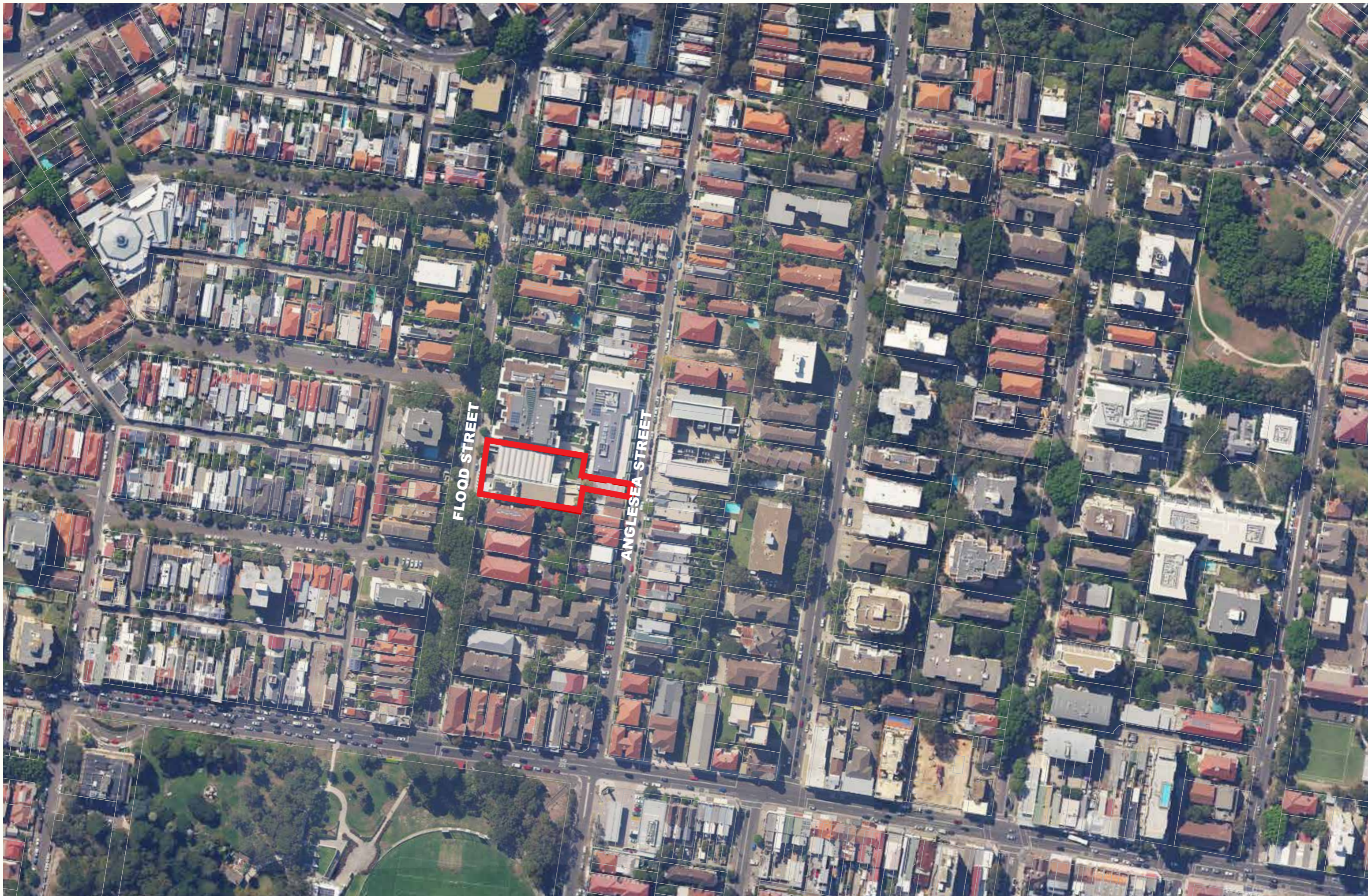


BONDI

34, 36 & 36a Flood Street, Bondi NSW

Planning Report

Issued 07.08.2023



FLOOD STREET

ANGLESEA STREET

SITE ANALYSIS

FSR PERMITTED : 0.9:1

CURRENT FSR : 1.20:1





STREETS
 The Subject Site has frontages to both Flood Street and Anglesea Street, these two streets are very different in character.

Flood Street is a generous, 20m wide street with significant existing mature street tree planting.

Anglesea Street varies its width closer to Bondi Road, but is approximately 9.6m wide at the address of the Subject Site. The planting along Anglesea Street is limited presumably by the major electrical infrastructure and the narrow footpaths that are a consequence of the vehicular carriageway and multiple existing driveways.

CONTOURS
 The Subject Site slopes significantly from Flood Street down to the Anglesea Street frontage.
 - Flood Street Frontage - RL: 88.8
 - Anglesea Street Frontage - RL: 83.4

INFRASTRUCTURE
 The site fronted by the grey tone shown here represents a major electrical substation.

HATCHED AREA
 Shows the existing built footprint of the College building that breaks the pattern of consolidated green space at the centre of the block

GARDEN FACADES
 Thick green line indicates the built edge surrounding the central green space of the block

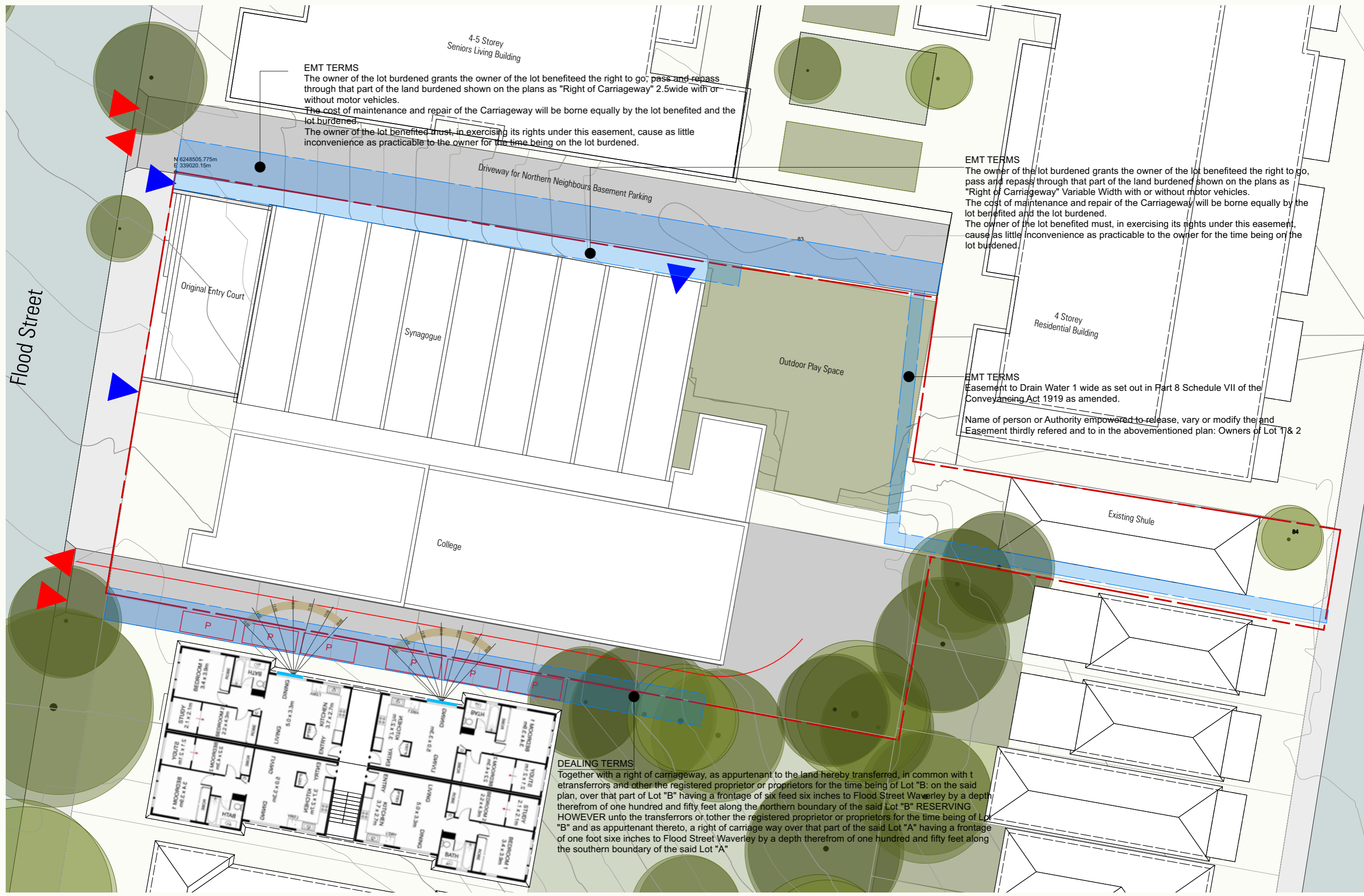
SIGNIFICANT PLANTING
 Mature and significant trees in consolidated green space at centre of the block

LIMITED PLANTING
 The street tree planting along Anglesea Street is limited in size and constrained by narrow pavement, and limited street width relative to vehicular carriageway, and driveway entries.

NEIGHBOURS
 The neighbouring buildings to the Subject Site are varied, in age, height, and character. A number of 8-9 storey apartment buildings punctuate the skyline in the direct vicinity of the Subject Site, with a mix of 3-4 storey apartment buildings, and 1-2 storey single occupancy dwellings making up the remaining building stock.

The 4-5 storey buildings directly to the north of the site are part of a seniors living development, and have a significantly larger footprint than the majority of other surrounding buildings

CONTEXT - ENVIRONMENT



EMT TERMS
 The owner of the lot burdened grants the owner of the lot benefited the right to go, pass and re-pass through that part of the land burdened shown on the plans as "Right of Carriageway" 2.5wide with or without motor vehicles.
 The cost of maintenance and repair of the Carriageway will be borne equally by the lot benefited and the lot burdened.
 The owner of the lot benefited must, in exercising its rights under this easement, cause as little inconvenience as practicable to the owner for the time being on the lot burdened.

EMT TERMS
 The owner of the lot burdened grants the owner of the lot benefited the right to go, pass and re-pass through that part of the land burdened shown on the plans as "Right of Carriageway" Variable Width with or without motor vehicles.
 The cost of maintenance and repair of the Carriageway will be borne equally by the lot benefited and the lot burdened.
 The owner of the lot benefited must, in exercising its rights under this easement, cause as little inconvenience as practicable to the owner for the time being on the lot burdened.

EMT TERMS
 Easement to Drain Water 1 wide as set out in Part 8 Schedule VII of the Conveyancing Act 1919 as amended.
 Name of person or Authority empowered to release, vary or modify the and Easement thirdly referred and to in the abovementioned plan: Owners of Lot 1 & 2

DEALING TERMS
 Together with a right of carriageway, as appurtenant to the land hereby transferred, in common with t etransferrors and other the registered proprietor or proprietors for the time being of Lot "B": on the said plan, over that part of Lot "B" having a frontage of six feed six inches to Flood Street Waverley by a depth therefrom of one hundred and fifty feet along the northern boundary of the said Lot "B" RESERVING HOWEVER unto the transferrors or tother the registered proprietor or proprietors for the time being of Lot "B" and as appurtenant thereto, a right of carriage way over that part of the said Lot "A" having a frontage of one foot six inches to Flood Street Waverley by a depth therefrom of one hundred and fifty feet along the southern boundary of the said Lot "A"

Flood Street

4-5 Storey Seniors Living Building

Driveway for Northern Neighbours Basement Parking

4 Storey Residential Building

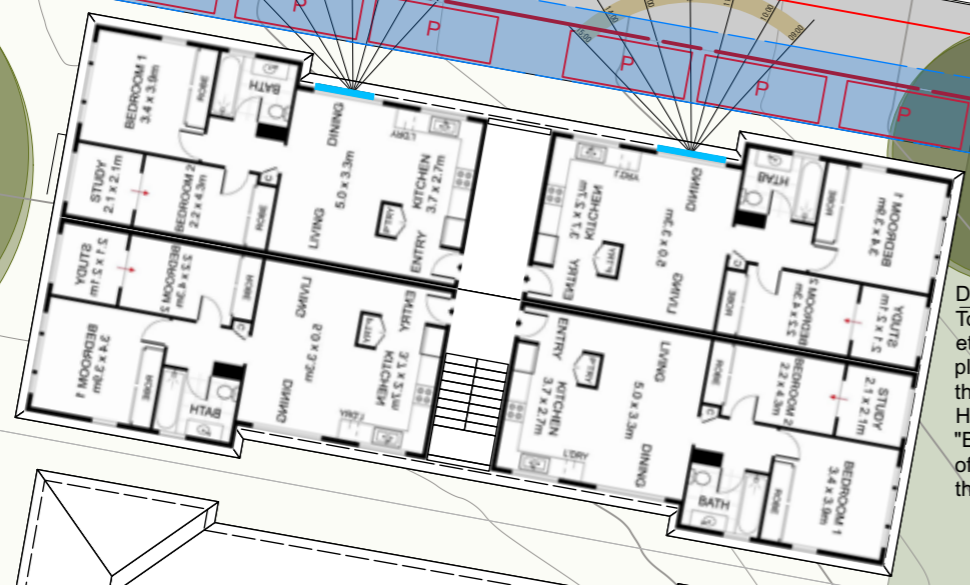
Original Entry Court

Synagogue

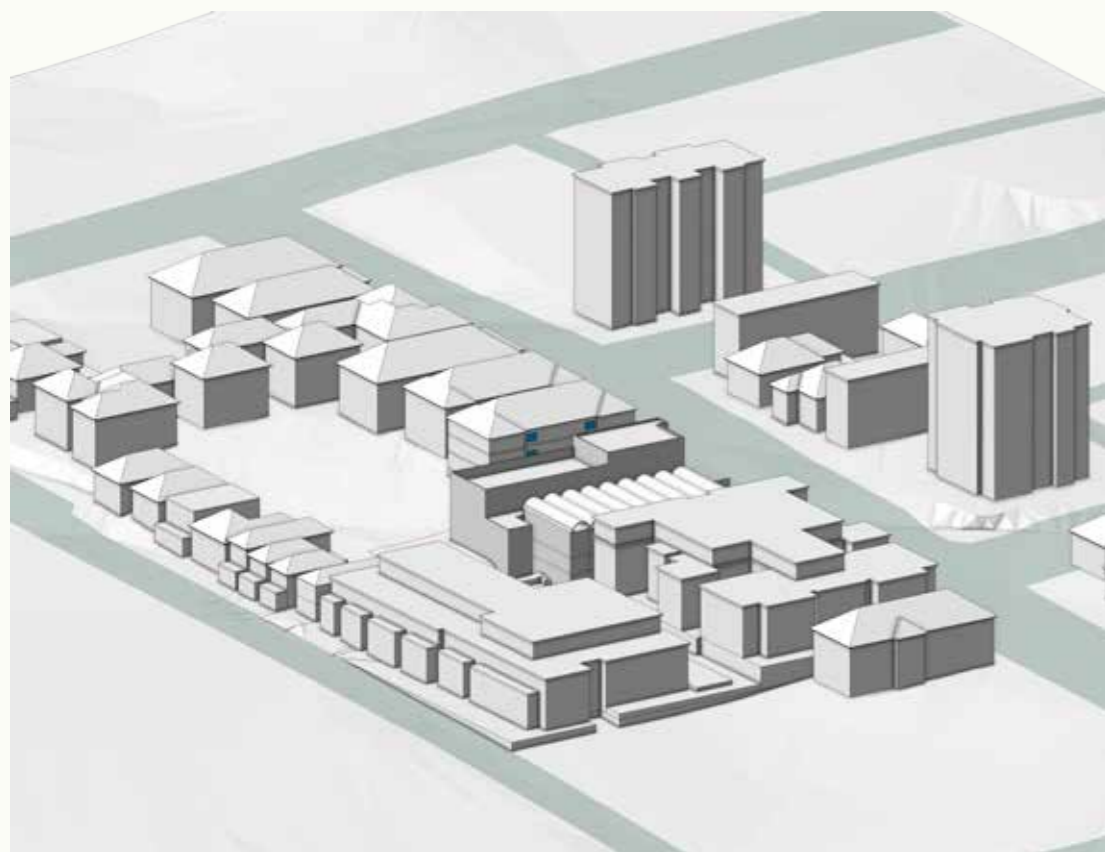
Outdoor Play Space

College

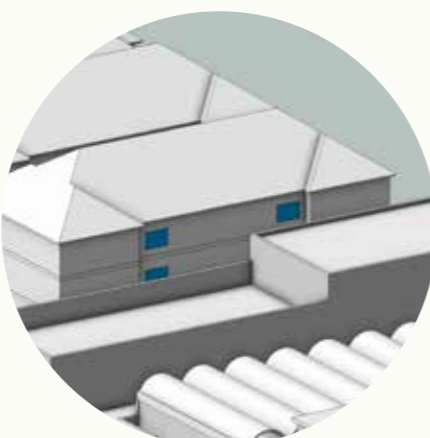
Existing Shule



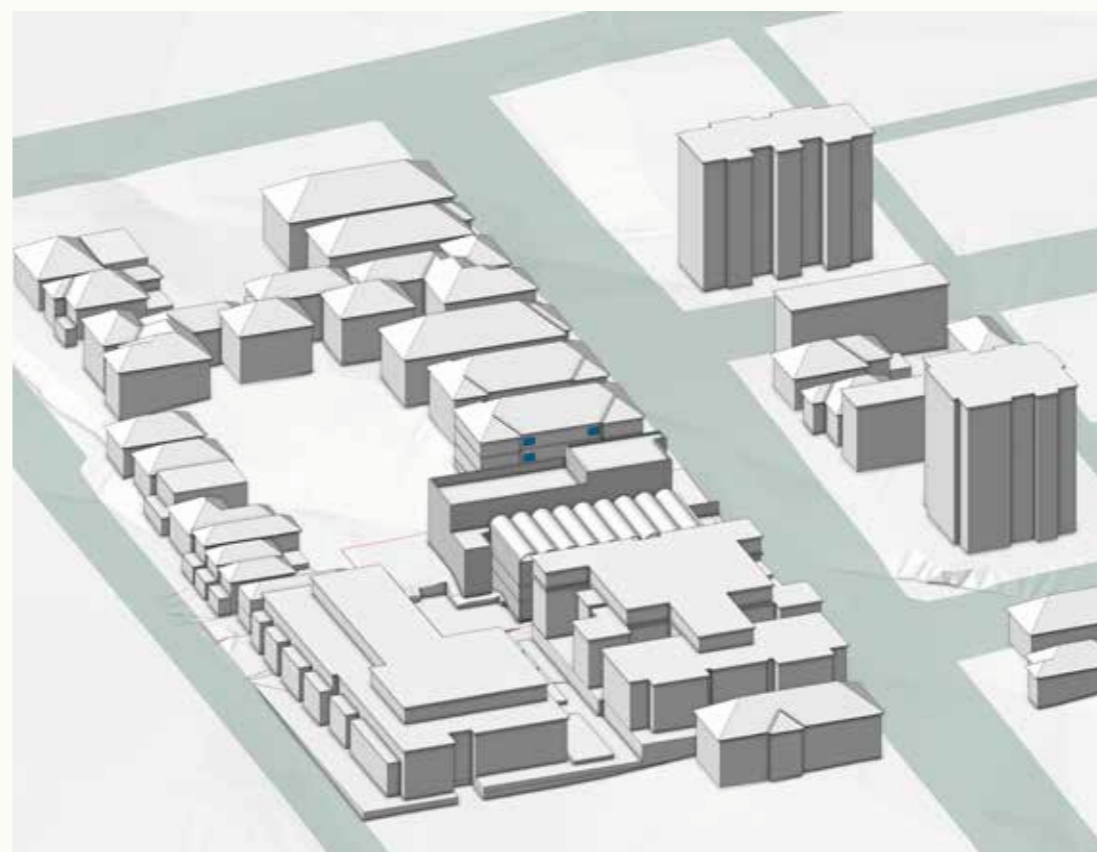
CONTEXT - ACCESS / EASEMENTS / KEY NEIGHBOURS



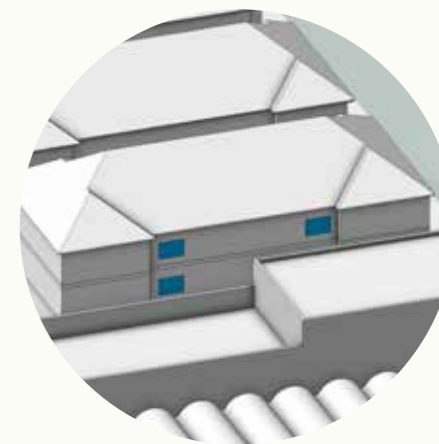
June 21 - Winter Solstice - 09:00



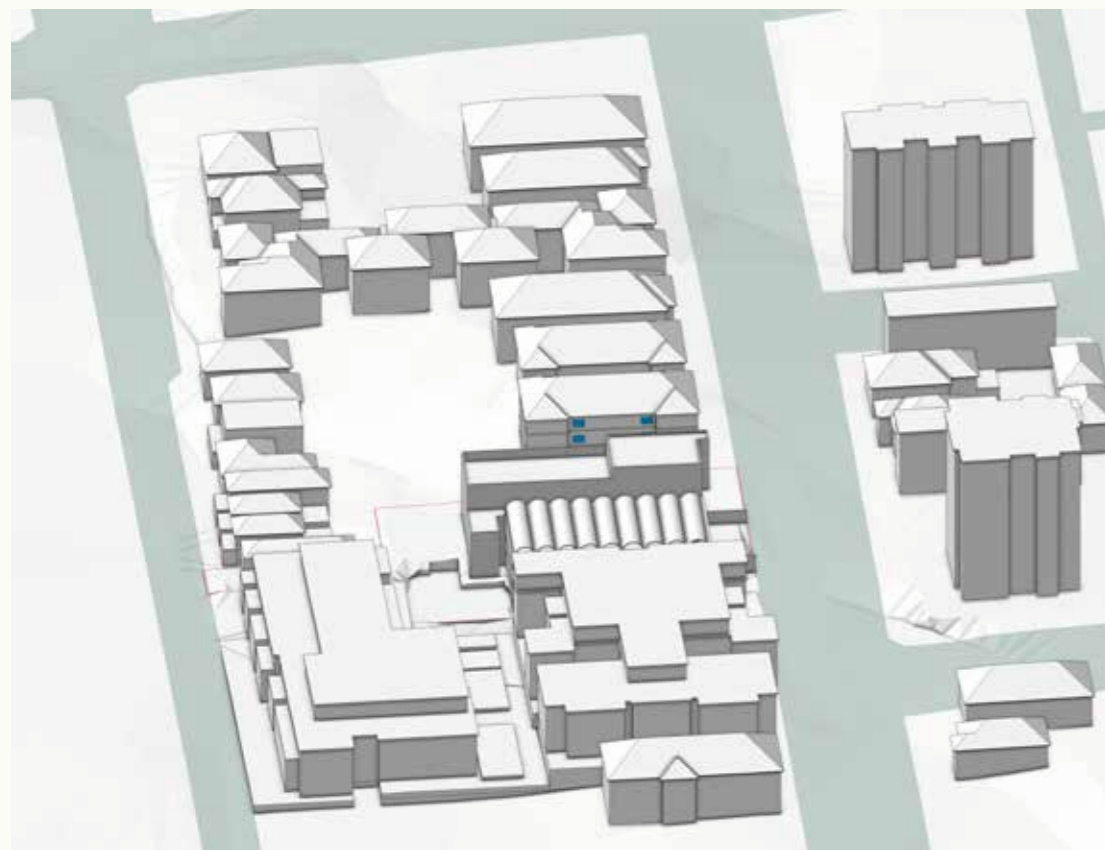
June 21 - Winter Solstice - 09:00



June 21 - Winter Solstice - 10:00



June 21 - Winter Solstice - 10:00



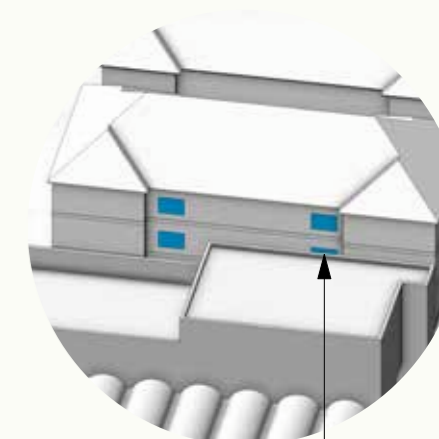
June 21 - Winter Solstice - 11:00



June 21 - Winter Solstice - 11:00



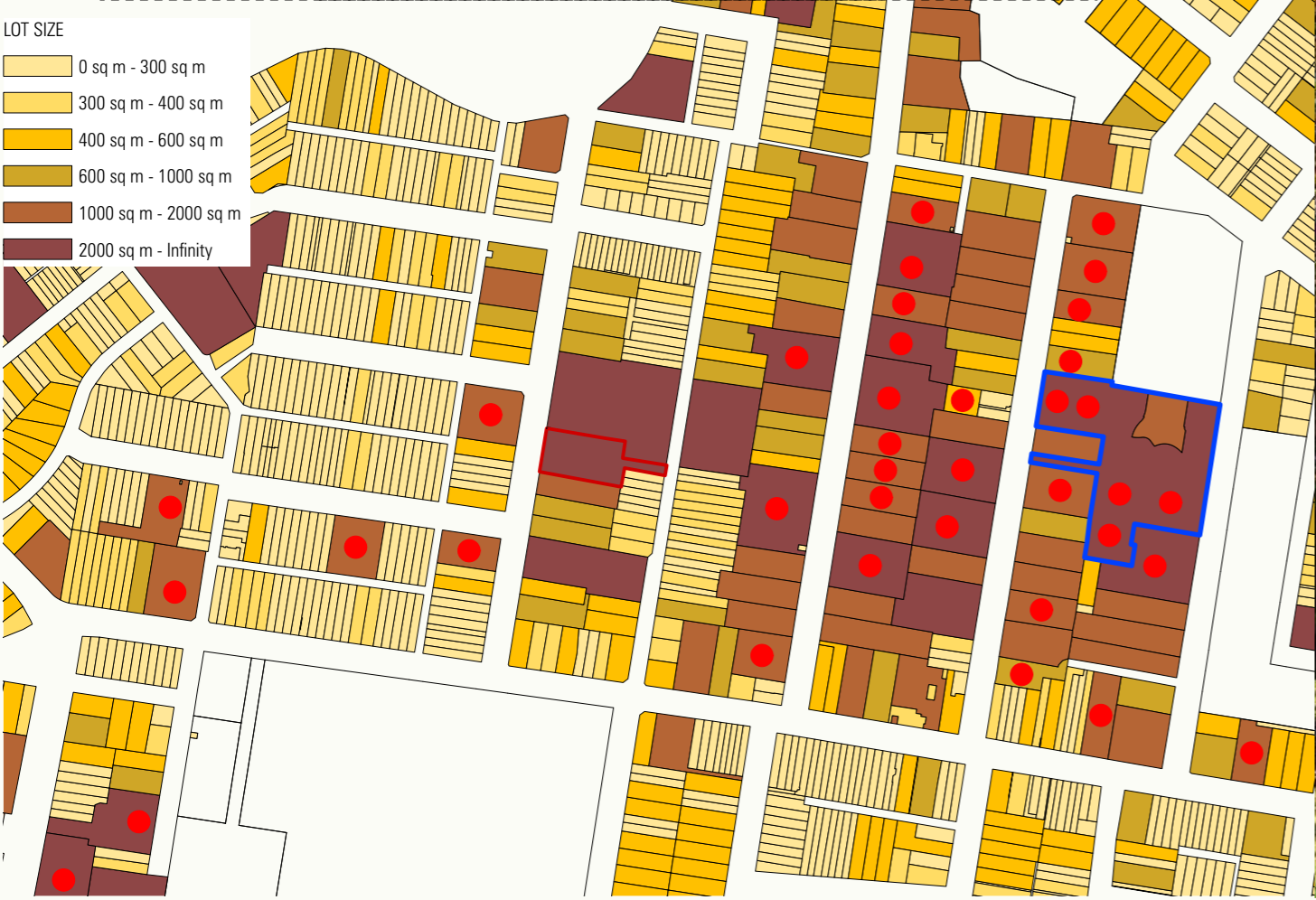
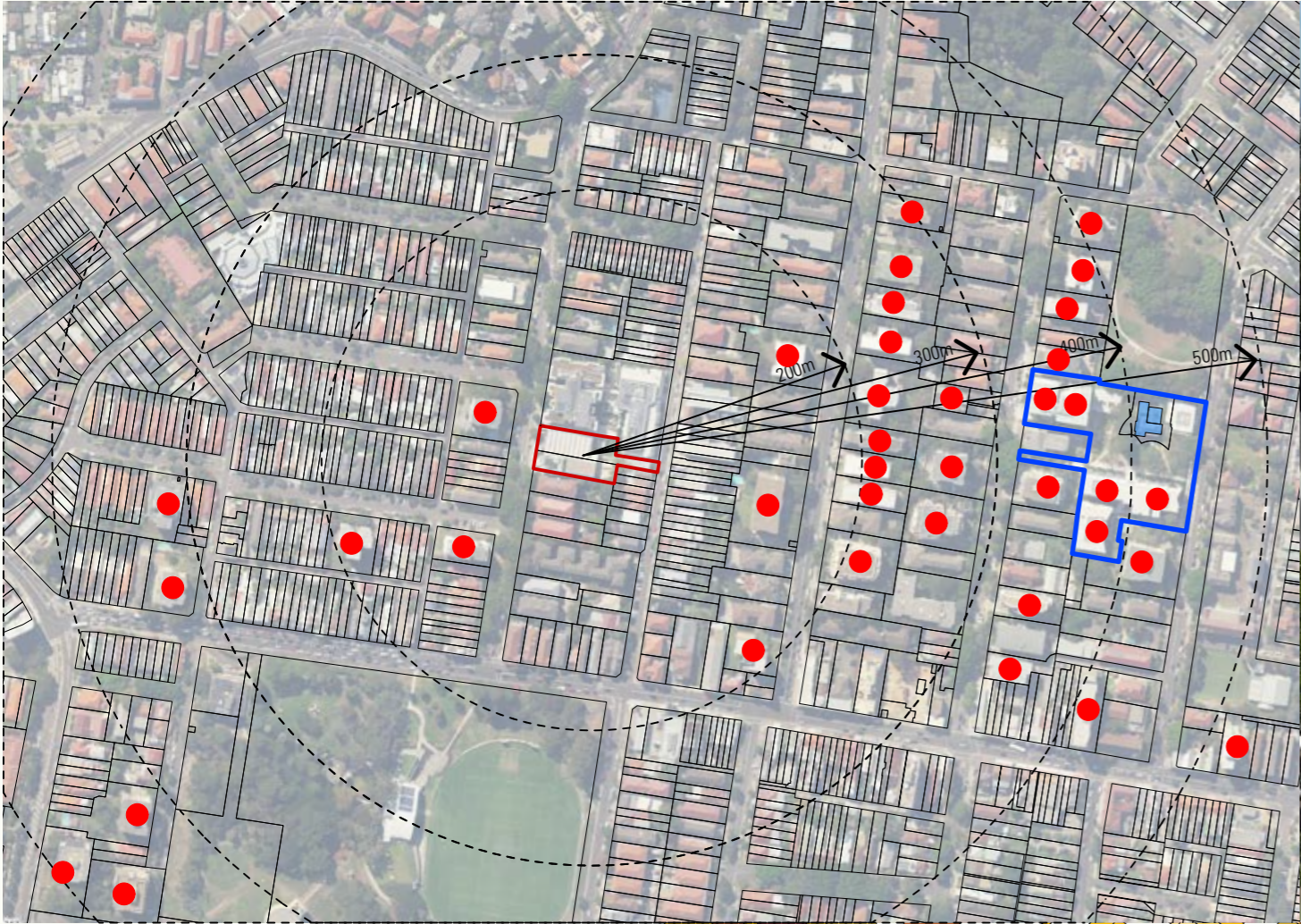
June 21 - Winter Solstice - 12:00



June 21 - Winter Solstice - 12:00

Approx 0.75sqm sunlight





CONTEXT - RESPONSE

PROPOSED

FSR PERMITTED : 0.9:1

CURRENT FSR : 1.20:1

PROPOSED FSR : 2.35:1

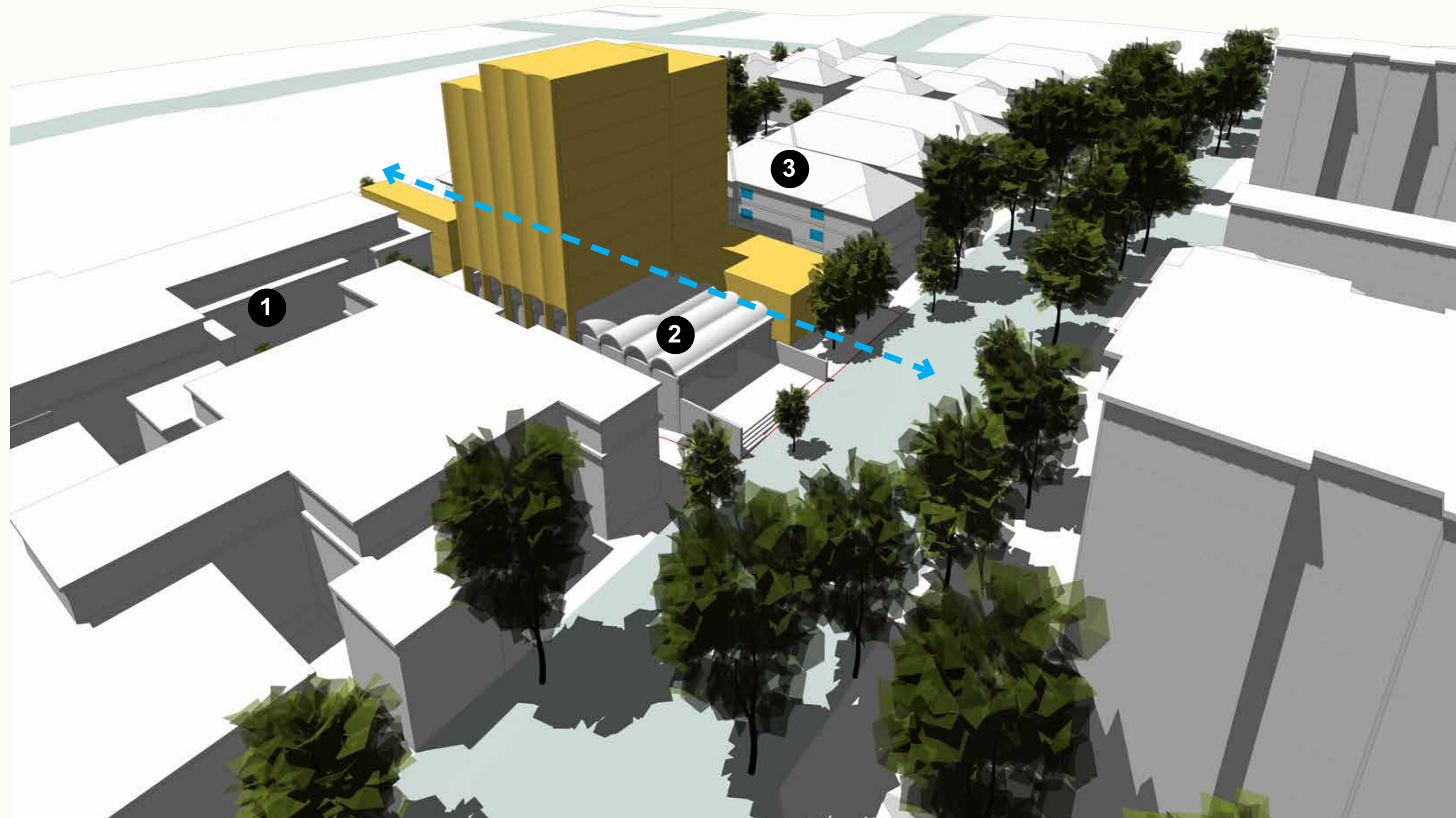


1 Align the building so 'Green' Link can be maintained

2 Maintain Yeshiva Community Hall

3 Maintain scale of buildings on Angle

4 Create through link between Flood Street and Anglesea St



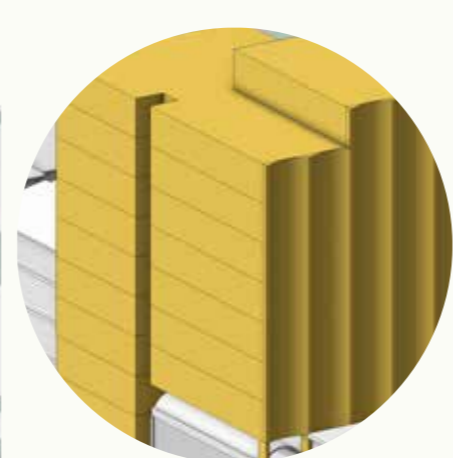
1 Align the building so 'Green' Link can be maintained

2 Maintain Yeshiva Community Hall

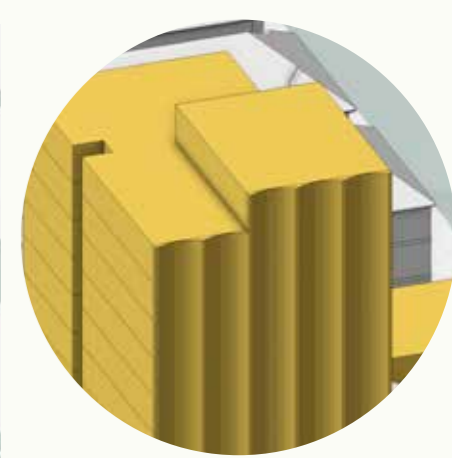
3 Maintain solar access to 38 Flood Street

4 Create through link between Flood Street and Anglesea St





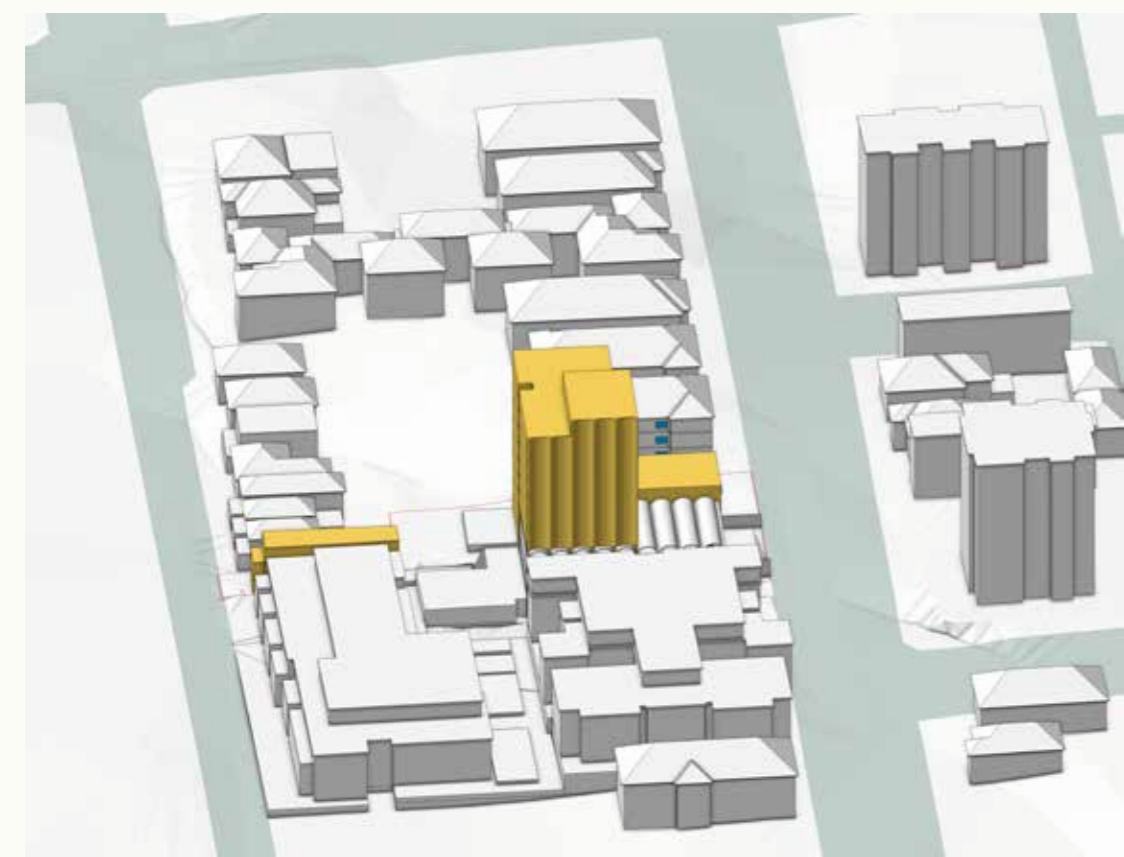
June 21 - Winter Solstice - 09:00



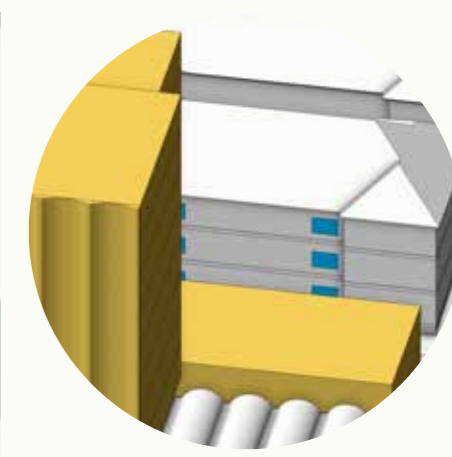
June 21 - Winter Solstice - 10:00

June 21 - Winter Solstice - 09:00

June 21 - Winter Solstice - 10:00



June 21 - Winter Solstice - 11:00



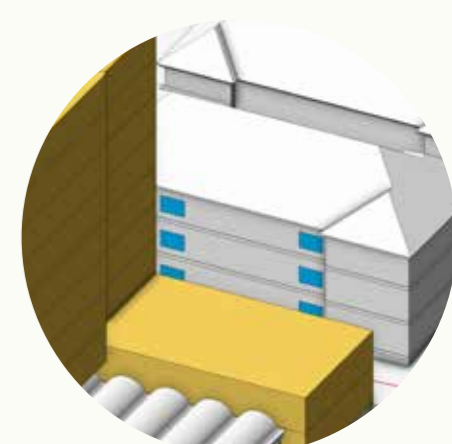
June 21 - Winter Solstice - 12:00

June 21 - Winter Solstice - 11:00

June 21 - Winter Solstice - 12:00



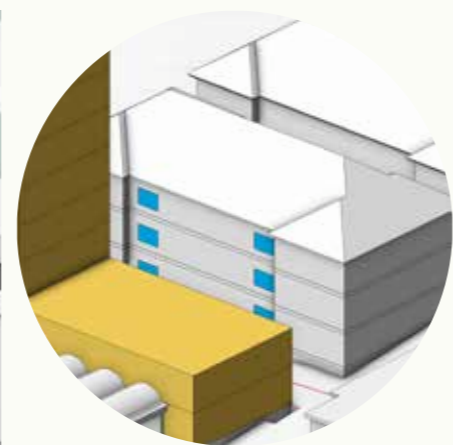
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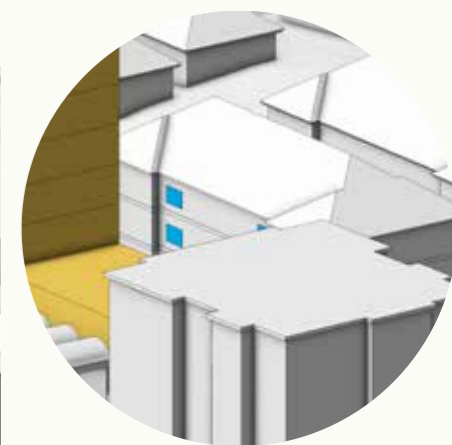
June 21 - Winter Solstice - 13:00

June 21 - Winter Solstice - 12:00

June 21 - Winter Solstice - 13:00



June 21 - Winter Solstice - 14:00



June 21 - Winter Solstice - 15:00

June 21 - Winter Solstice - 14:00

June 21 - Winter Solstice - 15:00



BUILDING PRECEDENT



FOLEYWAREHOUSE, 230 SUSSEX STREET < SYDNEY



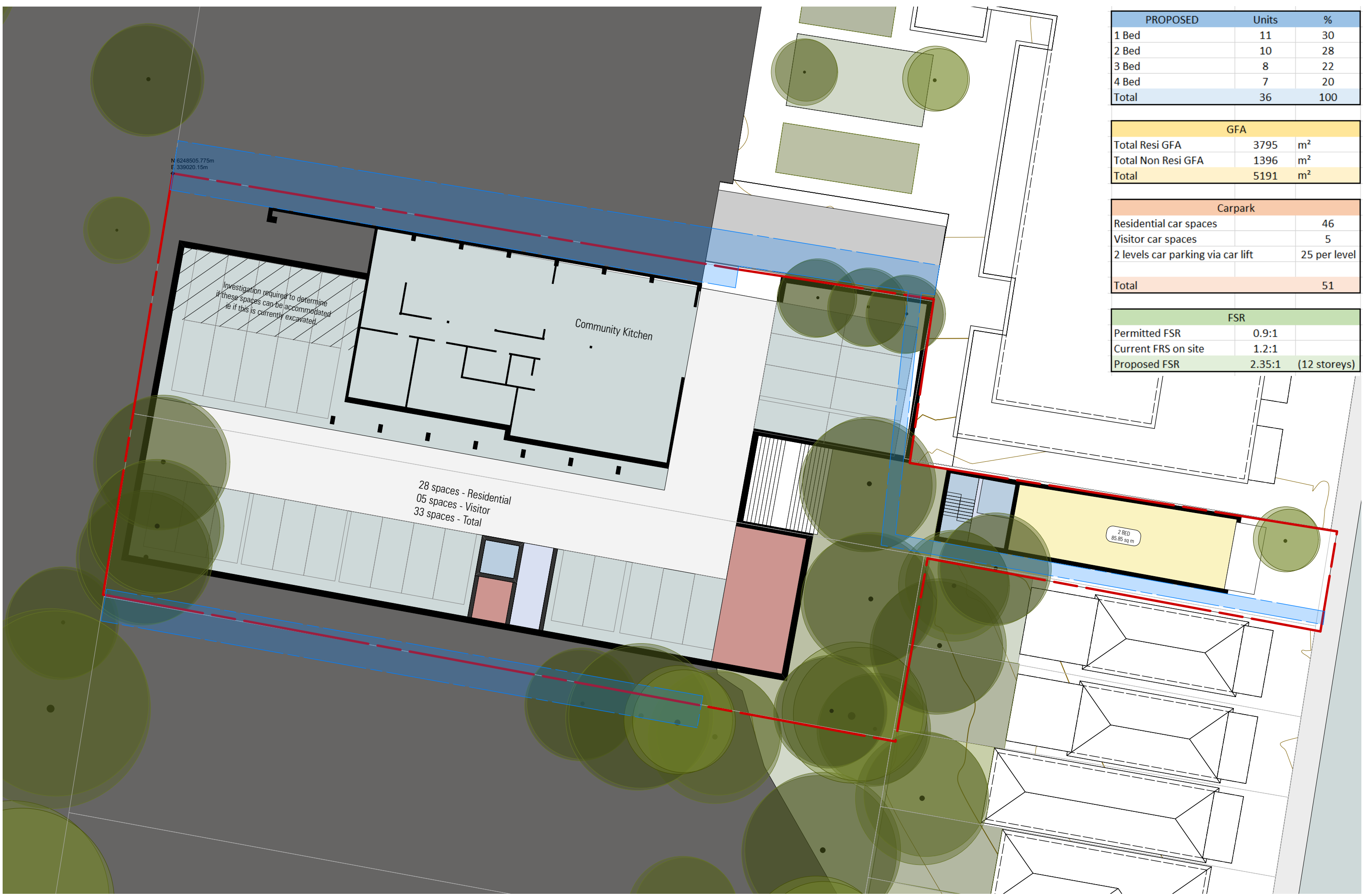
MUSEUM TOWERS, 267-277 CASTLEREAGH STREET



237-539 KENT STREE, SYDNEY



YMCA, SYDNEY



N 6248505.775m
E 339020.15m

PROPOSED	Units	%
1 Bed	11	30
2 Bed	10	28
3 Bed	8	22
4 Bed	7	20
Total	36	100

GFA		
Total Resi GFA	3795	m ²
Total Non Resi GFA	1396	m ²
Total	5191	m²

Carpark		
Residential car spaces		46
Visitor car spaces		5
2 levels car parking via car lift		25 per level
Total		51

FSR		
Permitted FSR	0.9:1	
Current FRS on site	1.2:1	
Proposed FSR	2.35:1	(12 storeys)

GROUND FLOOR PLAN - ANGLESEA STREET
RETAIN HERITAGE OPTION SK 1000



PROPOSED	Units	%
1 Bed	11	30
2 Bed	10	28
3 Bed	8	22
4 Bed	7	20
Total	36	100

GFA		
Total Resi GFA	3795	m ²
Total Non Resi GFA	1396	m ²
Total	5191	m²

Carpark		
Residential car spaces		46
Visitor car spaces		5
2 levels car parking via car lift		25 per level
Total		51

FSR		
Permitted FSR	0.9:1	
Current FRS on site	1.2:1	
Proposed FSR	2.35:1	(12 storeys)

LEVEL 1 FLOOR PLAN - CHILDCARE
RETAIN HERITAGE OPTION SK 1001



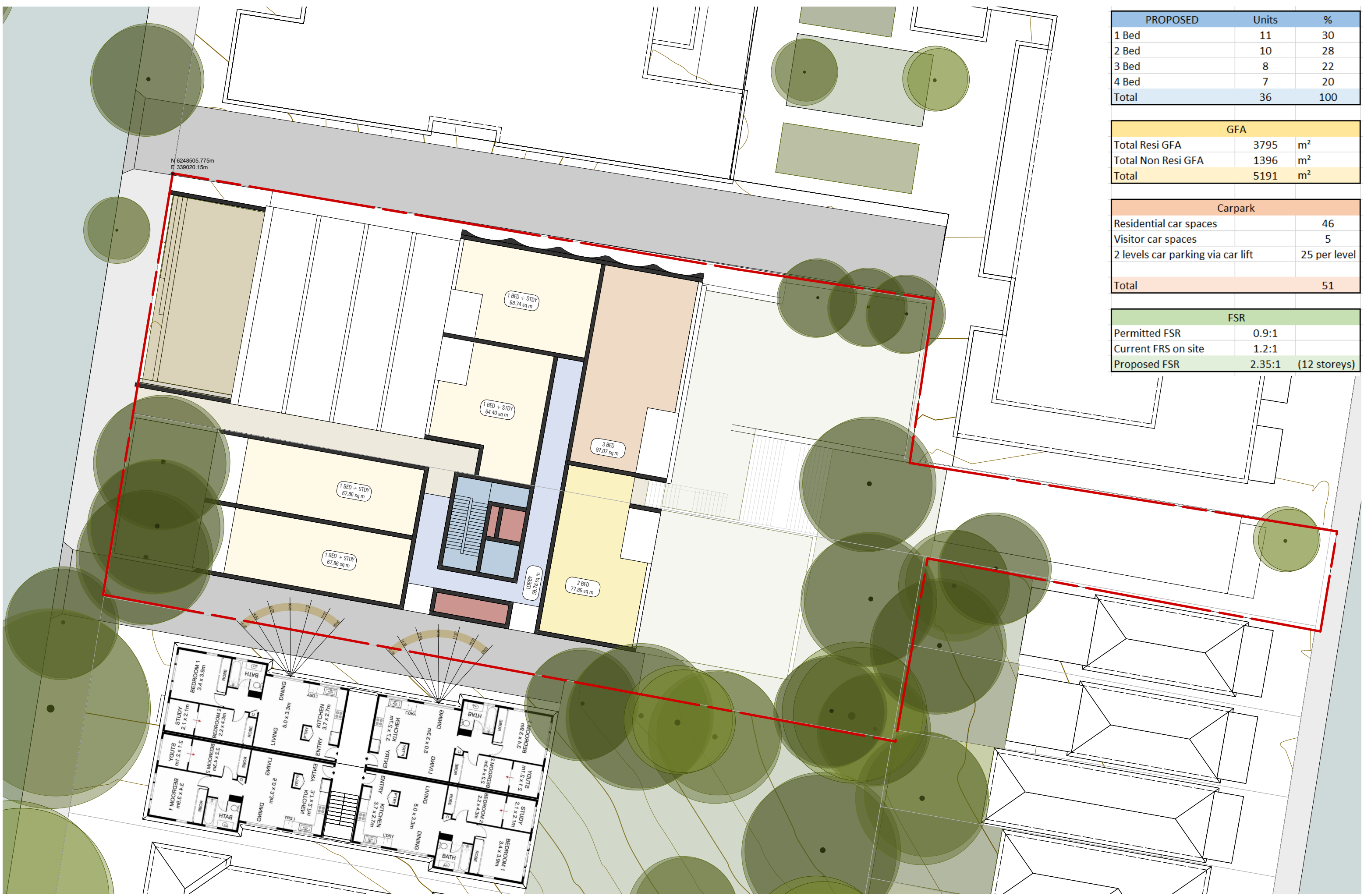
PROPOSED	Units	%
1 Bed	11	30
2 Bed	10	28
3 Bed	8	22
4 Bed	7	20
Total	36	100

GFA		
Total Resi GFA	3795	m ²
Total Non Resi GFA	1396	m ²
Total	5191	m²

Carpark		
Residential car spaces		46
Visitor car spaces		5
2 levels car parking via car lift		25 per level
Total		51

FSR		
Permitted FSR	0.9:1	
Current FRS on site	1.2:1	
Proposed FSR	2.35:1	(12 storeys)

LEVEL 2 FLOOR PLAN - FLOOD STREET
 RETAIN HERITAGE OPTION SK 1002



N 6248505.775m
E 339020.15m

PROPOSED	Units	%
1 Bed	11	30
2 Bed	10	28
3 Bed	8	22
4 Bed	7	20
Total	36	100

GFA		
Total Resi GFA	3795	m ²
Total Non Resi GFA	1396	m ²
Total	5191	m²

Carpark		
Residential car spaces		46
Visitor car spaces		5
2 levels car parking via car lift		25 per level
Total		51

FSR		
Permitted FSR	0.9:1	
Current FRS on site	1.2:1	
Proposed FSR	2.35:1	(12 storeys)

LEVEL 3 FLOOR PLAN - PODIUM

RETAIN HERITAGE OPTION SK 1003



PROPOSED	Units	%
1 Bed	11	30
2 Bed	10	28
3 Bed	8	22
4 Bed	7	20
Total	36	100

GFA		
Total Resi GFA	3795	m ²
Total Non Resi GFA	1396	m ²
Total	5191	m²

Carpark		
Residential car spaces		46
Visitor car spaces		5
2 levels car parking via car lift		25 per level
Total		51

FSR		
Permitted FSR	0.9:1	
Current FRS on site	1.2:1	
Proposed FSR	2.35:1	(12 storeys)

LEVEL 4 FLOOR PLAN - LOWER TOWER
RETAIN HERITAGE OPTION SK 1004



PROPOSED	Units	%
1 Bed	11	30
2 Bed	10	28
3 Bed	8	22
4 Bed	7	20
Total	36	100

GFA		
Total Resi GFA	3795	m ²
Total Non Resi GFA	1396	m ²
Total	5191	m²

Carpark		
Residential car spaces		46
Visitor car spaces		5
2 levels car parking via car lift		25 per level
Total		51

FSR		
Permitted FSR	0.9:1	
Current FRS on site	1.2:1	
Proposed FSR	2.35:1	(12 storeys)

LEVEL 5 TO 11 FLOOR PLAN (TYPICAL) TOWER
 RETAIN HERITAGE OPTION SK 1005