

## Hall Street Mixed Use Development, Bondi

Department of Planning Application Preferred Project Report - Design Report March 2010



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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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| Structural Engineer                                                                                                | Taylor Thomson Whitting             |
| Mechanical/<br>Electrical/<br>Lighting/<br>Hydraulics/<br>Fire Protection/<br>Vertical Transport/<br>ESD/<br>Basix | AECOM Consulting Engineers          |
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| BCA/PCA                                                                                                            | Steve Watson & Partners             |
| Access Consultant                                                                                                  | Morris Goding Accessibility         |
| Waste Management                                                                                                   | JD Macdonald                        |
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| Land Survey                                                                                                        | Frank Mason & Co.                   |
| Landscape                                                                                                          | Taylor Brammer Landscape Architects |



This report has been prepared by Bates Smart on behalf of the Toga Group of Companies and forms part of the Preferred Project Report submission to the Department of Planning. It describes the architectural design of the proposed 7-storey mixed use building comprising Medina Serviced Apartments and strata titled apartments and lower level 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.



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 Waverley DCP; massing, walls, windows, balconies and materials.

In the most part the contextual 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

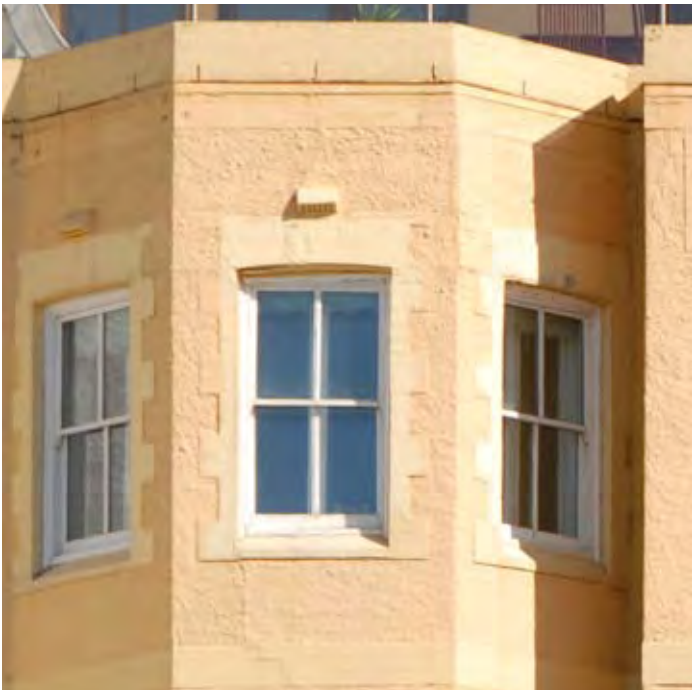
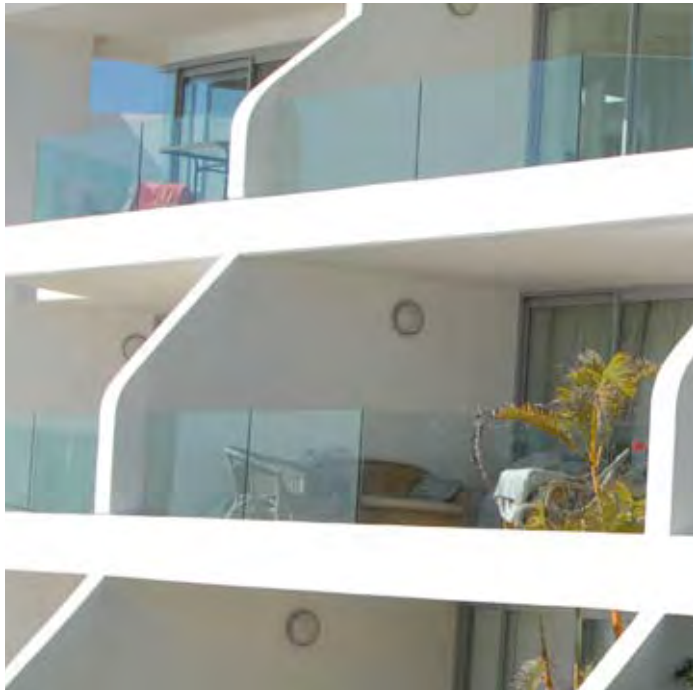


Two tones of masonry      Colour defined elevation      Masonry with render detail      Recessed contrasting masonry course detailing

materials

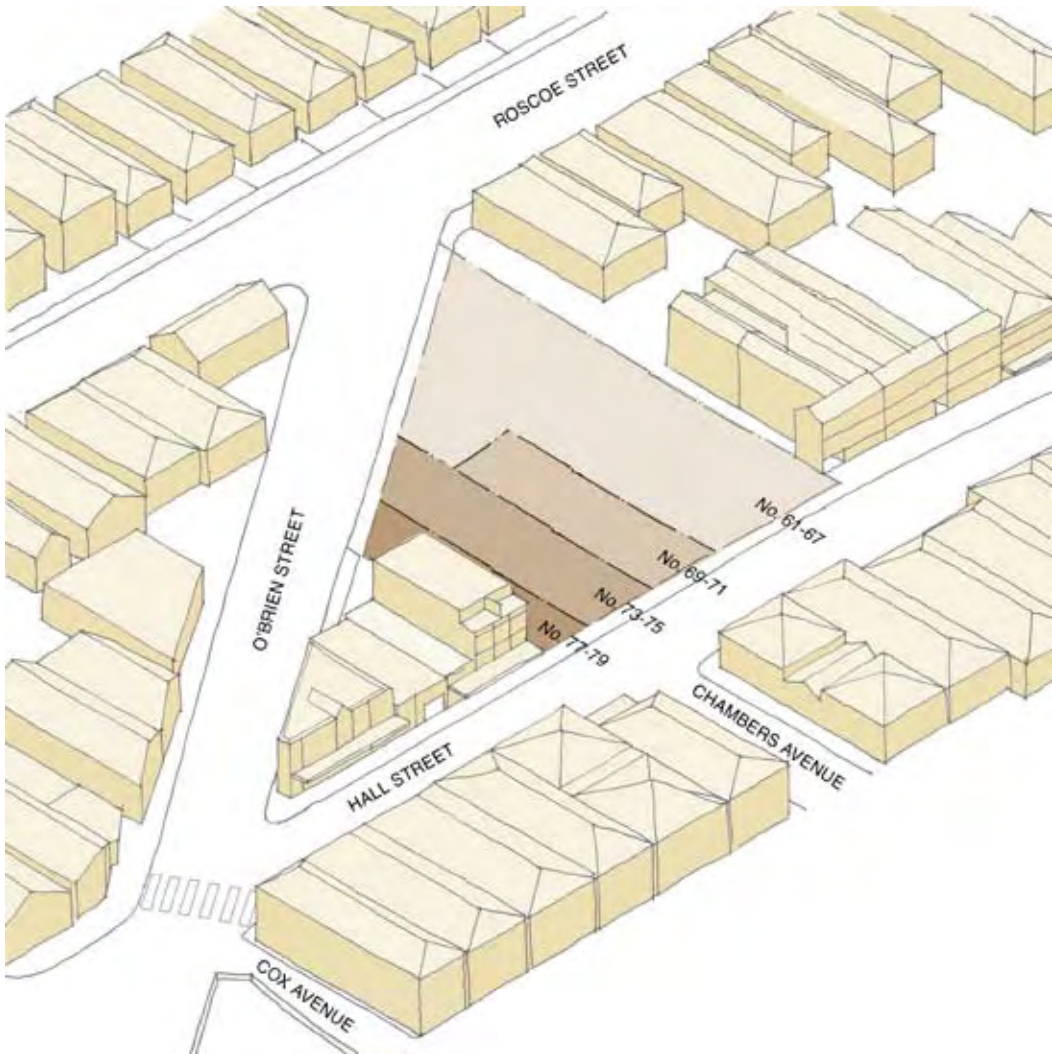
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**1.3 Bondi Colours**  
The Waverley DCP 2006 notes colour as an identifying feature of 'Bondi' buildings. The range of colours featured in the DCP and the surrounding area reflect the sand and sea in a blue/green and yellow based colour scheme. These 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.



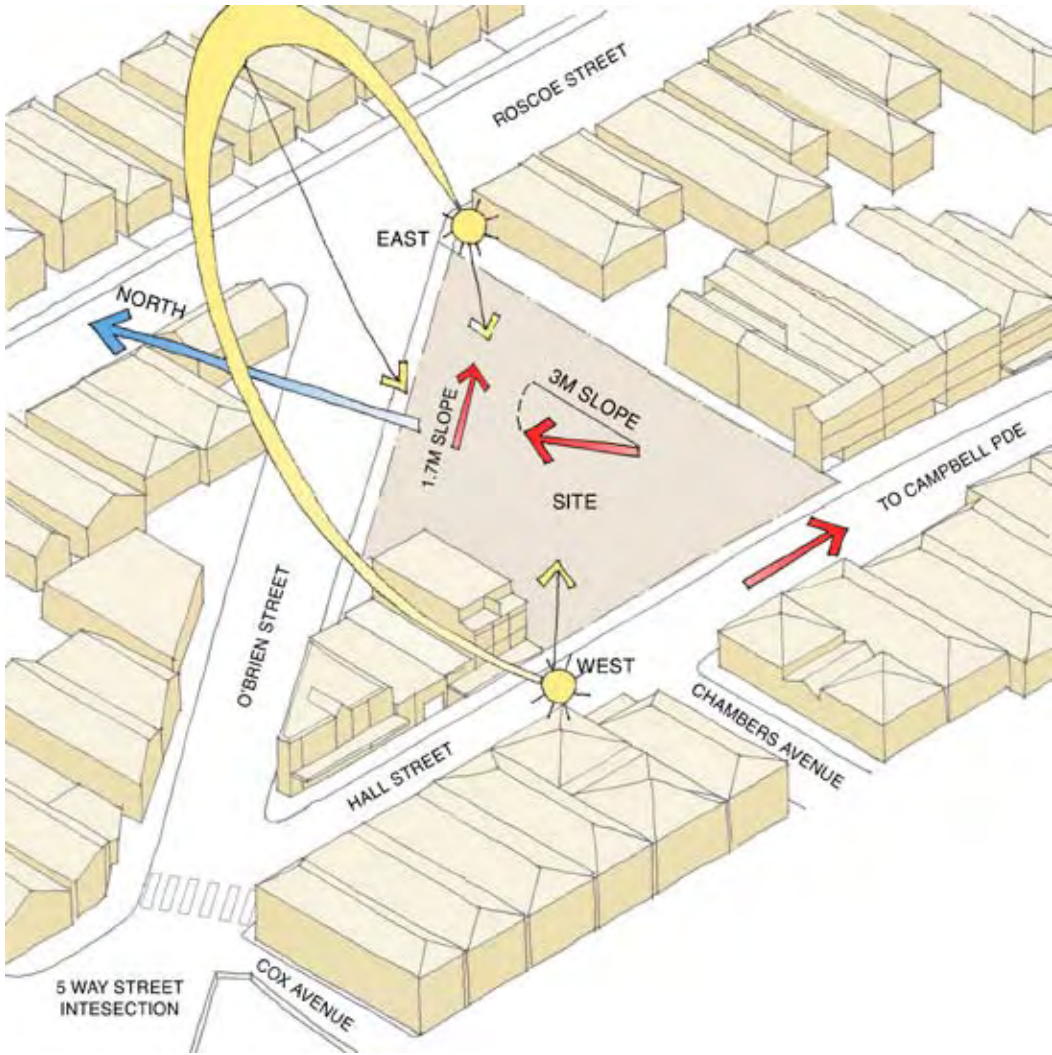
The following diagrams analyse the site and its context to provide a basis to commence the design process.

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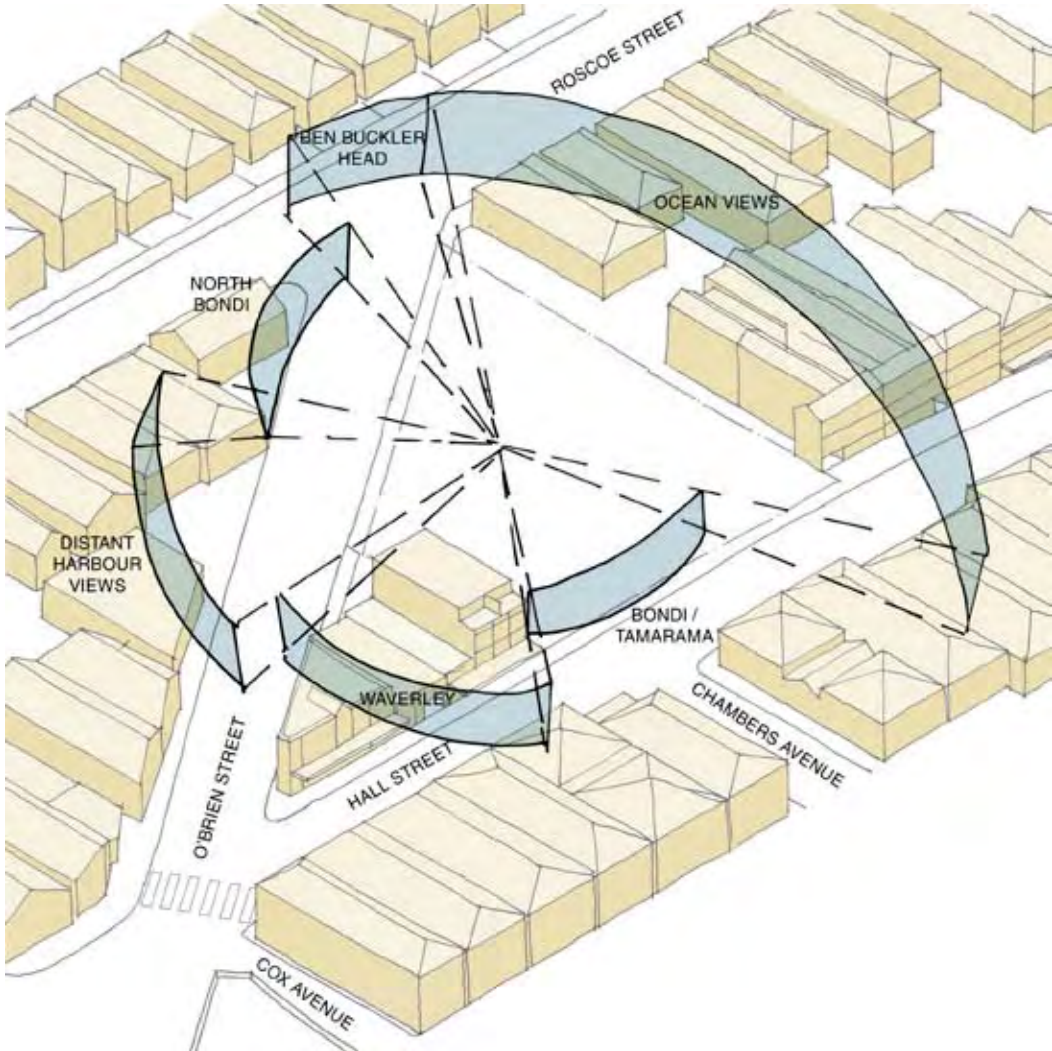
2.1 Site Description

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.

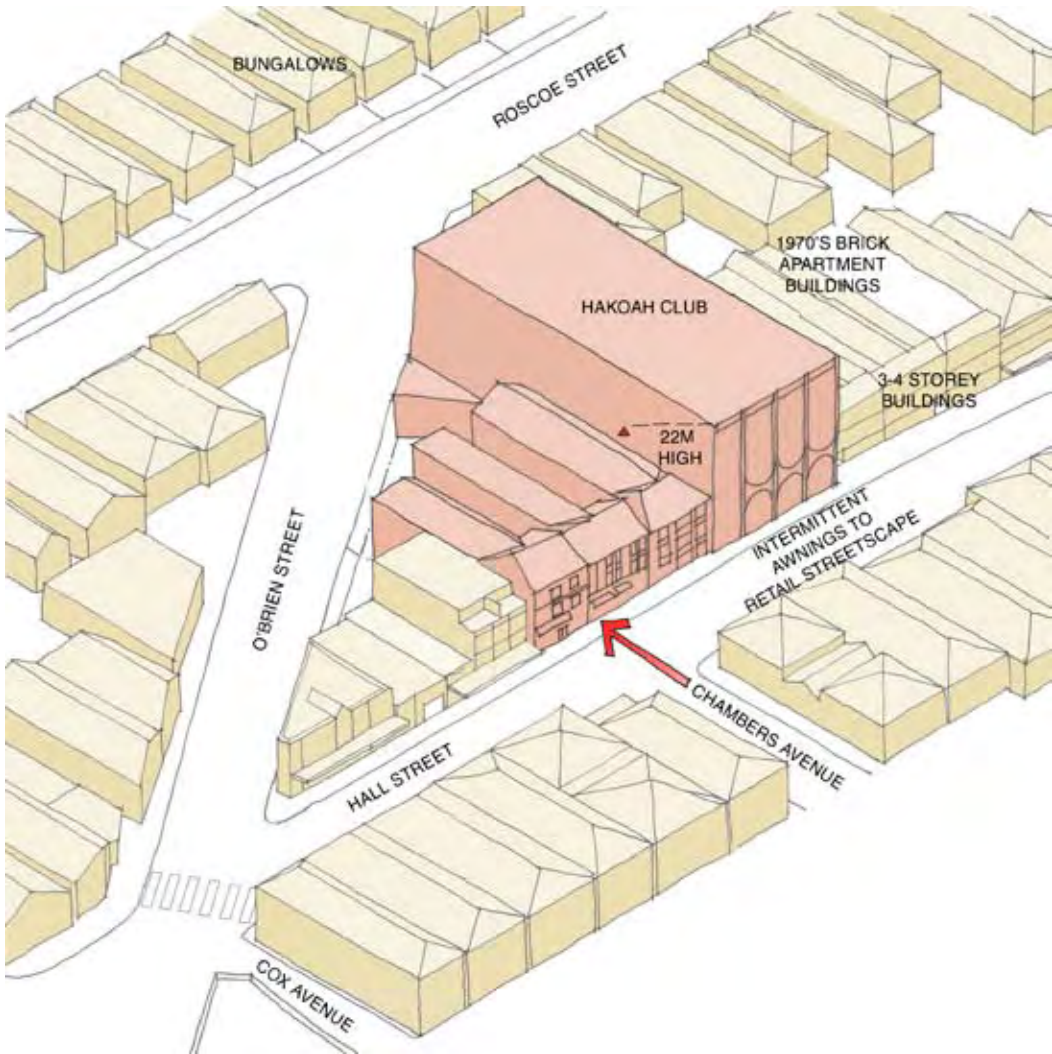


2.2 Site Analysis

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.

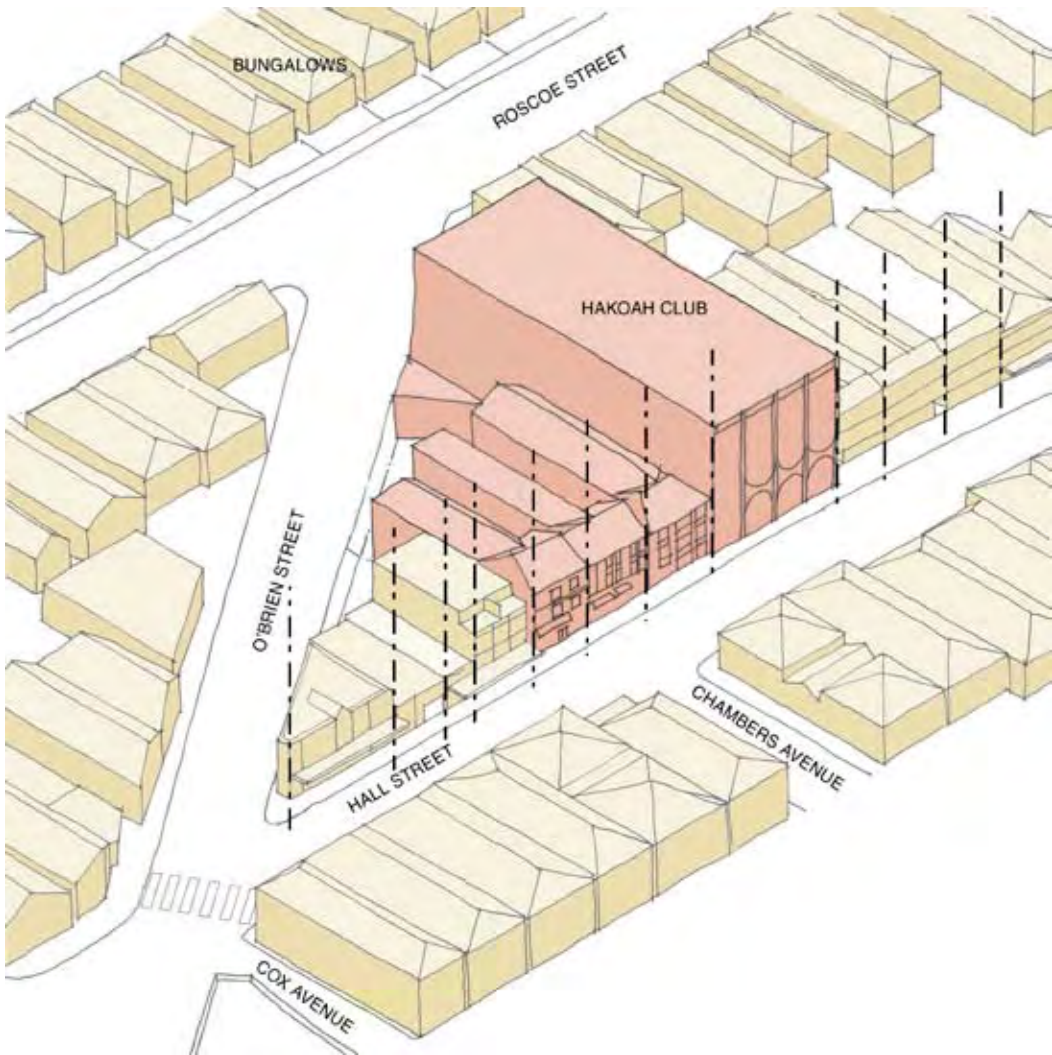


**2.3 Views**  
At the upper levels the site has views of the ocean to the east/southeast; views of Ben Buckler Head to the northeast; distant Harbour views to the west and to the south there are district views.



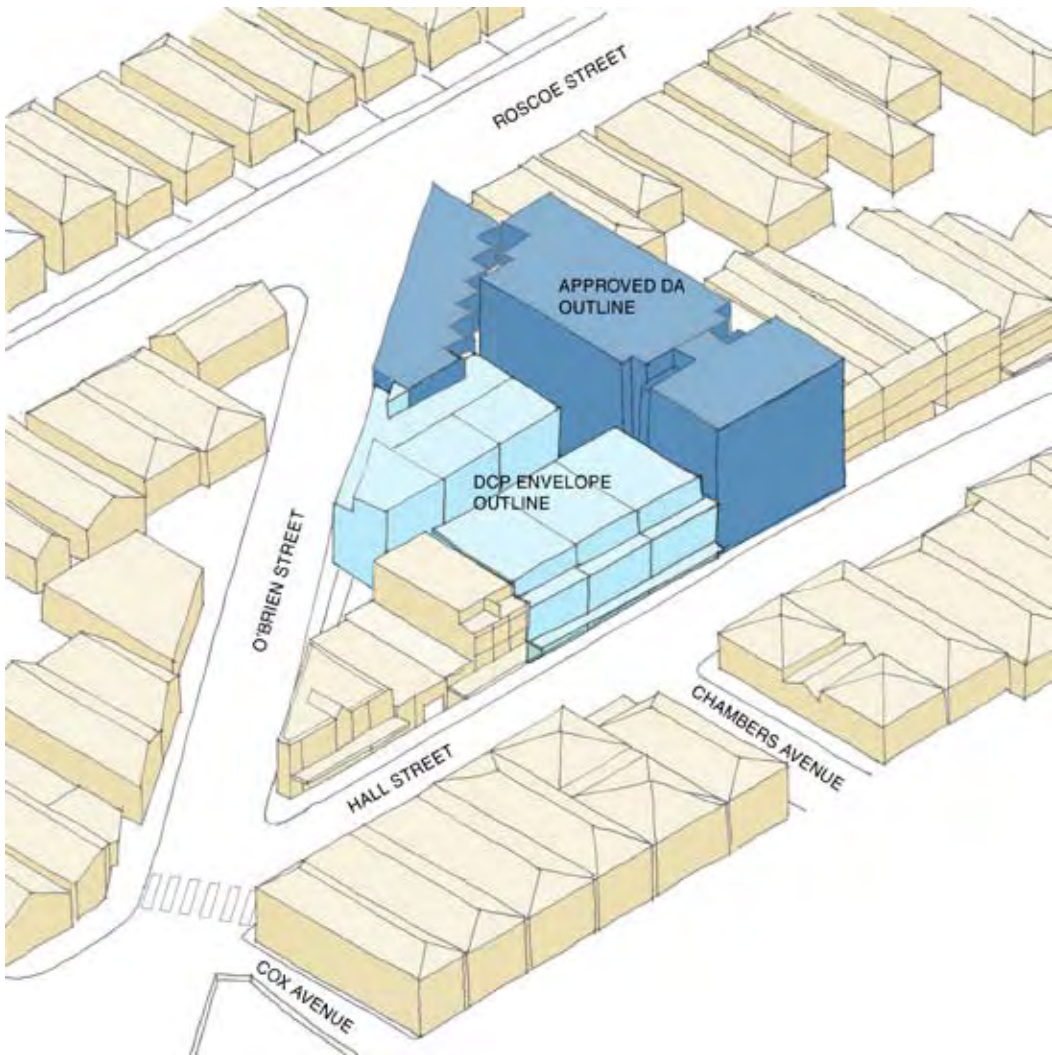
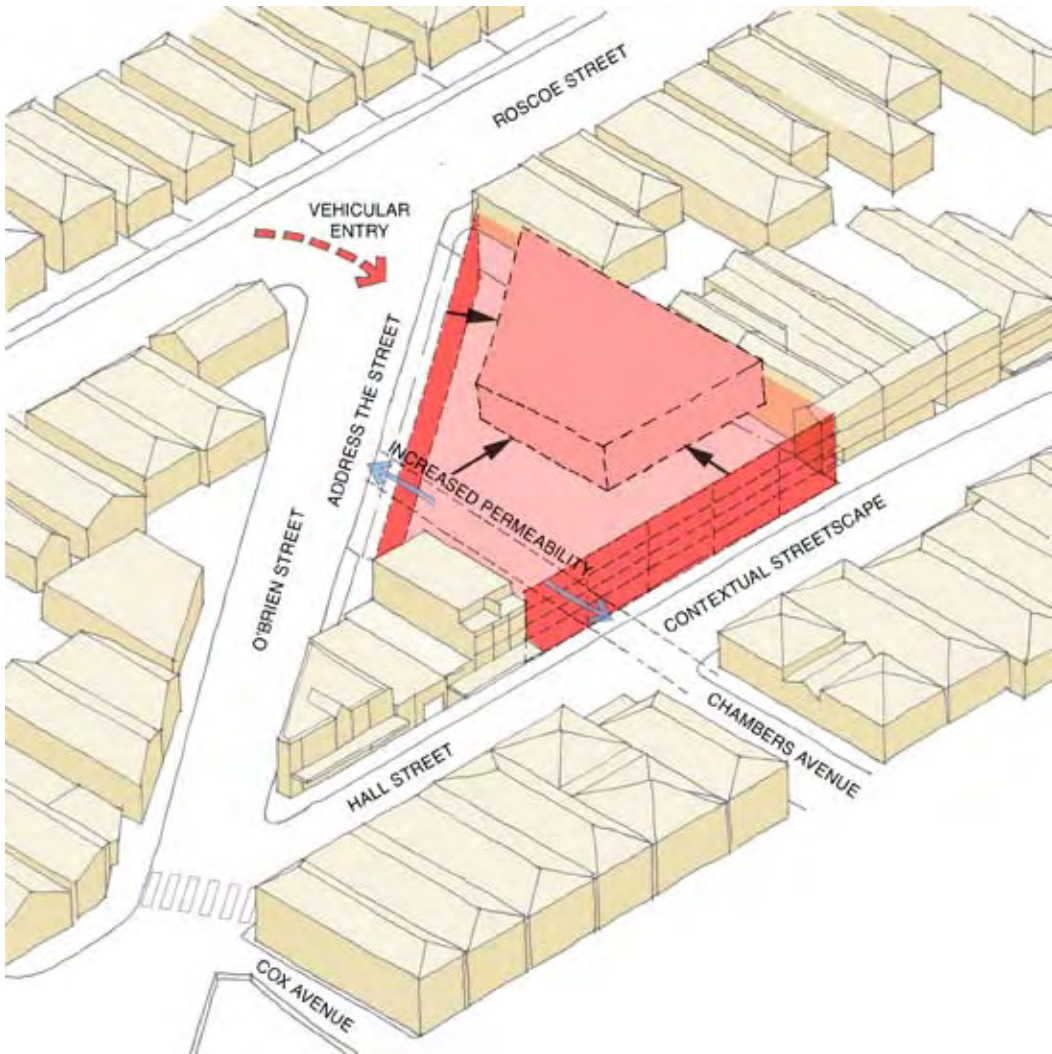
2.4 Built Context

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.



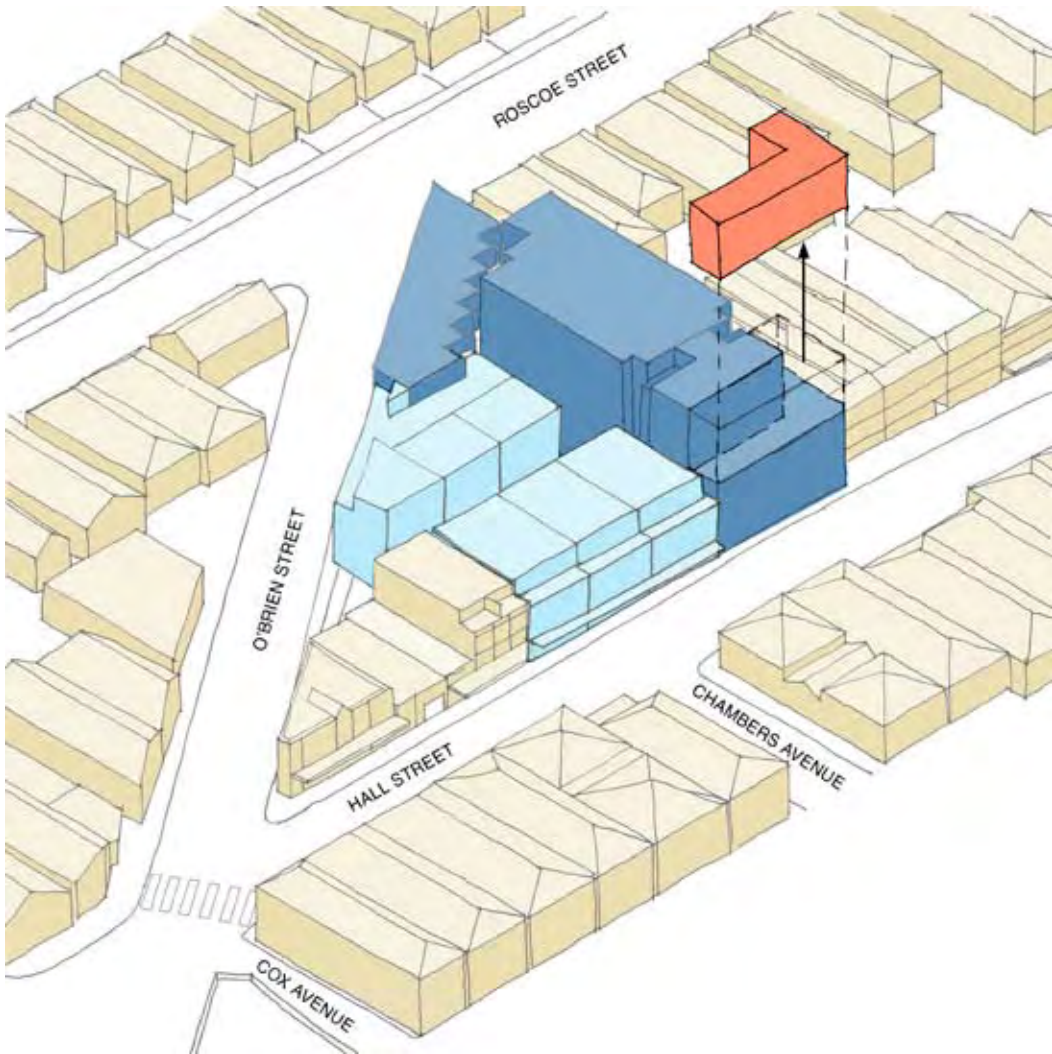
2.5 Streetscape Rhythm

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.

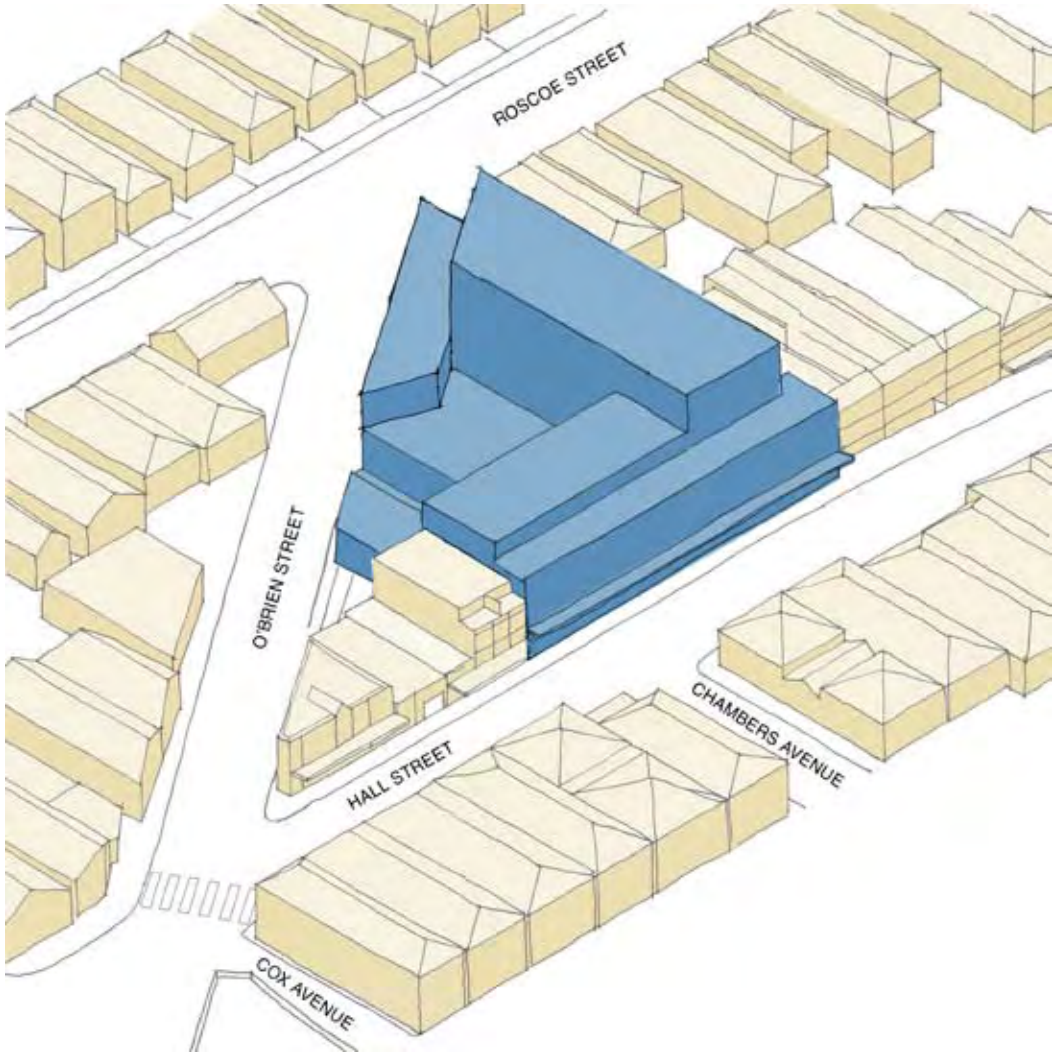


**2.6 Urban Design Principles**  
Following analysis of the character of Hall Street, a built form that is in context with its surroundings development on the site should present a built edge streetscape to both O'Brien and Hall Street.  
Any additional building bulk above this height should be setback 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 3 to create a minimum 3m 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.



**2.10 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.

**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.

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Photo



Streetscape Elevation



Streetscape CAD Elevation

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**3.2 Hall Street Approved DA Streetscape Elevation**  
In this elevation 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

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WAVERLEY COUNCIL MAY 2008 DA APPLICATION  
VOLUMETRIC STUDY

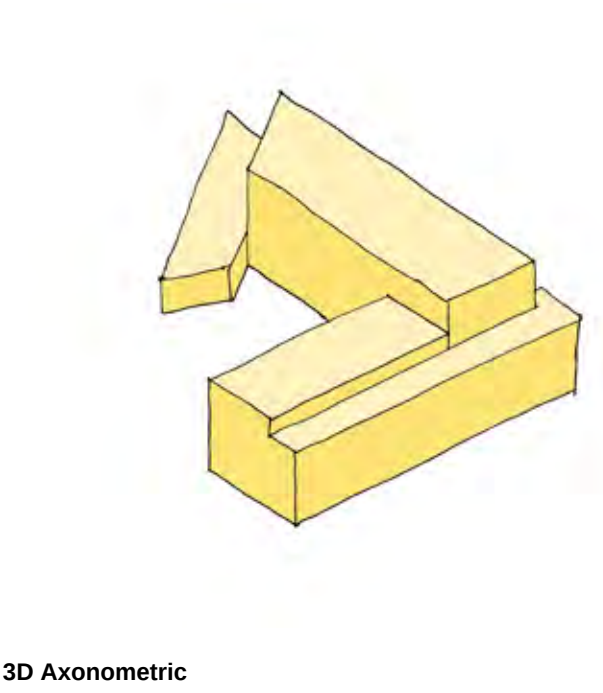
4.1 Monolithic Design Study

In this option the proposed massing is inserted into the streetscape, in an undifferentiated, or monolithic, form. The setback of the upper volume reduces the perceivable bulk from Hall Street and creates a continuous street wall to Hall Street in scale with the surrounding context. All of the volumes are treated in the same architectural style.

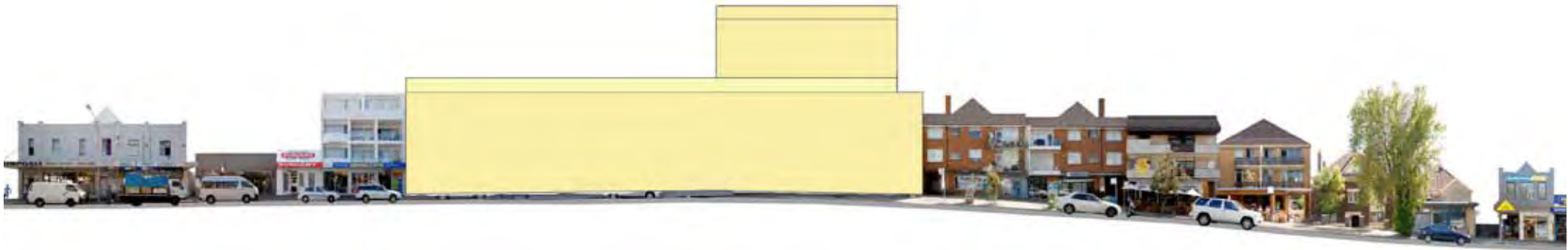
The 3 volumes of the mass, Hall Street, O'Brien Street and the setback upper levels are treated in the same architectural treatment (symbolised by yellow). This creates a monolithic presence on Hall Street, which is out of scale with the surrounding buildings.



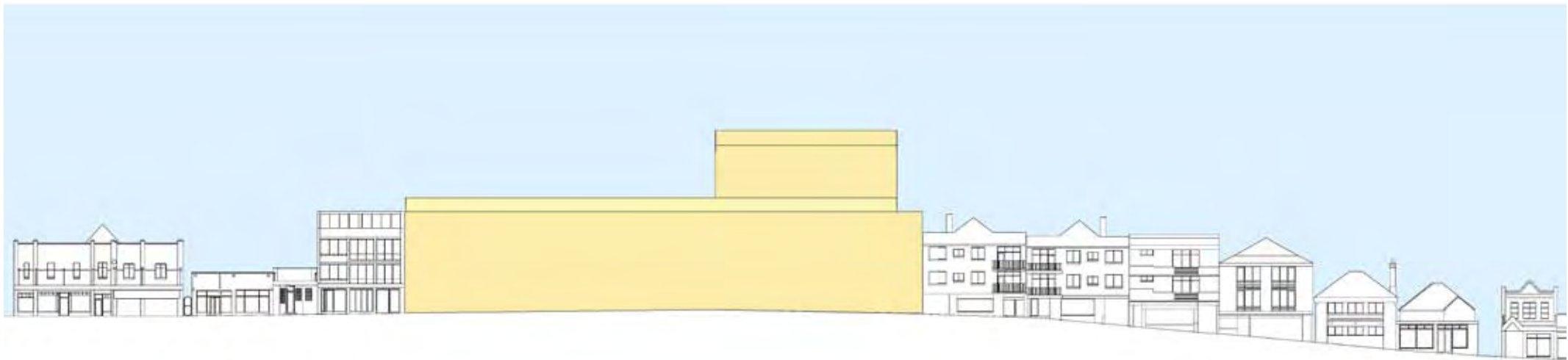
Photomontage



3D Axonometric



Streetscape Elevation



Streetscape CAD Elevation

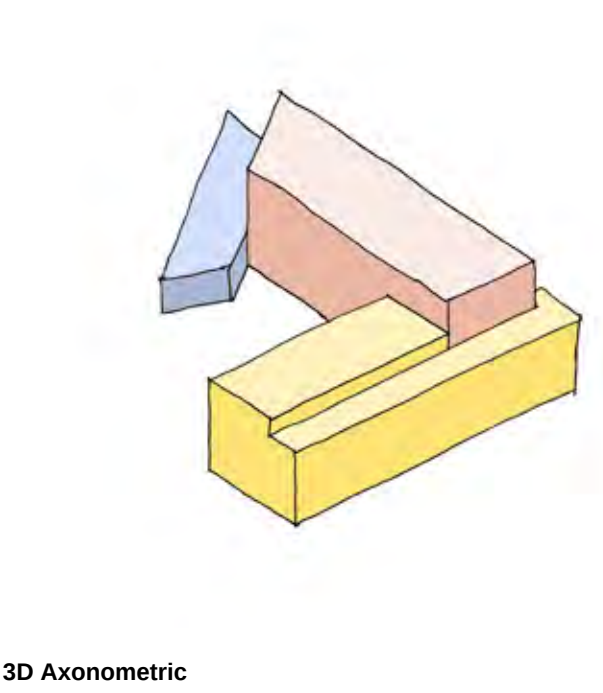
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WAVERLEY COUNCIL MAY 2008 DA APPLICATION  
VOLUMETRIC STUDY

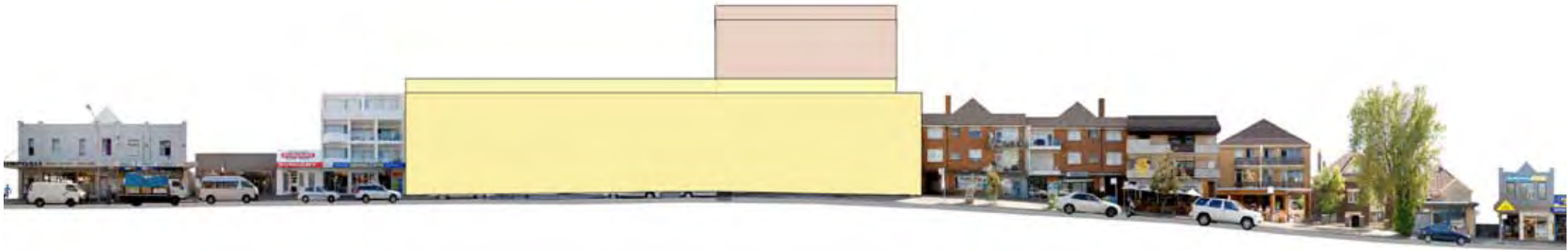
**4.2 Volumetric Articulation Design Study**  
In this option the proposed massing is inserted into the streetscape; however in this case each volume is differentiated from the other. The volumes are separated into three different architectural treatments (yellow, pink and blue). From the street the upper level mass has been given a separate identity from the streetfront massing. This allows the streetscape massing to responded to the buildings along Hall Street; while the upper levels can develop a different character. While in this option the upper levels can be more recessive, the continuous character of the streetscape volume is out of character with the street.



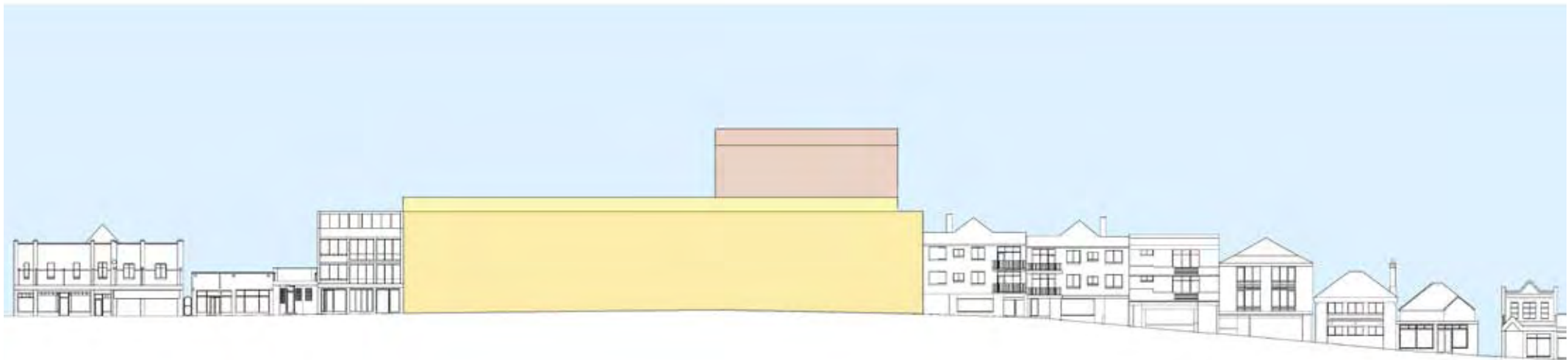
Photomontage



3D Axonometric



Streetscape Elevation



Streetscape CAD Elevation

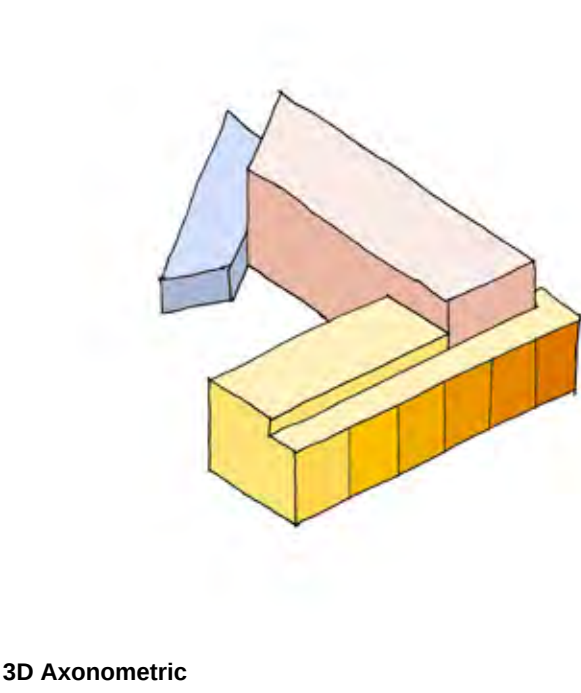
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VOLUMETRIC STUDY

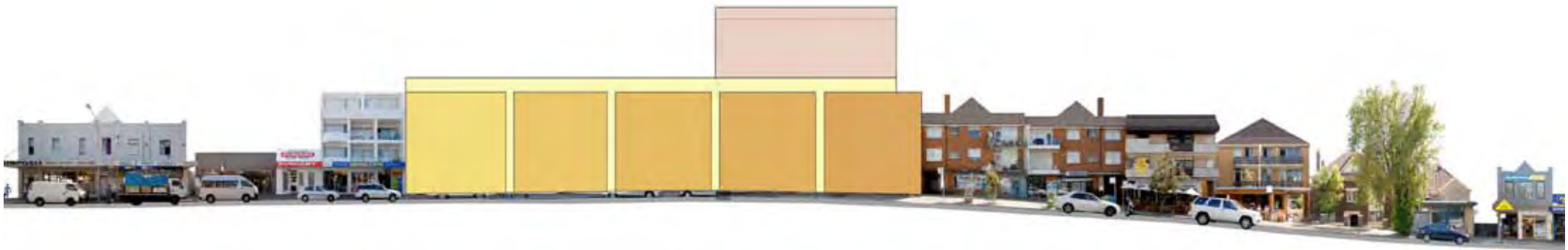
**4.3 Streetscape Articulation Design Study**  
This option is similar to the volumetric articulation, however in this case the streetfront elevation has been articulated to reflect the subdivision rhythm of Hall Street. This allows the scale and rhythm of the Hall Street elevation to be sympathetic with the scale and rhythm of the rest of the street.



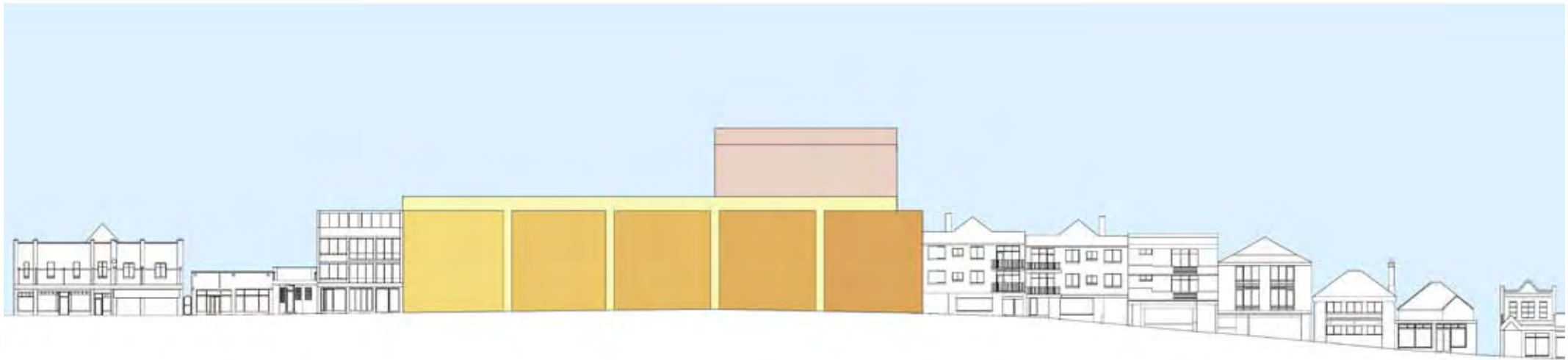
Photomontage



3D Axonometric



Streetscape Elevation



Streetscape CAD Elevation

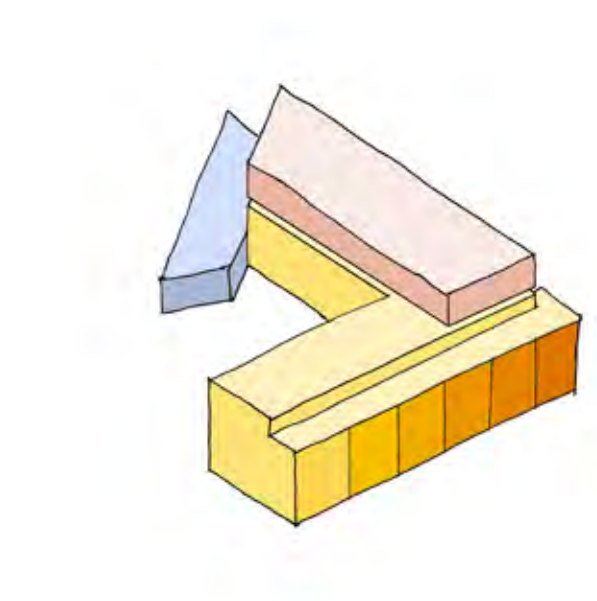
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VOLUMETRIC STUDY

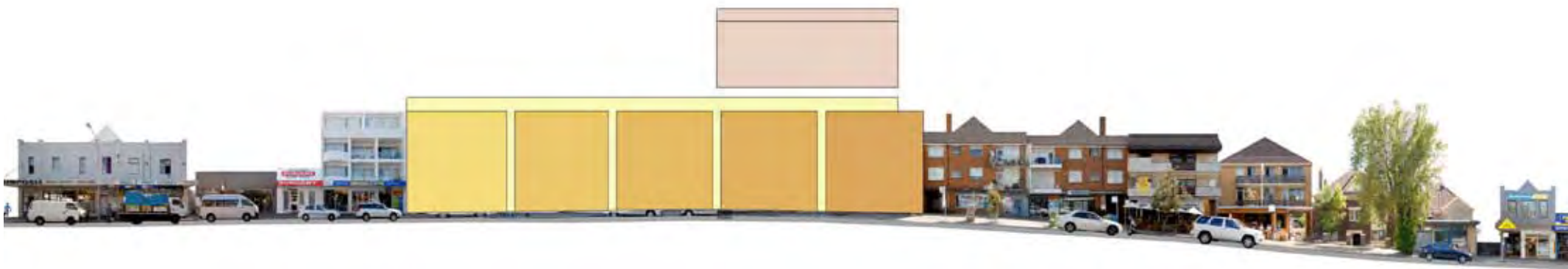
**4.4 Floating Residential Design Study**  
In this option the residential volume which is above the DCP height limit has been separated from the lower volumes. Thus the lower volumes can respond to the scale, rhythm and character of the surrounding context; while the upper volume can be detached and in effect 'float' above the surrounding roof tops.



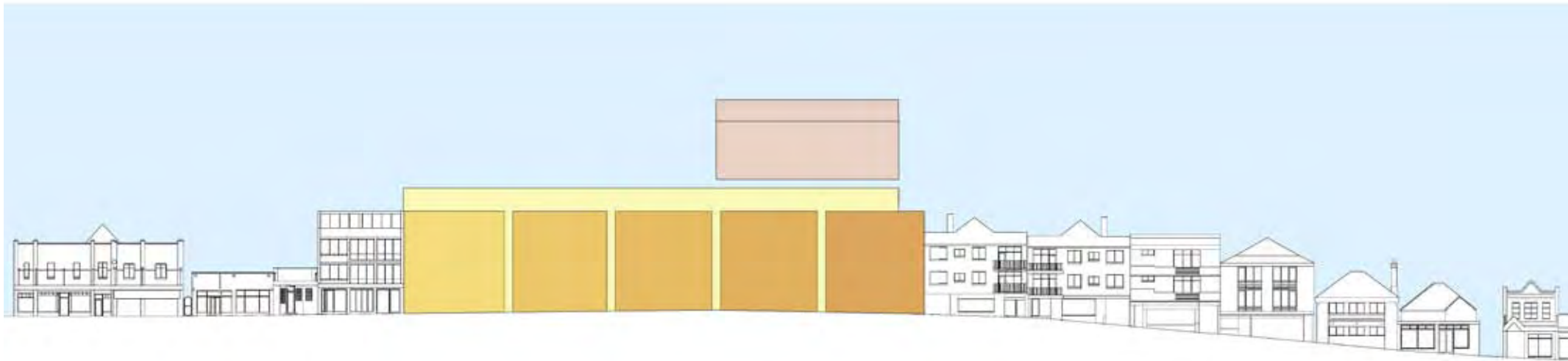
Photomontage



3D Axonometric



Streetscape Elevation



Streetscape CAD Elevation

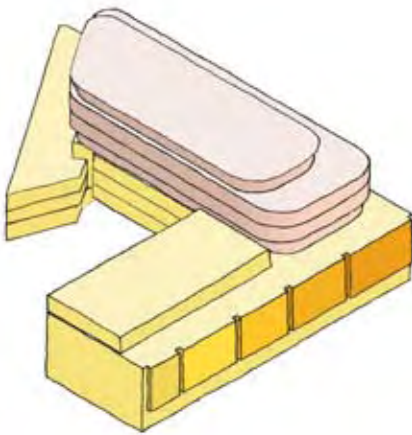
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WAVERLEY COUNCIL MAY 2008 DA APPLICATION  
VOLUMETRIC STUDY

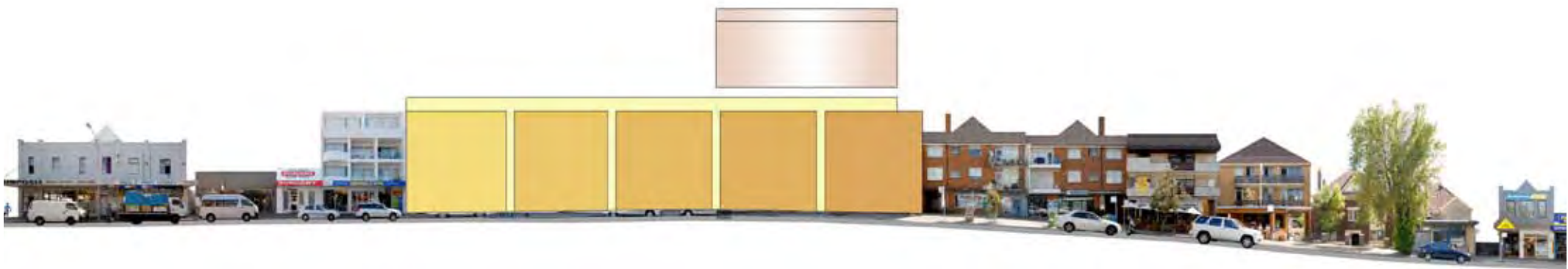
**4.5 Art Deco curved corners**  
The floating residential volume is softened with curved corners, which have been inspired by Bondi's Art Deco buildings. The contrasting geometry differentiates the upper volume from the remainder of the massing.



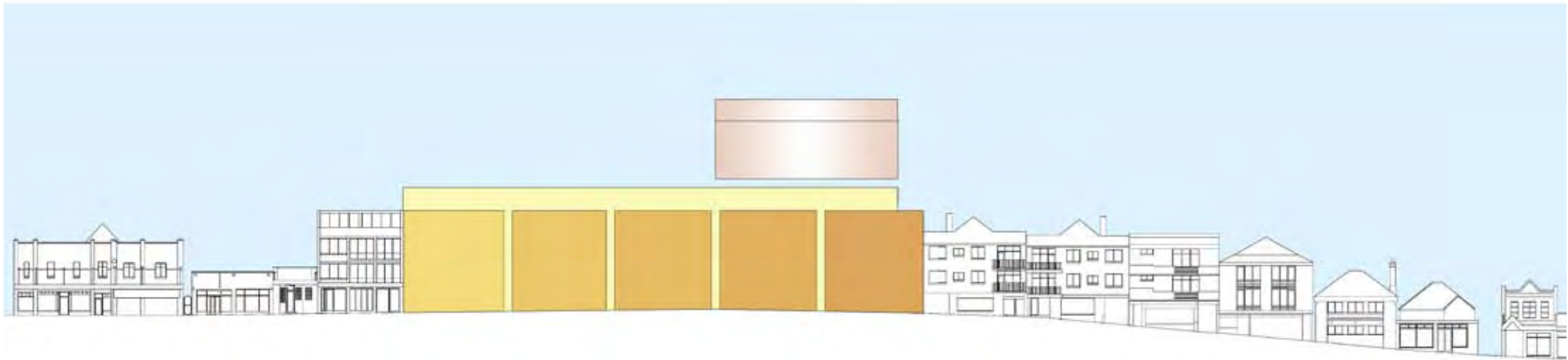
Photomontage



3D Axonometric



Streetscape Elevation



Streetscape CAD Elevation

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WAVERLEY COUNCIL MAY 2008 DA APPLICATION  
VOLUMETRIC STUDY

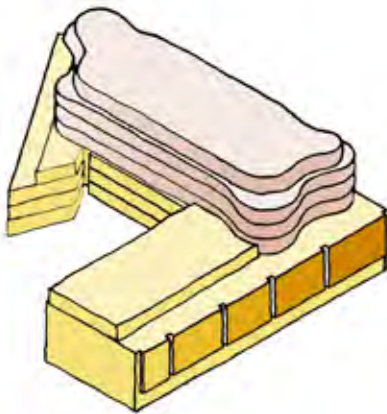
**4.6 Contemporary curves**  
The curved corners have been extended to further differentiate the upper volume and give it a unique identity. The curved corners have been contrasted with a concave counter curve creating a more playful form, which abstractly references rolling waves in its fluidity and geometry. The curved corners also reduce the perceived bulk of the upper volume.

This was the final massing submitted in the Development Application submitted to Waverley Council in May 2008.



Photomontage

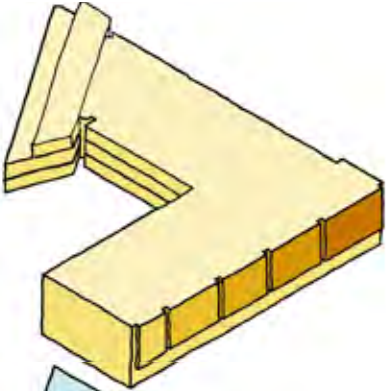
3D Axonometric



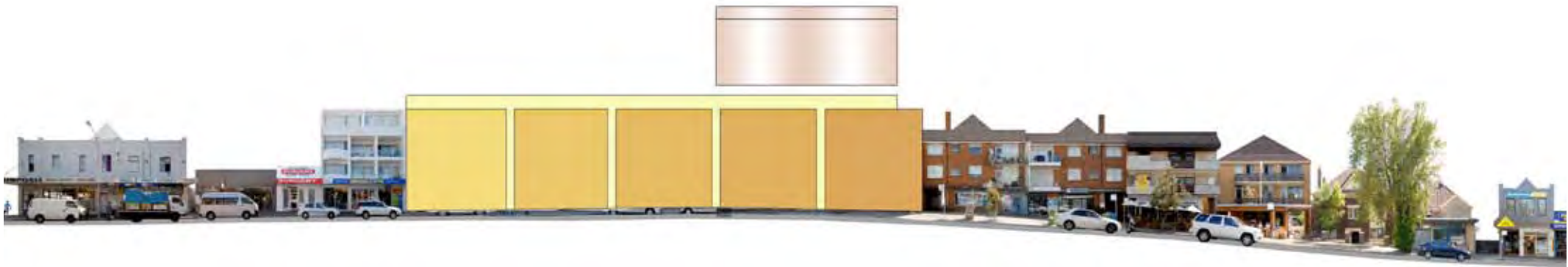
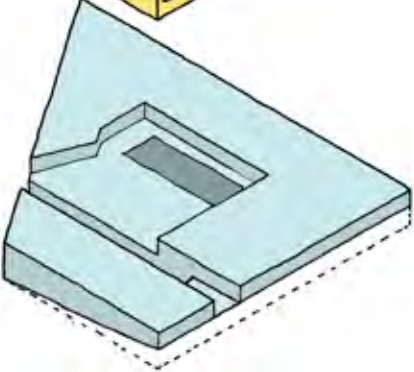
Residential



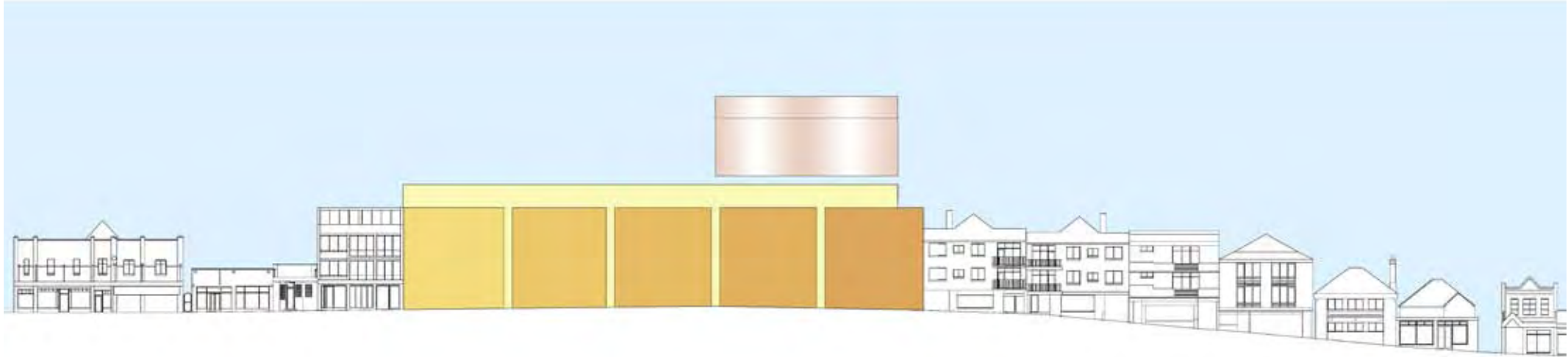
Hotel



Retail



Streetscape Elevation



Streetscape CAD Elevation

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DECEMBER 2008 DA ADDENDUM / EXHIBITED EA PROJECT

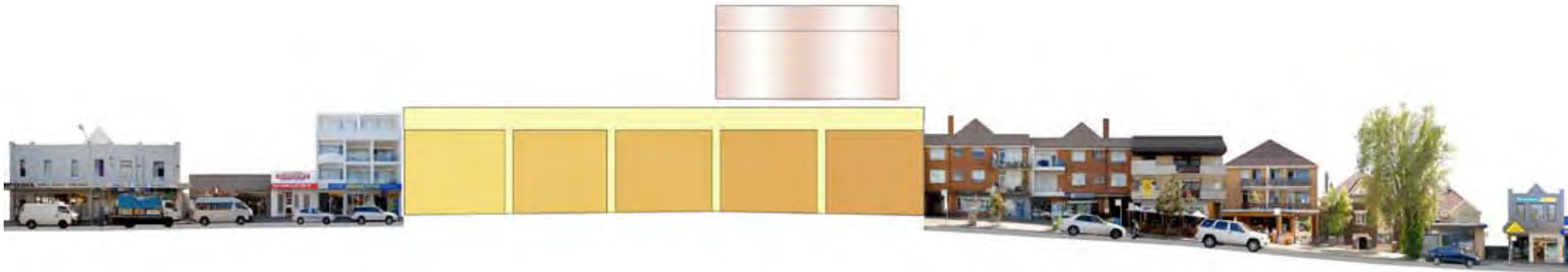
4.7 Revised DA Addendum - Bulk Removed From Hall Street

Subsequent to the DA submission to Waverley Council in May 2008 and negotiations with Council, a DA addendum was submitted in December 2008 with reduced massing to Hall Street.

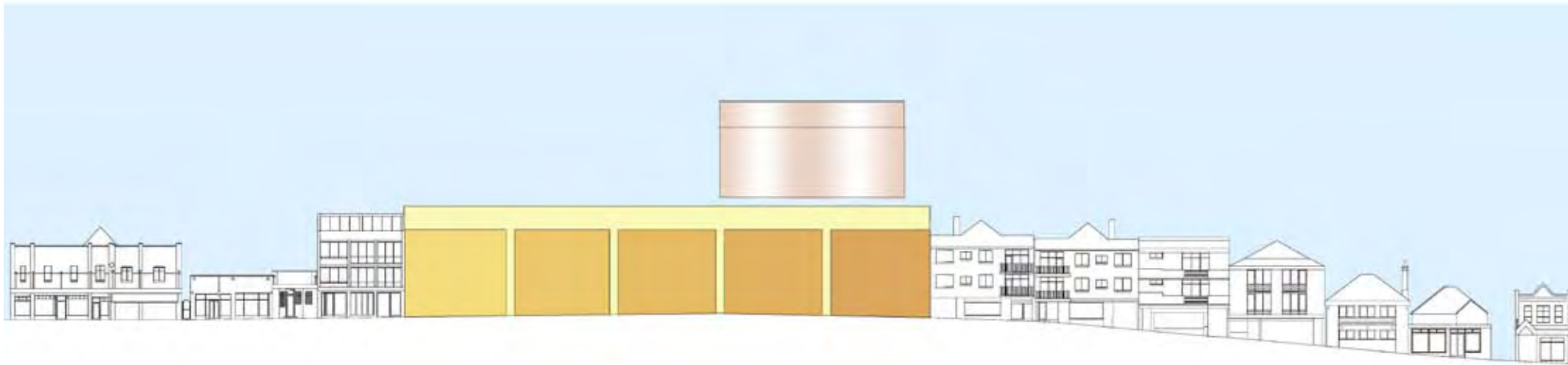
The area shown with a red dashed line is the mass of the fourth floor to 69-79 Hall Street that has been removed and the additional 3rd floor set back of 3m from the street boundary. This makes the development compliant with the DCP height and setback controls on these three sites and the building matches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

This is the massing submitted for the exhibited EA Project and is maintained for the Preferred Project.



December 2008 Bulk Removed Streetscape Massing Photo Elevation



December 2008 Bulk Removed Streetscape Massing CAD Elevation

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**4.7 Coloured Streetscapes Precedents**  
One of the key objectives of the project design is to articulate the Hall Street frontage to reflect the subdivision rhythm and scale of Hall Street. The design references precedents that achieve a subdivision rhythm through the use of colour. Seaside and coastal towns in diverse countries achieve their scale, rhythm and character through a palette of colours. The Waverley DCP 2000 also notes colour as an identifying feature of 'Bondi' buildings and it can be seen used to this effect further down Hall Street, where two identical buildings are distinguished through the use of colour.

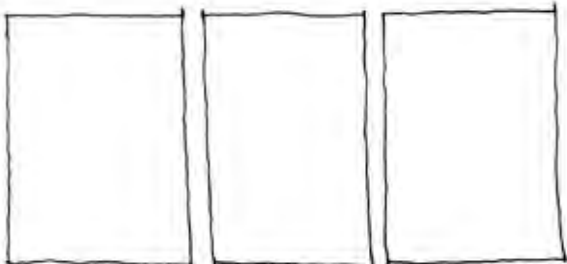


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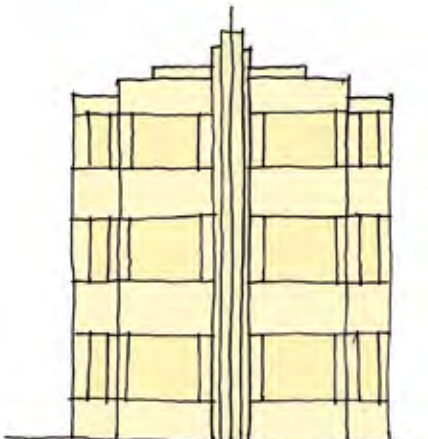
**5.1 Streetwall buildings**  
Traditional streetscapes of terraced buildings achieve scale and rhythm through the ordered repetition of massing. The street front façade for the scheme is subdivided into simple rectilinear volumes that reflect the historical subdivision on Hall Street. Each volume is varied by a distinct colour; inspired by the Bondi colour palette. The coloured is ordered by horizontal slabs, referencing the strong horizontal order established in the Art Deco buildings of the surround area. The colour is given articulation through the use of vertical coloured precast concrete panels, composed in a contrasting scale of solids and voids, again referencing the staggering of openings in the Art Deco buildings of the surround area.



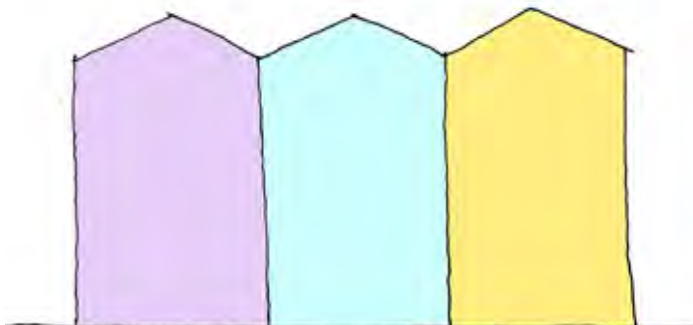
1. Traditional Streetscape  
- Repetition of terrace house typology  
- Continuity through order and repetition



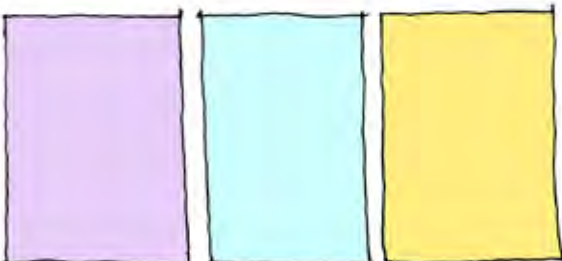
- Articulation of Massing



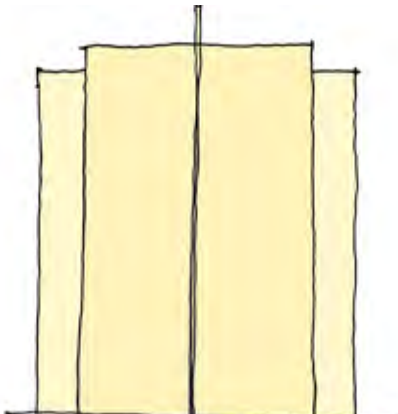
Art Deco



2. Variety achieved through colour variation



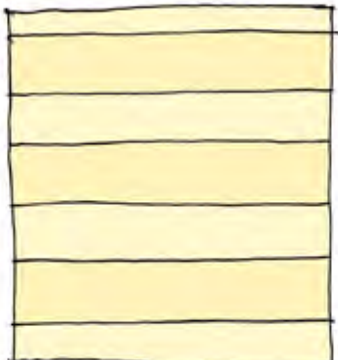
Hall Street Streetscape  
- Variety through colour variation



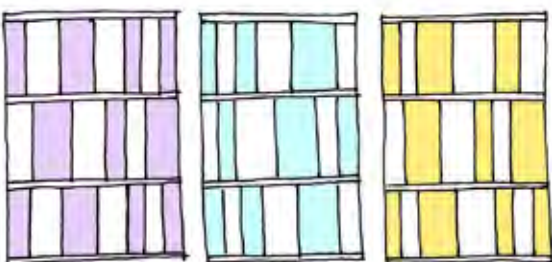
Massing  
- Simple rectilinear forms  
- Curved building forms



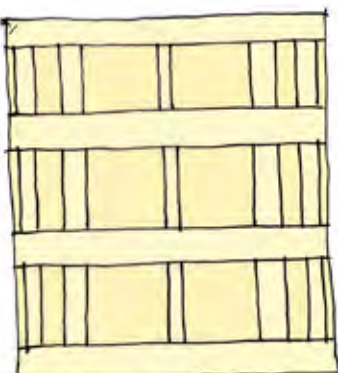
Order  
- Horizontal lines create ordering



Order  
- Horizontal lines create ordering



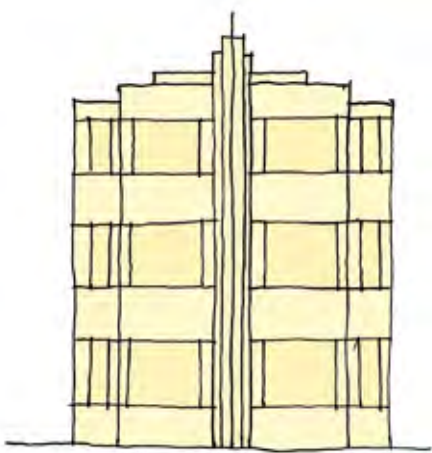
Composition  
- Verticals contained between horizontal lines  
- Composition through contrasting scale of solid and voids



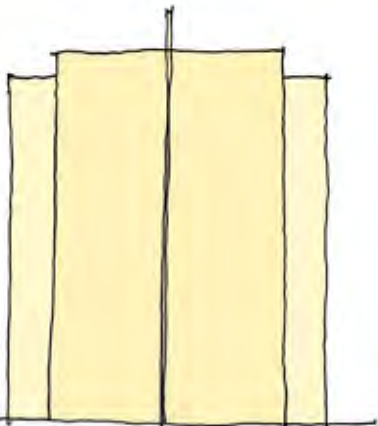
Composition  
- Verticals contained between horizontal lines  
- Composition through contrasting scale of solid and voids

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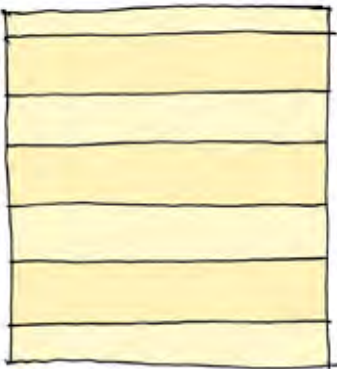
**5.2 Residential Floating Form**  
The floating residential volume massing is softened with curved corners, inspired by Bondi's Art Deco buildings.  
A strong horizontal order ties the form together by continuously projecting the balconies around the volume. This also provides fire separation and solar protections.  
The curved corners are contrasted with a concave counter curve further articulating the mass as separate from the streetwall building and giving the form a playfulness that references the rolling waves.



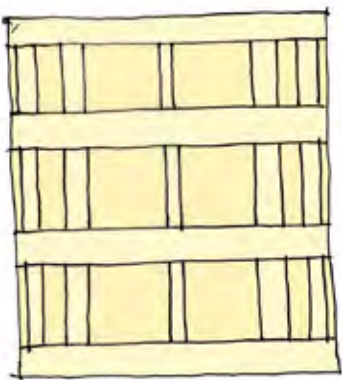
Art Deco



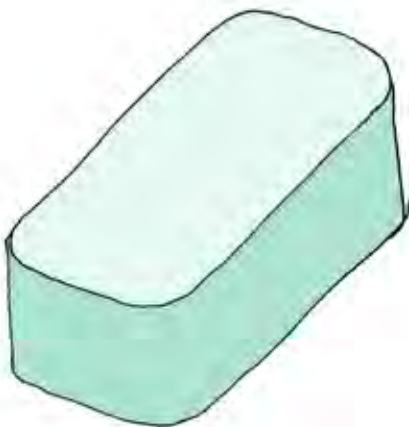
**Massing**  
- Simple rectilinear forms  
- Curved building forms



**Order**  
- Horizontal lines create ordering



**Composition**  
- Contrasting forms contained between horizontal lines  
- Composition through contrasting scale of solid and voids



**Massing**  
- Simple rectilinear forms  
- Curved building forms



**Order**  
- Horizontal lines create ordering



**Composition**  
- Contrasting curves and counter curves contained between horizontal lines  
- Composition through contrasting scale of solid and voids

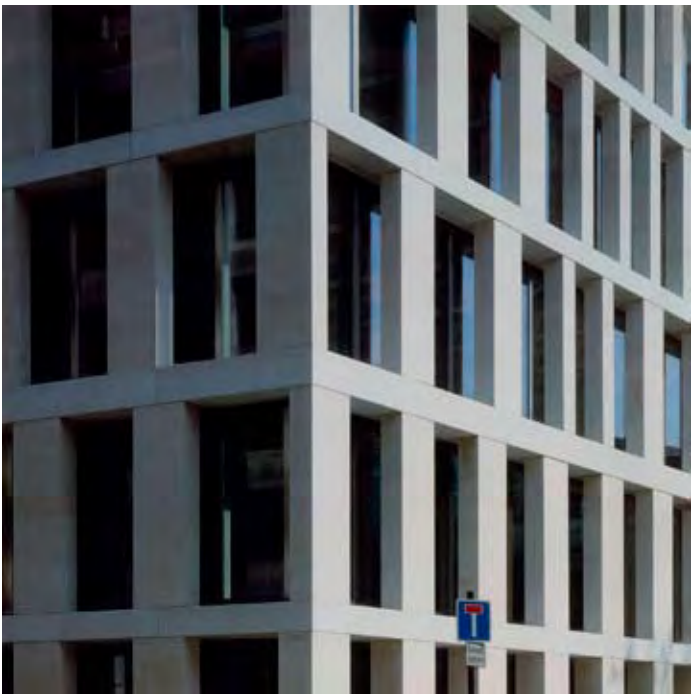
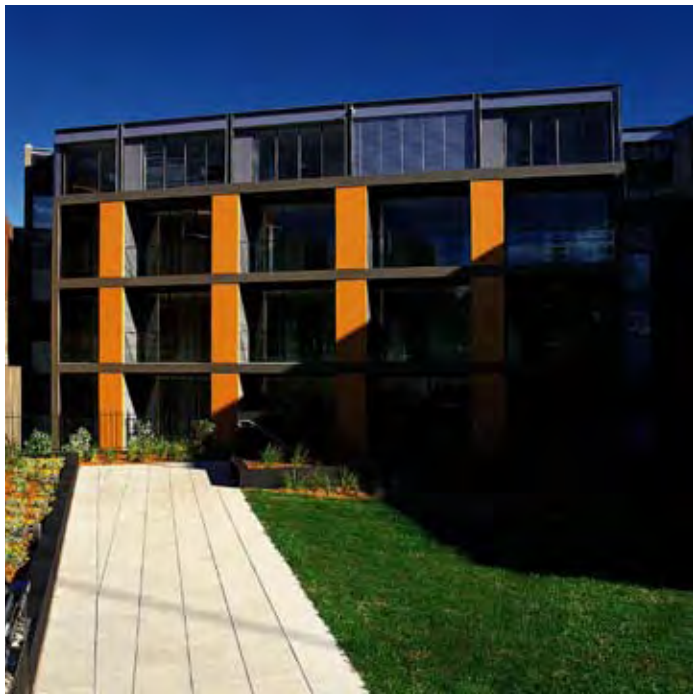


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The design consists of two distinct approaches to its context. A three story base creates a contextual building that responds to its streetscape. An upper level free form conceptually ‘floats’ above the context of Bondi.

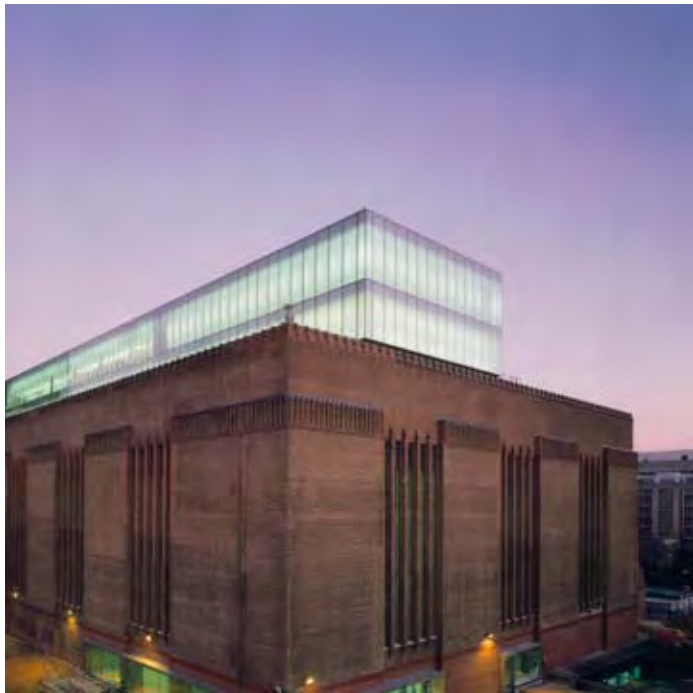
Streetwall Building

The contextual base has been divided into a series of volumes that respond to the rhythm of the street. Each volume is expressed with a distinct colour creating the appearance of a streetscape of similar buildings, differentiated by colour. To capture the distinct colouration of Bondi with an authentic material, rather than paint the building uses precast concrete panels with an integral pigmentation. The subdued colour created is sympathetic to the muted pastel tones of the Bondi palette. The precast panels span floor to floor between expressed horizontal slab edges finished in white render. The projecting edges are used for balconies offering solar shading to the glass of the serviced apartments. Clear glazed balustrades span between these concrete panels.



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**Floating Residential Form**  
The façade design for the 'floating' residential form utilises a non reflective sandblasted glass balustrades to the edges of balconies. These run past and disguise the structure. Clear glazing is recessed with the slab overhang offering solar shading. The effect of the sandblasted glass is to create an ethereal fluid object.



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Materials Sample Panel



- CP-01 Textured Granosite sandbased render - white
- CP-02 Sandblasted pre-cast concrete panels- green pigment added to mix
- CP-03 Sandblasted pre-cast concrete panels- pink pigment added to mix
- CP-04 Sandblasted pre-cast concrete panels- yellow pigment added to mix
- CP-05 Sandblasted pre-cast concrete panels- blue pigment added to mix
- CP-06 Sandblasted pre-cast concrete panels- orange pigment added to mix
- GL-01 Glass - clear to BASIX spec below
- GL-02 Glass - colourbacked
- GC-01 Glass canopy - clear glass with stainless steel fittings on powdercoated steel frame
- BH-01 Balustrade - clear glass
- BH-02 Balustrade - sandblasted glass
- RD-01 Rollerdoor - anodised aluminium
- LV-01 Louvre - clear glass on anodised aluminium frame
- LV-02 Louvre - anodised aluminium



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7.1 Car Park

The car park consists of three levels of basement parking accessed off O'Brien Street providing 184 car spaces. The upper two levels are designated retail use with the lowest level 003 designated residential and serviced apartment parking. These areas are physically separated with access to the residential/ serviced apartment parking level via a secure shutter system. Access to retail and residential/serviced apartment areas are via separate lifts from the car park levels. Bicycle parking including accessible shower/wc facility is provided at the retail levels.

Garbage and laundry areas, for the serviced apartments, are provided on basement 001 with goods lift access to the loading dock above for weekly collections.

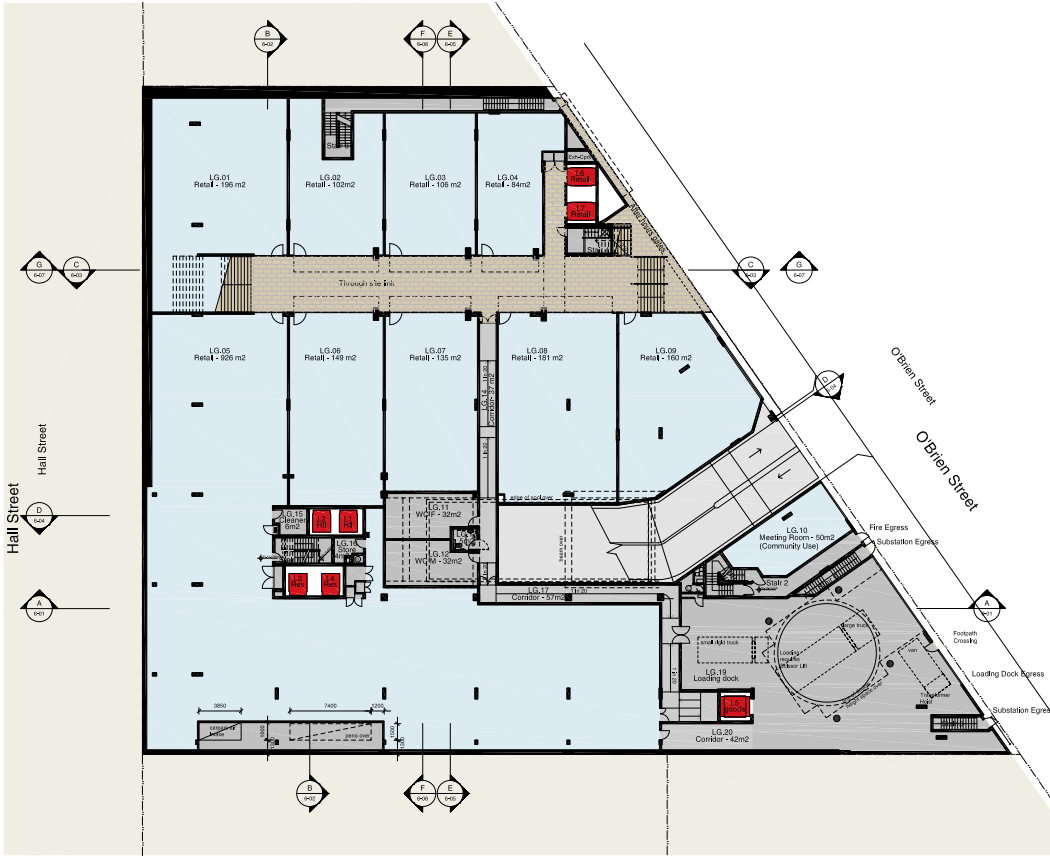
The substation is located at basement level 001 to minimise service/loading entry. Separate egress and 24 hour access is provided in accordance with Energy Australia requirements.

7.2 Lower Ground Floor

The loading dock is accessed from O'Brien Street. The turntable has been provide to minimise the service zone to the O'Brien Street elevation.  
Car park access is provided from O'Brien Street to the three basement levels of parking.  
A through site link has been created between Hall Street and O'Brien Street in the form of a 6m wide landway, with retail on both sides.  
The through site link is accessed off O'Brien Street via stairs or retail lifts.



Car Park



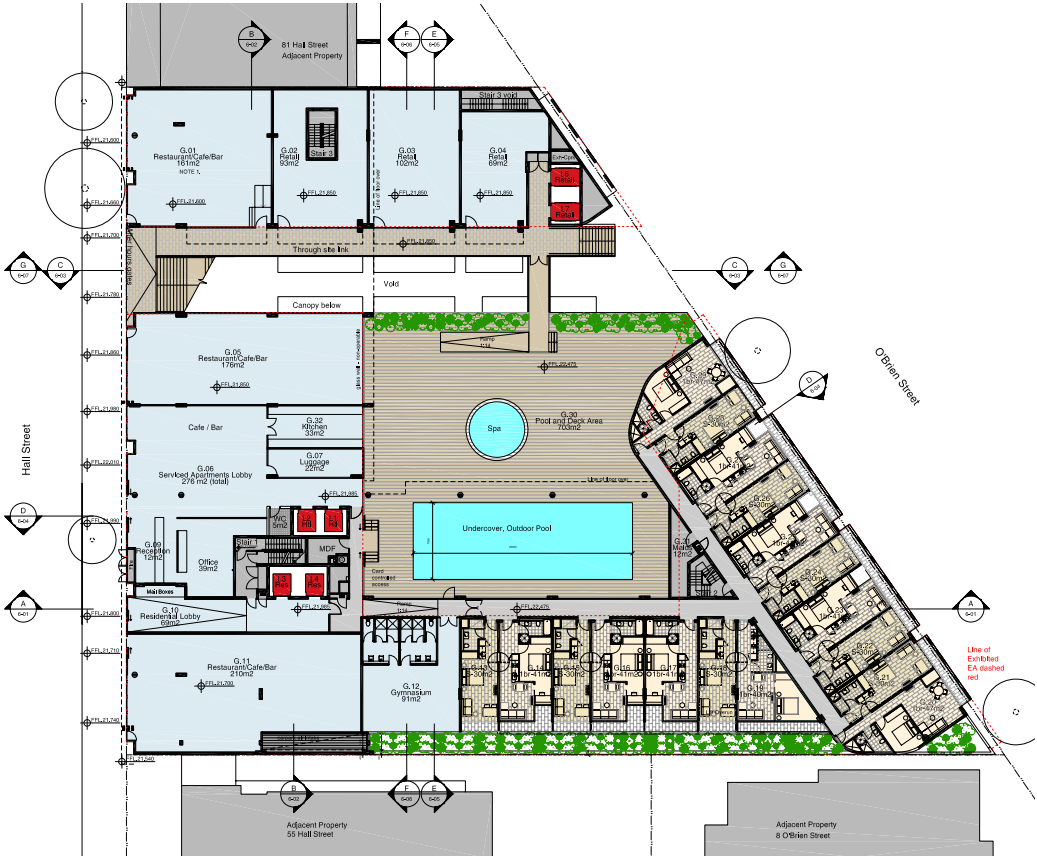
Lower Ground Floor

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**7.3 Ground Floor**  
The ground floor comprises restaurant and cafe tenancies to the Hall Street frontage. Access to the serviced apartments and residential lobbies is also provided from Hall Street. The restaurants will have fully glazed moveable doors opening out onto Hall Street.

**7.4 Serviced Apartments**  
A variety of studio, 1 bed, 2 bed and 3 bed serviced apartments are provide on levels 00 -02. The serviced apartments each contain a living area, bedroom, bathroom, kitchenette and laundry. A number of these apartments are dual keyed with the adjacent apartment providing flexibility for families.

Apartments are typically provided with balconies.



Ground Floor



Serviced Apartments

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**6.9 Residential Units**  
The residential units are provided from levels 03-07.  
The residential units along level 03 Hall Street are set back from Hall Street with balconies to the streetfront.

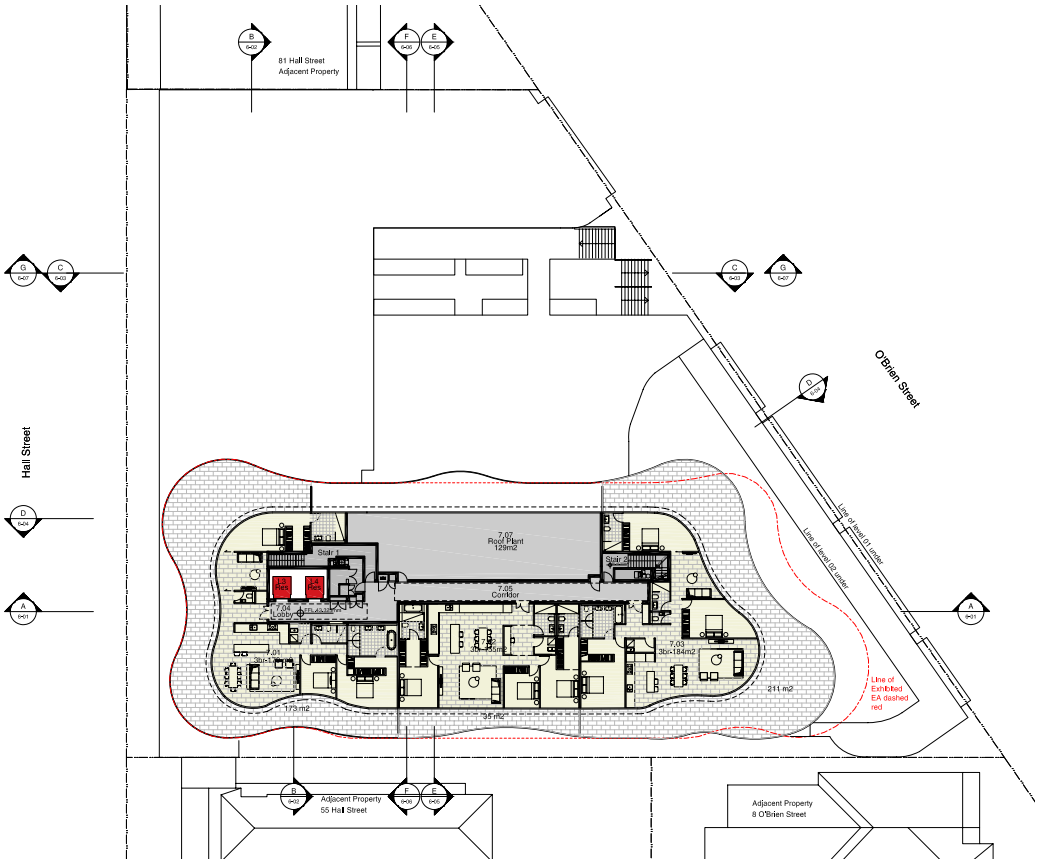
The residential units are a mix of one – three bed apartments. The required number of apartments can be converted into fully accessible apartments having lift access. Modifications to kitchen worktop heights and setting out can be accommodated to make these apartments fully accessible.

The level 07 apartments are setback to minimise the visual impact of the residential apartments on the streetscape

**6.10 Plant**  
Level 07 also accommodates a large amount of plant space. This plant has been located between apartments, minimising unsightly roof top plant on the skyline.



Residential Units



Level 07 - Plant and Apartments

**8.0 Mass Reduction**  
Since the project was submitted to Waverley Council for Development Application in May 2008, it has been through two processes of massing reduction.

**01. Exhibited EA Project - Mass Removal**  
In December 2008 a DA addendum was submitted to Waverley Council substantially reducing the massing of the project. This design was the Exhibited EA project.  
> The plans below show the December 2008 reduction in massing in orange from the following areas:  
> Level 03 Hall Street Elevation setback 3m  
> Level 03 O'Brien Street elevation setback 3m  
> Level 04 removed from no.66-no.79 Hall Street sites.  
> Level 07 setback a further 3m from O'Brien Street

**02. Preferred Project - Mass Removal / Redistribution**  
The preferred Project submission further removes mass from the project shown in red on the plans below in the following areas:  
> Ground floor level setback 1.9m from boundary to 8 O'Brien Street reducing boundary wall height.  
> Podium levels setback from South East boundary along O'Brien Street frontage 5m.  
> Level 02 O'Brien Street elevation setback 3m  
> Level 02 setback 1.9m from boundary to 8 O'Brien Street  
> Level 03 setback a further 3m from O'Brien Street  
> Residential Tower (Levels 04-07) setback 3m from O'Brien Street  
> Mass has been redistributed to form a new wing on the Western Boundary over levels 01, 02 and 03 (shown blue on the plans below).

