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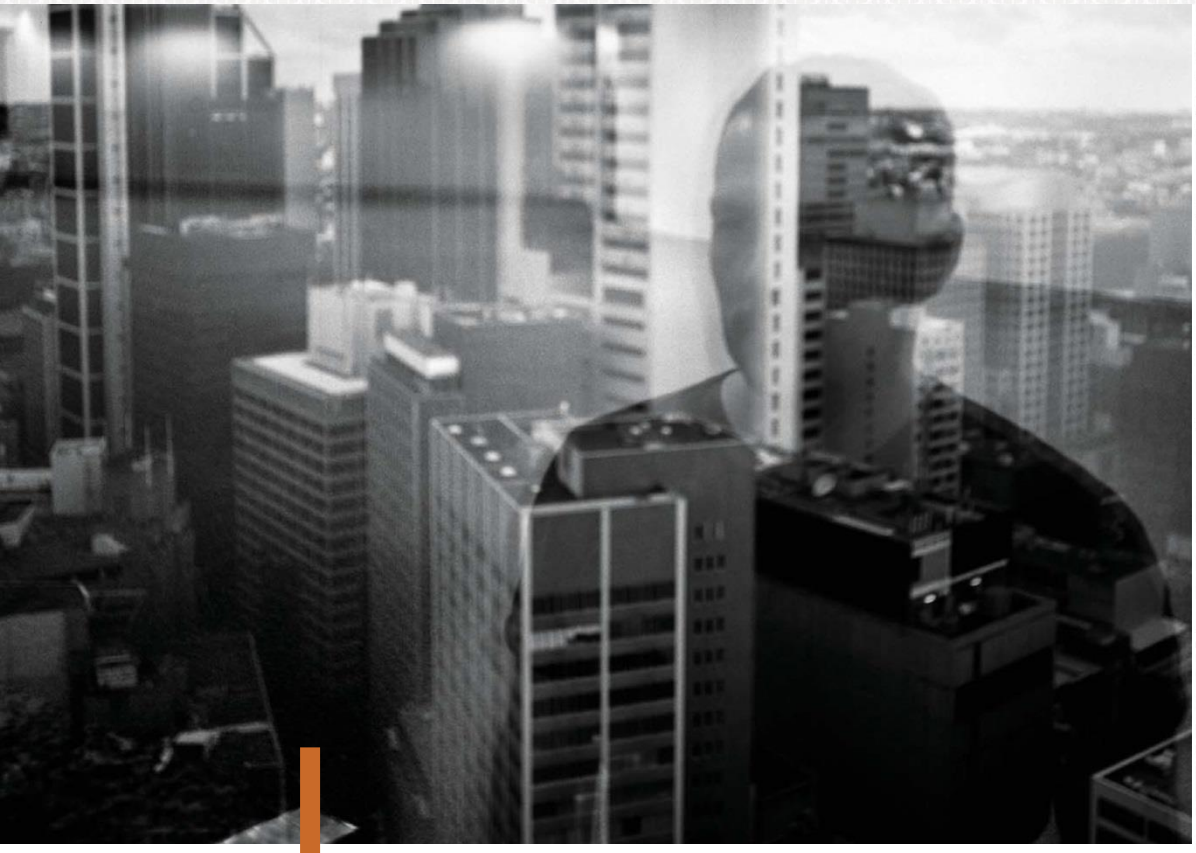

Planning Proposal

96-122 Ebley Street,
Bondi Junction NSW

Submitted to Waverley Council
On Behalf of Hollywood Investments Pty Ltd

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Report Revision History

Revision	Date Issued	Prepared by	Reviewed by	Verified by
01	29/03/16	**Anthony Kazacos** Senior Project Planner	**Sue Francis** Executive Director	**Sue Francis** Executive Director
02	16/05/17		**Juliet Grant** Executive Director	**Juliet Grant** Executive Director

This document is preliminary unless approved by a Director of City Plan Strategy & Development

CERTIFICATION
This report has been authorised by City Plan Strategy & Development, with input from a number of other expert consultants, on behalf of the Client. The accuracy of the information contained herein is to the best of our knowledge not false or misleading. The comments have been based upon information and facts that were correct at the time of writing this report.

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Table of Contents

Section A - Overview 1

1. Executive Summary 1

2. The Site 4

2.1 Location and description 4

2.2 Current LEP Controls 6

2.3 Existing development 7

2.4 Adjacent and surrounding development 9

3. Indicative Design Concept 11

4. Consultation 13

Section B - Planning Proposal 14

5. Part 1 - Objectives and the Intended Outcomes 14

6. Part 2 - Explanation of the provisions 15

7. Part 3 - Justification 16

7.1 Need for a Planning Proposal 16

7.1.1 Is the PP a result of any strategic study or report? 16

7.1.2 Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way? 18

7.2 Relationship to Strategic Planning Framework 18

7.2.1 Is the planning proposal consistent with the objectives and actions contained within the applicable region or sub regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)? 18

7.2.2 Is the planning proposal consistent with the council's local strategy or other local strategy plan? 23

7.2.3 Is the planning proposal consistent with applicable state environmental planning policies? 23

7.2.4 Is the planning proposal consistent with the applicable Ministerial directions (s.117 directions)? 26

7.3 Environmental, Social and Economic Impact 31

7.3.1 Is there any likelihood that critical habitat or threatened species will be adversely affected as a result of the proposal? 31

7.3.2 Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed? 31

7.3.3 Has the planning proposal adequately addressed any social and economic effects? 33

7.4 State and Commonwealth Interests 36

7.4.1 Is there adequate public infrastructure for the planning proposal? . 36

7.4.2 What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway determination? 37

8. Part 4 - Mapping 38

9. Part 5 - Community Consultation 39

10. Part 6 - Project Timeline 40

11. Conclusion 41

Appendix	Document	Prepared by
1	Survey Plan	Eric Scerri & Associates Pty Ltd
2	Architectural Study 2017	X.PACE Design Group
3	Traffic Impact Assessment April 2017	Transport and Traffic Planning Associates
4	Economic Impact Assessment May 2017	AEC Group
5	Council Resolution dated 6 December 2016	Waverley Council

Section A - Overview

1. Executive Summary

This Planning Proposal ('PP') is being submitted to Waverley Council on behalf of the proponent Hollywood Investments Pty Ltd, owner of the subject site.

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, should Council wish to also incorporate these additional lots within the PP.

It has been prepared in accordance with Section 55 of the Environmental Planning and Assessment Act 1979 (EP&A Act) and the relevant Department of Planning & Environment guidelines including “A Guide to Preparing Local Environmental Plans" and "A Guide to Preparing Planning Proposals.”

This PP was formally considered by Council at its meeting on 6 December 2016. This PP, including the proposed LEP amendment and the supporting documentation, has been updated to reflect all modifications as outlined in Council's resolution and as further clarified in discussions with Council Officers.

We therefore now believe all matters have been adequately addressed for the PP to proceed to DPE for a Gateway Determination in accordance with the Council resolution. LEP Amendments

The proposal seeks the following LEP amendments:

	Current	Proposed
Zone	B3 Commercial Core	B4 Mixed Use
Building Height	32 metres	No change
Floor Space Ratio	4:1	5:1
	6:1	No change proposed
Non Residential Floor Space Ratio	-	Minimum of 3.5:1 (excluding serviced apartments)

This PP proposes to amend the zoning from B3 Commercial Core to B4 Mixed Use. The subject site is the only block on the northern side of Ebley Street with the B3 Commercial Core Zoning. All other properties on the northern side are zoned either B4 Mixed Use or R3 Medium Density Residential.

These amendments to the site's LEP controls will allow for approximately 39 **apartments** and 647 **direct full time jobs**.

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.

Positive Economic Impact

The proposed rezoning of the site and resultant development will generate direct and indirect benefits for the local economy. The direct and indirect economic benefits have been summarised in the table below:

	Benefits from Proposal
Output ($M)	$355 M
GRP ($M)	$206.2 M
Income ($M)	$128.2 M
Employment (Direct and Indirect)	1,634
Direct Employment	647

It will also provide a net increase in the amount of jobs being provided, compared to existing uses (with a total of approximately 1,634 **direct and indirect full time jobs** provided). The proposal will not decrease the amount of employment generating land uses provided within the Bondi Junction Centre, rather it will provide new modern commercial space for businesses to establish in the local area.

The existing buildings on the subject site are approaching the end of their economic life. In order for this urban renewal development to be economically feasible, residential development is required to cross-subsidise the redevelopment. The proposed controls will ensure a significant amount of new commercial floor space can be provided.

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:
  - 647 **direct full time jobs**;
  - 987 **indirect full time jobs**; and
  - 248 **full time jobs as a result of the proposal's construction**.
- Housing: providing additional housing diversity (approximately 39 **apartments**) in a high demand and centrally located area, in close proximity to public transport, employment and services;
- Road Widening: the proposal could allow for road widening along Ann Street, improving access to surrounding developments and increasing the capacity of the surrounding road network;
- 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, economic and social conditions related to the proposal has been undertaken, with specific attention to traffic, shadowing and economic

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 s117 Ministerial Directions.

It is concluded that it is appropriate for the PP to be forwarded to DPE for a Gateway Determination in accordance with the Council resolution dated 6 December 2016.

2. The Site

2.1 Location and description

The subject site is located within the Bondi Junction District 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 the Figure below and the Survey at Appendix 1, with a total site area of approximately 3,300 sqm.

Table 1: 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 land owners. 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 2: 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

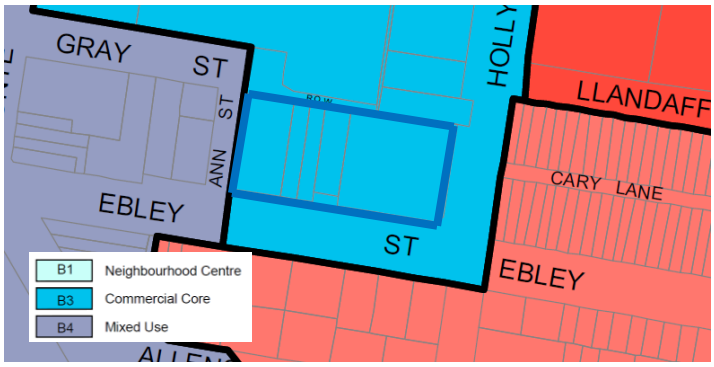

Figure 2: Land Zoning Map (Source: NSW Legislation)

- Building Height - 32 metres

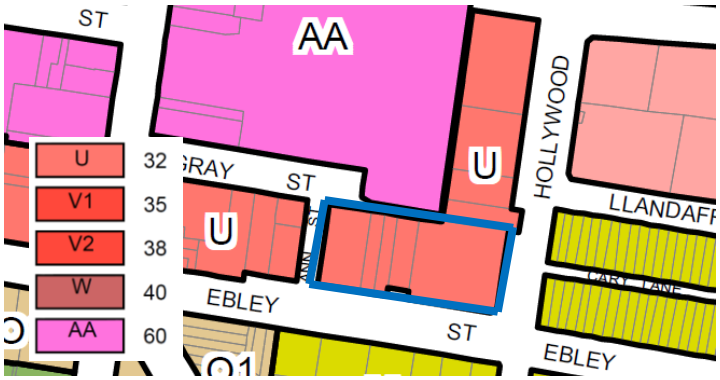

Figure 3: Building Height Map (Source: NSW Legislation)

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

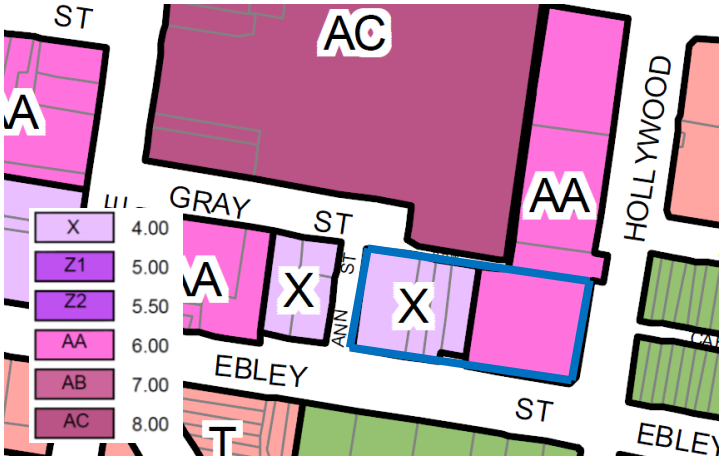

Figure 4: Floor Space Ratio Map (Source: NSW Legislation)

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.

Photo 1: 96-100 Ebley Street, Bondi Junction

Photo 2: 102-108 Ebley Street, Bondi Junction

Photo 3: 110-116 Ebley Street, Bondi Junction

Photo 4: 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 3: 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 the Figure 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.

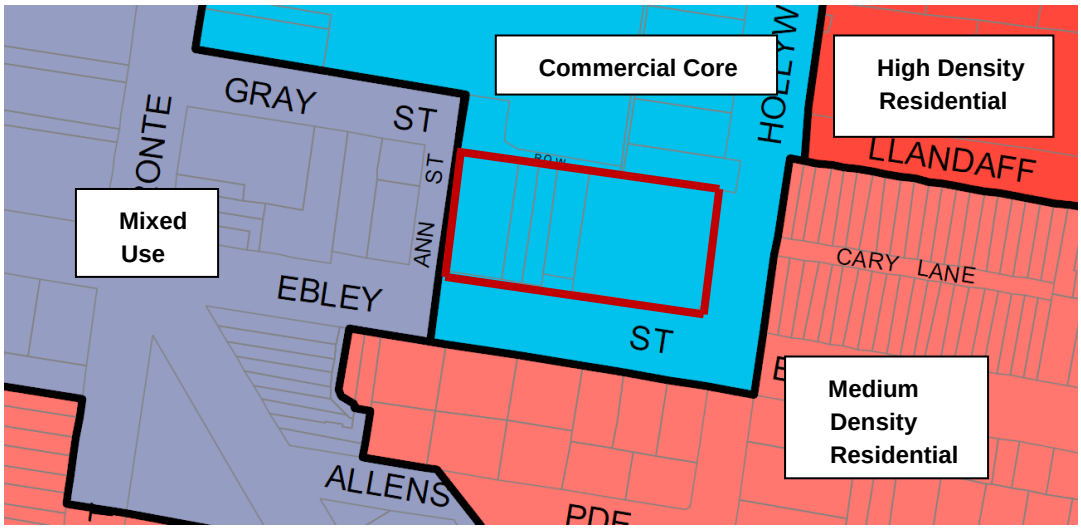

Figure 5: Land Use Zoning Map of Surrounding Area (subject site highlighted with red boundary) (Source: NSW Legislation)

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

To the north, directly adjacent to the site is Bondi Junction's shopping district where, in addition to Westfield (refer to Photo 5), 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 (refer to Photo 6), 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 are located in this area (refer to Photo 7).

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 (refer to Photo 8), terrace housing, medium sized shopping centres and stand alone retail outlets (refer to Photo 9).

To the east, is a high density residential area, where a number of residential flat buildings are located (refer to Photo 10).

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 (refer to Photo 11) and terrace houses (refer to Photo 12).

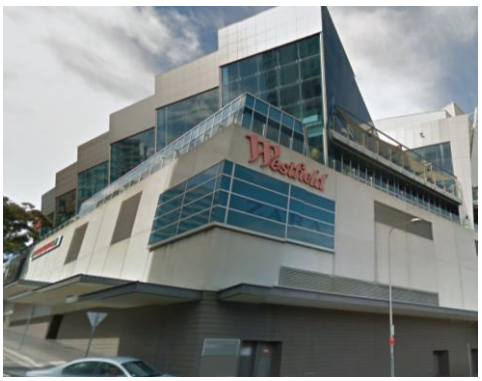

Photo 5: Westfield Bondi Junction

Photo 6: Bondi Junction Train and Bus interchange

Photo 7: Neighbouring Residential Flat Buildings

Photo 8: Shop top housing developments

Photo 9: Stand alone retail outlets

Photo 10: High density residential area

Photo 11: Medium Density heritage buildings

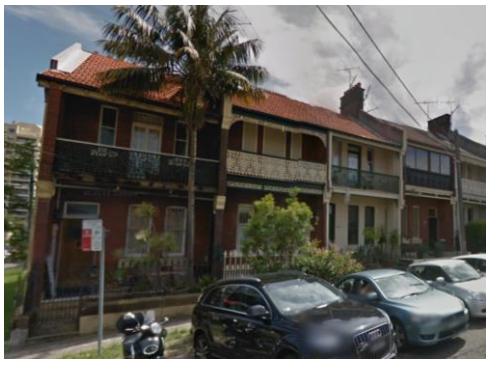

Photo 12: Heritage terrace houses

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 below) incorporating a mix of different land uses such as residential, commercial and retail.

Figure 6: Indicative built form

The proposed concept also allows for up to 4.5 metre road widening along Ann Street. Vehicular access could be provided along Ann Street and also Ebley Street.

Ground Floor - Commercial and Retail

Levels 3 to 5 - Commercial and Residential

Levels 1 to 2 - Commercial and Retail

Levels 6 to 8 - Residential

Figure 7: Indicative floor plates

The below table summarises the potential land use mix which could be achieved in any redevelopment.

Table 4: Indicative land use table

	Commercial	Residential
Ground level	1,623 sqm	-
Levels 1 to 2	4,754 sqm	-
Levels 3 to 5	6,069 sqm	867 sqm
Levels 6 to 8	-	4,311 sqm
Total	12,446 sqm	5,178 sqm

Approximately 12,446 sqm of non-residential floorspace could be provided along the ground level to level 5. Approximately 5,178 sqm of residential floorspace or 39 units could also be provided from level 5 to level 8. All units could be designed to comply with the Apartment Design Guide.

4. Consultation

An initial meeting was held between the proponent's project team and Council on the 22nd June 2015. Ongoing consultation throughout the PP development process has also bee undertaken.

The key issue raised was in relation to the loss of employment floor space within the Bondi Junction Commercial Core.

The PP has subsequently been amended to address this concern and others noted by Council:

- This PP proposes to amend the zoning from B3 Commercial Core to B4 Mixed Use. The subject site is the only block on the northern side of Ebley Street with the B3 Commercial Core Zoning. All other properties on the northern side are zoned either B4 Mixed Use or R3 Medium Density Residential.
- Some of the existing land uses such as shop top housing are currently not permissible in the current zone. These land uses do not generate any employment and as a result do not provide any jobs within the Bondi Junction Town Centre.
- The subject site comprises of several smaller 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 individual lots, in order for the lots to be developed to their full potential.
- The proposal will not decrease the amount of employment generating land uses provided within the Bondi Junction Centre, rather it will provide new modern commercial space for businesses to establish in the local area. It will also provide a net increase in the amount of jobs being provided, compared to existing use, with a total of approximately 1,634 direct and indirect full time jobs provided.
- In order to ensure employment generating land uses are included within any redevelopment, this PP proposes a minimum non-residential floor space ratio to apply to the subject site.

Section B - Planning Proposal

5. Part 1 - Objectives and the Intended Outcomes

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

6. Part 2 - Explanation of the provisions

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

Table 5: Explanation of the provisions

	Current	Proposed
Zone	B3 Commercial Core	B4 Mixed Use
Building Height	32 metres	No change proposed
Floor Space Ratio	4:1	5:1
	6:1	No change proposed
Non Residential Floor Space Ratio	-	Minimum of 3.5:1 (excluding serviced apartments)

The subject site is the only block of land remaining on the northern side of Ebley Street with the B3 Commercial Core zoning.

The majority of the proposed controls are amendments to the site's existing controls. It is however proposed to also introduce a minimum non-residential Floor Space Ratio for the subject site, to ensure that adequate employment generating land uses will be incorporated within any future development.

It is proposed to amend Clause 4.4A as below (changes in red):

Table 6: Proposed amendments to Clause 4.4A

Current Clause 4.4A - Exceptions to floor space ratio	Proposed Clause 4.4A - Exceptions to floor space ratio
Despite clause 4.4, the maximum floor space ratio for a dwelling house or dual occupancy on land in Zone R2 Low Density Residential, Zone R3 Medium Density Residential or Zone R4 High Density Residential is as follows: (a) for lots with an area less than 100 square metres—1:1, (b) for lots with an area of 100 square metres to 550 square metres—[[(550 − lot area) × 0.0011] + 0.5]:1, (c) for lots with an area greater than 550 square metres—0.5:1.	(1) Despite clause 4.4, the maximum floor space ratio for a dwelling house or dual occupancy on land in Zone R2 Low Density Residential, Zone R3 Medium Density Residential or Zone R4 High Density Residential is as follows: (a) for lots with an area less than 100 square metres—1:1, (b) for lots with an area of 100 square metres to 550 square metres—[[(550 − lot area) × 0.0011] + 0.5]:1, (c) for lots with an area greater than 550 square metres—0.5:1. (2) Despite clause 4.4, for land 96-122 Ebley Street, being Lot 1 DP 733362, Lot 1 DP 568524, SP32529, SP 22095 and Lot 6 DP 749904. (a) The non-residential floor space ratio for all buildings must not be less than 3.5:1. (b) The non-residential floor space must not include 'Serviced Apartments'.

7. Part 3 - Justification

7.1 Need for a Planning Proposal

7.1.1 Is the PP a result of any strategic study or report?

This PP directly supports and implements the priorities for Bondi Junction identified in 'A Plan for Growing Sydney' (APfGS) and the draft Central 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 and Environment (DPE) 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 7: 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 and Environment Population Projections

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

Table 8: 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 and Environment Dwelling Projections

It is noteworthy that the draft Central 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 9: 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 and Environment Metropolitan Development Program

DPE'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 10: 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 and Environment 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 draft Central 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 an additional 39 apartments in the short term. 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 District Centre' under the draft Central District Plan, which has the following definition:

District centres play a significant district role due to the presence of one or more of the following characteristics:

• *the scale of retail activity, generally over 50,000 square metres of floor space*

• *the presence of health and education facilities that serve the district and the local community*

• *the level of transport services.*

District centres also generally have between 5,000 to 10,000 jobs.

The Bondi Junction Town Centre, as outlined in the Economic Impacts Assessment at Appendix 4, had approximately 10,161 jobs, which satisfies the requirement to be classified as a District Centre under the draft Central District Plan.

Additionally, the number of jobs is forecast to increase, to accommodate the expected population growth within the district. By 2041 it is expected to increase to a total of 14,012.

This PP is capable of assisting the LGA in meeting this expected increase in employment by providing a total of approximately 647 direct jobs and approximately 987 indirect jobs as a result of flow on effects.

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 economic impact of this development is

further explained in Section 7.3.3 of this PP and within the Economic Impact Assessment at Appendix 4.

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.

In conclusion, this PP directly supports, one particular goal in APfGS as outlined below.

> *Work with council to provide capacity for additional mixed-use development in Bondi Junction including offices, retail, services and housing.*

7.1.2 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 present 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.

7.2 Relationship to Strategic Planning Framework

7.2.1 Is the planning proposal consistent with the objectives and actions contained within the applicable region or sub regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

'A Plan for Growing Sydney' (the Sydney metropolitan strategy) was released in December 2014 and is the NSW Government's 20-year plan for the Sydney Metropolitan Area. It provides direction for Sydney's productivity, environmental management, and liveability; and for the location of housing, employment, infrastructure and open space.

Consistency with 'A Plan for Growing Sydney' is outlined in the below table.

Table 11: Consistency with 'A Plan for Growing Sydney'

Direction	Response
GOAL 1: A competitive economy with world-class services and transport	
Direction 1.7 Grow Strategic Centres – providing more jobs closer to homes	The redevelopment has the potential to provide a net increase in employment, by providing a total of 647 direct full time jobs and 987 indirect full time jobs. 248 additional full time jobs could also be created as a result of the development's construction phase. These jobs will support the existing and future residential population of not only the centre but the broader locality. Any employment floor space provided will reflect the needs of the modern workplace by providing a range of flexible work spaces in close proximity to many amenities such as retail, public space and transportation options. The development will also act as a catalyst, to

	further development in this section of Bondi Junction, which is capable of further urban renewal, allowing for a mixture of different land uses, including residential, retail and commercial. This will assist in providing greater employment opportunities to the residents of an existing community.
GOAL 2: A city of housing choice, with homes that meet our needs and lifestyles	
Direction 2.1 Accelerate housing supply across Sydney	The proposed development is capable of immediately providing an increase in the supply and housing choice "in and around centres that are close to jobs and are serviced by public transport services that are frequent and capable of moving large numbers of people; and in and around strategic centres." The location of which is ideal for residential development, as it is close to the Sydney CBD, Bondi Beach, retail services, employment, education and public transport.
Direction 2.3 Improve housing choice to suit different needs and lifestyles	The proposed development is capable of providing housing choice which will respond to the needs of the local community, and is capable of providing a mix of dwelling types and sizes to provide ageing in place. It could also consist of adaptable and accessible housing as well as housing for first home buyers, young families and the downsizing elderly.
GOAL 3: A great place to live with communities that are strong, healthy and well connected	
Direction 3.3 Create healthy built environments	This PP could: ▪ Create a mixed use centre that could provide a convenient focus for daily activities; ▪ Provide enhanced public domain/streetscape; and ▪ Create attractive public spaces to support pedestrian activity. The subject site is highly accessible as it is within walking distance of train and bus services. It is also directly adjacent to retail and employment services. The PP 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.
Central Subregion The subregion will continue to play a dominant role in the economic, social and cultural life of Sydney	

Priorities for Central Subregion Accelerate housing supply, choice and affordability and build great places to live.	The PP seeks to increase both the dwelling and employment capacity of the site. This will therefore improve not only local housing options but also the provision of providing employment land uses within this strategic centre.
Work with council to retain a commercial core in Bondi Junction, as required, for long-term employment growth.	This site is located in a unique position, adjacent to residential and mixed use zones. The PP will not restrict future commercial growth within Bondi Junction, rather it will provide a net increase in employment floor space. The introduction of residential floor space will support the function of the employment generating land uses within the centre.
Work with council to provide capacity for additional mixed-use development in Bondi Junction including offices, retail, services and housing.	Given the site's central location, in close proximity to jobs and public transportation, this proposal provides an opportunity to satisfy this goal, by providing a mixed use development which will contribute to the housing and employment targets for the LGA and district.

* It should be noted that Bondi Junction in APfGS was identified as a 'Strategic Centre'. As outlined below however the draft Central District Plan, which was released after APfGS, has reclassified the Bondi Junction as a 'District Centre'.

The draft Central District Plan provides a series of priorities and actions to guide development and accommodate the expected growth across the district. The table below outlines consistency with this plan.

Table 12: Consistency with the Draft Central District Plan

Priorities	Comment
Chapter 3 - A Productive City	
3.2 Driving the growth of the Eastern City	The proposed development is capable of supporting growth of the 'Eastern City' by providing residential apartments and commercial development in close proximity to the City, which can be accessed by the Bondi Junction train station.
3.3 Enhancing the Eastern City's role as a global leader	
3.4 Planning for job target ranges for strategic and district centres	Bondi Junction is within a District Centre which has an employment target of between 17,000 and 20,500 jobs by 2036. This development proposes 12,543 sqm of non-residential floor space to accommodate commercial and retail land uses. This proposed non-residential floorspace generates a net increase in employment when compared to the site's existing land uses. The development will therefore provide greater job opportunities to the Bondi Junction centre. This development is therefore capable of contributing to this target by providing jobs as a result of both the construction and operational phases.

3.5 Growing economic activity in centres Priorities for Bondi Junction District Centre. ▪ Consider potential options for future public transport connections to the south east of the District in order accommodate forecast population and employment growth and provide better connectivity between the south east of the District and the rest of Greater Sydney. This should enhance economic, social and environmental outcomes for the District	Given the site's location, within walking distance to the Bondi Junction bus and rail interchange, the PP could directly support and encourage alternative modes of transportation such train and bus services.
▪ Expand the function and type of land uses in the centre including attracting A-Grade office tenants and knowledge-intensive jobs	The proposed development will stimulate this end of the commercial core of the Bondi Junction District Centre by providing a range of modern and contemporary retail and commercial opportunities in order to accommodate the needs of the local community.
▪ Improve access from the centre of Bondi Junction to nearby open space and recreation facilities such as Queens Park, Centennial Park and Bondi Beach	This PP will not be inconsistent with this priority.
▪ 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	The non-residential floor space proposed as part of the development could be used for health based businesses, therefore supporting the broader Randwick health precinct.
3.7 Improving 30-minute access to jobs and services	The site has high access to employment given its location in close proximity to the employment and services located within both the Bondi Junction District Centre and also the 'Eastern City'. The 'Eastern City' can be accessed within less than 30-minutes via the Bondi Junction train station which is within walking distance to the subject site.
Chapter 4 - A Liveable City	
4.3 Improving housing choice	The PP seeks to provide housing in close proximity to public transport and existing employment and services. The Waverley LGA has a housing target of 1,250 dwellings by 2021. This PP will therefore assist the LGA in meeting this target by providing approximate 39 apartments whilst improving housing choice to meet the demand and lifestyle requirements of the existing and future residents of this area.

4.4 Improving house diversity and affordability	The proposed development will provide an increase in the supply of housing in a high demand area of Sydney. Increasing the volume of housing supply is a government imperative because it assists to address 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.
4.8 Respond to people's need for services	The existing public infrastructure in conjunction with the proposed improvements to the local traffic network are capable of accommodating this PP.
Chapter 5 - A Sustainable City	
5.7 Creating an efficient Central District	The development is capable of incorporating the latest Ecologically Sustainable Development principles which could minimise carbon emissions, potable water use and waste.

The Department of Planning 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 the below summary table, there can be no doubt that this site, due to its position in Metropolitan Sydney, its classification as a 'District 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 Plan for Growing Sydney'.

Table 13: DPE's Assessment Criteria

Does the proposal have strategic merit? Is it:	
Consistent with 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.
Consistent with the relevant local council strategy that has been endorsed by the Department; or	There are no local council strategies, that we are aware of, that have been endorsed by DPE.
Responding to a change in circumstances, such as the investment in new infrastructure or changing demographic trends what have not been recognised by existing planning controls.	The Waverley Local Environmental Plan was gazetted in October 2012 and is therefore approximately 5 years old. The LEP therefore has not taken into consideration the growth anticipated in 'A Plan for Growing Sydney', the draft Central District Plan and the 2016 population and dwelling projections which were released after the gazettal of the WLEP. This PP is capable of assisting the Centre in accommodating this growth by providing approximately 39 apartments and 12,446 sqm

	of non-residential floor space.
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. The PP also has the potential to dedicate land for road widening along Ann Street, which will improve access and increase the capacity of the surrounding road network.

7.2.2 Is the planning proposal consistent with the council's local strategy or other local strategy plan?

The Waverley Together 3 Community Strategic Plan 2013-2025 outlines Council's long term priorities and sets out the strategic direction that all Council operations work towards.

It envisages a vibrant Bondi Junction with accessible public parks and high quality urban design and place making principles.

Direction L1a, is specifically relevant to the PP, and is outlined below:

> *"Reinforce Bondi Junction's role as a regional centre with a mix of residential, retail, hospitality, business, commercial, professional services and entertainment activities."*

There are few sites with development potential remaining within the Centre of Bondi Junction. This is due to a number of restrictions and constraints such as being a heritage item, having multiple ownerships, being of a small lot size or having a narrow lot frontage.

The PP will encourage the amalgamation of lots and could provide a high density mixed use development within a unique location. It will provide a high quality built form in close proximity to a major bus and rail interchange which directly connects the site to the Sydney CBD and eastern suburbs of Sydney.

The PP will also provide a ratio of residential and employment land uses which will improve the viability of the Centre reinforcing Bondi Junction's role as a regional and district centre.

The PP is therefore consistent with this relevant direction of this strategy.

7.2.3 Is the planning proposal consistent with applicable state environmental planning policies?

Table 13: Consistency with state environmental planning policies (SEPPs)

SEPP Title	Consistency	Comment
1. Development Standards Consistent	N/A	Not applicable

14.Coastal Wetlands	N/A	Not applicable
15.Rural Landsharing Communities	N/A	Not applicable
19.Bushland in Urban Areas	N/A	Not applicable
21.Caravan Parks	N/A	Not applicable
26.Littoral Rainforests	N/A	Not applicable
29.Western Sydney Recreation Area	N/A	Not applicable
30.Intensive Agriculture	N/A	Not applicable
32.Urban Consolidation (Redevelopment of Urban Land)	Yes	The PP aims to be consistent with the SEPP having regard to the range of uses that may be appropriate for the site.
33.Hazardous and Offensive Development Complex	N/A	Not applicable
36.Manufactured Home Estates	N/A	Not applicable
39.Spit Island Bird Habitat	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
52.Farm Dams, Drought Relief and Other Works	N/A	Not applicable
53. Transitional Provisions 2011	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.
59.Central Western Sydney Economic and Employment Area	N/A	Not applicable
60.Exempt and Complying Development	N/A	Not applicable

62.Sustainable Aquaculture	N/A	Not applicable
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 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 could contribute to affordable housing in the locality.
71.Coastal Protection	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 (SEPP 53 Transitional Provisions) 2011	N/A	Not applicable
SEPP (State and Regional Development) 2011	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 (Housing for Seniors or People with a Disability) 2004	N/A	Not applicable
SEPP (Major Development) 2005	N/A	Not applicable
SEPP (Sydney Region Growth Centres) 2006	N/A	Not applicable
SEPP (Infrastructure) 2007	N/A	Not applicable

SEPP (Kosciuszko National Park-Alpine Resorts) 2007	N/A	Not applicable
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	N/A	Not applicable
SEPP (Sydney Drinking Water Catchment) 2011	N/A	Not applicable
SEPP (Three Ports) 2013	N/A	Not applicable
SEPP (Urban Renewal) 2010	N/A	Not applicable
SEPP (Temporary Structures and Places of Public Entertainment) 2007	N/A	Not applicable
SEPP (Exempt and Complying Development Codes) 2008	N/A	Not applicable
SEPP (Rural Lands) 2008	N/A	Not applicable
SEPP (Western Sydney Employment Area) 2009	N/A	Not applicable
SEPP (Western Sydney Parklands) 2009	N/A	Not applicable
SEPP (Affordable Rental Housing) 2009	Yes	The PP has the opportunity to provide an appropriate mix and number of dwellings which could contribute to affordable housing in the locality.

7.2.4 Is the planning proposal consistent with the applicable Ministerial directions (s.117 directions)?

It is considered that the PP is consistent with the relevant Directions issued under Section 117(2) of the Act by the Minister to Councils, as demonstrated in the assessment of the following:

Table 14: Consistency with S117 Ministerial Directions

Direction Title	Consistency	Comment
Employment and Resources		
1.1 Business and Industrial Zones	Yes	**(a) encourage employment growth in suitable locations** 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. The PP could provide a total of 12,543 sqm (including circulation areas) or 647 full time jobs. This represents an increase of 377 direct jobs. **(b) protect employment land in business and industrial zones** The site is currently zoned B3 Commercial Core. The main objectives of this zone are to retain and protect commercial development, whilst encouraging employment growth in this central location. It is acknowledged that if the site were to be redeveloped in accordance with this zoning approximately 846 direct jobs could be generated. However, as outlined in the EIA, the redevelopment of the site for a commercial development alone is not feasible and is unlikely to be realised. A new commercial building would not be valuable enough to displace the existing uses. The inclusion of residential floor space within any development on the site is required to cross-subsidise the provision of commercial land uses being provided within any redevelopment. The PP proposes to maintain a minimum non-residential FSR of 3.5:1. This is to ensure an increase in non-residential floorspace is provided on the site. **(c) support the viability of identified strategic centres.** 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 Plan for Growing Sydney'). 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: ▪ Fragmentation of sites; ▪ Limited availability of large commercial floorplates; ▪ High land prices; and ▪ Limited availability of large sites. This PP is capable of overcoming each of the above identified constraints currently limiting development within Bondi Junction. ▪ 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. The proposed redevelopment is consistent with 'A Plan for Growing Sydney' and the draft District Plan which states that Bondi Junction should provide capacity for additional mixed-use development in Bondi Junction including offices, retail, services and housing. 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. This PP will encourage and support the viability of urban renewal and the ongoing role and function of the Bondi Junction town centre.
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
1.5 Rural Lands	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	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.
2.4 Recreation Vehicle Areas	N/A	Not applicable

Housing, Infrastructure and Urban Development		
3.1 Residential zones	Yes	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. The introduction of extra dwellings on the site satisfies the criteria of the draft Central 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.
3.2 Caravan Parks and Manufactured Home Estates	N/A	Not applicable
3.3 Home Occupations	N/A	Not applicable
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	N/A	Not applicable

Coast		
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 Plan for Growing Sydney'	Yes	Refer to Table 11 of the PP for detail.

7.3 Environmental, Social and Economic Impact

7.3.1 Is there any likelihood that critical habitat or threatened species 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

7.3.2 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 no additional shadowing impact associated with the proposed redevelopment.

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.

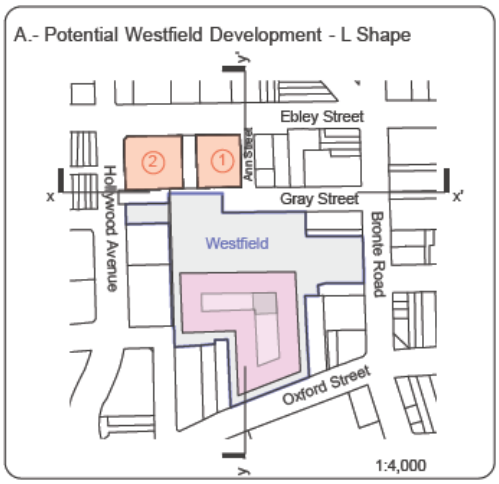

Figure 8: Potential 'L' Shape typology

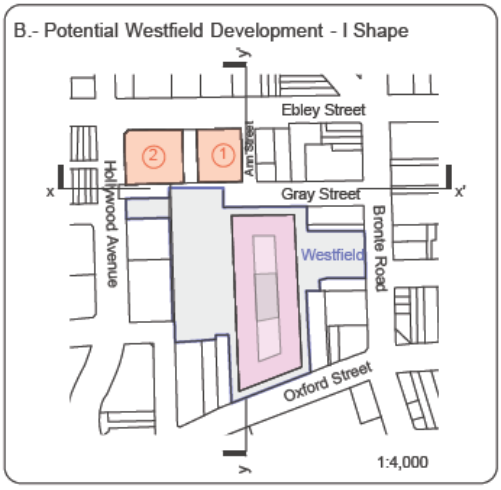

Figure 9: Potential 'I' Shape typology

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

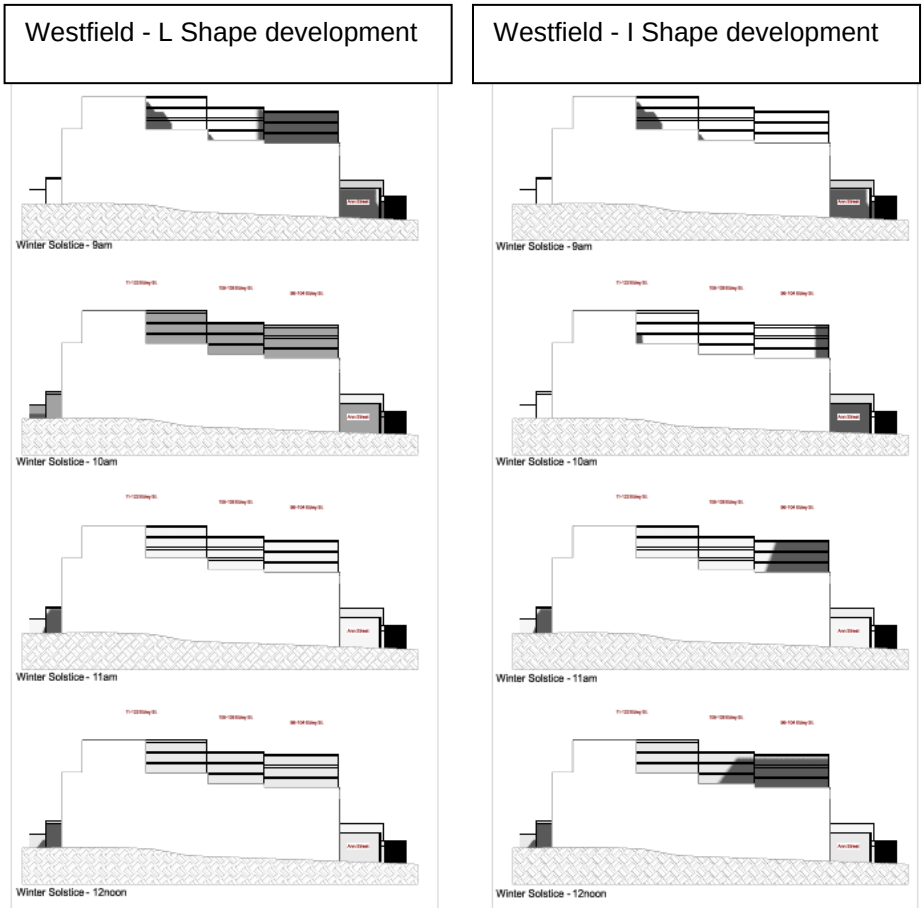

Figure 10: Shadow Analysis

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.

SEPP 65 and Apartment Design Guide Compliance

The indicative concept design prepared by X.Pace at Appendix 2, have been developed taking into consideration the principles of SEPP 65 and the new Apartment Design Guide (ADG), a summary of which have been provided below:

- Total number of apartments which can be naturally cross ventilated - 100% (60% required);
- Total number of apartments with likely no direct sunlight - 0% (maximum 15% allowed);
- Total number of apartments which can achieve 2 hours of direct sunlight - 100% (minimum 70% required);

As outlined above any future DA can achieve the appropriate ADG criteria. During the detailed design of any DA the specific detailed principles will be further addressed to ensure satisfactory compliance can be achieved in regard to the amenity of the proposed building and the neighbouring residential buildings.

7.3.3 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

The subject site is located on the southern boundary of Bondi Junction's Commercial Core, which provides a range of retail, business, office, entertainment and community uses.

This PP seeks to amend the land use zoning from B3 Commercial Core to B4 Mixed Use. As a result, an Economic Impact Assessment has been prepared by AEC Group and accompanies this report at Appendix 4.

This assessment has indicated that there is growing pressure on existing commercial, retail and residential floorspace in the Bondi Junction District Centre. This is due to Bondi Junction being a high demand area to live.

In order to support the increase in population, there is as a result, a high demand for commercial and retail land uses. This is also supported by Bondi Junction's locational attributes, such as being in close proximity to the Sydney CBD and major transportation infrastructure, which makes Bondi Junction an ideal and attractive location for businesses to establish.

The tenant requirements for these land uses have however evolved over the recent years. Tenants in the past were interested in much larger office space (100+sqm). Currently however, many tenants are becoming increasingly selective about the buildings they lease, demanding more worker amenity and tend to require much smaller work spaces in the order of approximately 50-60 sqm.

This is due to the changing nature of how businesses operate, with more sole practitioners and sub-contractors seeking office space. It is also because office space of this size is more price competitive.

The subject site is presently improved with a mixture of different buildings which are approaching the end of their economic life cycle. In order for the Site to be redeveloped to provide for contemporary retail and commercial floorspace, cross-subsidisation by residential uses is necessary, otherwise this urban renewal project is unlikely to occur.

Allowing for a mix of uses to occur in the centres such as Bondi Junction allow such centres to be self-sustaining, i.e. residents who live there have all their day-to-day needs met including employment, shopping, services and recreation needs. Facilitating a mix of residential, shopping, entertainment and commercial uses can ensure a critical mass of residents and local jobs to support a vibrant urban core.

This has broader economic benefits as it promotes self-containment, improving the health of the local economy.

Economic Benefits

The redevelopment of the subject site presents a significant opportunity for the Waverley LGA, with numerous benefits identified during both the construction and operational phases of the development. Specifically, this includes as a result of construction:

- $78.1 million in additional output;
- A $32 million in contribution to Gross Regional Product;
- $18.6 million in incomes and salaries paid to households; and
- 248 full time jobs.

The below table summarises the economic benefits (direct and indirect) generated from the proposal.

Table 15: Employment and Economic Activity

Impact	Output ($M)	GRP ($M)	Income ($M)	Employment (FTE)
Direct Impact	$141.4	$87.3	$55.2	647
Indirect Impact (Type I)	$54.5	$28.9	$17.1	181
Indirect Impact (Type II)	$159.2	$90	$55.9	806
Total Impact	$355	$206.2	$128.2	1,634

Source: AEC Group

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.

As outlined in the Economic Impact Assessment at Appendix 4, the development could provide:

- Direct: **647 full time jobs**;
- Indirect: **987 full time jobs**; and
- Construction: **248 full time jobs**.

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 **39 apartments**) 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.
- **Traffic and Access**: the PP is capable of dedicating land along Ann Street for road widening. This could improve access to surrounding developments and increase the capacity of the local road network.

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

7.4 State and Commonwealth Interests

7.4.1 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 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.

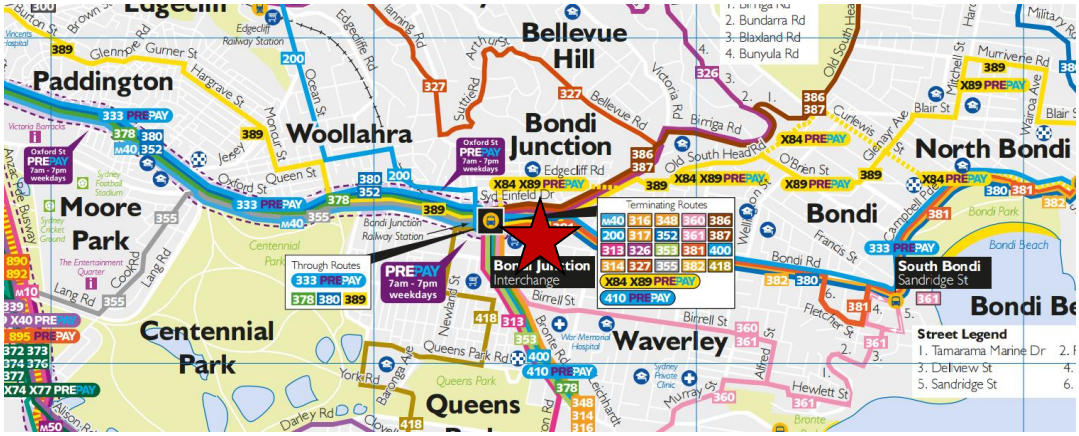

Figure 11: Map of the local Bus Network, approximate location of subject site highlighted with star (Source: Sydney Buses)

As illustrated in Figure 12, 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.

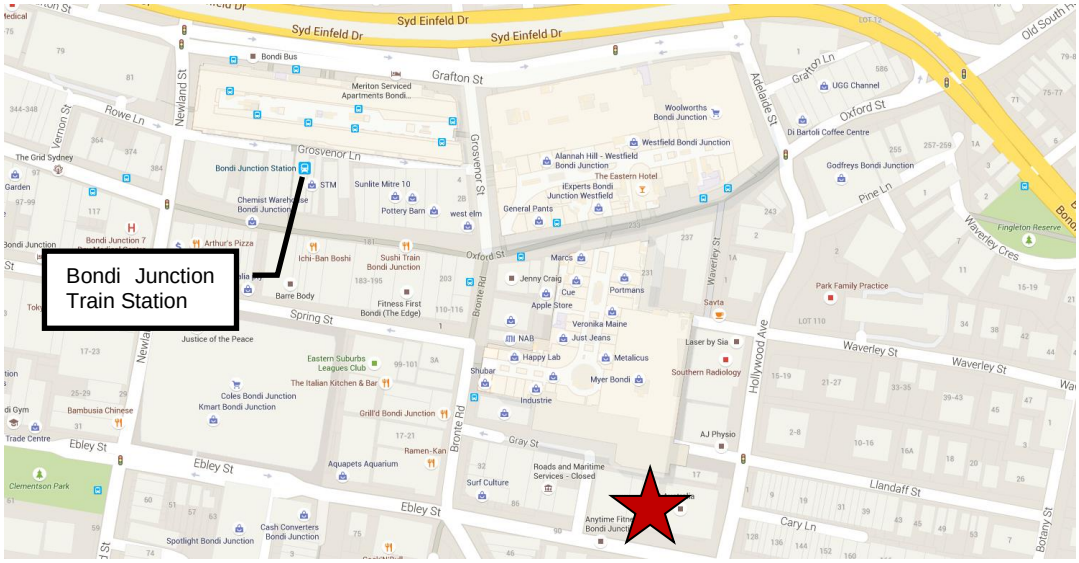

Figure 12: Map of Bondi Junction Train Station, subject site highlighted with red star

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.

7.4.2 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 planning proposal process. The Gateway Determination has yet to be issued by the Minister for Planning and Environment. This will identify the necessary consultation to be undertaken.

8. Part 4 - Mapping

The proposal requires a straight forward mapping change to the WLEP 2012 Land Zoning map, extending the B4 Mixed Use zone to encompass the subject site as identified in Figure 13 below.

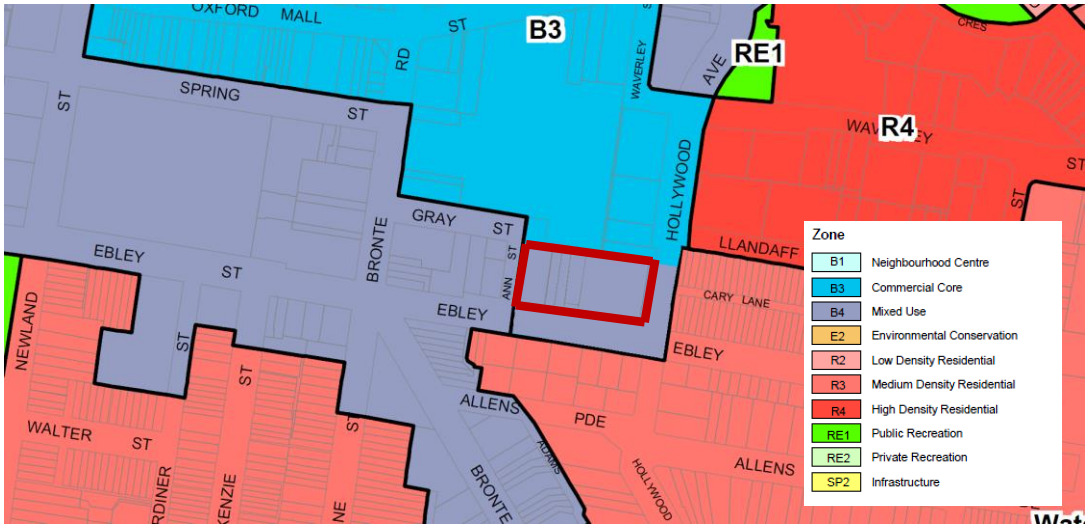

Figure 13: Proposed Land Use zoning

An amendments to the floor space ratio map is also required, as illustrated below:

Figure 14: Proposed Floor Space Ratio Map

9. Part 5 - 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 Director General of Planning and Infrastructure;
- The Gateway determination; and
- Studies relied upon by the PP, including:
    - Architectural Study;
    - Traffic Impact Assessment; and
    - Economic Impact Assessment.

10. Part 6 - 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. The following details are indicative only and may be amended at Gateway to provide the necessary level of confidence that the PP will be finalised within a reasonable time.

Table 16: Indicative project timeline

Step	Indicative Timeframe
Anticipated commencement date	Date of Gateway determination
Anticipated timeframe for the completion of required technical information	Not applicable. Technical analysis have already been commissioned to support the PP.
Timeframe for government agency consultation (pre and post exhibition as required by the Gateway determination)	As specified in the Gateway determination. Anticipated timeframe is to run concurrently with the public exhibition period.
Commencement and completion dates for public exhibition period.	Dates are dependent on the date of the Gateway determination.
Dates for public hearing (if required)	Not applicable at this stage.
Timeframe for consideration of submissions	To be determined by Council.
Timeframe for the consideration of proposal post exhibition	To be determined by Council
Date of submission to the Department to finalise the LEP	Not known
Anticipated date RPA will make the plan (if delegated)	Not known
Anticipated date RPA will forward to the Department for notification	Not known

11. Conclusion

This Planning Proposal is made 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, should Council wish to also incorporate these additional lots within the PP.

Proposed Amendments

This PP seeks the following amendments to the WLEP:

	Current	Proposed
Zone	B3 Commercial Core	B4 Mixed Use
Building Height	32 metres	No change
Floor Space Ratio	4:1	5:1
	6:1	No change proposed
Non-residential floor space ratio	-	Minimum of 3.5:1 (cannot include serviced apartments)

The subject site is the only block of land remaining on the northern side of Ebley Street with the B3 Commercial Core zoning. Amending the zoning to B4 Mixed Use will allow the subject site to be consistent with other properties on the northern side of Ebley Street.

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.

Economic Impact

Numerous direct and indirect benefits will be provided to both the local Bondi Junction and Waverley economy. The economic benefits have been summarised in the table below:

	Direct and Indirect Benefit from Proposal
Output ($M)	$355
Contribution to GRP ($M)	$206.2
Income ($M)	$128.2
Employment (FTE)	1,634

This PP will provide a net increase in the amount of jobs being provided, compared to existing uses (with a total of 1,634 direct and indirect full time jobs provided).

The existing buildings on the subject site are approaching the end of their economic life. In order for this urban renewal development to occur, residential development is required to be incorporated into the proposal to cross-subsidise the redevelopment and to ensure a significant amount of new commercial floor space can be provided.

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 **39 apartments**);

- 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:
    - 647 direct full time jobs;
    - 987 indirect full time jobs; and
    - 248 full time jobs as a result of the proposal's construction.
- 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 Plan for Growing Sydney and the draft Central District Plan';
- Is consistent with the relevant Ministerial Directions under Section 117 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 DPE for a Gateway Determination in accordance with the Council resolution dated 6 December 2016.