

Hall Street Mixed Use Development, Bondi

Waverley Council Development Application Design Report May 2008



Hall Street Mixed Use Development

Development Application
Design Report
S10788 May 2008

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Consultants

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

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This report has been prepared by Bates Smart on behalf of the Toga Group of Companies and forms part of the Development Application to Waverley City Council. It describes the architectural design of the proposed 7-storey mixed use building comprising 3 stories of Medina Serviced Apartments and 4 stories of strata titled apartments. In addition, the building incorporates two levels of retail. At ground level the retail faces Hall Street. There is a through site link connecting Hall Street to O'Brien Street, in line with Chambers Avenue. The second level of retail is accessed off the through site link a half level below O'Brien Street. The development application includes a 3-storey basement carpark that accommodates parking for all of the uses in accordance with the DCP.



Pedestrian view from Laneway



View from Hall Street

- 1. View from Campbell Parade
- 2. Noah's Backpacker Hotel
- 3. View from roof of existing Hakoah Club
- 4. Existing Hakoah Club
- 5. Mosaic Bondi Bench
- 6. Mural at Bondi
- 7. Mural at Bondi
- 8. Bondi Beach 300m away

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1.1 Bondi Character
Bondi is Australia's most famous beach, a major tourist attraction, synonymous with Australian beach culture as reflected in the murals on many of it's buildings. The town centre is also a major recreational destination for many Sydneysiders, with beachfront restaurants and shops along Campbell parade and filtering up along Hall Street. Bondi hosts several major events including the City to Surf and Sculpture by the Sea.



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1.2 Built Context
We began by studying the built context of Bondi to identify the look and feel.

A photo survey was undertaken and analysed by comparing various building components identified in the DCP; massing, walls, windows, balconies and materials.

In the most part the building massing is street aligning with masonry walls. The window divisions are predominately vertical with both recessed and projecting balconies. Many of the buildings in the area are Art Deco. Great variety in the Streetscapes were created with colour.



massing



Projected grid Street aligned punched solid wall with vertical emphasis Face fixed grid with vertical emphasis

walls



Vertically proportioned windows Aluminium framed floor to ceiling glazing Victorian verandah doors

windows



Top floor setback semi-enclosed balcony Complete elevation balconies Deep recessed balconies Balconies projecting over street boundary

balconies

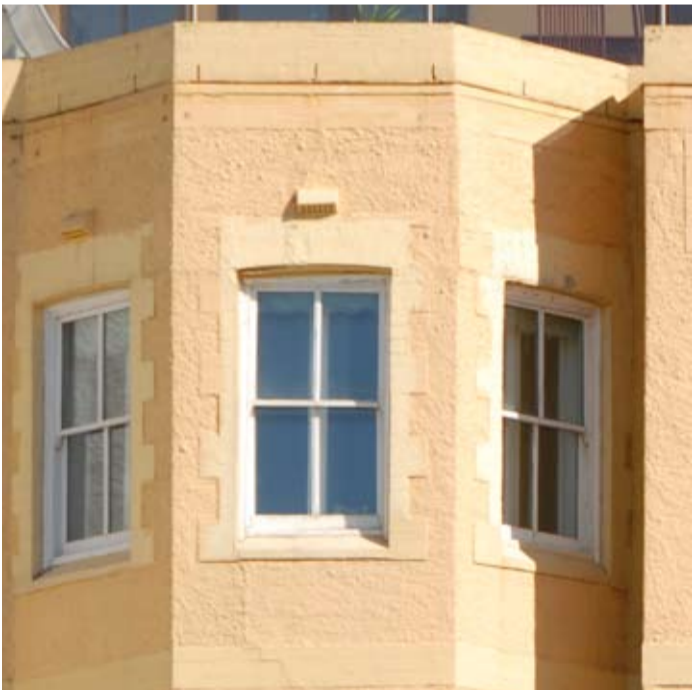


Two tones of masonry Colour defined elevation Masonry with render detail Recessed contrasting masonry course detailing

materials

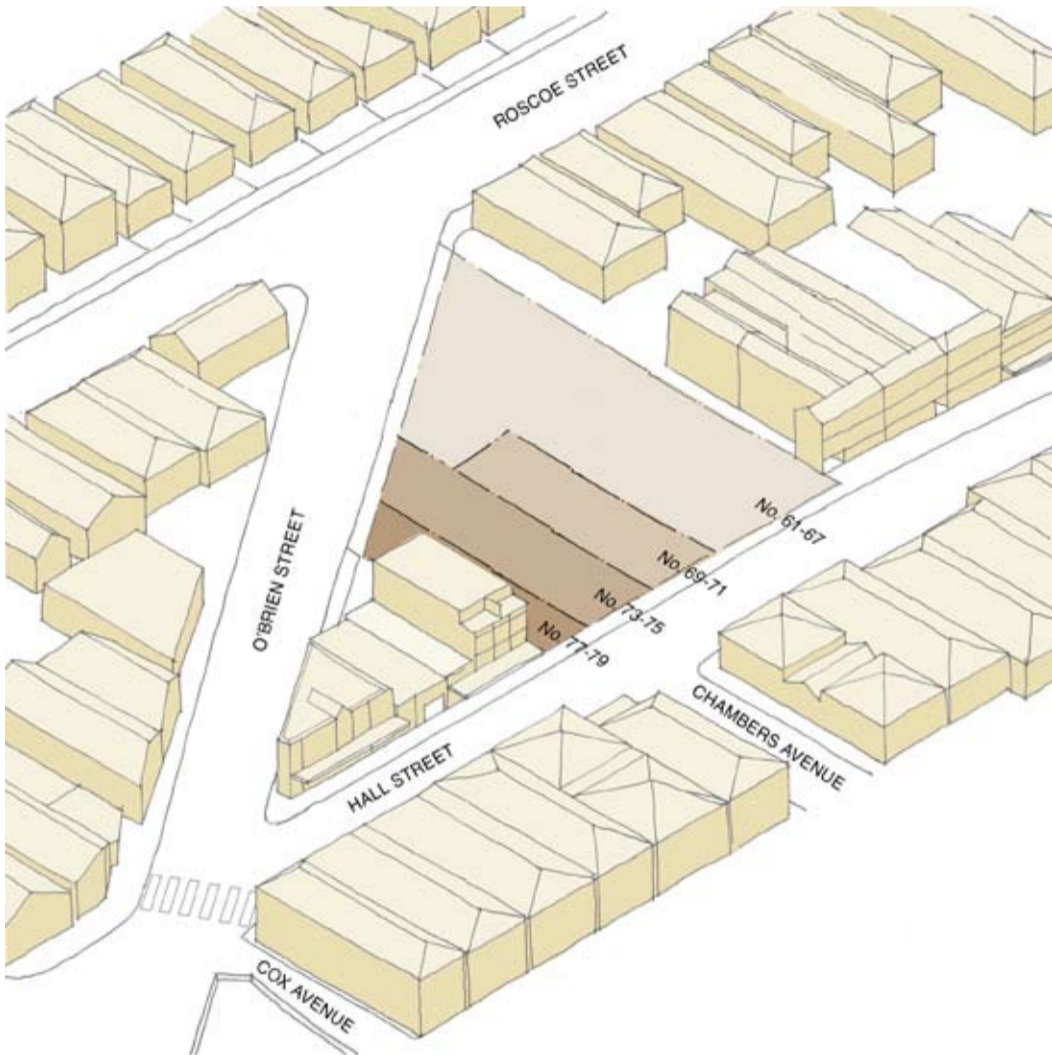
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1.3 Bondi Colours
The Waverley DCP 2006 notes colour as an identifying feature of 'Bondi' buildings. The range of colours featured in the DCP and the surrounding area reflect the sand and sea in a blue/green and yellow based colour scheme. These colours are often found in Bondi in direct contrast, adjacent to each other, contributing to a striking streetscape, particularly on Campbell Parade and at the beach end of Hall Street.



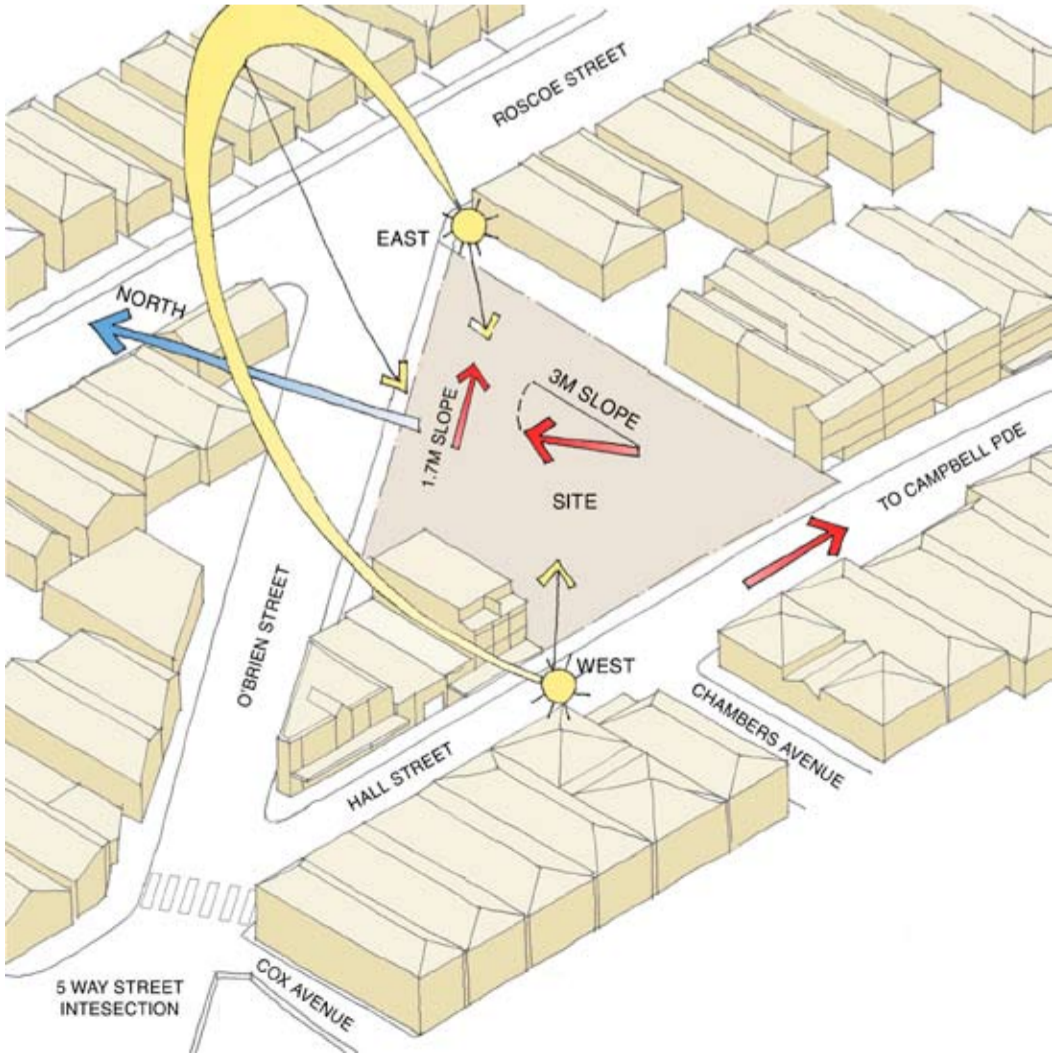
The following diagrams analyse the site and its context to provide a basis to commence the design process.

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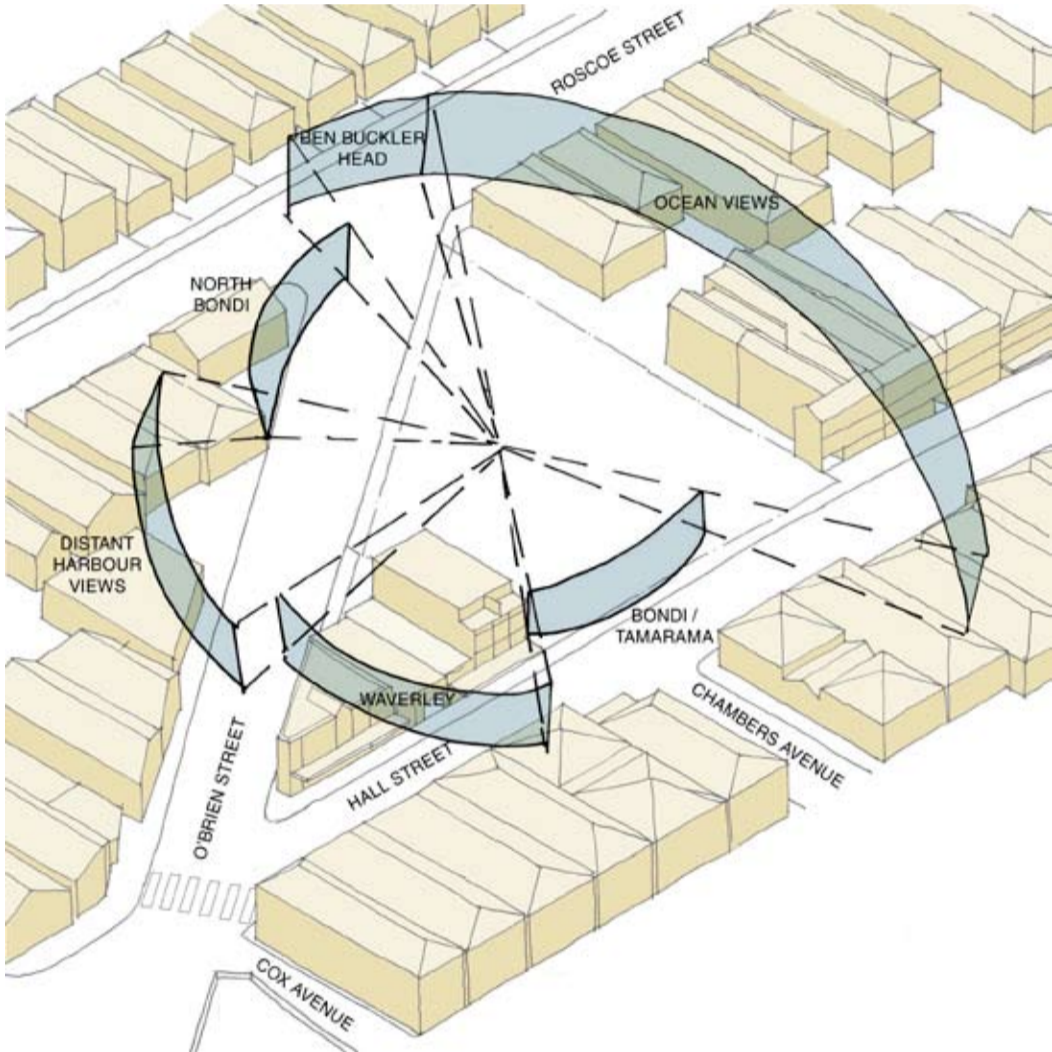
2.1 Site Description

The development extends from number 61 to number 79 Hall Street.
The site addresses both Hall Street and O'Brien Street and is opposite the intersection of Hall Street and Chambers Avenue.



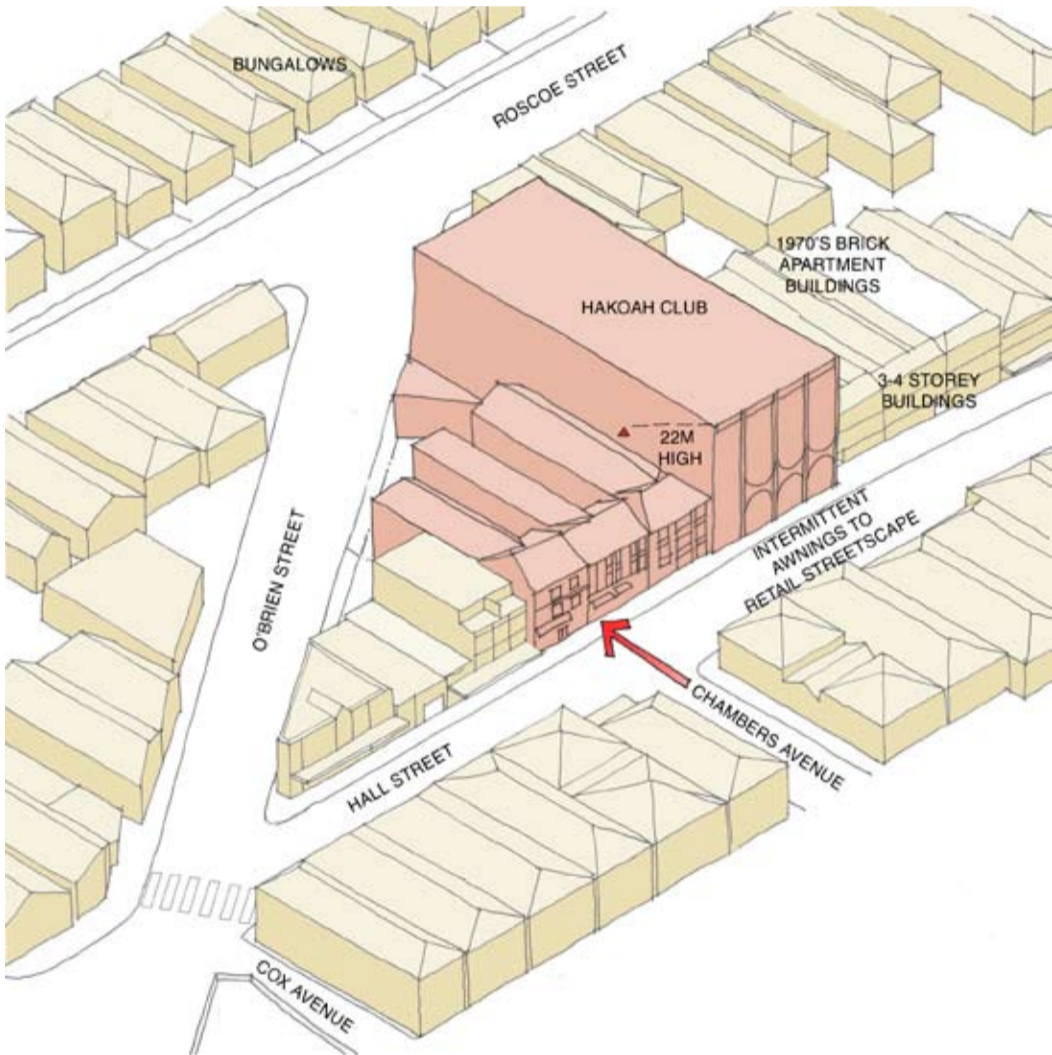
2.2 Site Analysis

There is a 3m fall across the site from Hall Street to O'Brien Street and O'Brien Street slopes 1.7m down to Roscoe Street. The O'Brien Street frontage is North facing and the Hall Street elevation faces South West. Hall Street slopes gradually down towards Campbell Parade.



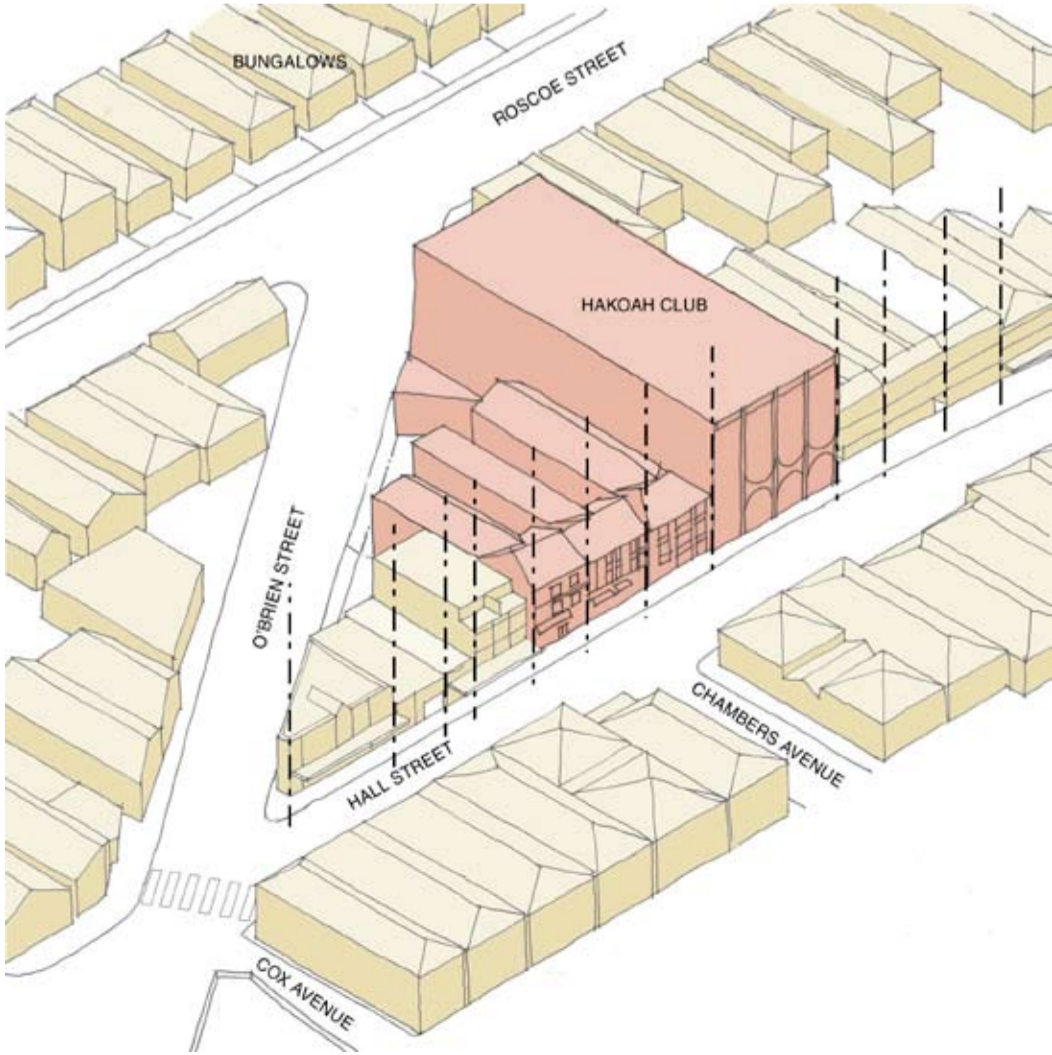
2.3 Views

At the upper levels the site has views of the ocean to the east/southeast; views of Ben Buckler Head to the northeast; distant Harbour views to the west and to the south there are district views.



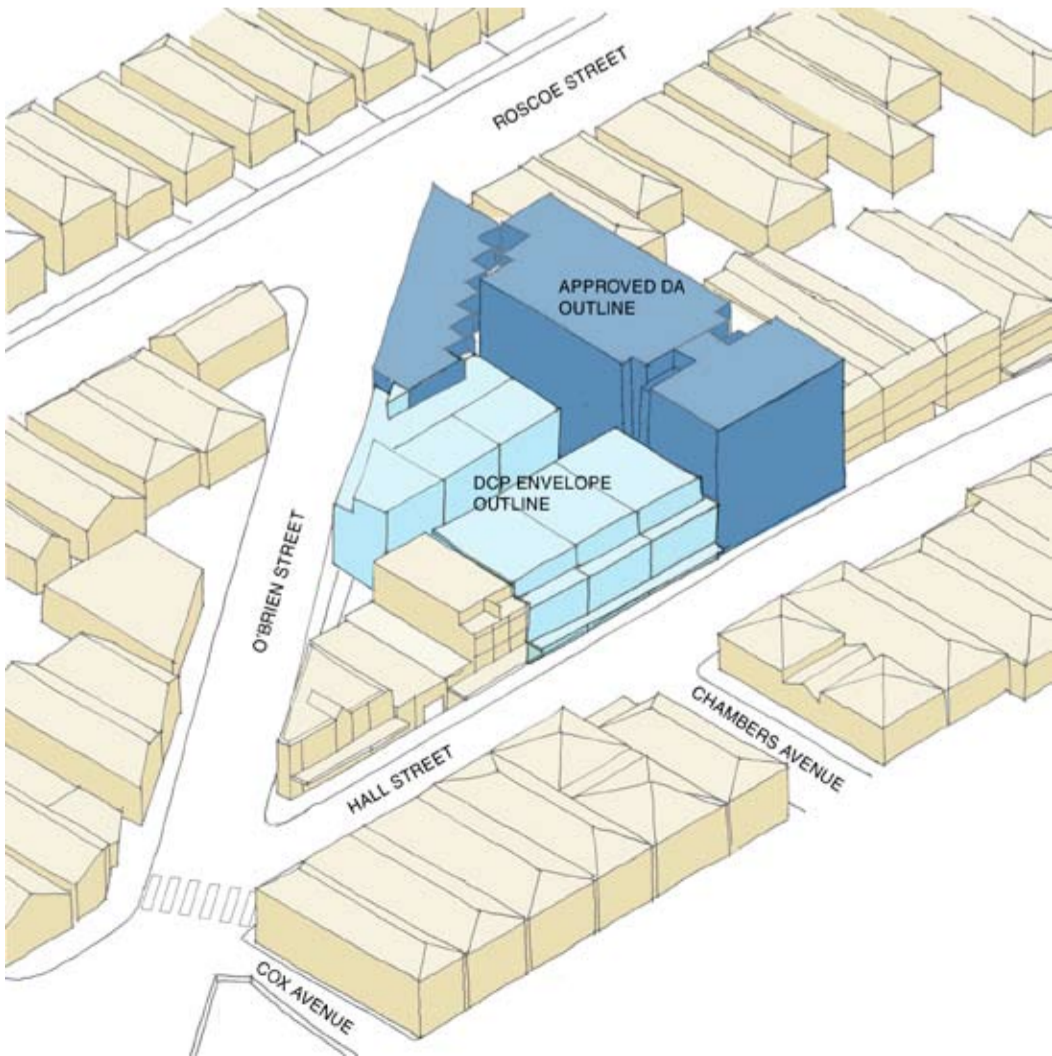
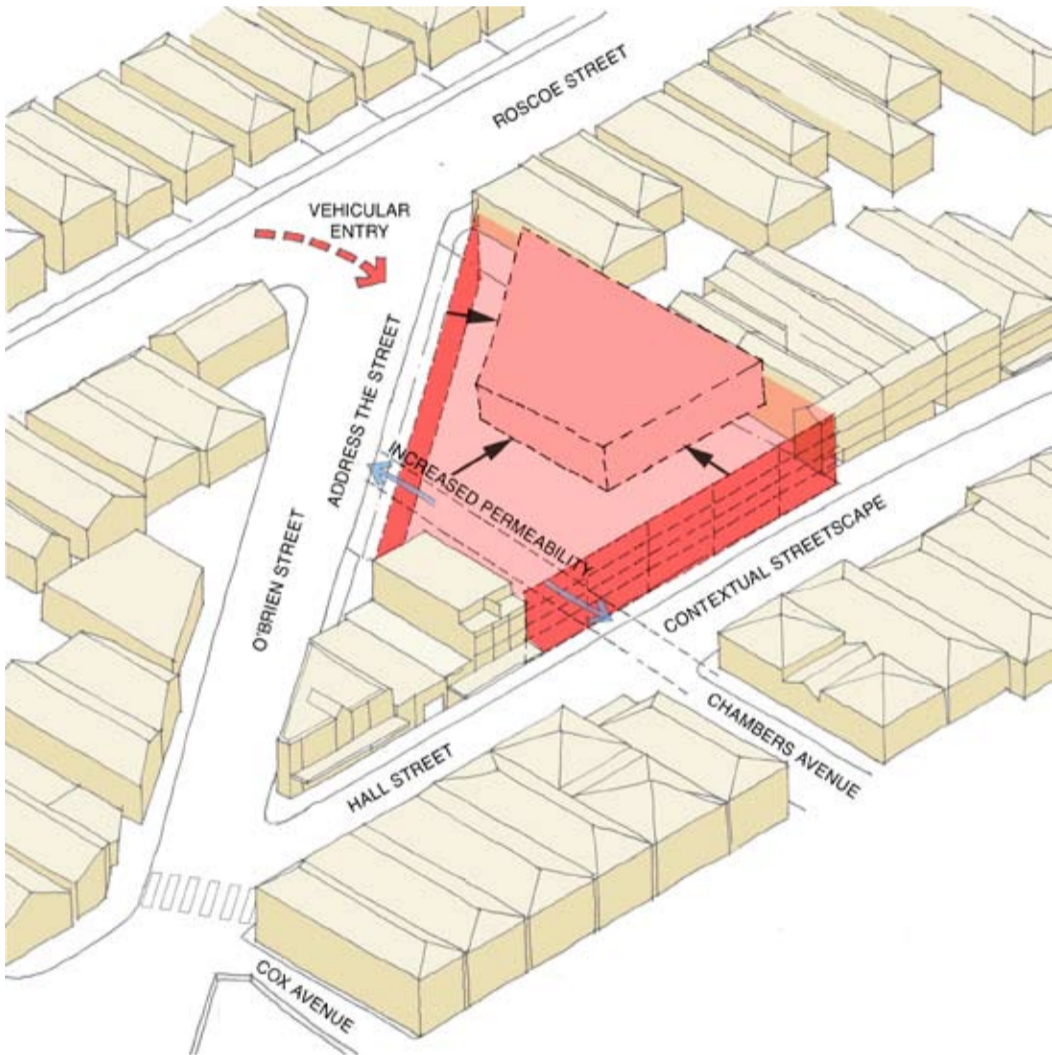
2.4 Built Context

Buildings along Hall Street are generally 3-4 storey's in height. The existing Hakoah building is 22m above street level with no setback and is an aberration of the streetscape. Number 77-79 Hall Street terminates the vista down Chambers Avenue. The surrounding buildings are predominantly brick 3-storey walk up apartment buildings with some detached bungalows on O'Brien Street. There is intermittent awning coverage along O'Brien Street. The DCP has a height limit of 12m, with a setback of 3m required above 9m.



2.5 Streetscape Rhythm

The buildings along Hall Street have a regular streetscape rhythm of 12m, being based on the dimension of the original land subdivision. The Hakoah club was created by amalgamating two land lots. As a result it does not conform to the regular 12m rhythm of buildings.



2.6 Urban Design Principles

Following analysis of the character of Hall Street, we believe to a built form that is in context with its surroundings development on the site should present a 4 storey streetscape to both O'Brien and Hall Street.

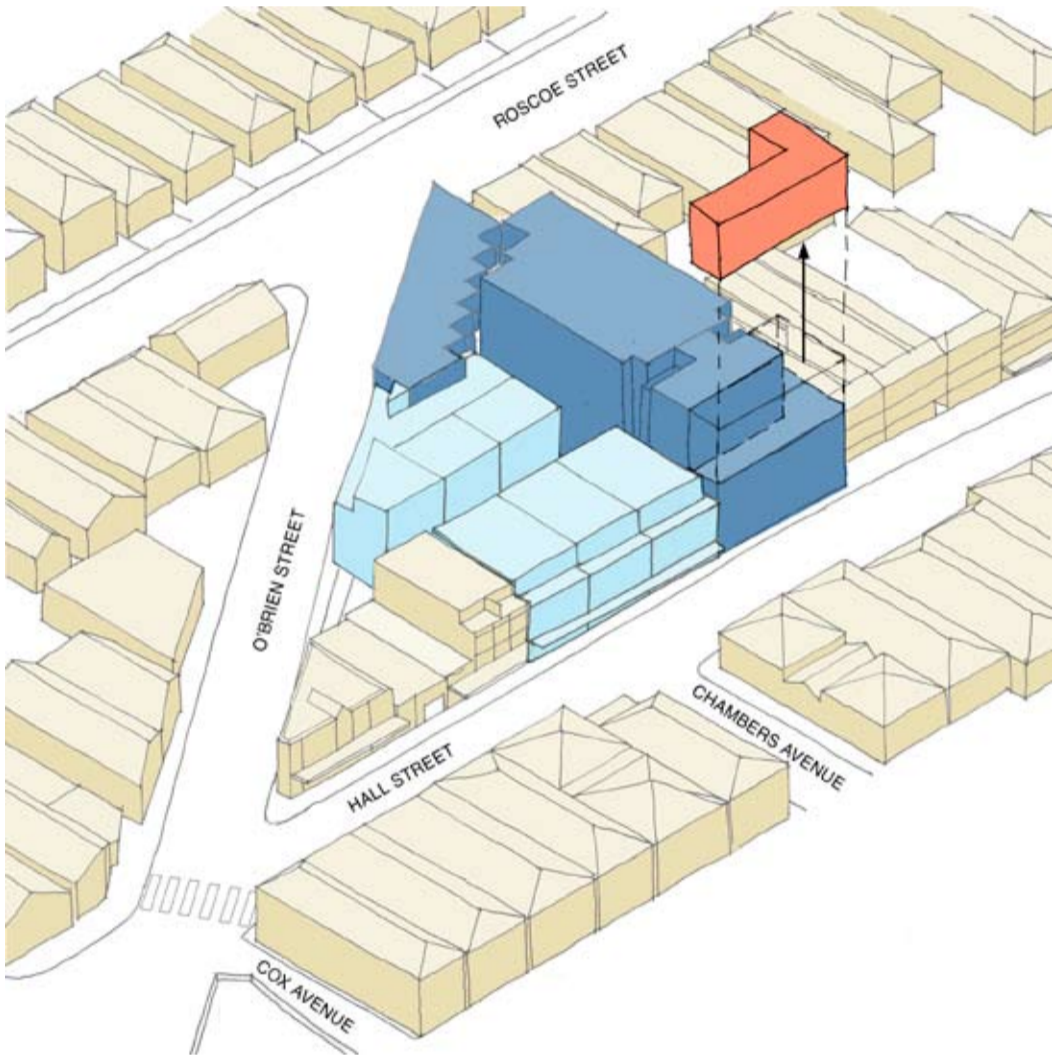
Any additional building bulk above this height should be setback from the streetfronts to minimise the impact of it's bulk on the streets.

The addition of a through site link aligning with Chambers Avenue through the site from Hall Street to O'Brien Street would increase pedestrian permeability in the area.

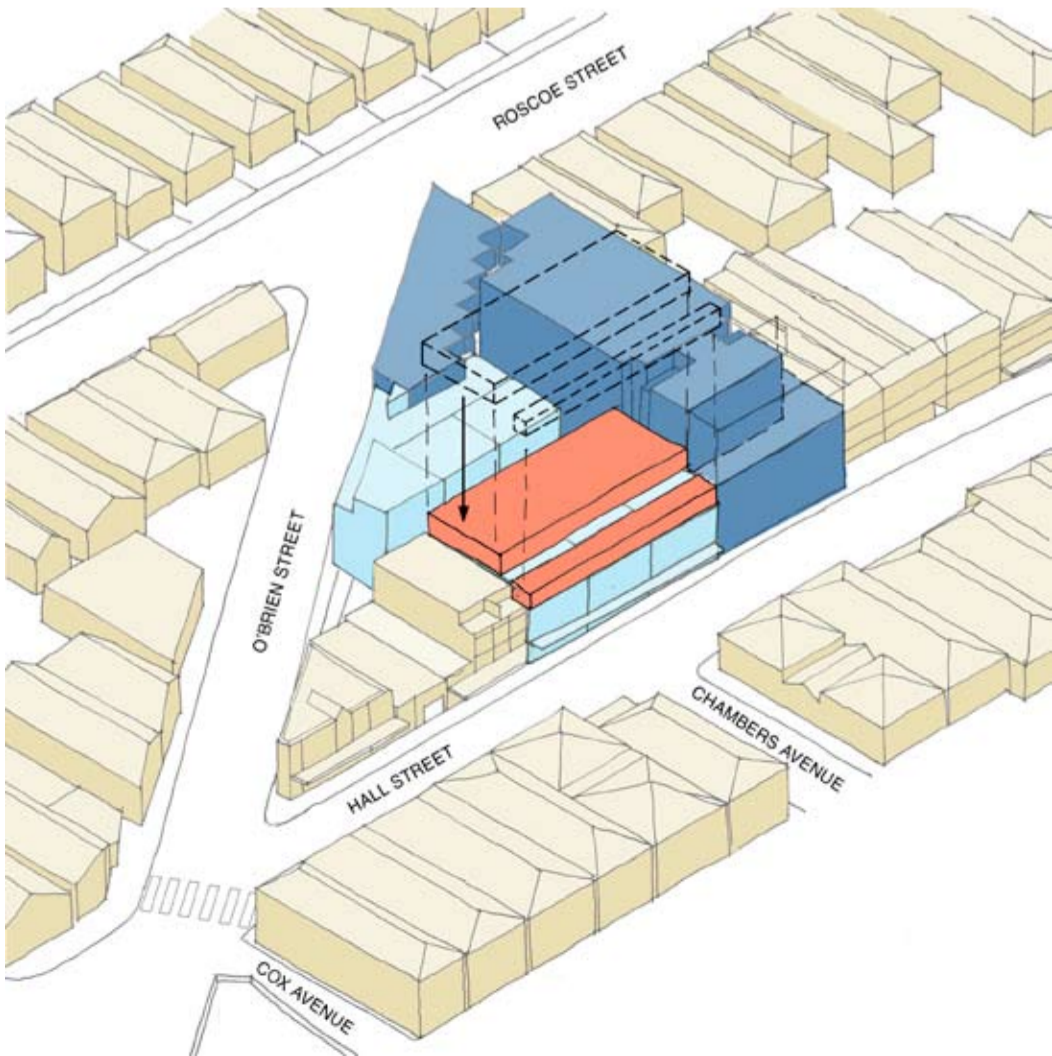
2.7 DA Approved and DCP Outlines

The Hakoah club has an approved DA for a predominantly residential development. The DA occupies the bulk and massing of the existing club.

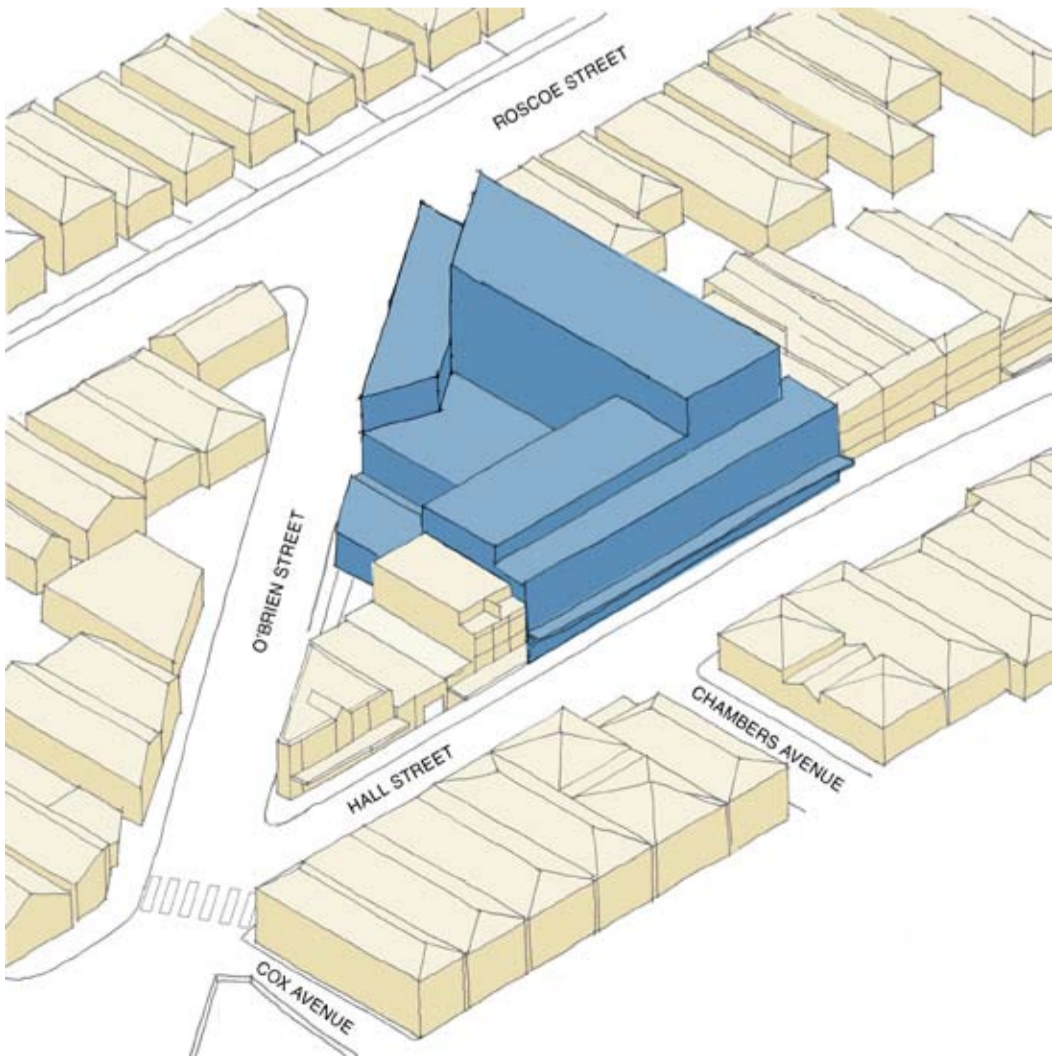
The DCP envelope on the adjacent 3 sites is 3 storeys to the street boundaries with a fourth floor setback 3m. The envelope outlines a building depth of 18m with 2.5m balconies above first floor level.



2.8 Reduced Streetfront Massing
We propose removing bulk from the Hall Street frontage above level 4 to create a 6m setback. This creates a contiguous streetscape in context with the rest of Hall Street and minimises the impact of built form above the DCP height limit.



2.9 Increase Setback Massing
The mass removed from the Hakoah Club site is redistributed over the other 3 sites infilling the fourth floor setback and adding an additional storey setback predominately 6m so it cannot be seen from the street.



2.10 Proposed Massing
The massing on the site creates a continuous streetfrontage to Hall Street and O'Brien Streets that is in context with the scale of the surrounding streetscape. Any building bulk above the 12m DCP height limit has been setback predominately 6m from the street boundary to minimise its impact on the street.

3.0 Streetscape Analysis
The following streetscape studies illustrate the sequence of ideas in developing the design concept and architectural form of the building.

3.1 Hall Street Existing Streetscape Elevation
The existing Hakoah Club mass is an aberration in the streetscape elevation. Both the height and the streetfrontage width are out of scale with the surrounding context. The existing buildings on the three adjoining sites to the west are of no architectural significance.



Streetscape Elevation



Streetscape CAD Elevation

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3.2 Hall Street Approved DA Streetscape Elevation
In this option the approved residential DA on the Hakoah club site has been inserted into the streetscape. The approved DA conforms to the massing of the existing Hakoah Club. Whilst the design of the elevation references the streetscape height with a change of materials the bulk does not setback from Hall Street.



Photomontage



Streetscape Elevation



Streetscape CAD Elevation

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3.3 Approved DA with DCP Outline
In this option the approved residential DA on the Hakoah club site and the DCP envelopes on the adjoining 3 sites are inserted into the streetscape. The approved DCP outline reinforces the existing streetscape massing. The Hakoah Club height and massing remain out of scale.



Streetscape Elevation



Streetscape CAD Elevation