

16 October 2024

Waverley Council
55 Spring Street
Bondi Junction, NSW 2020
Attn: The General Manager

STATE ENVIRONMENT PLANNING POLICY (HOUSING). 2021 STATEMENT – 9 DESIGN PRINCIPLES

PROJECT: 1-7 ANDREWS AVENUE & 26 GLEN ST, BONDI, NSW 2026

PREPARED BY: MHN DESIGN UNION

REV	NAME	DATE
A	DA SUBMISSION	16/08/2023
B	SECTION 34	08/08/2024
C	S4.55 APPLICATION	16/10/2024

Principle 1: Context and neighbourhood character

Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions. Responding to context involves identifying the desirable elements of an area's existing or future character. Well-designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood. Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.

Neighbourhood

- No. 1-7 Andrews Avenue is located on the southern side of Andrews Avenue, the site has a rear frontage to Glen Lane.

Streetscape

Andrews Avenue

- Andrews Avenue is a short and quiet cul-de-sac which runs off Glen Street. The subject area is lined on the west with three and four-story apartment buildings of face brick, which front Glen Street. Development of a dual-occ residence is occurring at the neighbouring property to the east. To the north is a three-story face brick apartment building.

Glen Lane

- Glen lane is a quiet rear access lane to the properties fronting Fletcher Street. Two properties are primarily served by Glen Lane, which are 24 Glen Street, a four-story face brick apartment building, and 28 Glen Street, a single-story brick cottage.
- Immediately south of the subject site, and backing Glen Lane are a three-story, Interwar-style apartment building with face brick, and a three-story render apartment building built 2004.

Economic, social, health and environmental context

The economic, social, health and environmental context is suitable for the proposed development. Reciprocally, the proposed development will positively contribute to this context by providing the following:

- Architectural form which interprets the language laid out by the neighbouring Glen Street apartments.
- Architectural detailing which breaks up the bulk of the building, making it more palatable for its residential context.
- Quality built form & high-level residential amenity to suit the local market demand.
- An appropriate increase in social vitality to the existing neighbourhood centre.
- Contribute to the environmental biodiversity of the area by planting endemic and local plant species in a variety of locations, creating additional habitat for insect, bird, and animal life.

Principle 2: Built form and scale

Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings. Good design also achieves an appropriate built form for a site and the building's purpose in terms of building alignments, proportions, building type, articulation, and the manipulation of building elements. Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.

- The penthouse level setback breaks the bulk of the form as it is read from Andrews Avenue, presenting itself at face as a three-story building, although it is four. The penthouse level reads as a roof in the context of the pitch roofs of the neighbouring apartment buildings.
- The front and rear façades are oriented towards views and away from onlooking balconies with a sawtooth form, breaking the perceived scale, giving a stronger sense of individuality to each apartment.
- The projecting balconies wrapping the front and rear façades reflect the horizontal expression of the Glen Street apartments.
- Southern elevation is articulated to consider the views of the western neighbouring properties.
- The penthouse provides a considered planter width to increase building separation to the western neighbouring properties.

Principle 3: Density

Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context. Appropriate densities are consistent with the area's existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.

- The proposed modification reduces the approved 11 apartments (9 x 3 and 2 x 4 bedroom apartments) to 8 x 3 bedroom apartments.
- The proposed density is consistent with the projected housing targets for the Waverley LGA.
- The proposed density is consistent with surrounding apartment buildings.
- The location allows for easy access to Bondi Beach and surrounding schools, parks and public transport.
- A high level of amenity is provided to each apartment, in terms of unit size, aspect, natural ventilation, outlook and abundant private open space.
- A high level of amenity is maintained to the surrounding buildings, in terms of solar access, ventilation, visual privacy, outlook and landscaped areas.

Principle 4: Sustainability

Good design combines positive environmental, social and economic outcomes. Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials and deep soil zones for groundwater recharge and vegetation.

- The building is designed to maximise orientation of living areas towards the ocean views, whilst allowing maximum natural light into all areas of the plan.
- The development achieves 75% units with 2 hours living & private open space solar access.
- The development achieves 100% units with cross ventilation.
- Deep balconies provide shading to the living spaces of the units.
- The proposed plantings are low maintenance and endemic to the area or Australian native species.
- Electric car charging stations are proposed in the basement.
- The location allows convenient access to buses.
- Community facilities and recreation areas (such as schools, shops & places of worship) are within walking distance, enhancing the social and economic advantages of locating residential apartments close to the neighbourhood centre.
- Easily accessible bicycle parking encourages other forms of transport.
- The development has been designed to meet best practice BASIX targets. Through materiality and façade composition, the proposal allows the units to enjoy high levels of control over their thermal comfort and to minimise the reliance on mechanical ventilation, heating, and cooling.
- Low maintenance materials and finishes are proposed. Combined with insulation, utilising each materials thermal mass reduces the need for air conditioning in addition to acting as an acoustic barrier
- Waste management and recycling accords with waste management principles
- The proposed development represents quality design and provides a high degree of amenity to enhance its enduring use.

Principle 5: Landscape

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well-designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood. Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values and preserving green networks. Good landscape design optimises useability, privacy and opportunities for social interaction, equitable access, and respect for neighbours' amenity and provides for practical establishment and long-term management.

- The proposals frontage with Andrews Avenue is planted to a degree which is consistent with the rest of Andrews Avenue
- Our proposal seeks to maintain the landscaped character of Andrews Avenue by introducing local indigenous trees and shrubs
- Integrated balcony planting to the eastern side of the building softens the building edge and provides privacy to the neighbouring property
- Planters on the western side on the upper level of the building offer a pleasant and complementary outlook for the neighbouring apartment buildings

Principle 6: Amenity

Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well-being. Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas and ease of access for all age groups and degrees of mobility.

- All apartment layouts are planned to maximise solar access to living spaces and habitable rooms whilst maintaining primary outlook towards district and ocean views. Windows are provided to all rooms allowing natural daylight to penetrate through the entire plan
- All apartments are provided with large balconies or private open space, with optimised solar access and an outlook
- 100% of apartments are cross ventilated
- Room sizes are appropriate and consistent with the requirements of the ADG
- Visual privacy is maintained along the side boundaries by careful planning and angling of blade walls, utilising screen blades and deep planter beds in addition to increased setbacks.
- The floorplan layout is organised around a central core provided with ample natural light, natural ventilation and planting.
- All apartments are provided with generous basement storage space as well as internal storage areas within the apartment. All apartments achieve the minimum storage space required.
- Disabled access is provided directly from Andrews Avenue
- Generous communal open space and amenity is provided in form of gardens and a pool

Principle 7: Safety

Good design optimises safety and security within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety. A positive relationship between public and private spaces is achieved through clearly defined secure access points and well lit and visible areas that are easily maintained and appropriate to the location and purpose.

- The development entry off Andrews Avenue is visible, well-lit, and secure
- Security/intercom points are provided at the residential and car park entries
- Passive surveillance of Andrews Avenue and Glen Lane is provided from the apartment living areas and balconies
- Elimination of hidden corners and clear sight lines at the building entry increase safety
- The car-park entry has been positioned with clear sight lines for front exiting cars
- The circulation core allows passive surveillance along the east-west axis

Principle 8: Housing diversity and social interaction

Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets. Well-designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix. Good design involves practical and flexible features, including different types of communal spaces for a broad range of people and providing opportunities for social interaction among residents.

- The 8 apartments accommodated within the proposed development contribute positively to the housing mix and choice within the Bondi area, which is predominantly characterised by Sydney-style walk ups and flat buildings.
- The proposed apartments vary significantly in size, accommodating a range of inhabitants
- The proposed apartments have high amenity and are an attractive housing choice for the local market, three and four bedroom apartments being good options for families, a growing demographic in Waverley

Principle 9: Aesthetics

Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures. The visual appearance of a well-designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.

- The building form is informed by the neighbouring apartment buildings
- Horizontal banding balconies reflect the wrapping expression of the neighbouring balconies
- Variations in materiality, texture, and detail create visual interest and express the different elements of the building facade.
- Using material and form to delineate between ground floor, middle and top floor breaks down the scale of the building and ground the building to its place
- The western façade shelters the building from onlooking.
- Building composition and elements are well proportioned and playful in nature.

Yours faithfully
MHN DESIGN UNION



Brian Meyerson
Principal
Brian Meyerson Architects Pty Ltd trading as MHN Design Union
Registration Number 4907