



STARGATE SHOP TOP HOUSING SSDA

Engagement Outcomes Report – 194-
214 Oxford Street and 2 Nelson
Street, Bondi Junction

Prepared for
STARGATE PROPERTY PTY LTD
11 April 2025



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Report Number	Final



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.

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

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ABBREVIATIONS TABLE

Abbreviation	Definition
DPHI	Department of Planning, Housing and Infrastructure
DIP	Design Integrity Panel
GFA	Ground Floor Area
GANSW	Government Architect NSW
FSR	Floor Space Ratio
SEARs	Secretary's Environmental Assessment Requirements
EIS	Environmental Impact Statement
SSDA	State Significant Development Application
SSD	State Significant Development
EP&A Act	Environmental Planning and Assessment Act 1979
IAP2	International Association of Public Participation
LGA	Local Government Area
DP	Deposited Plan

CONTENTS

Acknowledgement of Country	2
1. Introduction	6
1.1. The site	6
1.1.1. Policy context	7
1.1.2. Greater Sydney Region Plan: A Metropolis of Three Cities	7
1.1.3. The Eastern City District Plan	7
1.1.4. Waverley Local Strategic Planning Statement 2020-2036	8
1.1.5. Waverley Local Housing Strategy 2020 – 2036	8
1.1.6. Waverley Local Environmental Plan 2012.....	8
1.1.7. NSW State Government Plans and Policies	8
1.1.8. Infill Affordable Housing Provisions	8
1.1.9. Project Context	9
1.1.10. Existing development consents	10
1.2. Response to SEARS.....	10
2. Community and stakeholder engagement	12
2.1. Engagement objective and approach	12
2.2. Stakeholders	13
3. Engagement activities	14
3.1. Newsletter	14
3.2. Stakeholder briefings	14
3.3. Engagement email and phone number.....	14
4. What we heard	15
4.1. community feedback.....	15
4.2. summary of key issues	15
4.2.1. Scale and height.....	15
16	
4.2.2. Traffic.....	16
4.2.3. Parking	16
5. Issues raised.....	17
6. Future community and stakeholder engagement.....	29
7. Disclaimer	0

Appendix A	Newsletter
Appendix B	Newsletter distribution zone

TABLES

Table 1 Project Timeline	10
Table 2 Response to SEARs – SSD-77175998	11
Table 3 Issues raised and project response.....	17

FIGURES

Figure 1 Site location plan	6
Figure 2 Aerial photograph	7
Figure 3 IAP2 Public Participation spectrum	12

Figure 4 Stakeholder categorisation 13

Figure 6 Summary of engagement activities 14

Figure 7 Key themes of community feedback 15

Figure 9 Community newsletter

Figure 10 Newsletter distribution zone 2

1. INTRODUCTION

This Engagement Outcomes Report has been prepared by Urbis Ltd (Urbis) for Stargate Property Pty Ltd (the proponent) to support a State Significant Development Application (SSDA) for shop top housing development located at 194 - 214 Oxford Street & 2 Nelson Street, Bondi Junction (the site).

Westgate BJ Pty Ltd is part of the Stargate Property group. For the purpose of consistency with the public facing communication materials we have referred to the proponent as Stargate Property Pty throughout this report.

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

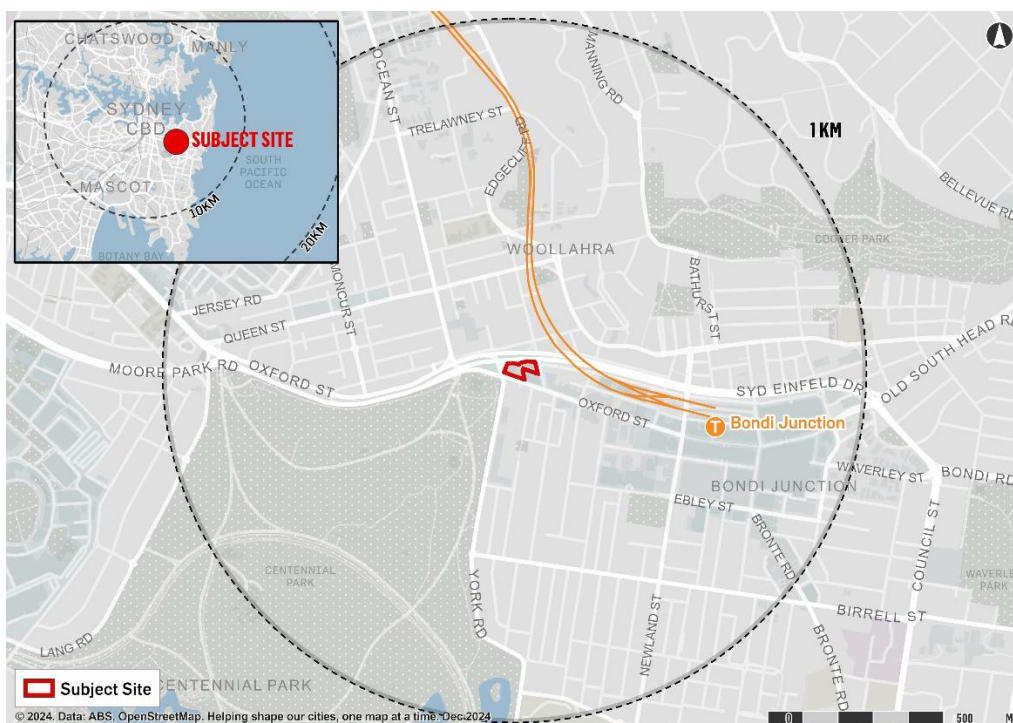
1.1. THE SITE

The site is known as 194-214 Oxford Street, 2 Nelson Street and part of Osmund Lane, Bondi Junction and is located in the Waverley Local Government Area (LGA). The site is comprised of nine (9) lots and is legally described as Lots 10, 11, 12 and 13 in DP260116, Lot 16 in DP68010, Lot 1 in DP79947, Lot 1 in DP708295, Lot 1 in DP583228 and Lot 1 in DP1300781. The site has total site area of 2,481m².

The site is located at the western end of Bondi Junction Town Centre, approx. 800m west of the Bondi Junction Train Station, within a predominantly commercial/retail area as it fronts Oxford Street and a residential area to the north near Nelson Street. The site is flanked by major roads including Syd Einfield Drive to the north, Oxford Street to the south and York Road to the west.

Under an existing development consent (granted following a design excellence competition), the site has been cleared and excavated with exception for a protected, heritage listed Norfolk Pine tree located at the north-east edge of the site.

Figure 1 Site location plan



Source: Urbis GIS, 2023

Figure 2 Aerial photograph



Source: Nearmap 2024 + Urbis Markup

1.1.1. Policy context

The site is in Bondi Junction, which is a retail, dining, entertainment and transport centre for the Eastern Suburbs of Sydney. The site is well connected to bus, rail and road transport infrastructure.

Roads connect Bondi Junction to the Sydney CBD through Syd Enfield Drive via Oxford Street and to surrounding Eastern Suburb beaches to the east and south along Bronte Road and Old South Head Road. Bondi Junction Railway Station is served by Sydney Trains' T4 Eastern Suburbs & Illawarra Line, connecting directly to CBD stations including Martin Place, Town Hall and Central, running through to the Inner West and Sutherland Shire stations. The bus interchange is 800m from the site.

The proposed site's connections to key transport interchange achieve policy outcomes for well-located affordable housing in Sydney within 15 minutes of economic and employment centres.

Bondi Junction is a central retail hub, entertainment precinct and employment centre making it an ideal location for the 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, banks, other everyday essential services, 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.

1.1.8. 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.

1.1.9. Project Context

Stargate Property is seeking approval for an SSDA that introduces new, in-fill affordable housing in accordance with the recently introduced provisions under the *State Environmental Planning Policy (Housing) 2021 (Housing SEPP)* while retaining the design principles approved under DA-400/2021 (**the existing development consent**).

Specifically, this SSDA seeks development consent for:

Proposed New Works:

- The new SSDA proposal seeks approval to construct fifteen (15) additional units by increasing the heights of the two buildings under the new Housing SEPP.
- Each tower seeks to amend the current development consent as follows:
 - Building A (Western Tower) - three (3) additional storeys
 - Building B (Eastern Tower) - six (6) additional storeys.
 - Communal open space on the rooftop of Building A
- If approved and once complete, the site will include:
 - Two residential towers consisting of 85 x 1, 2 and 3-bedroom apartments, including 17 affordable apartments
 - Additional carparking
 - Ground floor retail
 - 4 levels of basement parking
 - Communal open space and associated landscaping
 - Storage areas and building servicing equipment.

Proposed Amendments to Existing Parent Development Consent

- Internal fit out from Basement Levels 01 - 04
- Internal fit out from Ground Level to Level 08
- The allocation of 1,708m² of affordable housing on Levels 1,2 and 3 of Building A and Building B
- Additional services to overall development including an additional plant area at ground floor and an addition of a second substation
- Basement services, including additional parking spaces and updated storage and waste storage areas
- Awning over the ground retail along Oxford St and addition of a glazing window to create visual continuation from the neighbouring retail

Cumulative Development

- Construction of a shop-top housing development, comprising a podium with ground floor retail, two residential towers (Building A and Building B) as well as four levels of basement parking and associated public domain works.
 - The delivery of a total of 11,288m² of GFA.
 - 467m² of retail GFA.
 - 85 apartments, equating to a total residential GFA of 10,792m² including 1,708m² (17 apartments) of affordable housing GFA.
 - 29m² GFA for communal amenities, incl. WC, steam room and sauna
 - The apartments will comprise the following mix:

- 1 bedroom 2 (2%)
- 2 bedroom 35 (42%)
- 3 bedroom 48 (56%)
- 4 levels of basement for 138 car parking spaces and 45 motorbike parking spaces, with vehicular access from Osmund Lane.
 - Storage areas and services.
 - Communal open space and associated landscaping

1.1.10. Existing development consents

A timeline of the project is provided in the below table.

Table 1 Project Timeline

Reference	Description	Date of issue
DA-400/2021	Demolition of existing structures; construction of a shop top housing development, comprising ground floor retail, 10 floors of residential apartments across two buildings (known as Oxford Street tower and Nelson Street tower) and four levels of basement parking; and associated Planning Agreement for public domain works	30 September 2021
DA-400/2021/A	Modification of DA-400/2021 to alter the timing of the Planning Agreement. PAN-347579.	23 July 2023
DA-400/2021/B	Modification to amend wording of Condition 24 regarding Site Audit Statement PAN-373036	23 October 2023
DA-400/2021/C	Modification to alter internal layouts, communal open space, windows, new air conditioners and condenser enclosures added to balconies, private pool to building B and various other changes. PAN-400608	26 September 2024
DA-360/2023	Amending DA for alterations and additions to the basement and ground floor levels of an approved shop top housing development associated with DA-400/2021, including consolidation of basement car parks. PAN-389877	28 August 2024

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-77175998 items for the project that relate to consultation and community and stakeholder engagement.

Table 2 Response to SEARs – SSD-77175998

SEARs item	Project response
25. Engagement	
<ul style="list-style-type: none"> ▪ ▪ Detail engagement undertaken and demonstrate how it was consistent with the Undertaking Engagement Guidelines for State Significant Projects. Detail how issues raised, and feedback provided have been considered and responded to in the project. In particular, applicants must consult with: <ul style="list-style-type: none"> – the relevant Department assessment team. – any relevant local councils. – any relevant agencies. – 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. – 	<p>This document outlines an approach to engagement that is consistent with the <i>Undertaking Engagement Guidelines for State Significant Projects</i>.</p> <p>The outcomes of the consultation approach, including how issues raised and feedback provided have been considered and responded to in the project will be captured in the: Engagement Outcomes Report and through the EIS.</p>

2. COMMUNITY AND STAKEHOLDER ENGAGEMENT

This section outlines the engagement activities delivered in February and March 2025 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 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 3 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

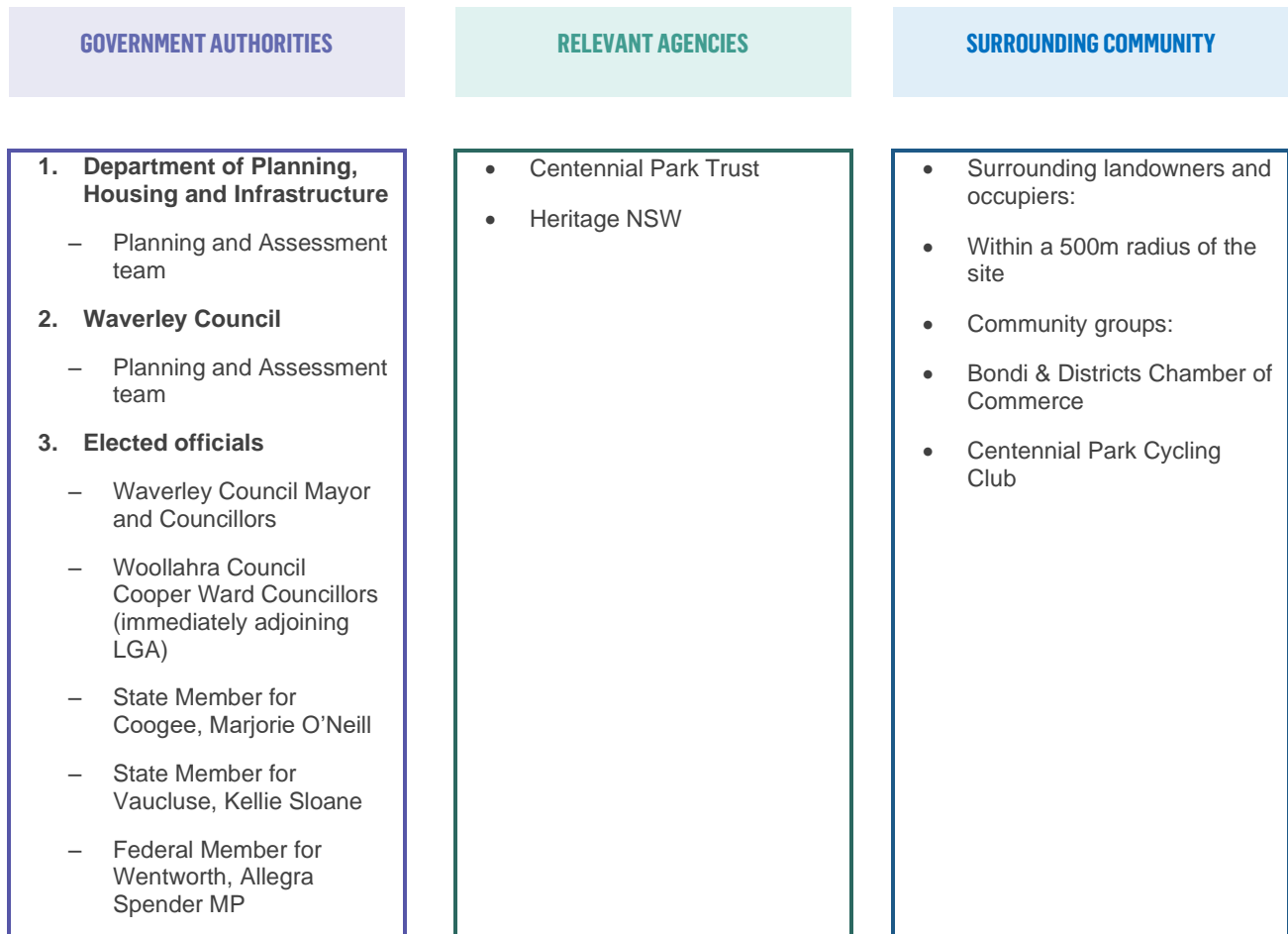
- To achieve these objectives, the engagement approach involved:
 - Providing consistent, relevant, jargon-free and up to date information on the proposal, impacts, benefits, and the SSDA process through accessible, tailored open lines of communication.
 - Responding appropriately and in a timely manner 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 community. Based on levels of impact and/or interest, we have separated stakeholders into four categories as shown in the figure below.

Figure 4 Stakeholder categorisation



3. ENGAGEMENT ACTIVITIES

Engagement activities throughout the consultation process included:

Figure 5 Summary of engagement activities



Newsletter distributed on 4 March 2025 3834 residents and businesses surrounding the site



Proposal Information shared with elected officials and Councillors inviting feedback.



At the time of writing this report 11 emails and 3 phone calls received from the community in response to the newsletter

3.1. NEWSLETTER

On 4 March 2025, Urbis Engagement distributed 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 3834 letterboxes.

3.2. STAKEHOLDER BRIEFINGS

Urbis Engagement on behalf of Stargate Property provided written project information to the Waverley Council Mayor and Councillors, the Federal Member for Wentworth and the State Member for Coogee and invited their feedback.

Councillor Paula Masselos from Waverly Council requested a briefing which is being coordinated.

3.3. ENGAGEMENT EMAIL AND PHONE NUMBER

The newsletter distributed to **over 3800 residents and businesses** provided a dedicated phone number and email address managed by Urbis Engagement to enable people to provide feedback on the project and ask questions.

At the time of writing this report 11 emails and 3 phone calls received from the community.

4. WHAT WE HEARD

4.1. COMMUNITY FEEDBACK

This section outlines feedback received from members of the community during the consultation process covering the period of March 4 until April 1, 2025.

This includes:

- Thematic analysis of key themes (Section 4.2)
- Detailed summary of community feedback (Section 5)

During the consultation period, Urbis and Stargate received feedback from 13 community members.

Six of the emails received from community noted opposition to the proposal.

4.2. SUMMARY OF KEY ISSUES

This section provides a thematic analysis of feedback received from members of the community during the engagement process – key themes are shown in Figure 7.

How the proposal responds to this feedback is captured in section 5.

Figure 6 Key themes of community feedback



4.2.1. Scale and height

Enquiries were made in relation to the scale and height of the proposed development. Of those members who provided feedback, these members felt that the proposed height and density was excessive, out of character with the area, and would cause undue overshadowing, privacy and traffic impacts on surrounding neighbours. The increased height was also perceived by several community members as impacting the visual amenity of Centennial Park, with the building becoming more prominent in the landscape.

Privacy impacts and potential overlooking into surrounding properties was also a key concern raised by the surrounding community, particularly affecting those on St James Street, Ruthven Street and Mill Hill Road.

Additionally, the community expressed concern about overshadowing impacts on nearby residences, businesses and Centennial Park.

"The towers being build are already going to be huge and overshadow everything else. I strongly object to the additional floors." – Community member email

"The two previously approved towers are already completely out of scale with the very low and domestic nature of this end of Oxford street. In particular, the row of shops sitting in the middle of the 194-214 Oxford street development." - Community member email

"The scale and volume of the building is way too large for the site and location. It sits a long way from other tall structures in the Junction and will be a significant eyesore for everyone living in the vicinity or even driving past." - Community member email

4.2.2. Traffic

A number of community members responses referenced existing traffic congestion on local streets, expressing concern that the development would further impact traffic conditions.

Community members felt the development would impact:

- Turning into Oxford Street
- The intersection of two major traffic routes
- Entry and exit of the development onto Nelson Street

One community member expressed they felt the Bondi Junction Station was already working at capacity in peak hours and would contribute to this issue.

"The existing building will already create enormous traffic difficulties at and near the intersection of two major traffic routes." - Community member email

"There are already going to be major traffic problems as cars enter and exit the new development" - Community member email

"Traffic congestion. As a Mill Hill road resident, turning into Oxford street it is often congested, particularly in mornings and afternoons. Adding another 100 of so cars into this mix will cause gridlock." - Community member email

" The 15 additional units will make the traffic even more chaotic, parking and related services that are already stretched to cater for those like myself who live and work in the Bondi Junction area." - Community member email

4.2.3. Parking

Responses were also received in relation to the availability of on-street parking noting the provision of parking for the development's future residents and it's potential to impact on-street parking.

The majority of feedback received related to parking referenced that on-street parking in nearby streets is already strained and questioned whether the development would include additional parking spaces to accommodate the increased number of apartments.

"Parking in the surrounding streets is highly stressed due to the lack of off street parking. As a result, additional vehicles will only add to the parking stress." – Community member email

"It is also likely to affect parking availability in the area which is already very tight. There are always more cars than parking spaces within a building complex." - community member email

"The extra stories will also add to the parking problems in the neighbourhood" – community member email

5. ISSUES RAISED

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

Table 3 Issues raised and project response

Stakeholder	Feedback	Project response
Government		
Department of Planning Housing and Infrastructure (DPHI), specifically the: Industry Assessments Team	On March 2024 a preliminary scoping meeting was held where DPHI stipulated that consultation with the Centennial Park Trust would be required prior to a formal Scoping Meeting. DPHI also raised that alternative, preliminary designs should be prepared to explore opportunities to minimise overshadowing impacts.	Engagement with the Centennial Park Trust commenced in April 2024. Feedback from this engagement is summarised below. An options analysis of eight (8) designs were prepared to identify alternative designs to minimise overshadowing impacts. An updated overshadowing analysis will form part of the EIS.
	On 23 May 2024 a scoping meeting was held with the DPHI Industry Assessments team which assessed eight (8) options for alternative, proposal designs and were assessed with consideration of the resulting overshadowing impact and built form outcome. In light of the feedback from the Centennial Park Trust (see below), the DPHI were accepting of alternative, stepped tower form massing that delivered the 30% uplift in FSR, notwithstanding that this may result in one tower exceeding the height limit. The DPHI were of the view that subject to a merit assessment, a clause 4.6 could be submitted to vary the height limit given that this alternative design allows for protection of solar access to Centennial	Following the options analysis, the proposed design has been prepared to protect solar access while balancing the delivery of much-needed affordable housing. The formal SEARs requested, addressing DPHI comments as per this meeting was subsequently lodged. A 4.6 variation clause request has been prepared and submitted as part of this SSDA to vary the height limit. A detailed overshadowing assessment has been prepared regarding solar access to Centennial Park and will be included in the EIS

Stakeholder	Feedback	Project response
	Park whilst delivering an improved visual outcome and much needed affordable housing.	3D modelling and view diagrams have been prepared, demonstrating an improved visual outcome and will be included in the EIS.
Design Integrity Panel (DIP), Government Architect NSW & Waverley Council	<p>In preparation of this SSDA, a bridging design integrity process was undertaken in collaboration with DPHI, Government Architect NSW (GANSW) and Design Integrity Panel (DIP).</p> <p>GANSW endorsed the Bridging Design Excellence Strategy in November 2024. Overall, the DIP is confident that the design as presented, is capable of achieving design excellence, with comments provided on the environmental and amenity assessment requirements and recommending potential design refinements to the podium level.</p> <p>As part of the DIP process, Council was engaged for feedback on the draft 'Bridging Design Excellence Strategy' on 5 November 2024 who provided written advice on 14 November 2024.</p> <p>The project has been reviewed by the DIP on 3 December 2024.</p> <p>Subsequently, the signed DIP letter and Terms of Reference was received on 17 December 2024.</p>	<p>Stargate Property and the project team have refined the design in response to the DIPs feedback received. A design report has been submitted to demonstrate how the proposal has been prepared to respond to continued design excellence. A detailed breakdown of the responses to the DIP comments is provided at the Architectural Design Report (prepared by SJB). The podium level design has been refined as per the DIP's comments.</p> <p>As discussed in the EIS and accompanying Design Verification Statement, the project design addresses the DIP's findings and has incorporated their recommendations. The DIP confirm that the proposed scheme is capable of exhibiting "design excellence".</p> <p>As per councils comments the Norfolk pine tree is proposed to be retained and protected.</p> <p>Stargate Property and the project team will continue to consult with stakeholders and provide project updates to the Council as required and offer the opportunity to comment/provide feedback as the project progresses.</p>

Stakeholder	Feedback	Project response
Elected officials		
Waverley Council's Mayor and Councillors	<p>On 4 March 2025 Urbis Engagement (on behalf of Stargate Property) 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.</p> <p>Councillor Masselos responded with a request for a briefing and an update on the proposal.</p>	Stargate Property 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.
Woollahra Council Cooper Ward Councillors (immediately adjoining LGA)	<p>On 4 March 2025 Urbis Engagement (on behalf of Stargate Property) contacted Woollahra Council Cooper Ward Councillors to provide information on the proposal and community consultation process. The community newsletter was attached to this email.</p> <p>At the time of writing this report, there has been no response received.</p>	Stargate Property 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	<p>On 4 March 2025 Urbis Engagement (on behalf of Stargate Property) contacted State member for Coogee Marjorie O'Neill MP to provide information on the proposal and community consultation process. The community newsletter was attached to this email.</p> <p>At the time of writing this report, there has been no response received.</p>	Stargate Property 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.
Federal Member for Wentworth, Ms Allegra Spender MP	On 4 March 2025 Urbis Engagement (on behalf of Stargate Property) contacted Federal member for Wentworth Ms Allegra Spender MP to provide information	Stargate Property and the project team will continue to consult with and provide project updates to the elected

Stakeholder	Feedback	Project response
	<p>on the proposal and community consultation process. The community newsletter was attached to this email.</p> <p>At the time of writing this report, there has been no response received.</p>	official as required and offer the opportunity to comment/provide feedback as the project progresses.
Relevant agencies		
Centennial Park Trust	<p>In April 2024 during the consultation session, Centennial Park Trust raised that the Greater Sydney Parklands Shadow Modelling Study 2022 applies to the site and the proposal be revised so that there is no additional overshadowing impact within the designated times and areas of “no additional impact” as prescribed under the study.</p> <p>The Centennial Park Trust also noted that, although the north-eastern edge of Centennial Park is currently underutilized due to a fenced-off water reservoir and vegetation overgrowth, the area needs to be protected for its future potential to accommodate open space uses.</p> <p>Additionally, the north-eastern edge of Centennial Park, which offers visual and amenity benefits and is used by runners and dog walkers, needs protection from overshadowing. The Centennial Park Trust emphasised the need to prepare and assess alternative designs to minimise overshadowing impacts on the park.</p>	<p>Feedback from with Centennial State Trust (the Trust) highlighted the importance of protecting solar access. This feedback informed an options analysis aimed at balancing the delivery of much-needed affordable housing with minimizing any overshadowing impact on Centennial Park.</p> <p>An options analysis of eight (8) design options were prepared to identify alternative designs that respond to solar access requirements for Centennial Park.</p> <p>These options were presented to DPHI on 23 May 2024, identified the preferred options which result in no additional overshadowing at the ‘no additional impact’ area, while delivering much needed GFA and affordable housing at the site.</p> <p>Following the options analysis, the proposed design/massing has been prepared to protect solar access while balancing the delivery of much-needed affordable housing.</p>
Heritage New South Wales	In late 2024 high-level discussions with Heritage New South Wales (Heritage NSW) addressed the need for an Aboriginal Cultural Heritage Assessment Report (ACHAR).	A revised SEARS has been issued by DHPI that excluded the requirement for an ACHAR.

Stakeholder	Feedback	Project response
	Given the significant site disturbance from approved excavation works, a request to remove the ACHAR requirement from the Industry Specific SEARs has been prepared by Urbis Ltd.	
Community		
Community, including residents and businesses: Within a 500m radius of the site	<p>Urbis received 13 unique enquiries through the engagement channels including eleven (11) emails and three (3) phone calls. Across these channels, feedback included the following themes:</p> <p>Height and scale:</p> <p>Eight (8) community members expressed concern around the height and scale of the proposed development, specifically:</p> <ul style="list-style-type: none"> – The height and scale of the building being too large for the site and location, and not in keeping with the surrounding area's character, including Centennial Park, heritage homes and the lower scale of Oxford Street – Overshadowing of nearby residences and businesses, Centennial Park and surrounding streets, St James Road, Ruthven Street and Mill Hill Road – Privacy and onlooking impacts into surrounding properties <p>A community member expressed they were not opposed to this type of development nearer to the Junction CBD.</p>	<p>Height and scale:</p> <p>To respond to the ongoing housing shortage, the NSW State Environmental Planning Policy – Housing 2021 (Housing SEPP) allows developments with 15% affordable housing to increase their heights and floor space ratios 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 17 apartments dedicated affordable housing. This policy is unrelated to the low and mid rise SEPP which does not include affordable housing.</p> <p>This project has been progressed with extensive consultation with numerous state government agencies, including the Centennial Park Trust. A Visual Impact Assessment (VIA) is being undertaken, which will illustrate and assess the proposal from various vantage points. Additionally, detailed overshadowing and solar access plans will be prepared which will show hour-by-hour analysis of shadow diagrams of neighbouring properties in the area.</p>

Stakeholder	Feedback	Project response
	<p>There was a suggestion from one community member to incorporate additional floors into the current structure instead of adding additional floors.</p> <p>A community member referenced that Bondi Junction is not one of the accelerated precincts and that the development is not low or mid-rise.</p>	<p>The outcome of these assessments will be included in the EIS.</p>
	<p>Parking:</p> <p>Seven (7) community members expressed concern around the provision of parking for the development's residents and that the proposal would cause undue impact off-site parking, specifically:</p> <ul style="list-style-type: none"> – Parking in the surrounding streets is already highly stressed due to the lack of on-street parking – Guests of residents would want to park close to the development – There would be more cars than parking spaces within the development <p>Questions from community members included:</p> <ul style="list-style-type: none"> – Will there be adequate parking for all these units? – Given the lack of street parking in that vicinity, will the Council be clear to purchasers that there are no permits available for Stargate tenants? – What are the parking provisions for residents? 	<p>Parking:</p> <p>The current proposal has reconfigured the layout of the four basement levels to accommodate the appropriate provision of car parking spaces, designed to meet the anticipated demand parking rates under the NSW Government's requirements for in-fill affordable housing, for both residents and visitors.</p> <p>The updated basement layout and parking provisions will provide 138 car parking spaces in total, this is an additional 54 car parking spaces above the approved development, specifically the proposal includes:</p> <ul style="list-style-type: none"> • 116 residential spaces, including: <ul style="list-style-type: none"> ○ 28 accessible spaces ○ 7 electric vehicle spaces ○ 1 carwash bay • 12 visitor parking spaces • 9 retail parking spaces • 1 car share space <p>The proposed parking provision has been prepared to meet changes to parking demand and as such will not result in any additional stress to on-street parking. A</p>

Stakeholder	Feedback	Project response
	<ul style="list-style-type: none"> – Is there EV parking? – How is this proposed to be provisioned and managed without adverse impact on local streets? 	<p>supporting Traffic Impact Assessment is prepared part of the EIS which provides further detail the parking and traffic assessment.</p> <p>Local parking permits are the responsibility of Waverley Council and are not in scope of this proposal. This feedback will be shared with Council as part of our ongoing engagement.</p>
	<p>Traffic:</p> <p>Seven (7) community members expressed concerns that the development would increase traffic in surrounding streets. Specifically, traffic would increase in the following areas:</p> <ul style="list-style-type: none"> – Turning into Oxford Street – The intersection of two major traffic routes – Entry and exit of the development on Nelson Street <p>There was concern from one community member around Nelson Street being utilised as the car park exit due to the existing congestion at peak hours.</p> <p>One community member expressed they felt the Bondi Junction Station is already working at capacity in peak hours, and additional dwellings would further aggravate the issue.</p>	<p>Traffic:</p> <p>A Traffic Impact Assessment has being prepared as part of the SSDA to understand how the proposal will affect the existing transport network.</p> <p>The Traffic Impact Assessment identifies that the proposed development will generate between 25 and 22 vehicle trips per hour during the am and pm peaks respectively. This demonstrates a minor impact on the operation of the surrounding road network.</p> <p>This assessment will be included as part of the EIS and will made available as part of the exhibition phase</p> <p>While Bondi Junction Station would support the future residents of this proposal, future infrastructure upgrades are the responsibility of local, State and Commonwealth governments and are not in scope of this proposal.</p> <p>Developer contributions would be provided as part of this proposal to Waverley Council who would be responsible for allocating funds to support infrastructure in the local Council area.</p>

Stakeholder	Feedback	Project response
	<p>Existing Development Application:</p> <p>Four (4) community referenced the previously approved Development Application, specifically:</p> <ul style="list-style-type: none"> – <i>The original proposal was out of keeping with the surrounding area, creating overshadowing and that the amended proposal exacerbated this.</i> – <i>That the application received approval, despite being opposed by residents and the Council.</i> 	<p>Existing Development Application:</p> <p>The previously approved development was approved by the Sydney Eastern City Planning Panel, noting that:</p> <ul style="list-style-type: none"> - The level of overshadowing of Centennial Park is considered acceptable with respect to Section 26 of the Greater Sydney Parks Trust Act 2022. - The building design and placement of towers and their separation will achieve an appropriate entry marker to Bondi Junction Town Centre. - The architectural form considers not only the visual presentation but also has regard to site specific planning principles and analysis including an acceptable human scale to the development, slender towers to mitigate visual amenity, impacts, good public amenity and landscaping and consideration of massing and wind effects.
	<p>Resident development:</p> <p>Two (2) community members expressed they felt there was already too much residential development in the area.</p>	<p>Resident development:</p> <p>The NSW Government has committed to building 377,000 new homes across the state in the next 5 years to align with the National Housing Accord. The targets prioritise more diverse and well-located homes in areas with existing infrastructure capacity such as transport and water servicing. Waverley Council has a housing target of 2,400 new homes to be completed by 2029.</p> <p>The proposed development is well positioned to contribute to these housing targets through the provision</p>

Stakeholder	Feedback	Project response
		<p>of a total of 85 new dwellings on the site, (an increase of 15 dwellings above the previous DA approvals) in close proximity to close to transport infrastructure, shops and employment opportunities.</p> <p>The benefits of locating additional housing, including affordable housing, in an accessible location (nearby to Bondi Junction Station) will deliver a significant return on infrastructure investment and play a role in addressing the housing affordability crisis, identified as a key policy mandate of the NSW Government.</p>
	<p>Housing supply:</p> <p>One community member expressed that there would be justification for the development if some social housing was proposed.</p> <p>Questions from community members included:</p> <p><i>Query from resident about proportion of the development will be kept for social housing.</i></p> <p><i>What is affordable housing?</i></p> <p><i>Why is it being proposed in Bondi Junction?</i></p> <p><i>What will be percentage of dwellings will be affordable housing?</i></p>	<p>Housing supply:</p> <p>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 achieve the State objectives to well-located affordable housing, with 17 apartments dedicated affordable housing.</p> <p>The proposal would provide affordable housing which is defined as housing for low to moderate-income households and priced so that these households are able to meet their other essential living costs, unlike social housing which is government subsidised short and long-term rental housing.</p>

Stakeholder	Feedback	Project response
		<p>This proposal locates homes close to jobs within walking distance 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.</p> <p>Bondi Junction is a major employment and service centre, particularly medical and other professional services. A number of schools are also located within walking distance or short bus or train ride.</p>
	<p>Balconies:</p> <p>One community member expressed dissatisfaction with the balcony design and queried how it will they look once furnished.</p>	<p>Balconies:</p> <p>The building design has gone through a rigorous design competition process with local Council and State Government involvement, with design refinements made to ensure the design of the balconies balance amenity, privacy and design quality. This design excellence process has included reviews and amendments to address feedback from a panel of expert architects (with one member each representing Council, the developer and includes the State Government Architect NSW respectively.</p> <p>3D concept renders and visual analysis are also included in the Visual Impact Assessment within the EIS and present how the balconies look from a range of different perspectives.</p>

Stakeholder	Feedback	Project response
	<p>Retail:</p> <p>Another community member referenced numerous vacant shops on Oxford Street, noting that these were often closer to foot traffic in the junction.</p>	<p>Retail:</p> <p>The proposed dwellings and continuation of ground floor retail uses, commensurate with Oxford Street, can facilitate increased foot traffic and activation along the street.</p>
	<p>More information:</p> <p>Several community members queried how they could find out more information, access the report or provide feedback.</p>	<p>More information:</p> <p>Stargate is working with a range of technical experts to undertake independent assessments including, traffic and transport, solar access and visual amenity studies. These assessments will be available for community to view when the NSW Department of Planning, Housing and Infrastructure places the proposal on public exhibition.</p> <p>Following this, the public exhibition phase will commence and the DPHI will make the plans publicly available, and the community will be able to make a formal submission to DPHI.</p>
Centennial Park Cycling Club	<p>On 4 March 2025 Urbis Engagement (on behalf of Stargate Property) provided information on the proposal and community consultation process. The community newsletter was attached to this email.</p> <p>At the time of writing this report, there has been no response received</p>	<p>Urbis Engagement and Stargate Property will continue to keep Centennial Park Cycling Club informed if there are any future changes to the proposal.</p>

Stakeholder	Feedback	Project response
Bondi & Districts Chamber of Commerce	<p>On 4 March 2025 Urbis Engagement (on behalf of Stargate Property) provide information on the proposal and community consultation process. The community newsletter was attached to this email.</p> <p>At the time of writing this report, there has been no response received</p>	Urbis Engagement and Stargate Property will continue to keep Bondi & Districts Chamber of Commerce informed if there are any future changes to the proposal.

6. FUTURE COMMUNITY AND STAKEHOLDER ENGAGEMENT

After the development application has been lodged, the local community will be notified via a process called 'exhibition'. The community will be formally invited to provide feedback to DPHI as part of the exhibition.

Stargate will continue to keep stakeholders, and the community informed of the project approval process through the exhibition and determination phases by:

- Continuing to engage and inform the community about the project, its impacts, and the approval process.
- Enabling the community to seek clarification about the project through two-way communication channels.

APPENDIX A NEWSLETTERNEWSLETTER

Figure 7 Community newsletter



THE PROPOSAL

The proposal is well-placed to support the Government's commitment to housing:

In response to the ongoing housing shortage, the NSW Government has committed to delivering close to 380,000 new dwellings by 2029.

Given the site's proximity to key amenities including Centennial Park, Bondi Junction Westfield, public transport and major employment hubs, the site is ideal to deliver these targets.

AMENDING EXISTING DEVELOPMENT

Construction on the site has commenced under the current development consent. Existing buildings have been demolished and excavation of the four levels of basement car parking for the two buildings is underway.

The proposal is seeking amendments to the current Development Application (DA) approval for shop-top residential development. This change is in response to the NSW Housing State Environmental Planning Policy (Housing SEPP) which allows developments that include 15% affordable housing to increase their heights and Floor Space Ratios (FSR) by up to 30% above their allowable limits.



Image (top of page): Artist's impression of the proposal – view towards west – indicative only

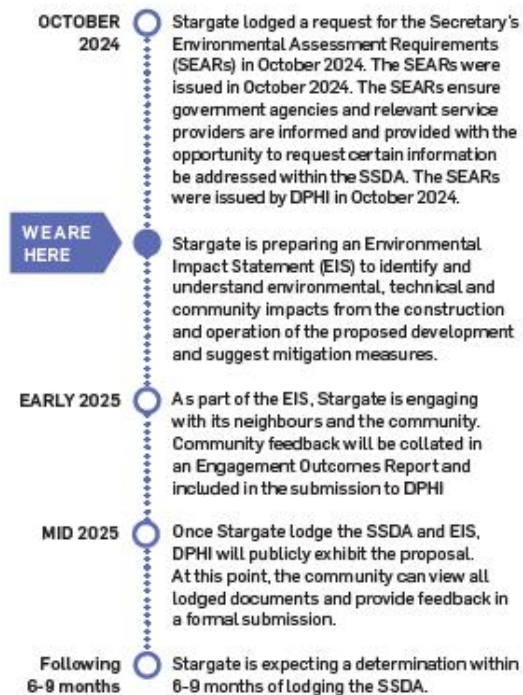
Image (right-middle): Artist's impression of the proposal – view towards east – indicative only

Image (right-bottom): Artist's impression of the proposal – view towards west – indicative only



PROJECT TIMELINE

Stargate seeks approval from the NSW Department of Planning, Housing and Infrastructure (DPHI) for further development through the State Significant Development Application (SSDA) process.



BEING A GOOD NEIGHBOUR

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

WHAT CHANGES ARE PROPOSED?

The new SSDA proposal seeks approval to construct fifteen (15) additional units by increasing the heights of the two buildings under the new Housing SEPP.

Each tower seeks to amend the current development consent as follows:

- Building A (Western Tower) - three (3) additional storeys
- Building B (Eastern Tower) - six (6) additional storeys
- Communal open space on the rooftop of Building A

If approved and once complete, the site will include:

- Two residential towers consisting of 85 x 1, 2 and 3-bedroom apartments, including 17 affordable apartments
- Additional carparking
- Ground floor retail
- 4 levels of basement parking
- Communal open space and associated landscaping
- Storage areas and building servicing equipment.

ABOUT STARGATE PROPERTY

Stargate Property Group have delivered numerous quality developments in the Waverley LGA and across the eastern suburbs of NSW. They are one of Sydney's leading family owned and operated property developers/builders.

Being eastern suburbs locals, Stargate Property Group's principals are established local residents, who have proudly grown up, been educated and remain living and working in the area. Their offices are located within close proximity of the proposed site on Oxford Street, Bondi Junction. The developer takes pride in their contribution to housing and liveability in the Waverley LGA.

<https://www.stargateproperty.com.au/>

PROVIDE YOUR FEEDBACK

Stargate Property Group has commissioned Urbis Engagement to collect your feedback about the proposal. To find out more and provide your feedback you can reach the team on:

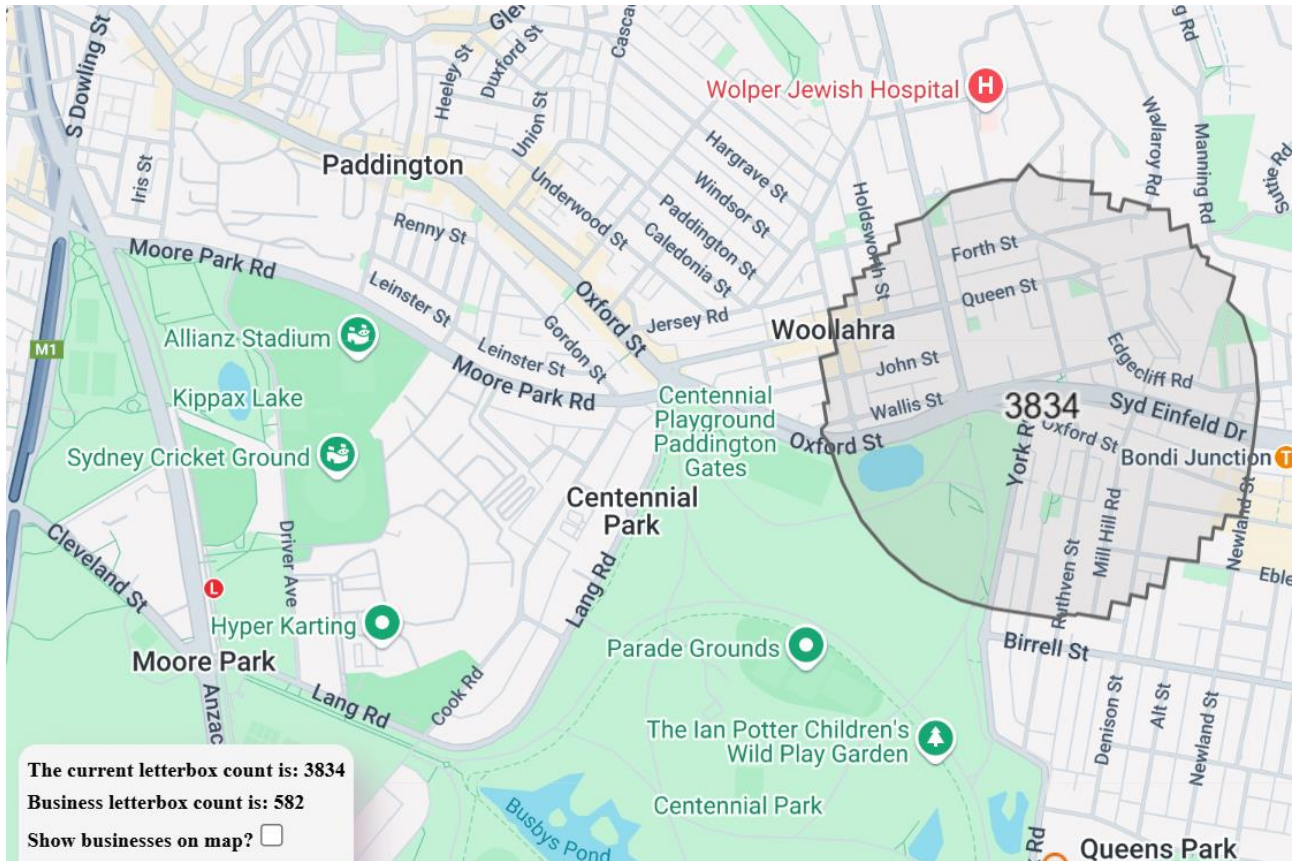
✉ engagement@urbis.com.au

☎ 1800 244 863



APPENDIX B NEWSLETTER DISTRIBUTION ZONE

Figure 8 Newsletter distribution zone



7. DISCLAIMER

This report is dated 3 April 2025 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 Stargate Property 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.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.

Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

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.

