



Planning

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Our ref: MP 09_0081
File: S09/00664-1

Ms Sandra Robinson
Director
Robinson Urban Planning Pty Ltd
83 Fletcher Street
TAMARAMA NSW 2026

Dear Ms Robinson,

61 - 79 HALL STREET, BONDI BEACH - MP 09_0081

I refer to your Environmental Assessment (EA) for the proposed redevelopment of 61-79 Hall Street, Bondi Beach. As you are aware, the Department publicly exhibited the application from 4 November 2009 until 4 December 2009.

I have enclosed a copy of the submissions received to date, pursuant to Section 75H(5) of the *Environmental Planning and Assessment Act, 1979*. These submissions include responses from relevant Government agencies. Waverley Council, at the meeting held on 5 December 2009, considered the matter and a copy of the Council planning report and Council's resolution are included with this letter.

The Department has reviewed the submissions received and considered the proposal as detailed in the EA. The Department has identified a number of key issues with the proposal relating to bulk and height, setbacks and fringe impacts on adjoining residential land. These issues are outlined in **Schedule 1**.

The Department will also require additional information to complete our assessment as outlined in **Schedule 2**.

The Director General, pursuant to Section 75H(6) of the Act, requires that you provide a response to the issues raised in these submissions. It is considered that a Preferred Project Report (PPR) should be prepared identifying how you have addressed these issues (including those raised by the Department) and how the PPR minimises the environmental impacts of the proposal.

A Statement of Commitments is also to be provided incorporating any amendments following your response to the submissions.

It is recommended that you meet with Departmental Officers to discuss the issues raised in the public submissions and in this letter. In this regard, please contact Andrew Smith, Team Leader, Metropolitan Projects on (02) 9228 6369 or andrew.smith@planning.nsw.gov.au.

Yours sincerely


Michael Woodland
Director
Metropolitan Projects

14/1/2010

SCHEDULE 1 – DEPARTMENT OF PLANNING KEY ISSUES

1. O'Brien Street

Transition of height/bulk

The proposed 3 storey built form at the rear (addressing O'Brien Street) has the potential to present excessive bulk and scale, particularly where there are large expanses of blank wall which extend to the street and eastern side boundary. Concern is also raised with regards to the impact of the northern section of tower on surrounding lower density residential areas.

Further massing/setback options should be investigated with particular consideration given to achieving a more appropriate transition between the proposal and the immediate urban context comprising lower densities in O'Brien Street.

Setbacks

The proposed rear (O'Brien Street) and south-east side setbacks of both the podium (serviced apartments) and tower building above present a bulk and scale impact on the local urban context.

Further analysis of these setbacks is required which may include a consideration of different options for achieving greater podium and tower setbacks to O'Brien Street and the adjoining residential zone to the south east.

2. Building Envelopes

The existing building is visually prominent in the immediate locality, in particular, when viewed from the junction of O'Brien Street and Hall Street.

The Department considers that the overall height of the proposed tower may impact on views from surrounding properties.

Further justification should be provided (including identification of impacts) to support the additional storey above the existing Hakoah Club building. Options should be prepared considering the redistribution of the floorspace in the additional storey across other areas of the site.

SCHEDULE 2 - ADDITIONAL INFORMATION REQUIRED / COMMENTS

In addition to any revised architectural plans and supporting documentation, including analysis of options and designs reflecting the matters raised in **Schedule 1**, the following information is also required:

- View impact analysis;
- Shadow diagrams should be prepared detailing the extent and duration of overshadowing on surrounding buildings. These diagrams should compare shadows between the existing and approved developments, and the amended proposal. Where shadowing has the potential to significantly affect windows and balconies in the elevations of surrounding buildings, elevational shadow diagrams should be provided.