Waverly Council  
55 Spring Street,  
Bondi Junction. NSW 2022

RE:  113 Macpherson Street, BRONTE NSW 2024

DESIGN STATEMENT

This statement forms part of the Architectural documentation to support a planning proposal for the Bronte RSL site. It serves two purposes:

1. It supports the Design Verification Statement pursuant to State Environmental Planning Policy No. 65: Design Quality of Residential Flat Development and the Assessment of the development concept against the guidelines in the Residential Flat Design Code; and

2. It responds to the comments provided by the Waverley SEPP 65 Design Review Panel (as required by the Planning Assessment Commission).

SEPP 65 Assessment

A revised compliance table with the 10 Principles of the SEPP, working calculations and assessment against the Residential Flat Design Code are presented in Appendix 1.

Response to Comments by Waverley SEPP 65 Design Review Panel.

The panel made a number of comments regarding the architectural design. These comprise:

• The rear of the car parking and ground floor retail areas present as a foreboding block in a ziggurat form – they seem undeveloped in their design, too defensive and lacking amenity. There is no reason why they need to be so solid, nor why they cannot accommodate more habitable areas;

• The current resolution of the façade is inadequately resolved in terms of its solar performance, window operation, balustrades and handrails, material quality and construction
• The proposed monolithic façade is incompatible in scale with Macpherson Street's existing built form (even with the building to its west which, in itself, is not a good precedent), but with different treatment need not be;

• The design of facades appears too schematic and unresolved. Clearer design intent is required to size the façade elements; and

• The lower level facades to the lanes and eastern boundary are poor – overbearing and unrelieved. The material character, construction and finish lack sufficient explanation and the desired aesthetic appears to be somewhat forced. Trees to the lane and additional activation at the building facade would assist in improving this elevation.

This proposal is situated within a precinct where there is currently no consistent architectural style, form, or texture. There is currently diverse built form and scale immediately adjacent to the subject site. The design for the subject site has a fundamental obligation to establish a positive benchmark in terms of the interpretation of Council’s planning objectives for the area. The development clearly defines the public and private domain and contributes in a positive manner to the character of the streetscape. Particular attention is given to the form of the building when viewed from the public domain particularly from the north, but also in terms of its visibility and exposure from surrounding properties.

The building has been broken up into a podium / base to the building, middle section consisting of vertical framed design elements, with recessed balconies, provides depth and articulation to the facades, which assist to reduce the potential bulk and massing of the building. The podium of the building is proposed so it relates to existing lower built form adjacent to the east. The podium also creates a consistent zero setback to Macpherson street and differentiates the retail uses to the residential above. The top of the building is designed to have recessive qualities especially to the southern boundary. The proposed built form is following topography levels but also for the benefit in minimizing the built form to the south in order to minimize overshadowing and privacy issues to Chesterfield Lane. Internal amenity for the occupants is of high quality as a consequence, balconies are designed to maximise some distant views and at the same time allowing for solar access and privacy between apartments.

It is also proposed to increase landscaped areas from currently being non existent to deep soil landscaping to the eastern boundary which currently consists of 3 storey building as well as substantial above ground landscaping to podiums and terraces up the proposed building.

In addition, a mixture of colours, materials and textures are adopted reflecting the urbanized location, which together with the articulation of the building which exploits the effects of light and shade, creates a contemporary building of a high architectural quality in accordance with
the aims of SEPP 65. The building achieves an appropriate built form having regard to the site’s opportunities and the building’s purpose, in terms of building alignments, proportions, building type and manipulation of building elements. The building defines the public domain, contributes to the character of the streetscape including views and vistas, and provides quality internal amenity and outlook.

The building is of a contemporary stylistic expression influenced by its urban environment and the proponents desire to provide a positive architectural and aesthetic contribution to the character of the area. The building language aims to create a rhythm that responds to the traditional strip centre urban morphology of typically subdivision of shop fronts.

The building mass is broken up into distinct elements by the use of a mixture of light and heavier materials such as rendered and painted external walls and the creation of a base to emphasise the retail component and respect the scale of the adjoining properties. Coupled with the use of screening devices, stepped-back terraces and the well-articulated building (both in plan and elevation) reduces the perceived visual bulk of the building by exploiting the effects of light and shade, whilst providing visual interest to the observer.

Regards,

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