

Client

Toga Group

Project

61-77 Hall Street, Bondi

Date

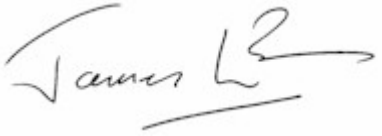
10 June 2008

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# 1 Introduction

This report documents community and stakeholder feedback received through the consultation process for the proposed development of 61-77 Hall Street, Bondi.

The purpose of this consultation process was to:

- Provide the community and key stakeholder groups with an overview of the proposed redevelopment concept plans
- Provide the community and key stakeholders an opportunity to discuss the concept plans with members of the project team
- Collect feedback from the community and key stakeholders on the proposed plans.

This report:

- Will function as one of the inputs into the planning process
- Cannot be construed as being statistically representative of opinion within the local community.

Elton Consulting was engaged by Toga Group to independently facilitate the community consultation sessions and compile a report on the community feedback that was received.

Toga Group is strongly committed to community consultation and appreciates the community's involvement in the process. Toga will use the feedback received to help refine the concept plans, before they are submitted to Council.

## 1.1 Methodology

Consultation activities included:

Briefings of key stakeholder groups including:

- Waverley Councillors
- Waverley Council officers
- Hakoah Club Board
- Bondi and Districts Chamber of Commerce
- Bondi Forum
- Bondi Beach Precinct Committee
- Max Siano (Bondi and Districts Chamber of Commerce)
- Meg Amanchi (Megaswim)

Peter Debnam (Member for Vaucluse) was invited to a briefing but was unavailable. Luke Whittington (Bondi Resident Action Group), Malcolm Turnbull (Member for Wentworth) and Paul Pearce (Member for Coogee) were also offered briefings but declined. Mr Whittington attended the Bondi Beach Precinct Committee meeting.

In all sessions the project team presented the concept plans prior to taking questions and recording feedback.

### • Community sessions

Two one-hour community sessions were held to update the local community and seek feedback on the proposed plans.

Residents were notified of the sessions through the distribution of 1,750 letters in a catchment area bound by Roscoe Street, Wellington Street, Lamrock Avenue, Consett Avenue and Gould Street.

### • On-site tenant meetings

Throughout the consultation process Toga directly engaged with current tenants to update on the proposed concept plans and planning process.

## 1.2 Overview of community responses

The feedback received indicated general community support for the proposed redevelopment.

Many participants in the consultations noted that the proposed plans would be an improvement to the streetscape and architecture of Hall Street, Bondi. Another frequent comment was that the proposed retail concept was appropriately targeted at the provedore/market niche in Bondi, which was currently lacking. An aspect of the proposal that many community members found appealing was the inclusion of a high-quality Medina serviced apartment hotel in Bondi.

The most frequently raised concern related to the potential impacts on traffic and parking. Some participants also noted that although they approved of the retail through-site link concept, they were concerned about the management of this space.

Following the community sessions, feedback was also received from the operator/sublessee of the Hakoah Club pool that the Hall Street, Bondi pool should be indoor, heated and accessible to the community throughout the year.

## 2 The presentation

In each consultation session with key stakeholders and community groups, the Toga Group outlined the preliminary concept plans and key messages to participants.

### 2.1 Project team

The following project team members attended either some or all of the consultation sessions:

- Scott Gregg, Toga Group
- Fabrizio Perilli, Toga Group
- Kate McCauley, Toga Group
- Philip Vivian, Bates Smart
- Kellie Payne, Bates Smart
- Sandra Robinson, Robinson Urban Planning
- James Evans, Elton Consulting
- Janis Tebecis, Elton Consulting.

### 2.2 Key messages

The key messages were delivered to the community to highlight the key aspects of the proposal.

- This is an opportunity to revitalise the Hakoah Club site and tackle the associated current challenges associated with it
- Toga's approach is to deliver a world class development that benefits the local community and recognises Bondi's unique character as a beachside neighbourhood, and international icon.

#### History

- Toga Group was announced the successful tenderers for the Hall St, Bondi site. This was approved by the Hakoah board of management
- Toga investigated the option to incorporate the Hakoah Club back into the site, although the club has voted against this idea
- The site is larger than the previous DA for the Hakoah Club. It incorporates three blocks next to the Hakoah Club, allowing greater potential to

provide a mix of serviced apartments, residential and retail space.

#### Process

- Toga's plans are currently at the conceptual phase. This consultation process will enable Toga to incorporate feedback into designs for the site
- The proposed concept plans are in line with both the NSW State Government's strategies and Waverley Council's strategies, which encourage more visitor accommodation space in Bondi
- The mix of a serviced apartment hotel, retail and residential uses is consistent with Waverley Council's objectives for ensuring Bondi remains a vibrant community centre without adversely impacting on surrounding residential neighbourhoods.

#### Long term commitment

- Toga will retain ownership and management of the site (except for the residential apartments), to ensure a commitment to construction of a high quality, low maintenance building
- Toga will manage the serviced apartments with a 24 hour security presence on the site
- Toga will own and manage the retail component of the site, ensuring maintenance and security of communal spaces and a diverse mix of quality tenants.

#### Building design

- Design excellence is based on a comprehensive analysis of the site and its locality, reinterpreting the Bondi typology in a contemporary building
- Toga is offering new short-term accommodation with serviced apartments, as well as residential apartments
- The proposed height of the buildings are one level above the current Hakoah Club and one level higher than the apartments adjacent to the club, which is needed to incorporate the Medina serviced apartment complex
- The higher storeys will be significantly set back from the road.

#### Quality serviced accommodation

- Construction of 130-150 Medina serviced apartments offering quality, self-contained visitor accommodation to offset the recent and future reduction of hotel rooms in Bondi

- Promotion of Council's tourism strategies
- Employment opportunities
- Economic benefits for local business

#### **Retail**

- Toga Group aim to attract high quality retailers, including provedore-style food stores
- Toga is opening up public access and ensuring the new development integrates with Hall and O'Brien Streets
- The retail design will include a mix of tenants that respond to the spirit of Bondi including groceries for the local community
- Creation of active street frontage to Hall and O'Brien Streets.

#### **Apartments**

- The proposed development contains 30 apartments, compared to the 52 approved in the current DA

#### **Sustainability**

- Toga is strongly committed to ESD principles and ensuring the minimum impact on the surrounding environment. As a minimum this development will:
  - Utilise passive design energy efficiency measures (solar access and cross ventilation)
  - Go beyond the BASIX standards of energy efficiency
  - Promote walkable neighbourhoods (For example, a mixed use development that includes local convenience retailing to minimise the need to travel to Bondi Junction).
- Further measures such as co-generation and an on-site wetland are also under investigation.

#### **Through site link**

- Improved connectivity between Hall and O'Brien Streets designed to promote *Safer by Design* principles.

#### **Streetscape**

- Vibrant streetscape to Hall and O'Brien Streets
- Removal of existing Hakoah Club building, which has large blank facades on all sides and is out of character in the area

- Removal of existing walk-up flats which are in a poor state of repair (particularly when viewed from O'Brien Street)

- Creation of a building that respects the streetscape scale and character of the Bondi heritage area

- 24 hour street presence on the site.

#### **Cultural Program**

- Toga has a history of involvement in the communities in which it owns property. Its owners have a particular commitment to public art programs.
- The precise nature of its involvement in Bondi will be decided in consultation with local agencies and groups. It is hoped that the development will incorporate local works on site.

#### **Traffic/parking**

- The development will reduce current traffic and parking problems
- Access to parking on site will be from O'Brien Street
- Toga is looking into the concept of 'Go-get' cars and a van for the serviced apartment hotel.

#### **Swimming pool**

- The 20 metre long swimming pool will be available to the community, serviced apartment users and residents at different times.

## 3 Community sessions

On 9 and 10 April 2008 approximately 25 community members attended community sessions to view concept plans for the proposed redevelopment of the Hakoah Club site, Hall Street. The sessions were conducted as a short powerpoint presentation outlining the proposal followed by questions and answers.

Letter invitations were sent to 1,750 residents in the local area around the current Hakoah club site. The area distributed to the catchment area bound by Roscoe Street, Wellington Street, Lamrock Avenue, Consett Avenue and Gould Street, was slightly greater than the distribution area recommended by Council officers (see appendix 2). There was a relatively low attendance compared to the number of invitations sent out – approximately two percent.

Feedback from the session was collected in two ways:

- Verbal and written feedback received by Toga representatives and consultants at the session
- Feedback forms (a copy of the form is appended to this report).

23 feedback forms were distributed to session attendees with 12 of those forms received by Elton Consulting. This equates to a very high response rate of 52 percent compared to the usual average for consultations of around 10 percent.

There were also five feedback forms received following the community sessions from clients of the Hakoah Club swim school who did not attend the meetings. The swim school also sent a previous petition to the Mayor of Waverley Council in support of an indoor, heated pool in the Bondi area. This petition had been signed by approximately 500 people. Submissions related to support for an indoor heated pool were also received.

Feedback throughout the evenings indicated that the consultation process was well received by the community.

### 3.1 Summary of feedback forms

The following section summarises the comments made from the 17 feedback forms received by 16 April 2008.

#### 3.1.1 Question 1 – There should be an increase in serviced apartments in Bondi

The responses to this question were:

- Strongly disagree – 2
- Disagree – 4
- Unsure – 4
- Agree – 7
- Strongly agree – 0.

The response to this question indicates that there is a relatively neutral view on the topic of whether Bondi is in need of serviced apartments. The majority of respondents agreed with this statement, with some who either disagreed or were unsure. There were also some respondents who noted that they strongly disagreed with this statement, indicating that they felt there was already adequate provision for serviced apartments in the local area.

#### 3.1.2 Question 2 – The proposed concept will be an improvement to the existing architecture of Bondi

The responses to this question were:

- Strongly disagree – 1
- Disagree – 0
- Unsure – 3
- Agree – 7
- Strongly agree – 6.

Most respondents agreed that the proposed concept plan would be an improvement to the existing architecture of Bondi. Many also strongly agreed that the proposed buildings would be an improvement.

#### 3.1.3 Question 3 – The proposed concept will improve the existing Hall Street streetscape

The responses to this question were:

- Strongly disagree – 1
- Disagree – 0
- Unsure – 1
- Agree – 9
- Strongly agree – 6.

Nearly all of the respondents were in support of the statement that the proposal would improve the streetscape of Hall Street. This reflected the sentiment raised in community sessions that community members felt that much consideration



had been made to developing a building that contributed to the current streetscape of Hall.

#### 3.1.4 Question 4 – The proposed concept will be an appropriate scale compared to the existing Hakoah Club

The responses to this question were:

- Strongly disagree – 0
- Disagree – 0
- Unsure – 3
- Agree – 10
- Strongly agree – 4.

Most respondents agreed that the proposed concept plan would be of an appropriate scale in comparison to the current Hakoah Club. A small number of respondents strongly agreed or were unsure if the scale was appropriate.

#### 3.1.5 Question 5 – The proposed retail concept and through-site link is appropriate

The responses to this question were:

- Strongly disagree – 1
- Disagree – 0
- Unsure – 4
- Agree – 8
- Strongly agree – 4.

Many respondents felt that the retail through-site link was an appropriate concept for the site. A common response was that 'the link was a good idea, but needed to be managed carefully'.

#### 3.1.6 Question 6 – The proposed concept has acceptable traffic and parking impacts

The responses to this question were:

- Strongly disagree – 1
- Disagree – 2
- Unsure – 5
- Agree – 9
- Strongly agree – 0.

The responses to this question were spread fairly evenly. Many felt that the proposed concept had acceptable traffic and parking impacts, although some felt that the impacts were unacceptable. During consultations, many noted that the site currently experiences traffic problems, particularly

during events at the Hakoah Club. Community members expressed the need to look at traffic arrangements around the site in further detail and discuss possible solutions with Waverley Council.

#### 3.1.7 Question 7 – The proposed concept demonstrated well-considered, environmentally sustainable initiatives

The responses to this question were:

- Strongly disagree – 1
- Disagree – 0
- Unsure – 5
- Agree – 9
- Strongly agree – 2.

Most respondents noted that they either agreed with this statement or were unsure of the initiatives.

#### 3.1.8 Question 8 – Do you have any general comments or suggestions on the redevelopment proposal you have seen today?

What we heard – a selection of quotes on the proposal:

- *"The proposed concept is great. Laneway access is great. Need more details on traffic/parking"*
- *"I am concerned about maintenance of the laneway. Closure of through-site link at night should be examined"*
- *"Need to consider noise impacts on locals"*
- *"Look at sea breeze impacts"*
- *"Look into a one way street on Roscoe. Increase pedestrian traffic and reduce car traffic congestion"*
- *"Pool doesn't cater for community or visitors. Babies, elderly and disabled people need an indoor, heated pool for year-round access"*

The following table summarises the responses to each of the questions and highlights the most frequent response to each question:

	1. Increase in serviced apartments	2. Improve architecture	3. Improve streetscape	4. Appropriate scale	5. Appropriate retail	6. Acceptable traffic and parking	7. Well-considered ESD initiatives
Strongly disagree	2	1	1	0	1	1	1
Disagree	4	0	0	0	0	2	0
Unsure	4	3	1	3	4	5	5
<b>Agree</b>	<b>7</b>	<b>7</b>	<b>9</b>	<b>10</b>	<b>8</b>	<b>9</b>	<b>9</b>
Strongly agree	0	6	6	4	4	0	2

As highlighted above, in all aspects the most frequently made response was to agree with the statement that the proposed concept plan would be an improvement to Hall Street, Bondi.

### 3.1.9 Question 9 – Which best describes you?

The following table outlines the profile of respondents who completed feedback forms.

Adjacent resident	6
Surrounding resident	7
Local business	2
Community organisation	1
Other	2

Residents who live adjacent to the site came to the session from:

- Hall Street
- O'Brien Street
- Glenayr Avenue
- Roscoe Street.

Surrounding residents also came from:

- Glenayr Avenue
- Roscoe Street.

Various members of the local business community attended the sessions. One of the attendees was from the Megaswim swim school at the Hakoah Club.

Other stakeholders included a member of the Bondi Beach Precinct Committee and property owner of units in O'Brien Street.

## 4 Summary of key issues

The following section refers to key issues that were recorded by Elton Consulting during the consultation sessions.

Question	Response	Where it was raised
<b>Project timeframe</b>		
<ul style="list-style-type: none"> <li>What is the likely timeframe for the project?</li> <li>When will current retailers need to vacate?</li> </ul>	<ul style="list-style-type: none"> <li>2-3 years until completion</li> <li>Retailers will be able to operate for at least a year.</li> </ul>	Community meeting 1, community meeting 2
<ul style="list-style-type: none"> <li>How will the development be phased?</li> </ul>	<ul style="list-style-type: none"> <li>Toga will need further detailed analysis of all of the existing tenant arrangements before this can be planned.</li> </ul>	Community meeting 1
<b>Ownership (Hakoah Club)</b>		
<ul style="list-style-type: none"> <li>What will the new ownership arrangements for the site be?</li> </ul>	<ul style="list-style-type: none"> <li>Medina serviced apartments – owned and operated by Toga</li> <li>Retail – owned by Toga</li> <li>Apartments – private ownership.</li> </ul>	Community meeting 2
<ul style="list-style-type: none"> <li>Has the Hakoah Club been sold?</li> </ul>	<ul style="list-style-type: none"> <li>Yes.</li> </ul>	Community meeting 2, Bondi Beach Precinct Committee
<ul style="list-style-type: none"> <li>Where will the new club be located?</li> </ul>	<ul style="list-style-type: none"> <li>Question for the Hakoah Club board.</li> </ul>	Community meeting 1
<b>Streetscape</b>		
<ul style="list-style-type: none"> <li>What work has been undertaken for the O'Brien Street streetscape?</li> </ul>	<ul style="list-style-type: none"> <li>The Hall Street frontage is approximately 60 metres and for O'Brien Street 66 metres. O'Brien Street will have:</li> <li>Ground floor - car park ramp, loading dock, stairs</li> </ul>	Community meeting 1, Bondi Beach Precinct Committee

	<p>and some retail</p> <ul style="list-style-type: none"> <li>• Level 1 - gymnasium</li> <li>• Level 2 - hotel apartments.</li> </ul>	
<ul style="list-style-type: none"> <li>• Hall Street has a three storey streetscape. Are five stories proposed?</li> </ul>	<ul style="list-style-type: none"> <li>• The lower building will be one storey higher than the current DCP. The top level of this will be considerably set back from the street, so will be unable to see when walking on the street next to the site.</li> </ul>	Bondi Beach Precinct Committee
<b>Building design/massing</b>		
<ul style="list-style-type: none"> <li>• How will this development change the nature and character of Hall Street? How will this new area operate, particularly with the serviced apartments?</li> </ul>	<ul style="list-style-type: none"> <li>• The retail and residential space will operate similar to what is currently on the site</li> <li>• The Medina will target the executive business market. Serviced apartments cater for a mixed length of stay periods, ranging from a few days to eight or ten weeks.</li> </ul>	Community meeting 2
<ul style="list-style-type: none"> <li>• How will the development address FSR and car parking?</li> </ul>	<ul style="list-style-type: none"> <li>• The DA will need to address Council's requirements for FSR and car parking, which will be outlined at time of lodgement.</li> </ul>	Bondi Forum, Bondi Beach Precinct Committee
<ul style="list-style-type: none"> <li>• What water recycling initiatives do you propose?</li> </ul>	<ul style="list-style-type: none"> <li>• Toga is looking at grey water recycling for the site.</li> </ul>	Bondi Beach Precinct Committee
<b>Orientation</b>		
<ul style="list-style-type: none"> <li>• What is the orientation of the site and what impact will this have on noise and views on adjacent residents?</li> </ul>	<ul style="list-style-type: none"> <li>• Most apartments have been designed to face the water. The rear of the site is mainly bedroom balconies, which is the aspect of the site which faces the residential area on O'Brien Street.</li> </ul>	Community meeting 1
<ul style="list-style-type: none"> <li>• How would the design mitigate the affects of the hot North-Western sun?</li> </ul>	<ul style="list-style-type: none"> <li>• One metre overhangs would aid shading, as well as the vertical structures. In addition, frosted glass would also lessen the impacts of sunlight.</li> </ul>	Bondi Forum

<b>Retail stores</b>		
<ul style="list-style-type: none"> <li>How many and what type of stores will there be?</li> </ul>	<ul style="list-style-type: none"> <li>There will be approximately 12-15 shops. The retail focus is on a provedore – fresh food concept for a local market.</li> </ul>	Community meeting 1, community meeting 2, Bondi Beach Precinct Committee
<ul style="list-style-type: none"> <li>What is the demand for this retail space?</li> </ul>	<ul style="list-style-type: none"> <li>Toga is currently investigating the demand for space. There is a commitment as a long term operator of the site to provide a successful provedore concept for the retail space.</li> </ul>	Community meeting 1, community meeting 2, Bondi Beach Precinct Committee
<ul style="list-style-type: none"> <li>Will there be a restaurant on site?</li> </ul>	<ul style="list-style-type: none"> <li>Yes.</li> </ul>	Community meeting 1, Bondi Forum
<ul style="list-style-type: none"> <li>What are the opening hours for the retail space?</li> </ul>	<ul style="list-style-type: none"> <li>Retail will meet the needs of the local population. It will not be an all-night facility.</li> </ul>	Community meeting 1
<ul style="list-style-type: none"> <li>Will Bungabar still be a tenant in new plans?</li> </ul>	<ul style="list-style-type: none"> <li>Toga can not confirm potential tenants at this stage of the planning process.</li> </ul>	Community meeting 2, Bondi Forum, Bondi Beach Precinct Committee
<b>Retail through-site link</b>		
<ul style="list-style-type: none"> <li>How will Toga ensure that the through-site link is safe and secure at night?</li> </ul>	<ul style="list-style-type: none"> <li>This may potentially be closed at night. Medina serviced apartments would also have a 24 hour security presence on the site.</li> </ul>	Community meeting 2
<ul style="list-style-type: none"> <li>How much cover would be provided over the through site link? Could this incorporate an atrium cover?</li> </ul>	<ul style="list-style-type: none"> <li>The current plans outline two thirds undercover. The idea is to have as much open space above the walkway as possible, whilst still providing some shelter in the rain.</li> </ul>	Bondi Forum, Bondi Beach Precinct Committee
<b>Traffic impacts</b>		
<ul style="list-style-type: none"> <li>What are the impacts of the proposed plan on traffic in the area?</li> </ul>	<ul style="list-style-type: none"> <li>The serviced apartment hotel accommodation does not generate much traffic. There will be a more consistent traffic flow than the current Hakoah Club</li> <li>There is potential to alter and improve traffic arrangements, which would need to be discussed with Waverley Council.</li> </ul>	Community meeting 1, community meeting 2, Bondi Beach Precinct Committee
<b>Parking</b>		

<ul style="list-style-type: none"> <li>What are the current and proposed parking arrangements?</li> </ul>	<ul style="list-style-type: none"> <li>There are currently 132 spaces. The proposal accommodates approximately 200 spaces, which is set in Council's DCP. There will be one entry/exit point for the site, with a loading dock for 2-3 trucks.</li> </ul>	Community meeting 2, Bondi Forum, Bondi Beach Precinct Committee
<ul style="list-style-type: none"> <li>What is the provision of parking space for retail?</li> </ul>	<ul style="list-style-type: none"> <li>Approximately 100 spaces for retail.</li> </ul>	Community meeting 1, community meeting 2, Bondi Forum
<b>Serviced apartments (hotel)</b>		
<ul style="list-style-type: none"> <li>How many serviced apartments will there be and what size are they?</li> </ul>	<ul style="list-style-type: none"> <li>Approximately 130, which will be studios and 1 bedroom serviced apartments.</li> </ul>	Community meeting 1, community meeting 2, Bondi Forum
<ul style="list-style-type: none"> <li>Who will maintain the reception area and monitor security?</li> </ul>	<ul style="list-style-type: none"> <li>The Medina serviced apartments will manage and have 24 hour security on site.</li> </ul>	Community meeting 1
<ul style="list-style-type: none"> <li>How can the long-term viability of the high quality apartments be guaranteed? How can you prevent a conversion to cheaper apartments?</li> </ul>	<ul style="list-style-type: none"> <li>Medina apartments have been specifically designed for high-quality, serviced apartments, which can not be converted to cheaper apartments.</li> </ul>	Community meeting 2
<ul style="list-style-type: none"> <li>Will the site include meeting rooms and conference facilities?</li> </ul>	<ul style="list-style-type: none"> <li>Yes the Medina will also incorporate some meeting space.</li> </ul>	Bondi Beach Precinct Committee
<b>Residential apartments</b>		
<ul style="list-style-type: none"> <li>How many apartments will there be and what size are they?</li> </ul>	<ul style="list-style-type: none"> <li>Approximately 30. They will be a mix of mainly two-three bedroom apartments.</li> </ul>	Community meeting 1, community meeting 2, Bondi Forum
<b>Community benefits</b>		
<ul style="list-style-type: none"> <li>What are the community benefits of the proposal?</li> </ul>	<ul style="list-style-type: none"> <li>A high-quality, local hotel, through-site link, increased provedore-style retail choice and a pool with community access.</li> </ul>	Community meeting 1
<ul style="list-style-type: none"> <li>How will the pool be accessed by the community? What size is it?</li> </ul>	<ul style="list-style-type: none"> <li>Toga is currently looking into solutions so that the community can have shared access with the residents and hotel patrons. The pool will be 20 metres by 10 metres.</li> </ul>	Bondi Forum, Bondi Beach Precinct Committee

## 5 Appendix 1

### 5.1 Community meeting 1 (9 April 2008)

The format of the session was:

- Welcome and introductions
- A presentation of the current concept plans
- Time for questions and answers from local community members.

The following section outlines the issues raised and responses made.

#### Project timeframe

*Question:* What is the timeframe for the project?

*Answer:* At least 2-3 years until completion

*Question:* How will the development be phased?

*Answer:* Phasing will be considered once the needs and rights of all tenants have been considered.

#### Ownership

*Question:* When will current retailers need to vacate?

*Answer:* Retailers will be able to operate for at least a year.

#### Hakoah Club

*Question:* Has the Hakoah Club been sold?

*Answer:* Yes

*Question:* Where will the club relocate?

*Answer:* We do not know at this stage. They are looking for new premises.

*Question:* Where will the next Hakoah Club be?

*Answer:* That is a question for the Hakoah Club board of management.

#### Streetscape

*Question:* There has been much work done for the Hall Street streetscape, but what about O'Brien Street?

*Answer:* O'Brien has a similar theme but at a much smaller scale compared to Hall Street

*Question:* What is on O'Brien Street?

*Answer:* On the ground floor there is a car park ramp, loading dock, stairs and some retail. On Level 1 a gymnasium. On Level 2 - hotel apartments

*Question:* What is the length of the frontage of Hakoah Club plus the three adjoining sites?

*Answer:* Approximately 60 metres on Hall Street and 66 metres on O'Brien Street.

#### Retail stores

*Question:* More food shops in Hall Street are needed. Could there be a Woolworths/Coles? Fresh food would be good for the local older population.

*Answer:* Yes, we hope this provedore concept will fill a niche in the local market. We believe that there is a need for quality produce in Hall Street, although this will be much smaller than a large supermarket.

*Question:* What is the demand for retail space?

*Answer:* More analysis is still needed, but we are committed to the provedore/produce approach to retail.

*Question:* How many shops will there be?

*Answer:* Approximately 12-15 shops.

*Question:* Will there be any restaurants/bars as part of the hotel?

*Answer:* There will be a restaurant and café uses on site. The only food/drink facilities would be in the retail space on the lower two floors.

*Question:* Will the retail space maintain the 7.30pm/8.30pm shut down time?

*Answer:* We don't see the retail as an all-night facility. The retail will meet the needs of the local population.

#### Retail through-site link

*Question:* O'Brien Street is purely residential and retail is not needed.

*Answer:* There are really only two shops on O'Brien. These will only be accessible inside the through-site link, so will not open onto the street.

#### Traffic

*Question:* There are currently significant traffic issues in O'Brien Street, particularly at peak periods. How will the development address this?

*Answer:* The majority of the development is for short-term hotel accommodation, which will require less traffic than the previously approved DA. The proposed redevelopment will also have more consistent traffic movement, compared to the current Hakoah Club, which experienced blockages during major events at the club.

#### Parking

*Question:* Will there be parking space for retail? If so, how many?

*Answer:* Yes there will be approximately 100 spaces allocated for retail, which we are still finalising the plans for. These could be accessed by both the retailers of the redevelopment as well as some local retailers. This should reduce the impacts of traffic/cars and will incorporate the impact of these into the plans for the site.

### **Serviced apartments (hotel)**

*Question:* Who will maintain the buildings and access to site (general cleanliness)?

*Answer:* The Medina serviced apartments

### **Residential apartments**

*Question:* How many residential apartments are proposed?

*Answer:* Approximately 29. It would be a combination of two and three bedroom apartments, with the possibility of some one and four bedrooms.

### **Community benefits**

*Question:* What are the benefits for local residents?

*Answer:* The high-quality, local hotel, retail choice and pool with community access.

### **Orientation**

*Question:* What is the orientation of the building? We don't want people overlooking and creating noise for residents on O'Brien and Roscoe Streets.

*Answer:* As many apartments as possible will be facing the water. The main orientation is to face out towards the beach.

*Question:* What is at the back of the apartments?

*Answer:* Balconies. At the rear there are mainly bedrooms.

The facilitator noted that participants in the session could also make a formal submission regarding the proposal during Council's public exhibition period.

## **5.2 Community meeting 2 (10 April 2008)**

The format of the session was:

- Welcome and introductions
- A presentation of the current concept plans
- Time for questions and answers from local community members.

The following section outlines the issues raised and responses made.

### **Planning process**

*Question:* What is the timeframe for the project?

*Answer:* At least two-three years until completion. This year will be focussed on consultation, finalising the design and the approvals, whereas next year we could potentially begin construction.

*Question:* What does Council think of the plans?

*Answer:* Council are interested in the outcomes of the consultation. There have been some positive comments received, although at this stage of the planning process it is still too early to say.

### **Ownership**

*Question:* Who will own the various components?

*Answer:* The residential component will be bought privately and the serviced apartments will be owned and operated by Medina, which is one of Toga's brands. The Medina will have 24 hour security on site.

*Question:* Are the two bedroom apartments going to be for sale or rent?

*Answer:* These will originally be for sale. The owners may then wish to lease them out.

*Question:* Will local residents have priority to purchase the apartments?

*Answer:* We are happy to look into this.

### **Hakoah Club**

*Question:* Where will Hakoah take their poker machines?

*Answer:* We do not know.

### **Bulk/massing**

*Question:* This is a big development. How do you address Council's guidelines that state that Hall Street is a village? This will bring a much bigger focus up Hall Street. There is a concern that the nature of use as a serviced apartment will change the focus of the area, with the influx of tourists up Hall Street.

*Answer:* The serviced apartments will not target tourists. Medina will target the executive business market, which helps address the issue of Bondi losing its accommodation stock. The serviced apartments cater for a mixed length of stay periods, ranging from a few days to eight or ten weeks. Our vibe brand is more focussed on shorter stays for the tourist market, but we have made a conscious decision to use the high quality *Medina* brand.

Comment: You can't control the tourist market though.

Response: True, although we can control our marketing approach.

### **Streetscape**

*Question:* How far are the apartments set back on the right of the current Hakoah Club? Is it 5 metres?

*Answer:* They are set back three metres from the front. If they were to redevelop, they would most likely also come to the front of the block.

*Question:* Is the Hakoah Club site consolidated? (Are the lots six metres wide?)

*Answer:* Yes, back in the 1950's/1960's they were 6m wide. We are now working with the current street character and streetscape, which uses 12 metre wide lots.

*Question:* How is the building articulated by its colouration?

*Answer:* Each block is separated and stepped back, which gives the feel of separate blocks.



### Retail stores

*Question:* Have the larger supermarkets shown an interest in the site?

*Answer:* Yes, although we believe that there is a need for quality produce in Hall Street, this will be much smaller than a large supermarket.

*Question:* How do you ensure the appropriate mix of retailers? How do you ensure that there are not \$2 shops?

*Answer:* Toga Group has control over the retail mix that is brought onto the site. As the owner and operator of the Medina serviced apartments, we would be looking to introduce quality stores into the site, which will benefit the community as well as us.

*Question:* How many shops will there be?

*Answer:* Approximately 12-15 shops

### Retail through-site link

*Question:* Where is the through-site link exactly on the plans?

*Answer:* This was indicated on the plans, which was lower on the Hall Street side. Security of this through-site link is paramount to Toga, which will be managed by Medina.

*Comment (Community member):* Security needs to be addressed. There are often drunk tourists wandering the streets, particularly in the summer. Removing the Bungabar would also aid this.

### Traffic

*Question:* Council has previously discussed potential traffic arrangements around the site, where Hall would become a one-way street, which would force more traffic to go down through Curlewis. Here the emphasis would be more on Bondi Road and Curlewis Street, which would take it away from Hall.

*Answer:* Council has not mentioned these proposed changes to Toga Group.

*Comment:* Council notified the local community of the proposed plans approximately nine months ago, to which there was much community support.

*Comment:* A community member noted that by making Roscoe Street a one-way going down to the beach and O'Brien a one-way going up, it would be an improvement to the traffic arrangements.

*Answer:* Council would have to drive this process. If the changes are in line with increasing the safety and usage by pedestrians, then Toga is happy to support it.

### Parking

*Question:* How much parking will be available?

*Answer:* Council specifies certain targets. For this site, the maximum limit is approximately 200 car parks. The Medina serviced apartments do not require many spaces. The retail will have approximately 100 spaces.

*Question:* How many car parks are there now?

*Answer:* Approximately 132.

*Question:* Will there be enough parking for shoppers?

*Answer:* Yes. Most shoppers will be local pedestrians, although there will be approximately 100 car parks for people who drive.

*Question:* For the car park, would there be only one entry and exit?

*Answer:* Yes. There will also be a loading dock, which will hold two-three trucks at a time.

*Question:* Will the car park have various elevators?

*Answer:* Yes, there will be one for retailers and one for residents.

### Serviced apartments (hotel)

*Question:* How many serviced apartments will there be?

*Answer:* Approximately 135.

*Question:* What is the capacity of these?

*Answer:* Studios and one bedroom apartments.

*Question:* What is the financial reasoning for not using a cheaper brand on the site in the future? For example, a *Travelodge*.

*Answer:* The building is being specifically designed for serviced apartments. These can not be converted into a cheaper hotel.

### Residential apartments

*Question:* How many apartments will there be?

*Answer:* Approximately 29-30. It would be a combination of two and three bedroom apartments, with the possibility of some one and four bedrooms.

### Orientation/view impacts

*Question:* From what height of the current club is the harbour visible?

*Answer:* From the current roof top you can see a small triangle of the harbour

*Question:* Has the impact of wind/sea breeze been considered? It is currently very windy up Hall Street.

*Answer:* That is a good point. We will need to look into this further.

*Comment:* Bondi needs something like this. Previously interest has been shifted up to Bondi Junction, but this will help to refocus on the beach. Over the last four years the area has deteriorated. *Answer:* We hope that with the new 60 metre frontage on Hall Street, we will be able to make a positive contribution to the Bondi community.

*Comment:* In their planning, the Swiss Grand did not take an approach like this.

*Comment:* I would like to congratulate Toga on their plans for the project. I welcome the change and believe there are many benefits. Please give

retailers adequate notice before they need to relocate.

JE noted that participants in the session could also make a formal submission regarding the proposal during Council's public exhibition period.

## 6 Appendix 2

### 6.1 Key stakeholder meetings

Between 17 March and 14 April 2008, Toga held meetings with key stakeholders to outline concept plans for the redevelopment of the Hakoah Club site. Key stakeholders were asked to provide comment on the concept plans to assist Toga in the process of understanding and addressing community issues during the preparation of a development application for the Hall Street redevelopment.

The following section summarises the key issues raised by respondents at these briefings.

### 6.2 Bondi Forum

The following section outlines the issues raised and responses made.

*Question:* The Mayor, Ingrid Stewe asked if the windows on the higher buildings could be opened.

*Answer:* At this stage of planning the hotel and apartments will have windows that could be opened.

*Question:* A participant questioned how far the overhangs were on the Western side of the building, in order to provide shade. He noted that the North-Western side of the residential apartments would become very hot during the afternoon sun in the summer.

*Answer:* It would be 1100mm or approximately one metre. It was noted that this would not be the only form of shade protection, as the vertical structures would also provide some shading and due to the aspect of the site, the afternoon sun would only be an issue for a short period of time.

The Mayor noted that 'Smart Glass' could also be utilised to lessen the impact. Toga noted that they would consider this option at a later time. It was also noted that the current designs incorporate frosted glass for the higher residential component, which would also help to manage sunlight.

*Question:* Max Siano asked if there was an opportunity to provide atrium cover over the retail through-site link. He noted that during periods of rain, there was a considerable reduction in the number of shoppers in Bondi, as there was not adequate shelter.

*Answer:* The current plan was to have some shelter on the sides of the walk, but aimed to really open up the through-site link. It was noted that an atrium

might close the area up and remove the views to the surrounding buildings and the sky.

*Question:* A participant asked about how the pool would be access by the community. They noted that the current pool had limited community access, particularly when swimming classes were on.

*Answer:* Toga is currently looking into solutions so that the community can have shared access with the residents and hotel patrons.

*Question:* The Mayor asked what the block above the serviced apartments was, which was currently set back from the Hall Street frontage.

*Answer:* This higher level was residential apartments and was considerably set back from the front of the building, which a pedestrian would not be able to see whilst walking next to the building on Hall Street.

*Question:* Max Siano questioned if a high quality restaurant could be incorporated into the site, which could take advantage of roof-top views of the ocean and harbour.

*Answer:* Toga noted they would take this suggestion into account whilst reviewing the concepts.

*Question:* A participant asked about the number of bedrooms the apartments will have.

*Answer:* They will mainly be two or three bedroom apartments, with the possibility for some one bedroom apartments as well.

One participant noted that Bondi is in need of more apartments.

*Question:* How many car parks will there be?

*Answer:* This would be in line with the current DCP, although if Council recommended more they could consider this following the initial DA.

*Question:* Prue Cancian noted that the previously approved DA allowed provision for two stories of space for a club (potentially Hakoah), which would essentially be for community space. She questioned the impact of the new DA on FSR and car parking.

*Answer:* The Mayor noted that as previous owners, the Hakoah Club had the option to stay, but chose to leave and sold the site on this premise. The Mayor also noted that the current envelope still stands and should not create a significant issue.

It was also noted that the DA would need to address Council's requirements for FSR and car parking, which would be outlined at time of lodgement.

*Question:* One participant noted that there will already be a significant amount of retail space in the proposed Swiss Grand redevelopment. They asked what retail Toga was planning to incorporate into the site.

*Answer:* Although two floors of retail were outlined, there was actually fairly limited retail space. Toga noted that the idea behind the retail space was to

create a 'market concept', which would incorporate fresh produce such as a green grocer, fish market or bakery. The idea is to fill a niche market in Bondi.

*Question:* A participant asked what sort of hotel accommodation would be on the site.

*Answer:* It would be high-quality Medina serviced apartments, which would offer short term accommodation in Bondi.

*Question:* A participant asked if extra car parking could be made available for surrounding businesses.

*Answer:* If Council required this in the assessment of the DA, then they could look into the matter further.

*Question:* A participant asked whether it would be possible to incorporate some conference space and facilities on the site.

*Answer:* Toga noted that they would take the suggestion into account when reviewing the plans.

### 6.3 Bondi Beach Precinct Committee

The following section outlines the issues raised and responses made.

#### Planning process

*Question:* Are you pulling down the club altogether?

*Answer:* Yes.

*Question:* When will you pull it down?

*Answer:* It will take at least 2-3 years (24-30 month) until completion. This year will be focussed on consultation, finalising the design and the approvals, whereas next year we could potentially begin construction.

*Question:* Have you undertaken a SEPP 65?

*Answer:* No, this is still at the pre-DA stage of the planning process. We are currently voluntarily undertaking this community consultation.

*Question:* Could a table of compliance, that outlines comparisons between things like GFA and FSR please be attached to the DA?

*Answer:* Yes, we are happy to provide this.

*Question:* Can the plans be put on a website during the DA exhibition period?

*Answer:* We are happy to look into this.

#### Bulk/massing

*Question:* What is the fourth level on the lower part of the development?

*Answer:* There is one level of residential apartments, which has been set back from the Hall Street frontage. This is the area that has essentially been "taken off" the Hall Street frontage of the approved DA and placed on top of the serviced

apartments. We believe that this will be an overall improvement to the design of the buildings.

*Comment:* So essentially you are moving one piece of the building onto the other. The reason that the Hakoah Club was originally approved was in part, due to the fact that the club would be reincorporated into the site. This club space is considered by the community as community space, as there were publicly available facilities.

*Answer:* We believe we are reincorporating community facilities back into the site. The plans include:

- A high quality hotel
- Conference/performance space
- A publicly accessible swimming pool
- Small gymnasium.

Ultimately it is up to Council to decide if the benefits for the local and wider community are appropriate for this site to be redeveloped as outlined in our concept plans. We have bought the site with the existing DA and hope that the new plans provide more community benefits than outlined in the previous DA.

#### Streetscape

*Question:* How tall is the current pharmacy, which is next door to the site? Is the proposal taller than that?

*Answer:* Yes the proposal is one level taller next to the pharmacy.

*Question:* Hall Street has a three storey streetscape. Are you proposing five storeys?

*Answer:* The lower building will be one storey higher than the current DCP. The top level of this will be considerably set back from the street, so you will be unable to see when walking on the street next to the site.

#### Retail stores

*Question:* Will O'Brien Street have a retail component?

*Answer:* Yes there will be some retail, although this will only be accessible via the through-site link.

*Question:* Will you be getting rid of Bungabar? Please say yes.

*Answer:* We can not comment about the potential future tenants at this stage.

*Question:* How do you ensure the appropriate mix of retailers?

*Answer:* Toga Group has control over the retail mix that is brought onto the site. As the owner and operator of the Medina serviced apartments, we would be looking to introduce quality stores into the site, which will benefit the community as well as us.

*Comment:* The expensive rent in Bondi might make it difficult to seek the appropriate tenants.

*Answer:* As we are the owners and operators for the site, we are developing a long-term approach to the management of the entire site.

#### **Retail through-site link**

*Question:* Is the through-site link open-air all the way through?

*Answer:* Most of the link will be open, although approximately a third will be under the serviced apartment component.

#### **Parking**

*Question:* What are the parking impacts of the development?

*Answer:* There are approximately 132 spaces currently. Council specifies certain targets in the DCP for parking on the site. For this site, the maximum limit is approximately 200 car parks. The Medina serviced apartments do not require many spaces and the retail will have approximately 100 spaces. There will be an entrance and a loading dock, which will hold 2-3 trucks at a time.

#### **Traffic**

*Question:* In front of the Hakoah Club there is currently a 'no-stopping' area next to the footpath. This area is also a preferred site to cross the road as pedestrians can view both up and down the street. Would it be possible to extend the width of the footpath to support a pedestrian crossing area?

*Answer:* In principle Toga supports the idea. This would need to be assessed by Council.

*Comment:* The community has also lobbied to close the Hall Street ends of both Chambers Avenue and Consett Avenue to create better flow of pedestrian movement on Hall Street.

*Question:* There are currently issues with traffic on the O'Brien side of the Hakoah Club. Will Toga support the implementation of a cul-de-sac at the end of O'Brien Street?

*Answer:* In principle, yes. If improvements can be made to pedestrian access and safety then we are happy to support the proposal.

#### **Serviced apartments (hotel)**

*Question:* Will the site include meeting rooms and conference facilities?

*Answer:* Yes the Medina will also incorporate some meeting space.

*Question:* Will this space be affordable to hire? The Bondi Pavilion charges \$12 an hour for room hire, but it is extremely difficult to secure a booking there. Bondi needs more affordable space for both meetings and performance.

*Answer:* We can not comment on the hire costs at this point in time. We can look into this when we are further into the planning process.

*Comment:* It would look more appealing to Council if this community facility was provided on the site.

*Question:* What water recycling initiatives do you propose?

*Answer:* We are looking at grey water recycling for the site

*Question:* Will you incorporate reverse-cycle air conditioning?

*Answer:* It has not been finalised at this stage. We do know that the design will allow for the corridors to be naturally ventilated and that some air conditioning will probably be used in the hotel.

#### **Community benefits – swimming pool**

*Question:* What size is the swimming pool? Bondi needs a decent-sized indoor swimming pool that is accessible to the community. Please have a look at Cranbrook pool.

*Answer:* We are planning to have a decent sized pool, which is 20 metres x 10 metres and will be four lanes wide. This is bigger than the current Hakoah Club pool. We will need to look into the benefits of incorporating an indoor pool in comparison to an outdoor pool.

*Comment:* A community member noted that the building designs were very thoughtful in relating to the Hall Street, Bondi streetscape, which is much better than recent development applications.

### **6.4 Bondi & Districts Chamber of Commerce**

The following section outlines the issues raised and responses made.

#### **Planning process**

*Question:* Where will the Hakoah Club relocate?

*Answer:* Max Siano outlined that Hakoah were looking at a potential site in the old cinema in Double Bay. Another Chamber member noted that Hakoah were looking at an old leagues club site in Randwick.

*Question:* What is the timeframe for the project?

*Answer:* The plan is to lodge the DA within a month. The project should take approximately 2-3 years to complete.

#### **Bulk/massing**

*Question:* Is the site half the size of the Swiss Grand?

*Answer:* It is a bit bigger than half. The site is approximately 3,500 square metres.

#### **Streetscape**

*Question:* The bulk and scale of the building are appropriate, although the character of the building is wrong. The pre-cast concrete panels will not give the typical masonry character of Bondi that has been outlined. It would be better to render and paint. Also it will be very expensive to build the curvaceous glass apartments on the top.

*Answer:* Toga outlined that the architects had spent a considerable amount of time and energy ensuring that the building is a modern interpretation of the Bondi character. Although Toga could potentially render and paint the building, it was felt that the precast concrete panels would give a soft touch to the building and differentiate the design. Toga noted that they would ask the architect to talk through the designs with the interested person.

*Comment:* The participant noted that they were not against pre-cast concrete, but had seen it used very poorly in buildings, such as for the Formula 1 hotel on William Street.

*Response:* Toga noted that it would also be possible to address this with the cultural strategist, who was developing a public art strategy for the building.

### Retail stores

*Question:* How big is the supermarket? The proposed supermarket on Glenayr and Blair Streets has already gone to the Land and Environment Court before even being assessed by Council.

*Answer:* Toga is looking to incorporate a small provedore-style market place.

*Comment:* The provedore concept is good, because it is in line with the Bondi character of having small boutique retailers and provides choice to locals in Bondi who do not want to travel long distances.

*Comment:* It would be great if there could be a rooftop restaurant incorporated into the site.

### Parking

*Question:* Will there be parking space for retail? If so, how many?

*Answer:* Yes there will be approximately 100 spaces allocated for retail. These could be accessed by both the retailers of the redevelopment as well as some local retailers. This should reduce the impacts of traffic/cars and will incorporate the impact of these into the plans for the site.

*Question:* How many car parks will there be for the apartments?

*Answer:* Council will only allow 26. The serviced apartments will not create significant traffic generation.

### Serviced apartments (hotel)

*Question:* Are there balconies proposed for Hall Street as well as O'Brien Street?

*Answer:* Yes there are some for the serviced apartments, which are small so they don't have a heavy impact on the streetscape.

### Community benefits

*Question:* Do you see a lot of potential in the area?

*Answer:* Yes. That is why we will become a long term member of the community.

*Comment:* Toga should have a representative on the Chamber of Commerce.

*Question:* Will the gym be open to the general public?

*Answer:* Yes, although it will not be a \$2 turn-style arrangement. Toga is currently discussing the potential gym arrangements with Megaswim, who operate the current Hakoah Club swimming pool.

*Question:* Will there be public toilets?

*Answer:* The retail component will have publicly-accessible toilets.

## 6.5 Mega Swim School - Meg Amanchi

Representatives of the project team met with Mega Amanchi (of Mega Swim School, sub-lessee of the existing Hakoah Club pool) on 17 March 2008. Ms Amanchi identified the following issues for the proposed development:

- Mega Swim School has approximately 1500 students (with another 200 wait listed)
- Loss of the existing Hakoah pool will leave Mega Swim without premises
- Loss of the existing Hakoah Club pool is a major concern for Ms Amanchi, her staff and students
- 20m pool is appropriate (25m pool markedly increases heating costs)
- Varied depth from 1.1m (shallow end) to 1.8m (deep end) ideal for swim classes
- Mega Swim School currently provides limited access to the pool for club and gym patrons (typically one lane in the morning, but no access between 3.30-6.30pm on weekdays)
- New pool must be indoors as children learning to swim need to be comfortable during inclement weather (particularly in winter)
- Solar energy inadequate for pool heating (existing pool heated to 31 degrees, required for babies and young children)
- Amenity of pool would be improved with better coffee and food facilities
- Visibility to the pool from upper levels of the development is not desirable
- Mega Swim School would like to have responsibility for the pool (ie control access by other users).



### Hall Street, Bondi proposed concept plans Community Information Session – Feedback form

Thank you for taking the time to view the concept plans for the proposed redevelopment of the Hakoah Club site, Hall Street, Bondi. What you will see and hear this evening is the concept plans and the thinking behind them.

This is a presentation that has been given to a number of local individuals and organisations including Waverley Council, over the past few weeks.

The Toga Group is currently refining the plans in preparation for lodgement of a DA at the end of April. Therefore, we are very keen to get your first impressions through this feedback form so they can be considered prior to lodgement. A formal consultation process will be conducted by Waverley Council during the exhibition period of the DA.

*Please circle your response:*

**1. There should be an increase in serviced apartments in Bondi**

Strongly disagree	Disagree	Unsure	Agree	Strongly agree
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**2. The proposed concept will be an improvement to the existing architecture of Bondi**

Strongly disagree	Disagree	Unsure	Agree	Strongly agree
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**3. The proposed concept will improve the existing Hall Street streetscape**

Strongly disagree	Disagree	Unsure	Agree	Strongly agree
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**4. The proposed concept will be an appropriate scale compared to the existing Hakoah Club**

Strongly disagree	Disagree	Unsure	Agree	Strongly agree
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**5. The proposed retail concept and through-site link is appropriate**

Strongly disagree	Disagree	Unsure	Agree	Strongly agree
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**6. The proposed concept has acceptable traffic and parking impacts**

Strongly disagree	Disagree	Unsure	Agree	Strongly agree
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**7. The proposed concept demonstrated well-considered, environmentally sustainable initiatives**

Strongly disagree	Disagree	Unsure	Agree	Strongly agree
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**8. Do you have any general comments or suggestions on the redevelopment proposal you have seen today?**

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*To help us determine that we are reaching all the necessary stakeholders, could you please answer the following question about yourself.*

**9. Which best describes you?** (Please tick one or more)

- ☐ A resident whose property is next to the redevelopment proposal in \_\_\_\_\_ (St/Rd)
- ☐ A resident of the general area in \_\_\_\_\_ (St / Rd)
- ☐ A commercial operator/business in the area \_\_\_\_\_ (St / Rd)
- ☐ A community organisation in the local area \_\_\_\_\_ (Organisation)
- ☐ Other stakeholder *(Please specify)* \_\_\_\_\_

Thank you for taking the time to complete this feedback form. If you would like more time to consider your response, please return the completed form to us by **Monday 14<sup>th</sup> April 2008**. Completed forms and additional comments can be either sent in the reply-paid envelopes provided or emailed to [janis@elton.com.au](mailto:janis@elton.com.au). If you prefer, please return it by either of the following ways:

Fax: 9387 2557 (Please fax *both* sides of the form), or

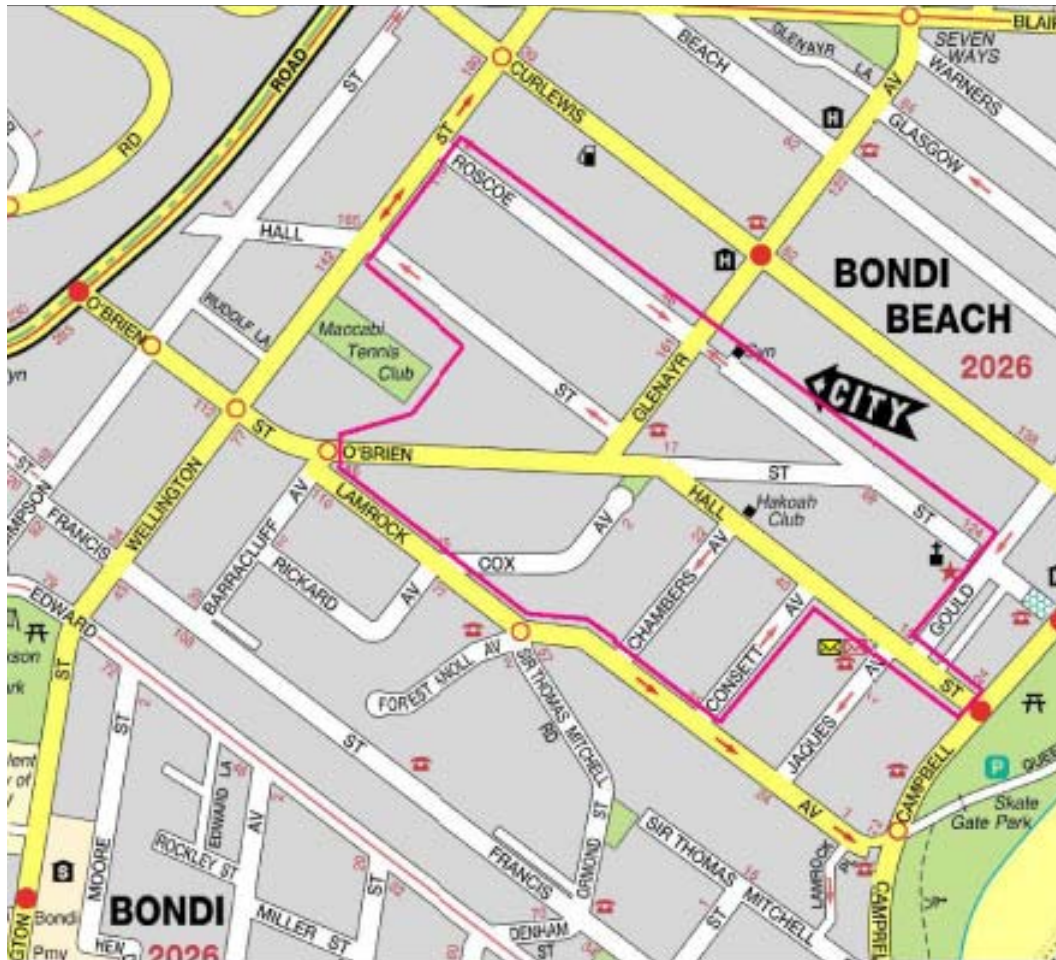
Post: Elton Consulting, PO Box 1488, Bondi Junction NSW 1355

**Thank you for providing your feedback**



## 8 Appendix 4

### Hall Street, Bondi distribution area



## Hall Street, Bondi recommended distribution area (Waverley Council officers)

