

10 August 2010

Project Application Mixed Use Development 61-79 Hall Street, Bondi Beach

The Project Application

The subject site is located in the Waverley Local Government Area and the Proponent is Toga Development No. 45 Pty Ltd. The estimated project cost of the development is \$89M. It is estimated that the proposal will create up to 198 full time equivalent operational jobs with 115 relating directly to tourism.

This application seeks approval for:

- 113 room serviced apartment hotel
- 45 residential apartments (15 x 1 bed, 16 x 2 bed, 14 x 3 bed)
- 3,448m² of retail/recreation (restaurant/cafe/bar/gym) floorspace including through-site link
- 3 levels of basement car parking for 184 vehicles, building services and plant area.

Development data and proposed landuses are shown in Tables 1 and 2 below.

Table 1 *Development Data PPR*

	Proposed (PPR)
Site area	3,572m ²
FSR	4.15:1
GFA	14,822m ²
Height	26.245m (RL47.325)
Parking	184

Table 2 *Land uses – PPR*

	Proposed (PPR)
Serviced Apartment Hotel Rooms (GFA)	113 (5,791m ²)
Residential Units (GFA)	45 (5,583m ²)
Dwelling Mix 3/2/1 bedrooms	14/16/15
Retail	3,448m ²
Commercial	-
Total GFA	14,822m²

Delegation to the Commission

The application was submitted with a Political Donations Disclosure Statement disclosing a reportable political donation. Consequently, the project meets the terms of delegation and the Planning Assessment Commission may determine the Project under delegated authority. On 25 July 2010, a Deputy Director General of the Department of Planning referred the project application (MP09-0081) to the Planning Assessment Commission for determination under a delegation issued by the Minister on 18 November 2008.

The Commission consisted of Ms Gabrielle Kibble (chair), Mr Richard Thorp (member of the PAC) and Mr Lindsay Kelly (member of the PAC). They undertook a site visit and met with senior Departmental staff on 9 August 2010 for a briefing. The Commission also met with Council staff on 9 August 2010 who briefed them on their concerns regarding the project including bulk, scale and view loss.

Key issues

The DG's report identified the following key issues:

- Building Height, Bulk and Scale
- Environmental and Residential Amenity
- View Loss
- Traffic Generation/Vehicular Access
- Parking
- Section 94 Contributions.

Public Exhibition

The proposal was exhibited over a 31 day period from 4 November 2009 until 4 December 2009. During the exhibition period, the Department received a total of 228 submissions.

Key Modifications

The Department's key recommendations/modifications to the proposal are as follows:

- Increased rear (O'Brien Street) setback at Level 7 to improve the transition of building height, bulk and scale to O'Brien Street
- Additional 3.4 metre rear setback to Level 2 of the western podium 'wing' addressing O'Brien Street to minimise bulk and scale impacts on No. 81 Hall Street, and to maintain consistency with the main rear podium element.
- Introduction of high level windows to the north western (side) elevation of the upper 3 levels of the western podium 'wing' to reduce massing and lessen visual impact on the character of O'Brien Street.
- To restrict pedestrian access to the eastern portion of terrace to the eastern apartment of the Level 2 rear podium to maintain privacy to No. 8 O' Brien Street.

Commission's Comment

Following the Commission's examination of the documents and plans including the department's detailed evaluation, the Commission approved the proposal subject to the Department's recommendations and modifications.

However, the Commission recommended that if there are any applications to increase the proposed building envelope beyond that approved in this application they should be determined by the Commission.

Gabrielle Kibble
Chair

Lindsay Kelly
PAC Member

Richard Thorp
PAC Member