

8.2 Section C_C

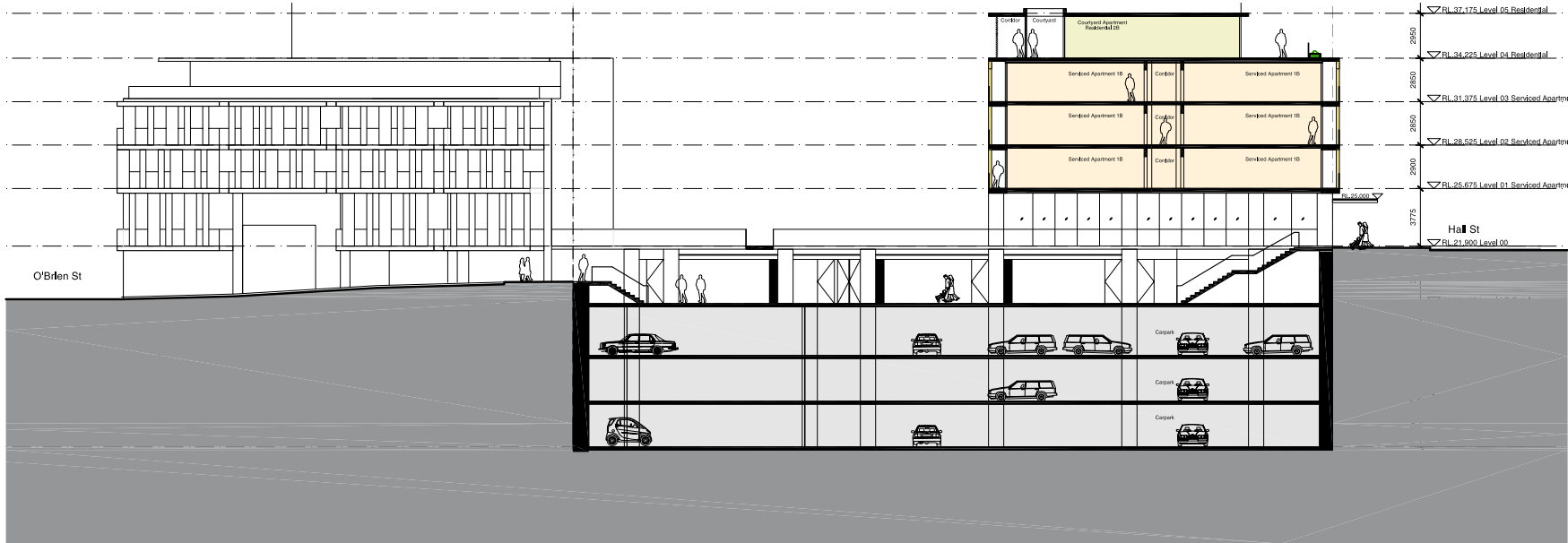
Section C-C below demonstrates the following mass removed along the Hall Street Frontage (shown in red):

- > Level 03 Hall Street Elevation setback 3m
- > Level 04 removed from no.66-no.79 Hall Street sites.

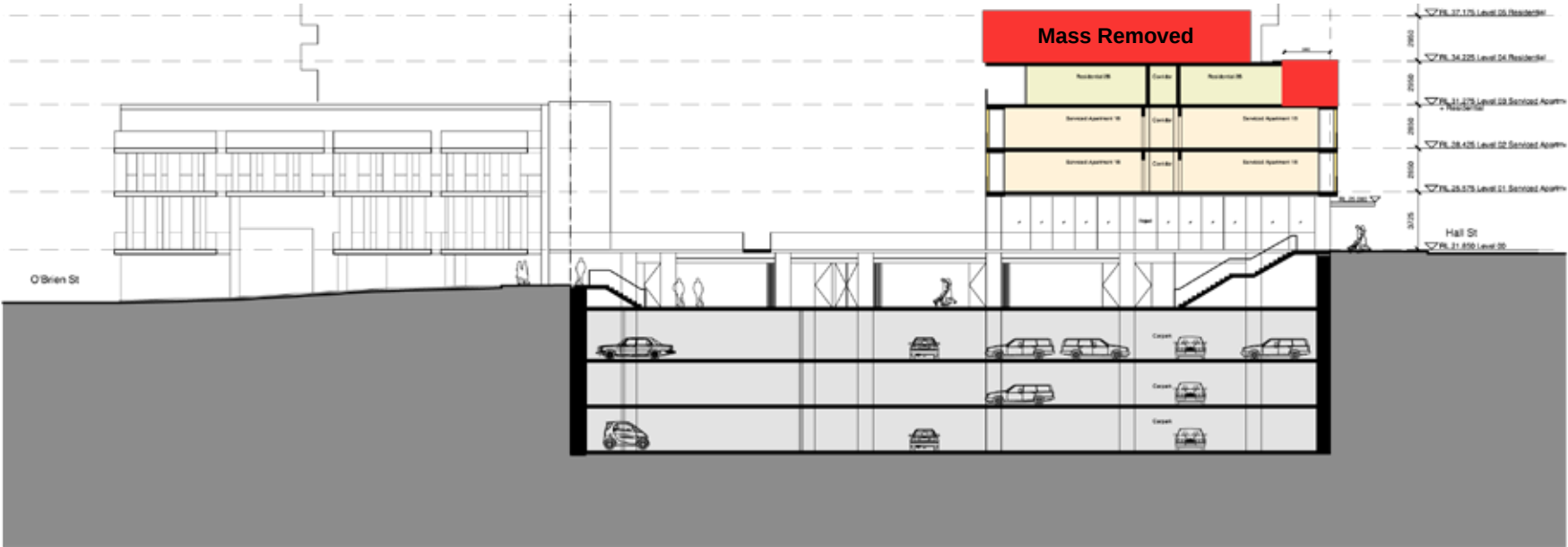
This mass was removed for the Exhibited EA project and is maintained in the Preferred Project Report.

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

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Section C-C - DA Submitted May 2008



Section C-C - Exhibited EA Project / Preferred Project Report

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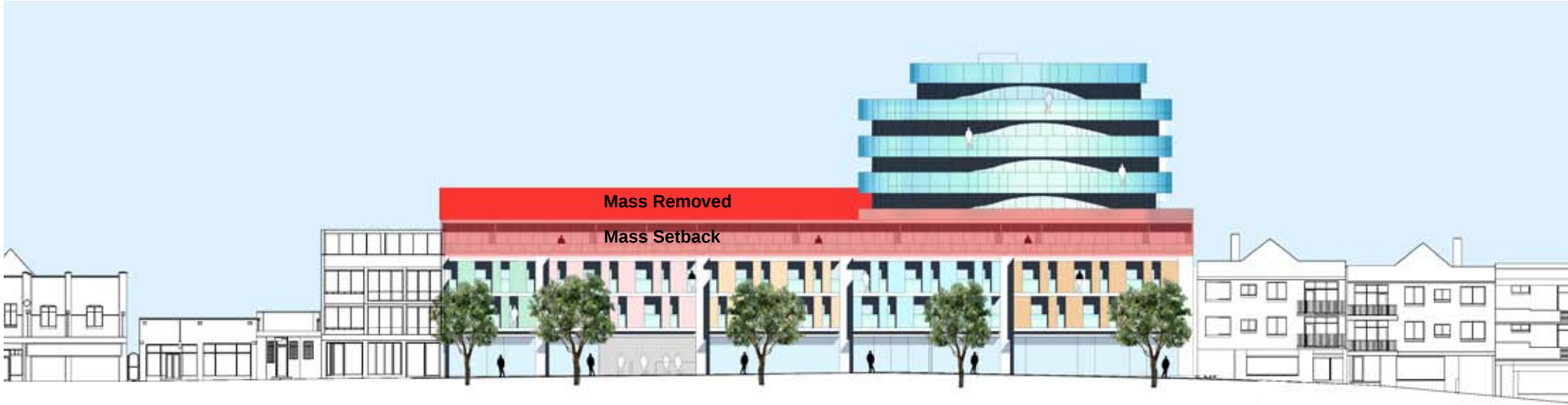
The Hall Street Elevation below further clarifies the mass removed along the Hall Street Frontage (shown in red):

- > Level 03 Hall Street Elevation setback 3m
- > Level 04 removed from no.66-no.79 Hall Street sites.

This mass was removed for the Exhibited EA project and is maintained in the Preferred Project Report.



Hall Street Elevation - DA Submitted May 2008



Hall Street Elevation - Exhibited EA Project / Preferred Project Report

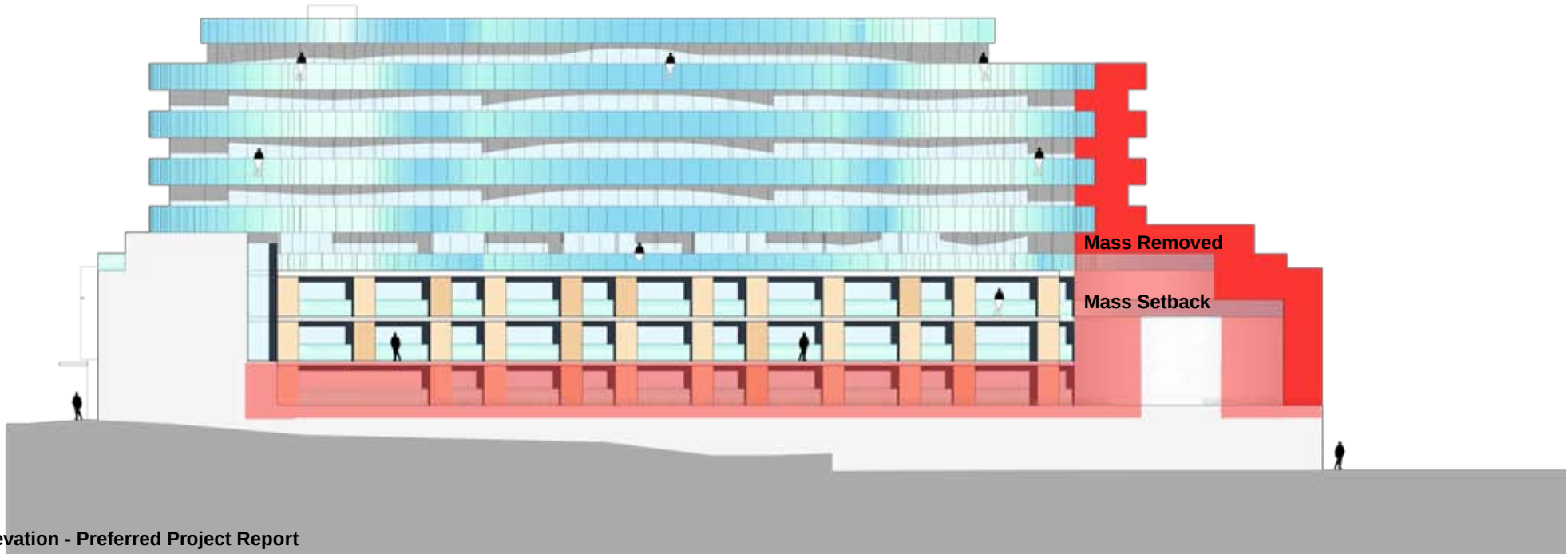
8.4 South East Elevation

The South East Elevation demonstrates the following mass removal that has occurred between the Exhibited EA and the Preferred Project. The mass removed is shown in red and the mass setback is shown in pink:

- > 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



South East Elevation - Exhibited EA Project



South East Elevation - Preferred Project Report

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The podium to O’Brien Street has been reduced twice.

01. Exhibited EA Project

- > The second elevation below show the December 2008 reduction in massing from the following areas:
- > 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:

- > Podium levels setback from South East boundary along O’Brien Street frontage 5m.
- > Level 02 O’Brien Street elevation setback 3m
- > 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).



O'Brien Street Elevation - DA Submitted May 2008



O'Brien Street Elevation - Exhibited EA Project



O'Brien Street Elevation - Preferred Project Report

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Before



Hall Street Photomontage - May 2008 Development Application



Hall Street Photomontage - Mass Removed for Exhibited EA Project

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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 proposed design creates a three storey streetwall along Hall Street, which has been 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, upper level residential form is recessed 5m 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.

A through site link, aligning with the existing Chambers Street, provides a ‘laneway’ of retail tenancies for the local residents and a new street hub for café style dining and socialising.



Hall Street Photomontage - Preferred Project Report

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02. Preferred Project - Mass Removal / Redistribution

The preferred Project submission further removes mass from the project shown in red on the montage below in the following areas:

- > Podium levels setback from South East boundary along O'Brien Street frontage 5m.
- > Level 02 O'Brien Street elevation setback 3m
- > 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 over the Western Boundary retail on levels 01, 02 and 03



Before



O'Brien Street Photomontage - Exhibited EA Project



O'Brien Street Photomontage - Mass Removed for Preferred Project Report



Before



O'Brien Street Photomontage - Preferred Project Report



Before



Corner of O'Brien and Hall Street Photomontage - DA submission May 2008



Corner of O'Brien and Hall Street Photomontage - Mass Removed



Before



Corner of O'Brien and Hall Street Photomontage - Preferred Project Submission



Before



Corner of O'Brien and Hall Street Photomontage - Preferred Project Submission

9.1 Building Envelope Level 07

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The DoP has requested additional information to justify the apartments proposed at Level 7.

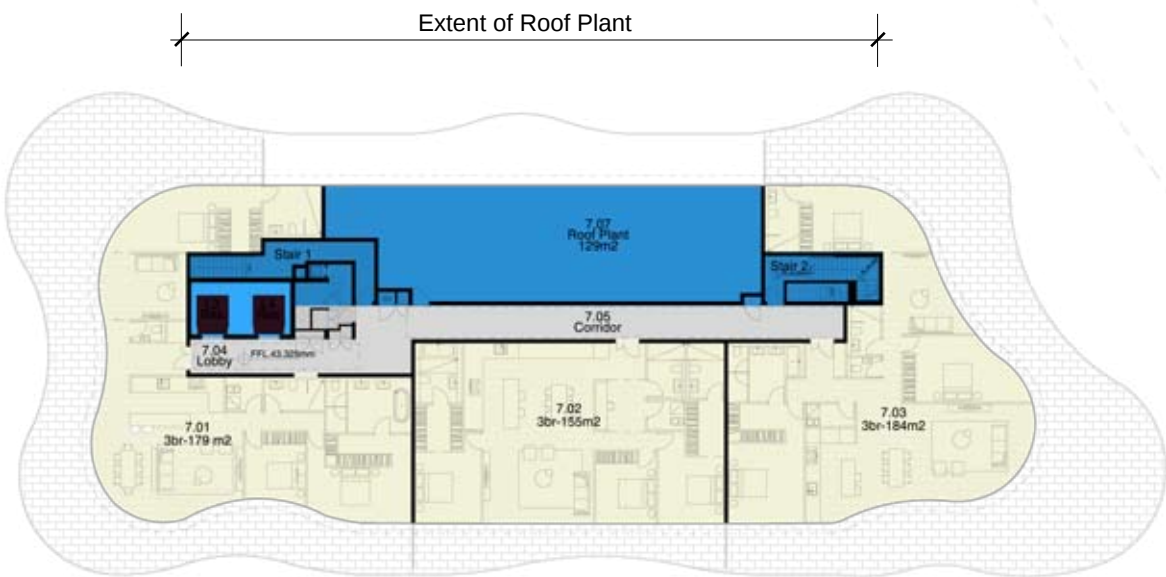
The mass of level 7 is setback on all sides considerably from the footprint of level 06 below reducing it's visibility.

In addition level 07 wraps the apartments around the roof plant to conceal the plant space when viewed from a distance.

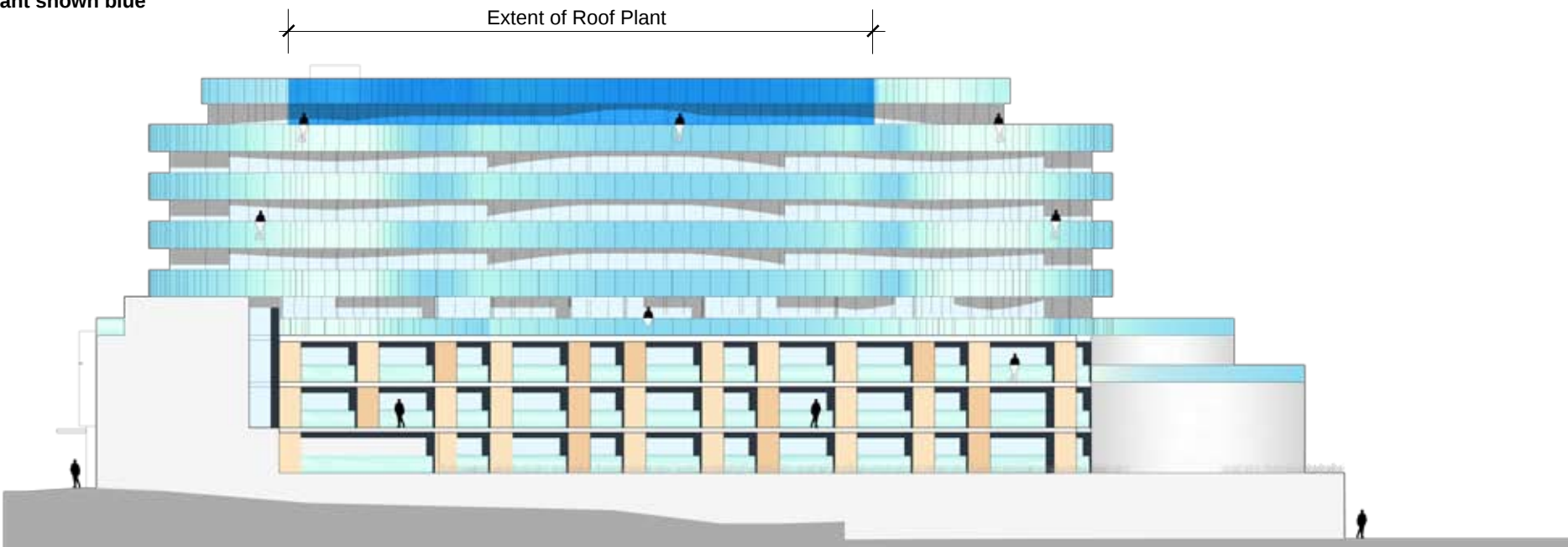
The plans and elevations below demonstrate if the apartments were to be removed from Level 7, a very similar apparent mass (shown blue) would be retained as rooftop plant presenting a blank elevation.



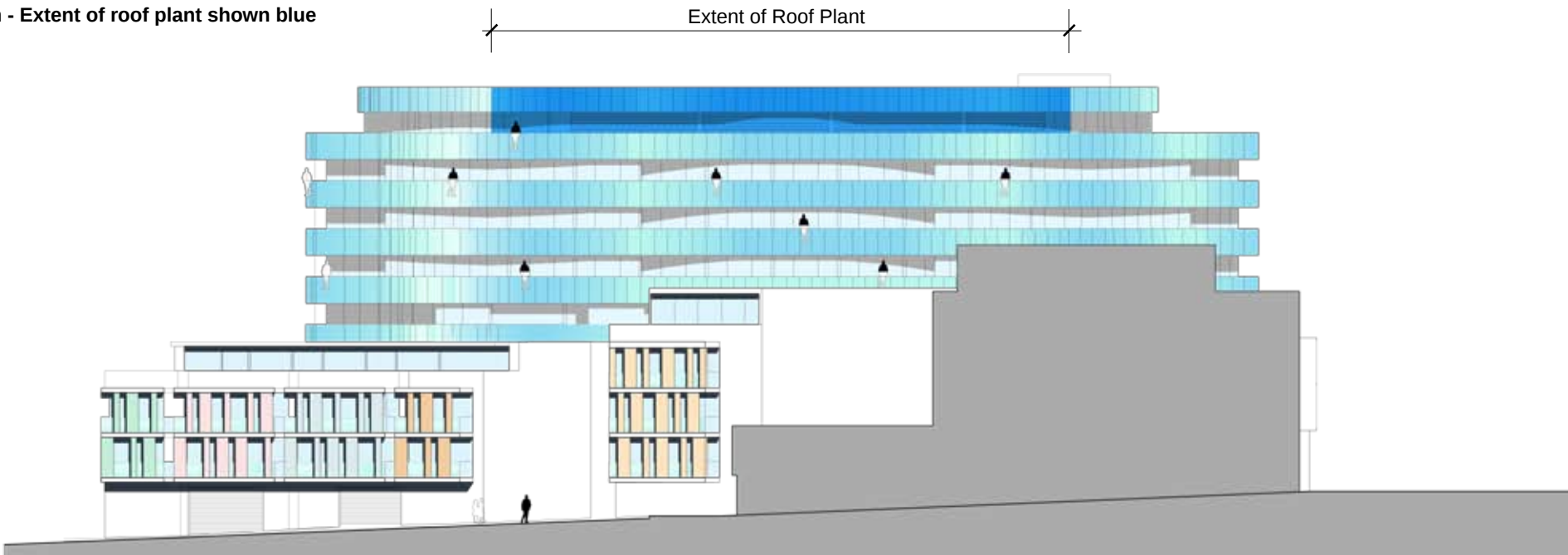
Photomontage - Intersection of Hall & O'Brien Streets



Level 07 Plan - Roof Plant shown blue



South East Elevation - Extent of roof plant shown blue



North West Elevation - Extent of roof plant shown blue

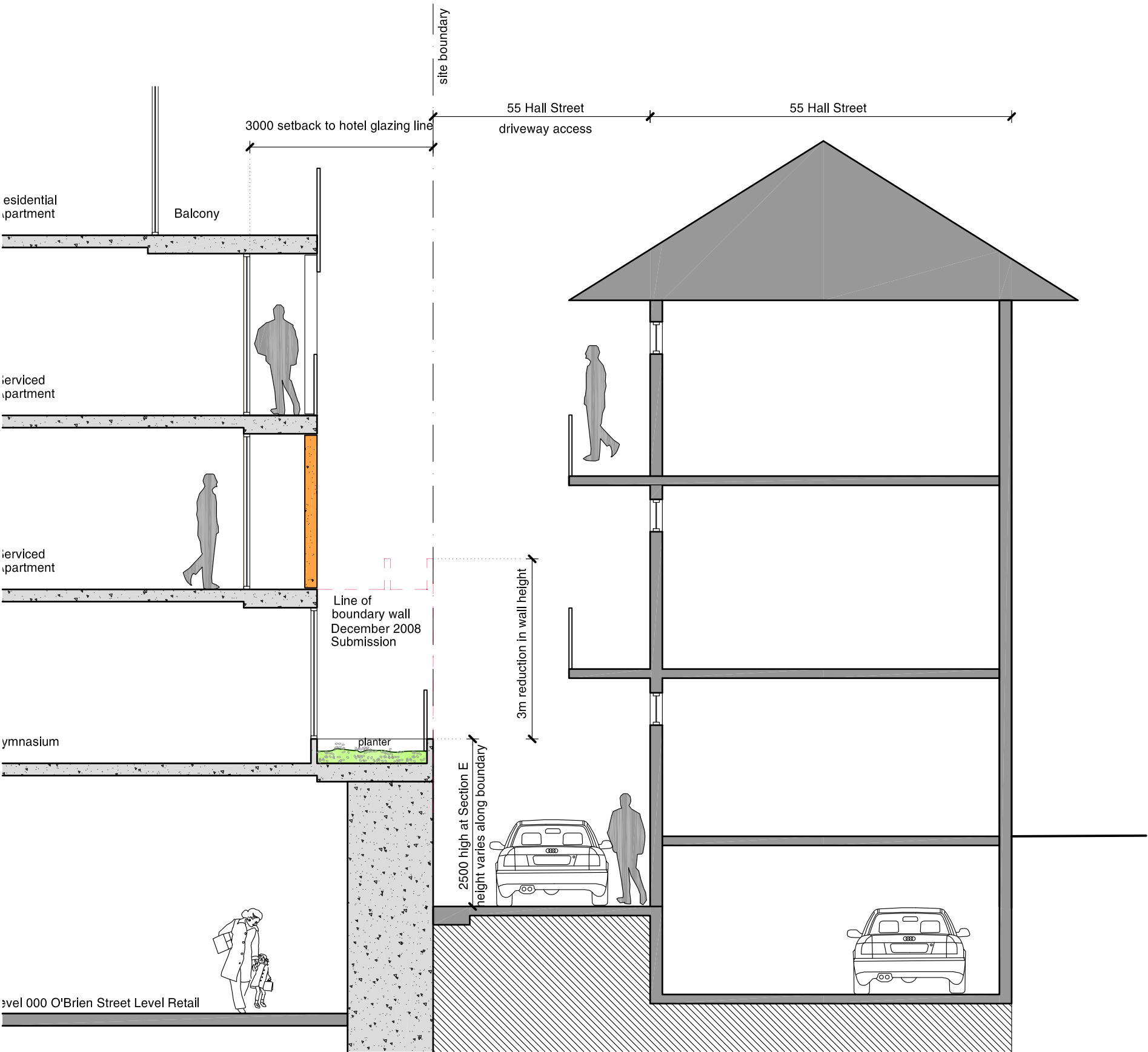
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9.2 South Eastern Boundary Condition

The DoP has requested additional information regarding the Boundary treatment between the proposed project and the properties to the south east.

In response to these concerns the Ground floor level has been setback 1900mm from the south eastern boundary and the edge is planted.

This has reduced the boundary wall edge by 3m in height.



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9.3 View Impact Analysis - Plan

The DoP has requested additional information regarding the view impact of the proposed development.

The information following comprises a reverse view analysis. This process involved:

- a) Photographing sightlines to the site (and project) from nine positions along the Bondi Beach water's edge, one position at the eastern end of Hall Street and two positions to the west of the site (number 1 through 12 on the plan below).
- b) Plotting the envelope of the project (and the approved envelope) onto each photograph.



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9.3 View Impact Analysis - Photo 1 & 2

There will be no view impact towards view positions 01 & 02 as this view is built out by buildings along Campbell Parade.

This is demonstrated as the plotted envelope of the project cannot be seen on the photograph.

The project will not affect any views to the Icebergs swimming pool at the southern end of Bondi Beach.



PHOTO 1



PHOTO 2

9.3 View Impact Analysis - Photos 3 & 4

There will be no view impact towards view position 03 as this view is built out by buildings along Campbell Parade.

There will be no view impact towards view position 04 as there are no buildings behind the plotted envelope of the project.

The project will not affect any views of the southern half of Bondi Beach.

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9.3 View Impact Analysis - Photos 5&6

There will be no view impact towards view positions 05 & 06 as this view is built out by buildings along Campbell Parade and the Bondi Pavillion.

The project will not affect any views of the centre of Bondi Beach.

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PHOTO 5



PHOTO 6

9.3 View Impact Analysis - Photos 7&8

The project will affect some views to North Bondi (View position 7) and Ben Buckler (View Positions 8&9).

These are further analysed on the following pages.

The location of the potentially affected properties are identified in plan and the affected sightlines projected to assess the percentage of the view that will be affected.

This exercise illustrates that the potentially affected buildings are located a considerable distance to the west of the site and that the affected view cone is extremely narrow and short.

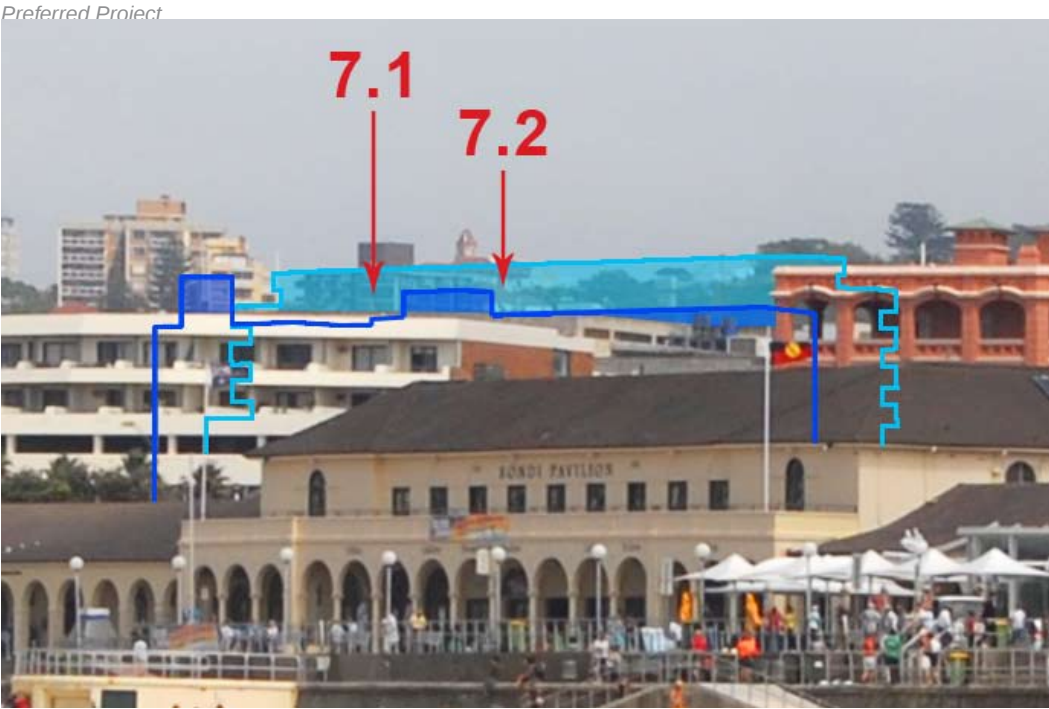


9.3 View Impact Analysis - Photos 9&10
The project will affect some views to Ben Buckler (View Position 9). This is further analysed in the following pages.

There will be no view impact towards view position 10 as there are no buildings behind the plotted envelope of the project.

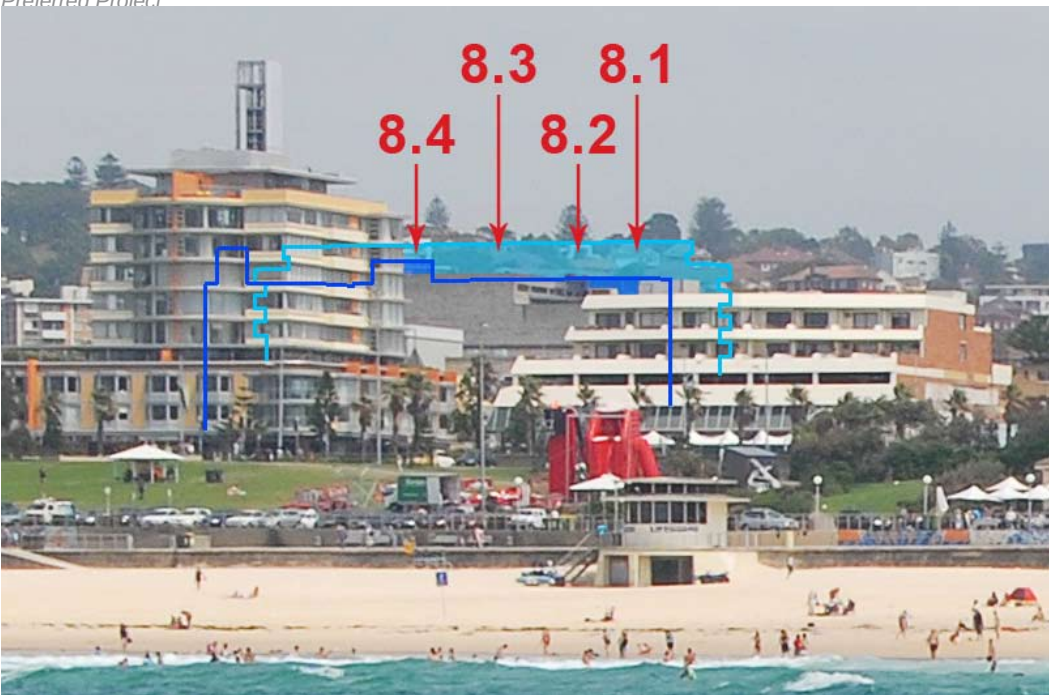
Preferred Project





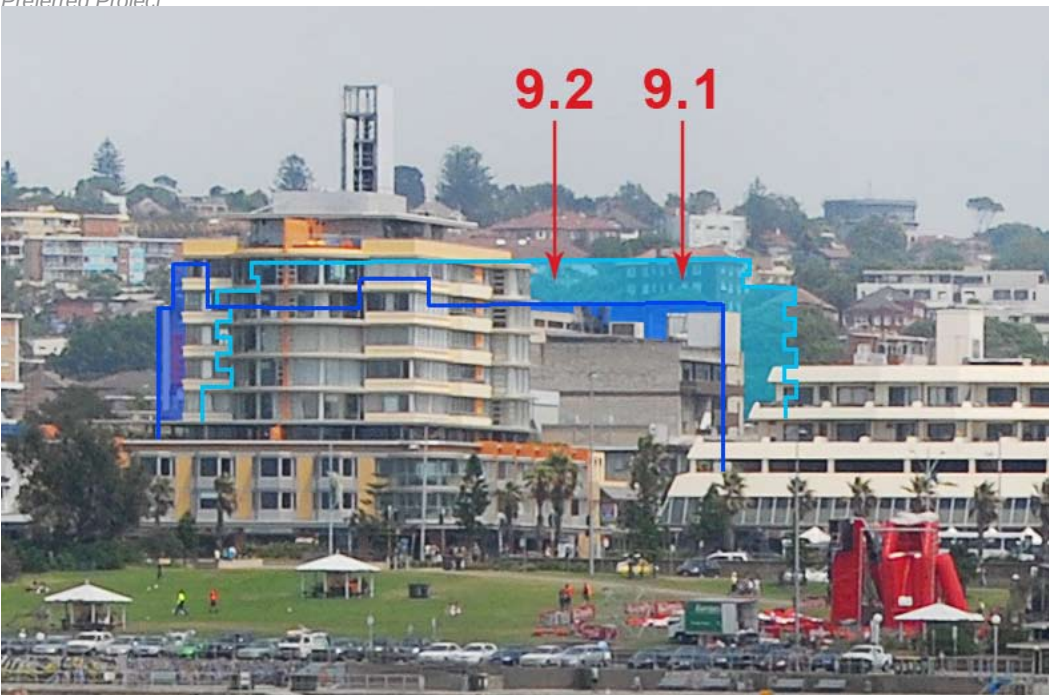


Preferred Project





Preferred Project



9.3 View Impact Analysis - Photos 11&12

There will be no view impact towards view positions 11 & 12 as there are no buildings behind the plotted envelope of the project.

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The following describes how the ten design quality principles outlined in the State Environmental Planning Policy No. 65 have been applied to the proposed development and references studies included in this report.

1. Context

Context (SEPP 65 principle1, clause 9) states that good design responds and contributes to its natural and built environment and the existing or future character of the place.

Hall Street

The site is located on Hall Street, within the Bondi Beach precinct. A long standing retail street characterised by café, restaurant, commercial and retail premises at street level with residential above. The area is identified in the Waverley Council DCP as a Town Centre highlighting it for local, mixed use development.

The proposed development has retail at the ground and lower ground floors with a shop-lined through site link connecting Hall Street to O'Brien Street, reinforcing the local retail character of the area. The retail units are subdivided to reflect the existing character of the street. Above the retail are two levels of serviced apartments, contributing to the desired future character of the area given the local and State objectives to promote visitor accommodation.

O'Brien Street

O'Brien Street is characterised by a mixture of free standing Federation houses and the rear driveway access of 3-storey residential flat buildings, with retail/commercial buildings at the intersection with Hall Street. The existing Hakoah Club is a prominent structure with a high, flat, windowless façade to the street.

The development improves the streetscape by building to the street alignment and addressing the serviced apartment balconies and living spaces to the street. The through site link to Hall Street will create pedestrian activity without addressing any shopfronts onto O'Brien Street. Above the retail are two levels of serviced apartments, contributing to the residential character of the area and the desire for tourist accommodation. (Refer Section 2.4 Built Context)

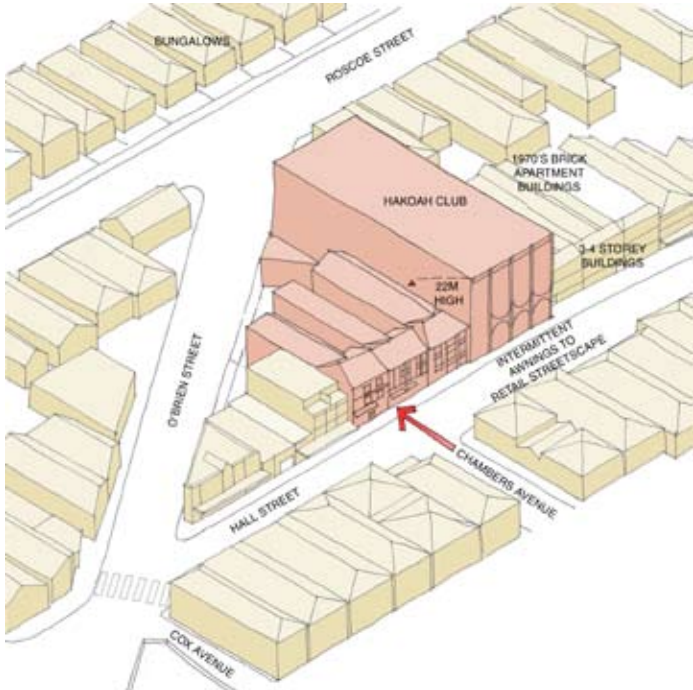
2. Scale

Scale (SEPP 65 principle 2, clause 10) states that good design is of an appropriate scale for a site and its context and describes a development in terms of massing and height.

A survey of the Hall Street Elevation from O'Brien Street to Campbell Parade was commissioned and a detailed drawn elevation and a photographic elevation were compiled for the purposes of studying the Streetscape scale. Buildings along Hall Street are generally 3-4 stories in height. The existing Hakoah Club is 21m above street level with no setback and is an aberration within the streetscape. (Refer Section 3.4 Built Context) The Hakoah Club site also has an approved DA for mainly residential apartments that generally conforms to the massing of the existing Hakoah building at the street fronts. (Refer Section 2.7 Approved DA and DCP Outlines)

Following this analysis of Hall Street, the proposed built form was designed to be in context with it's surroundings and remove the scale aberration of the existing building from the street front.

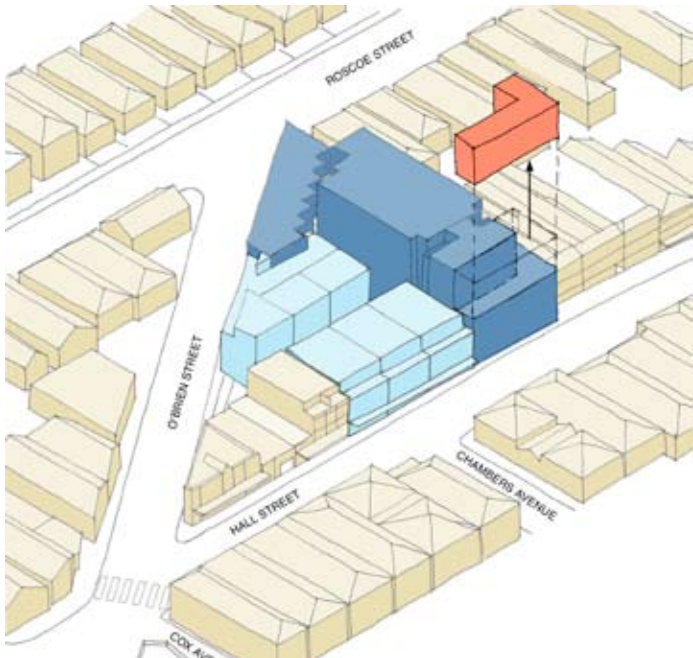
The proposed development has a 3-storey street frontage to Hall Street and a 3-4 storey frontage to O'Brien Street. This reduces the existing bulk at the Hall Street boundary from a 21m height. The additional building above this height is setback from Hall Street 3m to minimise the impact of the bulk on the street. The resultant design is a street front in context with the rest of Hall Street. (Refer Section 2.8 Reduced Street front Massing)



Built Context



Approved DA and DCP Outlines



Reduced Streetfront Massing

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3. Built Form
Built form (SEPP 65 principle 3, clause 11) explains that the building's alignments, proportions, typology and modulation should relate to neighbouring buildings or future buildings; define the character of public areas and streetscapes; and provide for internal amenity and outlook.

Hall Street has a regular streetscape rhythm of 12m, based on the dimensions of the original land subdivision. The Hakoah Club was an amalgamation of land lots and therefore the existing building and the approved DA do not conform to the regular 12m rhythm of buildings. *(Refer Section 2.5 Streetscape Rhythm)*

The proposed development has been designed to reflect the rhythm and proportions of the historical subdivision pattern and the small shop character of Hall Street. The first three floors align with the street boundary and continue in scale with of the existing streetscape. This elevation is articulated into 5 components, separated by a recessed, white, concrete frame. The through site link occupies one of these components at ground floor and aligns with the vista from Chambers Avenue.

This articulation of the massing achieves further variety through colour variation, with each section a different 'Bondi' colour, reflecting the character of the existing streetscape.

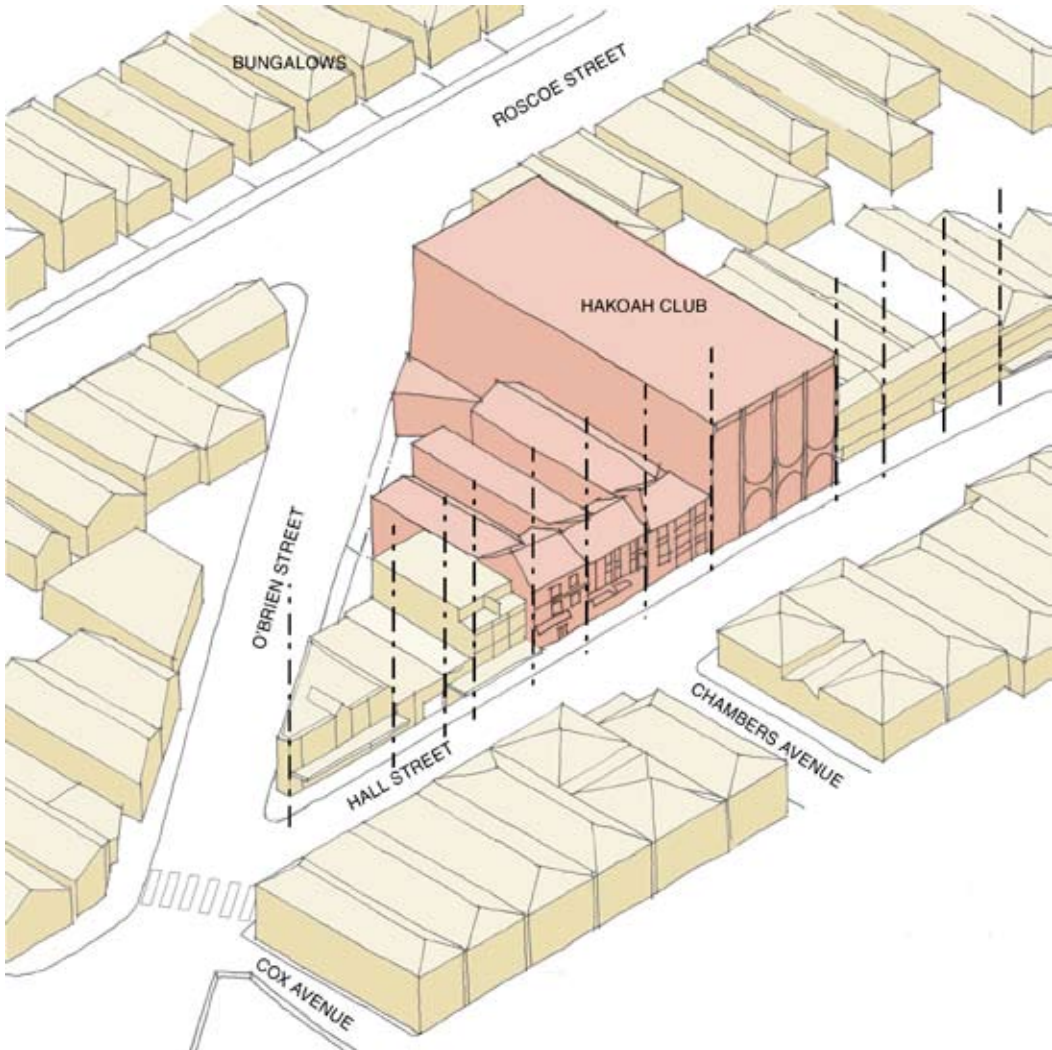
The coloured, pre-cast concrete panels at the balcony edges, are further modulated in size articulating the façade through a contrasting scale of solids and voids. The panels are coloured a range of 'Bondi' colours to define the rhythm of the streetscape as is characteristic of the area. *(Refer Section 5.1 Streetwall Building)*

The residential volume is set back from the site boundary with continuous 1100mm projecting balconies that separates the form so that it floats over the 3 storey street front. The edges are softened with curved corners, inspired by Bondi's art deco buildings. The horizontal balconies unite the form giving it a contrasting identity to the hotel levels below. *(Refer Section 5.2 Residential Floating Form)*

4. Density
Density (SEPP 65 principle 4, clause121) states that appropriate density is consistent with existing or desired future density in an area; and should complement available public transport and infrastructure, the environment and community facilities.

The proposal accommodates 45 apartments. This represents a reduction in residential density when compared with the number of apartments approved on the Hakoah Club site (52 apartments). The existing infrastructure servicing the site is therefore able to accommodate the residential component of the development.

The mixed use development as a whole has an appropriate density; retail with serviced apartments and residential over are consistent with the desired future density, given the local and State objectives to promote visitor accommodation (whilst still retaining a significant residential component).



Streetscape Rhythm



Streetwall and floating form

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5. Resources, Energy & Water Efficiency
Resource, energy and water efficiency (SEPP 65 principle 5, clause 13) states that efficient use of natural resources, energy and water during a building's construction and throughout its lifecycle contributes to sustainable urban development.

The residential development is subject to BASIX targets for water, thermal comfort and energy. These are addressed in a separate report.

6. Landscape
Landscape (SEPP 65 principle 6, clause 14) states that landscape and buildings operate as an integrated and sustainable system, building on the site's natural and cultural features, enhancing the development's natural environmental performance and contributing to the positive image and contextual fit of the development.

In consultation with Council the proposed development maintains the existing Hall Street frontage streetscape planting. A scribbly bark is also added to the north western boundary of the site facing O'Brien Street.

A large, north facing courtyard is accessed by all residents from the ground floor residential lobby. Privacy from pedestrians using the through site link is given by screen planting to the balustrade edge and rear of the Hall Street facing retail. From this courtyard the residents have access to swimming pool and gym facilities.

The majority of the specified planting are native species (refer landscape plan) . The minimal planting is irrigated by rainwater collected from the roof providing sustainable, long term management.

7. Amenity
Amenity (SEPP 65 principle 7, clause 15) explains how the environmental, spatial and physical qualities of buildings should optimise the comfort, health and liveability for residents through such features as sunlight, natural ventilation, privacy, room dimensions, accessibility, storage and internal arrangements.

The residential apartments orientate the primary living spaces to ensure that the apartments maximize opportunities for water views. The corner apartments have cross ventilation to minimise heat gain on the northern aspect.

The apartments on level 3 facing Hall Street orientate primary living spaces towards the street or the courtyard to maximise outlook.

All living areas have a minimum width of 3.7-4m and open out onto generously proportioned balconies (average 3mx4m) while narrower balconies are provided to bedrooms. In addition to providing direct access to private open space these provide effective sun shading and vertical fire separation.

Residents have access to a range of high quality communal facilities including the swimming pool and gym facilities on the ground floor.

Single level apartments provide housing opportunities for seniors and people with disabilities, with 10% of apartments designed to be adaptable. Disabled access is provided to all lift lobbies and 5 accessible car spaces are provided at basement level 003.



North Facing Courtyard

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8. Safety & Security
Safety and security (SEPP 65 principle 8, clause 16) explains how design should optimize safety and security for residents and the community generally by avoiding features which expose people to risk, such as dark or non-visible areas, and incorporation features which provide or encourage overlooking of an activity in public areas.

The development will increase safety and security in the Hall Street area by incorporating retail ground floor uses that will increase activity both day and night. The Serviced Apartment/Hotel Facilities also provide 24hour on site security.

The through site link aligns with Chambers Avenue with a 7.7m wide opening and contains no corners, maintaining pedestrian site lines. Residential and Hotel apartment living spaces and glazed circulation corridors are orientated with views to streets and the through site link, increasing the level of passive surveillance.

Public and communal spaces are open, well lit and clearly visible thereby maximising the overall perception of safety.

9. Social Dimensions
Social dimensions (SEPP 65 principle 9, clause 17) explains how buildings should fit in with communities; socioeconomic, demographic, cultural and lifestyle characters and expectations

The proposed mixed use development sits comfortably in the social character of Bondi Beach. The lower ground and ground floor retail, restaurant/cafe and recreation uses retain and promote the neighbourhood retail character of Hall Street, consistent with Waverley Development Control Plan 2006 – Part F5 – Local Villages.

These uses and the serviced apartment hotel will also make a significant contribution to Bondi Beach's role as a Town Centre, Metropolitan Attractor, Beach Attractor and Entertainment Nightlife Cluster, as set out in the Draft Subregional Strategy for the East Subregion.

The type of apartments proposed will cater for a variety of households currently living in Bondi, including professional singles and couples, empty nesters and are large enough to accommodate families.



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10. Aesthetics
Aesthetics (SEPP 65 principle 10, clause 18) states that the arrangement of a building's elements – such as windows, roofs and balconies – and the materials, texture, geometry, colours, structure and their composition can convey meaning, understanding and pleasure.

A photo survey was undertaken of the built context of the Bondi Beach area and was analysed with reference to the DCP criteria of massing, walls, windows, balconies and materials in order to establish the locations current and desired character. (Refer Section 1.0 Design Objectives) The conclusions of this study were then extrapolated for the streetscape design and the residential apartment design.

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

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.

The façade design for the 'floating' residential form utilises 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.



Area Schedule

Area Schedule	26/03/2010
Hall Street Multi Use Development,Bondi S10788	

Floor Level	Gross Floor Area (GFA)			Retail / restaurant/ recreation
	Per Floor	Residential	Hotel	
Basement 3				
Basement 2				
Basement 1				
Lower Ground	2,494			2,494
Ground Floor	2,163	86	1,123	954
Level 1	2,407		2,407	
Level 2	2,261		2,261	
Level 3	1,823	1,823		
Level 4	1,014	1,014		
Level 5	1,014	1,014		
Level 6	1,014	1,014		
Level 7	632	632		
Roof				
Total	14,822	5,583	5,791	3,448

Area, GFA, FSR	
AREA	
Site Area 61-67 Hall Street	1879 sqm
Site Area 69-71 Hall Street	642 sqm
Site Area 73-75 Hall Street	548 sqm
Site Area 77-79 Hall Street	503 sqm
Site Area Overall	3572 sqm

FSR	
FSR overall (GFA/Site Area)	4.1 :1
FSR Existing Hakoah DA	4.5 :1
FSR entitlement G+C+R	2.0 :1
FSR Entitlement blended over site	3.3 :1
FSR (ex lower ground 000)	3.5 :1

Serviced Apartment Mix						
Room Type	Room Area/NLA	Level 00	Level 01	Level 02	No. of rooms	Percentage
Studio	29-30	8	22	19	49	43.4%
One bed	40	9.0	24.0	22	55	48.7%
Two bed	60-67	0.0	3.0	4	7	6.2%
Three bed	82		1.0	1	2	1.8%
Total		17	50	46	113	100%

Apartment Mix									
Apartment Type	Apartment Area	Balcony (av)	Level 03	Level 04	Level 05	Level 06	Level 07	No. of Units	Percentage
1 bed	70-75m2	10.0	9	2	2	2	0	15	33.3%
2 bed	105-110m2	12.0	7	3	3	3	0	16	35.6%
3 Bed	125-130m2	24.0	2	3	3	3	3	14	31.1%
Total			18	8	8	8	3	45	100%

Retail mix NLA m2				
Retail Type	Level 000	Level 00	Total Area	Percentage
Restaurant	0	547	547	18.3%
Retail	2039	264	2303	77.0%
Community room	50	0	50	1.7%
Gymnasium	0	91	91	3.0%
Total	2089	902	2991	100%

GFA “gross floor area” means the sum of the areas of each floor of a building where the area of each floor is taken to be the area within the outer face of the external enclosing walls as measured at a height of 1400 millimetres above each floor level excluding:

- (i) columns, fin walls, sun control devices and any elements, projections or works outside the general line of the outer face of the external wall,
- (ii) lift-towers, cooling towers, machinery and plant rooms and ancillary storage space and vertical air-conditioning ducts,
- (iii) car-parking needed to meet any requirements of the council and any internal access thereto,
- (iv) space for the loading and unloading of goods.