prepare a Consultancy Report to assess the financial viability of a proposed development scheme (Subject to Council Approval). We note the following relevant data:

Property Details	
Property Address:	50 Botany Street, Bondi Junction NSW 2022.
Instructed By:	Anthony Fahey Bondi Exchange Pty Ltd.
Interest Valued:	Fee Simple In Possession Interest.
Property Description:	Erected on the land is a circa 1980's purpose built 'Telstra' Office/telecommunication building which comprises of 684m ² of accommodation over a part two/three level building at Bondi Junction. The building presents itself in a 'basic and dilapidated' manner and was previously used for its specialised nature as office accommodation for the Telstra Telecommunication Tower. As at the date of inspection the former Telecommunication Tower, which was identified as a Heritage Item was removed and thus removing the heritage encumbrance --- our assessment critically assumes that this is the case.
Title Details:	Lot 1 in Deposited Plan 619753.
Land Area:	1,364m ² as per Deposited Plan. It is highlighted that as a part of the 'previous sale dated 2023' a portion of the site will be purchased back by the vendor in the form of a Call Option at \$1.00 and comprises of 232m ² of land area (proposed Lot 11). Therefore, upon subdivision, the subject will comprise of a land area of approximately 1,132m ² (proposed Lot 10).
Proposed Development Scheme:	We have been provided with a proposed development scheme prepared by Smith & Tzannes for the construction of 7x 3-level townhouses comprising 5x 3 bedroom and 2x 4-bedroom dwellings constructed over a single basement level, with each providing independent access. Tandem garaging to be provided for the four bedrooms and single garaging for the three bedrooms.
Instructions:	We have been instructed by Anthony Fahey (Bondi Exchange Pty Ltd) to prepare a Consultancy Report to assess the financial viability of a proposed development scheme (Subject to Council Approval).
Date of Valuation:	15 th June 2024.
Date of Inspection:	15 th June 2024.
Pecuniary Interest:	The Valuer / Valuation Firm has no Potential Conflict of Interest or Pecuniary Interest (real or perceived) relating to the subject property.



1.2 Definitions

Definition	
Market Value:	<i>This definition of Market Value as stipulated by the International Valuation Standards Council and endorsed by the Australian Property Institute and New Zealand Property Institute is: 'The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.'</i>
Gross Realisation	<i>Gross Realisation at the date of inspection is the sum of the market values of the individual completed lots which a development can achieve over a specified selling period, assuming an orderly sale, between willing buyers and willing sellers, in an arm's length transaction, after proper marketing, wherein the parties acted knowledgeably, prudently and without compulsion.</i>
Highest and Best Use:	<i>Highest and Best Use is defined as 'the most probable use of a property which is physically possible, appropriately justified, legally permissible, financially feasible, and which results in the highest value of the property being valued'. Our assessment is based on the highest and best use of the asset that may not necessarily be the existing use.</i>

1.3 Disclaimers, Qualifications & Assumptions

Disclaimers & Qualifications	
Purpose of Valuation	We have been instructed by Anthony Fahey (Bondi Exchange Pty Ltd) to prepare a Consultancy Report to assess the financial viability of a proposed development scheme (Subject to Council Approval). We make no representations to any other party, including, specifically and assume no responsibility to any other party in any way. No other party must rely in any way on this Consultancy Report.
Report Qualification	This report is current at the date of inspection only. The value assessed herein may change significantly and unexpectedly over a relatively short period of time (including as a result of general market movements or factors specific to the particular property). We do not accept liability for losses arising from such subsequent changes in value. Without limiting the generality of the above comment, we do not assume responsibility or accept any liability where the report is relied upon after the expiration of ninety (90) days from the date of the valuation, or such earlier date if you become aware of any factors that have any effect on the valuation.



2.0 Land Description

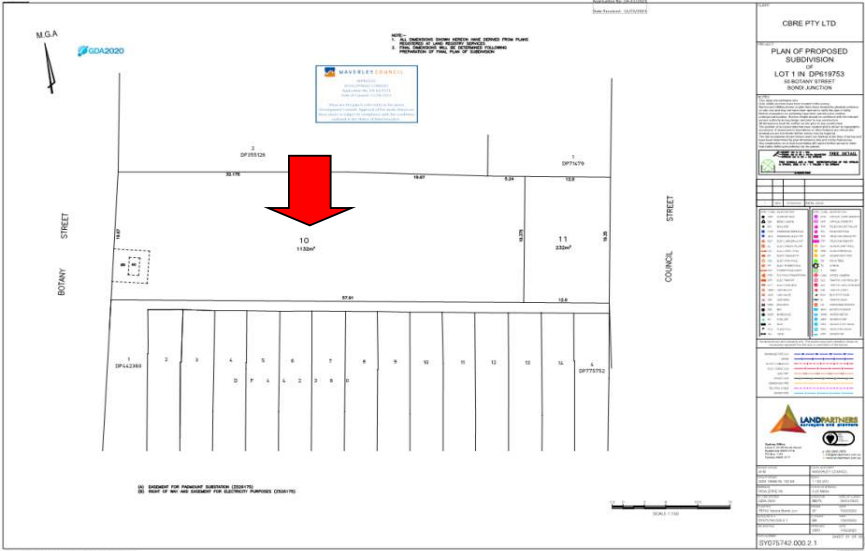

2.1 Title Details

Title Search records indicate that the subject may be described as Lot 1 in Deposited Plan 619753. The subject is contained within Folio: 1/619753. Notifications on Title are as follows:

Registered Proprietor(s)
BONDI EXCHANGE PTY LTD.
Second Schedule Notifications
<ol style="list-style-type: none"> 1. RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S) 2. A) Z526175 LEASE TO SYDNEY COUNTY COUNCIL OF SUBSTATION NO. 6600 TOGETHER WITH A RIGHT OF WAY AND EASEMENT FOR ELECTRICITY PURPOSES SHOWN IN PLAN WITH Z526175. TOGETHER WITH AND RESERVING RIGHTS. EXPIRES 31.12.2013 B) AH936572 VARIATION OF LEASE Z526175 EXPIRY DATE NOW 31/12/2038. C) AK971351 LEASE OF LEASE Z526175 TO BLUE ASSET PARTNER PTY LTD, ERIC ALPHA ASSET CORPORATION 1 PTY LTD, ERIC ALPHA ASSET CORPORATION 2 PTY LTD, ERIC ALPHA ASSET CORPORATION 3 PTY LTD & ERIC ALPHA ASSET CORPORATION 4 PTY LTD EXPIRES: SEE DEALING. CLAUSE 2.3 (b) (ii). D) AK971352 LEASE OF LEASE AK971351 TO BLUE OP PARTNER PTY LTD, ERIC ALPHA OPERATOR CORPORATION 1 PTY LTD, ERIC ALPHA OPERATOR CORPORATION 2 PTY LTD, ERIC ALPHA OPERATOR CORPORATION 3 PTY LTD & ERIC ALPHA OPERATOR CORPORATION 4 PTY LTD EXPIRES: SEE DEALING. CLAUSE 12.1 E) AK971502 MORTGAGE OF LEASE AK971351 TO ANZ FIDUCIARY SERVICES PTY LTD. F) AK971571 CHANGE OF NAME AFFECTING LEASE Z526175 LESSEE NOW ALPHA DISTRIBUTION MINISTERIAL HOLDING CORPORATION 3. AT187375 MORTGAGE TO WESTPAC BANKING CORPORATION 4. AT188329 CAVEAT BY TELSTRA CORPORATION LIMITED
Notifications Summary
<p><i>Notification 1, 3 and 4 – These are standard notifications.</i></p> <p><i>Notification 2A) – This dealing (Z526175) refers to an expired lease agreement to Sydney County Council and refers to a Right of Way / Easement for Electricity purposes --- which we have had regard to in our assessment.</i></p> <p><i>Notification 2B) – This dealing (AH936572) refers to a variation of the above-mentioned lease (Z526175) noting an expiry as at the 31st December 2038. This lease/easement is considered to have a negative affectation on the Market Value 'As Is' --- and has been considered in our assessment.</i></p> <p><i>Notification 2C and 2D) – This refers to a sublease for the substation expiring on the 29th November 2115. This lease is considered to have a negative affectation on the Market Value 'As Is' --- and has been considered in our assessment.</i></p> <p><i>Notification 2E and 2F) – This refers to a change of name on the lease agreement, which has no impact on the Market Value 'As Is'.</i></p> <p><i>The Caveat within the above listed Notifications may require the Instructing party's consideration.</i></p> <p>These easements and encumbrances reflect the 'as built' nature of the property and do not detrimentally affect the value of the property as it is currently developed. We have further disregarded the presence of any mortgage or other financial liens pertaining to the property.</p> <p>We have conducted a brief Title Search only. We have therefore not perused the original Crown Grant documentation and have assumed that there are no further easements or encumbrances not disclosed by this brief Title Search which may affect market value. However, in the event that a comprehensive Title Search is undertaken which reveals further easements or encumbrances, we reserve the right to review our assessment.</p>



2.2 Land Details

Land Details		
Land Area:	<p>1,364m² as per Deposited Plan.</p> <p>It is highlighted that as a part of the 'previous sale dated 2023' a portion of the site will be purchased back by the vendor in the form of a Call Option at \$1.00 and comprises of 232m² of land area (proposed Lot 11). Therefore, upon subdivision, the subject will comprise of a land area of approximately 1,132m² (proposed Lot 10). We have further obtained a copy of the Approved Plan of subdivision from Waverley Council, which confirms the land areas. We understand that this plan of subdivision has been registered as at the date of valuation.</p>	
Land Dimensions:	Northern boundary:	69.085 m
	Southern boundary:	69.910 m
	Western boundary:	19.350 m
	Eastern boundary:	19.670 m
Identification:	<p>Note that we have identified the subject property by reference to the Title Search material and in particular, the Deposited Plan, the Approved Plan of subdivision and our field inspection.</p>	
Plan Extract:		
Aerial Photograph:	 <p>Source: Near Map</p>	
Encroachments:	<p>From our site inspection, it appears that the improvements are within the land boundary however, we are not in possession of a current Survey Report which confirms there are no major encroachments. We have proceeded upon the basis that there are no encroachments upon adjoining sites by any improvements upon the subject land, nor encroachments by improvements upon adjoining sites upon the subject land --- and we reserve the right to review our assessment should such encroachment(s) be indicated in a Survey Report.</p>	

2.3 Site Description and Access

The subject property is located on the eastern side of Botany Street at Bondi Junction being approximately 40 metres north of its intersection with Birrell Street. The land is a slightly above road height parcel, which rises to the rear boundary. The Sydney CBD is approximately 7 kilometres by road to the northwest.

We note that the property currently comprises of a second street frontage to Council Street, however once the subdivision has been registered/completed, the previous vendor will enter into the Call Option (as per the Terms of Sale) at \$1.00 for the Telstra Lot (approximately 232m²) which fronts Council Street. Therefore, we have excluded the Telstra Lot area from our assessment.

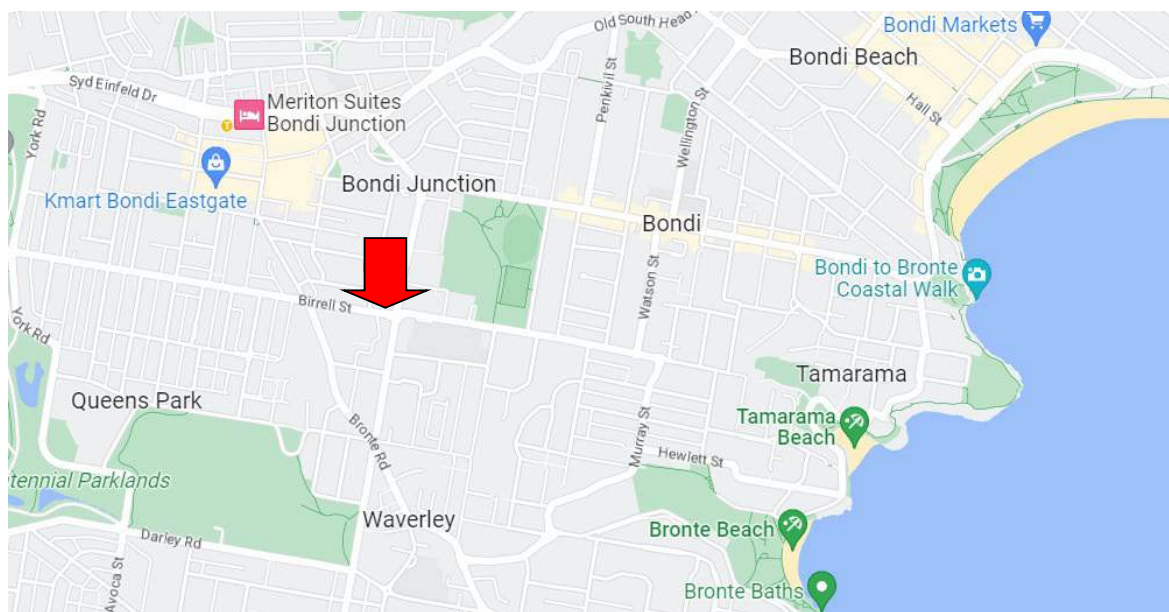
2.4 Location and Services

The subject is located within the eastern suburb of Bondi Junction, a popular residential location and is surrounded by Double Bay to the North, Bondi Beach to the East, Queens Park to the South and Moore Park to the West. Surrounding developments includes older type low-density residential dwellings of varying construction through to contemporary / articulately designed semi-attached/terrace style rendered cavity brick residences.

Local retail shopping facilities are located nearby along the Bronte Road and along popular Oxford Street. Major shopping facilities are located at Bondi Junction Westfields being approximately 700 metres to the north. This region is well serviced by several local and private schools/colleges (Waverley College), parklands (Waverly Park), beaches (Bondi and Bronte Beach) and medical facilities.

Vehicular access to the greater metropolitan area is available via Oxford Street, Moore Park Road and Anzac Parade. Bus services to the Sydney CBD and greater metropolitan area are available at the intersection of Birrell Street and Council Street. The closest train station is Bondi Junction being 1.3 kilometres northwest of the subject.

Botany Street is an established residential street, which features a full width bitumen sealed carriageway, with concrete kerb and gutter and concrete footpath areas. Electricity together with town water, sewer and telephone are available and connected to the subject property.



Source: Google Maps

Aerial View of Subject Property

3.0 Planning

3.1 Town Planning

Town Planning	
Local Government Area:	Waverley Council.
Zoning:	SP2 Infrastructure (Telecommunication).
Planning Instrument:	Waverley Local Environmental Plan 2012.
Zoning Map Extract:	
Zoning Objectives:	<ul style="list-style-type: none"> To provide for infrastructure and related uses. To prevent development that is not compatible with or that may detract from the provision of infrastructure.
Permitted without consent:	Nil.
Permitted Uses:	Aquaculture; Roads; The purpose shown on the above Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose.
Prohibited Uses:	Any development not specified within Permitted Uses.
Land Acquisition:	The land is not affected by any county expressway or local road widening proposals.
Heritage:	<p>The land is located within a Heritage Conservation Area and contains a Heritage Item.</p>  <p>It is highlighted to the Instructing party that subject land falls within a Heritage Conservation Area (Botany Street Significance), which is considered to common given its location and surrounding developments.</p> <p>As at the date of inspection the former Telecommunication Tower, which was identified as a Heritage Item was removed and thus removing the heritage encumbrance. Our assessment critically assumes that this is the case.</p> <p>We note that a new telecommunication tower has been constructed upon the eastern alignment of the land (Proposed Lot 11) and upon registration of the plan, the tower will not form part of the subject site, but rather adjoin land.</p>
Flooding:	Nil.
Bush Fire Prone:	Nil.
Floor Space Ratio (FSR):	0.75:1.
Building Height:	A maximum of 12.5 metres.

The above zoning information was accessed from Council records and should be verified by the instructing party by way of a Certificate issued under Section 10.7(2) of the Environmental Planning & Assessment Act, 1979. Should a Certificate indicate zoning information to the contrary, we reserve the right to review our assessment.



3.2 Environmental Issues

Environmental Issues	
Current Use:	Decommissioned telecommunications tower/office accommodation.
Previous Use:	Telecommunication Tower/office accommodation.
Existing Use Concerns:	<p>The property was previously inspected in March 2023 and a representative of the vendor verbally advised that there are Under Ground and Above Ground storage tanks located within the subject land. Underground Storage Tanks are noted as a Potentially Contaminating Land Use under API Guidance Note 1. It is further noted that as per clause 47.3 of the 'Lease back arrangement,' which forms part of Contract of Sale '...that the vendor will remove the Underground Storage Tanks (UST) and Aboveground Storage Tanks (AST) prior to the expiry of the Vendor Lease. The Vendor must remediate the land and provide a Validation Certificate confirming that the land is free from any contaminants --- Our assessment assumes this to be the case. We assume that the site is free from elevated levels of contaminants and have therefore made no allowance in our assessment for site remediation works.</p> <p>We note that there is a period between the settlement date and completion of the works (as stipulated within the contract of sale), whereby the site maybe identified as a Medium</p>
Site Contamination:	We have not undertaken any formal searches, other than the online search of the relevant Environment Protection Authority (EPA) Contaminated Land Register. The search revealed no listing of the subject property. However, we note that not being on the Register does not preclude the property from being contaminated. We cannot and do not warrant that this site is contamination free as at the date of valuation.
Environmental Report:	No environmental report was provided.
EPA Search:	A search of the NSW contaminated land register dated 8 th July 2024 was completed. The search revealed no listing of the subject property however, we note that not being on the register does not preclude the property from being contaminated.
Asbestos:	Given the age of the improvements it is <u>possible</u> that materials containing asbestos may be present. We have not conducted formal searches. This is a common building material utilised in older properties throughout Sydney and its presence does not particularly impact upon the marketability of such properties. The removal of asbestos based material must be addressed in accordance with stringent WorkCover guidelines. If asbestos materials are found to be present on-site, this report should be referred back to us for further consideration and possible re-assessment.
Building Cladding:	Based on our inspection, the subject property does not appear to be 'clad' with aluminium composite panel (ACP), expanded polystyrene (EPS) or comparable products. Notwithstanding this statement, we are not Building Experts and should a subsequent site inspection by a qualified expert reveal our observation to be incorrect, we reserve the right to review our assessment.



4.0 Development Approval

This assessment presumes that all relevant Authority approvals are in place in respect of this property. Our perusal of Waverley council's online DA Tracker reveals the following Development Approval(s):

Development Approval			
Application Number	Application Description	Application Description	Current Status
DA-299/2005	Removal of two x 5000 litre underground storage tanks and installation of one x 2000 litre above ground storage tank within the Landscape Heritage Site and Archaeological Site Identified in LEP 96	24/05/2005	Approved
TPO-450/2012	Remove one (1) Eucalyptus tree located on the corner of front boundary.	6/12/2012	Refused
DA-79/2020	Replacement of existing Telstra tower and installation of a new monopole and ancillary equipment for telecommunication facility	18/03/2020	Approved
DA-79/2020/A	Modification to approved monopole including new headframe, installation of 3 antennas and a climbable platform PAN-218744	5/05/2022	Approved
DA-63/2023	Torrens Title Subdivision of 1 Lot into 2 Lots PAN-311990	18/03/2023	Approved but not Registered

5.0 Proposal to Council

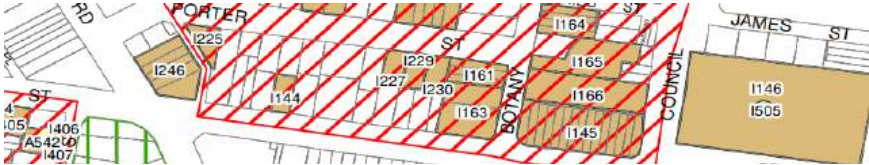
We have been provided with a Planning Proposal prepared by 'Willowtree Planning' dated 19th January 2024 which seeks to amend the following controls in the Waverley Council,

- 1) Rezone the subject site to R3 Medium Density Housing.
- 2) Introduce a minimum lot size of 232m² (Telstra Lot).
- 3) Remove the heritage listing on the western part of the subject site.

The purpose of the proposal and the key points (above) is to transition the subject property into a R3 Medium Density site suitable for residential redevelopment (subject to council consent).

Proposed Zoning	
Local Government Area:	Waverly Council.
Zoning:	R3 Medium Density Residential
Planning Instrument:	Waverley Local Environmental Plan 2012.
Zoning Objectives – R3 Medium Density:	<ul style="list-style-type: none"> ▪ To provide for the housing needs of the community within a medium density residential environment. ▪ To provide a variety of housing types within a medium density residential environment. ▪ To enable other land uses that provide facilities or services to meet the day to day needs of residents. ▪ To maximise public transport patronage and encourage walking and cycling. ▪ To increase or preserve residential dwelling density. ▪ To encourage the supply of housing, including affordable housing, that meets the needs of the population, particularly housing for older people and people with disability. ▪ To provide development that is compatible with the desired future character and amenity of the surrounding neighbourhood. ▪ To promote development that incorporates planning and design measures that reduce the urban heat island effect. ▪ To improve the urban tree canopy by providing high levels of deep soil planting and additional landscaping.



Permitted Uses:	Home occupations; Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Centre-based childcare facilities; Community facilities; Group homes; Home industries; Kiosks; Local distribution premises; Markets; Multi dwelling housing ; Neighbourhood shops; Oyster aquaculture; Places of public worship; Respite day care centres; Roads; Seniors housing; Tank-based aquaculture;
Heritage:	<p>The land is located within a Heritage Conservation Area and contains a Heritage Item.</p>  <p>It is highlighted to the Instructing party that subject land falls within a Heritage Conversation Area (Botany Street Significance), which is considered to common given its location and surrounding developments.</p>
Flooding:	Nil.
Bush Fire Prone:	Nil.
Floor Space Ratio (FSR):	0.75:1.
Building Height:	A maximum of 12.5 metres.
General Commentary:	<u>The rezoning from SP2 (Infrastructure) to R3 Medium Density would provide parameters for a medium density residential development (subject to council consent).</u>

5.1 Photo Spread

Photographs



15 Jul 2024 at 7:45:26 am

Front of the subject – Botany Street



15 Jul 2024 at 7:45:44 am

Front of the subject – Botany Street



15 Jul 2024 at 7:45:36 am

Northern aspect – Botany Street



15 Jul 2024 at 7:45:37 am

Southern aspect – Botany Street

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Photographs



Access to building



Electrical Padmount Station located on subject property



New Communication tower erected along Council Street



New Communication tower erected along Council Street



Northern aspect – Council Street



Southern aspect – Council Street

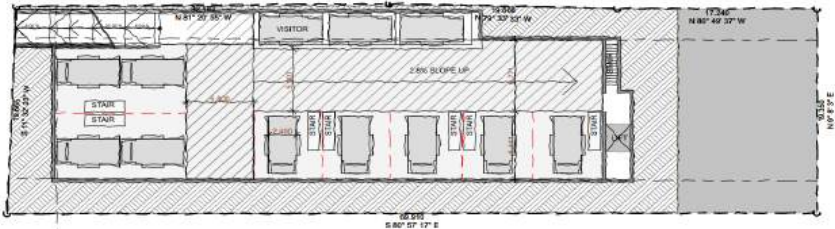
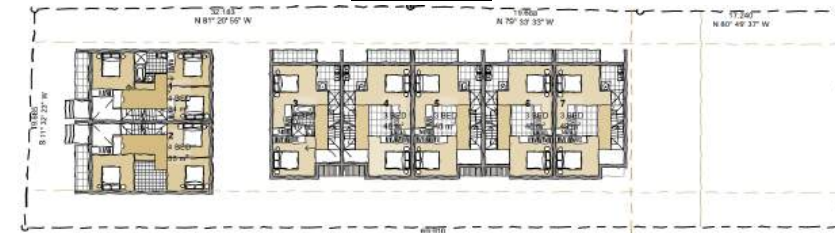
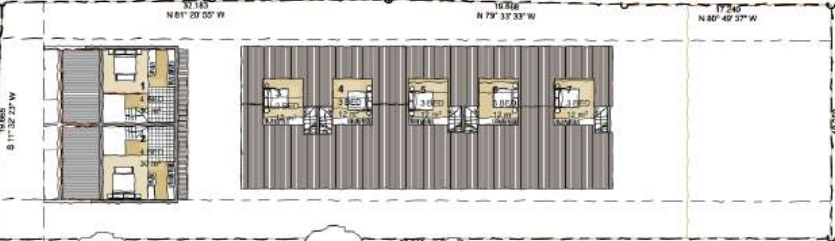


6.0 Development Scheme

The proposed development scheme prepared by Smith & Tzannes for the construction of 7x 3-level townhouses comprising 5x 3 bedroom and 2x 4 bedroom dwellings constructed over a single basement level, with each providing independent access. Tandem garaging to be provided for the four bedrooms and single garaging for the three bedrooms.

6.1 Proposed Accommodation

The accommodation for the proposed development is as follows.

Proposed Accommodation	
Three Bedroom: (Townhouse 3 to 7)	<p>Basement Level: Stairs/landing. Single Car Garage.</p> <p>Ground Floor: Entry. Lounge/kitchen/Dining. Lavatory. Courtyard.</p> <p>Level 1: Stairs/landing. 2 bedrooms. Bathroom. Ensuite.</p> <p>Level 2: Stairs/landing. 1 Bedroom.</p>
Four Bedrooms: (Townhouse 1-2)	<p>Basement Level: Stairs/landing. Tandem Car Garage.</p> <p>Ground Floor: Entry. Lounge/kitchen/Dining. Lavatory. Courtyard.</p> <p>Level 1: Stairs/landing. 3 bedrooms. Bathroom.</p> <p>Level 2: Stairs/landing. 1 Bedroom. Ensuite.</p>
Floor Plans:	<div><p>Basement Level</p><p>Ground Floor</p><p>Level 1</p><p>Level 2</p></div>



6.2 Building Areas

Detailed below are the areas for each of the proposed dwellings:

Dwelling	Configuration	Location	Type	Int. (m ²)	POS (m ²)	Balcony	Total (m ²)	Prkg
1	3 Level - Semi Detached	Street frontage	4 Bed 2 Bath 2 Car	144	29	No	173	2
2	3 Level - Semi Detached	Street frontage	4 Bed 2 Bath 2 Car	145	25	No	170	2
3	3 Level - Semi Detached	Middle	3 Bed 2 Bath 1 Car	113	28	No	141	1
4	3 Level - Attached	Middle	3 Bed 2 Bath 1 Car	113	28	No	141	1
5	3 Level - Attached	Middle	3 Bed 2 Bath 1 Car	113	27	No	140	1
6	3 Level - Attached	Middle	3 Bed 2 Bath 1 Car	113	28	No	141	1
7	3 Level - Semi Detached	Rear	3 Bed 2 Bath 1 Car	114	28	No	142	1

6.3 Fittings & Finishes

We have not been provided with a detailed schedule of finishes and fittings however from discussions and having regard to the expectations of potential buyers in this locale we have assumed a high standard of finish in our assessment.



7.0 Construction Cost Summary

7.1 Construction Costs

In this instance, we have not been provided with the QS report that was provided to Hill PDA.

We have extracted and relied upon the construction costs from the HillPDA Report/Estate Master (Dated June 2024).

In the event that the Full QS Report is made available and there is a material difference in the cost outlined in this report, the valuer reserves the rights to review our assessment.

The construction costs are summarised below:

Construction Tender Summary	
Item	Commentary
Construction Cost:	\$11,326,458 GST Exclusive, which equates to \$12,459,104 GST Inclusive.
Professional Fees:	An amount of \$1,023,126 GST Exclusive (\$1,125,439 GST Inclusive) has been adopted.
Statutory Fees:	An amount of \$240,087 GST Nil has been adopted.
GFA (Gross Floor Area):	849m².

Should the construction costings differ to this report, this will have an impact on the feasibility, and we reserve the right to review our assessment.

7.2 Construction Timing

Within our feasibility we have allowed sixteen (16) months for construction, and we have made an additional two (2) month contingency for inclement wet weather/project delays.

The total adopted construction period within our feasibility is eighteen (18) months.



8.0 Asset/Sale Details

8.1 Previous Sales History

The property was purchased by Bondi Exchange (the sponsor) in February 2023 for a consideration of \$4,262,000, exclusive of GST, as confirmed by the front page of the Contract for Sale.



We have been obtained a copy of the Information Memorandum from the selling agents CBRE whom advertised the property by way of an Expression of Interest Campaign, which closed on the 7th December 2022 at 4pm. Gemma Isgro (selling agent) verbally advised that there were four (4) offers all within 10-15% of each other with different settlement terms.



Perusal of the Special Conditions of the Contract for Sale indicates the following points for consideration:

Special Conditions of the February 2023 Contract of Sale	
Clause 47.3 - Underground and above ground storage tanks:	The vendor will remove the Underground Storage Tanks (UST) and Aboveground Storage Tanks (AST) prior to the expiry of the Vendor Lease. The Vendor must remediate the land and provide a Validation Certificate confirming that the land is free from any contaminants.
Clause 56 – Leaseback:	The parties acknowledge and agree that the vendor (as lessee) must enter into with the purchaser (as lessor) a lease in relation to the whole of the property on the terms and conditions set out in Annexure G (Vendor Lease).
Clause 57.1 – Subdivision:	<div><p>The vendor is responsible for the subdivision of the proposed Lot located on Council Street. The upon registration of the subdivision, there will be two (2) lots created:</p><ul style="list-style-type: none">▪ The subject premises will comprise of a land area of approximately 1,132m².▪ There will be a new created and will be retained in the ownership of the vendor with a land area of approximately 232m² located along the western boundary.</div> <div></div>

9.0 Sales Evidence



We have considered the following sales of individual dwellings which have transacted and have allowed us to derive potential values for the subject dwellings 'As If Complete' and assuming individual sale under separate Strata title with adjustments made based on location, internal areas, accommodation, finishes, frontage, parking provisions, aspect and street appeal.

6/151 Blair Street, North Bondi (SP103294)					
Lot	Sale Date	Sale Price	Accommodation	Internal Area	Rate/m ²
6 (Lot 6)	05/2024	\$3,300,000	3 Bed 2 Bath 2 Car	138m ²	\$23,913/m ²
 		<p>The parent development comprises of an older style townhouse development which has been renovated in 2021 to provide six (6) modern townhouses over basement parking. The parent development is located on the southern alignment of Blair Street at North Bondi. The subject townhouse comprises of a semi-detached rendered brick and tile three (3) level residence with two (2) secured basement car spaces. The residence has been configured to include an entry/living area with adjoining dining area and kitchen, three bedrooms, two bathrooms plus guest powder room and concealed laundry room. Additional improvements include an outdoor court yard of 68m² and a basement storage area. Internally the residence has been renovated since the February 2022 purchase date and provides a high/prestige level of finish throughout incorporating modern fixtures and fittings with contemporary features including Oak timber flooring to the ground floor/living area, marble benchtops/splashback to kitchen and a redesigned courtyard. The dwelling provides an internal strata area of 138m². The property sold by TRG. Furthermore, we note that the property previously transacted in February 2022 for a consideration of \$3,100,000 reflecting a 6.06% increase.</p> <p>Comparison to subject: Located in North Bondi and being in close proximity to Bondi Beach. Similar size/scale parent development. Superior layout and configuration. High level of internal finish. Superior car accommodation. Larger internal living area. Overall, we consider the subject three-bedroom townhouses would achieve a lower quantum dollar value and a similar rate per square of internal strata area.</p>			

2/69-87 Dangar Street, Randwick (SP81295)					
Lot	Sale Date	Sale Price	Accommodation	*Internal Area	Rate/m ²
5 (Lot 33)	05/2024**	\$3,275,000	4 Bed 2 Bath 2 Car	134m ²	\$24,440/m ²
2 (Lot 30)	10/2023	\$3,100,000	4 Bed 2 Bath 2 Car	134m ²	\$23,134/m ²
Average					\$23,787/m ²
 		<p>The parent development comprises of a circa 1998 built rendered brick and colorbond medium density townhouse development over basement parking. Each townhouse is configured over three (3) levels and includes a secured basement double garage. The townhouses have been configured to include an entry area, living/dining area adjoining kitchen area, four bedrooms, two bathrooms and a concealed laundry. Features well appointed courtyards to the ground floor plus a top floor balcony area. The townhouses have been completed to a medium standard level of finish. Unit 5 (Lot 33) and Unit 2 (Lot 30) were sold by Sotheby's International Realty. *Internal living areas are approximate only. **Townhouse 5 is subject to settlement.</p> <p>Comparison to subject: Located in the neighbouring suburb of Randwick. Larger size/scale parent development. Similar layout and configuration. Considered to provide an inferior level of internal finishes. Similar car accommodation. Similar internal area. Overall, we consider the subject four-bedroom townhouses would achieve a higher quantum dollar value and a slightly higher rate per square of internal strata area.</p>			

3/23 Birriga Road, Bellevue Hill (SP68737)

Lot	Sale Date	Sale Price	Accommodation	Internal Area	Rate/m ²
3 (Lot 3)	12/2023	\$3,125,000	3 Bed 2 Bath 2 Car	*117m ²	\$26,709/m ²






The parent development comprises of modern style townhouse development consisting of five (5) townhouses over basement parking at Bellevue Hill. The subject townhouse comprises of an attached rendered brick and tile three (3) level dwelling with internal access to the basement double garage. The residence has been configured to include an entry/living/kitchen area with adjoining dining area, three bedrooms, two bathrooms plus guest powder room and concealed laundry. Additional improvements include four (4) balcony areas. Internally the residence has been renovated and provides a prestige high level of finish throughout incorporating modern fixtures and fittings with contemporary features including timber floor boards to the ground floor/living area, marble benchtops to kitchen & bathroom area and large timber entertainment area that adjoins the living room. courtyard. *The dwelling provides an approximate internal living area of 117m². The property sold by Ray White Double Bay.

Comparison to subject: *Far superior and prestigious Bellevue Hill location. Whilst being within a circa 2000 complex, the townhouse has been fully refurbished to a prestige standard and has superior double garaging provisions. Overall, we consider the subject three-bedroom townhouses would achieve a lower quantum dollar value and a lower rate per square of internal strata area.*

14E Dudley Street, Randwick (SP54645)



Lot	Sale Date	Sale Price	Accommodation	Internal Area	Rate/m ²
4 (Lot 4)	05/2024	\$2,950,000	3 Bed 2 Bath 2 Car	102m ²	\$28,922/m ²
5 (Lot 5)	10/2023	\$3,050,000	3 Bed 2 Bath 2 Car	105m ²	\$29,048/m ²
Average					\$28,986/m²

The parent development comprises of a circa 1997 rendered brick and colourbond medium density development which consists of five (5) townhouses over basement parking. The parent development is accessed from Dudley Street and includes additional street frontage to Howard Place. Each townhouse is configured over three (3) levels with internal access to the basement double garage. The residence has been configured to include an entry area, kitchen/living area with adjoining dining area, three bedrooms, two bathrooms and a concealed laundry/lavatory room. Townhouse 4 comprises of a 44m² courtyard and Townhouse 5 comprises of an extensive 80m² courtyard. Furthermore, each townhouse includes a balcony to the first floor. The townhouses have been completed to a medium investment standard level of finish and feature distant water view of Coogee Beach/Bay. Townhouse 4 (Lot 4) was sold by Ray White Eastern Beaches and Townhouse 5 (Lot 5) was sold by Ellison Zulian Property.

Comparison to subject: *Located within the neighbouring suburb of Randwick. Older townhouses although accommodation is configured over two levels. Double lock up garaging. Each dwelling includes partial ocean views and spacious courtyards. Overall, we consider the subject three-bedroom dwellings to achieve lower quantum dollar value and a lower rate per square of internal strata area given these sales include superior garaging and ocean views.*

2/390 Maroubra Road, Maroubra (SP103294)

Lot	Sale Date	Sale Price	Accommodation	Internal Area	Rate/m ²
2 (Lot 2)	03/2024	\$3,500,000	4 Bed 2 Bath 1 Car	174m ²	\$20,115/m ²
		<p>Comprises a modern two-level strata titled semi-detached duplex style dwelling in a complex of two at Maroubra. The sale is located 500 metres west of Maroubra Beach. The residence has been configured to include an entry/lounge room area, kitchen/dining/living (open plan), four bedrooms, two bathrooms and laundry/lavatory room. Car accommodation is per a detached single car garage accessed via Second Avenue. The property features a large timber decking/patio area adjoining the rear living area with bi-fold doors, a part grassed courtyard area and is considered boutique nature, being in a complex of two. Internally the residence provides a medium level of finish throughout.</p>			
		<p><u>Comparison to subject:</u> Located in an inferior residential location. The sale is a semi-detached strata titled duplex dwelling being in a complex of two lots. Superior internal layout and configuration. Larger internal area. Inferior level of finishes. Car accommodation is accessed via a rear lane --- no basement. Overall, we consider the subject four-bedroom townhouses would achieve a similar/slightly higher quantum dollar value and a higher rate per square of internal strata area.</p>			

Tabled below is a summary of the sales evidence:

Summary of Sales Evidence	
Sale Price Range (4 Bedrooms)	\$3,100,000 to \$3,500,000
Internal Area Range	134m ² to 174m ²
Internal Area Rate Range	\$20,115/m ² to \$24,440/m ²
Sale Price Range (3 Bedrooms)	\$2,950,000 to \$3,300,000
Internal Area Range	102m ² to 138m ²
Internal Area Rate Range	\$23,913/m ² to \$29,048/m ²



10.0 Approach to Valuation

We have conducted three (3) Estate Masters to determine the financial viability of the subject property and the proposed development. To assess on this basis, we have utilised a Residual Analysis which is a project feasibility that deducts the various costs as well as an allowance for profit and risk from our assessed potential Gross Realisation.

This assessment assumes a hypothetical sale with acquisition costs including stamp duty, legal fees etc and 80% debt funding (assuming a 20% equity injection). Each Estate Master will test the viability of the proposed development with adjustment made for the Affordable Housing Contribution.

The Estate Master 1 assumes no Affordable Housing Contribution, Estate Master 2 assumes a 5% Affordable Housing Contribution of \$1,060,000 and Estate Master 3 assumes a 10% Affordable Housing Contribution of \$2,120,000.

10.1 Gross Realisation 'As If Complete' and sold individually under separate Strata Title

This method of compares the subject property with sales of comparable properties with adjustments made for points of difference. Comparisons can be made in a number of forms including straight comparison with comparable sales evidence or analysis on a quantum dollar value basis and rate per square metre of internal strata area.

In order to assess Gross Realisation of the subject dwellings we have had regard to a number of factors including location, accommodation, fittings and finishes, parking provisions, internal/external areas and current market conditions. Our assessment on this basis is subject to Strata Title subdivision.

Table below is a summary of the residential dwelling sales evidence as detailed earlier:

Summary of Sales Evidence	
Sale Price Range (4 Bedrooms)	\$3,100,000 to \$3,500,000
Internal Area Range	134m ² to 174m ²
Internal Area Rate Range	\$20,115/m ² to \$24,440/m ²
Sale Price Range (3 Bedrooms)	\$2,950,000 to \$3,300,000
Internal Area Range	102m ² to 138m ²
Internal Area Rate Range	\$23,913/m ² to \$29,048/m ²

Based on the above, we are of the opinion the Gross Realisation potential of the subject development assuming individual sale is as follows:

Dwelling	Configuration	Location	Type	Int. (m ²)	POS (m ²)	Balcony	Total (m ²)	Prkg	Value	Int. Rate/m ²
1	3 Level - Semi Detached	Street frontage	4 Bed 2 Bath 2 Car	144	29	No	173	2	\$3,600,000	\$25,000
2	3 Level - Semi Detached	Street frontage	4 Bed 2 Bath 2 Car	145	25	No	170	2	\$3,600,000	\$24,828
3	3 Level - Semi Detached	Middle	3 Bed 2 Bath 1 Car	113	28	No	141	1	\$2,800,000	\$24,779
4	3 Level - Attached	Middle	3 Bed 2 Bath 1 Car	113	28	No	141	1	\$2,800,000	\$24,779
5	3 Level - Attached	Middle	3 Bed 2 Bath 1 Car	113	27	No	140	1	\$2,800,000	\$24,779
6	3 Level - Attached	Middle	3 Bed 2 Bath 1 Car	113	28	No	141	1	\$2,800,000	\$24,779
7	3 Level - Semi Detached	Rear	3 Bed 2 Bath 1 Car	114	28	No	142	1	\$2,800,000	\$24,561

We have adopted a Gross Realisation of the subject dwellings assuming individual sale of **\$21,200,000 (GST Inclusive)**.

Our adopted Gross Realisation reflects an overall average of \$24,795/m² of internal area and an average of \$3,028,571 per dwelling.



10.1 Goods and Services Tax (GST)

Under the New Tax System (Goods & Services Tax) Act 1999 and 'GST Ruling 2000/01', the supply of new residential buildings is deemed to be a taxable supply and the purchaser will not benefit from any input tax credits. Bearing in mind the above, our potential Gross Realisation includes GST which shall be remitted to the Australian Taxation Office by the Vendor/Developer.

In this instance we have been unable to determine whether the subject site was purchased under the Margin Scheme or under the provisions of the Ordinary Method and for this reason we have adopted the Ordinary Method. The indicative GST payable is 1/11th of the adopted Market Value noted above.

The Gross Realisation of the subject dwellings assuming individual sale of **\$21,200,000 (GST Inclusive)**.

The indicative GST liability is calculated at **\$1,927,273**.

Based on the above, the Gross Realisation of the subject dwellings and sold individually exclusive of GST is an amount estimated to be in the sum of **\$19,272,727**.

Acknowledging the above comments, we are not taxation experts and the advice provided is based upon our interpretation of the current taxation legislation with regards to GST. We acknowledge that further changes to this legislation may occur, and we recommend the reader to seek appropriate taxation and legal advice with regard to the liability of GST payable.

10.2 Pre-Sale Analysis

Given the boutique nature and eastern suburbs location of the proposed development, it is unlikely that a hypothetical developer would consider pre-selling any lots in the current environment. Furthermore, we have been verbally advised by the sponsor that they will not be pre-selling any dwellings. Our assessment assumes no pre-sales.



10.3 Estate Master 1 – Assuming No Affordable Housing Contribution

The below Estate Master consists of assumes no Affordable Housing Contribution.

Estate Master Inputs	
Potential Gross Realisation	
Total Gross Realisation	For assessment purposes we have adopted a potential Gross Realisation amount of \$21,200,000 (GST Inclusive), in line with the sales evidence as detailed earlier. <i>Our adopted Gross Realisation reflects an overall average of \$24,795/m² of internal area and an average of \$3,028,571 per dwelling.</i>
Timing	
Development Timing	In our feasibility, we have allowed: <ul style="list-style-type: none"> Sixteen (16) months for construction. Two (2) month contingency for inclement wet weather/project delays. The total adopted construction period within our feasibility is eighteen (18) months.
Rate of Sale	We have allowed four (4) months to sell-down the project, which equates to an average rate of 1.75 townhouse per month post construction. No pre-sales have been adopted in the feasibility.
Project Expenditure Inputs	
Total Acquisition Costs	Total Acquisition Cost of \$248,675 which is based on purchasing the site, current stamp duty rates; legal expenses and due diligence fees for acquisition.
Professional Fees	An amount of \$1,023,126 GST Exclusive (\$1,125,439 GST Inclusive) has been adopted.
Construction Costs inclusive of Contingency	\$11,326,458 GST Exclusive, which equates to \$12,459,104 GST Exclusive.
Statutory Fees	An amount of \$240,087 GST Nil has been adopted.
Strata Registration Costs	An allowance of \$11,550 (GST Inclusive) has been made, which equates to \$1,650 (GST Inclusive) per Townhouse.
Holding Charges	A total allowance of \$79,754 (GST Nil) per annum has been made for Holding Costs.
Selling Costs	Selling costs at 2.20% agent's commission, \$424,000 (GST Inclusive); marketing costs of \$26,950 (GST Inclusive) and Legal fees on sale at \$15,400 (GST Inclusive) have been adopted.
Financial Charges	An Allowance of \$88,000 (GST Inclusive) has been made.
GST	In this instance we have been unable to determine whether the subject site was purchased under the Margin Scheme or under the provisions of the Ordinary Method and for this reason we have adopted the Ordinary Method. The indicative GST payable is 1/11th of the adopted Market Value noted above. The Gross Realisation of the subject dwellings assuming individual sale of \$21,200,000 (GST Inclusive). The indicative GST liability is calculated at \$1,927,273.
Finance Costs (Interest Rate)	Finance costs are based on 8.50% and assumes 80% debt funding, as 20% would be injected as equity.
Project Expenditure Inputs	
Profit and Risk Rate Target	20.00%
Profit and Risk Analysis	Given the nature of the project, the location and size/scale of the development we consider a profit and risk margin to be in the range of 17.5% to 22.5%. A target profit and risk margin of 20.00% has been applied to the cash flow.



A summary of the Estate Master Inputs are detailed below:

ARGUS EstateMaster

Development Feasibility

SUMMARY OF PROJECT RETURNS

Construction of seven (7) townhouses

Construction of seven (7) townhouses

Assuming no Affordable Housing

Licensed to: John Virtue Valuers

Time Span:

Jul-24 to Jul-26 (24 Months)

Type:

Miscellaneous

Status:

Under Review

Site Area:

1,132

#N/A

Project Size:

7 Townhouse

849 GFA

Equated GFA: 849

1 per 161.71 of Site Area

1 per 1.33 of Site Area

Total AUD

AUD Per Townhouse

AUD Per GFA

Total Exc GST

Revenues

Gross Sales Revenue

Quantity

7

SqM

855.00

AUD/Quantity

3,028,571.43

21,200,000

3,028,571

24,971

19,272,727

Residential

7

855.00

3,028,571.43

21,200,000

19,272,727

Less Selling Costs

(481,800)

(68,829)

(567)

(438,000)

Less Purchasers Costs

-

-

-

-

NET SALES REVENUE

20,718,200

2,959,743

24,403

18,834,727

Quantity

SqM

AUD/SqM/annum

TOTAL REVENUE (before GST paid)

20,718,200

2,959,743

24,403

18,834,727

Less GST paid on all Revenue

(1,927,273)

(275,325)

(2,200)

TOTAL REVENUE (after GST paid)

18,790,927

2,684,418

22,133

18,834,727

Costs

Land Purchase Cost

4,262,000

608,857

5,020

4,262,000

Land Acquisition Costs

248,675

35,525

293

247,780

Construction Costs

12,459,104

1,779,872

14,675

11,326,458

Professional Fees

1,125,439

160,777

1,326

1,023,126

Marketing

26,950

3,850

32

24,500

Strata Reg

11,550

1,650

14

10,500

Statutory Fees

240,087

34,298

283

240,087

Project Contingency (Reserve)

-

-

-

-

Land Holding Costs

159,508

22,787

188

159,508

Pre-Sale Commissions

88,000

12,571

104

88,000

Finance Charges (inc. Fees)

1,670,354

238,622

1,967

1,670,354

Interest Expense

20,291,667

2,898,810

23,901

19,052,314

TOTAL COSTS (before GST reclaimed)

(1,283,154)

(183,308)

(1,511)

Less GST reclaimed

TOTAL COSTS (after GST reclaimed)

19,008,514

2,715,502

22,389

19,052,314

Performance Indicators

Per Townhouse

Per GFA

Total Exc GST

1 Net Development Profit

(217,587)

(31,084)

(256)

2 Development Margin (Profit/Risk Margin)

-1.14%

4 Residual Land Value

Based on total costs (exc selling & leasing costs)

Based on Target Margin of 20% (Exclusive of GST)

1,477,542

211,077

1,740

1,477,542

5 Net Present Value

Based on Discount Rate of 15% p.a. Nominal

(1,453,312)

6 Benefit Cost Ratio

0.9087

7 Project Internal Rate of Return (IRR)

Per annum Nominal

6.88%

8 Residual Land Value

Based on NPV (Exclusive of GST)

2,893,840

413,406

3,409

2,893,840

Equity IRR

Per annum Nominal

-14.65%

Equity Contribution

852,400

Peak Debt Exposure

17,930,008

Equity to Debt Ratio

5.17%

9 Weighted Average Cost of Capital (WACC)

8.08%

10 Breakeven Date for Cumulative Cash Flow

N.A. (No Profit)

The industry standard for similar size/scale projects warrants a 20% development margin.

The residual site value equates to \$1,477,542 (GST Exclusive), say \$1,480,000 (GST Exclusive), which is substantially below the purchase price of \$4,262,000 (GST Exclusive).

Based upon the adopted Market Gross Realisation, the Purchase Price and Construction Costs (obtained from the Hill PDA report dated June 2024), the feasibility illustrates a negative -1.14% Development Margin resulting in a negative -\$217,587 net profit.

The reasoning for the lower than expected site value is due to:

- General high construction/labour costs.
- Internal areas of the proposed development are compact in nature/design.
- The proposed townhouses are configured over four (4) levels (from basement to top floor) with no internal lift.
- Current economic conditions and interest rate environment.



10.4 Estate Master 2 – Assuming a 5% Affordable Housing Contribution

The below Estate Master consists of the same inputs as in Estate Master 1 (Section 12.2 of this report), with the exception of a 5% Affordable Housing Contribution of \$1,060,000.

ARGUS EstateMaster

Development Feasibility

SUMMARY OF PROJECT RETURNS

Construction of seven (7) townhouses

Construction of seven (7) townhouses

Assuming a 5% Affordable Housing Contribution

Licensed to: John Virtue Valuers

Time Span:

Jul-24 to Jul-25 (24 Months)

Type:

Miscellaneous

Status:

Under Review

Site Area:

1,132

RMA:

75:1

Project Size:

7 Townhouse

849 GFA

Equated GFA:

849

1 per 101.71 of Site Area

1 per 1.33 of Site Area

			Total AUD	AUD Per Townhouse	AUD Per GFA		Total Excl GST
Revenues							
	Quantity	SoM	AUD/Quantity				
Gross Sales Revenue	7	855.00	3,028,571.43	21,200,000	3,028,571	24,971	19,272,727
Residential	7	855.00	3,028,571.43	21,200,000			19,272,727
Less Selling Costs			(481,800)	(68,829)	(567)		(438,000)
Less Purchasers Costs			-	-	-		-
NET SALES REVENUE			20,718,200	2,959,743	24,403		18,834,727
	Quantity	SoM	AUD/SoM/annum				
TOTAL REVENUE (before GST paid)			20,718,200	2,959,743	24,403		18,834,727
Less GST paid on all Revenue			(1,927,273)	(275,325)	(2,270)		
TOTAL REVENUE (after GST paid)			18,790,927	2,684,418	22,133		18,834,727
Costs							
Land Purchase Cost			4,262,000	608,857	5,020		4,262,000
Land Acquisition Costs			248,675	35,525	293		247,780
Construction Costs			12,459,104	1,779,872	14,675		11,326,458
Professional Fees			1,125,439	160,777	1,326		1,023,128
5% Affordable Housing Contribution			1,060,000	151,429	1,249		1,060,000
Marketing			28,950	3,850	32		24,500
Strata Reg			11,550	1,650	14		10,500
Statutory Fees			240,087	34,298	263		240,087
Project Contingency (Reserve)			-	-	-		-
Land Holding Costs			159,508	22,787	188		159,508
Pre-Sale Commissions			-	-	-		-
Finance Charges (inc. Fees)			88,000	12,571	104		88,000
Interest Expense			1,842,167	263,167	2,170		1,842,167
TOTAL COSTS (before GST reclaimed)			21,523,480	3,074,783	25,352		20,284,126
Less GST reclaimed			(1,283,154)	(183,308)	(1,511)		
TOTAL COSTS (after GST reclaimed)			20,240,326	2,891,475	23,840		20,284,126
Performance Indicators							
				Per Townhouse	Per GFA		Total Excl GST
¹ Net Development Profit			(1,449,399)	(207,057)	(1,707)		
² Development Margin (Profit/Risk Margin)			Based on total costs (exc selling & leasing costs)	-7.15%			
⁴ Residual Land Value			Based on Target Margin of 20% (Exclusive of GST)	450,762	64,395	531	450,762
⁵ Net Present Value			Based on Discount Rate of 15% p.a. Nominal	(2,487,300)			
⁶ Benefit Cost Ratio				0.8532			
⁷ Project Internal Rate of Return (IRR)			Per annum Nominal	1.77%			
⁸ Residual Land Value			Based on NPV (Exclusive of GST)	1,907,669	272,524	2,247	1,907,669
Equity IRR				N.A.			
Equity Contribution				1,449,399			
Peak Debt Exposure				19,125,145			
Equity to Debt Ratio				8.26%			
⁹ Weighted Average Cost of Capital (WACC)				7.85%			
¹⁰ Breakeven Date for Cumulative Cash Flow				N.A. (No Profit)			

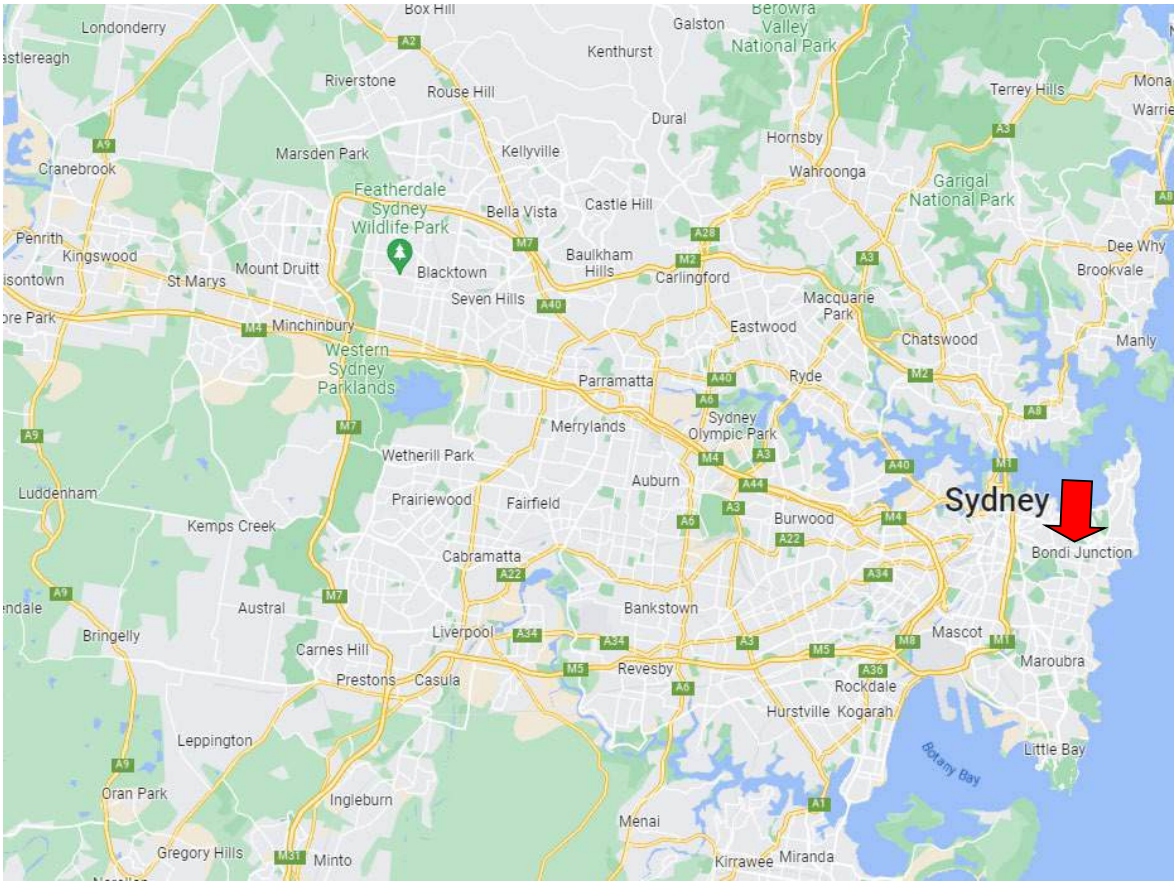
The above feasibility illustrates a Residual Site Value \$450,762 (GST Exclusive), say \$450,000 (GST Exclusive), which is substantially below the purchase price of \$4,262,000 (GST Exclusive).

Based upon the adopted Market Gross Relisation, the Purchase Price and Construction Costs (obtained from the HillPDa report dated June 2024), the feasibility illustrates a negative -7.15% Development Margin resulting in a negative -\$1,449,399 net profit.

The project isn't viable/feasible when assuming a 5% Affordable Housing Contribution.



11.0 Location Map



Source: Google Maps

JVV0937: 50 Botany Street, Bondi Junction NSW 2022
Liability limited by a scheme approved under Professional Standards Legislation



12.0 Annexures

Letter of Instruction



RE: [EXTERNAL]50 Botany Street, Bondi Junction - Planning Proposal



Elie Maksour
To: 'Anthony Fahey'
Cc: Alec Sklavounos; James Oldknow

Council require the report in by the 13/11/24
Can you please complete by this date and send a copy to james oldknow,

Much appreciated
AF
Sent from my iPhone

Reply Reply All Forward

Thu 4/07/2024 7:39 AM

On 27 Jun 2024, at 1:20 PM, Elie Maksour <elie@johnvirtuevaluers.com.au> wrote:

Hey Anthony,

Re: 50 Botany Street, Bondi Junction - Planning Proposal

Our turnaround at the moment is 7 days before starting a report and then we will need 8-10 days to complete the full the report. The fee will be [REDACTED]

We are currently short on time due to the financial year and ongoing Certification.

Elie Maksour
Director

P: (02) 8882 9270 | M: 0406 407 533





Title Search



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 1/619753

SEARCH DATE	TIME	EDITION NO	DATE
11/7/2024	9:45 AM	4	20/6/2023

LAND

LOT 1 IN DEPOSITED PLAN 619753
AT BONDI JUNCTION
LOCAL GOVERNMENT AREA WAVERLEY
PARISH OF ALEXANDRIA COUNTY OF CUMBERLAND
TITLE DIAGRAM DP619753

FIRST SCHEDULE

BONDI EXCHANGE PTY LTD (T AT187374)

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 Z526175 LEASE TO SYDNEY COUNTY COUNCIL OF SUBSTATION
NO.6600 TOGETHER WITH A RIGHT OF WAY AND EASEMENT FOR
ELECTRICITY PURPOSES SHOWN IN PLAN WITH Z526175.
TOGETHER WITH AND RESERVING RIGHTS. EXPIRES 31.12.2013
AH936572 VARIATION OF LEASE Z526175 EXPIRY DATE NOW
31/12/2038.
AK971351 LEASE OF LEASE Z526175 TO BLUE ASSET PARTNER PTY
LTD, ERIC ALPHA ASSET CORPORATION 1 PTY LTD, ERIC
ALPHA ASSET CORPORATION 2 PTY LTD, ERIC ALPHA
ASSET CORPORATION 3 PTY LTD & ERIC ALPHA ASSET
CORPORATION 4 PTY LTD EXPIRES: SEE DEALING. CLAUSE
2.3 (b) (ii).
AK971352 LEASE OF LEASE AK971351 TO BLUE OP PARTNER PTY
LTD, ERIC ALPHA OPERATOR CORPORATION 1 PTY LTD,
ERIC ALPHA OPERATOR CORPORATION 2 PTY LTD, ERIC
ALPHA OPERATOR CORPORATION 3 PTY LTD & ERIC ALPHA
OPERATOR CORPORATION 4 PTY LTD EXPIRES: SEE
DEALING. CLAUSE 12.1
AK971502 MORTGAGE OF LEASE AK971351 TO ANZ FIDUCIARY
SERVICES PTY LTD
AK971571 CHANGE OF NAME AFFECTING LEASE Z526175 LESSEE
NOW ALPHA DISTRIBUTION MINISTERIAL HOLDING
CORPORATION
- 3 AT187375 MORTGAGE TO WESTPAC BANKING CORPORATION
- * 4 AT188329 CAVEAT BY TELSTRA CORPORATION LIMITED

END OF PAGE 1 - CONTINUED OVER

JVV0937

PRINTED ON 11/7/2024

Search Date/Time: 11/07/2024 9:45AM

LEGALSTREAM AUSTRALIA - hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with section 96B(2) of the Real Property Act 1900.

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NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 1/619753 PAGE 2

NOTATIONS

UNREGISTERED DEALINGS: PP DP1296130
*** END OF SEARCH ***

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Deposited Plan

PLAN FORM 1		WARNING: CRASING OR FOLDING WILL LEAD TO REJECTION		OFFICE USE ONLY																					
<p>Carol Clark's Certificate</p> <p>1. I, <u>Carol Clark</u>, of the County of <u>San Diego</u>, State of <u>California</u>, do hereby certify that the above described land is the property of <u>Carol Clark</u>, and that the same is being offered for sale to the public as real estate.</p> <p>2. I, <u>Carol Clark</u>, do hereby certify that the above described land is the property of <u>Carol Clark</u>, and that the same is being offered for sale to the public as real estate.</p> <p>3. I, <u>Carol Clark</u>, do hereby certify that the above described land is the property of <u>Carol Clark</u>, and that the same is being offered for sale to the public as real estate.</p> <p>4. I, <u>Carol Clark</u>, do hereby certify that the above described land is the property of <u>Carol Clark</u>, and that the same is being offered for sale to the public as real estate.</p> <p>5. I, <u>Carol Clark</u>, do hereby certify that the above described land is the property of <u>Carol Clark</u>, and that the same is being offered for sale to the public as real estate.</p> <p>6. I, <u>Carol Clark</u>, do hereby certify that the above described land is the property of <u>Carol Clark</u>, and that the same is being offered for sale to the public as real estate.</p> <p>7. I, <u>Carol Clark</u>, do hereby certify that the above described land is the property of <u>Carol Clark</u>, and that the same is being offered for sale to the public as real estate.</p> <p>8. I, <u>Carol Clark</u>, do hereby certify that the above described land is the property of <u>Carol Clark</u>, and that the same is being offered for sale to the public as real estate.</p> <p>9. I, <u>Carol Clark</u>, do hereby certify that the above described land is the property of <u>Carol Clark</u>, and that the same is being offered for sale to the public as real estate.</p> <p>10. I, <u>Carol Clark</u>, do hereby certify that the above described land is the property of <u>Carol Clark</u>, and that the same is being offered for sale to the public as real estate.</p>		<p>Surveyor's Certificate</p> <p>1. <u>JOHN PHILLIP BYRNE</u></p> <p>2. <u>JOHN PHILLIP BYRNE</u> is duly licensed as a Surveyor under the laws of the State of California, and is duly qualified to perform the duties of a Surveyor.</p> <p>3. <u>JOHN PHILLIP BYRNE</u> is duly qualified to perform the duties of a Surveyor.</p> <p>4. <u>JOHN PHILLIP BYRNE</u> is duly qualified to perform the duties of a Surveyor.</p> <p>5. <u>JOHN PHILLIP BYRNE</u> is duly qualified to perform the duties of a Surveyor.</p> <p>6. <u>JOHN PHILLIP BYRNE</u> is duly qualified to perform the duties of a Surveyor.</p> <p>7. <u>JOHN PHILLIP BYRNE</u> is duly qualified to perform the duties of a Surveyor.</p> <p>8. <u>JOHN PHILLIP BYRNE</u> is duly qualified to perform the duties of a Surveyor.</p> <p>9. <u>JOHN PHILLIP BYRNE</u> is duly qualified to perform the duties of a Surveyor.</p> <p>10. <u>JOHN PHILLIP BYRNE</u> is duly qualified to perform the duties of a Surveyor.</p>		<p>PLAN OF SUBDIVISION OF THE LAND DESCRIBED IN</p> <p>1. <u>LOT 2, D.P. 315, 122, 6</u></p> <p>2. <u>LOT 2, D.P. 315, 122, 6</u></p> <p>3. <u>LOT 2, D.P. 315, 122, 6</u></p> <p>4. <u>LOT 2, D.P. 315, 122, 6</u></p> <p>5. <u>LOT 2, D.P. 315, 122, 6</u></p> <p>6. <u>LOT 2, D.P. 315, 122, 6</u></p> <p>7. <u>LOT 2, D.P. 315, 122, 6</u></p> <p>8. <u>LOT 2, D.P. 315, 122, 6</u></p> <p>9. <u>LOT 2, D.P. 315, 122, 6</u></p> <p>10. <u>LOT 2, D.P. 315, 122, 6</u></p>		<p>Map, Scale</p> <p>1. <u>1" = 100'</u></p> <p>2. <u>1" = 100'</u></p> <p>3. <u>1" = 100'</u></p> <p>4. <u>1" = 100'</u></p> <p>5. <u>1" = 100'</u></p> <p>6. <u>1" = 100'</u></p> <p>7. <u>1" = 100'</u></p> <p>8. <u>1" = 100'</u></p> <p>9. <u>1" = 100'</u></p> <p>10. <u>1" = 100'</u></p>		<p>Location</p> <p>1. <u>LOT 2, D.P. 315, 122, 6</u></p> <p>2. <u>LOT 2, D.P. 315, 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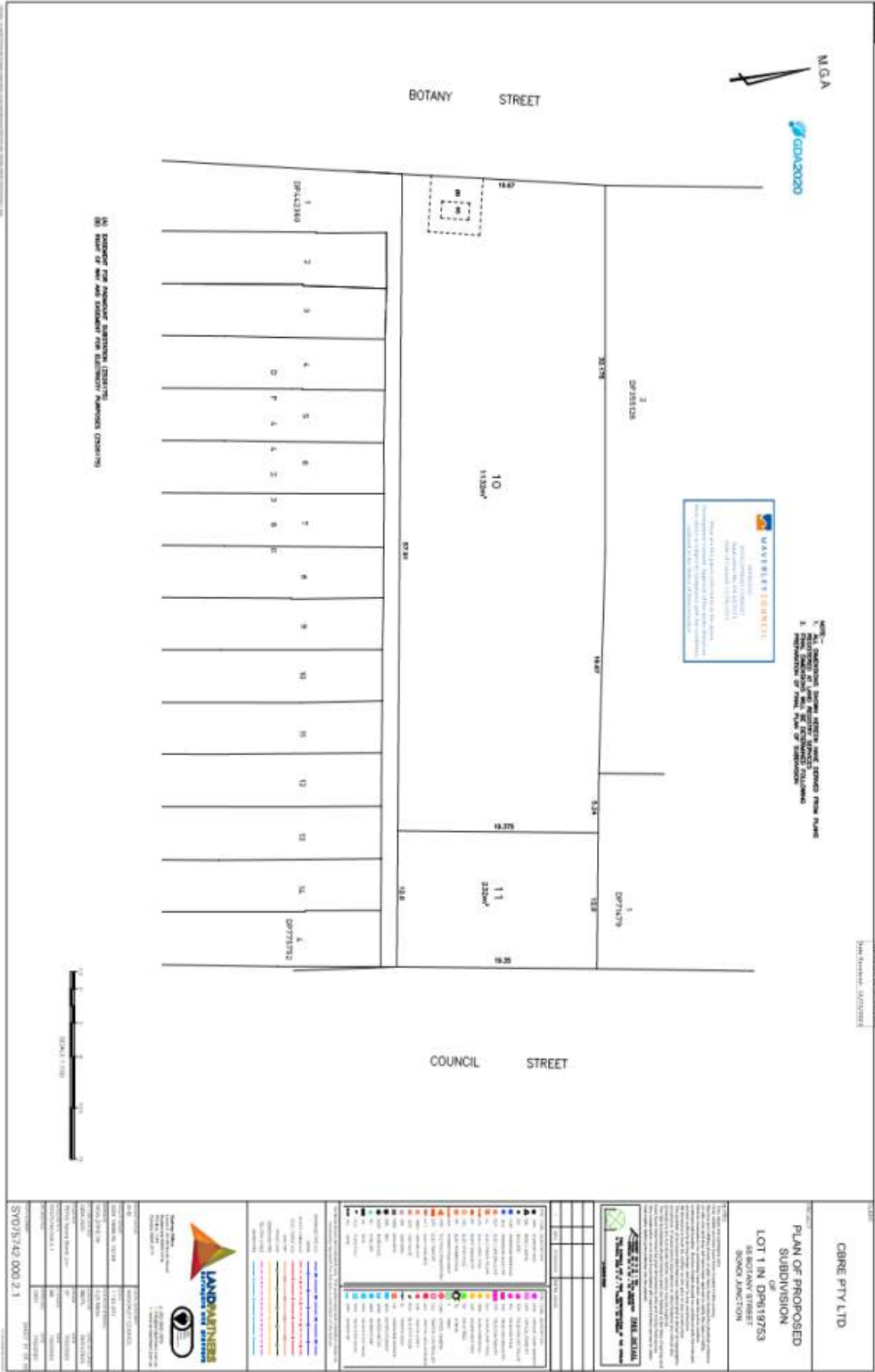
L. Bruce Richard Davies, Under Secretary for Lands and
Registration General for New South Wales, certify that this
document is a true and correct copy of the permanent record of a
document in my custody this day.

18/10/2012 1982

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Plan of Subdivision



JVV0937: 50 Botany Street, Bondi Junction NSW 2022
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