

PART E

SITE SPECIFIC DEVELOPMENT

Part E Site Specific Development is to be read in conjunction with State Environmental Planning Policy (Housing) 2021 – Chapter 4 Design of residential apartment development, the associated Apartment Design Guide and all relevant provisions of this DCP. Where there is an inconsistency between Part E and another Part, Part E prevails to the extent of the inconsistency.

E1

BONDI JUNCTION xx

1.21 Character Areasx

1.22 Oxford Street Mall Provisionsx

Annexures

E1 BONDJ JUNCTION

1.21 CHARACTER AREAS

Bondi Junction contains a number of areas that contain similar characteristics and development potential, and are known as Character Areas as shown in Figure 29.

These include:

- A – West Oxford Street
- B – Oxford Street Mall
- C – Ebley Street Transition Corridor
- D – Bronte Road Village Centre

The additional provisions provided in Part E1 apply to these Areas.

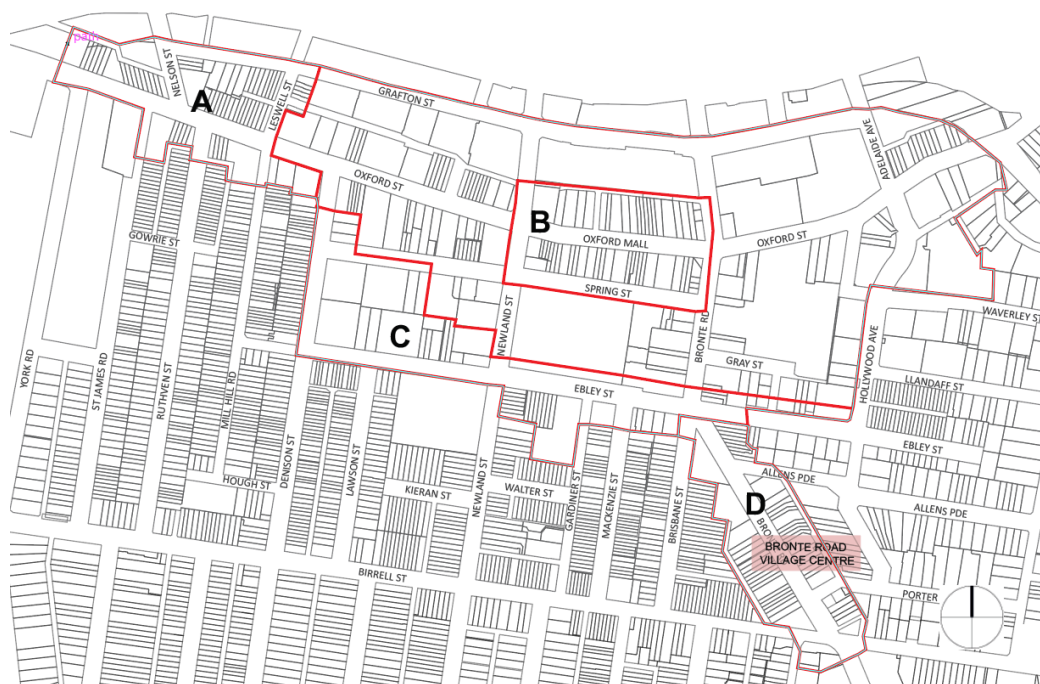


Figure 29 Neighbourhood Areas

Objectives

- (a) To ensure that development is consistent with the desired future character of the Bondi Junction centre.

Controls

- (a) Development within the Bondi Junction centre must be consistent with the desired future character objectives for that area.

Annexures

1.21.2 Oxford Street Mall

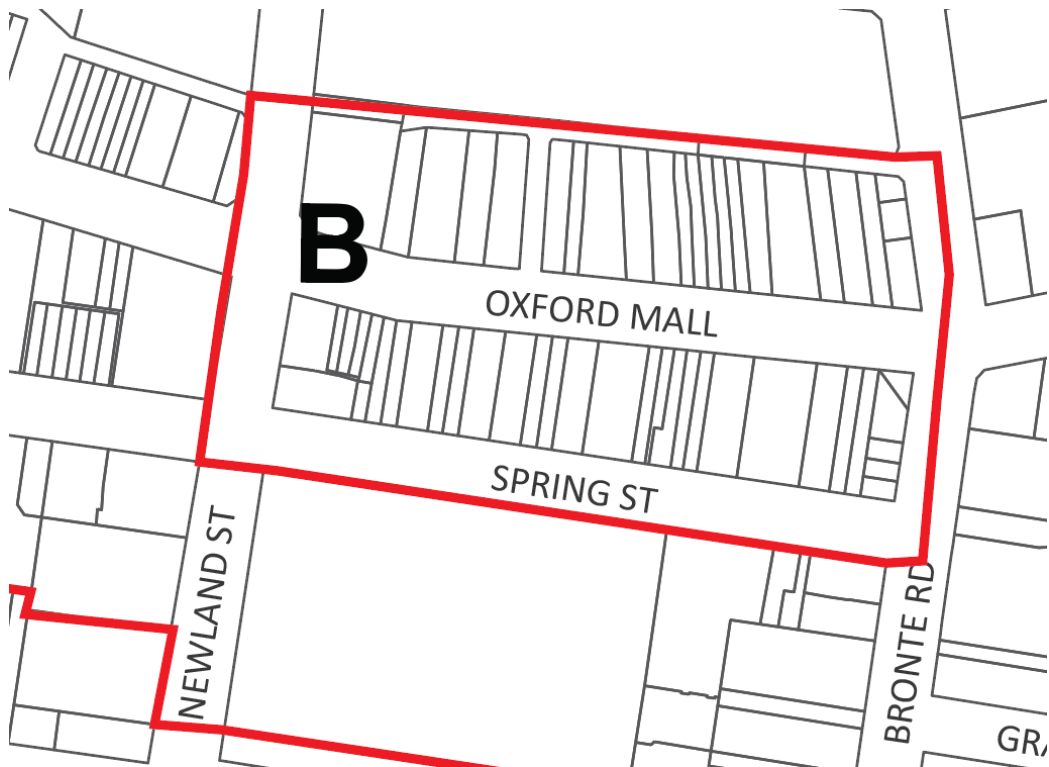


Figure 31 Oxford Street Mall Area

Refer to Part E1.22 of this DCP.

Annexures

1.22 OXFORD STREET MALL PROVISIONS

1.22.11 Noise attenuation for residential accommodationObjectives

- (a) To support a vibrant and safe nighttime economy.
- (b) To manage amenity and expectations relating to nighttime economic activity.
- (c) To establish appropriate internal noise criteria that balances vibrancy associated with late night trading in the Oxford Street Mall and a reasonable and commensurate level of amenity for residential accommodation.

Controls

- (a) Residential accommodation must be designed in a way which includes noise attenuation measures to achieve the criteria set out in Table 1.
- (b) In seeking to achieve the noise attenuation measures set out in Table 1, the design of the development should consider, but not limited to, measures relating to:
 - (a) Building and room layout.
 - (b) Glazing.
 - (c) Ventilation.
- (c) Where noise attenuation measures impact the provision of natural ventilation, alternative ventilation must be provided to ensure the proposal complies with the National Construction Code.
- (d) A Noise Impact Assessment prepared by suitably qualified acoustic consultant may be required when submitting a development application for new residential accommodation in the Oxford Street Mall. The Noise Impact Assessment is to outline the required noise attenuation measures to achieve the criteria set out in Table 1.
- (e) For alterations and additions, only apply the internal noise criteria in Table 1 to new or modified floor space.

Table 1 – Sensitive receiver internal noise criteria

<u>Sensitive receiver - Residential accommodation</u>	<u>Broadband (dBLAeq – 15 minutes)</u>	<u>Octave band criteria (dBZ)</u>
<u>Habitable rooms (excluding bedrooms)</u>	<u>35b – All hours</u>	<u>31.5 Hz - 59</u> <u>63 Hz – 52</u> <u>125 Hz - 46</u>

Annexures

<u>Bedrooms</u>	<u>35db – 7am – 10pm</u>	<u>31.5 Hz - 59</u> <u>63 Hz – 52</u> <u>125 Hz - 46</u>
	<u>30db – 10pm – 7am</u>	<u>31.5 Hz - 54</u> <u>63 Hz – 47</u> <u>125 Hz - 41</u>

DEFINITIONS

Note: Terms used in this Plan are defined in Waverley LEP and the Act and override any identical definition in this dictionary. The definitions below refer to terms that are not defined by either the LEP or the Act.

S

Seedbank - Seeds (especially from remnant vegetation) that has accumulated in the soil, and has the potential to regenerate.

Sensitive receivers - land uses that could be adversely impacted by entertainment venue sound.

Setback - The horizontal distance between a building and a site boundary, measured along a line perpendicular to the site boundary.

Sex Services - means sexual acts or sexual services in exchange for payment.

Sex Services Premises - means a brothel, but does not include home occupation (sex services).

Site - The allotment or group of allotments of land on which a building stands or is proposed to be erected.

Site Analysis - The process of identification and analysis of key features of the site and immediate surroundings to assist in understanding how future dwellings will relate to each other and to their locality.

Soil & Water Management Plan - Strategies and controls for a development or site to prevent pollution of the environment from all pollutants during the construction stage.

Solar Collector - Any building element or appliance specifically designed to capture or collect the sun's rays for the benefit of the occupants including windows to habitable rooms.

Solid fuel heating – A heating device that uses solid fuel, such as a fireplace.

State Significant Development - Development defined under Section 4.2 of the *EP&A Act 1979*.

Stormwater - Rainfall that is concentrated after it runs off all urban surfaces such as roofs, pavements, carparks, roads, gardens and vegetated open space and includes water in stormwater pipes and channels.

Street frontage - The street alignment at the front of the lot or building.

Streetscape - The character of a locality (whether it be a street or precinct) defined by the spatial arrangement and visual appearance of built and landscape features when viewed from the street.