

Scoping Report

Hollywood Avenue and Ebley Street, Bondi Junction

HDA EOI Ref 260985

Prepared for
Blare Management Pty Ltd

MECONE.COM.AU



February 2026

Mecone acknowledges the Traditional Custodians of the land on where this project is undertaken and across the Mecone offices that this report is prepared, paying respect to the Elders past and present. We recognise the ongoing connection of Aboriginal and Torres Strait Islander peoples to land, waters, and culture.



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Revision	Revision date	Status	Authorised: Name & Signature
01	03/02/2025	Draft for client review	Amanda Harvey 
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* This document is for discussion purposes only unless signed and dated by the persons identified. This document has been reviewed by the Project Director.

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1 Introduction

This Scoping Report has been prepared for Blare Management Pty Ltd (the **Applicant**) in relation to a proposed shop top housing development at 110-122 Ebley Street and 17 Hollywood Avenue, Bondi Junction (the **site**). The Applicant requests the Secretary’s Environmental Assessment Requirements (**SEARs**) – Project Specific for the proposed development.

The site has been nominated as State Significant Development (**SSD**) with a concurrent rezoning under State Significant Development Declaration Order (No. 12) 2025, in accordance with the *Environmental Planning and Assessment Act 1979 (EP&A Act)* following the Expression of Interest (**EOI**) application 260985 to the Housing Delivery Authority (**HDA**).

2 Site description

2.1 Site context

The site is located on the corner of Hollywood Avenue and Ebley Street, to the south-east of the Bondi Junction centre, within the Waverley Local Government Area (**LGA**). The site comprises of two allotments and comprises a total area of 2,005m² – see **Table 1**.

Table 1: Site details

Address	Legal Description	Site Area (m ²)
110-122 Ebley Street, Bondi Junction	Lot 6 DP 749904	1,638
17 Hollywood Avenue, Bondi Junction	Lot 21 DP 955	367
Total site area		2,005



Figure 1: Aerial photo of the site
Source: Mecone Mosaic

The site has a 39 metre frontage to Ebley Street to the south and a 46 metre frontage to Hollywood Avenue to the east. It is located approximately 450 metres south of Bondi Junction Station and Bus interchange and is around 4 kilometres southeast of the Sydney CBD. The site also benefits from its position on the periphery of the Bondi Junction Town Centre.

The site comprises of a three-storey commercial building at 110-122 Ebley Street and another three-storey commercial building at 17 Hollywood Avenue. Bondi Junction Westfield adjoins the site to the north. A low-rise commercial building including a medical centre adjoins the site to the west with various retail shops and a commercial building currently under construction at 96-104 Ebley Street. A recently constructed commercial office is located beyond this at 88 Ebley Street. There is no current approval or new development occurring at the site to the west at 106 Ebley Street.

The site does not include any heritage listed items, nor is located within a heritage conservation area. Four heritage items and a heritage conservation area are however located adjacent and nearby the site, see the figure below. Specifically, these items include:

- Façade only – Item 171 (28-42 Bronte Road)
- Façade only – Item 172 (44-60 Bronte Road)
- Two storey semi-detached residences – Item 181 (123-125 Ebley Street)
- Two storey terrace row – Item 185 (126-162 Ebley Street)
- Two storey terrace row – Item 192 (3-39 Llandaff Street)
- Botany Street Conservation Area – General

The proposal will consider the heritage significance of these items through the assessment process with relevant consultant advice. **Figure 2** depicts the heritage context surrounding the site.

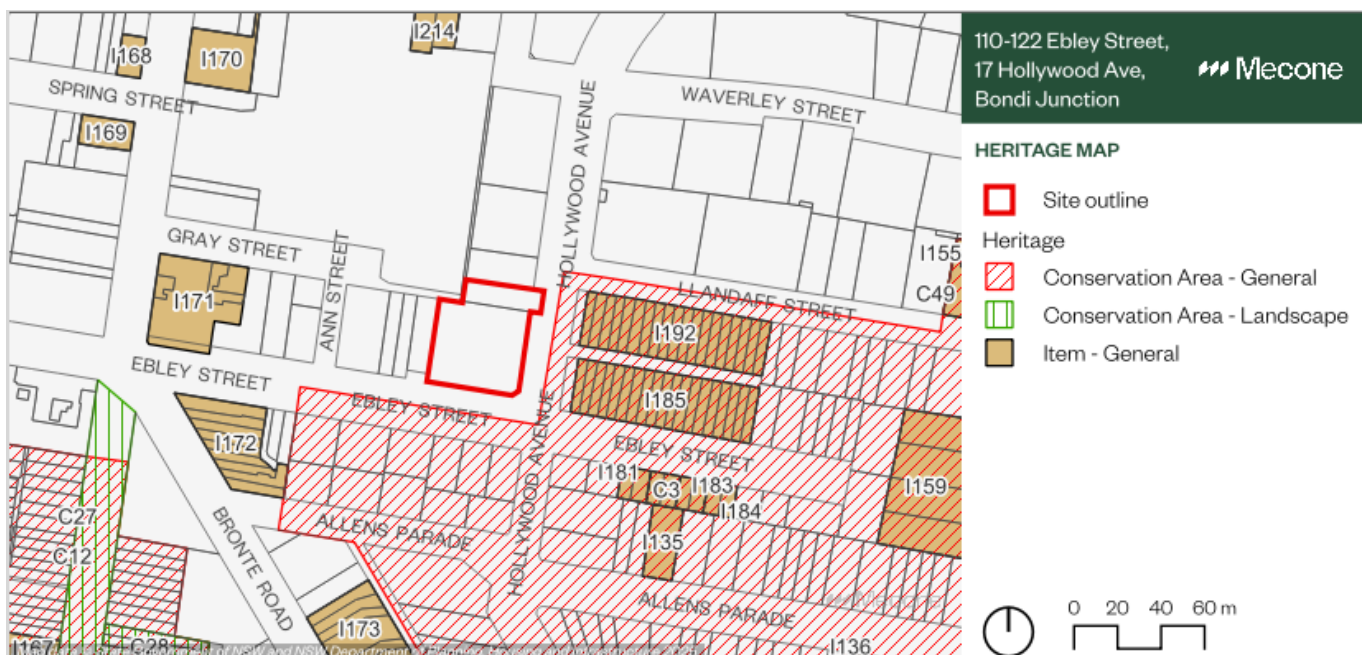


Figure 2: Heritage context
Source: Mecone Mosaic



2.2 Local context and surrounding development

The area surrounding the development is contextualised as follows:

- **North:** Directly north of the site is Westfields Bondi Junction, which offers a wide range of retail and services.
- **East:** The east of the site consists of low-density residential dwellings with a mix of terrace style housing and single detached dwellings. Towards the east are a rows of two-storey terraces along Ebley Street and Llandaff Street, which are locally listed heritage items.
- **South:** The south of the site consists of low rise residential flat buildings that range between three and four storeys in height.
- **West:** Immediately west of the site consists of commercial and retail development including a medical centre, restaurants and a gym. Further west is a site currently under construction for the purposes of commercial office space at 96-104 Ebley Street, and further west a recently completed commercial building at 88 Ebley Street, with high-density shop top housing developments beyond this.

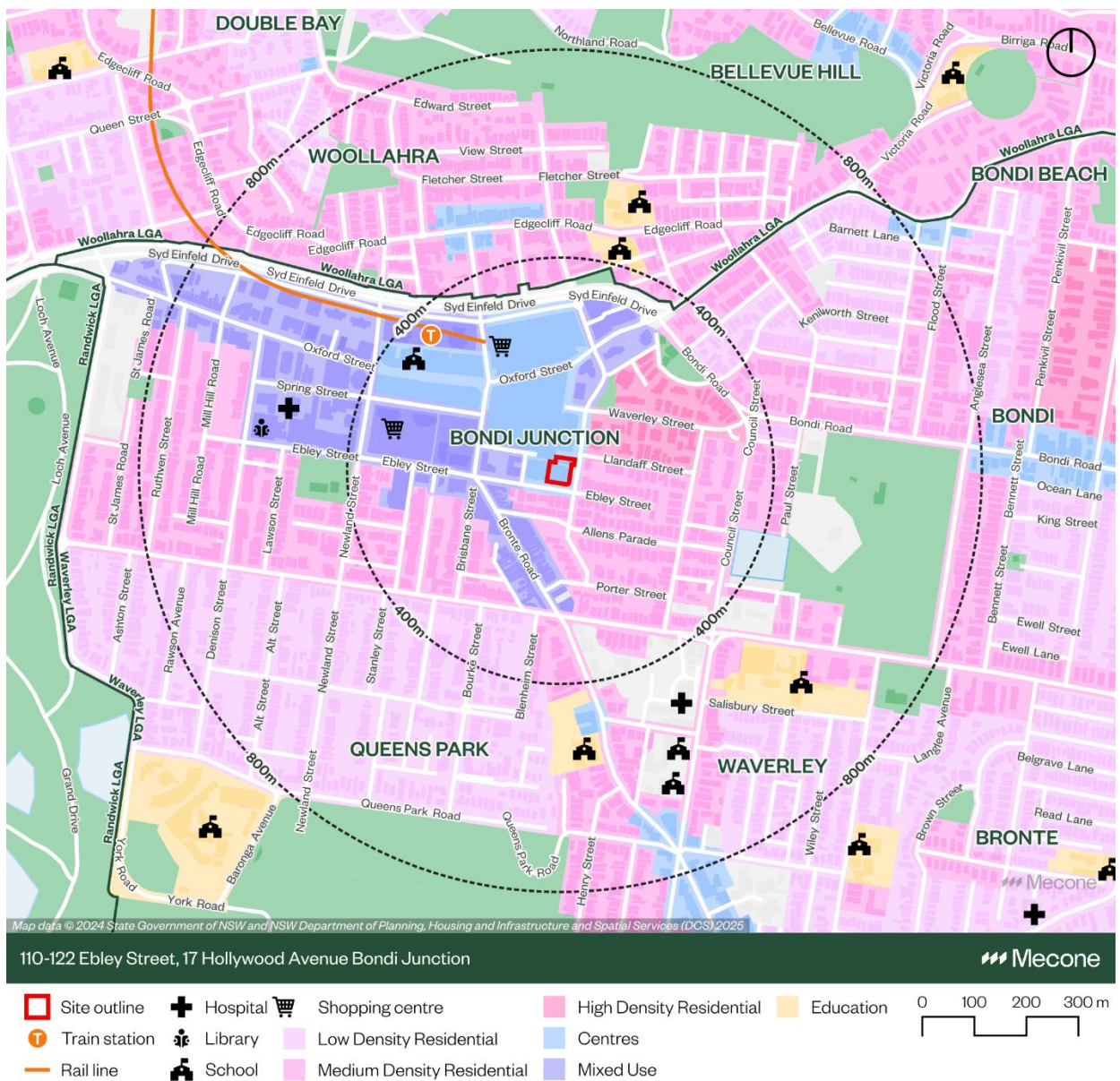


Figure 3: Site context

Source: Mecone Mosaic



3 The proposal

The proposal seeks to deliver a shop top housing development comprising a part 20 storey and part 22 storey tower, with a maximum height of 72 metres. The development includes ground-floor retail uses, residential apartments above, and four levels of basement parking.

The proposal will include approximately 194 apartments, with 10% to be dedicated to affordable housing. The affordable housing component will be the subject of further discussions with DPHI and Waverley Council, as recommended by the HDA.

The proposal will deliver a high quality landmark development that reinforces the southern gateway to the Bondi Junction Precinct. It will contribute to an active and vibrant streetscape by introducing new ground-floor retail offerings and enhancing pedestrian engagement along adjacent frontages and a deliver a new through link. Overall, the development will provide diverse and much-needed housing within the Waverley LGA, supporting Council's strategic objectives for growth within the Bondi Junction Centre.

The preliminary massing of the proposal is provided at **Figures 4 and 6**, street views at **Figures 7 and 8** and ground and tower concept floor plans at **Figures 9 and 10**.

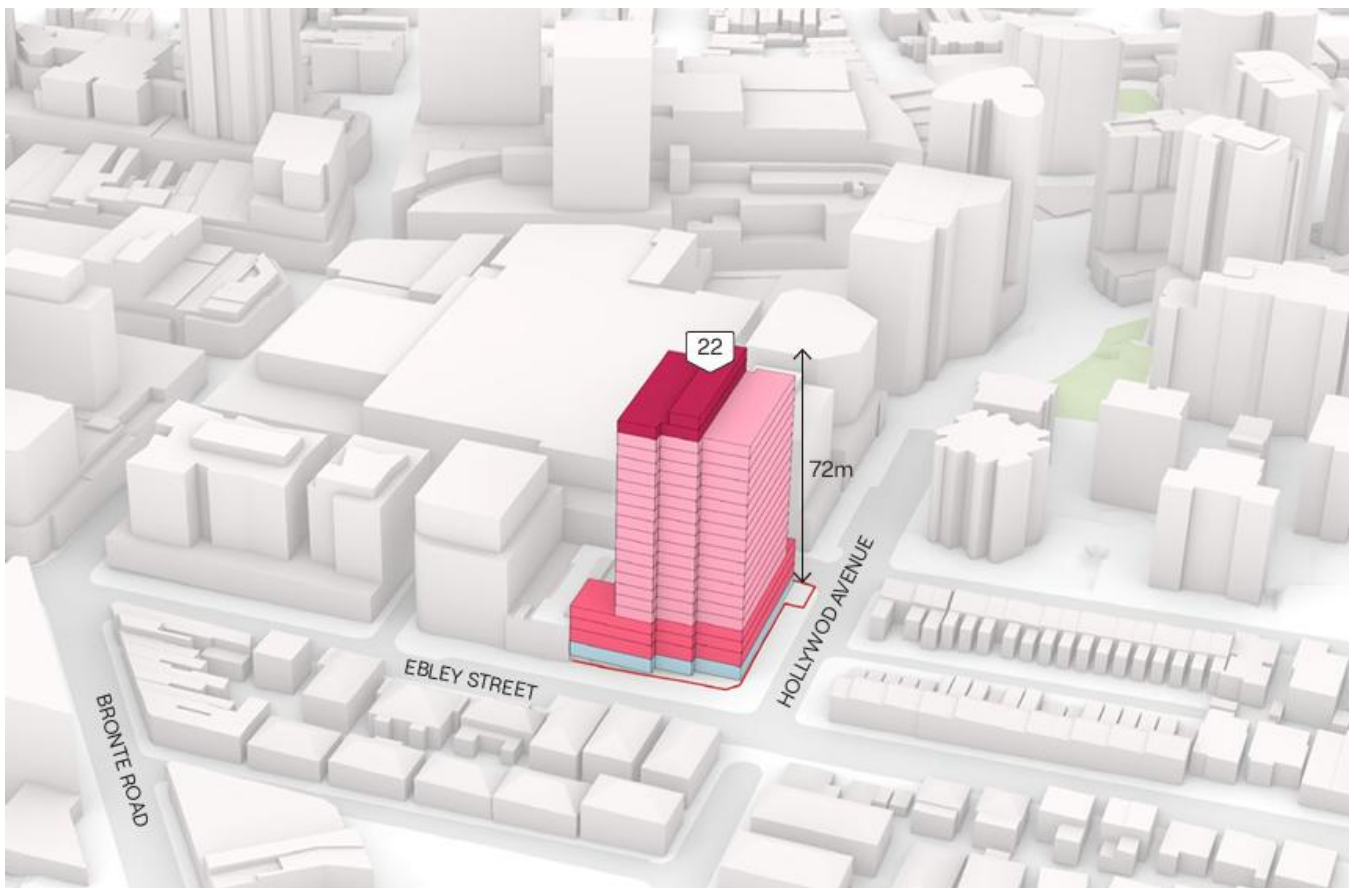


Figure 4: Preliminary massing of proposed development – south-east view

Source: SJB Architecture

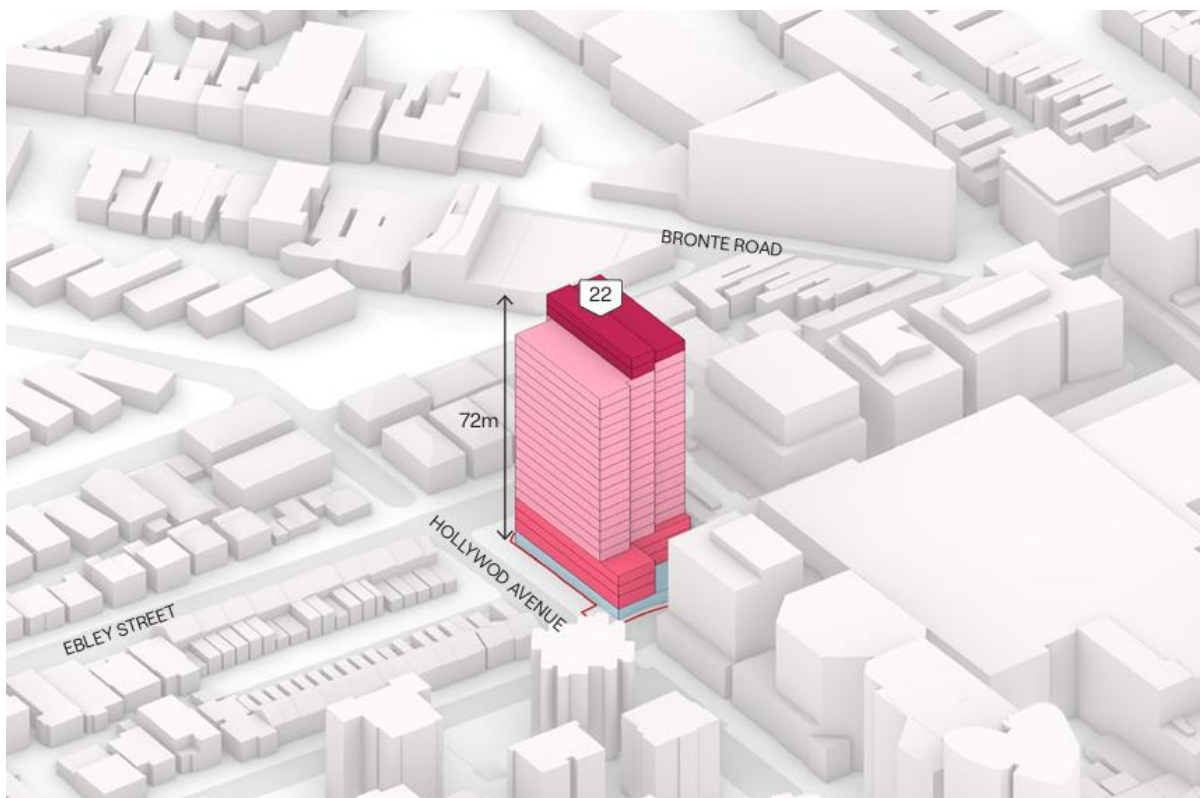


Figure 5: Preliminary massing of proposed development – north-east view
Source: SJB Architecture



Figure 66: Street level facing North on Hollywood Ave from Allens Parade, south of the site
Source: SJB Architecture



Figure 77: Street level view facing east as viewed from Ebley Street at the intersection with Bronte Road

Source: SJB Architecture

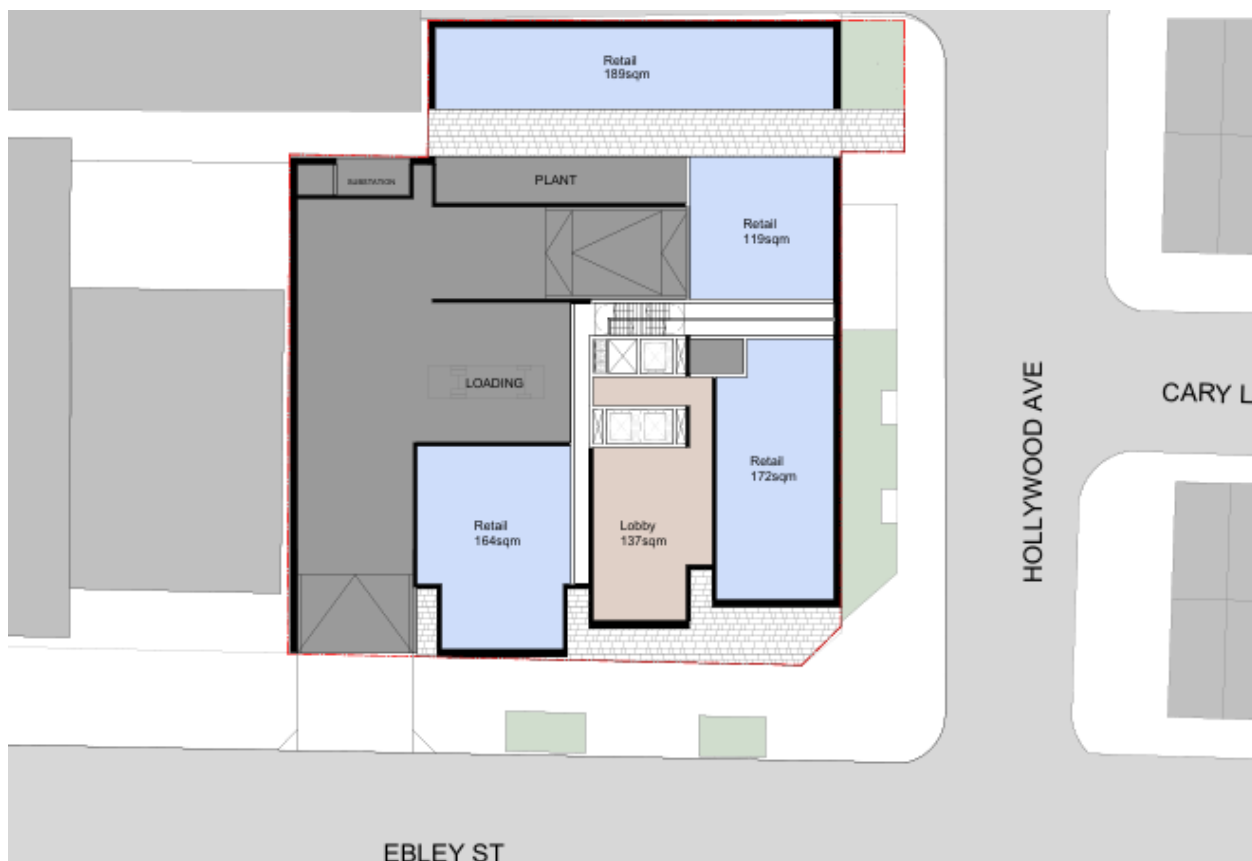


Figure 8: Indicative ground floor plan

Source: SJB Architecture



OCCUPANCY LEGEND

- Retail
- Lobby
- Plant/parking
- 1 bedroom
- 2 bedroom
- 3 bedroom



Figure 9: Indicative tower floor plan
 Source: SJB Architecture



The proposal will be delivered through a State Significant Development Application (**SSDA**) and concurrent rezoning. A summary of the key numerical details of the proposal is provided in the table below.

Table 2: Overall summary of the proposal including rezoning

Component	Proposal										
Land uses	Shop top housing										
Site area	2,005m ²										
Apartment typologies	Apartment Types	Quantity (approximate)									
		<table border="1"> <thead> <tr> <th>Apartments</th> <th>Percentage Mix</th> </tr> </thead> <tbody> <tr> <td>1 bedroom</td> <td>50%</td> </tr> <tr> <td>2 bedroom</td> <td>40%</td> </tr> <tr> <td>3 bedroom</td> <td>10%</td> </tr> <tr> <td>Total</td> <td>194</td> </tr> </tbody> </table>	Apartments	Percentage Mix	1 bedroom	50%	2 bedroom	40%	3 bedroom	10%	Total
	Apartments	Percentage Mix									
	1 bedroom	50%									
	2 bedroom	40%									
3 bedroom	10%										
Total	194										

- The site is zoned E2 Commercial Centre under the WLEP 2012 as shown in **Figure 8**. Under the E2 zone, shop top housing is a prohibited use.
- Despite this part of the site at 110-122 Ebley Street is identified under Schedule 1 Clause 4 of the WLEP 2012 to permits shop top housing to a maximum FSR of 1:1 with FSR for all other purposes of at least 5:1. This is discussed in further detail below.
- This LEP clause does not apply to the remainder of the site.
- The proposal seeks to permit shop top housing as an additional permitted use for the entire site while retaining the existing E2 zoning.



Figure 8: Current land zoning map – Waverley LEP 2012

Source: Mecone Mosaic

Component	Proposal
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Height of buildings

- The WLEP 2012 currently permits a maximum building height of 32 metres for the site (see **Figure 9**).
- The proposal seeks to amend the Height of Buildings Map in WLEP 2012 to allow a maximum building height of 72 metres.

110-122 Ebley Street,
17 Hollywood Avenue Mecone
Bondi Junction

MAXIMUM HEIGHT OF BUILDINGS MAP

- Site outline
- Height of Building
 - 12 - 12.9 m
 - 25 - 29.9 m
 - 30 - 34.9 m
 - 60 - 79.9 m

Map data © State Government of NSW and NSW Department of Planning, Housing and Infrastructure 2025

Figure 9: Current height of buildings map – Waverley LEP 2012
Source: Mecone Mosaic

Floor space ratio

- WLEP 2012 permits a maximum FSR control of 6:1 - see **Figure 10**.
- The proposal seeks to amend the FSR Map in WLEP 2012 to allow a maximum FSR of 10:1 for the site.
- As outlined above, Schedule 1 Clause 4 of the WLEP 2012 limits the floor space ratio (FSR) for shop top housing to **1:1**.
- The proposal seeks to remove this restriction to enable the full **10:1 maximum FSR** to apply to development for the purposes of shop top housing.

110-122 Ebley Street,
17 Hollywood Avenue Mecone
Bondi Junction

FLOOR SPACE RATIO MAP

- Site outline
- Floor Space Ratio
 - 0.75 - 0.79
 - 2 - 2.49
 - 4 - 4.49
 - 6 - 6.99
 - 8 - 8.99

Map data © State Government of NSW and NSW Department of Planning, Housing and Infrastructure 2025

Figure 10: Current floor space ratio map – Waverley LEP 2012
Source: Mecone Mosaic



Component	Proposal
Non-residential floor area	<ul style="list-style-type: none">WLEP 2012 required under Clause 6.12 that the requirement that the existing quantum of non-residential floor space be maintained by new development.The proposal will reduce the existing quantum of non-residential floor area which is proposed to be addressed through an amendment to the WLEP 2012 under the rezoning.
Car parking	<ul style="list-style-type: none">Four levels of basement car parking are proposed, consisting of a total of approximately 160 car parking spaces, inclusive of 120 spaces for residential uses, 30 spaces for visitor parking and 10 spaces for retail parking.

3.1 Rezoning

Clause 2.5 of the WLEP 2012 provides for additional permitted uses on nominated land. The land at 110–122 Ebley Street is currently identified under Schedule 1 Clause 4, which permits shop top housing within the E2 Commercial Centre zone. It is proposed that this additional permitted use also apply to 17 Hollywood Avenue to enable shop top housing across the entire site.

The proposal further seeks amendments to increase both the maximum building height and floor space ratio applicable to the site, as follows:

- Maximum FSR:** 10:1, including approximately 9.6:1 allocated to residential GFA
- Maximum building height:** 72 metres

The existing Schedule 1 Clause 4 subclause 2(a) limits the total floor area at the site for the purpose of shop top housing to a maximum of 1:1. It is proposed under the rezoning that this limitation be removed.

The site is also subject to a requirement that the existing quantum of non-residential floor space be maintained by new development under Clause 6.12 of the WLEP 2012. The proposal will reduce the existing quantum of non-residential floor area, which is proposed to be addressed through an amendment to the WLEP 2012 under the rezoning.

These LEP amendments will facilitate the delivery of a shop top housing development, with consisting of a part 20 and 22 storey tower, refer to **Figure 4**. The overall proposal includes approximately 194 residential apartments, with approximately 10% allocated as affordable housing, along with associated retail and commercial floor space.



4 Statutory planning framework

4.1 Environmental planning instruments

4.1.1 Waverley Local Environmental Plan 2012

The *Waverley Local Environmental Plan 2012 (WLEP 2012)* is the primary environmental planning instrument applicable to the site. The relevant provisions of the WLEP 2012 are outlined below.

Table 3: Provisions of WLEP 2012

Provision	Control	Comment
Land use	E2 Commercial Core	<p>Within the E2 zone shop top housing is a prohibited use as it falls under residential accommodation definition under the WLEP 2012.</p> <p>Shop top housing is permitted at part of the site (110-122 Ebley Street) with consent under Schedule 1 Clause 4 which identifies shop top housing as an additional permitted use at 110-122 Ebley Street.</p> <p>It is requested that this additional use area is also applied to 17 Hollywood Avenue to enable shop top housing permitted with consent.</p>
Clause 4.3 Height of buildings	32m	The proposal seeks to amend the maximum height of buildings control in WLEP to 72m.
Clause 4.4 Floor space ratio	6:1	The proposal seeks to amend the maximum FSR control in the WLEP 2012 to 10:1.
Clause 5.10 Heritage conservation	<p>The site is not identified as a heritage item, nor is it located within a heritage conservation area. Four heritage items are located within close proximity of the site and the site is adjacent to a Heritage Conservation Area. Specifically:</p> <ul style="list-style-type: none"> • Two storey terrace row – Item 185 (126-162 Ebley Street) • Two storey terrace row – Item 192 (3-39 Llandaff Street) • Façade only – Item 171 (28-42 Bronte Road) • Façade only – Item 172 (44-60 Bronte Road) • Botany Street Conservation Area – General 	<p>Complies</p> <p>The proposal will consider the impacts on the heritage significance of heritage item/s within proximity to the site.</p>



Provision	Control	Comment
6.15 Active street frontages	Development consent must not be granted to the erection of a building, or a change of use of a building, on land to which this clause applies unless the consent authority is satisfied that the building will have an active street frontage after its erection or change of use.	Complies The proposed development accommodates an active street frontage to both Ebley Street and Hollywood Avenue.
6.7 Solar access to public spaces in Bondi Junction	Despite any other provision of this Plan, development consent must not be granted to development that results in any part of a building causing an additional shadow impact at 12 noon on 21 June on the following— (a) Clemenston Park (c) Eora Park	Complies Clemenston Park is located approximately 400m west of the site and Eora Park is located approximately 200m north-east of the site. Detailed solar analysis will accompany the SSDA and concurrent rezoning application to confirm compliance with this clause.
6.9 Design Excellence	Development consent must not be granted to development to which this clause applies unless the consent authority is satisfied the development exhibits design excellence. This does not include a design competition.	Complies The design of the proposal has considered the matters described under clause 6.9 to ensure that the proposal achieves design excellence.
6.12 Development on certain land in Bondi Junction	Development consent must not be granted to development to which his clause applies unless the consent authority is satisfied that the non-residential gross floor area of the building will be the same as or greater than the total non-residential gross floor area.	Does not comply The site currently supports approximately 3,480m ² of non-residential GFA. This will be reduced to approximately 790m ² under the proposal. This non-compliance is proposed to be addressed through an LEP amendment via the concurrent rezoning.
Schedule 1 Additional permitted uses 4	Use of certain land at 96-122 Ebley Street, Bondi Junction. Development for the purposes of shop top housing is permitted with development consent if the consent authority is satisfied that the gross floor area used for the purposes of shop top housing will not result in a floor space ratio of more than 1:1 and the gross floor area used for all other purposes will result in a floor space of at least 5:1.	Does not comply It is proposed that the additional permitted use for shop top development also be applied to 17 Hollywood Avenue. It is proposed also that the FSR limit for the purpose of shop top housing be removed.



4.1.2 State environmental planning policies

The proposal will consider the following relevant environmental planning instruments:

- *State Environmental Planning Policy (Biodiversity and Conservation) 2021*
- *State Environmental Planning Policy (Planning Systems) 2021* *State Environmental Planning Policy (Housing) 2021 - Apartment Design Guide (ADG)*. A detailed ADG assessment will be provided as part of the EIS
- *State Environmental Planning Policy (Resilience and Hazards) 2021*
- *State Environmental Planning Policy (Sustainable Buildings) 2022*
- *State Environmental Planning Policy (Transport and Infrastructure) 2021*
- *State Environmental Planning Policy (Housing) 2021*

4.2 Permissibility and SSD pathway confirmation

Under the concurrent rezoning, it is proposed that the existing additional permitted use under Schedule 1 be retained for 110–122 Ebley Street and extended to include 17 Hollywood Avenue. This amendment would enable shop top housing, with consent, across the entire site.

The site has been declared as SSD under State Significant Development Declaration Order (No. 12) 2025, in accordance with the EP&A Act 1979. This declaration was made following the successful Expression of Interest (EOI) submission (Application No. 260985) to the Housing Delivery Authority as it aligns with the NSW Government's housing delivery priorities and its strategic location within a key transport hub.

Whilst the height and FSR exceed the current controls permitted under the WLEP 2012, the SSD Declaration Order includes a concurrent rezoning to apply the existing additional permitted use to 17 Hollywood Avenue, amend the FSR limits within and amend the mapped height and FSR controls under Clause 4.3 Height of buildings and Clause 4.4 Floor space ratio of WLEP 2012.

4.3 Other relevant legislation

The proposal will consider the following relevant legislation:

- *Biodiversity Conservation Act 2016* – a waiver for a Biodiversity Development Assessment Report (BDAR) will be prepared and submitted as part of the proposal's application.
- *National Parks and Wildlife Act 1974* – an Aboriginal Cultural Heritage Assessment Report will be prepared as part of the EIS.



5 Strategic planning framework

Outlined below is the strategic planning framework applying to the site that will be considered to support the change to the maximum height of buildings and FSR controls in WLEP 2012.

5.1 Greater Sydney Region Plan: A Metropolis of Three Cities

A Metropolis of Three Cities: Greater Sydney Region Plan (**Region Plan**) was prepared by then Greater Sydney Commission in 2018. It provides a 40-year vision to 2056 and establishes a 20-year plan to manage growth and change for the Greater Sydney region.

The Region Plan is built on a vision of three cities, where most residents live within 30 minutes of their jobs, education and health facilities, services and great places. It identifies four themes of infrastructure and collaboration; liveability; productivity and sustainability. Within these four themes, a set of planning priorities and actions are identified to achieve the Region Plan’s vision.

The table below outlines the relevant Directions and Objectives of the Region Plan that will be considered to justify the proposal. These strategic objectives will be considered in more detail as part of the proposal’s detailed assessment.

The draft Sydney Plan was released by DPPI for public exhibition on 10 December 2025. Once made and finalised, the Sydney Plan will replace the Region Plan as the primary strategic land use plan to guide future growth in the Sydney region. The draft Sydney Plan will be addressed as part of the concurrent rezoning request.

Table 4: Greater Sydney Region Plan: Directions and Objectives

Relevant Directions and Objectives	
Direction 3	Housing the city
Objective 10	Greater housing supply
Objective 11	Housing is more diverse and affordable
Direction 6	A well-located city
Objective 14	<i>A Metropolis of Three Cities</i> – integrated land use and transport create walkable and 30-minute cities
Direction 7	Jobs and skills for the city
Objective 22	Investment and business activity in centres

5.2 Eastern City District Plan

The Eastern City District Plan, prepared in conjunction with the Greater Sydney Region Plan – A Metropolis of Three Cities, is a 20-year strategic framework guiding growth and development across the Eastern City District. It serves as a key link between regional and local planning, translating the broader metropolitan vision into district-level priorities and actions.

The Plan outlines key Directions, Planning Priorities, and Actions to manage population growth, deliver infrastructure, and protect the district’s environmental assets, including bushland and biodiversity. It emphasises the importance of creating a liveable, productive, and sustainable future, with a strong focus on housing diversity, employment opportunities, and improved access to services and transport.

Each Planning Priority integrates relevant Objectives and Strategies from the Region Plan, ensuring that local responses align with the overarching vision for Greater Sydney as a metropolis of three interconnected cities: the Eastern Harbour City, Central River City, and Western Parkland City. The table below outlines the specific



Directions and Planning Priorities from the Region Plan that are relevant to this proposal and will be used to support its strategic justification.

Table 5: Eastern City District Plan: Directions and Planning Priorities

Relevant Directions and Objectives	
Direction 4.	Housing the city
Planning Priority E5.	Providing housing supply, choice and affordability with access to jobs, services and public transport
Direction 5.	A city of great places
Planning Priority E6.	Creating and renewing great places and local centres, and respecting the district's heritage
Direction 6.	A well connected city
Planning Priority E10.	Delivering integrated land use and transport planning and a 30-minute city

5.3 Waverley Local Strategic Planning Statement (LSPS)

The Waverley Local Strategic Planning Statement: 2020-2036 (**LSPS**) is a 16-year plan to guide renewal and growth to accommodate a population of 77,300 residents by 2036. It identifies a suite of 20-year strategic initiatives to ensure a successful and prosperous city over the medium to longer term.

It includes 13 key moves which provides the future strategic direction should pan out over the next 16 years form definition of how land uses and infrastructure will be integrated and coordinated across LGA and identifies centres, precincts and employment lands.

The Key Moves also identify existing and future public transport initiatives, health and education infrastructure, the blue and green web priorities and important connections to places throughout Greater Sydney.

The table below outlines the relevant Directions and Evolutions of the LSPS that will be considered to justify the proposal.

Table 6: Waverley Council's LSPS: Key Moves

Relevant Key Moves	
Key Move 1	Improve connections from Bondi Beach to Bondi Junction, and onward to the CBD
Key Move 6	Prioritise and deliver urban greening in key centres to increase amenity and reduce the Urban Heat Island effect, and grow the urban canopy across the LGA
Key Move 8	Protect and grow employment floorspace in Bondi Junction Strategic Centre, and support connections with neighbouring centres
Key Move 9	Implement the Bondi Junction Sustainable Precinct Plan by working with key stakeholders
Key Move 10	Deliver precinct-based waste, energy and water outcomes in key centres by working with key stakeholders



5.4 Waverley Local Housing Strategy

The *Waverley Local Housing Strategy 2020- 2036 (LHS)* provides an overarching, city wide framework for the provision of housing across Waverley LGA.

The Housing Strategy sets a target of 3,400 new dwellings by 2036 shared across the local centres in the LGA. It is noted that this target has not suggested any changes or relies on any recent changes to planning controls which have been implemented within the last few years. This proposed development would further contribute to this target.

The LHS also notes a key demand for affordable rental housing which the proposed development will address. The increase of new dwellings will be facilitated by proposed increases in the maximum building heights and FSRs.

A total of five housing priorities were developed in the LHS, in which all are directly relevant to this proposal. These have been replicated below:

- **Priority H1** Manage housing growth sustainably and in the right locations.
- **Priority H2** Encourage a range of housing options to support and retain a diverse community
- **Priority H3** Increase amount of affordable rental and social housing
- **Priority H4** Improve liveability, sustainability and accessibility through high quality residential design.
- **Priority H5** Ensure new development is consistent with desired future character.



5.5 State Environmental Planning Policies

The table below outlines the relevant state environmental policies (SEPPs) that will be considered to demonstrate consistency.

Table 7: Relevant State Environmental Planning Policies

SEPP	Relevant	Comment
Relevant SEPPs		
SEPP (Biodiversity and Conservation) 2021	Not applicable	The SEPP does not apply to the proposed development and the proposal will not create additional uses that can't satisfy the provisions of the SEPP.
SEPP (Exempt and Complying Development Codes) 2008	Applicable	The proposal will not seek to hinder the application of the SEPP.
SEPP (Housing) 2021	Applicable	The proposal will be assessed against the controls outlined within the Housing SEPP.
SEPP (Industry and Employment) 2021	Not applicable	The proposed development is not subject to the SEPP, nor does it introduce any uses that would be inconsistent with its provisions.
SEPP (Planning Systems) 2021	Applicable	The proposal will not hinder the application of the SEPP.
SEPP (Precincts – Central River City) 2021	Not applicable	The site is not located in the Central River City
SEPP (Precincts – Eastern Harbour City) 2021	Applicable	The site is situated in the Eastern Harbour City and will be assessed in accordance with the applicable controls set out in the SEPP.
SEPP (Precincts – Regional) 2021	Not applicable	The site is not located in an area identified in the SEPP
SEPP (Precincts – Western Parkland City) 2021	Not applicable	The site is not located in the Western Parkland City.
SEPP (Primary Production) 2021	Not applicable	The SEPP does not apply to the proposed development.
SEPP (Resilience and Hazards) 2021	Applicable	The proposal is not classified as a potentially hazardous or offensive industry. Consideration will be given to the potential for land contamination and any associated remediation requirements.
SEPP (Resources and Energy) 2021	Not applicable	The SEPP is not applicable to the proposed development, and the proposal will not give rise to any uses classified as mining, petroleum production, or extractive industries.
SEPP (Sustainable Buildings) 2022	Applicable	The proposal will consider the provisions of the SEPP.
SEPP (Transport and Infrastructure) 2021	Applicable	The proposal will consider the provisions of the SEPP.



5.6 Ministerial Directions

Section 9.1 of the *Environmental Planning and Assessment Act 1979* requires a proposal to demonstrate how it will achieve or give effect to principles, aims, objectives or policies specified in a Direction issued by the Minister for Planning.

Consideration will be given to all Section 9.1 Local Planning Directions in preparing the proposed amendment to WLEP 2012. Where the proposal is inconsistent with any of the relevant directions, those inconsistencies will be specifically explained and justified and supported by technical evidence.

The table below outlines the relevant Ministerial Directions that will be considered to demonstrate.

Table 8: Relevant Ministerial Directions

Ministerial Direction		Relevant	Comment
Focus area 1: Planning Systems			
1.1	Implementation of Regional Plans	Applicable	The proposal will demonstrate its consistency with directions, objectives and planning priorities identified in the Greater Sydney Region Plan.
1.2	Development of Aboriginal Land Council land	Not applicable	The proposal is not identified on Aboriginal Land Council land.
1.3	Approval and Referral Requirements	Applicable	The proposal will not include consultation, referral or concurrence provisions, nor identify any development as designated development.
1.4	Site Specific Provisions	Applicable	The proposal will not include any unnecessarily restrictive site-specific planning controls.
1.4A	Exclusion of Development Standards from Variation	Not applicable	The proposal will not exclude the variation of development standards.
Focus area 1: Planning Systems – Place-based			
1.5	Parramatta Road Corridor Urban Transformation Strategy	Not applicable	The site is not located in the Parramatta Road Corridor.
1.6	Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	Not applicable	The site is not located in the North West Growth Area.
1.7	Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable	The site is not located in the Greater Parramatta Priority Growth Area.
1.8	Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable	The site is not located in the Wilton Priority Growth Area.
1.9	Implementation of Glenfield to Macarthur Urban Renewal Corridor	Not applicable	The site is not located in the Glenfield to Macarthur Urban Renewal Corridor.
1.10	Implementation of the Western Sydney Aerotropolis Plan	Not applicable	The site is not located in the Western Sydney Aerotropolis.
1.11	Implementation of Bayside West Precincts 2036 Plan	Not applicable	The site is not located in the Bayside West Precinct.
1.12	Implementation of Planning Principles for the Cooks Cove Precinct	Not applicable	The site is not located in the Cooks Cove Precinct.
1.13	Implementation of St Leonards and Crows Nest 2036 Plan	Not applicable	The site is not located in the St Leonards and Crows Nest.



Ministerial Direction		Relevant	Comment
1.14	Implementation of Greater Macarthur 2040	Not applicable	The site is not located in the Greater Macarthur area.
1.15	Implementation of the Pymont Peninsula Place Strategy	Not applicable	The site is not located in the Pymont Peninsula Place.
1.16	North West Rail Link Corridor Strategy	Not applicable	The site is not located in the North West Rail Link Corridor.
1.17	Implementation of the Bays West Place Strategy	Not applicable	The site is not located in the Bays West Place Strategy.
1.18	Implementation of the Macquarie Park Innovation Precinct	Not applicable	The site is not located in the Macquarie Park Innovation Precinct.
1.19	Implementation of the Westmead Place Strategy	Not applicable	The site is not located in Westmead Precinct.
1.20	Implementation of the Camellia-Rosehill Place Strategy	Not applicable	The site is not located in the Camellia- Rosehill Precinct.
1.21	Implementation of South West Growth Area Structure Plan	Not applicable	The site is not located in the South West Growth Area
1.22	Implementation of the Cherrybrook Station Place Strategy	Not applicable	The site is not located in Cherrybrook Station Precinct.
Focus area 2: Design and Place		Not applicable	Not applicable
Focus area 3: Biodiversity and Conservation			
3.1	Conservation Zones	Not applicable	The site is not within a conservation zone.
3.2	Heritage Conservation	Not applicable	There are no listed items of environmental heritage on the site.
3.3	Sydney Drinking Water Catchments	Not applicable	The site is not located within the Sydney Drinking Water Catchment
3.4	Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	Not applicable	The site is not located in the identified Far North Coast LGAs.
3.5	Recreation Vehicle Areas	Not applicable	The site is not identified as or around sensitive land where impacts from recreational vehicles could occur.
3.6	Strategic Conservation Planning	Not applicable	The site does not contain land that is identified as avoided land or a strategic conservation area.
3.7	Public Bushland	Not applicable	The site is not located in an LGA where the direction applies.
3.8	Willandra Lakes Region	Not applicable	The site is not located in the Willandra Lakes.
3.9	Sydney Harbour Foreshores and Waterways Area	Not applicable	The site is not located in the Sydney Harbour foreshore or waterway.
3.10	Water Catchment Protection	Not applicable	The site is not located within a regulated catchment within the meaning of <i>State Environmental Planning Policy (Biodiversity and Conservation) 2021</i> .
Focus area 4: Resilience and Hazards			
4.1	Flooding	Not applicable	The site is not on flood prone land.
4.2	Coastal Management	Not applicable	The site is not mapped as being within a coastal zone, nor is it included in any of the coastal management areas prescribed under the <i>Coastal Management Act 2016</i> .



Ministerial Direction		Relevant	Comment
			<ul style="list-style-type: none"> coastal wetlands and littoral rainforest area coastal vulnerability area coastal environment area coastal use area.
4.3	Planning for Bushfire Protection	Not applicable	The site is not identified on the Bushfire Prone Land Map.
4.4	Remediation of Contaminated Land	Not applicable	The proposal does not seek to change permitted land uses, but rather to increase the maximum permissible building height and FSR.
4.5	Acid Sulfate Soils	Not applicable	The site is not subject to Acid Sulfate Soils.
4.6	Mine Subsidence and Unstable Land	Not applicable	The site is not located in a mine subsidence district and has not been identified as unstable land.
Focus area 5: Transport and Infrastructure			
5.1	Integrating Land Use and Transport	Applicable	The proposal will demonstrate consistency with the Direction.
5.2	Reserving Land for Public Purposes	Not applicable	The proposal does not seek to rezone land for a public purpose.
5.3	Development Near Regulated Airports and Defence Airfields	Not applicable	The site is not located near regulated airports or a defence airfield.
5.4	Shooting Ranges	Not applicable	The site is not adjacent to/or adjoining an existing shooting range.
Focus area 6: Housing			
6.1	Residential zones	Applicable	The proposal will demonstrate consistency with the Direction.
6.2	Caravan Parks and Manufactured Home Estates	Not applicable	The proposal does not involve any caravan or manufactured home estates.
Focus area 7: Industry and Employment			
7.1	Employment Zones	Not applicable	The proposal does not seek to introduce employment zones on the site.
7.2	Reduction in non-hosted short-term rental accommodation period	Not applicable	The site is not located in the Byron Shire Council LGA.
7.3	Commercial and Retail Development along the Pacific Highway, North Coast	Not applicable	The site is not located along the Pacific Highway, North Coast.
Focus area 8: Resources and Energy			
8.1	Mining, Petroleum Production and Extractive Industries	Not applicable	The proposal does not change the permissibility of mining on the site.
Focus area 9: Primary Production			
9.1	Rural Zones	Not applicable	The site is not zoned rural.
9.2	Rural Lands	Not applicable	The site does not contain rural land.
9.3	Oyster Aquaculture	Not applicable	The site is not located on land in a priority oyster aquaculture area or oyster aquaculture area outside this area.
9.4	Farmland of State and Regional Significance on the NSW Far North Coast	Not applicable	The site is not located on the Far North Coast.



6 Site specific considerations

6.1 Built form and urban design

The site occupies a prominent position within Bondi Junction, forming a corner block with dual frontages to Hollywood Avenue and Ebley Street. The proposed shop top housing development represents a significant opportunity to revitalise this edge of Bondi Junction Town Centre, enhancing street activation and delivering an urban design outcome that responds appropriately to the surrounding built form and strategic context.

The proposed amendments to the WLEP 2012 will enable increased building height and floor space ratio (FSR) controls and will permit shop top housing specific to the site. These planning controls facilitate a well-considered built form that supports both market and affordable housing.

The design responds to the evolving character of the locality, introducing further density into the area, whilst responding to the surrounding built form.

The proposal's urban form is guided by the principles of the Apartment Design Guide (ADG) and incorporates a range of articulated features and distinctive design elements that reflect the emerging high-density character of the area.

The proposed development aligns with the future planning context under Council's vision for Bondi Junction, while remaining sensitive to surrounding built form and the existing heritage items on the site. It seeks to contribute to the area's architectural quality through a contemporary mix of materials and finishes.

The proposal will seek to achieve excellent amenity and achieve expectations such as:

- Building setback and separation requirements
- Communal open space
- Solar access
- Natural cross ventilation

The proposal also incorporates a through-site connection from Hollywood Avenue to Gray Street which will improve the pedestrian experience at ground.

6.2 Traffic and parking

Car parking for market and affordable housing has been calculated in accordance with the *Waverley Development Control Plan 2022*.

The proposed development includes approximately 160 parking spaces, which is expected to meet the relevant planning controls and satisfies the minimum car parking requirements, noting the site is situated in proximity to the Bondi Junction Station and Bus Interchange.

The Environmental Assessment Report (**EAR**) will be supported by a Traffic and Accessibility Impact Assessment, which will assess traffic impacts during both construction and operation phases and outline strategies to mitigate any potential impacts.

6.3 Heritage

The site does not include any heritage listed items, nor is located within a heritage conservation area. A heritage conservation area and heritage listed items are however located in proximity to the site, as summarised below:

- Façade only – Item 171 (28-42 Bronte Road)
- Façade only – Item 172 (44-60 Bronte Road)
- Two storey semi-detached residences – Item 181 (123-125 Ebley Street)
- Two storey terrace row – Item 185 (126-162 Ebley Street)



- Two storey terrace row – Item 192 (3-39 Llandaff Street)
- Botany Street Conservation Area – General

The combined EIS and rezoning proposal will be accompanied by a Statement of Heritage Impact Assessment to evaluate the potential effects on the heritage items on the site and surrounding.

6.4 Bondi Junction Town Centre Master Plan

It is acknowledged that Council is currently in the process of preparing a Master Plan for Bondi Junction. At this stage, a Vision Statement has been developed, outlining the key ambitions and ideas intended to guide the evolution of Bondi Junction as a vibrant strategic centre. These ambitions include:

- **A Destination** – Alive from daylight to late night
- **An Urban Oasis** – Open spaces and greenery woven into daily life
- **A World-Class Interchange** – A seamless, people-focused gateway
- **The Civic Heart of the East** – The civic, cultural and economic core

The proposal strongly aligns with these guiding ambitions by delivering a substantial residential and commercial development that contributes meaningfully to housing supply, local services and employment opportunities within the Bondi Junction town centre.

The proposed urban and built form design also responds directly to the principles articulated in Council's Vision Statement, incorporating key urban design features such as active street frontages. Hence the proposal presents a cohesive and contextually sensitive response to its strategic setting, balancing increased density with high-quality design to support the continued evolution of Bondi Junction as a lively and sustainable strategic centre.

It is anticipated that the proposal will be submitted prior to after of the draft Bondi Junction Masterplan is expected to be exhibited. The draft Masterplan will be reviewed against its objectives and desired outcomes to ensure continued alignment as part of the subject application.



7 Consultation

The preparation of the SEARs request has been informed by a meeting with DPHI (with the Housing Delivery Assessments Team) held on 8 December 2025. As recommended by DPHI, the affordable housing component of the proposal as described within this SEARs Request and Scoping Report will be subject to further discussion with DPHI and Council

Further consultation with relevant government agencies and engagement with the community will be carried out throughout the project in accordance with the DPHI guidance 'Undertaking Engagement Guidelines for State Significant Projects (2021)', to inform the formulation and detailed design of the proposal for the SSDA.

Consultation is anticipated with the following government and agency stakeholders:

- Department of Planning, Housing and Infrastructure
- Transport for NSW, including Sydney Trains and Sydney Buses
- The NSW Office of Government Architect
- Waverley Council
- Relevant Service Providers, including Sydney Water



8 Proposed assessment of key impacts

The following identifies key matters requiring consideration and assessment in the EAR and the proposed approach to assessing the impacts and benefits of the proposal – both in terms of the proposed rezoning and the SSDA.

Table 9: Approach to assessment of key impacts

Assessment matter	Proposed Approach to Assessment
Built Form & Urban Design	<p>An Architecture and Urban Design Report will accompany the proposal, supporting the proposed built form and urban design outcomes.</p> <p>Together with comprehensive architectural and concept plans and the design reporting documentation will test and assess the impacts of the proposed built form and urban design, demonstrating how the proposal responds to its context and delivers high-quality urban outcomes.</p>
Residential Amenity	<p>The residential amenity of the development will be assessed to ensure a high standard of living is achieved for future residents.</p> <p>This assessment will be guided by the design principles for residential apartment development outlined in Schedule 9 of the Housing SEPP, as well as the Apartment Design Guide (ADG).</p>
Design Excellence	<p>The efforts of SJB are expected to be critically reviewed by the State Design Review Panel (SDRP) and will be updated to respond to all and any feedback. This process will ensure that the proposed scheme is well considered and robust. All outcomes of this work will be outlined in the architectural scheme and design reporting.</p>
Traffic & Parking	<p>A Transport and Accessibility Impact Assessment will accompany the EAR, providing an assessment on the impact of potential increased vehicular traffic on site surrounds and an assessment of the traffic and parking impacts of the residential development, as well as a construction traffic management plan.</p> <p>Consideration will be given to the expected improvements to accessibility to Bondi Junction Station and bus interchange, that is expected to lead to improved patronage and reduced need for reliance on private vehicles.</p>
Landscaping & Public Domain	<p>The EAR will be supported by Landscape and Public Domain Plans, along with a Design Report that assesses and demonstrates how the proposal will deliver a high-quality public domain.</p>
Ecologically Sustainable Development	<p>An ESD report will accompany the EAR outlining the key sustainability principles and performance targets. It will also set out a clear strategy to achieve these targets and ensure a high standard of Ecologically Sustainable Development (ESD) throughout the project lifecycle.</p>
Other considerations	<p>The following impacts are matters that will be addressed within the EAR:</p> <ul style="list-style-type: none"> • Connecting with Country • Heritage • View Loss and Visual Impact • Wind Impact • Noise • Airspace • Waste and Construction Management • Building Code of Australia (BCA) and Fire Safety • Accessibility • Social and Economic Impacts



9 Supporting documentation

The proposal will be supported by a range of studies and reports outlined in the table below. The list is based on the Industry Specific SEARS for Housing.

Table 10: Supporting technical reports

Supporting Technical Reports
Aboriginal Cultural Heritage Assessment Report
Accessibility Report
Acid Sulfate Soils Management Plan
Architectural Drawings
BASIX Certificate
BCA Compliance Report
Biodiversity Development Report Waiver
CPTED Report
Construction Traffic Management Plan
Design Report
Design Verification Statement
Engagement Report
Environmental Assessment Report (Rezoning + EIS Report)
ESD Report
Estimated Development Cost Report
Geotechnical Report
Green Travel Plan
Infrastructure delivery, management and staging plan
Landscape Plan
Noise and Vibration Assessment
Pedestrian Wind Environmental Assessment
Preliminary Site Investigation (and if required Detailed Site Investigation and Remedial Action Plan)
Statement of Heritage Impact
Surface and Groundwater Assessment
Survey Plan
Transport and Accessibility Impact Assessment
Water Management Plan



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