

Hall Street Mixed Use Development, Bondi

Waverley Council Development Application Addendum Design Report December 2008



Hall Street Mixed Use Development

Development Application Rev A
Design Report
S10788 December 2008

Table of Contents

1.0	Introduction - Design Changes
2.0	Streetscape Design Studies
3.0	Area Comparison with approved DA
4.0	Mass Reduction
5.0	Photomontages
6.0	Design Change Description
7.0	Area Schedule
8.0	Drawings

Consultants

Bates Smart gratefully acknowledges the assistance of the following consultants in the preparation of this design report:

Client	Toga Group
Project Management	Peloton Group
Planning	Robinson Urban Planning
Cost Planning	Page Kirkland Group
Communication Strategy	Elton Communications
Structural Engineer	Taylor Thomson Whitting
Mechanical/ Electrical/ Lighting/ Hydraulics/ Fire Protection/ Vertical Transport/ ESD/ Basix	Bassett Consulting Engineers
Traffic	Masson Wilson Twinney
BCA/PCA	Steve Watson & Partners
Acoustic	Acoustic Logic Consulting
Cultural Strategy	Positive Solutions
Access Consultant	Morris Goding Accessibility
Waste Management	JD Macdonald
Computer Survey	Simurban
Land Survey	Frank Mason & Co.
Landscape	Taylor Brammer Landscape Architects



Introduction

This report has been prepared by Bates Smart on behalf of the Toga Group of Companies and is an addendum to the Development Application submitted to Waverley City Council May 2008. It describes the changes to the architectural design of the proposed development resulting from Council consultation meetings.

The fourth floor mass to 69-79 Hall Street has been removed and the 3rd floor has been set back 3m from the street boundary. This makes the development compliant with the DCP height and setback controls on these three sites.

Level 7 has been remodelled setting back the curves at both street frontages to reduce visibility from the street.

The basement level carpark numbers have been adjusted to accommodate parking for the reduced areas and changes to the mix so as to continue to comply with the DCP.



Pedestrian view from Laneway unchanged



View from Hall Street

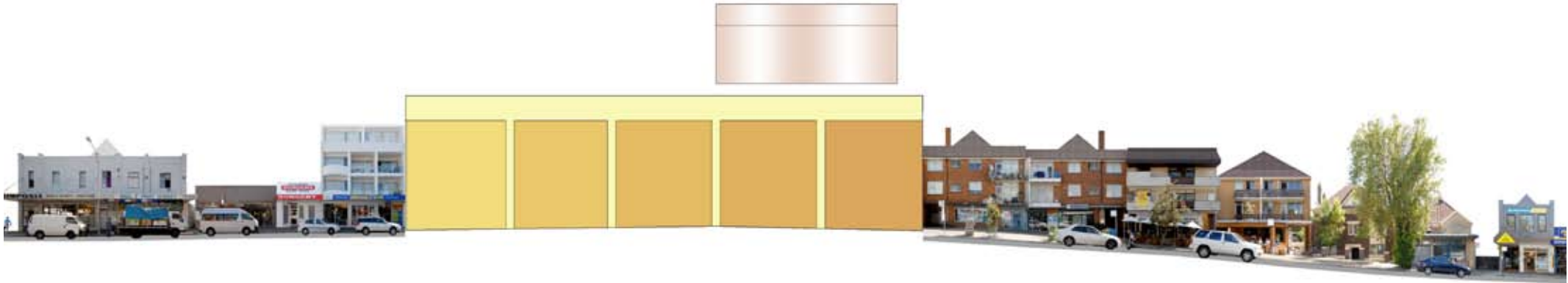
Development Application Rev A
Design Report
S10788 December 2008

2.1 Original DA Submission Massing
In the DA Architectural report section 4.0 was a series of massing studies viewed from Hall Street that explained the design.

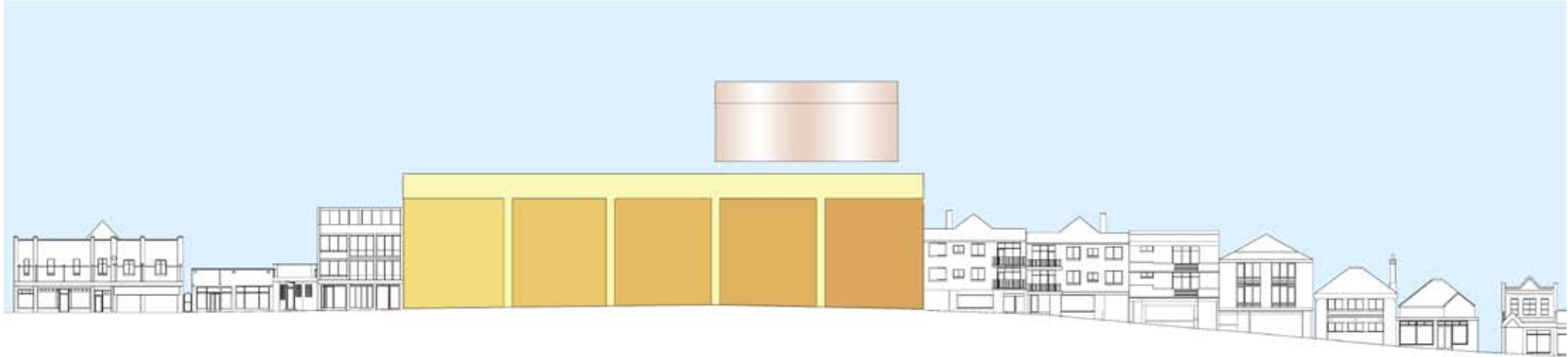
Section 4.6 was the final massing diagram for the initial DA submission. These massing diagrams are repeated below.



Original Massing Photomontage



Original Streetscape Massing Photo Elevation



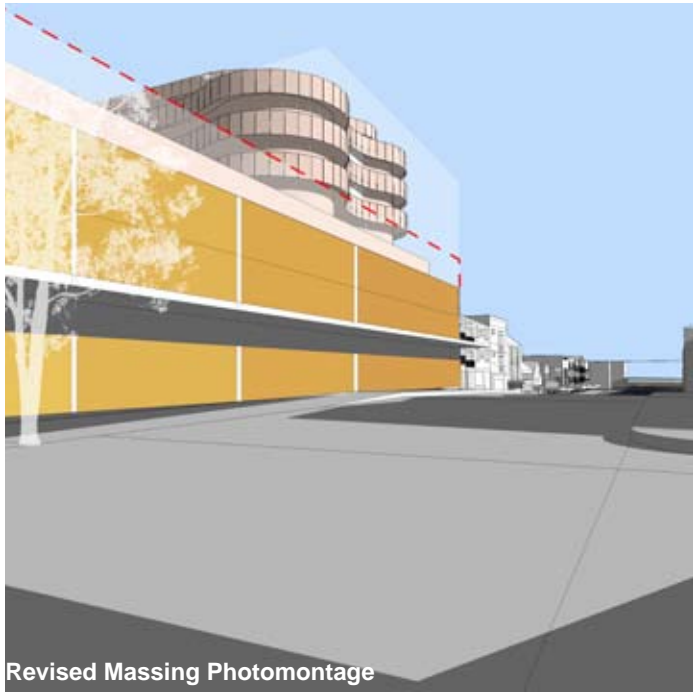
Original Streetscape Massing CAD Elevation

Development Application Rev A
Design Report
S10788 December 2008

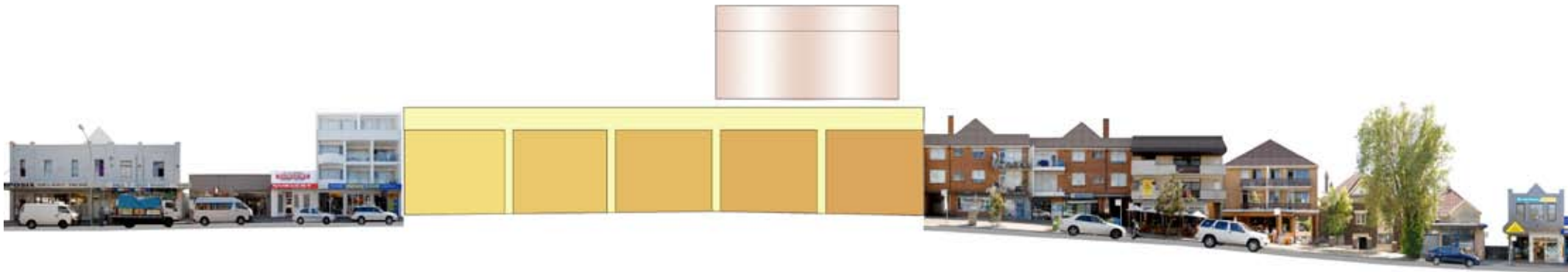
2.2 Revised DA Addendum Massing

The area shown with a red dashed line is the mass of the fourth floor to 69-79 Hall Street that has been removed and the additional 3rd floor set back of 3m from the street boundary. This makes the development compliant with the DCP height and setback controls on these three sites and the building matches the scale of the adjoining properties.

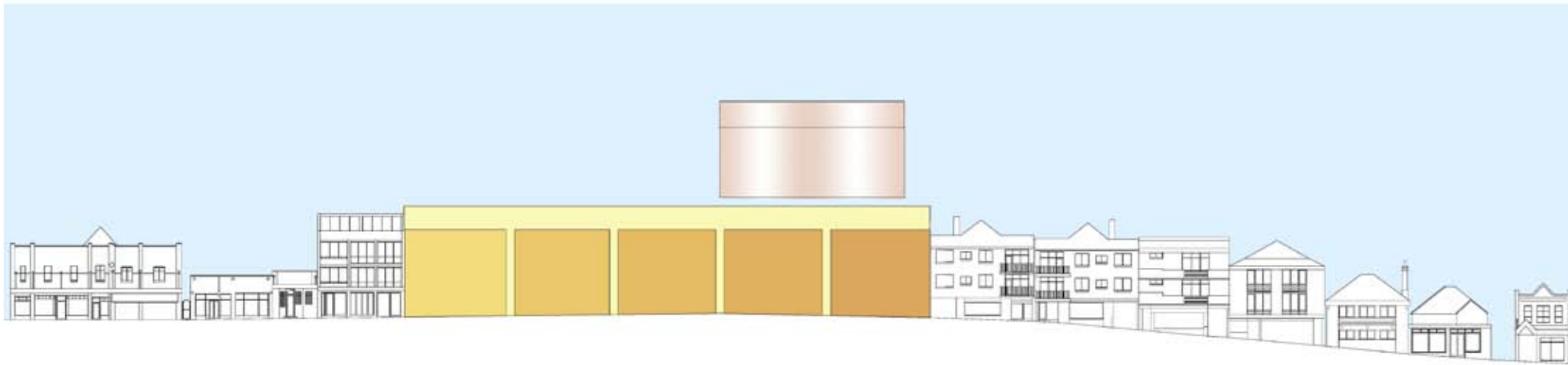
Level 7 has been remodelled setting back the curves at both street frontages increasing the sky plane when viewed from street level.



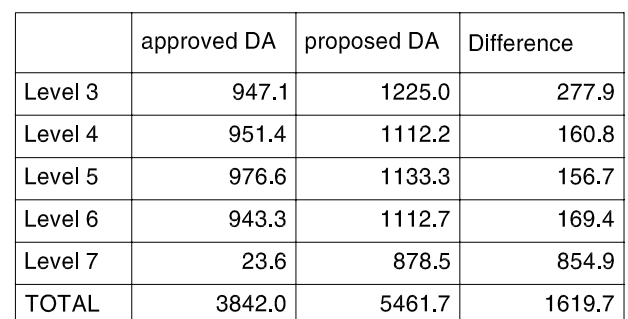
Revised Massing Photomontage



Revised Streetscape Massing Photo Elevation



Revised Streetscape Massing CAD Elevation

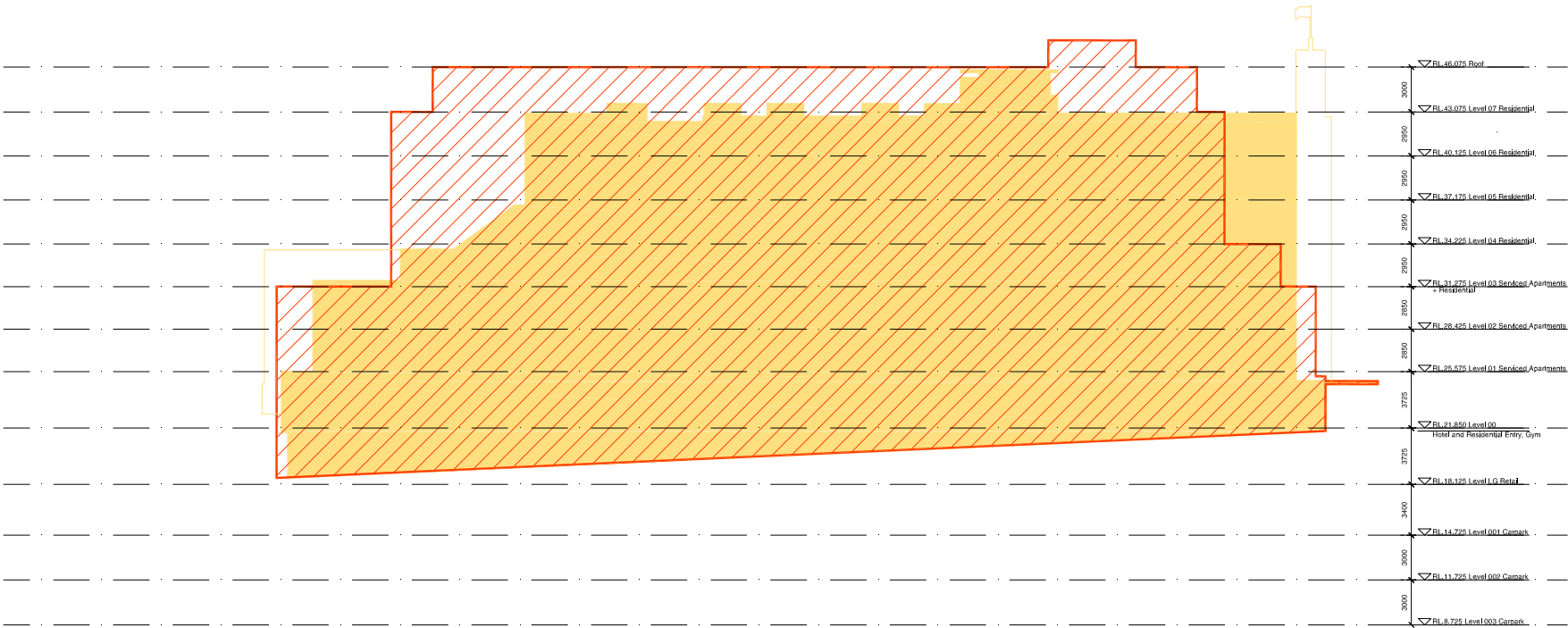


* total area of all enclosed covered areas of the building measured to the external face of the external wall.

Development Application Rev A
Design Report
S10788 December 2008

3.2 Section Comparison

This section is a comparison between the area of the existing approved DA on the site and the proposed development.



The mass of the proposed development has been substantially reduced by the deletion of one podium level to Hall Street. This amendment reduces the Hall Street podium height to four storeys with a 3m setback to Level 04 (RL 34.225).

This amendment makes the podium consistent with Waverley Development Control Plan 2006 – Part F5 – Local Villages.

Level 7 has been remodelled setting back the curves at both street frontages providing only very limited sightlines where it is visible from the street.



Development Application Rev A
Design Report
S10788 December 2008



Original Hall Street Elevation



Revised Hall Street Elevation

Development Application Rev A
Design Report
S10788 December 2008

The podium to O’Brien Street has been reduced by 1 level. This amendment reduces the O’Brien Street podium height to four storeys, reducing the impact upon the existing residential uses on the northern side of O’Brien Street.



Original O’Brien Street Elevation



Revised O’Brien Street Elevation

Development Application Rev A
Design Report
S10788 December 2008

5.1 Previously submitted Hall Street Photomontage

Enriching the Bondi precinct and the Hall Street streetscape in particular is the primary aim of the design. We have aimed to create a building that exhibits the look and feel of Bondi, taking account of its colourful streetscape with colours reflecting the beach culture of Bondi.

The design creates a streetwall along Hall Street, divided into separate volumes reflecting the rhythm of the street subdivision. Each volume is expressed with a distinct Bondi colour with pigmented precast concrete. The use of differing widths of panels and opening creates an abstract pattern with a human scale. The ground floor consists of retail tenancies and entry lobbies.

The elevated this upper level residential form is recessed to minimize its visual bulk from the street. The 'floating' residential form dances above the streetscape base. Sandblasted glass creates a soft form that reflecting the sky and movement of the clouds above.



