BONDI BEACH SITE TO UNDERGO $89 MILLION MAKEOVER

The status of Bondi Beach as an international destination has received a multi-million-dollar boost, with the approval of a development that will deliver increased tourist and residential accommodation.

NSW Minister for Planning, Tony Kelly, said the $89 million redevelopment of a large site on Hall Street, including the former Hakoah Club, has been approved by the independent Planning Assessment Commission (PAC).

“This development will create up to 200 fulltime local jobs and provide improved public facilities for residents,” the Minister said.

The development is of contemporary design compared to the monolithic nature of the existing buildings on the site and will include:

- A 113-room serviced apartment hotel;
- 44 residential apartments;
- Retail and recreation facilities including a restaurant, café, bar and gym;
- A through-site pedestrian link;
- A publicly-accessible swimming pool, spa and landscaped deck; and
- Basement car parking for 184 vehicles.

Mr Kelly said 139 conditions have been imposed and a number of important modifications made to ensure the new building is in keeping with the nature of the local area and surrounding development.

“Approval was based on a thorough assessment by the Department of Planning, which included consideration of issues such as height, bulk and scale, character of the local area, parking and how it may impact on nearby properties,” the Minister said.

“The new building will not result in any unreasonable overshadowing impacts or loss of outlook for neighbouring properties because the proposal generally follows the built form of the existing building on the site.”

Following the Department’s assessment, a number of modifications were required, including:

- A significantly increased rear setback of around 17 metres at Level 7 to improve the transition of building height, bulk and scale to O’Brien Street;
- An additional 3.4-metre rear setback to Level 2 of the western podium ‘wing’ addressing O’Brien Street to minimise bulk and scale impacts on No. 81 Hall Street, and to maintain consistency with the main rear podium element;
- Introduction of high level windows to the north-western elevation of the upper three levels of the western podium ‘wing’ to reduce massing and lessen visual impact on the character of O’Brien Street; and
- Restricting access to a particular balcony in order to maintain the privacy of No. 8 O’Brien Street.