

The background of the slide features a dark blue diagonal band across the center. To the right of this band is a grayscale image of a city skyline with several tall buildings. Overlaid on the entire background is a pattern of white, 3D wireframe cubes of varying sizes, some of which are partially obscured by the dark blue band.


Planning Proposal

96-122 Ebley Street, Bondi Junction

Submitted to Waverley Council
On Behalf of Hollywood Investments Pty Ltd

NOVEMBER 2019

REPORT REVISION HISTORY

Revision	Date Issued	Revision Description	
		Prepared by	Verified by
01 - Lodged	21/08/19	Anthony Kazacos	
		<i>Associate</i>	
02 - GWD	07/11/19		
			Juliet Grant
			<i>Executive Director</i>

Disclaimer

This report has been prepared by City Plan Strategy & Development P/L with input from a number of other expert consultants (if relevant). To the best of our knowledge, the information contained herein is neither false nor misleading and the contents are based on information and facts that were correct at the time of writing. City Plan Strategy & Development P/L accepts no responsibility or liability for any errors, omissions or resultant consequences including any loss or damage arising from reliance in information in this publication.

Copyright © City Plan Strategy & Development P/L
ABN 58 133 501 774

All Rights Reserved. No material may be reproduced without prior permission.

TABLE OF CONTENTS

1. Executive Summary	5
2. The Site	7
2.1. Location and description	7
2.2. Current LEP Controls	8
2.3. Existing development	9
2.4. Adjacent and surrounding development	10
3. Indicative Design Concept	13
4. Objectives or Intended Outcomes	14
5. Explanation of the Provisions	15
6. Justification	16
6.1. Need for a Planning Proposal	16
6.1.1. Is the PP a result of an endorsed local strategic planning statement, strategic study or report?	16
6.1.2. Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?	18
6.2. Relationship to Strategic Planning Framework	18
6.2.1. Will the PP give effect to the objectives and actions of the applicable regional, or district plan or strategy (including any exhibited draft plans or strategies)?	18
6.2.2. Will the PP give effect to a Council's endorsed local strategic planning statement, or another endorsed local strategic or strategic plan?	23
6.2.3. Is the planning proposal consistent with applicable state environmental planning policies?	25
6.2.4. Is the planning proposal consistent with the applicable Ministerial directions (s.9.1 directions)?	27
6.3. Environmental, Social and Economic Impact	30
6.3.1. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?	30
6.3.2. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?	30
6.3.3. Has the planning proposal adequately addressed any social and economic effects?	32
6.4. State and Commonwealth Interests	34
6.4.1. Is there adequate public infrastructure for the planning proposal?	34
6.4.2. What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway determination?	35
7. Mapping	36
8. Community Consultation	37
9. Project Timeline	38
10. Conclusion	39

FIGURES

Figure 1: Aerial of the subject site (Source: Six Viewer)	7
Figure 2: Land Zoning Map (Source: NSW Legislation)	8
Figure 3: Building Height Map (Source: NSW Legislation)	8
Figure 4: Floor Space Ratio Map (Source: NSW Legislation)	8
Figure 5: 96-100 Ebley Street, Bondi Junction	9
Figure 6: 102-108 Ebley Street, Bondi Junction	9
Figure 7: 110-116 Ebley Street, Bondi Junction	9
Figure 8: 110-116 Ebley Street, Bondi Junction (along Hollywood Avenue frontage)	10
Figure 9: Land Use Zoning Map of Surrounding Area (subject site highlighted with red boundary) (Source: NSW Legislation)	11
Figure 10: Surrounding Development	12
Figure 11: Indicative built form	13
Figure 12: Shadow Analysis Comparison (source: X PACE)	31
Figure 13: Potential 'L' Shape typology	31
Figure 14: Potential 'I' Shape typology	31
Figure 15: Shadow Analysis	32
Figure 16: Map of the local Bus Network, approximate location of subject site highlighted with star (Source: Sydney Buses)	34
Figure 17: Map of Bondi Junction Train Station, subject site highlighted with red star	34
Figure 18: Proposed Floor Space Ratio Map	36

TABLES

Table 1: Comparison of Proposed Controls	5
Table 2: PP Milestones.....	5
Table 3: Lot Descriptions.....	7
Table 4: Street frontages.....	8
Table 5: Existing uses	10
Table 6: Distribution of floorspace	13
Table 7: Proposed Controls.....	15
Table 8: Population Projections.....	16
Table 9: Dwelling Projections	16
Table 10: Dwelling Approvals	17
Table 11: Net Dwelling Completions - Waverley LGA.....	17
Table 12: Consistency with Eastern City District Plan	19
Table 13: DPIE's Assessment Criteria	23
Table 14: Consistency with draft LSPS	23
Table 15: Consistency with state environmental planning policies (SEPPs)	25
Table 16: Indicative project timeline	38
Table 17: Proposed Controls.....	39

Appendix	Document	Prepared by
1	Survey Plan	Eric Scerri & Associates Pty Ltd
2	Architectural Study 2019	X.PACE Design Group
3	Traffic Impact Assessment April 2017	Transport and Traffic Planning Associates
4	Council Resolution dated 6 December 2016	Waverley Council
5	Gateway Determination dated 20 July 2017	Department of Planning, Industry and Environment
6	Strategic Planning and Development Committee Meeting dated 2 July 2019	Waverley Council

1. EXECUTIVE SUMMARY

This Planning Proposal ('PP') has been submitted to Waverley Council on behalf of the proponent Hollywood Investments Pty Ltd.

This PP explains the intended effect of, and justification for, the proposed amendment to Waverley Local Environmental Plan 2012. The amendment is a site specific LEP for Nos. 96-104 and 110-122 Ebley Street, Bondi Junction (the site). For consistency purposes and to achieve a good strategic planning outcome, Nos. 106-108 Ebley Street have also been included within the boundary of the PP.

It has been prepared in accordance with Section 3.33 of the Environmental Planning and Assessment Act 1979 (EP&A Act) and the relevant Department of Planning, Industry & Environment (DPIE) guidelines including "A Guide to Preparing Local Environmental Plans" and "A Guide to Preparing Planning Proposals."

Background

The PP was originally lodged with Council in March 2016 and received a Gateway Determination on 20 July 2017. At the April 2019 Council meeting, Council officers recommended the PP be refused, to protect commercial floorspace in the Bondi Junction strategic centre. To address Council's concern, the PP has been updated to retain the B3 Commercial Core zoning, whilst increasing the minimum non-residential FSR, to ensure there is no loss of commercial land.

The table below provides a summary of the PP's current, exhibited and proposed controls.

Table 1: Comparison of Proposed Controls

	Current	As Exhibited (2017)	Subject PP (2019)
Zone	B3 Commercial Core	B4 Mixed Use	No change
Building Height	32 metres	No change	No change
Floor Space Ratio	4:1	5:1	6:1
	6:1	No change	No change
Non-Residential Floor Space Ratio	-	Minimum of 3.5:1 (excluding serviced apartments)	Minimum of 5:1 (excluding serviced apartments)
Permissibility	-	-	Introduce a Schedule 1 amendment to allow "shop top housing".

The table below provides a summary of the PP's key milestones to date.

Table 2: PP Milestones

Date	Milestone
March 2016	PP lodged with Council.
6 December 2017	Council resolve to forward PP to DPIE for a Gateway Determination.
20 July 2017	Gateway Determination issued by DPIE
September 2017	PP placed on public exhibition.
25 June 2018	Gateway 1 extension issued by DPIE.
13 December 2018	Gateway 2 extension issued by DPIE.
2 April 2019	Council officers recommend refusal of original PP.

Date	Milestone
2 July 2019	Council support the amended PP.

An Architectural Study has been prepared and accompanies this PP to assist in conceptualising the proposed development.

This indicative development incorporates a range of architectural design elements and techniques to create an attractive and engaging mixed use development, including:

- Active ground floor, creating an attractive and engaging streetscape;
- Modern commercial floor space, encouraging the establishment of a range of businesses; and
- A range of highly accessible residential apartments, encouraging existing residents of Waverley to continue to reside within the area.

Public Benefits

This PP will facilitate public benefits to the local community. These are briefly outlined below:

- Employment: providing jobs closer to existing homes, including 16,450 sqm of commercial floorspace;
- Housing: providing additional housing diversity (approximately 3,290 sqm of residential floorspace) in a high demand and centrally located area, in close proximity to public transport, employment and services;
- Improved streetscape: the proposal will transform this end of the centre, with ground floor retail and improved streetscapes, creating improved amenity for residents and visitors;
- Sustainable living: providing easy access to sustainable and active modes of transport such as walking and cycling whilst increasing bus and train patronage;
- Amalgamation: creating an opportunity to develop a cohesive concept plan with the surrounding built form; and
- Removal of non-conforming uses and development: regularising the site's existing land uses by making them permissible.

Consultant Studies

Preliminary analysis of environmental and social conditions related to the proposal has been undertaken, with specific attention to traffic and shadowing and impacts. These have confirmed the capability and appropriateness of the proposal within its context. This PP addresses all relevant considerations under the Guidelines and demonstrates that the proposal is consistent with State, Regional and Local planning policies and also the relevant s9.1 Ministerial Directions.

It is concluded that it is appropriate for the PP to be forwarded to the Department of Planning, Industry and Environment, to obtain an amended Gateway Determination.

2. THE SITE

2.1. Location and description

The subject site is located within the Bondi Junction Strategic Centre. Bondi Junction is located in Sydney's eastern suburbs, within the Waverley Local Government Area, and is located approximately 6 km from the Sydney CBD.

The site currently consists of five allotments as demonstrated in Figure 1 below and the Survey at Appendix 1, with a total site area of approximately 3,300 sqm.

Table 3: Lot Descriptions

Address	Lot description	Site Area
96-100 Ebley Street	Lot 1 DP 733362	770 sqm
102-104 Ebley Street	Lot 1 DP 568524	290 sqm
106 Ebley Street	SP 32529	240 sqm
108 Ebley Street	SP 22095	350 sqm
110-122 Ebley Street	Lot 6 DP 749904	1,640 sqm
Total Area		3,290 sqm

The above lots are privately owned by different landowners. For consistency purposes and to achieve a good strategic planning outcome the entire block of land has been incorporated within this PP for Council's consideration.



Figure 1: Aerial of the subject site (Source: Six Viewer)

The combined site benefits from having three street frontages specifically including:

Table 4: Street frontages

Direction	Street Name	Frontage (approximate)
West	Ann Street	38 metres
South	Ebley Street	82 metres
East	Hollywood Avenue	37 metres

2.2. Current LEP Controls

The current Waverley Local Environmental Plan 2012 (WLEP) has the following relevant controls applicable to this site:

- Zoning: B3 Commercial Core



Figure 2: Land Zoning Map (Source: NSW Legislation)

- Building Height - 32 metres

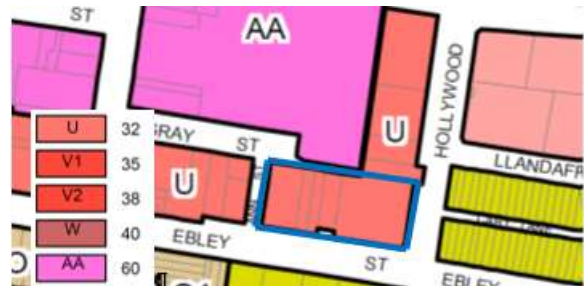


Figure 3: Building Height Map (Source: NSW Legislation)

- Floor Space Ratio - 4:1 and 6:1

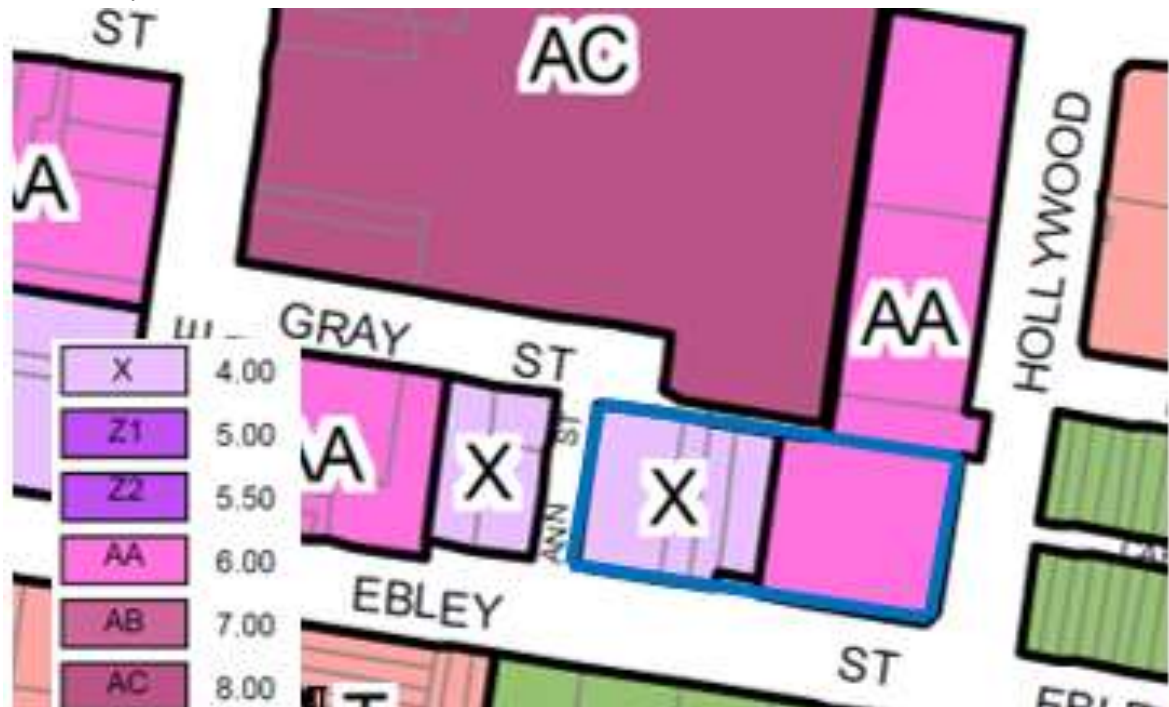


Figure 4: Floor Space Ratio Map (Source: NSW Legislation)

2.3. Existing development

The subject site consists of several different individual allotments, each consisting of different existing buildings and land uses.

The photos below provide an illustrative overview of the existing development and its relationship with the surrounding area.



Figure 5: 96-100 Ebley Street, Bondi Junction



Figure 6: 102-108 Ebley Street, Bondi Junction



Figure 7: 110-116 Ebley Street, Bondi Junction



Figure 8: 110-116 Ebley Street, Bondi Junction (along Hollywood Avenue frontage)

The site comprises of a mixture of different land uses, as outlined in the table below:

Table 5: Existing uses

Address	Improvements
96-100 Ebley Street	This is a 2-storey commercial/retail building - tenanted by Australian Pacific College, Prior Education and Anytime Fitness.
102-104 Ebley Street	This is a 2-storey commercial/retail building - tenanted by a brothel.
106 Ebley Street	This is a 2-storey commercial/retail building - tenanted by Eastern Therapies and a dental and medical surgery.
108 Ebley Street	This is a 2-storey commercial/retail building - tenanted by a medical centre on the ground floor and shop-top housing above.
110-122 Ebley Street	This building is a 3-storey commercial/retail building. It is currently tenanted by: Commonwealth Bank (ground floor), The Cosmetic Institute (Ground Floor), Fibonacci Coffee (ground floor), Richardson and Wrench (ground floor) Shenstone & Charles P/L & Eastern Suburbs Commercial P/L (level 1) and SELC Australia Pty Ltd (level 1 and level 2).

Source: Economic impact assessment

2.4. Adjacent and surrounding development

The site is conveniently located in Bondi Junction in close proximity to transport, retail, employment, leisure, educational, cultural and recreation services and amenities. There are several educational establishments located in the area including Waverley Primary School approximately 700 metres to the south of the site.

As illustrated in Figure 9 below, the site is located in a unique location, at an 'intersection' of four different land use zones. As a result, an assortment of different urban typologies and buildings surround the subject site.

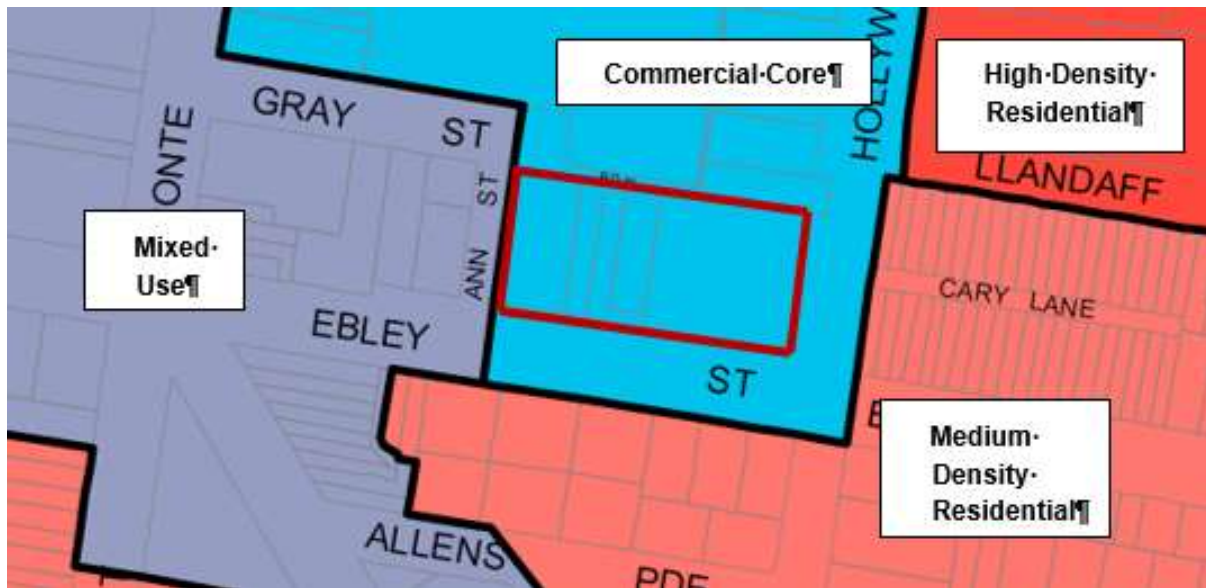


Figure 9: Land Use Zoning Map of Surrounding Area (subject site highlighted with red boundary) (Source: NSW Legislation)

A detailed description and illustrative overview of the surrounding and adjacent development has been detailed below and in Figure 10.

To the north, directly adjacent to the site is Bondi Junction's shopping district where, in addition to Westfield, a number of retail shops, specialist food stores, cafes, restaurants, hotels/pubs are located. Approximately 500 metres in this direction is Bondi Junction's bus and train interchange, providing direct services to the Sydney CBD and other locations within Sydney's eastern suburbs. Due to this area's locational advantage, in close proximity to public transportation and retail services, a concentration of high rise residential flat and office buildings is located in this area.

To the west, is a mixed use locality where there is a significant variation in the built form. This area consists of an assortment of land uses such as shop top housing, terrace housing, medium sized shopping centres and standalone retail outlets.

To the east, is a high density residential area, where a number of residential flat buildings are located.

To the south, directly opposite the subject site is a medium density area. This area consists of a heritage conservation area and several heritage items. The built form in this area varies and consists of low to medium density residential flat buildings and terrace houses.



Westfield Junction



Bondi Junction Train and Bus Interchange



Neighbouring residential flat buildings



Shop top housing developments



Nearby stand alone retail outlets



Heritage terrace houses



Medium Density heritage buildings



High density residential area

Figure 10: Surrounding Development

3. INDICATIVE DESIGN CONCEPT

The amalgamation of several small lots would enable a mixed use development, combining residential, retail and commercial land uses.

An indicative concept for Nos. 96-122 Ebley Street accompanies this PP at Appendix 2. It is not known at this stage whether all sites can be amalgamated together, therefore the concept assumes that the site is developed into three individual buildings.

The design is very much conceptual and does not represent a detailed development proposal, which would only be formulated if the PP proceeds.

Built Form

The proposed controls allow for a 9 storey building (refer to Figure 11 below) incorporating 7 storeys of commercial/retail floorspace and 2 storeys of residential floorspace.



Figure 11: Indicative built form

The below table summarises the potential distribution of non-residential floorspace which could be achieved on the site.

Table 6: Distribution of floorspace

Distribution	Non-residential floorspace
96-100 Ebley Street	3,850 sqm
102-104 Ebley Street	1,450 sqm
106 Ebley Street	1,200 sqm
108 Ebley Street	1,750 sqm
110-122 Ebley Street	8,200 sqm
Total	16,450 sqm

Approximately 16,450 sqm of non-residential floorspace could be provided along the ground level to level 7. Approximately 3,290 sqm of residential floorspace could also be provided from level 8 to level 9. All units could be designed to comply with the Apartment Design Guide.

4. OBJECTIVES OR INTENDED OUTCOMES

The objective of this PP is to encourage urban renewal that will deliver land use outcomes that are consistent with Bondi Junction's role as a Strategic Centre as outlined in the Eastern City District Plan.

This objective will be achieved through:

- Locating additional housing and jobs in close proximity to excellent public transport services and community facilities;
- Enhancing public domain/streetscape amenity;
- Introducing development controls that result in economically feasible development; and
- Minimising adverse impacts on existing development.

5. EXPLANATION OF THE PROVISIONS

This PP seeks the following modifications to the provisions of the Waverley Local Environmental Plan (WLEP) 2012:

Table 7: Proposed Controls

	Current	Proposed
Zone	B3 Commercial Core	No change
Building Height	32 metres	No change
Floor Space Ratio	4:1	6:1
	6:1	No change
Non-Residential Floor Space Ratio	-	Minimum of 5:1 (excluding serviced apartments)
Permissibility	-	Introduce a Schedule 1 amendment to allow "shop top housing".

The above amendments could be implemented via the introduction of a new Schedule 1 - Additional permitted use.

6. JUSTIFICATION

6.1. Need for a Planning Proposal

6.1.1. Is the PP a result of an endorsed local strategic planning statement, strategic study or report?

Council recently released its draft Local Strategic Planning Statement (LSPS) for public exhibition. Consistency is demonstrated in Table 14 in Section 7 of this PP.

This PP directly supports and implements the priorities for Bondi Junction identified in "A Metropolis of Three Cities - The Greater Sydney Regional Plan" and the Eastern City District Plan by providing housing and employment development in a central location.

Housing:

The subject site is located in a strategic position, in close proximity to retail, employment and public infrastructure such as the Bondi Junction Bus-Rail Interchange. This PP therefore presents a considerable opportunity to develop a key site which can significantly and directly contribute to the housing supply, by providing approximately 39 apartments.

In 2016, the Department of Planning, Industry and Environment (DPIE) released their population and dwelling projections. A summary of the LGA's projections are summarised in the below table.

This table indicates that the Waverley LGA in 2011 had a population of approximately 68,700 people. This is expected to increase to a total of 77,300 people by 2036, an increase of 8,600 additional people or 13%.

Table 8: Population Projections

2011	2016	2021	2026	2031	2036	Increase
68,700	72,250	74,450	75,350	76,450	77,300	8,600

Source: Department of Planning, Industry and Environment Population Projections

As outlined in the table below, in order to accommodate DPIE's dwelling projections, an average of 195 dwellings would be required to be constructed, per year, over a 20-year period.

Table 9: Dwelling Projections

2011	2016	2021	2026	2031	2036	Increase	Average (per year)
33,150	34,550	35,250	35,600	36,300	37,050	3,900	195

Source: Department of Planning, Industry and Environment Dwelling Projections

It is noteworthy that the Eastern City District Plan comprises significantly higher dwelling targets for the LGA than the dwelling projections. By 2020-21, the Waverley LGA requires an additional 1,250 additional dwellings or 250 dwellings per year in order to accommodate the anticipated growth.

The table below summarises the dwelling approvals for the Waverley LGA. There has been a significant increase in the number of dwellings being approved within the LGA, especially over the last three-year period. On average 292 dwellings were approved, per year, over the 6-year period.

Table 10: Dwelling Approvals

2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	Average
162	98	72	669	395	395	292

Source: Department of Planning, Industry and Environment's Metropolitan Development Program

DPIE's Metropolitan Development Program monitors development completions for all LGAs with the Sydney Metropolitan Area.

The table below summaries the dwelling completions for the Waverley LGA. From this table, the average number of dwellings constructed per year between 2010/11 and 2015/16 is 156 dwellings.

Table 11: Net Dwelling Completions - Waverley LGA

2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	Average
56	212	172	61	56	440	156

Source: Department of Planning, Industry and Environment's Metropolitan Development Program

Assuming these trends continue, the Waverley LGA will not be able to accommodate the demand for dwellings generated by the population growth in the LGA. In order for the Waverley LGA to satisfy the housing targets within the Eastern City District Plan an additional 94 dwellings per year are required.

It is evident, there is no direct correlation between development approvals and dwelling completions. The construction of dwellings is highly reliant on market conditions. With the current economic climate slowing down and potentially declining, there will be an increase in cases where development approvals will not result in completion.

This PP is capable of assisting the LGA in accommodating additional dwellings by providing 3,290 sqm of residential floorspace. Initially a higher proportion of residential development was proposed however this has been modified by Waverley Council as this PP has progressed.

Employment:

Bondi Junction is defined as a 'Strategic Centre' under the Eastern City District Plan and has a baseline target of 17,000 jobs by 2036.

This PP is capable of assisting the centre in meeting this expected increase in employment by providing a total of approximately 16,450 sqm of non-residential floorspace.

This is a net increase when compared to the existing land uses.

The subject site comprises several small allotments. Given their small size, it is unlikely that they will be developed to their full potential and capacity under current development controls. This PP encourages the amalgamation of several smaller lots, which could allow these sites to achieve their development potential.

In order for this urban renewal project to occur and for the redevelopment to incorporate retail and commercial floorspace, residential uses are sought to cross subsidise the redevelopment of employment floorspace.

The proposed development will therefore strengthen the business precinct of the Centre by providing modern commercial office space and increase the availability of housing within this subregion.

6.1.2. Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The main objective of this PP is to facilitate urban renewal.

This PP presents the most practical short term solution to achieving the objective. Other approaches, beyond a site-specific solution introduce a level of complexity that would delay any built form outcomes and jeopardise its feasibility.

6.2. Relationship to Strategic Planning Framework

6.2.1. Will the PP give effect to the objectives and actions of the applicable regional, or district plan or strategy (including any exhibited draft plans or strategies)?

The Greater Sydney Commission released the Greater Sydney Region Plan in March 2018, which outlines a series of actions to coordinate the growth of Sydney. The Eastern City District Plan has been prepared to give effect to the Greater Sydney Region Plan.

The District Plan has identified Bondi Junction as a "Strategic Centre" and provides a series of priorities and actions to guide development and accommodate the expected growth across the district.

Consistency with the plan's planning priorities, objectives and actions is demonstrated in Table 12 below.

The Department of Planning, Industry and Environment have released new assessment criteria for assessing PPs, in order to justify and determine if the PP has strategic planning merit.

In this respect, as outlined in Table 13, there can be no doubt that this site, due to its position in Metropolitan Sydney, its classification as a 'Strategic Centre' and its location in close proximity to a major bus and train interchange, has strategic merit and is consistent with the objectives and directions of 'A Metropolis of Three Cities'.

Table 12: Consistency with Eastern City District Plan

Planning Priority	Greater Sydney Region Plan objective	Action	Comment	Consistent
Priority E1: Planning for a city supported by infrastructure	Objective 2: Infrastructure aligns with forecast growth –growth infrastructure compact. Objective 4: Infrastructure use is optimised.	Action 3: Align forecast growth with infrastructure. Action 6: Maximise the utility of existing infrastructure assets, and consider strategies to influence behaviour changes, to reduce the demand for new infrastructure, including supporting the development of adaptive and flexible regulations to allow decentralised utilities.	The proposed development will promote urban renewal and the use of alternative modes of transportation, including walking and cycling. It proposes a high-density mixed-use development, within walking distance to the Bondi Junction bus and train interchange, providing direct services to other major centres, such as the Sydney CBD.	Yes
Priority E3: Providing services and social infrastructure to meet peoples changing needs	Objective 6: Services and infrastructure meet communities' changing needs	Action 8: Deliver social infrastructure to reflect the needs of the community now and in the future Action 9: Optimise the use of available public land for social infrastructure	The PP proposes a mixed-use development, incorporating non-residential floorspace (such as retail and commercial). This will provide additional employment, reinforcing Bondi Junction's status as a "Strategic Centre".	Yes
Priority E4: Fostering healthy, creative, culturally rich and socially connected communities	Objective 7: Communities are healthy, resilient and socially connected. Objective 8: Greater Sydney's communities are culturally rich with diverse neighbourhoods. Objective 9: Greater Sydney celebrates the arts and supports creative industries and innovation.	Action 10: Deliver healthy, safe and inclusive places for people of all ages and abilities that support active, resilient and socially connected communities Action 14: Facilitate opportunities for creative and artistic expression and participation, wherever feasible with a minimum regulatory burden Action 15: Strengthen social connections within and between communities through better understanding of the nature of social networks and supporting infrastructure in local places.	The subject site is within walking distance of train and also bus services. This will provide opportunities for people to walk and cycle, which promotes social cohesion and community connectivity. Overall the proposal supports strong, healthy and well-connected communities.	Yes
Priority E5: Providing housing supply, choice and affordability, with access to	Objective 10: Greater housing supply.	Action 16: Prepare local or district housing strategies that address the following:	Bondi Junction has been identified in strategic policy, as being within a suitable location for increased housing. The site is	Yes

Planning Priority	Greater Sydney Region Plan objective	Action	Comment	Consistent
jobs, services and public transport	Objective 11: Housing is more diverse and affordable.	Action 17: Prepare Affordable Rental Housing Target Schemes following development of implementation arrangements.	located in a unique position, in close proximity to existing infrastructure such as the train and bus interchange. Providing additional housing in this location will therefore support Bondi Junction's roles as a "Strategic Centre". The PP also has the opportunity to provide an appropriate mix and number of dwellings which will contribute to affordable housing in the locality.	
Priority E6: Creating and renewing great places and local centres, and respecting the District's heritage	Objective 12: Great places that bring people together. Objective 13: Environmental heritage is identified, conserved and enhanced.	Action 21: Use place-based planning to support the role of centres as a focus for connected neighbourhoods. Action 22: Use flexible and innovative approaches to revitalise high streets in decline.	The PP encourages urban renewal of a key strategic site within the town centre, which creates an opportunity for place-based planning.	Yes
Priority E10: Delivering integrated land use and transport planning and a 30-minute city	Objective 14: A Metropolis of Three Cities – integrated land use and transport creates walkable and 30-minute cities	Action 33: Integrate land use and transport plans to deliver the 30-minute city.	The site is located less than 30-minutes of existing and future employment opportunities, within the Bondi Junction Town Centre, and other major centres such as the Sydney CBD, which can be accessed via the Bondi Junction train and bus interchange.	Yes
Priority E11: Growing investment, business opportunities and jobs in strategic centres	Objective 22: Investment and business activity in centres	Action 38: Provide access to jobs, goods and services in centres by: Action 41: Co-locate health, education, social and community facilities in strategic centres along the economic corridor. Action 43: Review the current planning controls and create capacity to achieve the job targets for each of the District's strategic centres.	The proposal provides for a net increase of employment when compared to existing development. The provision of non-residential floorspace could provide an opportunity to incorporate health, education, social and community facilities within the future development.	Yes

Planning Priority	Greater Sydney Region Plan objective	Action	Comment	Consistent
		Action 45: Encourage opportunities for new smart work hubs		
		<p>Action 46: Strengthen Bondi Junction through approaches that:</p> <p>a. protect capacity for job targets and a diverse mix of uses to strengthen and reinforce the economic role of the centre.</p> <p>b. consider potential options for future public transport connections to the south east of the District to accommodate forecast population and employment growth, and better connect the District</p> <p>c. expand the centre's function and type of land uses, and knowledge-intensive jobs</p> <p>d. improve access from the centre of Bondi Junction to nearby open space and recreation facilities such as Queens Park, Centennial Park, Moore Park and Bondi Beach</p> <p>e. recognise the centre's health attributes to support the Randwick health and education precinct and mechanisms for</p>	<p>a. Consistent - the District Plan outlines a 2036 baseline target of 17,000 jobs for Bondi Junction. The proposed development will assist meeting this target by providing approximately 16,450 sqm of non-residential floorspace, which is a net increase when compared to the site's existing buildings.</p> <p>b. The PP will not be inconsistent with this priority.</p> <p>c. Consistent - the proposed development will stimulate this end of the commercial core of the Bondi Junction Strategic Centre by providing a range of modern and contemporary retail and commercial opportunities in order to accommodate the needs of the local community.</p> <p>d. The PP will not be inconsistent with this priority.</p>	Yes

Planning Priority	Greater Sydney Region Plan objective	Action	Comment	Consistent
		<p>increasing floor space for health uses, including a health-focused business incubator</p> <p>e. recognise the centre's health attributes to support the Randwick health and education precinct and mechanisms for increasing floor space for health uses, including a health-focused business incubator</p> <p>f. investigate opportunities to improve and diversify night-time economy offerings</p> <p>g. promote place making initiatives to improve the quality of public spaces.</p>		

Table 13: DPIE's Assessment Criteria

Does the proposal have strategic merit?	Will it?
Give effect to the relevant regional plan outside of the Greater Sydney Region, the relevant district plan within the Greater Sydney Region, or corridor/precinct plans applying to the site, including any draft regional, district or corridor/precinct plans released for public comment.	Yes - refer to Table 12.
Give effect to a relevant local strategic planning statement or strategy that has been endorsed by the Department or required as part of a regional or district plan or local strategic planning statement.	Yes – refer to Table 14.
Responding to a change in circumstances, such as the investment in new infrastructure or changing demographic trends that have not been recognised by existing strategic plans.	<p>The Waverley Local Environmental Plan was gazetted in October 2012 and is therefore approximately 5 years old.</p> <p>The LEP therefore has not taken into consideration the growth anticipated in 'A Plan for Growing Sydney', the Eastern City District Plan and the 2016 population and dwelling projections which were released after the gazettal of the WLEP.</p> <p>This PP is capable of assisting the Centre in accommodating this growth by providing approximately 3,290sqm of residential and 16,450sqm of non-residential floor space.</p>
Does the proposal have site-specific merit, having regard to the following?	
The natural environment (including known significant values, resources or hazards),	The PP is located within an existing urban environment and is not subject to environmental constraints.
The existing uses, approved uses, and likely future uses of land in the vicinity of the proposal; and	The PP has taken into consideration its surrounding context. It will not adversely impact or limit any surrounding development (existing or proposed) including potential redevelopment on the Westfield site, located to the north.
The services and infrastructure that are or will be available to meet the demands arising from the proposal and any proposed financial arrangements for infrastructure provision.	Existing utility services will adequately service any future development proposal as a result of this PP and will be upgraded or augmented where required.

6.2.2. Will the PP give effect to a Council's endorsed local strategic planning statement, or another endorsed local strategic or strategic plan?

The table below outlines consistency with Council's draft Local Strategic Planning Statement (LSPS).

Table 14: Consistency with draft LSPS

Priorities	Comment
A city supported by infrastructure	
1. Deliver public and active transport projects to achieve the 30-minute city	The site is highly accessible given its location in close proximity to the employment and services located within

Priorities	Comment
	both the Bondi Junction Strategic Centre and also the Sydney CBD. The Sydney CBD can be accessed within less than 30-minutes via the Bondi Junction train station which is within walking distance to the subject site.
2. Collaborate and deliver optimised 'last mile' transport and freight outcomes	The PP will not be inconsistent with this priority.
3. Digitally manage infrastructure to ensure it is efficient, fit for purpose, and well maintained	The PP will not be inconsistent with this priority.
4. Ensure the community is well serviced by crucial social infrastructure	The PP will not be inconsistent with this priority.
A city for people	
5. Increase the sense of wellbeing in our urban environment	The proposed development is an urban renewal opportunity which will improve the overall amenity of the area and will provide opportunities for people to walk and cycle which promotes social cohesion and community connectivity. Overall the proposal supports strong, healthy and well-connected communities.
Housing the city	
6. Waverley has a range of housing opportunities to support and retain a diverse community	The PP seeks to provide housing within the Bondi Junction strategic centre and in close proximity to public transport, community facilities and the Sydney CBD. This will therefore improve housing choice to meet demand and lifestyle requirements of the existing and future residents of this area.
A city of great places	
7. Recognise and celebrate Waverley's unique place in the Australian contemporary cultural landscape	The PP will not be inconsistent with this priority.
8. Connect people to inspiring and vibrant places and provide easy access to shops, services and public transport	The proposed concept plan incorporates a significant quantum of non-residential floorspace, which could be used for retail purposes, in particular along the ground level, contributing to the vibrancy of Bondi Junction strategic centre.
A well-connected city	
9. Support and grow Waverley's local economy with a focus on wellbeing, knowledge and innovation.	The proposed non-residential floorspace could be used for a variety of purposes, including flexible workings spaces to accommodate a range of businesses, ultimately supporting knowledge and innovation in a highly accessible location.
10. Manage visitation sustainably to protect local amenity and enhance Waverley's natural and built environment	The PP will not be inconsistent with this priority.
Jobs and skills for the city	
11. Facilitate Bondi Junction as a lively and engaging strategic centre with a	The PP directly supports this priority, by providing a mixed-use development, including a significant amount of non-residential floorspace and also residential

Priorities	Comment
mix of employment, entertainment and housing options	apartments, strengthening Bondi Junction's role as a strategic centre.
A city in its landscape	
12. Conserve our water resources and protect our coasts and beaches	The PP will not be inconsistent with this priority.
13. Protect and grow our areas of biodiversity and connect people to nature	The PP will not be inconsistent with this priority.
An efficient city	
14. Move towards net zero carbon emissions in the built environment	The PP will not be inconsistent with this priority.
15. Move towards zero waste in the built environment	The PP will not be inconsistent with this priority.
A resilient city	
16. Plan for and manage our assets and urban environment to adapt and be resilient to a changing climate	The PP will not be inconsistent with this priority.

6.2.3. Is the planning proposal consistent with applicable state environmental planning policies?

Table 15: Consistency with state environmental planning policies (SEPPs)

SEPP Title	Consistency	Comment
1. Development Standards Consistent	N/A	Not applicable
19. Bushland in Urban Areas	N/A	Not applicable
21. Caravan Parks	N/A	Not applicable
33. Hazardous and Offensive Development Complex	N/A	Not applicable
36. Manufactured Home Estates	N/A	Not applicable
44. Koala Habitat Protection	N/A	Not applicable
47. Moore Park Showground	N/A	Not applicable
50. Canal Estate Development	N/A	Not applicable
55. Remediation of Land	Yes	The PP will not contain provisions that will contradict or would hinder the application of this SEPP. The site has been used for commercial purposes for some time and is therefore unlikely to be contaminated.
64. Advertising and Signage	N/A	Not applicable
65. Design Quality of Residential Flat Development	Yes	The Architectural Study which accompanies this PP has taken into consideration the principles of the SEPP. Any future DA to be submitted to Council for this site will demonstrate the

SEPP Title	Consistency	Comment
		development satisfies the requirements of this SEPP.
70. Affordable Housing (Revised Schemes)	Yes	The PP has the opportunity to provide an appropriate mix and number of dwellings which will contribute to affordable housing in the locality.
SEPP Aboriginal Land 2019	N/A	Not applicable
Affordable Rental Housing 2009	N/A	Not applicable
SEPP (Building Sustainability Index: BASIX) 2004	Yes	The PP will not contain provisions that will contradict or would hinder application of this SEPP.
SEPP Coastal Management 2018	N/A	Not applicable
SEPP Concurrence 2018	N/A	Not applicable
SEPP Educational Establishments and Child Care Facilities 2017	N/A	Not applicable
SEPP Gosford City Centre 2018	N/A	Not applicable
SEPP (Housing for Seniors or People with a Disability) 2004	N/A	Not applicable
SEPP (Infrastructure) 2007	N/A	Not applicable
SEPP (Kosciuszko National Park-Alpine Resorts) 2007	N/A	Not applicable
SEPP (Kurnell Peninsula) 1989	N/A	Not applicable
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	N/A	Not applicable
SEPP (Miscellaneous Consent Provisions) 2007	N/A	Not applicable
SEPP (Penrith Lakes Scheme) 1989	N/A	Not applicable
SEPP Primary Production and Rural Development 2019	N/A	Not applicable
SEPP (State and Regional Development) 2011	N/A	Not applicable
SEPP State Significant Precincts 2005	N/A	Not applicable
SEPP (Sydney Drinking Water Catchment) 2011	N/A	Not applicable
SEPP (Sydney Region Growth Centres) 2006	N/A	Not applicable
SEPP (Three Ports) 2013	N/A	Not applicable
SEPP (Urban Renewal) 2010	N/A	Not applicable
SEPP (Western Sydney Employment Area) 2009	N/A	Not applicable
SEPP (Western Sydney Parklands) 2009	N/A	Not applicable

6.2.4. Is the planning proposal consistent with the applicable Ministerial directions (s.9.1 directions)?

It is considered that the PP is consistent with the relevant Directions issued under Section 9.1(2) of the Act by the Minister to Councils, as demonstrated in the assessment of the following

Direction Title	Consistency	Comment
Employment and Resources		
1.1 Business and Industrial Zones	Yes	<p>(a) encourage employment growth in suitable locations</p> <p>The site currently contains five commercial/retail buildings, which provides a total of 6,739 sqm of non-residential Gross Floor Area (GFA) or 270 jobs.</p> <p>The PP could provide a total of 16,450 sqm of non-residential floorspace, which equate to a 9,711 sqm increase, when compared to the site's existing buildings.</p> <p>(b) protect employment land in business and industrial zones</p> <p>The PP proposes to retain the B3 Commercial Core zoning, which will ensure that any future development is consistent with the zone's objectives, of providing employment opportunities, whilst strengthening Bondi Junction's commercial core.</p> <p>(c) support the viability of identified strategic centres.</p> <p>This PP demonstrates broad strategic and site specific merit, unlocking a number of barriers to growth in the Bondi Junction strategic centre (as identified in "A Metropolis of Three Cities").</p> <p>The Greater Sydney Commission released the evidence base for the new District Plans. This evidence base, identifies constraints which are currently limiting growth within Bondi Junction. These include:</p> <ul style="list-style-type: none"> ▪ Fragmentation of sites; ▪ Limited availability of large commercial floorplates; ▪ High land prices; and ▪ Limited availability of large sites. <p>This PP is capable of overcoming each of the above identified constraints currently limiting development within Bondi Junction.</p> <ul style="list-style-type: none"> ▪ The PP could result in the amalgamation of several smaller sites, encouraging the redevelopment and urban renewal of this end of Bondi Junction; ▪ The proponents currently own a significant portion of the subject land. Therefore, site amalgamation is not a barrier; ▪ The redevelopment of the site will provide new high quality non-residential floorplates, which could attract new companies to Bondi Junction. ▪ The proposed controls will ensure any redevelopment will not only protect existing non-residential GFA but it may also allow additional non-residential GFA to be provided.

Direction Title	Consistency	Comment
		<p>The proposed redevelopment is consistent with 'A Metropolis of Three Cities' and the District Plan which states that Bondi Junction should provide capacity for additional mixed-use development in Bondi Junction including offices, retail, services and housing.</p> <p>It would increase the quantum of retail expenditure generated by workers and residents and provide a net positive addition to the pool of expenditure available to be captured by local businesses.</p> <p>This PP will encourage and support the viability of urban renewal and the ongoing role and function of the Bondi Junction town centre.</p>
1.2 Rural Zones	N/A	Not applicable
1.3 Mining, Petroleum Production and Extractive Industries	N/A	Not applicable
1.4 Oyster Aquaculture	N/A	Not applicable
Environment and Heritage		
2.1 Environment Protection Zones	N/A	Not applicable
2.2 Coastal Protection	N/A	Not applicable
2.3 Heritage Conservation	Yes	<p>The site is not an item of heritage significance. The site is however in close proximity to several heritage items and conservation areas. The proposed development will not detract from the significance of the area. Careful design techniques will be implemented to ensure a balanced approach has been incorporated which not only preserves but also enhances the heritage value of the locality.</p>
2.4 Recreation Vehicle Areas	N/A	Not applicable
Housing, Infrastructure and Urban Development		
3.1 Residential zones	Yes	<p>The PP encourages a variety and choice of housing types to provide for existing and future housing needs, whilst making efficient use of existing infrastructure and services.</p> <p>The introduction of extra dwellings on the site satisfies the criteria of the Eastern City District Plan by acting as a support for the housing target of an additional 1,250 dwellings for the Waverley LGA. This approach provides a suitable yield of residential density of the subject site by providing housing choice in an appropriate location, supporting the growth of Bondi Junction, and utilising existing infrastructure for renewal of the urban development of the precinct.</p>
3.2 Caravan Parks and Manufactured Home Estates	N/A	Not applicable
3.3 Home Occupations	N/A	Not applicable

Direction Title	Consistency	Comment
3.4 Integrating land use and transport	Yes	The PP will enable retail/commercial and residential development in close proximity to jobs and services encouraging walking, cycling and use of public transport.
3.5 Development Near Licensed Aerodromes	N/A	Not applicable
3.6 Shooting Ranges	N/A	Not applicable
Hazard and Risk		
4.1 Acid sulphate soils	N/A	The site is not located on acid sulphate soils. Accordingly, Direction 4.1 is not applicable.
4.2 Mine Subsidence and Unstable Land	N/A	Not applicable
4.3 Flood Prone Land	N/A	The site is not located within an identified flood prone area. Accordingly, Direction 4.3 is not applicable.
4.4 Planning for Bushfire Protection	N/A	The site is not located within an identified Bushfire prone area. Accordingly, Direction 4.4 is not applicable.
Regional Planning		
5.1 Implementation of Regional Strategies	N/A	Not applicable
5.2 Sydney Drinking Water Catchments	N/A	Not applicable
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	N/A	Not applicable
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	N/A	Not applicable
5.5 Second Sydney Airport: Badgerys Creek	N/A	Not applicable
Local Plan Making		
6.1 Approval and Referral Requirements	Yes	The PP will be consistent with this Ministerial Direction.
6.2 Reserving Land for Public Purposes	Yes	The PP will be consistent with this Ministerial Direction.
6.3 Site Specific Provisions	Yes	The PP will be consistent with this Ministerial Direction.
Metropolitan Planning		
7.1 Implementation of 'A Metropolis of Three Cities'	Yes	Refer to Table 12 of the PP for detail.

6.3. Environmental, Social and Economic Impact

6.3.1. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

The subject site is located within an existing urban environment and does not apply to land that has been identified as containing critical habitat or threatened species, population or ecological communities, or their habitats

6.3.2. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

Preliminary investigations have confirmed the site is appropriate and capable of accommodating the proposed redevelopment.

A summary of the key findings of these assessments and studies have been provided below:

Traffic Assessment

A Traffic Impact Assessment has been prepared by Transport and Traffic Planning Associates and accompanies this PP at Appendix 3.

The road network serving the site comprises of:

- State roads and arterial routes of Bondi Road, Old South Head Road and Syd Einfeld Drive;
- Centre access roads of Bronte Road and Oxford Street; and
- Centre circulation routes of Ebley Street, Newland Street, Grafton Street and Adelaide Street/Hollywood Avenue.

Gray Street and Ann Street are minor service lanes connecting between Bronte Road and Ebley Street.

The assessment has undertaken a comparison of the potential traffic generation for the Planning Proposal development outcome and the LEP development outcome under existing controls.

From this assessment, it is apparent that the traffic generated from the envisaged development under the proposed amended controls will be less when compared to development under existing controls. This is due to commercial land uses (which are currently permitted) generating more traffic when compared to residential.

Given the site's location in close proximity to several public transportation options such as the Bondi Junction bus and rail interchange, the traffic generated from the proposal is considered minor and will not present any adverse traffic capacity, safety or environmental related consequences.

The envisaged development will also provide adequate onsite parking in accordance with the provisions of Council's DCP. The specific details of which will be determined at the detailed design phase of the redevelopment.

Shadow Analysis

Given no increase in height is proposed, there is minimal additional shadowing impact associated with the proposed redevelopment (refer to Figure 12).

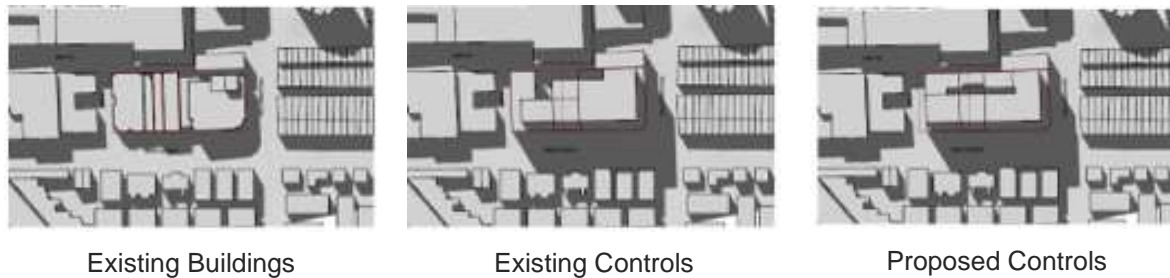


Figure 12: Shadow Analysis Comparison (source: X PACE)

An analysis has also taken into consideration the future built form of surrounding key sites within the Bondi Junction Town Centre.

Westfield Bondi Junction is located directly adjacent to the north of the subject site and has a permissible building height of 60 metres and a floor space ratio of 8:1. Given these controls the Westfield site is considered a key site within the Bondi Junction Centre as it has significant redevelopment potential for a potential commercial tower.

It is therefore important to ensure that any potential redevelopment in accordance with this PP, does not restrict development potential on this key site and any redevelopment on the Westfield site does not impact on the amount of solar access received by the proposed residential apartments on the subject site.

As outlined below, two different possible built form typologies/layouts of a redevelopment on the Westfield site have been modelled, an 'L' and 'I' shape typology.

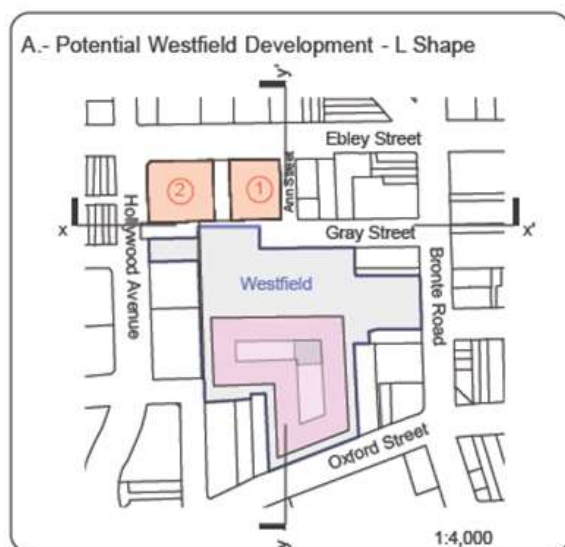


Figure 13: Potential 'L' Shape typology

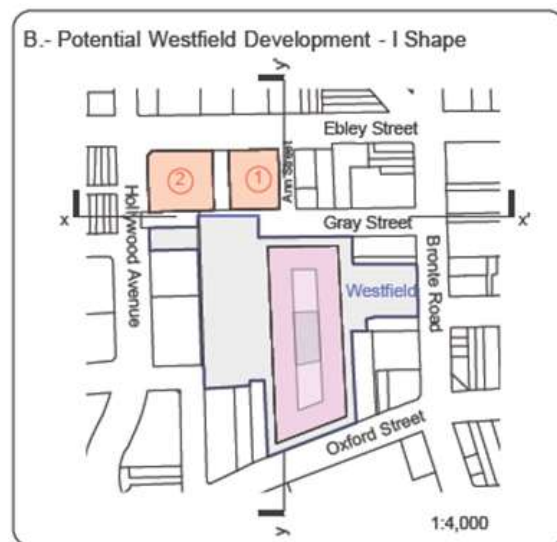


Figure 14: Potential 'I' Shape typology

Figure 15 below, outline the potential shadowing the redevelopment of Westfield could have on the subject site during the Winter Solstice.

Westfield - L Shape development

Westfield - I Shape development

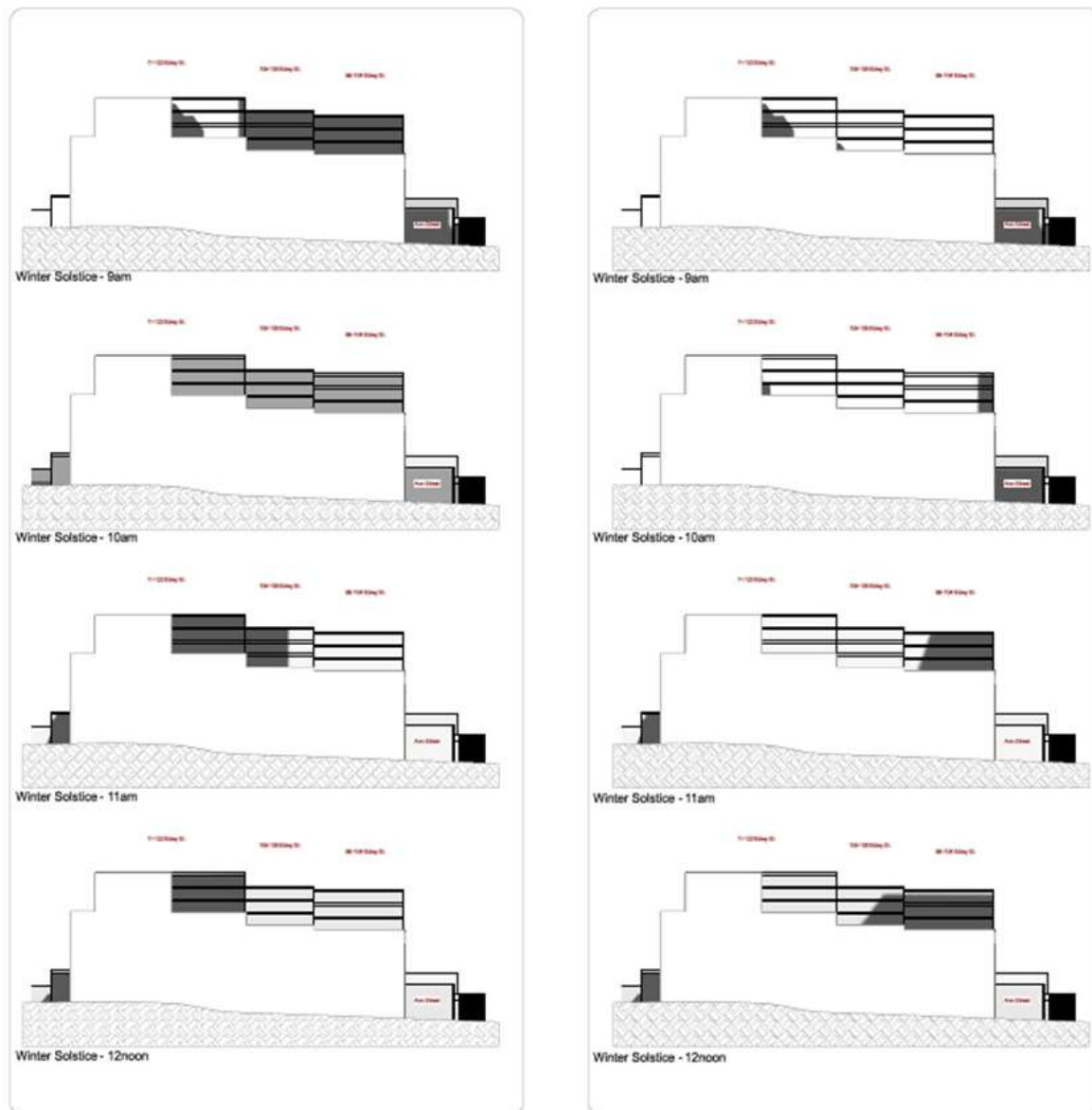


Figure 15: Shadow Analysis

As outlined in this assessment, if Westfield Bondi Junction is redeveloped, all residential units could still receive at least two hours of sunlight from the northern direction.

This PP will therefore not restrict or limit any redevelopment of key surrounding sites such as the adjacent Westfield site within the Bondi Junction Town Centre.

6.3.3. Has the planning proposal adequately addressed any social and economic effects?

The proposal has taken into consideration all the relevant social and economic effects associated with this proposal. These include:

Economic Assessment

An Economic Impact Assessment was prepared by AEC Group and accompanied the original PP, which was lodged in 2015. However, given this PP does not propose to rezone the land, an updated Economic Impact Assessment is not considered necessary.

Housing Affordability

The median price of a unit in the Waverley LGA in June quarter 2016 was \$949,000 compared to a Greater Sydney median of \$696,000 and a Sydney Inner Ring (within which the Waverley LGA is situated) of \$860,000.

Increasing the volume of housing supply is a government imperative because it assists to ensure affordability by tempering the pace of house price growth. The provision of dwellings on the Site would help to achieve this and constitutes a strong positive economic impact and will assist to moderate the already high median house prices for the LGA.

Community Benefits:

This PP is capable of providing a diverse range of public benefits, which will ultimately provide a range of positive social and economic effects to the locality and broader subregional community. Specifically, this will include the following:

- **Employment:** the development includes a significant amount of commercial and retail floor space in the heart of the Bondi Junction Town Centre, in close proximity to existing commercial and retail areas such as Westfield Bondi Junction.
Commercial office floor space - the proposal will reflect the needs of the local commercial market, by offering open planned modern office spaces. This has the potential to attract a range of high profile businesses to the Local Government Area.
The proposed retail and office floor space is capable of attracting both small start-up companies and established enterprises to the centre, boosting the local economy whilst providing a range of different employment opportunities for the local community.
- **Housing:** this proposal will provide housing (approximately 3,290 residential floorspace) that contributes to district and local housing targets for the area. The dwelling types and sizes will respond to the needs of the local community, and provide a mix of forms to provide ageing in place, affordable housing, and adaptable and accessible housing. It will also provide opportunities for first home buyers, young families and the downsizing elderly, providing a range of housing options in a high demand and centrally located area of Sydney, in close proximity to public transportation and services.
- **Improved streetscape:** this PP benefits the greater locality by providing public domain improvements located both within and around the site which will improve the overall social cohesion of the centre and community.
The proposal will also allow for the site's existing ageing buildings to be redesigned reinvigorating the presentation of the streetscape.
- **Sustainable living:** given the proposal's location in close proximity to public transportation and existing employment and services, the proposed development will enable people to work and live within the one area, reducing the need for people to travel large distances.
This will ultimately encourage alternative modes of transportation such as walking and cycling whilst increasing bus and train patronage.
- **Removal of non-conforming uses and development:** this PP is capable of regularising some of the site's existing land uses. For example, the subject site comprises of residential apartments which are currently prohibited, however are permissible in the proposed zoning. It could also encourage the redevelopment of some of the ageing and less desirable buildings on the subject site.

Accordingly, it is considered that the PP will have a positive effect on the local economy and community.

6.4. State and Commonwealth Interests

6.4.1. Is there adequate public infrastructure for the planning proposal?

The existing public infrastructure is capable of accommodating the demand generated by this PP.

The site is accessible by the existing road network, with Syd Einfeld Drive and Old South Head Road located directly north of the site. Bus services, as shown in the Figure 16 below, use these major roads to transport commuters to the Sydney CBD along Syd Einfeld Drive to the west and Old South Head Road to Bondi Beach in the east. These bus services can be accessed in multiple locations in close proximity to the site, including the bus and rail interchange which is a short walk in the northern direction.

Access could also further be improved with potential land dedication along Ann Street for road widening.



Figure 16: Map of the local Bus Network, approximate location of subject site highlighted with star (Source: Sydney Buses)

As illustrated in Figure 17, Bondi Junction train station is within 450 metres of the site, to the north. This train station provides direct and short services to other employment centres such as Edgecliff and the Sydney CBD.



Figure 17: Map of Bondi Junction Train Station, subject site highlighted with red star

Existing utility services will adequately service any future development proposal as a result of this PP and will be upgraded or augmented where required.

Waste management and recycling services are available through Waverley Council.

The area is generally well-serviced with Police, Ambulance, Fire and other emergency services.

There are several educational establishments located in the area including primary and high schools. This includes Bellevue Hill Public School, which is 1.5 km from the subject site, the recently approved redevelopment of this school will see capacity increase from approximately 550 to 1,000 students.

Several TAFEs and Universities are also located in close proximity to the subject site and can be accessed easily via public transportation.

6.4.2. What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway determination?

State and Commonwealth public authorities have not yet been contacted at this early stage in the PP process.

During the public exhibition of the original 2017 PP, the former Office of Environment and Heritage, now the Environment, Energy and Science (ESS) Group which forms part of DPIE, noted that there are no State-listed items in the vicinity of the site and that the heritage listed row of terraces along Llandaff Street have local significance. There were no objections raised in response to the PP, however, it was requested that a Heritage Impact Statement (HIS) be prepared for the site. As outlined in the Council report dated 2 April 2019, the potential heritage impacts of any future development on the site will be considered as a part of a development application process. It may then be determined whether preparation of a HIS is required, in light of the proposed built form and potential impact upon the surrounding conservation areas and heritage items.

7. MAPPING

The proposal requires a mapping change to the WLEP 2012 Floor Space Ratio map, as identified in the Figure 18 below.



Figure 18: Proposed Floor Space Ratio Map

8. COMMUNITY CONSULTATION

The community will be notified of the commencement of the exhibition period via a notice in a local newspaper and via a notice on Waverley Council's website. The written notice will: -

- Give a brief description of the objectives or intended outcomes of the PP;
- Indicate the land affected by the PP;
- State where and when the PP can be inspected;
- Give the name and address of the RPA for the receipt of any submissions; and
- Indicate the last date for submissions.

During the exhibition period, the following material will be made available for inspection: -

- The PP, in the form approved for community consultation by the Secretary of the Department of Planning, Industry and Environment;
- The Gateway determination; and
 - Studies relied upon by the PP, including:
 - Architectural Study; and
 - Traffic Impact Assessment

9. PROJECT TIMELINE

The timeframe for the completion of the PP will depend on the complexity of the matters, the nature of any additional information that may be required and the need for agency and community consultation.

Table 16: Indicative project timeline

Tasks	Timeframe
Gateway Determination	November 2019
Community Consultation	November 2019
Post Exhibition Review	December 2019
Update Planning Proposal / Report to Council	December 2019
Parliamentary Counsel drafting of LEP	January/February 2020
Council to finalise LEP	February/March 2020

10. CONCLUSION

This Planning Proposal has been submitted to Waverley Council by Hollywood Investments Pty Ltd to enable the viable redevelopment of Nos. 96-104 and 110-122 Ebley Street, Bondi Junction. For consistency purposes and to achieve a good strategic planning outcome Nos. 106-108 Ebley Street have also been included.

Proposed Amendments

This PP seeks the following amendments to the WLEP:

Table 17: Proposed Controls

	Current	Proposed
Zone	B3 Commercial Core	No change
Building Height	32 metres	No change
Floor Space Ratio	4:1	6:1
	6:1	No change proposed
Non-Residential Floor Space Ratio	-	Minimum of 5:1 (excluding serviced apartments)
Permissibility	-	Introduce a Schedule 1 amendment to allow "shop top housing".

The concept design prepared and accompanying this PP, has been informed by a range of specialist investigations. These studies have outlined that the subject site is capable of accommodating the proposed development without posing any adverse impacts to the surrounding environment.

Public Benefits

The Planning Proposal is capable of providing the following benefits to the community:

- Provide additional and high quality residential accommodation in a high demand area of Sydney (approximately 3,290 sqm of residential floorspace);
- Increase the amount of employment floor space in the strategic centre of Bondi Junction, to allow future growth in commercial and retail land uses;
- Providing employment closer to homes, specifically providing 16,450 sqm of commercial floorspace;
- Encouraging sustainable living and healthy lifestyles by maximising the efficient use of existing infrastructure and services such as public transportation;
- Removal of non-conforming uses and development whilst encouraging urban renewal.
- Provide land for road widening along Ann Street.

The proposal has been demonstrated as being the best means of achieving the objectives and intended outcomes. The PP is considered suitable and appropriate as it:

- Is consistent with the objectives of Council's local policies
- Is consistent with 'A Metropolis of Three Cities' and the Eastern City District Plan';
- Is consistent with the relevant Ministerial Directions under Section 9.1 of the Act; and
- Does not pose any adverse environmental or social impacts to the surrounding community.

It is concluded that it is appropriate for the PP to be forwarded to the Department of Planning, Industry and Environment, to obtain an amended Gateway Determination.

APPENDIX 1

Survey Plan

Prepared by Eric Scerri & Associates Pty Ltd

APPENDIX 2

Architectural Study 2019

Prepared by X. Pace Design Group

APPENDIX 3

Traffic Impact Assessment April 2017

Prepared by Transport and Traffic Planning Associates

APPENDIX 4

Council Resolution (dated 06 December 2016)

Provided by Waverley Council

APPENDIX 5

Gateway Determination (dated 20 July 2017)

Provided by Department of planning, Industry and Environment

APPENDIX 6

Strategic Planning and Development Committee Meeting (dated 02 July 2019)

Provided by Waverley Council