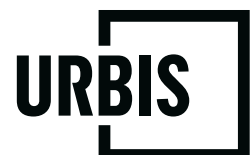




INFILL AFFORDABLE HOUSING SSDA – STARGATE EAST

Engagement Outcomes Report
– 362-374 & 376-384 Oxford
Street, Bondi Junction

Prepared for
CASSA BLANKA PTY LTD
12 December 2024



URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

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Project Code	P0051574
Report Number	Draft



The river is the symbol of the Dreaming and the journey of life. The circles and lines represent people meeting and connections across time and space. When we are working in different places, we can still be connected and work towards the same goal.

Title: Sacred River Dreaming
Artist Hayley Pigram
Darug Nation
Sydney, NSW

Acknowledgement of Country

Urbis acknowledges the Traditional Custodians of the lands we operate on.

We recognise that First Nations sovereignty was never ceded and respect First Nations peoples continuing connection to these lands, waterways and ecosystems for over 60,000 years.

We pay our respects to First Nations Elders, past and present.

All information supplied to Urbis in order to conduct this research has been treated in the strictest confidence. It shall only be used in this context and shall not be made available to third parties without client authorisation. Confidential information has been stored securely and data provided by respondents, as well as their identity, has been treated in the strictest confidence and all assurance given to respondents have been and shall be fulfilled.

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1. INTRODUCTION

This Engagement Outcomes Report has been prepared by Urbis Ltd (Urbis) for Cassa Blanka Pty Ltd (the proponent) to support a State Significant Development Application (SSDA) for infill affordable shop top housing development located at 362-374 and 376-384 Oxford Street, Bondi Junction (the site).

This report outlines the detailed consultation with community and relevant stakeholders and their feedback.

1.1. THE SITE

The site is located at 362-374 and 376-384 Oxford Street, Bondi Junction within the Waverley local government area (LGA). The site is legally described as:

- 362-374 Oxford Street, Bondi Junction (the western portion of the site):
 - Lot 4 in DP508369
 - Lot 5 in DP39086
 - Lot 6 in DP39086
 - Lot 7 in DP39086
 - Lot 1 in DP163647
- 376-384 Oxford Street, Bondi Junction (eastern portion of the site):
 - Lot 10 in DP1128739
 - Lot 12 in DP717346.

The site is centrally located within the Bondi Junction Town Centre and is approximately 4.5km south-east of the Sydney Central Business District (CBD).

The site has a cumulative area of approximately 1,553.8m² and has frontages to Oxford Street to the south, Newland Street to the east, and Rowe Lane to the north.

The immediate urban context surrounding the site is characterised by a mix of commercial, retail, residential, and recreational land uses. The Bondi Junction Town Centre commercial core is located directly east of the site and is characterised by activated ground floor uses.

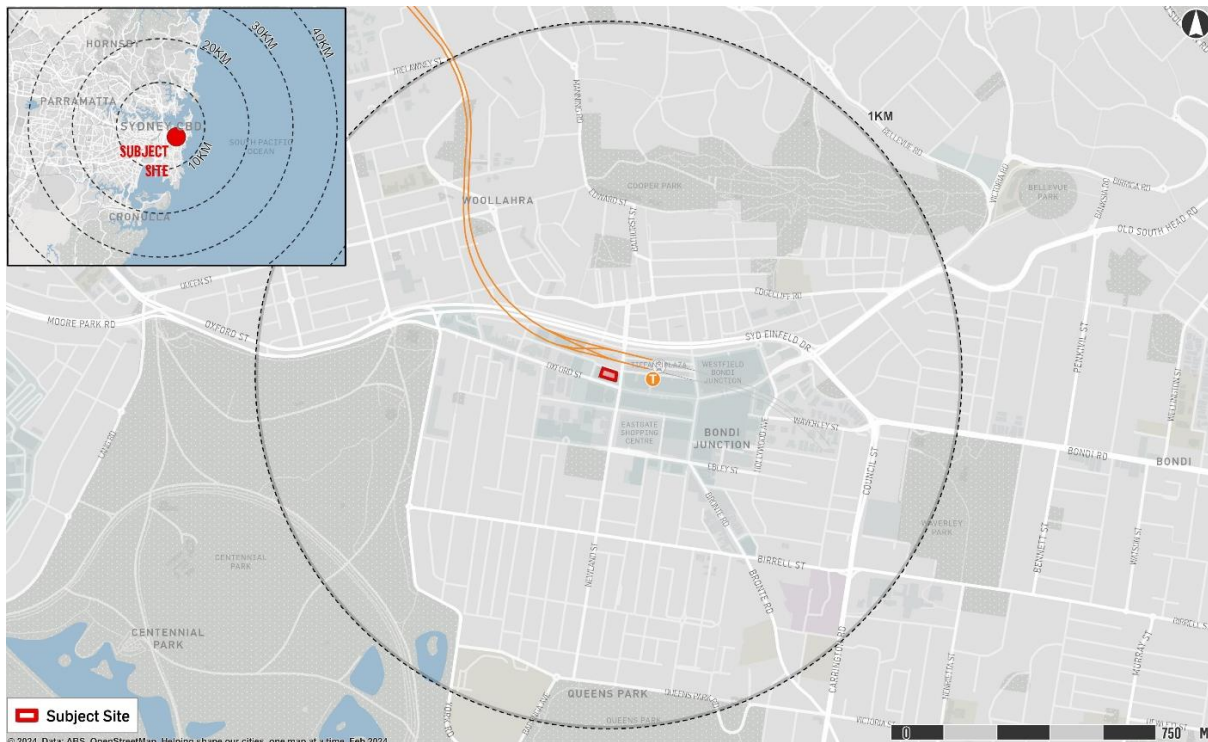
The site benefits from easy access to public transport, being located approximately 200m from Bondi Junction Bus Interchange and Bondi Junction Station. Bondi Junction Station is serviced by the T4 Eastern Suburbs and Illawarra Line which provides direct and convenient connections to the Sydney CBD and beyond. An extensive number of bus services also operate either from the Interchange or adjacent to the site on Oxford Street.

The site is currently vacant except for the heritage facades at 362-374 Oxford Street, previously occupied by small-scale commercial tenancies known as the "Imperial Building," a locally listed heritage item. The

remainder of the site, 376-384 Oxford Street, was occupied by commercial tenancies that have recently been demolished in accordance with the existing development consents.

The site will be progressively developed under the existing approvals and the remaining works will be the subject of this application.

Figure 1 Site location plan



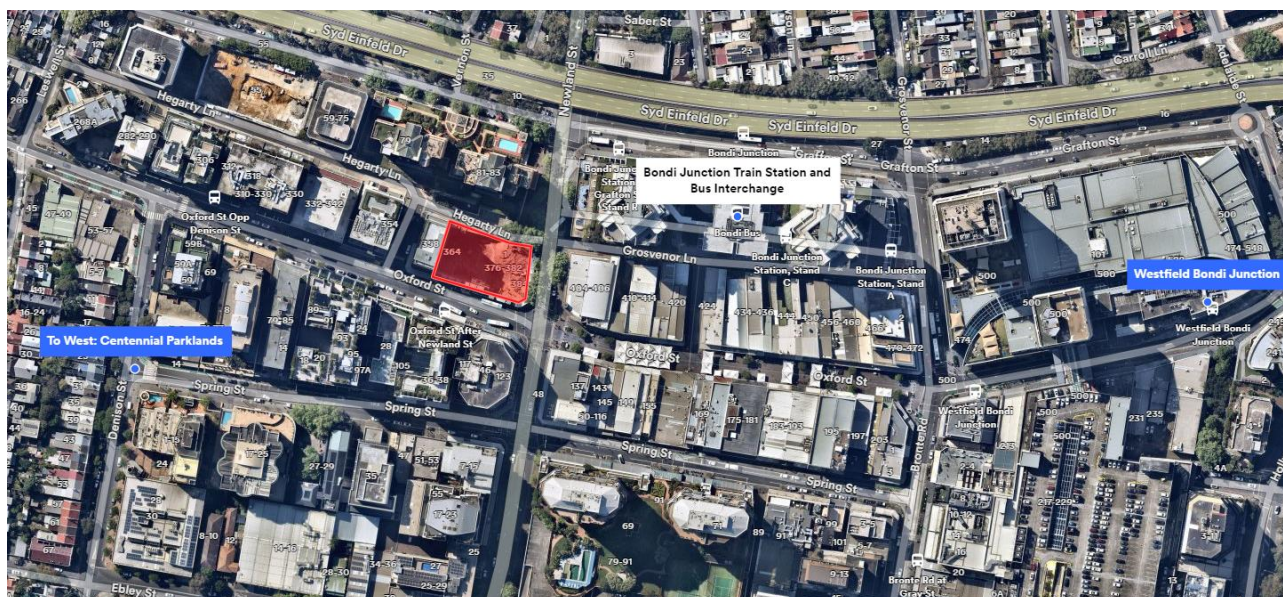
Source: Urbis GIS, 2023

Figure 2 Aerial photograph



Source: Urbis GIS, 2024

Figure 3 Site context



Source: Nearmaps

1.1.1. Policy context

The proposed site's connections to key transport services achieve policy outcomes for well-located affordable housing in Sydney within 30 minutes of economic and employment centres.

Bondi Junction is a central retail hub, entertainment precinct and employment centre making it to this type of proposal. Westfield Shopping Centre is walking distance from the site. The Centre has 331 retail outlets including supermarkets, fresh food outlets, food halls, health services, health and fitness outlets, financial institutions, and other everyday essential services including retail and amenity.

1.1.2. Greater Sydney Region Plan: A Metropolis of Three Cities

[The Greater Sydney Region Plan: A Metropolis of Three Cities – connecting people](#) provides the overarching strategic plan for growth and change across Sydney, seeking to transform Greater Sydney into a metropolis of three cities including the Eastern Harbour City. The plan identifies the need for an additional 725,000 homes by 2036.

1.1.3. The Eastern City District Plan

The [Eastern City District Plan](#) is a strategic blueprint designed to guide the growth and development of the Eastern Harbour City. The plan prioritises providing housing supply, choice, and affordability, with a strong emphasis on access to jobs, services, and public transport. It aims to create a 30-minute city, where essential services and work opportunities are within a half-hour commute from homes. The plan recognises the importance of strategic centres like Bondi Junction, which play a crucial role in offering a mix of employment, entertainment, and housing options, contributing to the vibrancy and diversity of the district.

1.1.4. Waverley Local Strategic Planning Statement 2020-2036

The [Waverley Local Strategic Planning Statement 2020-2036](#) serves as a comprehensive guide for the future growth and development of the Waverley area over a 16-year period. Its purpose is to ensure that development is sustainable, well-planned, and aligns with the needs and aspirations of the community.

The statement outlines key directions such as facilitating a range of housing opportunities to support and retain a diverse community and promoting Bondi Junction as a vibrant strategic centre with a mix of employment, entertainment, and housing options. It aims to balance growth with the preservation of local character, environmental sustainability, and the provision of essential services and infrastructure.

1.1.5. Waverley Local Housing Strategy 2020 – 2036

The [Waverley Local Housing Strategy 2020 - 2036](#) outlines specific actions to achieve the objectives of the Eastern City District Plan, these include:

- Action 1.1 is to continue facilitating housing development utilising capacity available under current controls.
- Action 2.1 suggests a review of the bedroom mix for new development in planning controls to promote three-bedroom apartments.
- Action 3.7 proposes the development of an affordable housing contributions scheme for all new apartment developments, with initial modelling and analysis suggesting a levy of 10-15% affordable housing for sites receiving uplift through planning controls.

1.1.6. Waverley Local Environmental Plan 2012

The site is located within the Waverley Local Government Area (LGA) and is zoned MU1 Mixed Use under the provisions of the Waverley Local Environmental Plan 2012 (WLEP 2012). Development for the purpose of “shop top housing” and “commercial premises” is permissible with consent within the MU1 Mixed Use zone.

1.1.7. NSW State Government Plans and Policies

The proposal satisfies the definition of State Significant Development (SSD) pursuant to Schedule 1, Section 26A of the State Environmental Planning Policy (Planning Systems SEPP) (Planning Systems SEPP) as it is development to which State Environmental Planning Policy (Housing) 2021, Chapter 2, Part 2, Division 1 applies that:

- Is not prohibited under an EPI applying to the land.
- Has a residential component that exceeds \$75m.
- Meets the locational requirements of the Housing SEPP; and
- Will provide at least 10% of the residential component as affordable housing for at least 15 years.

1.1.7.1. Infill Affordable Housing Provisions

In response to the state’s growing population and lack of affordable housing options, the NSW Government has introduced in-fill affordable housing provisions to boost housing supply and improving housing affordability.

The In-fill affordable housing provisions increase the Floor Space Ratio (FSR) bonus to 30% and introduce a new residential flat building and shop top housing building height bonus of 30% (in-fill affordable housing bonuses) for projects that include at least 15% of the residential development gross floor area (GFA) as affordable housing for a minimum of 15 years.

1.1.8. Project Context

1.1.8.1. Applicable Development Consents

There are several existing development consents applicable to the site.

On 24 August 2017, development consent was granted to DA 89/2016 which authorised the demolition of the existing building, and the construction of a 14-storey shop top housing development including residential units, serviced apartments, retail, basement parking, and a planning agreement at 362-374 Oxford Street, Bondi Junction (the **2017 Consent**).

Subsequently, the adjoining properties at 376-384 Oxford Street, Bondi Junction were acquired and DA-157/2022 was lodged which sought consent to redevelop the land at 376-384 Oxford Street as well as make alterations to the 2017 Consent.

On 4 October 2023, the Land and Environment Court approved DA -157/2022, authorising demolition of existing buildings, construction of a shop top housing development and basement car parking, including modification to approved shop top housing development DA-89/2016 and associated civil and landscaping

works at 362-374 Oxford Street and 376-384 Oxford Street, Bondi Junction, subject to conditions (the **2023 Consent**). The 2017 Consent and 2023 Consent are hereafter referred to as **the Consent**.

1.1.8.2. Amending SSDA

The proposed amending SSDA, that is the subject of this strategy, generally seeks approval for the redevelopment of 362-384 Oxford Street, Bondi Junction, proposing to retain key design principles and built form generally in accordance with the Consent. The proposal will introduce new, in-fill affordable housing in accordance with the provisions under the State Environmental Planning Policy Housing (Housing SEPP) and incorporate a 30% increase in Gross Floor Area (GFA) and building height.

The development of the site has physically commenced pursuant to the Consent with demolition completed and excavation well underway. Certification under the Consent has been obtained and construction is intended to continue for the lower portion of the building (up to Level 8).

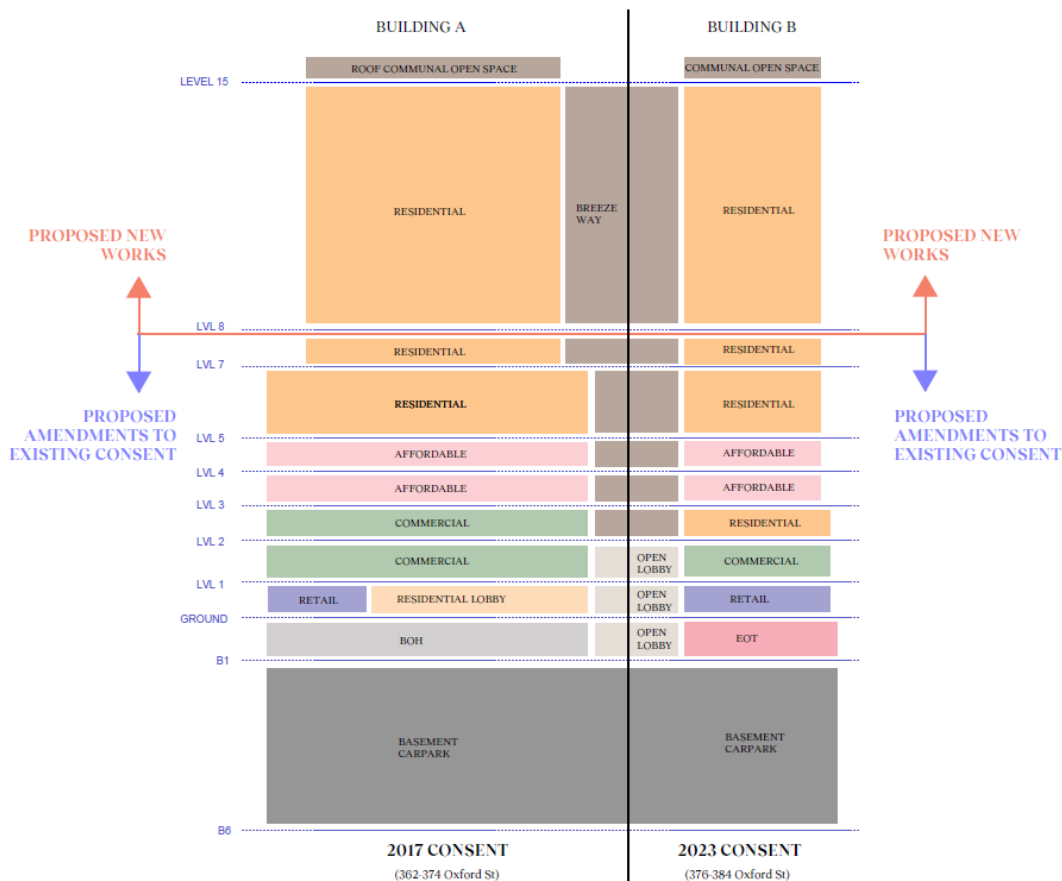
Simultaneously with the construction of the lower parts of the building, the proponent seeks approval for new works to the remaining levels of the building (above level 8) as well as the internal fit out and servicing for the whole of the building (basement to Level 15).

It is intended that the relationship between the approval of the SSDA and the Consent be managed through the imposition of a condition pursuant to s 4.17(1)(b) of the EP&A Act and lodgement of a Notice of Modification pursuant to cl. 67 of the EP&A Regulation to ensure consistency across all development consents.

The Applicant has carefully managed the additional 30% floor space and height incentives while retaining the core design principles of the existing approvals.

While technically constituting a single building due to the consolidated basement and connecting central breezeway spanning the building's height, the proposal is functionally composed of two parts. For clarity and ease of discussion, these parts are designated as Site A for the western portion and Site B for the eastern portion of the site as they will present to the street scape as two buildings within the same development.

Figure 4 Proposed Amending SSDA



1.1.8.3. Project details

Cassa Blanka proposes via the Amending SSDA to construct shop top residential housing at 362-374 (building A) & 376-384 (building B) Oxford Street, Bondi Junction.

Specifically, the Amending SSDA seeks development consent for:

Proposed New Works:

- Construction of Levels 8 – 15 of the residential tower including Buildings A and B (achieving a maximum height of RL 127.90), comprising:
 - Building A (362-374 Oxford Street, Bondi Junction) with a maximum height of RL 127.90
 - Building B (376-384 Oxford Street, Bondi Junction) with a maximum height of RL 125.76
 - Communal open space and rooftop amenity.
 - Plant and lift overrun.
- Internal fit out of Level 8 to 15

Proposed Amendments to Existing Consents

- The internal fit out of Basement levels 1- 6.
- Internal fit out of Ground to Level 7.
- The allocation of 1,529m² of affordable housing on Levels 3, 4 and 5.
- Additional substation in Basement 1.
- The enlargement of the fire tanks and pump room.

Cumulative Development (Existing Consents and Subject SSDA)

- A 15-storey residential tower (achieving a maximum height of RL 127.90 for Building A and RL 125.76 for Building B), comprising:
 - The delivery of a total of 10,100m² of GFA.
 - 6,997m² non-residential GFA including, 851m² of commercial GFA and 737m² of retail GFA.
 - 118 apartments, 23 of which are affordable apartments.
 - The apartments will comprise the following mix:
 - 1 Bed: 48 apartments (41%)
 - 1 Bed + Study: 7 apartments (6%)
 - 2 Bed: 57 apartments. (48%)
 - 3 Bed: 6 apartments. (5%)
 - 6 levels of basement for 119 car parking spaces, 132 bikes, and 30 motorbikes, with vehicular access from Rowe Lane.
 - Storage areas and services.
 - Communal open space and associated landscaping.
- Vehicular access from Rowe Lane along the northern boundary.

1.2. RESPONSE TO SEARS

This Engagement Outcomes Report will inform the Environmental Impact Statement (EIS) for the project. Table 1 outlines the SEARs SSD-71481718 items for the project that relate to consultation and community and stakeholder engagement.

Table 1 Response to SEARs - SSD-71481718

SEARs item	Project response
25. Engagement	
▪ Detail engagement undertaken and demonstrate how it was consistent with the <i>Undertaking Engagement Guidelines for State Significant Projects</i>. Detail how issues raised, and feedback provided have been considered and responded to in the project. In particular, applicants must consult with: – the relevant Department assessment team. – any relevant local councils. – any relevant agencies (including the Western Parkland City Authority for development within the Western Parkland City). – the community. – if the development would have required an approval or authorisation under another Act but for the application of s 4.41 of the EP&A Act or requires an approval or authorisation under another Act to be applied consistently by s 4.42 of the EP&A Act, the agency relevant to that approval or authorisation.	This document outlines an approach to engagement that is consistent with the <i>Undertaking Engagement Guidelines for State Significant Projects</i>. The outcomes of the consultation approach, including how issues were raised and feedback provided have been considered and responded to in the project will be captured in the: ▪ Engagement Outcomes Report ▪ EIS.

2. COMMUNITY AND STAKEHOLDER ENGAGEMENT

This section outlines the engagement activities delivered between 18 October and 8 November 2024 to raise community and stakeholder awareness of the project, inform the community and stakeholders of the proposed development, and to invite feedback on the proposal. This engagement methodology was informed by and consistent with the Department of Housing, Planning and Infrastructure's (DPHI) *Undertaking Engagement Guidelines for State Significant Projects*.

The stakeholder and community engagement process for the proposal aimed to:

- Provide balanced and objective information
- Assist community and stakeholders understand the proposal
- Obtain public feedback on the proposal
- Establishing clear and open lines of communication with the community
- Address concerns and/or potential impacts of proposal.

2.1. ENGAGEMENT OBJECTIVE AND APPROACH

The engagement approach was adapted from the International Association of Public Participation's (IAP2) Public Participation spectrum. The spectrum (Figure 5) describes goals for public participation and the corresponding promise to the public.

For this engagement strategy, the engagement objective aligned to the goal of informing and consulting with stakeholders and the community.

Figure 5 IAP2 Public Participation spectrum

	INFORM	CONSULT	INVOLVE	COLLABORATE	EMPOWER
GOAL	To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions	To obtain public feedback on analysis alternatives and/or decisions	To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.	To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution.	To place final decision-making in the hands of the public.
PROMISE	We will keep you informed.	We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision.	We will work with you to ensure that your concerns and aspirations are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision.	We will look to you for advice and innovation in formulating solutions and incorporate your advice and recommendations into the decisions to the maximum extent possible.	We will implement what you decide.

Source: IAP2

To achieve these objectives, the engagement approach involved:

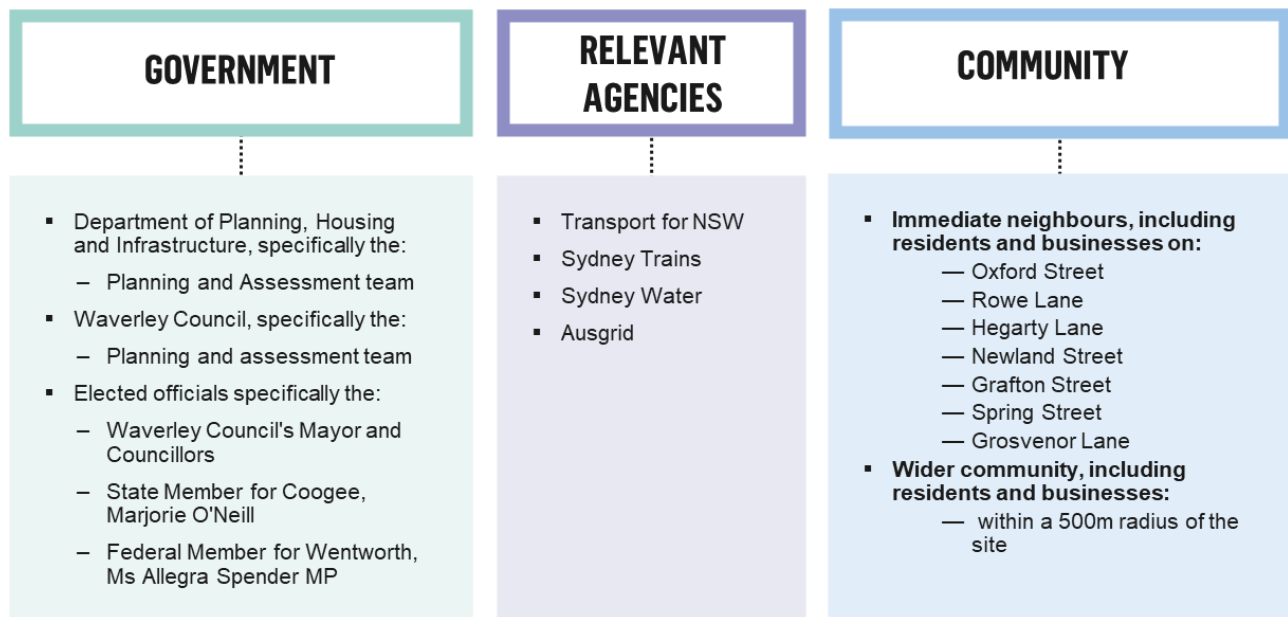
- Providing consistent, relevant, jargon-free and up to date information on the proposal, impacts, benefits, and the SSDA process through accessible, tailored open lines of communication.
- Responding appropriately and in a timely manner to concerns or questions raised by the community and stakeholders.
- Clearly outlining the negotiables and non-negotiables and the level of effect as a result of feedback.
- Managing expectations by closing the feedback loop.

2.2. STAKEHOLDERS

Stakeholders are individuals, groups of individuals or organisations that may be impacted (positively or negatively) by, have interest in or influence over a project. To ensure a coordinated approach, Urbis Engagement collaborated with the proponent to engage with various stakeholder groups for the proposal.

Below outlines the stakeholders that are included in the SEARs: specifically, Waverley Council, the Department of Planning, Housing and Infrastructure (DPHI), relevant agencies, and the residential and business community within 500m of the proposed site. Based on levels of impact and/or interest, we have separated stakeholders into four categories as shown in the figure below.

Figure 6 Stakeholder categorisation



2.2.1. Government authorities

2.2.1.1. Department of Planning, Housing and Infrastructure (DPHI)

As the consent authority, Cassa Blanka and Urbis Planning were responsible for engagement with the Department of Planning, Housing and Infrastructure (DPHI).

Engagement was undertaken with DPHI's Planning and Assessment Team.

2.2.1.2. Waverley Council

Urbis Planning were responsible for consulting with relevant local Government authorities.

For this proposal, local Government authorities include Waverley Council (Council), the relevant teams included:

- Planning and Assessment team

2.2.1.3. Elected officials

Cassa Blanka and Urbis Engagement were responsible for informing elected officials.

The relevant local, State and Federal elected officials were informed of the proposal's benefits and potential impacts on their constituents. These stakeholders included:

- Waverley Council Mayor and Councillors
- Federal Member for Wentworth, Ms Allegra Spender MP
- State Member for Coogee, Marjorie O'Neill

2.2.2. Relevant agencies

Cassa Blanka and Urbis Planning were responsible for engagement with relevant agencies.

Site specific SEARs issued for the project indicate relevant agencies to be included in consultation as:

- Transport for NSW
- Sydney Trains
- Sydney Water
- Ausgrid

2.2.3. Community

Urbis Engagement were responsible for engagement with the community. As described in DPHI's *Undertaking Engagement Guidelines for State Significant Projects*, the community is anyone (individuals, groups of individuals or organisations) interested in or are likely to be affected by the project.

Therefore, the community outlined in Figure 7 has been identified due to their proximity to the site and/or likely impact or interest during construction and operation.

A distinction has been made between the site's immediate neighbours, and the wider community (within 500m radius of the site) to capture any nuance in feedback that is provided during the engagement process.

For community stakeholders, impacts have been identified as:

- Overshadowing and loss of solar access
- Traffic and parking
- Construction and operational impacts including noise, traffic and parking, visual
- Heritage
- Community engagement approach.

2.2.3.1. Immediate neighbours

Urbis Engagement were responsible for engaging with immediate neighbours. For this project, immediate neighbours include residents and businesses on the following streets:

- Oxford Street
- Rowe Lane
- Hegarty Lane
- Newland Street
- Grafton Street
- Spring Street
- Grosvenor Lane

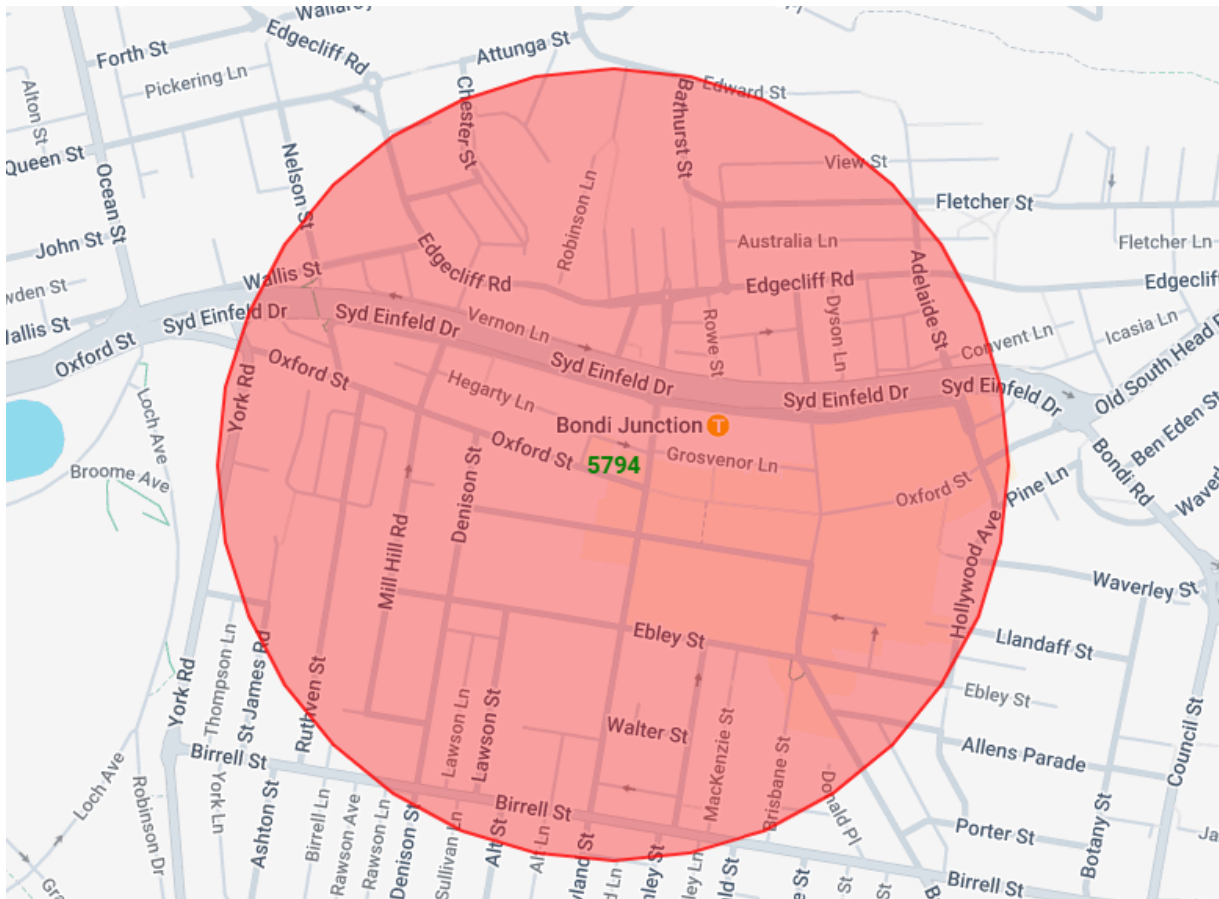
Potential additional impacts or areas of interest identified include:

- Construction impact including noise, dust, vibration, construction traffic management and pedestrian safety.

2.2.3.2. Wider community

Figure 7 shows the site and surrounding community. This includes surrounding landowners and occupiers impacted by construction and operation immediately surrounding the site (500m radius from the site).

Figure 7 The site and surrounding community



3. ENGAGEMENT ACTIVITIES

Engagement activities throughout the consultation process included:



Newsletter distributed to **6,342** residents and businesses surrounding the site



6 Briefings offered to key stakeholders **0** were held



0 emails and phone calls received from the community

3.1. NEWSLETTER

On 18 October, Urbis Engagement sent out a newsletter to neighbouring residents and businesses. The purpose of this was to provide information about the project and invite them to give feedback via phone or email. The newsletter explained key details, including timing, potential impacts and mitigation measures. The newsletter was delivered to 6342 letterboxes.

3.2. STAKEHOLDER BRIEFINGS

Urbis Engagement on behalf of Cassa Blanka provided written project information and offered briefings to the Waverley Council Mayor and Councillors, the Federal Member for Wentworth and the State Member for Coogee. At the time of writing this report, there have been no responses to the invitation of a project briefing.

3.3. ENGAGEMENT EMAIL AND PHONE NUMBER

The newsletter provided a dedicated phone number and email address managed by Urbis Engagement to enable people to provide feedback on the project and ask questions.

0 enquiries have been received at the time of writing this report.

4. ISSUES RAISED

The following table outlines the issues raised by the community and stakeholders and the project response.

Table 2 – Issues raised and project response

Stakeholder	Feedback	Project response
Government		
Department of Planning Housing and Infrastructure (DPHI), specifically the: Planning and Assessment team	- Urbis Planning have been in ongoing consultation with DPHI's Principal Planner and Senior Planning Officer. - On 21 August 2024 DPHI advised a waiver is required to be submitted to remove the SEARs requirement for an Aboriginal Cultural heritage Assessment Report (ACHAR). - On 29 August 2024 DPHI requested information on this proposal's relationship to existing 2017 and 2023 DA approvals relating to the site.	- Urbis Planning requested DPHI to waive the ACHAR requirement from the SEARs, which was approved and subsequently removed on 4 September 2024. - On 16 September 2024 Urbis Planning confirmed with DPHI partial exclusion of proposed works approved under previous DA consents for demolition of existing building, excavation and construction of lower portion of the building up to level 8. The SSDA seeks approval for the remaining levels of the building (above level 8) as well as the internal fit out and servicing for the whole of the building (basement to Level 15). On 14 October 2024 DPHI confirms removal of SEARs requirements relating to inground works, given demolition and excavation works are underway in accordance with the existing DA consents.
Waverley Council, specifically the: Planning and Assessment Team	Urbis Planning (on behalf of Cassa Blanka) met with Waverley Council on 20 November 2024. Council raised concerns regarding the proposed 30% uplift on height and Floor Space Ratio (FSR). <u>Solar Access:</u> Council requested further analysis of overshadowing impacts on adjacent residential dwellings to the south and the public domain.	Urbis Planning advised Council, given the site's slope from Oxford Street (south) to Rowe Lane (north), most of the southern frontage complies with height limits except for minor exceedances for services and lift overruns. The non-compliance at the north of the building may not result in discernible impacts to properties to the south, as solar and view impacts are primarily influenced by the compliant portions of the building on the southern frontage.

Stakeholder	Feedback	Project response
	<u>View Impacts</u>: Council expressed some concern over potential view loss from nearby properties, particularly Eastgate Towers and the westernmost residential towers above the shopping centre. Council clarified that the in-fill affordable housing bonus can be applied in addition to local bonuses, but the existing 15% uplift in the Voluntary Planning Agreement (VPA) from previous DA consent is a voluntary agreement and not a local bonus. Both cannot be applied simultaneously. Council agreed to remove the 15% VPA uplift if the affordable housing uplift pathway is chosen.	Urbis Planning will collaborate with SJB to refine the SSDA plans package and illustrate this clearly. The proposed SSDA is utilising the infill affordable housing 30% uplift for height and FSR.
Elected officials		
Waverley Council's Mayor and Councillors	On 22 October 2024 Urbis Engagement (on behalf of Cassa Blanka) contacted Waverley Council's Mayor and Councillors to provide information on the proposal and community consultation process. The community newsletter was attached to this email. At the time of writing this report, there has been no response received.	Cassa Blanka and the project team will continue to consult with and provide project updates to the elected officials as required and offer the opportunity to comment/provide feedback as the project progresses.
State Member for Coogee, Marjorie O'Neill	On 22 October 2024 Urbis Engagement (on behalf of Cassa Blanka) contacted State member for Coogee Marjorie O'Neill MP to provide information on the proposal and	Cassa Blanka and the project team will continue to consult with and provide project updates to the elected official as required and offer the opportunity to

Stakeholder	Feedback	Project response
	community consultation process. The community newsletter was attached to this email. At the time of writing this report, there has been no response received.	comment/provide feedback as the project progresses.
Federal Member for Wentworth, Ms Allegra Spender MP	On 22 October 2024 Urbis Engagement (on behalf of Cassa Blanka) contacted Federal member for Wentworth Ms Allegra Spender MP to provide information on the proposal and community consultation process. The community newsletter was attached to this email. At the time of writing this report, there has been no response received.	Cassa Blanka and the project team will continue to consult with and provide project updates to the elected official as required and offer the opportunity to comment/provide feedback as the project progresses.
Relevant agencies		
Transport for NSW	On 14 November, Urbis Planning (on behalf of Cassa Blanka) emailed Transport for NSW details of the project and SEARs requesting input. At the time of writing this report no response has been received.	Cassa Blanka will continue to consult with TfNSW as the project progresses.
Sydney Trains	On 14 November, Urbis Planning (on behalf of Cassa Blanka) emailed Sydney Trains details of the project and SEARs requesting input. At the time of writing this report no response has been received.	Cassa Blanka will continue to consult with Sydney Trains as the project progresses.
Sydney Water	On 11 December 2024 Cassa Blanka emailed Sydney Water details of the project and SEARs requesting input.	If approved, Cassa Blanka will continue to consult Sydney Water as the project progresses.

Stakeholder	Feedback	Project response
Ausgrid	On 11 December 2024, Cassa Blanka emailed Ausgrid details of the project and SEARs requesting input.	If approved, Cassa Blanka will continue to consult Ausgrid as the project progresses.
Community		
Immediate neighbours, including residents and businesses on: - Oxford Street - Rowe Lane - Hegarty Lane - Newland Street - Grafton Street - Spring Street - Grosvenor Lane	- On 18 October 2024, Urbis Engagement (on behalf of Cassa Blanka) distributed a community newsletter to 6342 immediate residential and business neighbours provide information about the project and inviting them to give feedback via phone or email. - At the time of writing this report, there have been no responses to the project's phone and email lines from neighbouring residents or businesses.	Urbis Engagement and Cassa Blanka will continue to keep the community informed if there are any future changes to the proposal.
Wider community, including residents and businesses: Within a 500m radius of the site	At the time of writing this report, there have been no responses to the project's phone and email lines from the wider community.	Urbis Engagement and Cassa Blanka will continue to keep the wider community informed if there any future changes to the proposal.

5. DISCLAIMER

This report is dated 12 October 2024 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Cassa Blanka Pty Ltd (**Instructing Party**) for the purpose of Engagement Outcomes Report (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

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This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

APPENDIX A NEWSLETTER



To provide affordable housing for essential workers (such as teachers, child care workers and first responders) close to public transport and services, Cassa Blanka is seeking approval for a State Significant Development Application (SSDA) at 362-74 & 376-384 Oxford Street, Bondi Junction.

The SSDA seeks to amend an existing development approval for the site.

This newsletter provides an overview of the proposed changes, next steps, how you can provide feedback and where to find out more information.

Amending an existing approval

Cassa Blanka is amending an existing Development Application (DA) consent for a 13-storey residential building, with the new application adding two storeys to what has already been approved. This increase means 23 apartments will be dedicated to affordable housing for essential workers.

This change is in response to the NSW State Government's new planning legislation, which aims to increase the supply of housing for low-income households and essential workers.

Development of the site has begun under this previous Development Application consent and will continue while SSDA consent is sought. This previous consent includes:

- Demolition of all buildings on the site (which has been completed), apart from the heritage facades, which will remain.
- Construction of the lower parts of the building up to Level 8 (of the approved 13-storeys) will follow the excavation including six levels of basement car parking.



What is being proposed?

The new proposal seeks approval to construct the remaining 7-storeys, internal fit out, and servicing. This includes:

- Construction of Levels 8-15 of the 15-storey residential building.
- Provision of 119 car parking spaces and 132 bicycle and 30 motorbike spaces with vehicle access from Rowe Lane.
- Creation of communal open space on Level 2 and the Rooftop.
- Completion of an internal fit out of all levels.

Across both applications, the site will provide 118 residential units (including 23 affordable apartments) comprised of 1-bed, 1-bed+study, 2-bed and 3-bed apartments.

The site presents to the streetscape as two buildings connected by a shared basement and a central walkway. Combining retail, commercial and housing, the proposal maximises the use of valuable land in Bondi Junction.

The wider community will benefit from retail shops and commercial spaces on levels 1 and 2 increasing vibrancy and safety along the street frontage.

The proposal will also contribute to the local economy from the generation of up to 200-300 construction jobs and once operational 150-200 jobs annually.



Why provide affordable homes in Bondi Junction?

Bondi Junction is well placed to deliver the following Government commitment and policy:

- In response to the ongoing housing shortage, the NSW Government has committed to delivering close to 380,000 new well-located dwellings, including over 15,000 affordable homes by 2029.
- To encourage development of affordable housing, the NSW State Environmental Planning Policy-Housing (Housing SEPP) allows developments with 15% affordable housing to increase their heights and floor space ratios (FSR) to 30% above the allowable limits.
- This proposal supports these Government policies by increasing housing supply, and its ambition to provide well-located affordable housing, with 23 apartments dedicated 'affordable housing'.



Well-located homes

This proposal is ideally situated for walkability and convenience:

- Within walking distance to the site is Bondi Junction Westfield, a central retail and entertainment hub, as well as a short stroll away from Centennial Park.
- In addition to retail and entertainment, Bondi Junction is a major employment and service centre, particularly medical and other professional offices. It also has a number of schools both within walking distance and short bus or train ride.
- This proposal locates homes close to jobs and other major employment hubs. These can be accessed by public transport, as the proposal is located directly across the road from the bus/rail interchange.



Being a good neighbour

Cassa Blanka is preparing an Environmental Impact Statement (EIS), which will assess potential impacts of the proposal and suggest mitigation measures. As part of this, Cassa Blanka is working with a range of technical experts to undertake independent assessments to identify any potential impacts and recommend mitigation measures if needed.

The proposed amendments to the existing consent still provide the required solar amenity to neighbouring residential properties. Due to the inclusion of additional storeys for affordable housing there will be a small amount of additional overshadowing near the footpath at the western end of the Oxford Street mall during the winter months. This is being assessed by technical experts and the assessment report will be submitted with the SSDA.

A Traffic Impact Assessment was undertaken to understand how the proposal will affect the existing transport network, taking into account other surrounding approved developments. The assessment found the proposal will not negatively impact the surrounding road network.

Due to the sloping site, the proposal exceeds the height limit as measured from Rowe Lane, but predominantly complies when measured from Oxford Street.

A Heritage Impact Statement has indicated there is no heritage impact as resulting from the application. This is due to the heritage facades already being protected.

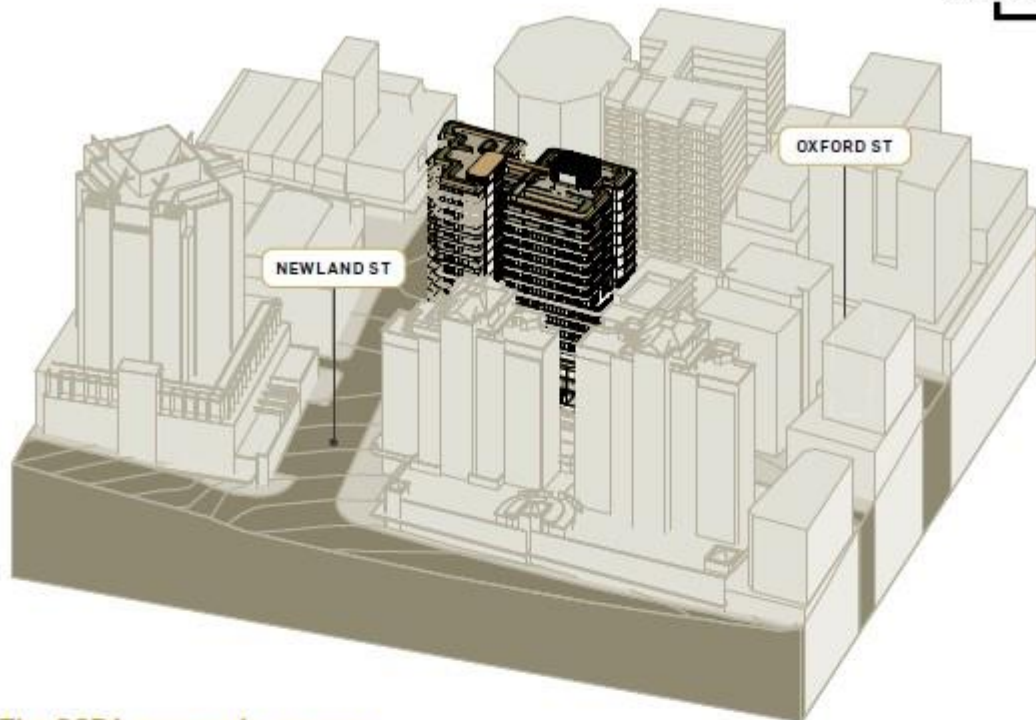
Demolition of buildings on the site are complete under the current development approval. The heritage shop fronts have been kept intact and will be seamlessly integrated into the design, celebrating its past while embracing its future.

If the proposal is approved, a Construction Management Plan will operate as it does under the current DA to manage any impacts during construction. This includes noise, dust, vibration, traffic parking and safety.



Artist impression of the proposal - view towards the north
Indicative only

Artist impression of the proposal – view towards the south
Indicative only



The SSDA approvals process

Following the original approvals gained for the initial design, Cassa Blanka is seeking approval for a 'shop top' development from the Department of Planning, Housing and Infrastructure (DPHI) through the State Significant Development Application (SSDA) process due to the new inclusion of affordable housing.

- September 2024**
 The first step in the State Significant Development (SSD) planning pathway is lodging a request with DPHI for the Secretary's Environmental Assessment Requirements (SEARs). The SEARs ensure government agencies and relevant service providers are informed and provided with the opportunity to request certain information be addressed within the SSDA.
- We are here**
 Cassa Blanka is preparing an Environmental Impact Statement (EIS). An EIS will assess any potential impacts from the construction and operation of the proposed development and suggest mitigation measures. As part of this, Cassa Blanka is engaging with community and other stakeholders. This feedback will be collated in an Engagement Report and included in the submission to DPHI to inform future planning.
- Next**
 Formal SSDA lodgement. Following this, DPHI will publicly exhibit the proposal. At this point, the community can make formal submissions to DPHI.
- Following 12 months**
 Cassa Blanka is expecting a determination within 12 months of lodging the SSDA, and construction under the original DA will proceed during that time.

About Cassa Blanka

Cassa Blanka is part of the Stargate Property Group, a well-established Eastern Suburbs builder/developer, which has delivered many quality developments in the Waverley LGA, which have included affordable housing units.

The principals are long standing local residents, who have proudly grown up, been educated and remain living and working in the area.

Their offices are located in Oxford Street Bondi Junction, opposite the proposed site. The developer is proud of their contributions to housing and liveability in the Waverley LGA.

Provide your feedback

Cassa Blanka has commissioned Urbis Engagement to collect your feedback and provide further information about the proposal. You can reach the team on:

✉ engagement@urbis.com.au

☎ 1800 244 863

APPENDIX B NEWSLETTER DISTRIBUTION ZONE

