

6-10 BOWRAL STREET | KENSINGTON
DVS + SEPP65 | 9 FEB 2023

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6-10 BOWRAL STREET | KENSINGTON

PBD | Paul Buljevic Design

I, Paul Buljevic confirm that pursuant to Clause 50(1AB) of the Environmental Planning and Assessment Regulation 2000 (EPA Reg), that I am a registered Architect in New South Wales and a member of the Australian Institute of Architects registration number is 7768, which means a person registered as an architect in accordance with the Architects Act 2003, as defined by Clause 3 of the EPA Reg. I am a qualified Architect with extensive experience in the design of residential housing developments of varying scale. I have been responsible for and directed the design of this project (DA/172/2022) since its inception and have worked with a professional consultant team in preparing the revised Development Application.

PBD | DESIGN VERIFICATION STATEMENT

PBD Architects has been responsible for the design of the project since its inception and have worked with related professional and experts in respect of the matter. The project has been designed to provide a development that is respectful of local planning and design controls and that responds to the best practice design principles of SEPP No. 65. PBD Architects verify that the design quality principles set out in Schedule 1, Design quality principles of the State environmental Planning Policy No. 65 – Design Quality of residential Apartment Development are achieved for the proposed development described in the following document.



Paul Buljevic
Managing Director
Registered Architect NSW, No. 7768

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INTRODUCTION

TO DESIGN QUALITY PRINCIPLES

"The design quality principles for residential flat development are the principles set out in this Part.

Good design is a creative process which, when applied to towns and cities, results in the development of great urban places: buildings, streets, squares and parks.

Good design is inextricably linked to its site and locality, responding to the landscape, existing built form, culture and attitudes. It provides sustainable living environments, both in private and public areas.

Good design serves the public interest and includes appropriate innovation to respond to technical, social, aesthetic, economic and environmental challenges.

The design quality principles do not generate design solutions, but provide a guide to achieving good design and the means of evaluating the merit of proposed solutions."

Source: State Environmental Planning Policy No 65 - Design Quality of Residential Flat Development under the Environmental Planning and Assessment Act 1979

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PROPOSAL

In this report the proposal for 6-10 Bowral Street, Kensington is explained by using the Design Quality Principles listed in the State Environmental Planning Policy No 65 - Design Quality of Residential Flat Development under the Environmental Planning and Assessment Act 1979.

DESIGN PROPOSAL

Construction of a 9 storey shop top housing comprising a total of 39 apartments (7 x 3 bed, 20 x 2 bed, 6 x 1 bed & 6 studios), a single commercial tenancy on ground floor and two floors of basement car parking, accommodating a total of 38 car parking spaces catering residential, visitor, commercial and accessible bays.



Existing front facade of 6 Bowral St, Kensington.



Existing front facade of 8 Bowral St, Kensington.



Existing front facade of 10 Bowral St, Kensington.



THE SITE

6-10 BOWRAL STREET, KENSINGTON

The subject site is located adjacent to the main commercial strip of Kensington, less than 100m to Kensington Light Rail Station on Anzac Parade. The site itself is an amalgamation of 3 separate lots, each containing a single storey brick house.

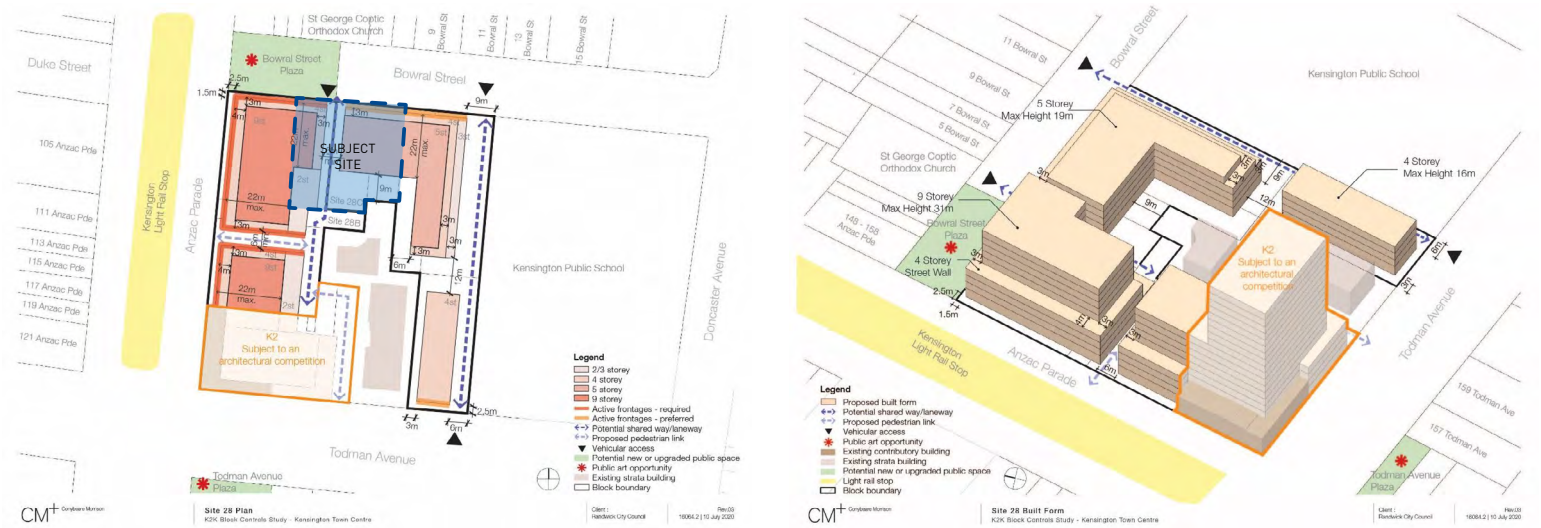
The area has a mixture of residential, commercial and also civil buildings including Kensington Public School, Randwick Racecourse and churches. The main strip along Anzac Parade and adjacent sites going through a transition of growth and density, with many new developments being erected in the area.

The site is subject to Randwick council's newest DCP Block controls. 6 Bowral St is indicated in Block 28B which allows for a 9-storey building with a height control of 31m, while 8 and 10 Bowral Streets are part of block 28C.

Flanking both west and eastern sides of the site are single-storey brick houses. To the rear, behind 6 Bowral St is a parking area for the Kensington Post Shop, whilst behind 8 and 10 Bowral St, is a 4-storey residential flat building. Opposite the site is a Greek Orthodox Coptic Church and a 2-storey Victorian house. On the nearest corners on Anzac Parade, 2-storey commercial buildings are located.

The site is generally orthogonal in shape with 6 and 8 Bowral St having the same depth, where 10 Bowral St is a little shorter. The site has a total frontage to Bowral St of 35.735m. The western boundary is 36.575m deep and the eastern sides are 32.3m and 4.27m in length. The southern boundaries measure 25.675m and 10.06m.

The site is approximately 1264sqm in area.



Randwick City Council - Development Control Plan 2020 - Part B Block Controls Diagrams



St George Greek Orthodox Coptic Church - opposite subject site on Bowral St



5 & 7 Bowral St - Victorian 2-storey houses opposite subject site



Intersection of Bowral St and Anzac Parade, with shop-top housing on the corners

PRINCIPLE 1

CONTEXT & NEIGHBOURHOOD CHARACTER

"Good design responds and contributes to its context. Context can be defined as the key natural and built features of an area.

Responding to context involves identifying the desirable elements of a location's current character or, in the case of precincts undergoing a transition, the desired future character as stated in planning and design policies. New buildings will thereby contribute to the quality and identity of the area."

Source: State Environmental Planning Policy No 65 - Design Quality of Residential Flat Development under the Environmental Planning and Assessment Act 1979

The site is located within the Local Centre area of Kensington, a short distance from Royal Randwick Racecourse to the west, the University of NSW to the south and Centennial and Moore Parks to the north, with the Sydney CBD not too far beyond.

Bowral Street where the site is located has a variety of building types along its stretch. Much of it is characterised with low, medium and high density residential buildings, which is quite typical of the surrounding neighbourhood when not on the main road. These often have brick facades, including 4-5 storey brick apartment building, and also some smaller buildings built in the late 19th and early 20th Century. This includes the houses currently existing on the site, and also Kensington Public School, located 40m to the east on Bowral Street. Opposite the site on Bowral, is also the Greek Orthodox Coptic Church, which is built in a modern style with a solid concrete facade with a grey finish, and is detailed with curved windows, arches and roofs. This building is quite different from the rest of the buildings on the street, although the modern style is reflected in many of the larger developments along Anzac Parade.

The primary arterial road of Anzac Parade is a short distance away, and houses various commercial, retail and mixed use buildings. This area has been ongoing continual transition, with larger 6-9 storey mixed use developments being constructed along the commercial strip, replacing many of the 2 storey shop-top housing that dominated the streetscape.

Much of this has spawned from Randwick City Council's urban strategy and the newest DCP dealing with the Kensington and Kingsford Town Centres, which is encouraging growth and more development in the area. These developments are often typified with new contemporary architectural forms and materiality, some with playful forms and colours. A variety of new proposals have also been lodged which seek to transform the streetscape further, which council has encouraged with creation of Architectural competitions and proposal of new plazas and squares that will block off road connections.

Our proposal seeks to continue this trend and develop and building that will contribute to growth, aesthetic and identity of the future character of the area, whilst still being respectful of the existing and past structures.



9 & 11 Bowral St - Brown brick residential flat buildings



Kensington Public School from Bowral St entry, next to 16 Bowral St



105 Anzac Parade - nearest example of a contemporary multi-storey mixed use development



Car park and entry of Royal Randwick Racecourse (300m from subject site)



47-53 ANZAC PARADE



9-15 ASCOT STREET



159-171 ANZAC PARADE



84-108 ANZAC PARADE



PROPOSAL FOR 111-125 ANZAC PARADE



PROPOSAL FOR 172-180 ANZAC PARADE

PRINCIPLE 1

CONTEXT & NEIGHBOURHOOD CHARACTER

The development proposes a 9-storey residential flat building, with a simple contemporary style, that uses solid concrete forms and curvature, to create an identifiable and unique architecture that will sit appropriately amongst many of the other contemporary buildings in the area. The articulation in facade presentation with balcony forms, use of metal screens and balustrades, and use of a strong podium like form with contrasting thinner elements rising above, are features you can find common in the newly constructed and approved developments in the area. Many of these have neutral tones in their finishes, with whites, greys and browns dominating many of the designs.

Our proposal also similarly uses browns and greys to create a neutral tone that will fit in with the future character but also respect the older developments. The use of tan brown was chosen to be sympathetic to the existing brown brick dominating Bowral Street, including many buildings at Kensington Public School, providing a comfortable transition from the commercial developments along the primary road to the residential and public areas towards Doncaster Avenue. The is also reflected in use of hanging plants and landscaping along the balcony edges, which help transition between the urban environment on Anzac Parade and tree lined residential environment beyond.

Further again, the use of lighter grey curved concrete forms with minimal landscaping on the upper parts of the proposal not only reflects the modern style seen on the church opposite, and the contemporary language of many newer buildings, but provides a nice contrast which helps emphasise the transition between areas, which is typified in the alternating building heights from west to east. This is exemplified even more with the setback portion on the west, that continues the grey modern language of the upper forms down towards the shared way below. Not only does the setback allow for a visual break to any future neighbouring buildings to the west, but helps to open up views the though link and distinguish it from the more specifically residential elements of the proposal.

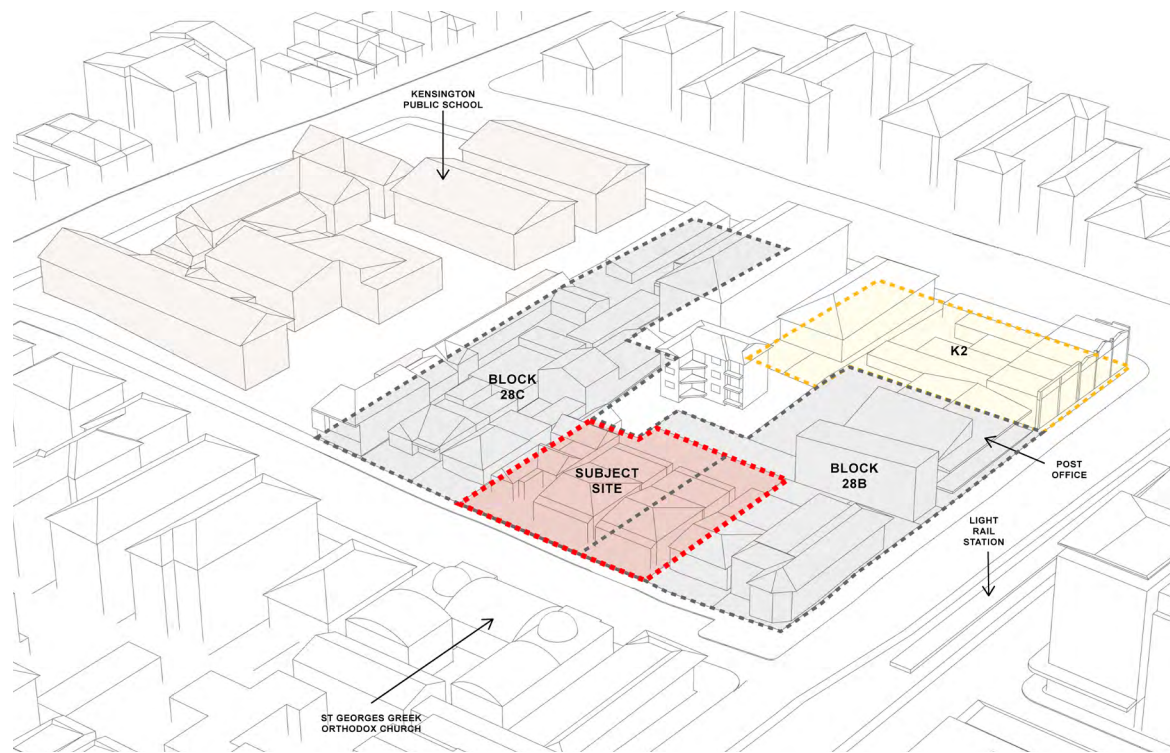


Diagram 1 - Site and neighbouring context, with Randwick DCP Town Centre Blocks

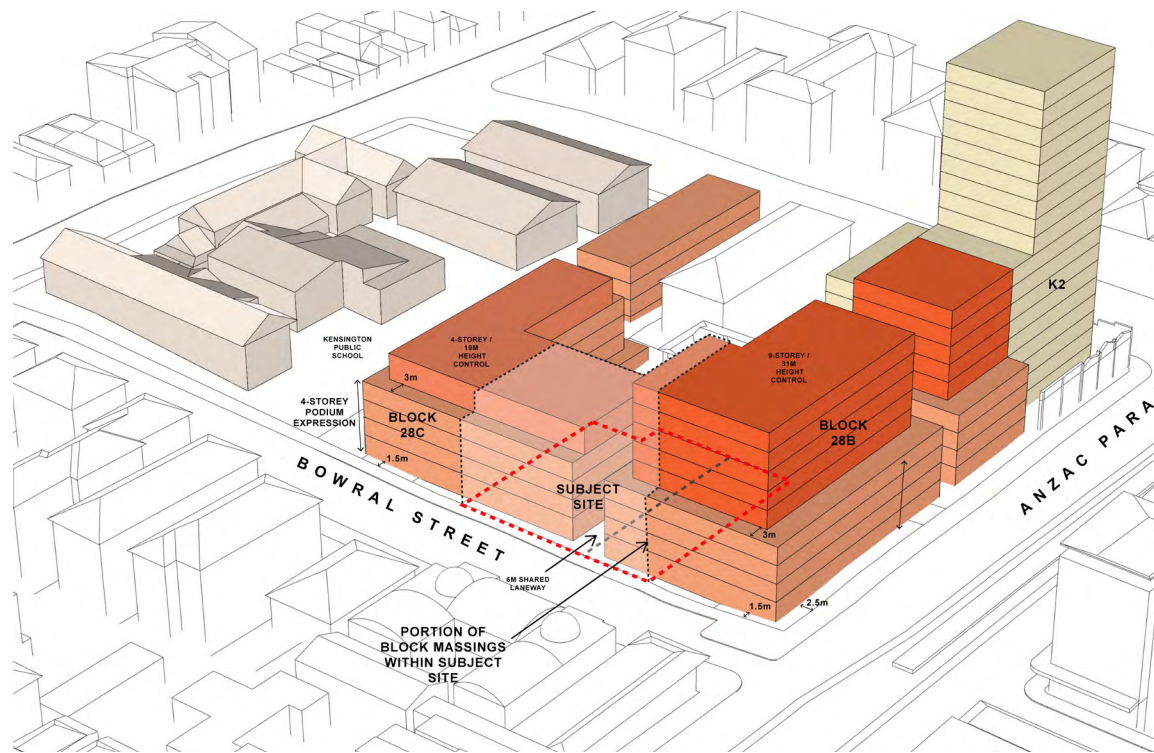


Diagram 2 - DCP Town Centre Blocks 28C and 28B Massing with intersection of Subject Site

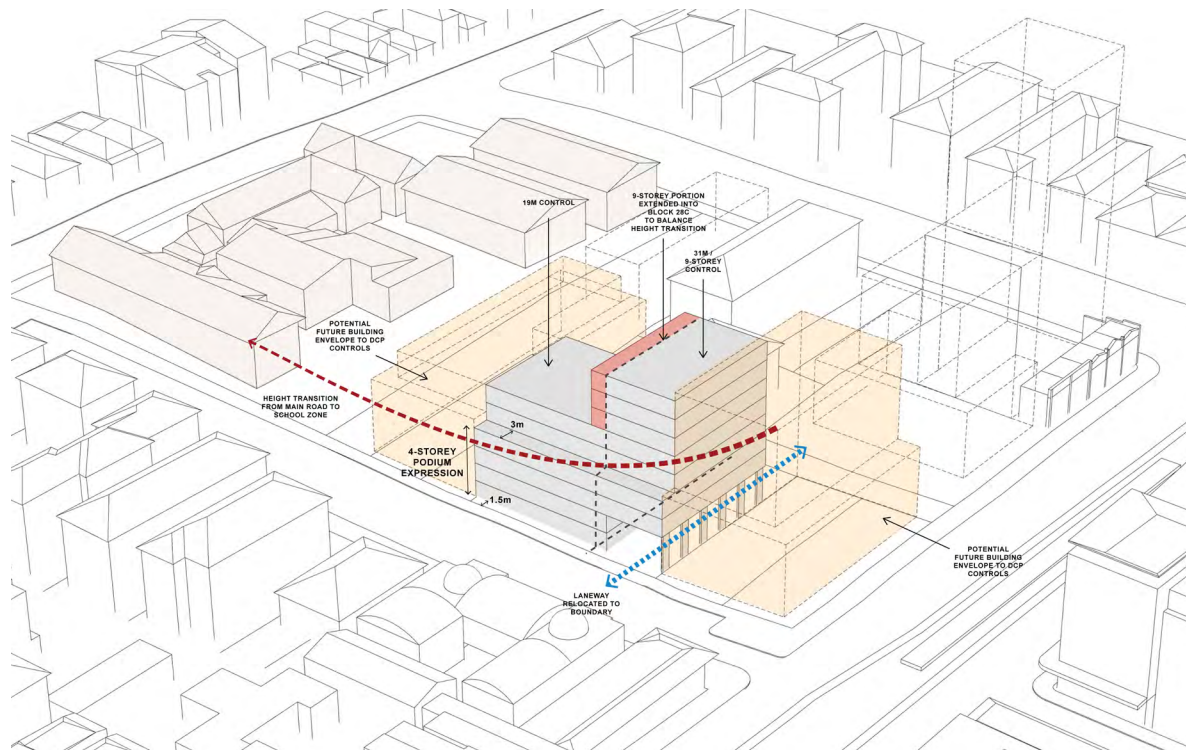


Diagram 3 - Restructuring of DCP Block Massings to fit with actual site conditions/ lot amalgamation

PRINCIPLE 2

BUILT FORM & SCALE

"Good design provides an appropriate scale in terms of the bulk and height that suits the scale of the street and the surrounding buildings."

Establishing an appropriate scale requires a considered response to the scale of existing development. In precincts undergoing a transition, proposed bulk and height needs to achieve the scale identified for the desired future character of the area."

Source: State Environmental Planning Policy No 65 - Design Quality of Residential Flat Development under the Environmental Planning and Assessment Act 1979

The site is subject to the Kensington Town Centres DCP Block by Block Controls for Block 28B and 28C. These controls help dictate the initial massing developed on the site, establishing setbacks, height controls and other considerations.

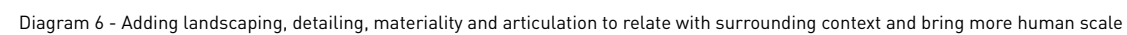
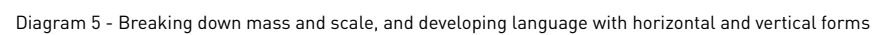
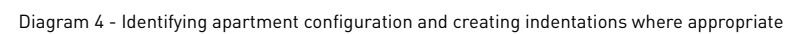
- 6 Bowral St, sits on 28B, originally envisaged as part of a singular block with the corner sites allowing for a 9-storey building with a 31m height limit, where as 8-10 Bowral St sit on 28C, which only dictates a 5-storey building that includes the 12 and 14 Bowral sites. As a result of the narrowness of 6 Bowral St, due to the fact it was originally part of the corner site, meant we needed to exceed the 5-storey limit on 8- Bowral St in order to maintain a proportional and efficient building design that would allow for a comfortable transition from the taller buildings and Anzac Parade to the lower Kensington Public School.

- The controls also dictate a shared laneway between 6 and 8 Bowral Street, however we decided to move this the western boundary of 6 Bowral Street. This still allows connection to the rear sites of Anzac parade, as envisaged, whilst relating better with the laneway to the Greek Orthodox Coptic Church, and avoiding splitting the building or having a large opening in the middle of the facade.

- Front setbacks are established in the controls for lower 4 storeys (1.5m) and upper 5-storeys (4.5m) which are adhered to. However ADG standards are adopted for the set out of setbacks to the rear, which are more generous then those proposed. With that the general massing is established.

BUILT FORM & SCALE

- The walls and balcony bands are curved, creating more organic and fluid forms that helps again reduce some of the rigidity, solidity and bulk of the proposal, whilst also providing visual interest, a contemporary style and a unique design that is not common in the area. Landscaping is spread throughout the design as well, in line with council's landscape requirements, and ultimately to help soften the building presentation and help provide a smooth transition from urbanised Anzac Parade and the more tree lined streets towards Doncaster Avenue.



PRINCIPLE 3

DENSITY

“Good design has a density appropriate for a site and its context, in terms of floor space yields (or number of units or residents).

Appropriate densities are sustainable and consistent with the existing density in an area or, in precincts undergoing a transition, are consistent with the stated desired future density. Sustainable densities respond to the regional context, availability of infrastructure, public transport, community facilities and environmental quality.”

Source: State Environmental Planning Policy No 65 - Design Quality of Residential Flat Development under the Environmental Planning and Assessment Act 1979

39 units are proposed on the site, which is in line with other buildings of this size in the Local Centre zone of Kensington and surrounding High Density Residential Zones in the area. The density has been maximised whilst maintaining comfortable ADG compliant unit sizes and also respecting setbacks and concerns around bulk and scale.

- The location, with easy access to the CBD and near by to many activities and experiences, would attract a large array of different people, therefore a mix of studio, 1 bed, 2 bed and 3 bed apartments have been provided.
- As the site is located in close proximity to UNSW and also has easy access to the light rail and bus services, a number of studios and 1 bedroom units have been included, to cater for the greater number of people who would be interested in more affordable smaller apartments with public transport near by.
- 2 and 3 bedroom apartments make up the majority of the mix, and cater to a variety of people, who would want to take advantage of the array of activities and opportunities offered within Kensington and the surrounding areas. These could include families, friends, couples, single people working from home and share houses.
- With Centennial Park and Moore Park to the north, and UNSW and other large open spaces around, communal and private open space has been minimised, and more space given to some of the units, to give some more space to the cross through apartment resulting in greater comfort.

PRINCIPLE 4

SUSTAINABILITY

“Good design makes efficient use of natural resources, energy and water throughout its full life cycle, including construction.

Sustainability is integral to the design process. Aspects include demolition of existing structures, recycling of materials, selection of appropriate and sustainable materials, adaptability and reuse of buildings, layouts and built form, passive solar design principles, efficient appliances and mechanical services, soil zones for vegetation and reuse of water.”

Source: State Environmental Planning Policy No 65 - Design Quality of Residential Flat Development under the Environmental Planning and Assessment Act 1979

A comprehensive analysis of the building has been undertaken as part of the BASIX assessment. A Sustainability Strategy outlining a pathway to a Green Star Rating of 5 has also been provided in line with the DCP initiatives, that detail possibilities in achieving the desired rating throughout the building development. We also however note the following general inclusions as part of the proposal:

- Natural light and cross flow ventilation maximized where possible
- Recessed balconies provide shade in summer and promote thermal heat gain during winter months.
- All of units have a northern aspect, allowing all units to achieve solar access during colder months reducing need for heating.
- Privacy screens also help control the amount of light and heat entering when desired.
- Energy efficient appliances and fixtures as part of the internal fit out to minimize water consumption of resources.
- Low maintenance, long life cycle and reusable materials proposed
- Communal recycling and waste management facilities provided, along with problem waste room.
- EV charging stations have been provided in the basement along with a car share space encouraging more sustainable forms of travel.
- Photo voltaic Solar Panels have been included on the roof.

PRINCIPLE 5

LANDSCAPE

“Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in greater aesthetic quality and amenity for both occupants and the adjoining public domain.

Landscape design builds on the existing site’s natural and cultural features in responsible and creative ways. It enhances the development’s natural environmental performance by co-ordinating water and soil management, solar access, micro-climate, tree canopy and habitat values. It contributes to the positive image and contextual fit of development through respect for streetscape and neighbourhood character, or desired future character.

Landscape design should optimise useability, privacy and social opportunity, equitable access and respect for neighbours’ amenity, and provide for practical establishment and long term management.”

Source: State Environmental Planning Policy No 65 - Design Quality of Residential Flat Development under the Environmental Planning and Assessment Act 1979

Landscaping has been incorporated throughout the building, adding amenity and valuable greenery to the building design.

- Hanging plants along balconies and indentations help enhance not only the visual and physical experience of the corresponding units but also the streetscape, bringing greater greenery to the development and area. They help give some privacy to units, but also establish a domestic language as you transition from the commercial main road.
- The shared way has landscaping on either side, with a green wall on the east and a trellis with climbing plants between the columns on the west. This helps identify the area as a shared public/private domain, and provide a unique experience as someone passes through. It also helps screen the area to the neighbours at 4 Bowral St and give them both privacy and help mitigate the pollution from cars entering and exiting.
- The communal open space areas have been designed with a variety of landscaping elements, enhancing the users experience, giving attractive and desirable areas for socialising, relaxation and relief.
- Planting has been nominated on the ground floor around the boundary to give some screening to corresponding units, and also provide a pleasant experience as you enter the lobby and shared way. Seating is provided at both these locations, backed with landscaping, providing a desirable area to rest or wait.
- Careful consideration has been taken by the landscape architect to ensure appropriate planting is selected to ensure an environmentally sustainable landscape design whilst maximize the potential for amenity and resident privacy. Please refer to Landscape drawings prepared by “Site Image” issued as part of this submission.



PRINCIPLE 6

AMENITY

“Good design provides amenity through the physical, spatial and environmental quality of a development.

Optimising amenity requires appropriate room dimensions and shapes, access to sunlight, natural ventilation, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, outlook and ease of access for all age groups and degrees of mobility.”

Source: State Environmental Planning Policy No 65 - Design Quality of Residential Flat Development under the Environmental Planning and Assessment Act 1979

The future residents of the development will benefit from a good level of amenity assisted with provisions made for the following:

- A good variety of apartment sizes, layouts and general configuration. Bedrooms and bathrooms are separated from living areas and kitchens, with balconies in optimal locations.
- Terraces and balconies stretch across the width of the apartments, giving all of the living areas and many of the rooms direct access to outdoor private open space.
- All units have a northern aspect, and are able to capture sun throughout the day.
- Adequate day lighting and solar access for all of the habitable rooms, including in Winter.
- Open plan living, with dining and kitchen areas give opportunity for flexible arrangements with visibility and light penetration across the habitable spaces.
- There is cross ventilation through a majority of the units, with possible pathways through multiple rooms.
- Sliding screens allow for additional shading and privacy to all the units.
- Planting and landscaping throughout development, giving a pleasant outlook from within the units.
- At minimum 8 Silver Level units and 8 adaptable units are proposed, suitable for all age groups and ageing of future occupants consistent with DCP and ADG requirements.
- Accessible Lift access from all levels including the basements
- Communal open space is provided on Level 6 and includes a swimming pool, barbecue facilities, seating areas and is surrounded by landscaping.

PRINCIPLE 7

SAFETY

“Good design optimises safety and security, both internal to the development and for the public domain. This is achieved by maximising overlooking of public and communal spaces while maintaining internal privacy, avoiding dark and non-visible areas, maximising activity on streets, providing clear, safe access points, providing quality public spaces that cater for desired recreational uses, providing lighting appropriate to the location and desired activities, and clear definition between public and private spaces.”

Source: State Environmental Planning Policy No 65 - Design Quality of Residential Flat Development under the Environmental Planning and Assessment Act 1979

Safety and security will be provided for both future occupants and the public domain through the following design measures:

- The main pedestrian entrance from Bowral St is clearly defined where the wide indentation happens at the eastern half of the site.
- Where commercial premises are located the entry terrace is wide and open to view, an extension of the footpath and potential future plaza. The residential terrace is however enclosed by a thick sandstone wall and metal fence. This helps give a clear delineation between uses and ensures the more transient commercial areas will be open and exposed to surveillance.
- A highly visible entryway that with suitable lighting, will require a key and/or fob access. Guests and visitors will be given access through an intercom system.
- A majority of the units have been designed so that they have the main living areas and balconies facing the street/public domain to promote passive surveillance and engagement.
- Robust metal fencing has been provided along the front of the building to ground floor units, with the addition of planting to provide a safe barrier to occupants beyond.
- Secure basement car parking provided with keyed and remote control access. Clear circulation paths in the basement allow safe pedestrian movement, in particular when waiting at the lift and accessing individual parking spaces.
- The entry driveway/shared way is located to the side with a wide entry way that open to the rear of the site. With public art features and greenery it is a highly visible and noticeable area that is over 7m wide, meaning any cars or people entering and exiting or passing by the site should be noticeable to each other. The shared way will also have a speed limit of 10km/h and the use of cobblestone coverings will help slow down traffic in the area.

PRINCIPLE 8

HOUSING DIVERSITY & SOCIAL INTERACTION

“Good design responds to the social context and needs of the local community in terms of lifestyles, affordability, and access to social facilities. New developments should optimise the provision of housing to suit the social mix and needs in the neighbourhood or, in the case of precincts undergoing transition, provide for the desired future community. New developments should address housing affordability by optimising the provision of economic housing choices and providing a mix of housing types to cater for different budgets and housing needs.”

Source: State Environmental Planning Policy No 65 - Design Quality of Residential Flat Development under the Environmental Planning and Assessment Act 1979

- The size, configuration and mix of the apartments associated with the development provides an appropriate response to the market demand of future occupants. 1, 2 and 3 bedroom apartments are supplied, catering for a diverse range of potential occupiers.
- As set out in the Apartment Design Guide, min. 20% of the units are designed to Silver Level Livable Housing Code with retrofitting opportunities at a later stage. The proposal also achieves more than that requirement with many units providing housing suitable for residents that may require those additional capabilities.
- There is a common lobby on ground floor, which allows guests to interact and greet each other. Each lobby on upper levels is accessible.
- Communal open space is located on level 6, accessible to all occupants through the lift, providing ideal spaces for potential social interaction. Inclusion of BBQ facilities, swimming pool, benches and other seating promote such experiences to occur for a variety of group sizes.
- The site is also located within close proximity to necessary facilities including various mode of public transport, commercial and entertainment facilities, large parks, places of worship, as well as schools and a university. The development is therefore suitable for a diverse range of people and lifestyles.

PRINCIPLE 9

AESTHETICS

“Quality aesthetics require the appropriate composition of building elements, textures, materials and colours and reflect the use, internal design and structure of the development. Aesthetics should respond to the environment and context, particularly to desirable elements of the existing streetscape or, in precincts undergoing transition, contribute to the desired future character of the area.”

Source: State Environmental Planning Policy No 65 - Design Quality of Residential Flat Development under the Environmental Planning and Assessment Act 1979

This proposal seeks to provide a new development with a desirable aesthetic to this growing town centre, that incorporates a contemporary design, with a robust and timeless materiality, that coupled with vast greenery and landscaping will become a pleasant and recognisable addition to local area.

The general architectural expression is relatively simple, presenting a series of 2 bays at the front forming a strong podium base, which is disrupted by indentation at the entry and flanked by a setback portion above a shared through link on the west that align with the upper lesser podium floors above.

The lower podium levels are expressed with thick solid concrete walls, that make up the balustrade of the balconies behind, but curve around to form the soffit of the units below. With planting growing over them these balcony forms create a solid podium presentation, providing not only privacy to those units from the public domain, but presenting a strong identifiable presence that tries to find balance between the brown masonry language of the architecture to the east and the contemporary commercial architecture dominating the new developments along Anzac Parade. Horizontal score lines help give detail to these forms, and emphasise the horizontality of the design, grounding it to the street and giving it a more human scale. These bands continue to the side elevations and to the rear, providing a distinct language to the development. These score lines continue up the east and west facades and help break up the blank wall condition whilst still looking natural to the language of the proposal .

The upper most levels are characterised with thinner walls, and a more modern light grey colour, that use more slender elements to help reduce the bulk and also maximise views and sunlight, where privacy from the public domain is less of a concern. Metal rod balustrades helps maintain some more of the curved language, whilst providing a nice slender detail that creates a contrasting balance with horizontal lines of the lower balconies. The soffit is lined with a light timber finish, and with penetrations in the walls and vertical louvers, these units will have a greater feeling of lightness and openness.

The floors in between find a balance, by using that same light grey colour, but have a more solid balcony presentation, maintaining privacy and strong street presence, whilst still having a recessive appearance and lightness. This language continues down on the western setback portion, which helps frame the shared way below, and provide a transition from the more residential language of the central and eastern podium forms, to the more commercial and mixed use developments along Anzac Parade and could be found through the shared way to the south. The setbacks also helps provide a break in street podium wall presentation with any future adjacent building, making the shared way more identifiable, and encouraging more interaction with the space.

The ground floor main entry and units above adopt a similar aesthetic as upper levels, but with the addition of more curvature and planting. This helps not only to identify the entry more easily, but ties the building together creating a harmony throughout the facade. This is also assisted by the landscaping, which also helps tie in the shared through site link with the rest of the architecture.

The commercial tenancy is treated slightly differently with a more open expression. Here, no stone walls or metal fence limit access into the commercial terrace, making the premises much more identifiable along the building facade and allowing the tenancy the opportunity to engage directly with the street and potential future plaza beyond. This opportunity is furthered with inclusion of a seat at the north west corner, and also with operable window that opens up from the commercial component to the shared way, allowing for further interaction with the proposal and the public domain. This could be enhanced by adopting the same paving as the future Bowral St Plaza within the shared way so that is really feels as extension of the public domain. However the current proposal of cobblestone flooring, not only helps slow traffic through the area, but provides an aesthetically pleasing finish that further grounds the building with a human scale, and provides a unique experience in the area.

The green wall that spans the eastern side, and the trellis on west create a recognisable feature that would be synonymous with the development. With the addition of public art features, like dynamic ceiling lights, sculptural art works and other potential lighting and planting, creates a unique thoroughfare that would provide an intriguing and pleasant passage through what could be a simple driveway.

From the scale, to the form, to the choice of materials and use of detailing and landscaping, the proposal offers an aesthetically desirable architecture, that creates a balance in its presentation, that is not overbearing or too subtle, but provides a harmonious and pleasant design that would be welcome in the area.



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