

14 December 2017

## **DESIGN VERIFICATION STATEMENT 552-568 OXFORD STREET, BONDI JUNCTION**

I, Simon Fleet, registered Architect No. 8363, Director of Urban Possible, verify that I have directed the design of the above project and that the 9 design principles set out in the State Environmental Planning Policy No.65 – Design Quality of Residential Apartment Development have been achieved as detailed below:

### **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.*

- The local context surrounding the site is characterised by a wide variety of building typologies and architectural styles. It includes several taller buildings, each with a distinct language and expression;
- The proposed building successfully responds to a number of complex urban design imperatives, and delivers a high quality, legible and appropriate addition to the precinct;
- The building composition and aesthetic have been derived from a careful consideration for the character of the surrounding context, resulting in a building that is both restrained and compatible with its neighbours;
- The proposal includes an active and high quality ground plane with increased generosity to all the bounding streetscapes. This enhanced public domain will contribute significantly to the overall amenity, character and desirability of the entire Bondi Junction core precinct.

### **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 overall scale of the building is consistent with the planning controls for the site, and with the size and height of the adjoining taller buildings. This contributes to the overall coherency of the urban core, allowing a sequence of buildings that each have similar weight and visual prominence;
- The proposal clearly defines the street edges and public domain on all sides;
- The primary composition of the building has been informed by considered analysis of the local context. The site holds an important urban junction where several different street wall heights and built form typologies intersect;
- The proposal reconciles these varied datums by providing a two / three storey retail box along Adelaide street, reinforcing the adjoining wall heights along this street and providing a comfortable human scale to the street edge;
- The building then steps upwards to the east, with a six / seven storey expressed podium that matches the adjoining podium to Vue apartments in both height and geometry. In doing so it allows a continuous street wall along Oxford Street;
- The tower form of the building rises above the podium, with a scale and weight that is entirely consistent with the surrounding taller towers;
- This tripartite division of primary composition provides a clear reflection of the programmatic and spatial functions within the building. The three primary forms are held together by an overarching façade aesthetic of considered coherency, compositional balance and vertical expression;
- The building is characterised by its distinctive pentagon plan form. The geometrical precision of this form provides an intentional counterpoint to the more fluid and amorphous profiles of many of the surrounding buildings;
- The building form has been shaped to minimise overshadowing impacts to adjoining buildings and the public domain. Further, it has been quite specifically profiled to ensure that the iconic views available throughout the precinct are equitably shared between all developments;
- Simultaneously, the building floor plates have been configured to also maximise internal residential amenity. This includes angling building faces to maximise direct winter solar access, positioning apartment balconies and living rooms such that they enjoy the greatest opportunity for outlook and vistas, and allowing effective cross ventilation;
- Taken collectively, the above manoeuvres represent a thoughtful, highly considered and entirely appropriate response to an unquestionably complex and varied urban context, delivering a high quality and coherent architectural outcome.

### 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 proposal is consistent with the DCP FSR control of 7.0:1 applicable to the site. The proposed FSR of is up to 15% lesser than several adjoining taller buildings, which have FSR's of up to 8.05:1;
- The development is located at the centre of Bondi Junction, and as such has outstanding access to transport infrastructure, jobs and other social and environmental amenities;
- A full floor of commercial space has been provided, in addition to generous ground floor retail provision;
- The buildings unique floor plate has been specifically shaped to maximise the amenity of all apartments. This includes angling building faces to maximise direct winter solar access, positioning apartment balconies and living rooms such that they enjoy the greatest opportunity for outlook and vistas, and allowing effective cross ventilation;
- The proposed communal amenities area is open and inviting, contributing to social interaction between residents and the overall environmental qualities of the project;
- The proposed density is considered entirely consistent with the requirement for high quality design outcomes and high levels of resident amenity.

## 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 proposed design has focused on reducing the demand on resources via the use of simple but effective passive strategies, which also offer excellent amenity to future residents;
- Apartments have been orientated to maximise solar access in mid winter, providing passive heating and improving daylight penetration in winter months;
- Opportunities for cross ventilation of apartments has been maximised;
- The use of double glazing, low solar gain windows coupled with a high level of thermal insulation ensure the envelope achieves a high level of thermal performance, with an average of 87% of apartments exceeding the new BASIX cooling requirements to be introduced in July. The northern and southern façades of the building feature a high ratio of solid wall construction to glass, helping to control summer heat loading to the north and winter heat loss to the south;
- Material selection is intentionally robust, reducing ongoing maintenance requirements, natural embodied energy, durability etc;
- Rainwater reuse tanks are to be installed to reduce water consumption. Rainwater will be reused for areas of communal landscaping;
- The proposal meets the BASIX energy requirement of 30%, with the expectation that this will be exceeded as the design is further developed.

## 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 usability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity, provides for practical establishment and long term management.*

- The proposal includes improvements to the public domain and footpaths adjoining the site on all three sides. Along Adelaide Street, the footpath is proposed to be widened at the request of Council to improve public pedestrian accessibility and the overall amenity of the streetscape. New street tree plantings have been proposed to further soften and shelter the streetscape;
- Along Oxford Street, street tree plantings have also been suggested to align with Waverley's overall objectives for this pedestrian strip;
- Beyond the increased generosity to the bounding sidewalks, the development has generally been built to the site boundaries. This is entirely consistent with the building controls and built form of the local context, but does place limitations on the opportunity for open landscaped areas within the site;

- To enhance residential amenity, the proposal therefore includes a well designed and open communal amenities area at the top of the building podium. This amenities area has been designed as a high quality and flexible space suitable for a range of social activities.
- Discrete areas of planting have been included within the amenities area, located to address privacy considerations and to provide enhanced shelter from the wind and sun. Colourful native species are proposed.

## 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.*

- The building floor plates have been configured to optimise residential amenity;
- Balconies and living rooms have been positioned such that they enjoy the greatest opportunity for outlook and vistas, whilst also maximising winter solar penetration to these spaces;
- Apartments are typically configured around a corner balcony with a natural flow from inside to outside;
- Balconies are of a very useable dimension, and balconies to upper levels have louvred side panels to mitigate cross wind and create more comfortable external conditions;
- Balconies in the podium are arranged as full width terraces that provide increased separation between internal living areas and the increased noise and activity from the bounding streets;
- Apartments are typically configured with a natural separation between living and sleeping areas, with little wasted circulation space;
- Opportunities for cross ventilation are maximised;
- Kitchens are typically within proximity to windows and therefore benefit from excellent natural lighting;
- Apartments are designed to be readily accessible to all users, with equal and level access to all building floors.

## 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 proposed scheme has been designed to minimise the opportunity for crime in accordance with CPTED principles of surveillance, access control, territorial reinforcement and space management;
- Building entry points are clearly identifiable. The residential entrance is clearly separated from the public areas and retail entries;
- A secure entry system at the residential entrance is linked to the apartments to allow only secured access to the building;
- Private open spaces and living areas are located along all primary frontages and provide excellent passive surveillance of the surrounding public domain;
- The secure basement carpark offers direct lift access to all residential levels;

- Access to the level 06 communal area is via resident only security access points.

## 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, providing opportunities for social interaction amongst residents.*

- The proposal will provide a mix of well-designed apartment types. A range of apartment sizes have been provided including studio, 1 bedroom apartments, two bedroom apartments and three bedroom apartments;
- The various apartment types and sizes are spread throughout the development, offering price diversity and choice to cater for a range of potential future occupants;
- The provision of high quality, desirable and secure communal amenities will encourage social interaction and engagement.;
- The retail spaces provided at ground level provide directly accessible amenities for all residents and further opportunity for interaction.

## 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 well designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.*

- The building is characterised by its distinct pentagon plan form. The geometrical precision of this form provides an intentional visual counterpoint to the more fluid and amorphous profiles of many of the surrounding buildings;
- Expressed balconies define the transition points in the plan geometry, and give definition to the corners of the buildings. These balconies accentuate the fine detailing and vertical expression of the proposal;
- The building façade is composed of a simple and timeless material palette, providing a calm overall aesthetic. Compositionally, the building's north and south façades are considered as the more solid faces, with the east and west faces adopting a more reflective and glazed appearance. Solid façade elements are fabricated from an off-white ventilated ceramic tile system, whilst all the metal trim elements have a bronze finish. East and west facades are double glazed high VLT glass in a curtain wall system. Vertical sun shading is provided to the east and west to reduce heat loading and accentuate the buildings verticality;
- The simplicity of the palette sits comfortably within the wider precinct, which is characterised by a diverse and eclectic range of finishes and styles;
- Materials selected have both a visual and physical longevity and overall robustness.

SIMON FLEET

DIRECTOR  
URBANPOSSIBLE