

PREFERRED PROJECT REPORT AND STATEMENT OF COMMITMENTS
SUBMITTED TO NSW DEPARTMENT OF PLANNING

Mixed use development for the purpose of tourist related facilities

61-79 Hall Street, Bondi Beach MP 09_0081

Prepared on behalf of

TOGA GROUP

MARCH 2010

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Attachments

- 1 Letter from the DoP, dated 14 January 2010, identifying key issues to be addressed in the PPR
- 2 Summary of and response to submissions by Robinson Urban Planning
- 3 Amended Area Schedule and Amended Schedule of Apartments, by Bates Smart
- 4 Amended Landscape Plan, by Taylor Brammer Landscape Architects
- 5 Additional Traffic Advice, by Halcrow
- 6 Amended BASIX Certificate, by AECOM
- 7 Amended BCA Compliance Report, by Steve Watson & Partners
- 8 Amended Waste Management Plan, by J D Macdonald
- 9 Amended Accessibility Report, by Morris Goding
- 10 Douglas Partners advice on groundwater issues

1.0 INTRODUCTION

An Environmental Assessment (**EA**) for a proposed mixed use development for the purpose of tourist related facilities at 61-79 Hall Street, Bondi Beach (the **site**) was publicly exhibited from 4 November 2009 until 4 December 2009.

The NSW Department of Planning (the **DoP**) has provided Toga Group (the proponent) with copies of the submissions received, including responses from relevant Government Agencies and Waverley Council. Following its review of the submissions, the DoP has identified the following key issues and additional information to be addressed:

A Key Issues relating to bulk and height, setback and fringe impact to adjoining residential land:

1. O'Brien Street
 - Transition of height/bulk
 - Setbacks
2. Building envelopes

B Additional information

- View impact analysis
- Shadow diagrams

In accordance with Section 75H(6) of the *Environmental Planning and Assessment Act, 1979* (**EP&A Act**), the Project Application (**PA**) has been amended to minimise its environmental impact and address the DoP's key issues and issues raised in the submissions. This Preferred Project Report (**PPR**) describes the proposed changes and includes a Statement of Commitments. The PPR also provides additional information in relation to view and overshadowing impacts.

The amended project described in this PPR and shown on the amended architectural plans prepared by Bates Smart comprises:

1. Demolition of all existing buildings and structures on the site.
2. Construction of a new mixed building for the comprising:
 - Lower Ground Floor, Ground Floor and up to seven storeys above
 - 113 serviced apartment hotel rooms on Levels 00, 01 and 02
 - 3,448m² of other non-residential gross floor area (**GFA**) (comprising retail/commercial, licensed restaurant/café/bar, a gym and community room) located on the Level 000 and Level 00

- 45 residential apartments (being 15 x one bedroom, 16 x two bedrooms and 14 x three bedrooms) on Levels 03 to 07
- A swimming pool (20m x 7m) and landscaped deck area on Level 00
- A through site link (open to the sky) connecting Hall and O'Brien Streets
- Three basement car parking levels, accessed via a driveway to O'Brien Street, accommodating 184 cars (comprising 28 serviced apartment spaces, 43 residential spaces and 113 retail, restaurant/cafe and recreation spaces), 10 motorcycle spaces and approximately 65 bicycle spaces
- Loading dock accessed from O'Brien Street
- Substation at Basement Carpark Level 001
- Landscaping of the site

The PPR has been prepared by Robinson Urban Planning Pty Ltd, on behalf of the proponent, Toga Group. It should be read in conjunction with the EA (comprising reports dated June 2008 and December 2008). It is accompanied by a separate volume of Amended Architectural Plans, Analysis Plans, View Analysis Plans and Shadow Diagrams by Bates Smart and the following attachments (**Attachments 5 - 10** should be read in conjunction with the corresponding reports in the EA):

- | | |
|----------------------|---|
| Attachment 1 | Letter from the DoP, dated 14 January 2010, identifying key issues to be addressed in the PPR |
| Attachment 2 | Summary of and response to submissions by Robinson Urban Planning |
| Attachment 3 | Amended Area Schedule and Amended Schedule of Apartments, by Bates Smart |
| Attachment 4 | Amended Landscape Plan, by Taylor Brammer Landscape Architects |
| Attachment 5 | Additional Traffic Advice, by Halcrow |
| Attachment 6 | Amended BASIX Certificate, by AECOM |
| Attachment 7 | Amended BCA Compliance Report, by Steve Watson & Partners |
| Attachment 8 | Amended Waste Management Plan, by J D Macdonald |
| Attachment 9 | Amended Accessibility Report, by Morris Godding |
| Attachment 10 | Douglas Partners advice on groundwater issues |

2.0 KEY ISSUES AND CHANGES TO THE PROJECT

The key issues raised by the DoP (as set out in the letter at **Attachment 1**) relate to:

1. O'Brien Street
 - Transition of height/bulk
 - Setbacks
2. Building envelopes (additional information on this key issue is provided in Section 3.0)

In response to these key issues and the issues raised in the submissions (**Attachment 2**), the project has been amended.

The separate volume of Analysis Plans by Bates Smart includes analysis plans illustrated the proposed amendments showing:

- Amendments described in this PPR showing removed mass in **red**
- Amendments described in this PPR showing relocated mass in **blue**
- Amendments proposed in the exhibited EA (December 2008 volume) showing removed mass in **yellow**

The most significant amendments proposed in this PPR, which significantly reduce the bulk of the proposal when viewed from O'Brien Street and improve the relationship of the project to the lower densities in O'Brien Street, comprise:

- **Removal of podium mass at O'Brien Street (with increased rear and south-east side setbacks)** - This amendment introduces a significant triangular setback (5m at O'Brien Street) where the podium adjoins a semi-detached dwelling at 8 O'Brien Street. The overall length of the podium has also been reduced. At Level 02, this side boundary setback is increased and a 3.4m front setback is proposed to O'Brien Street (the EA did not provide any additional setbacks at Level 02). Further articulation is proposed to avoid large expanses of blank walls.
- **A new eastern side boundary setback at Level 00** – This amendment introduces a 1.9m landscaped setback to the serviced apartment balcony edge (3m to glass line). A section illustrating the new setback is show at **Figure 4**.
- **Removal of mass from the northern end of the proposed tower** (Levels 03 to 07) – This amendment reduces the proposed tower length by 3m at the O'Brien Street end of the site. O'Brien Street tower setback now 6 to 9m overall.

- **Relocation of mass to the north-western corner of the site** - This amendment relocates the removed mass described above to a new wing in the north-western corner of the site. The new wing has two serviced apartment levels and one residential level above two retail levels. The top level of the new wing is setback 3.4m from O'Brien Street, to achieve a unified streetscape with the serviced apartment podium to the east. The new wing adjoins a retail/serviced apartment building at 81 Hall Street which (like the site) is in Zone No. 3(a) General Business under Waverley Local Environmental Plan 1996 (**WLEP 1996**).
- **Internal configuration** –Amendment of the building envelope has necessitated changes to the internal planning of the project (serviced apartments and residential apartments). In response to Waverley Council's objection to any loss of existing and potential dwellings on the site (refer summary of objections at **Attachment 2**), the number of apartments has also been increased (from 34 to 45 dwellings).

The O'Brien Street photomontages at **Figure 1** and **2** compare the exhibited EA with the project described in this PPR. **Figure 3** shows in red the significant decrease in bulk of the PPR as presented to O'Brien Street. The photographs and photomontages looking at the site from the west (at **Figures 5 to 8**) also show that the proposed tower length is visually comparable to the existing building.

Table 1 lists the proposed amendments by drawing number. **Table 2** compares the key attributes of the Exhibited EA and PPR. It demonstrates that:

- The FSR as stated in the exhibited EA has not changed (4.15:1)
- The number of serviced apartment hotel rooms has not changed (113 rooms).
- The total number of dwellings has increased (from 34 to 45 dwellings) in response to Waverley Council's concern about the loss of dwellings yielded from the site.
- Relocation and a significant reduction in area of the public gymnasium and other changes to reduce the bulk of the podium have reduced the retail/recreation/restaurant GFA (from 4,299m² to 3448m²).
- The number of parking spaces is generally the same (182 in the exhibited EA and 184 in the project described in this PPR). The total number of parking spaces is generally consistent with the maximum parking requirement under Waverley Development Control Plan 2006. Given the number of submissions that express concern about on-street parking impacts, it was considered reasonable to provide the maximum number of allowable spaces consistent with that in the exhibited EA. As detailed in the Traffic Report by Halcrow (**Attachment 5**), the proposed parking arrangements are appropriate and the new mix of uses generates less traffic than the exhibited EA.



Figure 1 – Photomontage of the **exhibited EA project** as viewed from O'Brien Street



Figure 2 – Photomontage of the **preferred project** as viewed from O'Brien Street



Figure 3 – Photomontage of the **preferred project** as viewed from O'Brien Street showing the reduced envelope in red shade (including reductions described in the exhibited EA dated December 2008)

Table 1 – Summary of proposed amendments by drawing number

Drawing number and title	Rev	Proposed amendments
A0.01 – Drawing Schedule	3	– Updated to reflect amended plans
A1.01 – Location Plan	3	– Updated to reflect amended plans - New BASIX Specification
A2.201 – Level 003 Basement	3	– Minor planning changes
A2.202 - Level 002 Basement	3	– Minor planning changes
A2.203- Level 001 Basement	3	– Minor planning changes
A2.204 – Level 000	3	– Minor planning changes
A2.205 - Level 00	3	<ul style="list-style-type: none"> – New setback to 8 O'Brien Street (5m at street) – New setback along eastern side boundary (1.9m to balcony, 3m to glass line refer (Figure 4)) – Reduced podium length – Reduced/relocated gym – Serviced apartments provided – Wider serviced apartment lobby to Hall Street
A2.206 – Level 01	3	<ul style="list-style-type: none"> – New setback to 8 O'Brien Street (5m at street) – Reduced podium length – New wing on western boundary (serviced apartments) – Amended serviced apartments layout
A2.207 – Level 02	3	<ul style="list-style-type: none"> – See Level 01 – 3.4m setback from O'Brien Street to top level of main podium
A2.208 – Level 03	3	<ul style="list-style-type: none"> – New wing on western boundary (residential apartments) – Serviced Apartments deleted – O'Brien Street tower setback increased by an average of 3m – Edge of planter setback a further 2.6m from O'Brien Street – Amended residential apartment layout
A2.209 – Level 04	3	<ul style="list-style-type: none"> – O'Brien St tower setback increased by 3m average , 6-9m overall) – Amended residential apartment layout (cross-overs deleted)
A2.210 – Level 05	3	– See Level 04
A2.211 – Level 06	3	– See Level 04
A2.212 – Level 07	3	– See Level 04
A2.213 – Roof Plan	3	– Amended roof plan to reflect changes below
A5.102 – South West Elevation Hall Street	3	– Minor planning changes
A5.104– South East Elevation	3	<ul style="list-style-type: none"> – Amended to reflect changes above – Increased articulation
A5.103 – North Elevation O'Brien Street	3	<ul style="list-style-type: none"> – O'Brien St podium reduced as described above – New wing on western boundary
A5.101– North West Elevation	3	– New wing on western boundary
A5.601– Section AA	3	– Updated to reflect amended plans
A5.602– Section BB	3	– Updated to reflect amended plans
A5.603 – Section CC	3	– Updated to reflect amended plans

Drawing number and title	Rev	Proposed amendments
A5.604– Section DD	3	– Updated to reflect amended plans
A5.605 – Section EE	3	– Updated to reflect amended plans
A5.606– Section FF	3	– Updated to reflect amended plans
A5.607– Section GG	3	– Updated to reflect amended plans
LA01 – Landscape Plan – Hall Street and O'Brien Street Streetscape	3	– Updated to reflect amended plans, footpath widening to Hall Street removed
LA02 – Landscape Plan – Level 00	3	– Updated to reflect amended plans
LA03 - Landscape Plan – Upper Levels	3	– Updated to reflect amended plans

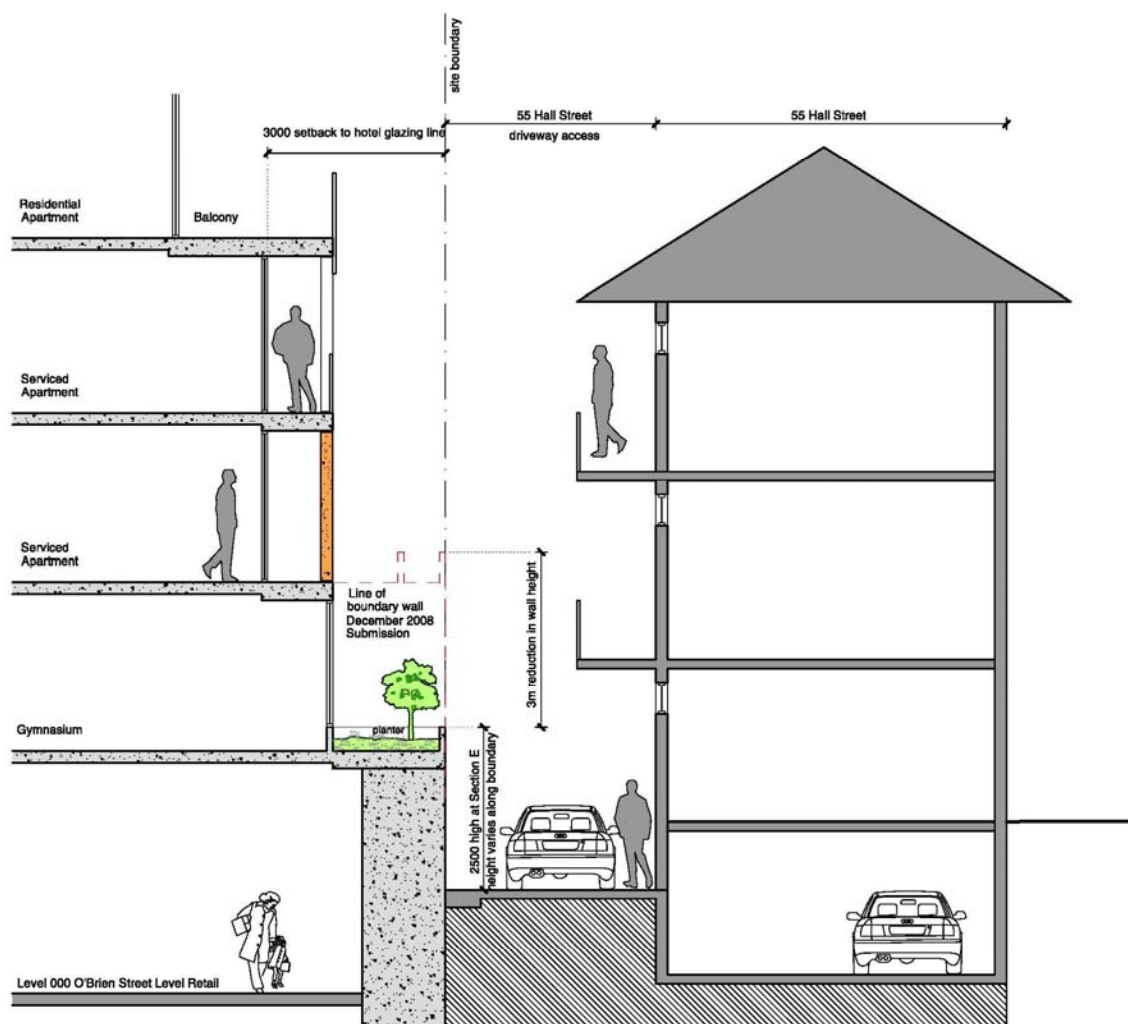


Figure 4 - Eastern side boundary section

Table 2 – Comparison of exhibited EA and PPR

	Exhibited EA		PPR		Change
Number & mix of residential apartments					
– One bedroom	3	(9%)	15	(33%)	+12
– Two bedroom	19	(56%)	16	(36%)	-3
– Three bedroom	12	(35%)	14	(31%)	+2
Total apartments	34		45		+11
Number of serviced apartments	113		113		0
GFA (m²)					
– Serviced apartment hotel	5,513		5,583		
– Residential	5,010		5,791		
– Retail, restaurant/cafe, recreation	4,299		3,448		
Total (m ²)	14,822		14,822		0
FSR (site area 3,572m²)					
– Serviced apartment hotel	1.54:1		1.56:1		
– Residential	1.40:1		1.62:1		
– Retail/recreation	1.20:1		0.97:1		
Total FSR	4.15:1		4.15:1		0
Parking					
– Serviced apartment hotel	28		28		
– Residential	31		43		
– Retail, restaurant/cafe, recreation (including future outdoor seating which will be subject to a separate DA)	123		113		
Total parking	182		184		+2

Table 3 provides an updated assessment of compliance with the Residential Flat Design Code (**RFDC**) that accompanies State Environmental Planning Policy 65 - Design Quality of Residential Flat Buildings (**SEPP 65**). It demonstrates that the project is generally in accordance with the RFDC with the exception of the following rules of thumb:

- **Internal circulation** – The number of units accessible from a corridor in four of the five residential levels comply (with 3 or 8 units accessible from the corridor). With 18 units accessible from one corridor, the lowest residential level (Level 03) does not comply. This minor non-compliance is reasonable given that it occurs at just one level and that the non-complying level combines the tower and part of the podium footprint making compliance difficult.
- **Daylight access** – The daylight access rule of thumb suggests that (in dense urban areas), 70% of apartments should receive at least 2 hours of sunlight in midwinter between 9am and 3pm (31 apartments required). 55% of the proposed apartments (25 out of 45 apartments) comply. The shortfall of six apartments is considered reasonable given that all apartments have internal and external areas that exceed the RFDC minimum areas. Additionally, all of the proposed apartments will have access to the internal courtyard (that has excellent solar access) and swimming pool.
- **Natural ventilation** – The natural ventilation rule of thumb suggests that 60% of apartment should be cross ventilated (27 apartments required). 38% of the proposed apartments (17 of 45) have excellent cross ventilation. Given the narrow apartment depth (8m or less), other apartments are capable of natural ventilation.

Additional information and specialist reports supporting the PPR are listed at the introduction.

Table 3 - Compliance with RFDC

Rule of Thumb	Compliance/Comment	
Building depth		
Apartment building depth maximum 18m glass line to glass line.	✓	All apartments comply
Building separation	✓	Residential levels commence at Level 03 which is higher than the adjoining building at 59 Hall Street.
Safety	✓	Windows/balconies look towards the adjoining streets and internal courtyard.
Apartment layout (internal)		
Studio 38.5m ²	n/a	
1 bedroom 50m ²	✓	56 - 78m ²
2 bedroom 70m ²	✓	76 - 111m ²
3 bedroom 95m ²	✓	121 - 184m ²
Apartment layout (external)		
Studio 6m ²	n/a	
1 bedroom 8-10m ²	✓	12 - 39m ²
2 bedroom 11-33m ²	✓	20 - 57m ²
3 bedroom 24m ²	✓	42 - 211m ²
Single aspect apartment depth limited to 8m from a window.	✓	All habitable areas <8m from a window
Back of kitchen no more than 8m from window.	✓	All kitchen areas <8m from a window
Balconies - minimum depth of 2m.	✓	Principal area of balconies (adjoining living areas min 2m wide)
Ceiling height		
2.7m min. residential habitable rooms.	✓	2.7m
2.25m min. non-habitable rooms.	✓	>2.25m
Internal circulation		
8 units (max) accessible from corridor.	✗	Levels 4, 5, 6 and 7 comply (with 3 to 8 units off the corridor). With 18 units accessed from one corridor, Level 03 does not comply.
Storage		
Studio/1 bed 6m ³ , 2 bed 8m ³ , 3 bed 10m ³	✓	All units able to comply with internal and basement storage
Daylight access		
Living rooms & private open space of 70% of apartments receive 3 hours sun between 9am and 3pm in mid winter. May be reduced to 2 hours in dense urban areas	x	25 of 45 apartments (55%) receive two hours of solar access to their living rooms.
Max 10% single southerly aspect units	✓	Only 4 of 45 apartments (9%) have a southerly (only) aspect.
Natural Ventilation		
Building depths 10 – 18m.	✓	All apartments comply.
60% of apartments cross ventilated.	x	17 of 45 apartments (38%) are cross ventilated. Given the narrow apartment depth (8m or less), all other apartments are capable of natural ventilation.
25% of kitchens naturally ventilated.	✓	More than 25% kitchens are able to be naturally ventilated.

3.0 ADDITIONAL INFORMATION

As noted in the introduction, the DoP requested additional information in relation to view and overshadowing impacts. The Key Issues (Building Envelopes) also requests further justification to support the additional level above the existing Hakoah Club building.

View impacts, overshadowing and building envelopes (with specific reference to Level 7) are addressed below.

3.1 View impact analysis

As it is not possible or feasible to access multiple buildings around the site, Bates Smart has completed a “reverse view analysis”. This process involved:

- a) Photographing sightlines to the site (and project) from nine positions along the Bondi Beach water’s edge, one position at the eastern end of Hall Street and two positions to the west of the site.
- b) Plotting the envelope of the project (and the approved envelope) onto the photograph. There will be no significant view impact towards a view position if the analysis shows that:
 - There are no buildings visible behind the site
 - or
 - The plotted envelope of the project cannot be seen on the photograph.

The view impact analysis shows that:

- The project will not affect any views to the Icebergs swimming pool at the southern end of Bondi Beach (View positions 1 and 2).
- The project will not affect any views of the southern half and centre of Bondi Beach (View positions 3, 4, 5 and 6).
- The project will affect some views to North Bondi (View position 7) and Ben Buckler (View Positions 8 and 9). Bates Smart has identified the location of the potentially affected buildings and projected the sightlines that would be interrupted by the project. This exercise illustrates that the potentially affected buildings are located a considerable distance to the west of the site and that the affected view cone is extremely narrow.

Having regard to the view assessment process set out in *Tenacity Consulting v Warringah [2004]* NSWLEC 140, this impact is minor and reasonable.

3.2 Shadow analysis

The separate volume prepared by Bates Smart includes shadow studies of the following:

- Existing buildings on the site
- Approved/commenced development on 61-67 Hall Street (the Hakoah Club site)
- Project described in this PPR.

The studies show images taken for the sun (that is areas that are not visible are in shade). The studies show that

In winter

9am The project does not cast any new shadows on the adjoining residential buildings to the east. There is a small additional shadow cast on the elevation of the serviced apartment building to the west at 81 Hall Street (which has moved off the adjoining building by 10am).

12 noon The existing, approved and proposed project all overshadow the windows in the north and west elevation of the adjoining mixed residential flat building at 59 Hall Street. The project does not increase the shadow cast on the rear yard of the semi at 8 O'Brien Street. Compared with the approved/commenced development, the project retains more sunlight to the rear yard 8 O'Brien Street.

3pm At this time; the existing, approved and proposed project all overshadow the rear yard of 8 O'Brien Street and the windows in the north and west elevation of the adjoining mixed residential flat building at 59 Hall Street. The project cast a very small amount of additional shadow on the dwellings at 10 and 12 O'Brien Street. This additional impact is less than that which would occur if the approved/commenced development was completed.

Equinox and solstice

9am The project does not cast any new shadows on the adjoining residential buildings to the east. There is a small additional shadow cast on the elevation of the serviced apartment building to the west at 81 Hall Street.

12 noon Compared with the existing development, the project cast a very small additional shadow on the rear yard of the semi at 8 Obrien Street. There is no increase in shadow cast on the mixed residential flat building at 59 Hall Street.

3pm At this time; the existing, approved and proposed project all overshadow most of the rear yard of 8 O'Brien Street and the windows in the north and west elevation of the adjoining mixed residential flat building at 59 Hall Street. The project cast some additional shadow on the rear yards of 10 and 12 O'Brien Street.

Summer

9am The project does not cast any new shadows on the adjoining residential buildings to the east. There is a small additional shadow cast on the elevation of the serviced apartment building to the west at 81 Hall Street.

12 noon As above

3 pm The project will cast a small additional shadow on the rear yard to the semi at 8 O'Brien Street. The impact of the project is commensurate with the impact of the approved/commenced development.

Shadow conclusions

When compared with the existing development, the project casts some small additional shadows on the adjoining residential properties to the east (at 8, 10 and 12 O'Brien Street and 59 Hall Street). However, when compared with the approved/commenced development, the project does not materially increase overshadowing of these properties.

The shadow impact on the building to the west of the site at 81 Hall Street is relatively minor and reasonable given that the building was approved for temporary accommodation (that is serviced apartments).

Given the above analysis, the shadow impacts of the development are reasonable.

3.3 Building envelopes (Level 7)

The DoP has requested additional information to justify proposed Level 7. In response to this request, Bates Smart has prepared two photomontages viewing the site from the west.

Figures 5 and 6 show the existing and proposed view of the site from the pedestrian crossing near the intersection of Hall and O'Brien Streets.

Figures 7 and 8 show the existing and proposed view of the site from a position near the junction of O'Brien Street and Glenayr Avenue.

The proposed images (**Figures 6 and 8**) show that Level 7 has a very minor visual impact as it is setback from the face of Level 6 below.

Further studies completed by Bates Smart (see page 18) show that if the apartments were to be removed from Level 7, a very similar apparent mass would be retained as the extent of roof plant would still be visible. However, unlike the PPR project, the plant room would present a blank elevation.

For these reasons, proposed Level 7 is reasonable and has planning merit.



Figure 5
Existing view of the site from
the pedestrian crossing near
the intersection of Hall and
O'Brien Streets



Figure 6
Photomontage of preferred
project from the pedestrian
crossing near the
intersection of Hall and
O'Brien Streets



Figure 7
Existing view of the site
from a position near the
intersection of Glenayr
Ave and O'Brien Street



Figure 8
Photomontage of
preferred project from a
position near the
intersection of Glenayr
Ave and O'Brien Street

9.1 Building Envelope Level 07



Photomontage - Intersection of Hall & O'Brien Streets

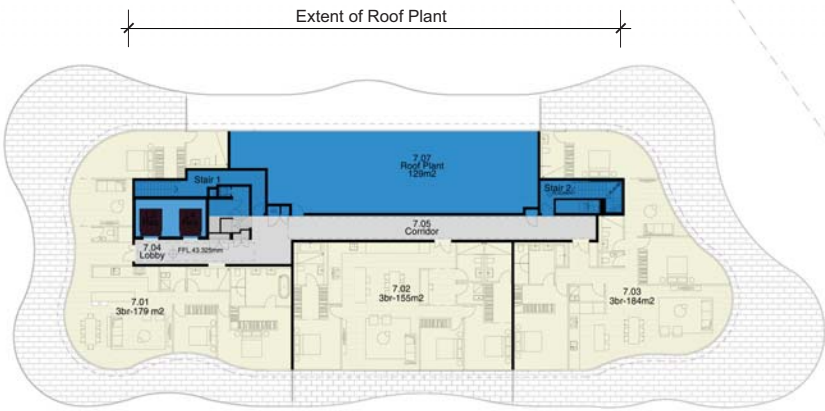
Part 3A - Preferred Project
Design Report
S10788 March 2010

The DoP has requested additional information to justify the apartments proposed at Level 7.

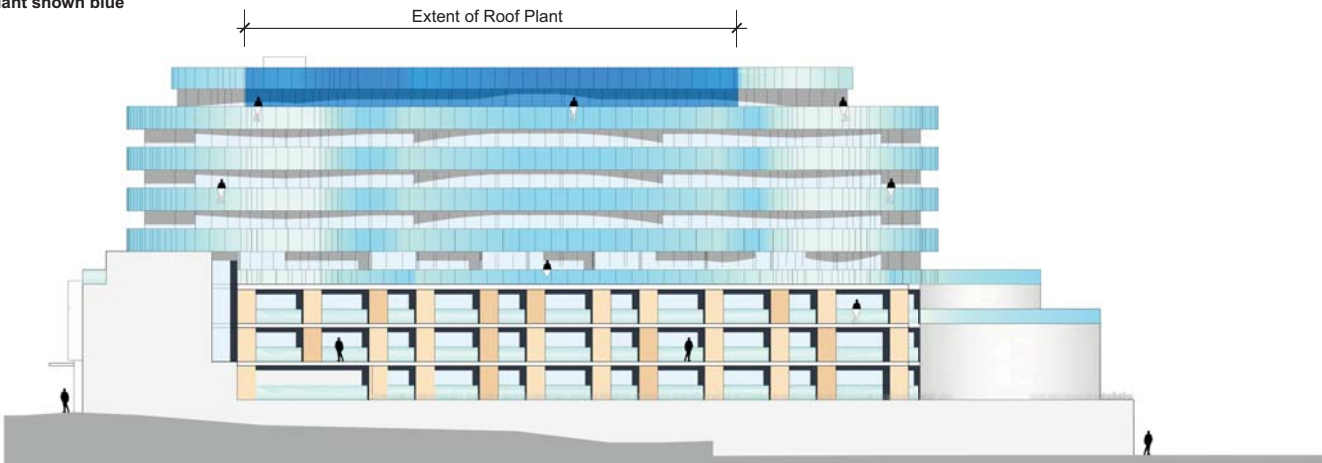
The mass of level 7 is setback on all sides considerably from the footprint of level 06 below reducing it's visibility.

In addition level 07 wraps the apartments around the roof plant to conceal the plant space when viewed from a distance.

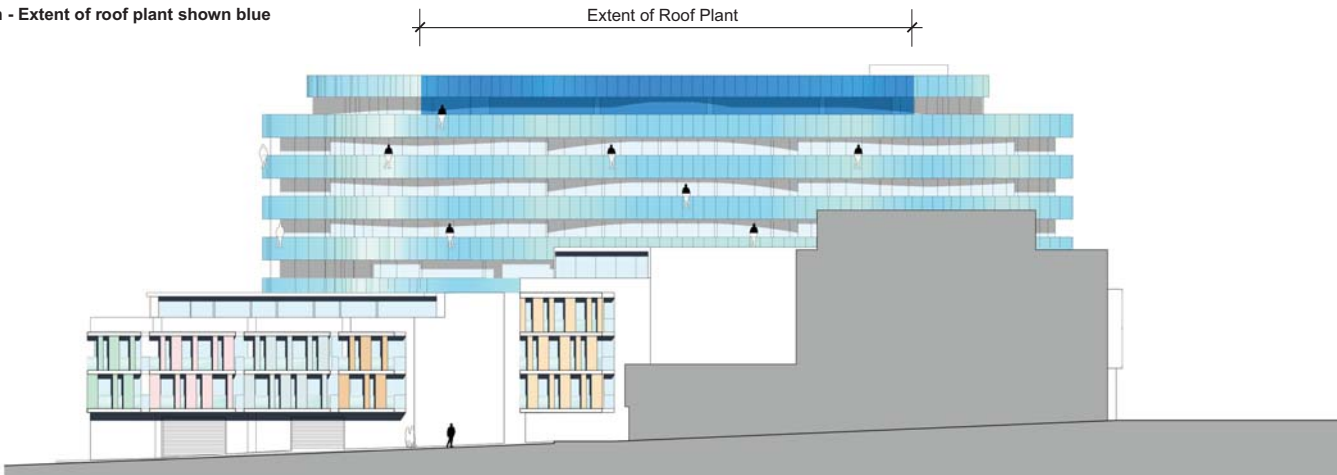
The plans and elevations below demonstrate if the apartments were to be removed from Level 7, a very similar apparent mass (shown blue) would be retained as rooftop plant presenting a blank elevation.



Level 07 Plan - Roof Plant shown blue



South East Elevation - Extent of roof plant shown blue



North West Elevation - Extent of roof plant shown blue

4.0 RESPONSE TO SUBMISSIONS

In response to the public exhibition of the EA, the DoP received 228 submissions comprising:

– State authorities and agencies	4
– Waverley Council	1
– Objections from the public (including 156 form letters and several duplicate letters)	208
– Missing submission	1
– Letters of support from the public	12
– Bondi Beach Precinct Committee	1
– Petition (537 signatures)	1
	228

A schedule summarising the issues raised in the submissions is included at in **Attachment 2**. **Attachment 2** also provides a response to the issues raised.

5.0 STATEMENT OF COMMITMENTS

In accordance with Part 3A of the EP&A Act, **Table 4** sets out the commitments made by the proponent to manage and minimise potential impacts arising from the project.

Table 4 - Statement of commitments

Subject	Commitment
1. General	The development will be constructed generally in accordance with the EARs (June 2008 and December 2008) and PPR (March 2010) prepared by Robinson Urban Planning Pty Ltd (and accompanying consultant reports) and the Architectural and Landscape Plans listed at Table 1 of the PPR.
2. Affordable Housing	A monetary contribution of \$432,580 towards the provision of affordable housing will be paid to Waverley Council by the proponent prior to the release of the Occupation Certificate.
3. Section 94A	Pursuant to the Waverley Section 94A Development Contributions Plan 2006, a monetary contribution equivalent to 1% of the cost of development will be paid to Waverley Council. An Amended Registered Quantity Surveyor's Detailed Cost Report will be prepared prior to the issue of a Construction Certificate and the contribution will be paid to Waverley Council prior to the release of the Occupation Certificate.
4. Through site link	The through site link will be accessible to the public during the retail/restaurant/bar trading hours. At other times, the through site link will be secured.
5. Community room	A community meeting room (multi-purpose space) will be provided on Level 000 (Drawing A2.204 Rev 3) and will be available for hire by the community.
6. Swimming pool	A publicly accessible swimming pool will be provided on Level 00 (Drawing A2.205 Rev 3).
7. Public domain works	The Hall Street footpaths along the frontage of the site will be reinstated to a standard consistent with the existing standard of footpath finish at the eastern end of Hall Street. The O'Brien Street footpath along the frontage of the site will be reinstated to a standard consistent with the existing standard of footpath finish elsewhere in O'Brien Street.
8. Traffic and transport	A car parking strategy will be prepared considering a range of initiatives including: <ul style="list-style-type: none"> – The use of car share schemes – Preparation of a Travel Access Guide (TAG) – Provision of bike storage (at least 65 spaces), change room and shower amenities
9. Car park and loading	<p>a) The swept path of the longest required vehicle (including garbage trucks) entering and exit the site, as well as manoeuvrability through the site, will be in accordance with AUSTROADS.</p> <p>b) The layout of the proposed car parking areas associated with the subject development (including driveways, grades, turn paths, sight distance requirements, aisle widths, aisle lengths, and parking bay dimensions) will be in accordance with AS 2890.1 – 2004 (Parking Facilities, Part 1: Off street car parking) and AS 2890.2 – 2002 (Parking Facilities, Part 2: Off-street commercial vehicle facilities).</p>
10. Groundwater	The conditions and requirements of the Department of Climate Change and Water (Office of Water) (as set out in its letter dated 4 December 2009) will be satisfied in accordance with the advice of Douglas Partners as attached to the PPR.

Subject	Commitment
11. ESD	The schedule of commitments in BASIX Certificate Number 302562M will be implemented.
12. Archival recording of existing Hakoah Club building	An archival recording/interpretation of the Hakoah Club building will be completed in accordance with the recommendations of the Brief Heritage Assessment, by Otto Cserhalmi + Partners P/L (as appended to the EAR dated June 2008).
13. Waste management	<p>The waste management recommendations set out in the Waste Management Plan, by JD Macdonald, will be implemented (as appended to the PPR).</p> <p>A construction waste management plan will be prepared prior to the commencement of any demolition of construction works and implemented by the demolition/construction contractor.</p>
14. Accessibility	The recommendations of the Accessibility Review, by Morris-Goding Accessibility Consulting (as appended to the PPR) will be implemented.
15. BCA and Fire Engineering	In accordance with the BCA Compliance Report, by Steve Watson & Partners (as appended to the PPR), a fire engineered alternative solution is required to be formulated to comply with the Performance Requirements of the BCA and the approval of the NSW Fire Brigades prior to the issue of a Construction Certificate.
16. Contamination, remediation and geotechnical	Environmental assessment works will be completed and an appropriate remediation strategy (if required) will be completed to ensure that the site is remediated to a level suitable for the proposed use (in accordance with the findings and recommendations of Douglas Partners and ERM as appended to the EAR dated December 2008).
17. Noise	The recommendations of the External Noise Intrusion, by Acoustic Logic Consultancy, will be implemented (as appended to the EAR dated December 2008).
18. Public art	Public art opportunities will be incorporated into the project.
19. Construction management	A Construction & Demolition Environmental Management Plan and a Traffic Management Plan for the demolition/construction phase will be prepared prior to the issue of a Construction Certificate and implemented throughout demolition and construction.
20. Dilapidation reports	Dilapidation Reports (including photographic surveys) of the adjoining properties will be prepared by a qualified structural engineer prior to the commencement of demolition works.
21. Resident relocation	The recommendations of the Resident Relocation Strategy, by Elton Consulting (as appended to the EAR dated December 2008) will be implemented.
22. Aboriginal archaeology	Should any potential archaeological or aboriginal relics be uncovered during excavation and site works, the proponent will contact the Heritage Branch of the DoP.
23. Consultation with utilities providers	The requirements of any public authorities will be complied with (e.g. Telstra, Energy Australia) in regard to the connection to, relocation and/or adjustment of services affected by the project. Any costs in the relocation, adjustment or support of services shall be the responsibility of the Proponent. Details of compliance with the requirements of any relevant public authorities are to be submitted prior to the issue of a Construction Certificate.
24. Future applications	<p>Separate applications will be prepared in relation to:</p> <ul style="list-style-type: none"> – strata subdivision – retail/restaurant/bar tenancy uses and fitouts – advertising signage – outdoor cafe/restaurant seating

6.0 CONCLUSION

The project has been amended to address the key issues identified by the DoP and the requested additional information has been provided.

As reasonable and relevant, issues raised by objectors have also been addressed.

The project as described in this PPR has considerable planning merit and is worthy of consent.