



Visual Impact Assessment

362-374 & 376-384 Oxford Street
Bondi Junction
SSD 71481718

February 2025

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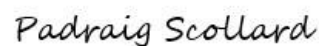


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Cover image: the site (Source: SJB Architects)

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Attachments

Attachment 1 – Existing and proposed photomontages, prepared by SJB

Executive Summary

This Visual Impact Assessment (VIA) has been prepared by Keylan Consulting to accompany a detailed State Significant Development Application (SSDA) for a shop top housing development at 362-374 & 376-384 Oxford Street, Bondi Junction.

The site is made up of the seven lots outlined in Table 1.

Property Address	Title Description
362 Oxford Street Bondi Junction	Lot 4 in DP508369
364 Oxford Street Bondi Junction	Lot 5 in DP39086
366-368 Oxford Street Bondi Junction	Lot 6 in DP39086
366-368 Oxford Street Bondi Junction	Lot 7 in DP39086
374 Oxford Street Bondi Junction	Lot 1 in DP163647
376-382 Oxford Street Bondi Junction	Lot 10 in DP1128739
384 Oxford Street Bondi Junction	Lot 12 in DP717346
Total site area	1,553.8m²

Table 1: Legal description

This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) issued for the project (SSD-71481718), in particular Requirement 6 – Visual Impact.

The findings of this report demonstrates that while the proposal will have a potential impact on views from some public spaces, heritage items, heritage conservation and residential areas, impacts are considered reasonable when factoring in the following:

- the immediate area is characterised by medium to high density buildings
- views from outside this core area of the Bondi Junction Town Centre are already characterised by a dense cluster of buildings which have various architectural designs, heights and scales
- the proposal is largely compliant with the built form controls
- the SSDA generally aligns with the built form approved for the site under separate development consents and the elements that extent outside of the approved envelope will have a limited visual impact when compared to the approved built form and in the context of the surrounding built environment.
- the proposal is of high-quality architectural design
- the proposal is consistent the strategic context of the area, noting:
 - Bondi Junction is identified as a strategic centre
 - the proposal will provide well located, quality housing (including affordable housing) in walking distance to a train station
 - activate the ground floor, providing employment and increasing the vibrancy of Bondi Junction
 - consistent with the MU1 zone and Housing SEPP objectives which encourage high-density, mixed-use typologies

Overall, this report concludes that the proposed development will have a low to moderate visual impact and is suitable for the site and warrants approval subject to the implementation of mitigation measures.

1 Introduction

This VIA has been prepared by Keylan Consulting on behalf of Stargate Property. This report is submitted to the *Department of Planning, Housing and Infrastructure* (DPHI) in support of a SSDA for a shop top housing development at 362-374 and 376-384 Oxford Street, Bondi Junction within the Waverley local government area (LGA).

This report has been prepared to describe, analyse, and assess the visual impacts associated with the proposal on key viewpoints for significant locations surrounding the site. The relevant legislation and planning instruments are addressed in detail within the Environmental Impact Statement (EIS) to accompany the SSDA and have been informed by the findings of this VIA.

1.1 Report Structure

The VIA has been prepared as follows:

Section	Overview
1. Introduction	Introduction to the VIA and the proposed development, including an overview of the relevant SEARs.
2. Site context	A description of the site, the context and an assessment of the site's opportunities and constraints.
3. Application history	Recount of the site application history, including previous applications and Court approvals.
4. Proposal	A detailed description of the proposed development.
5. Methodology	A description of the methodology undertaken including any limitations encountered during the assessment.
6. Visual impact analysis	An in-depth visual impact analysis of the existing environment, proposal and potential impacts on the surrounding area.
7. Impact assessment	A calculated visual impact assessment based on the findings of the above analysis.
8. Conclusion	A concluding statement taking into account the assessment of the proposal.

Table 2: Report Structure

1.2 Secretary’s Environmental Assessment Requirements

This report has been prepared in response to the requirements contained within the Secretary’s Environmental Assessment Requirements (SEARs) dated 5 June 2024 for the SSDA (SSD-71481718). This report responds to the SEARs requirement:

Issue and Assessment Requirements	Report Reference
6. Visual Impact	
<i>Provide a visual analysis of the development from key viewpoints, including photomontages or perspectives showing the proposed and likely future development.</i>	Section 5 and 6
<i>Where the visual analysis has identified potential for significant visual impact, provide a visual impact assessment that addresses the impacts of the development on the existing catchment.</i>	

Table 3: SEARS requirements

2 The site

2.1 Site description

The site is located at 362-374 and 376-384 Oxford Street, Bondi Junction within the Waverley Local Government Area (LGA). The site is legally described as:

- 362-374 Oxford Street, Bondi Junction (the western portion of the site):
 - Lot 4 in DP508369
 - Lot 5 in DP39086
 - Lot 6 in DP39086
 - Lot 7 in DP39086
 - Lot 1 in DP163647
- 376-384 Oxford Street, Bondi Junction (eastern portion of the site):
 - Lot 10 in DP1128739
 - Lot 12 in DP717346.

The site is centrally located within the Bondi Junction Town Centre and is approximately 4.5km south-east of the Sydney Central Business District (CBD).

The site has a cumulative area of approximately 1,553.8m² and has frontages to Oxford Street to the south, Newland Street to the east, and Rowe Lane to the north.

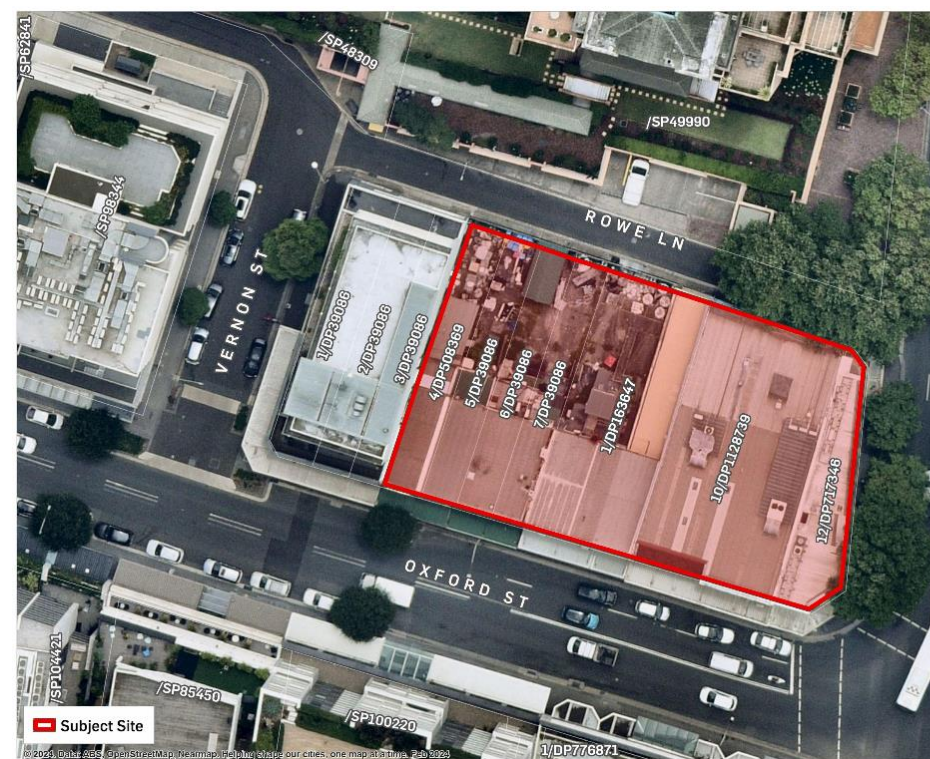
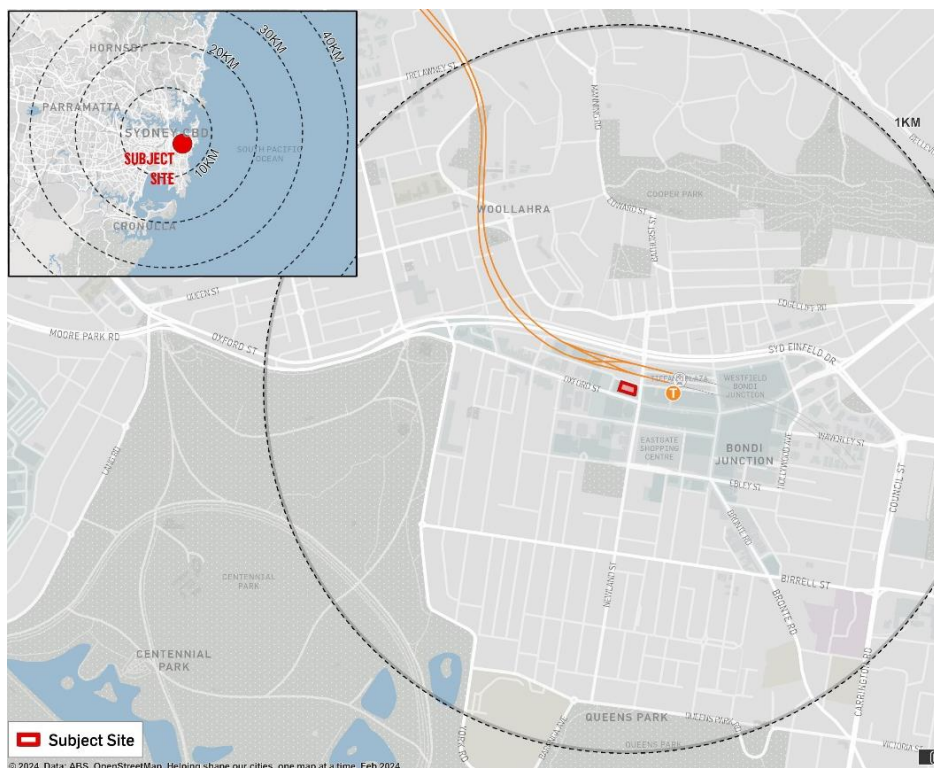
The immediate urban context surrounding the site is characterised by a mix of commercial, retail, residential, and recreational land uses. The Bondi Junction Town Centre commercial core is located directly east of the site and is characterised by activated ground floor uses.

The site benefits from excellent access to public transport, being located approximately 200m from Bondi Junction Bus Interchange and Bondi Junction Station. Bondi Junction Station is serviced by the T4 Eastern Suburbs and Illawarra Line which provides direct and convenient connections to Sydney CBD and beyond.

An extensive number of bus services also operate either from the Interchange or adjacent to the site on Oxford Street.

The site is currently vacant except for the heritage facades at 362-374 Oxford Street, previously occupied by small-scale commercial tenancies known as the "Imperial Building," a locally listed heritage item. The remainder of the site, 376-384 Oxford Street, was occupied by commercial tenancies that have recently been demolished in accordance with the existing development consents.

The site will be progressively developed under the existing approvals and the remaining works will be the subject of this application.



2.2 Surrounding visual context

The site is strategically located within the Bondi Junction Town Centre, in an area of established high density, commercial, mixed use and residential buildings. The immediate context is undergoing transition with several sites currently being redeveloped for higher density mixed uses nearby.

Surrounding development consists of buildings of various heights and scale, ranging from large format retail to the southwest (e.g. Officeworks) to 20 storey residential towers to the east of the site. A range of other high density commercial and residential buildings are also spread throughout the Town Centre, including the Westfield Shopping Centre to the east and Eastgate Shopping Centre to the south-east of the site.

The Oxford Street Pedestrian Mall runs between Bronte Road and Newland Street and consists of two storey buildings. The Oxford Street Mall is a busy pedestrian thoroughfare lined with a variety of retail and café/restaurant offerings as well as weekly markets.

On the fringe of the Town Centre, to the south, south-east and west, the built form begins to transition into low density residential areas of Bondi Junction and Queens Park.



Figure 3: Surrounding context (Source: Nearmap)

North

The site immediately adjoins Rowe Lane to the north, which connects to Hegarty Lane and Vernon Street in the west. On the northern side of Rowe Lane are two 16 storey residential towers fronting Grafton Street and Syd Einfield Drive, at 79-83 Grafton Street.

To the north west of the site there is a large site under construction (shown in Figure 5, see crane) (55 Grafton Street). This site has approval for a 20 storey mixed use building.

Further north of the site, beyond Grafton Street and Syd Einfield Drive, is the low-density residential area of Woollahra. This area is also identified as containing a Heritage Conservation Area pursuant to the *Woollahra Local Environmental Plan 2014* (WLEP 2014).

This part of Woollahra is characterised by tree-lined streets that slope significantly from south to north. Many of these streets are also cul-de-sacs that back onto public open space such as Harbourview Park and Cooper Park. The housing typologies in this area generally comprise one to two storey residential dwellings.



Figure 4: Looking west on Newland St towards Rowe Lane (Source: Keylan)



Figure 5: Looking north-east on Grafton Street (Source: Keylan)

East

The site adjoins Newland Street to the east, which runs in a general north-south alignment. Newland Street connecting Woollahra in the north to Queens Park in the south.

Development to the immediate east of Newland Street comprises the vehicular entrance to the Bondi Junction Bus and Train Station interchange and a three-four storey commercial building, which forms the entrance to the Oxford Street pedestrian mall. This part of Oxford Street is characterised by small scale commercial and retail shops, activated with high pedestrian activity including market stalls. The pedestrian entrance to the Bondi Junction Bus and Train Station is also located along the thoroughfare.

The 20 storey Meriton residential towers and Westfield Shopping Centre are also located to the east of the site, creating a relatively dense part of the Town Centre.

Further east beyond the Westfield Shopping Centre comprises high-density mixed-use buildings (up to 20 storeys) along Oxford Street until Syd Einfield Drive, Oxford Street and Old South Head Road intersections. Beyond this intersection comprises low-medium density residential areas of Bellevue Hill and Bondi.



Figure 6: Western end of Oxford Street Pedestrian Mall looking west towards the site (Source: Keylan)



Figure 7: Corner Bronte Rd / Oxford St looking south - east (Source: Keylan)

South

The site adjoins Oxford Street to the south where there are a number of medium to high density residential buildings, many of which have activated frontages through the provision of retail at ground level. Many of these buildings are newly constructed and contribute to the density of the Town Centre. A number of these buildings are over 20 storeys in height.

Further south, on Spring and Ebley streets, the Town Centre transitions into low to medium built form, with a variety of offerings including the Waverley Library, large format retail such as Office works, and a variety of residential and shop top developments.

The southern side of Ebley Street is characterised by low density residential properties many of which are terraces or semi-detached. This area is also a Heritage Conservation Area.

After Ebley Street, the topography slopes down significantly until it reaches the residential areas near Queens Park and Centennial Park. Houses in these areas are typically low-density residential dwellings.



Figure 8: Looking east from Spring and Newland Street intersection (Source: Keylan)



Figure 9: Looking north from cnr Birrell and Newland St (Source: Keylan)

West

The site adjoins a 7 storey shop top housing development to the west on the corner of Oxford Street and Vernon Street. The lower level of this building is heritage protected, noting this heritage listing also extends partially into the subject site.

Further west, along Oxford Street comprises a number of shop top housing building of similar scale and design (ranging from 2 to 16 storeys). Many also have heritage listed facades which have been maintained throughout each site's redevelopment.

After Leswell Street, the buildings transition into small scale commercial and retail shops before meeting the most northern end of Centennial Park and Syd Einfield Drive, which forms the bookend of Bondi Junction. Low density residential areas are located in the streets that branch off Oxford Street in this area.



Figure 10: Looking east towards the site from cnr Ruthven / Oxford St (Source: Keylan)



Figure 11: Looking west from the site on cnr of Newland / Oxford St (Source: Keylan)

3 Development Application History

Several development consents are applicable to the site.

On 24 August 2017, development consent was granted to DA 89/2016 which authorised the demolition of the existing building, and the construction of a 14 storey shop top housing development including residential units, serviced apartments, retail, basement parking, and a planning agreement at 362-374 Oxford Street, Bondi Junction (the **2017 Consent**)

Subsequently, the adjoining properties at 376-384 Oxford Street, Bondi Junction were acquired and DA-157/2022 was lodged which sought consent to redevelop the land at 376-384 Oxford Street as well as make alterations to the 2017 Consent.

On 4 October 2023, the NSW Land and Environment Court approved DA -157/2022, authorising demolition of existing buildings, construction of a shop top housing development and basement car parking, including modification to approved shop top housing development DA-89/2016 and associated civil and landscaping works at 362-374 Oxford Street and 376-384 Oxford Street, Bondi Junction, subject to conditions (the **2023 Consent**). The 2017 Consent and 2023 Consent are hereafter referred to as **the Consent**.

The proposed SSDA generally seeks approval for the redevelopment of 362-384 Oxford Street, Bondi Junction, proposing to retain key design principles and built form generally in accordance with the Consent. The proposal will introduce new, in-fill affordable housing in accordance with the provisions under the Housing SEPP and incorporate a 30% increase in Gross Floor Area (GFA) and building height.

The development of the site has physically commenced pursuant to the Consent with demolition completed and excavation well underway. Certification under the Consent has been obtained and construction is intended to continue for the lower portion of the building (up to Level 8).

Simultaneously with the construction of the lower parts of the building, the proponent seeks approval for new works to the remaining levels of the building (above level 8) as well as the internal fit out and servicing for the whole of the building (basement to Level 15).

It is intended that the relationship between the approval of the SSDA and the Consent be managed through the imposition of a condition pursuant to s 4.17(1)(b) of the EP&A Act and lodgement of a Notice of Modification pursuant to cl. 67 of the EP&A Regulation to ensure consistency across all development consents.

The Applicant has carefully managed the additional 30% floor space and height incentives while retaining the core design principles of the existing approvals.

The proposal while technically constituting a single building due to the consolidated basement and connecting central breezeway spanning the building's height, is functionally composed of two parts. For clarity and ease of discussion, these parts are designated as Site A for the eastern portion and Site B for the western portion of the site.

Figure 12 provides a visual representation of the SSDA strategy.

4 Proposed development

Proposed new works

- Construction of Levels 8 – 15 of the residential tower including Buildings A and B (achieving a maximum height of RL 127.90), comprising:
 - Building A (362-374 Oxford Street, Bondi Junction) with a maximum height of RL 127.90.
 - Building B (376-384 Oxford Street, Bondi Junction) with a maximum height of RL 125.76.
 - Communal open space and rooftop amenity.
 - Plant and lift overrun.
- Internal fit out of Level 8 to 15

Proposed Amendments to Existing Consents

- The internal fit out of Basement levels 1- 6.
- Internal fit out of Ground to Level 7.
- The allocation of 1,529m² of affordable housing on Levels 3, 4 and 5.

Cumulative Development (Existing Consents and Subject SSDA)

- A 15-storey residential tower (achieving a maximum height of RL 127.90 for Building A and RL 125.76 for Building B), comprising:
 - The delivery of a total of 10,100m² of GFA.
 - 1,588m² non-residential GFA including, 851m² of commercial GFA and 737m² of retail GFA.
 - 118 apartments, equating to a total residential GFA of 8,512m² including 1,525m² of affordable housing GFA.
 - The apartments will comprise the following mix:
 - 1 Bed: 48 apartments (41%)
 - 1 Bed + Study: 7 apartments (6%)
 - 2 Bed: 57 apartments (48%)
 - 3 Bed: 6 apartments (5%)

- 6 levels of basement for 118 car parking spaces, and 37 motorbikes, with vehicular access from Rowe Lane.
- Storage areas and services.
- Communal open space and associated landscaping.
- Vehicular access from Rowe Lane along the northern boundary.

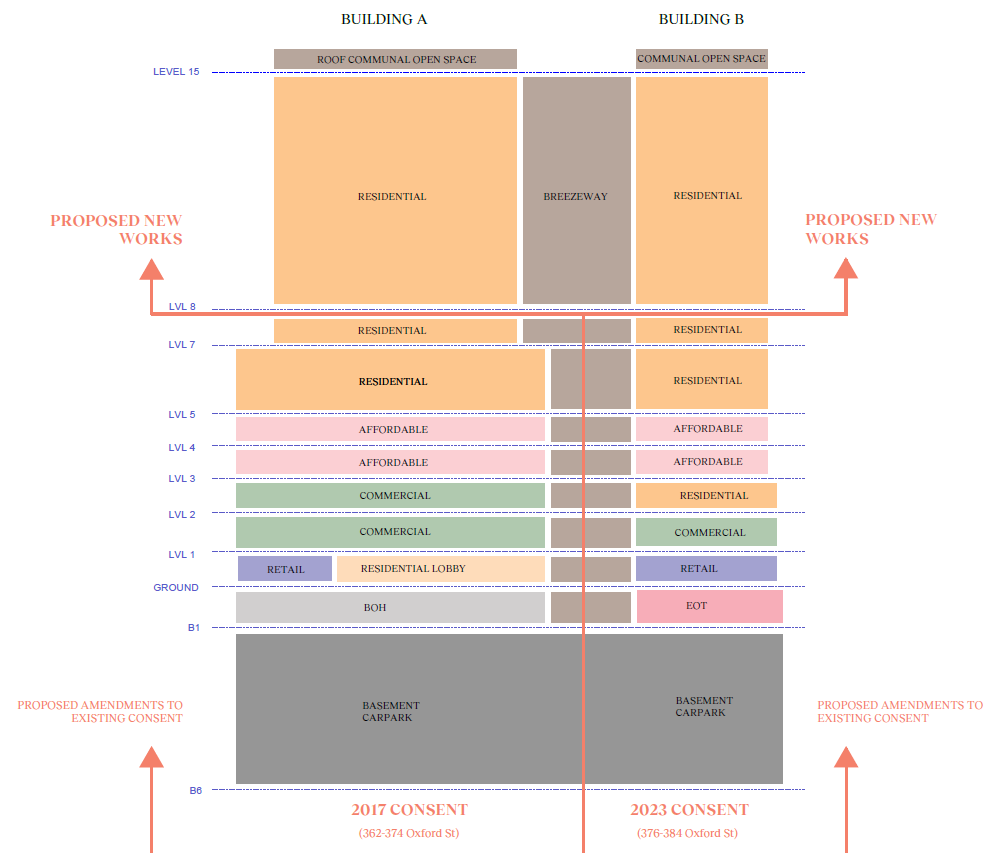


Figure 12: Proposed SSDA (Source: SJB Architects)

5 Methodology

There is no required VIA methodology adopted in NSW to assess the visual impacts of built forms in urban environments. As such, this VIA has been informed by the experience gained by Keylan Consulting, specialising in VIA and relevant best practice guidance, including:

- NSW Land & Environment Court Planning Principles relating to visual impacts
- Transport for NSW's *Guideline for Landscape Character and Visual Impact Assessment, Environmental Impact Assessment Practice Note EIA-N04*

The VIA identifies the visual catchment of the proposal as well as the existing, emerging, and desired future character of the area. This information is used to determine the sensitive receivers, and ultimately the viewpoints. Importantly, several viewpoints within the visual catchment are selected to represent the potential sensitive receivers, noting the viewpoints are taken from the public domain.

Sensitive receivers are determined based on the visibility of the proposal (i.e topography and proximity to the site), residential use, heritage value and environmental significance. A detailed analysis based on the magnitude of impact (scale, contrast, quality, distance) and the sensitivity of each viewpoint is provided in the VIA to determine the overall visual impact.

The range of views assessed includes close, medium and long-distance views so that a variety of views likely to be experienced by the public are evaluated. The modelling and assessment undertaken accounts for the existing view (the built form approved under the Consent) and proposed view (the built form approved under the Consent, plus the built form proposed under this SSDA).

Each viewpoint has been assessed in accordance with the following criteria which provide the foundation of the VIA:

1. Establish the existing visual character and likely extent of change to locality and surrounds.
2. Identify the visual sensitivity, based on existing visual character, key views and other significant visual features.
3. Consider visual exposure of site under current situation and following development of the site and surrounding area
4. Consider the likely visibility of proposed development.
5. Determine level of impact (low, moderate or high).
6. Identify potential mitigation strategies (if appropriate).

The descriptions in the table below have been used as a guide to make subjective judgements in relation to the effects and impacts of the proposed development on each modelled view.

Rating	Visual Sensitivity	Visual Compatibility	Magnitude of Impact
Low	Not a sensitive receiver	Highly compatible	Little or minor change to existing views
Moderate	Moderately sensitive receiver	Moderately compatible	Partially impacted
High	Highly sensitive receivers	Not compatible	Highly / totally impacted

Table 4: Assessment Matrix

The report is accompanied by montages to support the visual impact assessment. The first montage in the assessment section of this report (Section 6) for each viewpoint provides an indicative view of the site with the built form approved to date (approved under the Consent, as outlined at Section 3 above). The second montage for each viewpoint provides an indicative view of the site as proposed under this SSDA (as outlined at Section 4 above).

The following limitations have been encountered while preparing this VIA:

- all montages are indicative only for illustrative purposes
- the montages are based on a 50mm focal length at a 1.6m height to best attempt to replicate the human experience, notwithstanding montages cannot replicate the experience of viewing the proposal with the human eye
- viewpoints are not modelled from private property and therefore this VIA cannot provide an exact analysis of impacts to private property

6 Visual impact analysis

This visual impact analysis has been undertaken to assess the impact of the proposed development from the key viewpoints, as outlined in the table and figure below:

Viewpoint reference	Viewpoint location
View 1	Oxford Street, Bondi Junction
View 2	Cooper Park, Bellevue Hill
View 3	Bathurst Street & Harbourview Park, Woollahra
View 4	Oxford Street, Pedestrian Mall
View 5	Ebley Street, Bondi Junction

Table 5: Viewpoint locations



Figure 13: Viewpoint location map (Source: Nearmap)

6.1 Viewpoint 1: Oxford Street, Bondi Junction - eastbound

Viewpoint 1 represents the view towards the proposed development from the western end of Oxford Street, from the corner of Mill Hill Road. This medium range viewpoint is approximately 215m west of the site.

The photomontages shown are provided in full at Attachment 1.

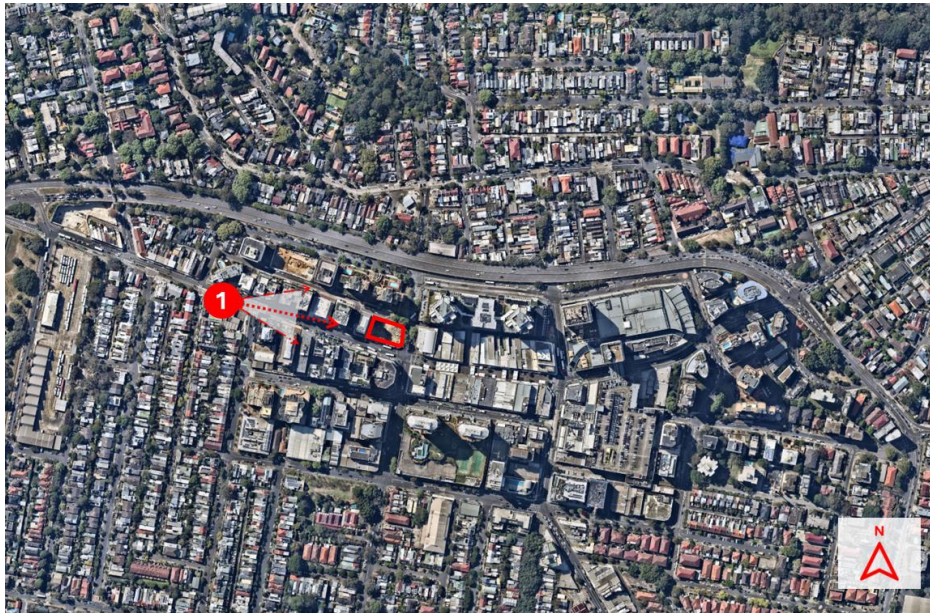


Figure 14: Viewpoint 1 Map (Source: Nearmap)



Figure 15: Viewpoint 1 – existing (approved under the Consent) (Source: SJB)



Figure 16: Viewpoint 1 – proposed development indicative montage (Source: SJB)

6.1.1 Analysis

This viewpoint represents the view from the corner of Mill Hill Road, the beginning of the low-density residential area south of Oxford Street.

This viewpoint also represents the view towards the site from two local heritage items and a heritage conservation area, identified within Schedule 5 of the *Waverley Local Environmental Plan 2012* (WLEP 2012) as:

- Timber yard with two storey building and light industrial sheds at 47 – 49 Oxford Street (Item 210); and
- Dwelling House “The Rectory” at 45 Oxford Street (Item 209); and
- Mill Hill Conservation Area—General (C12)

Given the low-density nature of the residential area as well as the heritage significance of these items and area, this viewpoint is considered moderately sensitive.

Notwithstanding the above, the proposal is considered highly compatible with the built form and general locality shown in the viewpoint. This is because the proposal is viewed in conjunction with a number of mixed use and high-density residential properties on both the northern and southern sides of Oxford Street.

Importantly, the proposal is introduced into the background of this view, with the existing high-density mixed-use and residential buildings bordering Oxford Street being the focal point.

The photomontage also indicates the proposal is largely obscured from view by these existing developments and the proposal would also not impede or block a significant view currently obtained from the viewpoint.

Whilst the proposal will increase the building height by 1-2 additional storeys and increase the tower floor plates (beyond what has already been approved under the Consent) it is unlikely to form a focal point due

to its location within a cluster of buildings, resulting in an insignificant visual change to this viewpoint.

For this reason, and considering the proposed development is largely consistent with the surrounding visual character of Oxford Street and the broader Bondi Junction Town Centre, the magnitude of change from this viewpoint is considered to be minor.

The proposed built form and design solutions, paired with the visual and urban character of Oxford Street, Bondi Junction, are also considered to reduce the overall visual impact and ensure an acceptable visual outcome. It is also noted, the built form approved under the Consent has already been assessed and considered as appropriate for the site by the consent authority.

Our findings

Our assessment concludes that the visual impact from Viewpoint 1 is **low - moderate**.

6.2 Viewpoint 2: Cooper Park, Bellevue Hill

Viewpoint 2 represents the view towards the site, from the northern end of Cooper Park, on Bellevue Road. This long-range viewpoint is approximately 1.2km from the site and demonstrates the view from an important public open space and lookout that is also a heritage item.

The photomontages shown are provided in full at Attachment 1.

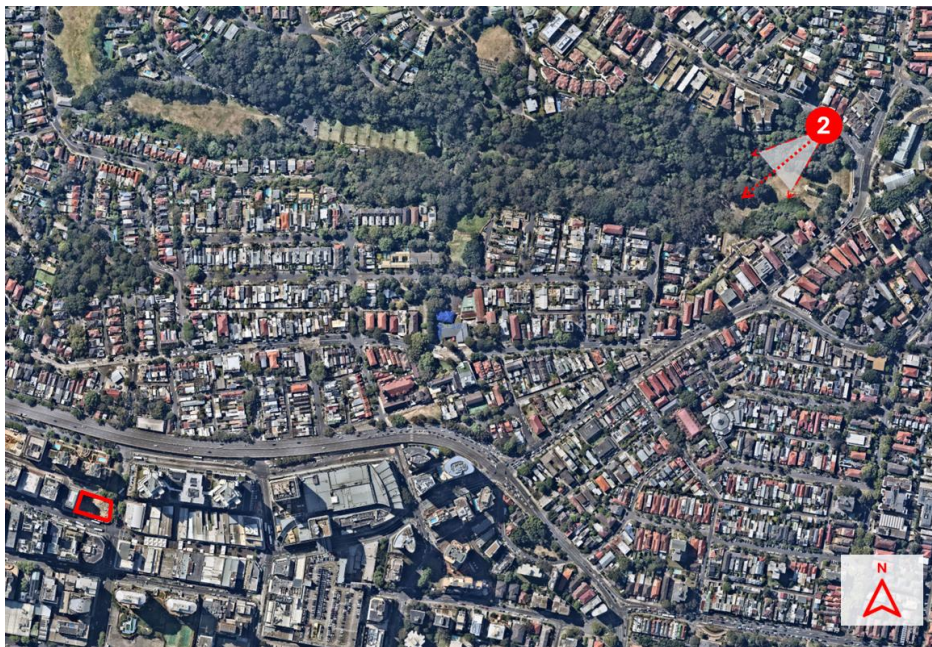


Figure 17: Viewpoint 2 Map (Source: Nearmap)



Figure 18: Viewpoint 2 – existing (approved under the Consent) (Source: SJB)



Figure 19: Viewpoint 2 – proposed development indicative montage (Source: SJB)

6.2.1 Analysis

This long-range viewpoint is approximately 1.2km from the site and represents a relatively unobstructed view towards the Bondi Junction Town Centre.

The viewpoint represents the view from Cooper Park, a significant open space and outlook in the locality. Cooper Park is also a local heritage item identified within *Woollahra Local Environmental Plan 2014* (WLEP 2014) (Item 684). This viewpoint also represents the view from retail premises located along this section of Bellevue Road. For these reasons, the visual sensitivity of the viewpoint is considered moderate.

The introduction of the proposal into this view is almost imperceptible due to the dense cluster of buildings surrounding the site, forming the Bondi Junction Town Centre. Some of these visible buildings include the Meriton residential towers at 97 Grafton Street (20 storeys), the Westfield Shopping Centre and the two 16 storey residential towers fronting Grafton Street / Syd Einfield Drive directly north of the subject site (79-83 Grafton Street, two brown towers shown in the photograph).

Whilst the terrain between this viewpoint and Bondi Junction is undulating, the proposed additional one to two storeys and slight increase to the tower floor plates (beyond what has already been approved under the Consent) will not result in visible change to the visual character of this catchment. Importantly, the building will appear lower in height than surrounding buildings and remain in keeping with the context of the surrounding built form that makes up this part of Bondi Junction.

Given this, the magnitude of change is considered to be low, and the proposal is considered highly compatible.

Further, whilst the proposal will slightly increase the building height, bulk and scale than that approved under the Consent, it is unlikely to form a focal point due to its location within a cluster of buildings as well as separation distance from this viewpoint.

Our findings

Our assessment concludes that the visual impact from Viewpoint 2 is **low**.

6.3 Viewpoint 3: Bathurst Street & Harbourview Park, Woollahra

Viewpoint 3 represents the view towards the site, from the low-density residential dwellings on Bathurst Street, Woollahra and the adjoining public open space to the west, known as Harbourview Park.

This viewpoint provides a medium range viewpoint, approximately 350m north of the site.

The photomontages shown are provided in full at Attachment 1.

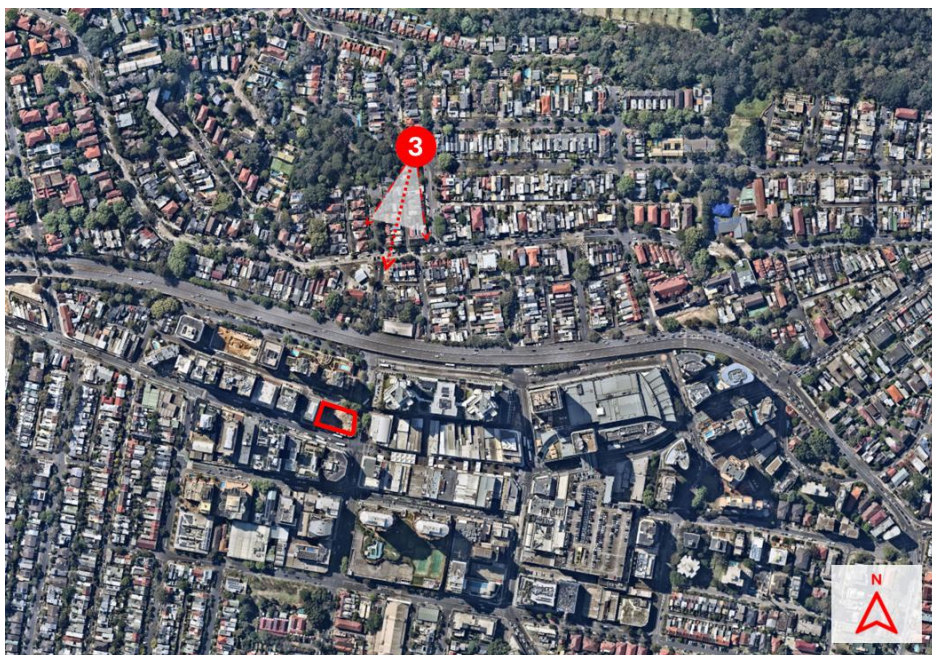


Figure 20: Viewpoint 3 Map (Source: Nearmap)



Figure 21: Viewpoint 3 - existing (approved under the Consent) (Source: SJB)



Figure 22: Viewpoint 3 – proposed development indicative montage (Source: SJB)

6.3.1 Analysis

As outlined above, this viewpoint represents the view of the proposal from a low-density residential area in Woollahra, noting this is also located within the 'Woollahra' Heritage Conservation Area. The viewpoint also represents the view from Harbourview Park, a small area of open space within the residential area. This park includes walking paths, a playground and a basketball area amongst mature vegetation. For these reasons, the visual sensitivity of this viewpoint is considered moderate.

This viewpoint is generally characterised by residential properties and mature vegetation in the foreground and high-density residential buildings within the Bondi Junction Town Centre in the background. In particular, the 16 storey residential buildings at 79-83 Grafton Street (two beige buildings shown in photograph) which front Grafton Street and Syd Einfield Drive are partially visible in the background of this viewpoint. The topography is important in this regard as it is relatively steep, and slopes down from the Bondi Junction Town Centre, exacerbating the height of the buildings in the Town Centre. Notwithstanding, the proposal is considered highly compatible with the existing visual character as it will be a similar height and scale to buildings in the Town Centre which it will also be viewed in conjunction with.

The visual exposure of the proposal is limited as only glimpses of the proposal are likely from this area of Woollahra and from Harbourview Park. Importantly, views of the proposal are only likely to be for a point in time as vehicles and pedestrians travel along public roads and footpaths.

In some instances, views may also be possible from a number of residential properties in the area, such as the front or rear gardens of properties on Bathurst and Fletcher streets. However, only partial views or glimpses of the proposal are expected given the position of the proposal behind existing high density residential developments and mature vegetation in Woollahra (within the foreground of these views). Notwithstanding, the exact visual exposure of the proposal from these

properties cannot be determined through this analysis as the photographs represent a view from the public domain, and not private properties. This is a limitation of this report.

The magnitude of change from this viewpoint is considered to be minor for the following reasons:

- only partial views or glimpses of the proposal are possible from public domain and visual exposure will be for a point in time
- only partial views or glimpses of the proposal are likely from front and back gardens of properties
- the proposal is consistent with the visual character of this viewpoint as at the times it is visible, it will be viewed in conjunction with similar built form located in the Bondi Junction Town Centre
- mature vegetation is located in the foreground, breaking up views of the Bondi Junction Town Centre, and the proposal (in instances it is visible) and as shown at Figure 22, vegetation blocks views of other towers in the Bondi Junction Town Centre which would otherwise be visible from this exact viewpoint, such as the western Meriton tower (97 Grafton Street)
- the proposal is minor in nature as, from a visual impact perspective, only involves one to two additional storeys and a slight increase to the tower floor plates (mostly the eastern tower) beyond what has already been approved under the Consent
- the proposal will continue the key design principles and built form approved as part of the Consent, resulting in an articulated façade and aesthetic architectural appearance when viewed from the north, thereby mitigating visual impacts and integrating the proposal
- the built form approved under the Consent has already been assessed and considered acceptable by the consent authority

Our findings

Our assessment concludes that the visual impact from Viewpoint 3 is **low - moderate**.

6.4 Viewpoint 4: Oxford Street Pedestrian Mall

Viewpoint 4 represents the view towards the site, looking west, from the pedestrian mall at Oxford Street. This part of Oxford Street is characterised by small scale commercial and retail shops, activated by high pedestrian activity and movement. It is a key retail strip in the locality and includes many shaded alfresco dining areas. This is a close range viewpoint and is approximately 150m from the site.

The photomontages shown are provided in full at Attachment 1.

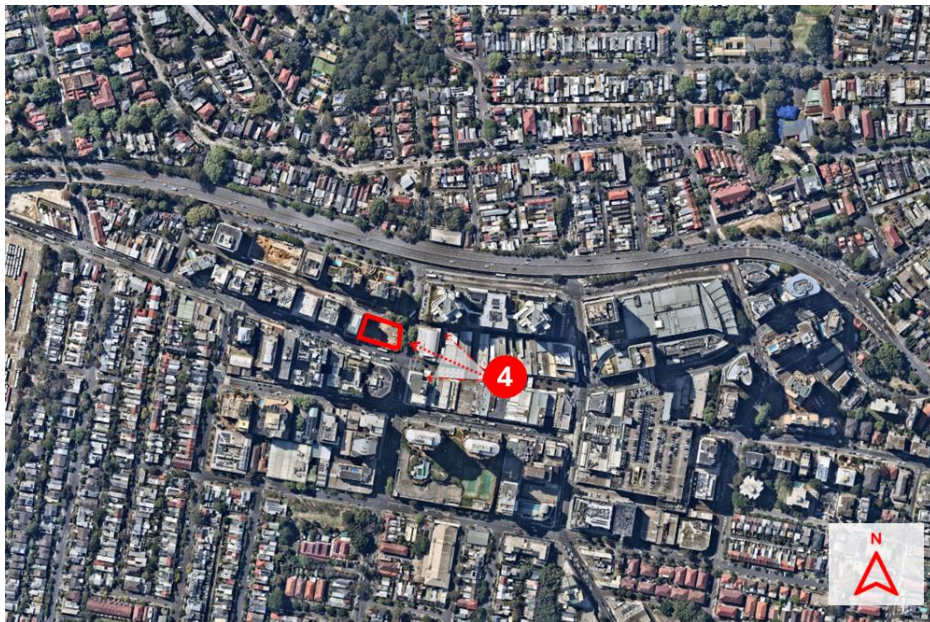


Figure 23: Viewpoint 4 Map (Source: Nearmap)



Figure 24: Viewpoint 4 – existing (approved under the Consent) (Source: SJB)



Figure 25: Viewpoint 4 – proposed development indicative montage (Source: SJB)

6.4.1 Analysis

This viewpoint represents a pedestrian's view travelling west along the Oxford Street Pedestrian Mall.

The visual character of this viewpoint consists of small scale commercial and retail shops at ground level and vegetation in the foreground, and high density residential buildings in the background.

The shop top housing development at 356-360 Oxford Street that adjoins the site is the key focal point above the ground level retail. One of the 16 storey residential buildings at 79-83 Grafton Street (two brown buildings shown in photograph) which fronts Grafton Street and Syd Einfield Drive is also partially visible in this viewpoint, although it is not a key focal point.

Despite the above, there are a number of local heritage items (which relate to the facades of shop top housing) along the pedestrian mall which will be viewed in conjunction with the proposal from a number of locations along the mall. Also considering the mall is an important local meeting place and retail precinct, the visual sensitivity of this viewpoint is considered moderate.

In regard to the extent of change as a result of the proposal, only involves a minor change to this viewpoint is anticipated as:

- The proposal involves the introduction of one to two additional storeys and slight increase to the tower floor plates (most the eastern tower) to the development approved under the Consent as shown in the photomontage at Figure 25.
- The proposal is located in the background of this viewpoint, with shop top housing along the mall located in the foreground.
- The proposal is consistent with the character of the area as a high density precinct with a variety of residential and shop top housing developments.
- The proposal will result in an architecturally designed building that aligns with the key design principles and built form approved as part of the Consent, noting the built form approved under the Consent has already been assessed as satisfactory and approved by DPHI

For these reasons, the magnitude of change to this viewpoint, as a result of the proposal, is considered minor and the proposal is considered highly compatible.

The visual exposure of the proposal to pedestrians from this position is for a point in time as it will be viewed by pedestrians as they move west along the pedestrian mall. This also considers there are many permanent awnings, shade structures and vegetation located along the mall.

Our findings

Our assessment concludes that the visual impact from Viewpoint 4 is **low - moderate**.

6.5 Viewpoint 5: Ebley Street, Bondi Junction

Viewpoint 5 represents the view towards the site, from the medium density residential areas at the eastern end of Ebley Street, Bondi Junction. This viewpoint also represents the indicative view from the Botany Street Heritage Conservation Area.

While this viewpoint is taken from the public domain, the montages provide an indication of the proposed view from the residential properties fronting Ebley Street.

The photomontages shown are provided in full at Attachment 1.

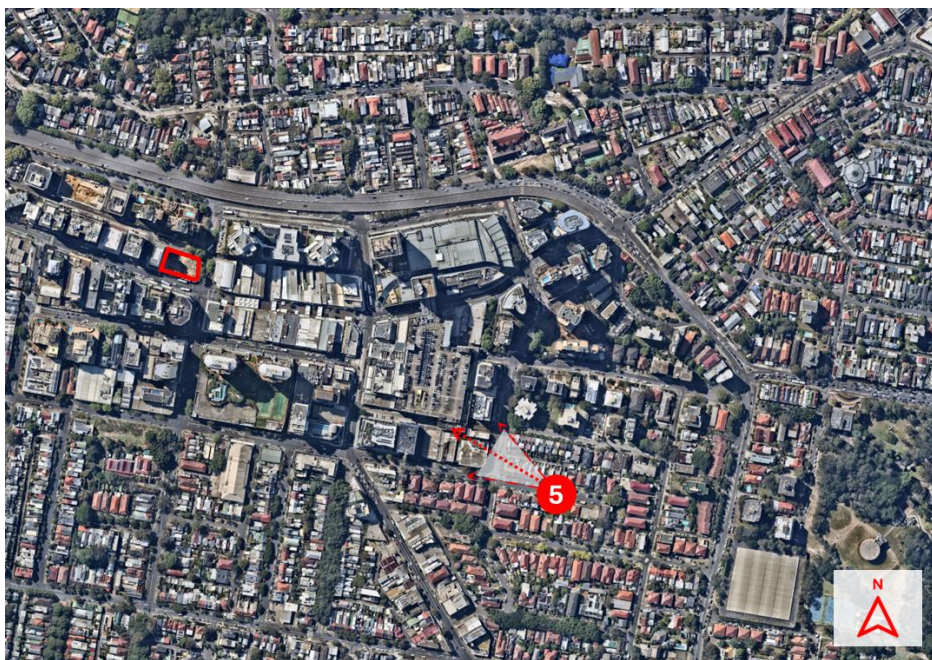


Figure 26: Viewpoint 5 Map (Source: Nearmap)



Figure 27: Viewpoint 5 – existing (approved under the Consent) (Source: SJB)



Figure 28: Viewpoint 5– proposed development indicative montage (Source: SJB)

6.5.1 Analysis

This viewpoint represents the indicative view of the proposal from a low-density residential area in Bondi Junction, which is also located within the 'Botany Street Heritage Conservation Area.

This viewpoint is generally characterised by residential properties as the height and density of the buildings increase towards the mature Bondi Junction Town Centre in the background.

As indicated within the photomontages, the proposed development is not visible from this viewpoint.

The lack of visibility is due to the topography of the locality, together with the substantial separation distance and the nature of the existing high-density development forming the Bondi Junction Town Centre.

Our findings

Given the proposed development is not visible, it is considered there is **no visual impact** from Viewpoint 5.

7 Visual impact assessment

The assessment applies the weighting factors to determine the overall level and significance of visual impacts. The weighting factors include distance of view, sensitivity, and visual compatibility as indicated in Section 5.

Reference	Viewpoint Location	Visual Sensitivity	Visual Compatibility	Magnitude of Impact	Overall Rating
1	Oxford Street, Bondi Junction – eastbound	Moderate	High	Minor	Low – moderate
2	Cooper Park, Bellevue Hill	Moderate	High	Minor (imperceptible)	Low
3	Bathurst Street & Harbourview Park, Woollahra	Moderate	High	Minor	Low - moderate
4	Oxford Street, Pedestrian Mall	Low	High	Minor	Low - moderate
5	Ebley Street, Bondi Junction	Low	High	Nil	Nil

Table 6: Visual impact assessment summary

Overall, our analysis of the visual impacts concludes that the proposal will result in a low-moderate visual impact on the locality.

The findings of this analysis demonstrates that while the proposal will have an impact on views from some public spaces, heritage items and areas as well as nearby residential areas, the potential impact is deemed reasonable on the balance of considerations, including:

- The surrounding built form context which is characterised by medium to high density buildings
- the proposal is of high-quality architectural design
- the proposal generally aligns with the built form approved for the site under separate development consents and the elements that extent outside of the approved envelope will have a limited visual impact
- the proposal is consistent the strategic context of the area

7.1 Mitigation measures

Notwithstanding, the following mitigation measures should be considered and implemented to improve the outcome of the site from a visual impact assessment perspective:

- implement a high quality building design including articulation (as per the proposed architectural plans)
- implement a selection of high quality materials and finishes (as per the proposed architectural plans)
- façade greening and ground level planting (as per the proposed landscape plans) to integrate the site

8 Conclusion

The proposed shop top housing development at 362-374 & 376-384 Oxford Street, Bondi Junction will result in a low - moderate visual impact.

Following a detailed analysis of the proposal, our analysis in this VIA has determined the potential visual impact is reasonable on the balance of considerations, including:

- the immediate area is characterised by medium to high density buildings
- views from outside this core area of the Bondi Junction Town Centre are already characterised by a dense cluster of buildings which have various architectural designs, heights and scales
- the proposal is largely compliant with the built form controls
- the SSDA generally aligns with the built form approved for the site under separate development consents and the elements that extent outside of the approved envelope will have a limited visual impact when compared to the approved built form and in the context of the surrounding built environment.
- the proposal is of high-quality architectural design
- the proposal is consistent the strategic context of the area, noting:
 - Bondi Junction is identified as a strategic centre
 - the proposal will provide well located, quality housing (including affordable housing) in walking distance to a train station
 - activate the ground floor, providing employment and increasing the vibrancy of Bondi Junction
 - consistent with the MU1 zone and Housing SEPP objectives which encourage high-density, mixed-use typologies

This report concludes that the proposed shop top housing development is suitable and warrants approval subject to the implementation of the following mitigation measures.

- implement a high quality building design including articulation (as per the proposed architectural plans)
- implement a selection of high quality materials and finishes (as per the proposed architectural plans)
- façade greening and ground level planting (as per the proposed landscape plans) to integrate the proposal into the site