



Engagement Report

State Significant Development Application

251–257 Maroubra Road and 133-135 Garden Street, Maroubra

Submitted to the Department of Planning, Housing and Infrastructure
on behalf of Bridgewell and SLD Construction

Prepared by Colliers Urban Planning

11 March 2026 | 2250184



'Gura Bulga'

Liz Belanjee Cameron

'Gura Bulga' – translates to Warm Green Country. Representing New South Wales.



'Dagura Buumarri'

Liz Belanjee Cameron

'Dagura Buumarri' – translates to Cold Brown Country. Representing Victoria.



'Gadalung Djarri'

Liz Belanjee Cameron

'Gadalung Djarri' – translates to Hot Red Country. Representing Queensland.

Colliers Urban Planning acknowledges the Traditional Custodians of Country throughout Australia and recognises their continuing connection to land, waters and culture.

We pay our respects to their Elders past and present.

In supporting the Uluru Statement from the Heart, we walk with Aboriginal and Torres Strait Islander people in a movement of the Australian people for a better future.

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Executive Summary

This Engagement Report prepared by Colliers Urban Planning (formerly Ethos Urban) on behalf of Bridgewell and SLD Development (BWSLD) is submitted to the Department of Planning, Housing and Infrastructure (DPHI) in support of a State Significant Development Application (SSDA) for the construction of mixed use development at 251-257 Maroubra Road and 133-135 Garden Street, Maroubra.

The Applicant recognises the importance of engaging with adjacent neighbours, as well as the broader community, to understand local views, potential concerns and opportunities for the proposal. The consultation process ensured that potentially impacted stakeholders were identified and provided with the opportunity to learn about the proposal and provide feedback prior to lodgement.

Full consideration has been given to the NSW Department of Planning, Housing and Infrastructure's Secretary's Environmental Assessment Requirements (SEARs) during the engagement, including alignment with the *Undertaking Engagement Guidelines for State Significant Projects (March 2024)*.

Who we engaged

Engagement activities detailed within this report focussed on the following groups:

- **Surrounding residents and businesses** – to ensure local community and businesses concerns were understood, feedback was able to be gathered, and insights were able to be shared with the wider project team undertaking technical studies and investigations.
- **Government Agencies and Randwick Council** – to consult with DPHI, government agencies and Council as part of design development, and to work through technical considerations, issues and studies.

What we heard

A summary of community and stakeholder feedback is included in this report, with key themes highlighted below:



Traffic and Parking – Residents expressed a strong desire for more local parking options, noting the proposal includes basement parking to address existing parking shortages and manage congestion on Maroubra Road and Garden Street.



Built form and local character – Community members expressed a desire to retain the existing suburban character of Maroubra, with a preference for new development that complements the existing streetscape and maintains a sense of neighbourhood identity and heritage.



Neighbourhood Amenity – Community members raised concerns about protecting privacy and sunlight access, avoiding overshadowing and excessive visual bulk, and managing noise and disruption during construction and beyond.



Landscaping and Public Realm – Residents expressed a desire for green, accessible spaces with more trees and native planting, improved pedestrian connectivity, and environmentally sustainable design that delivers high thermal and energy efficiency.



Childcare Design – Residents supported the inclusion of a childcare centre, highlighting the importance of natural light and ventilation, covered outdoor play areas for year-round use, and secure drop-off and pick-up zones for families.

Next steps

Feedback received during pre-lodgement engagement has provided the project team with a better understanding of the local context and areas of interest from neighbouring residents and key stakeholders. The local community and

stakeholders will have further opportunities to provide formal feedback on this application via the public exhibition process, to be managed by the DPHI.

During public exhibition, community members and stakeholders can view all technical consultant reports, including the detailed scope of works and preliminary construction management planning documents, and provide formal feedback to assist DPHI in their assessment and determination.

Should the proposal receive approval, the Applicant understands the importance of continued engagement with nearby residents, businesses and stakeholders as the project progresses. The detail contained within this report demonstrates that the Applicant has conducted robust pre-lodgement engagement for this proposal and remains committed to further engagement with the community and local stakeholders throughout the life of the project.

1.0 Introduction

1.1 About the project

This Engagement Report is submitted to the Department of Planning, Housing and Infrastructure (DPHI) on behalf of the Bridgewell and SLD Development (the Applicant), to support a State Significant Development Application (SSDA) for the development of residential housing at 251–257 Maroubra Road and 133-135 Garden Street, Maroubra.

This report has been prepared to capture feedback shared during the pre-lodgement engagement period and how that feedback has been considered in the preparation of the proposal. For a further detailed project description, please refer to the Environmental Impact Statement.

This report should be read in conjunction with the Environmental Impact Statement, the Architectural Plans, and the other accompanying technical documents that form part of the SSDA.

1.2 Relevant SEARs to this report

In accordance with section 4.39 of the Environmental Planning & Assessment Act 1979 (EP&A Act), Secretary’s Environmental Assessment Requirements (SEARs) were issued on 16 July 2025. This report has been prepared to respond to the relevant issued Secretary’s Environmental Assessment Requirements (SEARS), as set out in the table below.

Table 1 *Secretary’s Environmental Assessment Requirements relevant to this Report*

SEAR	SEAR description	Report name and section
4. Engagement	Demonstrate that engagement and consultation activities have been undertaken in accordance with the Undertaking Engagement Guidelines for State Significant Projects and identify how issues raised, and feedback received have been considered in the design of the project. 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 must be consulted.	This report

1.3 The Site

The Site is located at 251–257 Maroubra Road and 133–135 Garden Street, Maroubra, within the Randwick Local Government Area (LGA). It is situated approximately 210m east of the intersection of Maroubra Road and Anzac Parade, which forms the core of the Maroubra Junction commercial centre.

It is bounded to the north by Maroubra Road, Garden Street to the west, Garden Lane to the south and a residential flat building development to the east. It is legally described as Lots A, B, C, D and E in DP 14198 and Lot D in DP 320521, is irregular in shape and is approximately 3270m2 in area.

Existing development on the site includes a mechanic’s workshop and four (4) residential dwellings.

A site aerial is shown in **Figure 1** below:



Figure 1 *Project Site*

Source: Nearmap, edits by Colliers Urban Planning

The proposal seeks approval for the following:

- Demolition of existing buildings at 251–257 Maroubra Road and 133-135 Garden Street
- Construction of a 10-storey (including Ground Floor) residential building and childcare centre, including:
 - Approximately 120 apartments including 18% Affordable Housing GFA (and 31 affordable units of 120 apartments or 26%)
 - 120 place childcare centre from ages 0-5 years old with outdoor play areas
 - Communal indoor and outdoor spaces for residents to enjoy
 - Landscaping and public domain improvements to enhance the streetscape
 - Basement parking to service residents and the childcare centre

Refer to the Environmental Impact Statement for a detailed summary of the proposed development.

2.0 Engagement Approach

2.1 Engagement Principles

The Applicant has adopted a genuine and proactive approach to engagement with the local community and key stakeholders. In delivering this approach, the engagement process was:

- **Relevant** – The engagement focused on gathering community and stakeholder feedback to inform the design.
- **Timely** – Provided the community and stakeholders with the early opportunity to provide feedback prior to finalisation and lodgement of the SSDA.
- **Targeted and Appropriate** – Utilised methods of engagement that suited the scale of the proposal and the goals of the engagement.
- **Accessible** – Ensured there were multiple options to provide feedback to suit varying preferences and schedules.
- **Informative** – Educated community and stakeholders on project elements, benefits, and constraints to help gather meaningful feedback to inform the proposal.

2.2 Engagement Guidelines for State Significant Projects

The NSW Department of Planning, Housing and Infrastructure's *Undertaking Engagement Guidelines for State Significant Projects 2024* sets out the following nine objectives to consider when undertaking engagement for an SSDA:

- Engagement is about transparency and fairness.
- Engagement is not about doing what everyone wants.
- It is about identifying and understanding the competing needs and priorities of all those with an interest in a project and demonstrating how these needs and priorities have been considered.
- Engagement does not mean 'asking' the community for permission for the project to proceed.
- However, proponents do need to demonstrate that they understand what concerns, issues and impacts a project may have for those who live close to a development.
- Local residents have a right to object to changes in their neighbourhood.
- Engagement is about facilitating a civil dialogue that can explore whether differences can be addressed and needs met. If this doesn't happen, clear reporting should show why this is not possible, together with an identification of what has changed and why.
- Engagement is not about making a project more complicated, costly or creating red tape.
- Engagement is about engaging early, so the issues are known, and providing transparency about how these issues have been considered.

These guidelines assisted us to ensure that our engagement process was fair, equitable and transparent and importantly would stand up to rigorous assessment.

2.3 Alignment with Engagement Institute (IAP2 Public Participation Spectrum)

The engagement process for this project sought to capture an accurate understanding of key local issues, identify how to respond to these, and deliver clear communication to the community and stakeholders from the project team. To determine the appropriate level of engagement for each stakeholder, the Engagement Institute (IAP2 Public Participation Spectrum) has been applied, classifying stakeholder groups by their known and/or perceived levels of interest and influence on the project. In relation to the overall project scope, this project sits at **Consult**.

Therefore, our project commitment was:

The Applicant is seeking feedback on the proposed development of 251–257 Maroubra Road and 133–135 Garden Street, Maroubra. Input will inform the project's Environmental Impact Statement.

The figure below provides an overview of the Engagement Institute (IAP2 Public Participation Spectrum).

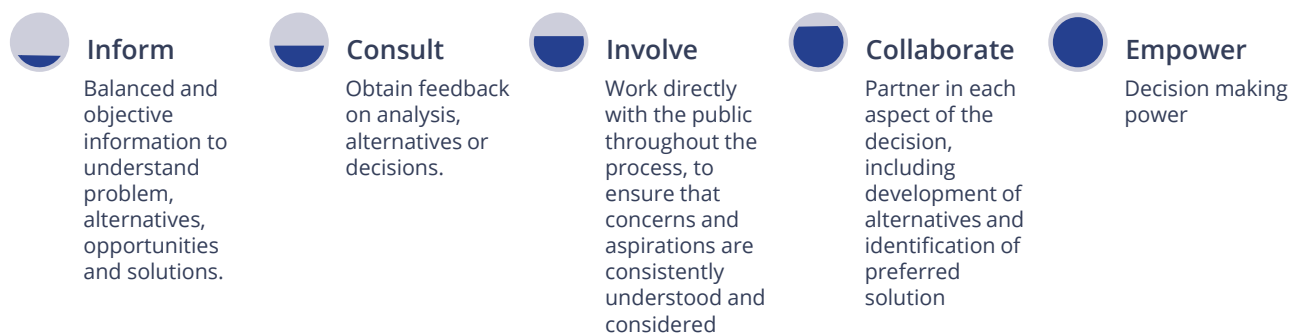


Figure 2 Engagement Institute (IAP2 Public Participation Spectrum of Public Participation)

Source: Engagement Institute (IAP2 Public Participation Spectrum)

3.0 Stakeholder Identification

A stakeholder analysis was undertaken to guide the engagement program. **Table 2** sets out stakeholder groups identified, and how they were considered as part of the engagement strategy.

Table 2 *Stakeholder Identification and Mapping*

Stakeholder	Key Topics of Interest	Level of Engagement	Engagement Methods
Local Community			
Immediate Neighbours Neighbouring residents and businesses located approximately within 200m of the site* <i>*Catchment area included in Appendix A</i>	• Project timeline • Planning process • Consultation • Affordable housing component • Neighbour impacts construction impacts (traffic, noise, dust) • Traffic, access routes and parking • Heritage impacts • Biodiversity and ecology	Consult	• Letterbox drop to catchment area • Access to enquiry 1800 number and email address • Online webinar • Online survey • Project webpage
Local Residents, Landowners, Community Groups, and Businesses	• Project timeline • Planning process • Consultation • Affordable housing component • Public amenity offering • Neighbour impacts construction impacts (traffic, noise, dust) • Traffic, access routes and parking • Heritage impacts • Biodiversity and ecology • Tree canopy enhancement and protection	Inform	• Monitor for potential activity • Project webpage • Access to enquiry 1800 number and email address • Online webinar • Online survey
Elected Officials			
Randwick Council Elected Officials • Cr. Dylan Parker, Mayor (ALP) • Cr. Clare Willington, Deputy Mayor (Greens) Central ward councillors • Cr. Daniel Rosenfeld (LNP) • Cr. Dexter Gordon (ALP)	• Local planning compliance • Neighbour impacts • Air quality and noise • Biodiversity and ecology • Site suitability • Public interest	Inform	• Email outreach providing a copy of the letter issued to the local community • Monitored for enquiries
Hon. Rose Jackson, MLC (ALP) Minister for Housing	• Affordable housing component • Alignment with policies and priorities • Ecologically sustainable design • Job creation	Inform	• Monitored for enquiries

The Hon. Michael Daley, MP (ALP) State Member for Maroubra Attorney General	• Impacts to the local community • Neighbour impacts • Community consultation • Alignment with policies and priorities • Housing provision • Ecologically sustainable design • Job creation	Inform	• Monitored for enquiries
The Hon. Matt Thistlethwaite, MP (ALP) Federal Member for Kingsford Smith	• Impacts to the local community • Neighbour impacts • Community consultation • Alignment with policies and priorities • Housing provision • Ecologically sustainable design • Job creation	Inform	• Monitored for enquiries
Hon. Paul Scully, MP (ALP) Minister for Planning and Public Spaces	• Support for Govt. policy • Alignment with policies and priorities • Housing provision • Ecologically sustainable design • Job creation	Inform	• Monitored for enquiries
Local Council			
Randwick Council (executive staff and planning team): • General Manager, Ray Brownlee PSM • Director Corporate Services, Jorde Frangoples • Director City Planning, Meryl Bishop • Director City Services, Todd Clarke • Director Community and Culture, Katie Anderson • Manager Strategic Planning, Stella Agagiotis	• Local planning compliance • Affordable housing component • Impacts to the local community • Neighbour impacts • Air quality and noise • Biodiversity and ecology • Public interest	Consult	• Email outreach providing a copy of the letter issued to the local community • Email notification with offer of briefing • Briefings as required
Government Agencies			
Department of Planning, Housing and Infrastructure (DPHI): • State Significant Acceleration team	• Alignment with policies and priorities • Adherence to planning and design legislation • Consultation and engagement with relevant stakeholders	Involve	• Direct liaison, meetings and correspondence as required
Transport for NSW (TfNSW)	• Traffic, access and parking • Capacity of the state road networks • Project timeline • Construction impacts	Consult	• Direct liaison, meetings and correspondence as required

Environmental Protection Authority (EPA)	• Alignment with policies and priorities • Environmental and sustainability • Ensuring the development does not impact any identified local species	Consult	• Direct liaison, meetings and correspondence as required
Service Providers and Public Utilities			
• Sydney Water • Ausgrid • Jemena	• Potential impacts of the development on existing utility infrastructure and service provider assets surrounding the site	Consult	• Direct liaison, meetings and correspondence as required
Peak Bodies and Interest Groups			
Maroubra & Districts Chamber or Commerce Inc.	• Alignment with policies and priorities • Affordable housing	Inform	• Monitored for enquiries only
Advocacy organisations and think tanks:	• Housing stock provided • Project timeline • Ecologically sustainable design • Job creation • Design excellence		
• Committee for Sydney • City Futures Research Centre • Housing Now! • Sydney YIMBY			
Industry Peak Bodies:			
• Business Sydney • UDIA NSW • Property Council NSW • Real Estate Institute of NSW • Community Housing Industry Association • Housing Australia			
Media			
Local outlets:	• Housing crisis, including affordable housing • Issues in the public interest • Benefits for the local community and audiences	Inform	• Monitored for media coverage
• Maroubra News • The Beast • Southern Courier			
Metropolitan media:			
• Sydney Morning Herald • The Daily Telegraph • The Australian			
Industry media:			
• The Urban Developer • ArchitectureAU			

4.0 Engagement Process

This section of the report outlines the tools and methods applied to deliver community and stakeholder engagement during the preparation of the SSDA.

4.1 Engagement Tools and Collateral

Table 3 provides a summary of the tools and collateral that contributed to the engagement process. All communication tools listed below were utilised to inform the community about the proposal and opportunities to provide feedback.

Table 3 *Engagement Tools and Collateral*

Tool / Collateral	Description	How it informed the engagement	Reach
Notification letter (Letterbox Drop)	On 6/11/25, a notification letter was distributed to residents and businesses within approximately 200m of the site. The distribution map is in Appendix A1 . A copy of the letter is included in Appendix A2 .	Notified local residents and businesses about the project and opportunities to learn more and provide feedback.	1,159 letterboxes
Stakeholder outreach via email	On 7/11/2025, emails were sent to the strata managers of 205 Maroubra Road and 128A Garden Street, Maroubra providing a copy of the notification letter with the request to pass it on to building residents. On 25/11/2025, an email was sent to Randwick City Council, providing a copy of the community notification letter. An example of one of these emails is included in Appendix A3 .	These notifications ensured that strata managers and Council were informed about the proposal to share information with community and residents.	3 emails
Website and FAQs	A dedicated project website that included information about the proposal, opportunities to provide feedback and Frequently Asked Questions. A copy of the website information is included in Appendix B .	Provided additional information to help inform community and stakeholders about the proposal and opportunities to provide feedback, as well as answering commonly asked questions.	207 unique views
Project overview presentation (used for webinar and briefings)	A PowerPoint presentation detailing the proposal with key information including the design principles, proposed features, planning pathway, project timeline, technical studies, and feedback opportunities. A copy of the presentation slides is included in Appendix C .	Provided visual aids to be used during the community webinar and stakeholder briefings to help describe the proposal.	4 people

4.2 Engagement Activities

Table 4 provides a summary of the activities that contributed to the engagement process. All activities align with Engagement Institute (IAP2 Public Participation Spectrum) methodologies at the “consult” level of engagement. Further detail on the feedback provided via each activity is provided in **Section 5**.

Table 4 *Engagement Activities*

Activity / tool	Description	How engagement informed the project	Reach
Webinar	On 19/11/2025, we hosted a 1-hour online webinar via Zoom where the project team presented the proposal to community with an opportunity for questions and feedback at the end of the session.	Provided an opportunity for community to hear directly from the project team about the proposal, ask questions and provide feedback.	4 attendees
Community Survey	An online survey hosted via the project website with a combination of qualitative and quantitative questions related to the proposal.	Ensured the community had an opportunity to provide structured feedback in their own time via an accessible platform.	15 responses
Stakeholder email outreach	On 11 July 2025 and 25 November 2025, emails were sent to the strata managers of 205 Maroubra Road and 128A Garden Street, Maroubra, as well as to Randwick City Council, providing a copy of the community notification letter.	These emails ensured that strata managers who could not be contacted via letterbox drop, and Council, were aware of the proposal and prepared to respond to any questions from residents or constituents.	3 emails
Frontline Engagement (1800 Number and email address)	A 1800 number and email address for community to contact the project team regarding the proposal and provide feedback.	Provided community with a direct point of contact for any enquiries about the proposal.	1 email
Government Stakeholder Meetings	BWSLD and Colliers Urban Planning conducted meetings with key government stakeholders including DPHI and Council to share the proposal and invite feedback.	Create an open dialogue between key government stakeholders to ask questions and provide feedback to inform the EIS.	2 meetings

4.3 Record of Stakeholder Meetings and Correspondence

Table 5 and **Table 6** outline the stakeholder correspondence that was issued, and meeting/briefings that were undertaken during the preparation of the SSDAs. Full details of stakeholder feedback and project team responses are provided in **Section 5**.

4.3.1 Local Stakeholders

Table 5 *Record of Local Stakeholder Meetings and Correspondence*

Date	Stakeholder/s	Activities	Purpose
11/7/2025	Strata Management of 128A Garden Street, Maroubra	Email	Email with community notification letter attached requesting that the letter be distributed to residents to inform them about the proposal and opportunities to provide feedback.
11/7/2025	Strata Management of 205 Maroubra Road, Maroubra	Email	Email with community notification letter attached requesting that the letter be distributed to residents to inform them about the proposal and opportunities to provide feedback.
25/11/2025	City of Randwick Council	Email	Email notifying Council about the proposal and community engagement, with an attachment of the notification letter distributed to community.
28/11/2025	City of Randwick Council	Meeting	Meeting to present the in-progress design to Council planning teams and provide an opportunity for feedback.

4.3.2 State Government Agencies and Authorities

Table 6 *Record of State Government Agency and Authority Meetings*

Date	Stakeholder/s	Activities	Purpose
03/10/25	DPHI	Meeting	To present an early design presentation for input from the Department.

Key topics discussed and outcomes of these meetings are outlined in **Section 5**.

5.0 Summary of Feedback Received

This section of the report summarises feedback received regarding the proposal during the pre-lodgement engagement period.

5.1 Community and Local Stakeholder Feedback

Feedback received across the engagement period via the webinar, survey, and email has been summarised below. **Table 7** outlines feedback provided by those who were engaged.

Table 7 *Summary of community feedback*

Feedback	Project Team Response
Built form and local character	
Community members expressed concern about the proposed building height and scale, viewing it as inconsistent with local character. One respondent suggested a maximum of six storeys.	- The proposed building height and scale are consistent with the strategic planning framework, which envisions Maroubra Junction Town Centre as a focus for new higher density development. Refer to the Environmental Impact Statement (EIS) for further detail. - Maroubra's established character includes a mix of housing types, including nearby apartment buildings located at No. 128 apartments on Maroubra Road, which demonstrates that the proposal aligns with the area's evolving urban form. - To minimise potential impacts on neighbouring properties, the design incorporates setbacks, facade articulation, and landscaping treatments, reducing perceived bulk and maintaining privacy. These measures ensure the development responds sensitively to its context while supporting housing needs. Refer to the Design Report prepared by BKA Architecture for further detail.
Comment that development should consider impacts on local amenity and infrastructure to support liveability.	These matters have been addressed through the technical studies accompanying the EIS. In particular, a Traffic Impact Assessment prepared by Genesis Traffic, which includes a Preliminary Construction Traffic Management Plan, examines traffic and parking implications and outlines measures to manage potential impacts during construction and operation.
Sustainability & Environment	
One resident expressed a desire for the proposed development to exceed current sustainability requirements to ensure long-term comfort and environmental performance.	The development will incorporate sustainability features, including energy-efficient design, passive heating and cooling strategies (e.g. cross ventilation and winter solar), solar power integration, and an average 7-star NatHERS rating. Refer to the ESD Report prepared by Fortuna Design for further details.
Neighbourhood Amenity	
According to survey responses, the protection of neighbouring amenity, including privacy and access to sunlight, was the top priority when considering new residential development in Maroubra. This was followed by respecting local character and streetscape, as well as minimising construction impacts.	The project team acknowledges the importance of protecting neighbouring amenity, including privacy, sunlight access, and minimising construction impacts. The design incorporates setbacks, orientation, and landscaping to reduce overlooking and maintain solar access for adjoining properties. Refer to the Design Report prepared by BKA Architecture for further detail.
Traffic and Parking	

A majority of respondents indicated concern about increased traffic, parking pressure, and related impacts. Feedback noted that Garden Street is already congested and difficult to navigate, with existing parking shortages and safety issues from speeding vehicles.	The project team acknowledges community concerns regarding traffic congestion, parking availability, and safety on local streets. A Traffic Impact Assessment prepared by Genesis Traffic has been undertaken to identify appropriate mitigation measures and network capacity. This includes strategies to manage increased vehicle movements, improve safety, and address parking demand. Strategies include off-street basement parking provided for residents and a dedicated driveway and basement parking provided for the childcare centre to reduce traffic impacts during pick up/drop off. Refer to the Traffic Impact Assessment for further details.
Some respondents asked how these issues of traffic would be managed during construction and after completion. Raising concerns about congestion, noise, and parking availability in surrounding streets, particularly Maroubra Lane, Garden Street, and Haig Street.	A Traffic Impact Assessment prepared by Genesis Traffic, which includes a Preliminary Construction Traffic Management Plan, has been developed to minimise disruption during the building phase, including measures for noise and access control. Refer to the Traffic Impact Assessment for further details.
Landscaping and Public Realm	
Respondents rated landscaping and public realm improvements as high priorities. Feedback highlighted the importance of increasing tree canopy and shade, incorporating native planting, and enhancing pedestrian access through improved footpaths.	The project team acknowledges the community support for landscaping and public realm improvements. The proposal prioritises existing street trees with new native trees and nature strips being planted to the street, and shade, incorporating native planting, and enhancing pedestrian connectivity through upgraded footpaths, seating and landscaped public open spaces and accessible pathways.
One respondent suggested that naming practices be based on local community members who have significant contributions to the community.	The project team appreciates the suggestion to recognise local community members who have made significant contributions through naming practices. As part of the development process, consultation with local indigenous groups for naming of spaces is underway. These decisions will be finalised in later phases, and we will continue to seek and incorporate community perspectives throughout this process.
Childcare Design	
Respondents rated natural light and ventilation, covered outdoor areas for year-round use, and secure drop-off and pick-up zones as high priorities.	The design incorporates secure and convenient drop-off and pick-up zones to ensure safety and ease of access for families. In addition, the design includes amenities provided as per the state Child Care Guideline, such as landscaped outdoor play areas with acoustic fencing to reduce noise impacts, louvre screens provide visual privacy between apartments and the outdoor play space.
One respondent raised concerns about parking and storage, noting that existing childcare centres already create pressure on available parking and that additional facilities should include adequate parking and storage provisions.	Parking and storage needs have been considered in response to feedback about existing pressures on local parking. The design includes basement parking with dedicated entry driveway, separate from residential access. Storage has been provided in line with the Child Care Planning Guidelines to support the functionality of the childcare facility.

Other matters raised by community that fall outside the scope of this proposal include:

- One respondent highlighted that local buses are overcrowded during peak periods and late at night.
- Email correspondence on 09/11/2025 between neighbours and the project team. Neighbours wished to be placed in contact with the Applicant for further discussion about developing their block in a similar manner to the proposal for 133-135 Garden Street and 251-257 Maroubra Road.

5.2 State Government Agencies, Authorities and Council

The project team undertook engagement with key State Government agencies and authorities, including various correspondence, meetings and briefings. Details of key feedback raised is included in table below.

Topic	Detail	Response/Outcome
Traffic and transport	Discussion about traffic impacts and parking as well as expected involvement from TfNSW.	Traffic and transport matters have been addressed in the EIS, refer to the Traffic Impact Assessment for further details.
BDAR Waiver update	Discussion about ecological assessment requirements, need for early coordination, and the process for securing the BDAR waiver.	Environmental considerations and the BDAR pathway were addressed in the EIS. Refer to the BDAR Waiver for further details.
Design comments	Discussion covered design principles such as built form approach, architectural character, integration with local context, open space, building height, and relationship to the public domain.	Key design matters were incorporated into the EIS. Refer to the Design Report for further details.
Planning pathway and rezoning	Conversation about land use, affordable housing requirement, rezoning and planning pathway.	Refer to the EIS for further details.
Lodgement process and DPHI requirements	Matters related to lodgement, exhibition timing, and coordination between agencies.	All process requirements relevant to the EIS have been addressed.

6.0 Conclusion and Next Steps

This Engagement Outcomes Report provides a succinct overview of the communications and stakeholder engagement activities that the Applicant undertook prior to lodging the SSDA for the residential development at 251–257 Maroubra Road and 133-135 Garden Street, Maroubra.

In accordance with the SEARs for engagement, BWSLD has implemented a strategy to inform local residents and businesses, Council, local stakeholders, and key government agencies and authorities about the proposal. This has not only ensured that the community has a clear understanding of the proposal but has also provided an important mechanism to gather feedback before lodgement of the SSDA.

A broad range of feedback was received, with key themes relating to built form and local character, neighbourhood amenity, traffic and parking, landscaping and public realm, and childcare design. There were also other matters raised that fall outside the scope of this project that were noted in this report for consideration by BWSLD and the relevant authorities.

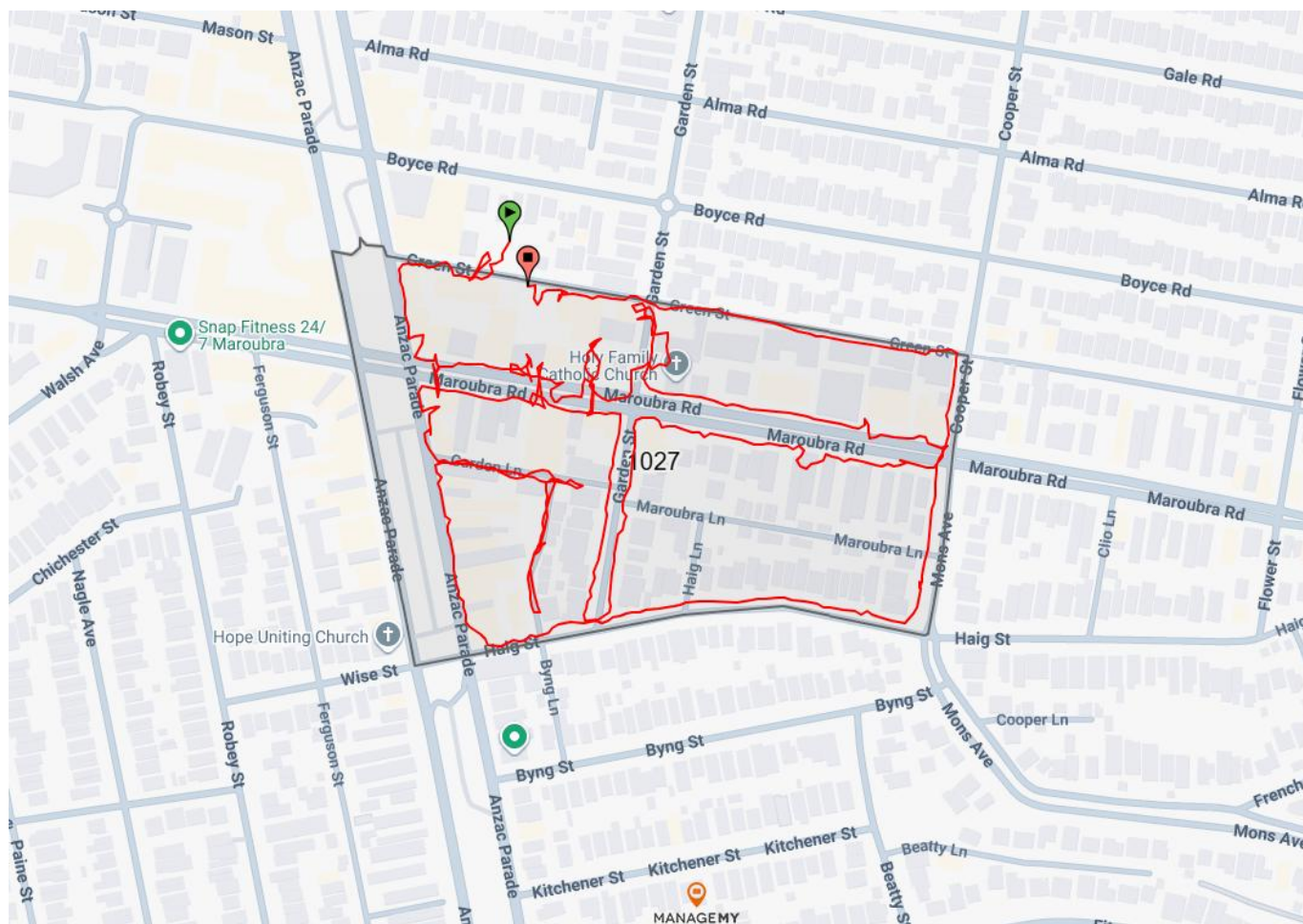
The SSDA will be placed on public exhibition by DPHI, with the opportunity for community members and interested stakeholders to provide further feedback through the formal submission process which will be responded to by the Applicant.

Moving beyond the formal planning processes and into project delivery, the Applicant will continue to provide opportunities for the community and key stakeholders to make enquiries and provide feedback to the project team, enabling two-way dialogue to support the delivery of a successful precinct.

Appendices

Appendix A | Community Notifications

A1 – Notification Letter – Distribution Area



A2 – Notification Letter

6 November 2025

Dear neighbour,

Proposed mixed-use development at 251–257 Maroubra Road and 133-135 Garden Street, Maroubra
We are writing to let you know about a proposed mixed-use development at 251–257 Maroubra Road and 133-135 Garden Street, Maroubra. This letter includes information about the proposal and upcoming consultation opportunities to learn more and share your feedback.

If you're a tenant, we kindly ask that you forward this important correspondence to your property manager or landlord.

A State Significant Development Application (SSDA) is currently being prepared for the project, to be lodged with the Department of Planning, Housing and Infrastructure (DPHI) later this year. The proposal was identified by the NSW Government Housing Delivery Authority (HDA) as state significant and is accompanied by a concurrent Rezoning Proposal.

Key project benefits

- Providing much-needed new homes close to public transport, including affordable housing
- Supporting young families by providing a new childcare centre with indoor and outdoor play areas
- Enhancing the street view by providing more greenery and public art

About the proposal

- Demolition of existing buildings at 251–257 Maroubra Road and 133-135 Garden Street
- Construction of a 9-storey residential building and childcare centre, including:
 - Approximately 120 apartments including 15% affordable apartments
 - Communal indoor and outdoor spaces for residents
 - Landscaping and public domain improvements to enhance the local streetscape
 - Basement parking to service residents and the childcare centre
 - Childcare centre with indoor and outdoor play spaces
 - Public art informed by Indigenous design principles

The team is preparing the design and necessary technical studies to support the application and is now seeking feedback from the community to help inform the project.

We would now like to invite you to learn more about the project and provide feedback ahead of the lodgement of the SSDA to DPHI, which is anticipated to occur in the coming months.



Image: Site map

Consultation with the community is an important part of the planning process and we are looking forward to hearing your feedback. Visit sldmaroubra.com or scan the QR code to find out more about the project, including opportunities to provide feedback.

Community Webinar (online)

Register to join an online community information session via Zoom to learn more, ask questions and provide feedback. This will be a formal presentation with the opportunity for Q&As at the end of the session.

When: Wednesday 19 November 2025, 6pm – 7.30pm

Where: Online via Zoom

RSVP: Registration is essential – please RSVP by Tuesday 18 November 2025 by visiting sldmaroubra.com or scanning the QR code

Community Survey

Please share your feedback via a short survey to help inform the project.

When: Survey live now, closing at 5pm Monday 24 November 2025

Where: We invite you to complete the survey by visiting sldmaroubra.com or scanning the QR code

For any questions or feedback, please reach out to our community engagement team via 1800 870 549 or engagement.urbanplanning@colliers.com.

Kind regards,

Colliers Urban Planning - Engagement team



Scan the QR code or visit
sldmaroubra.com

A3 – Stakeholder emails



Proposed Development: 251–257 Maroubra Road and 133–135 Garden Street, Maroubra

From AU Urban Planning Ethos Urban Engagement <engagement.urbanplanning@colliers.com>

Date Fri 11/7/2025 10:52 AM

To hello@netstrata.com.au <hello@netstrata.com.au>

Cc AU Urban Planning Ethos Urban Engagement <engagement.urbanplanning@colliers.com>

 1 attachment (256 KB)

251103_Maroubra Road_Notification Letter (2).pdf;

Dear Network Strata Services Pty Limited,

We are writing to inform you of a proposed mixed-use development at **251–257 Maroubra Road and 133–135 Garden Street, Maroubra**. Please find the attached letter, which outlines details of the proposal and upcoming opportunities for community consultation and feedback.

Yesterday, we attempted to deliver this letter to residents at **128A Garden Street, Maroubra** but were unable to gain access despite multiple efforts. We would greatly appreciate your assistance in kindly passing on the attached letter to owners/occupiers at this address to ensure they are informed about the proposal.

The proposal is still in its early stages, and we're currently seeking community feedback to help shape it before it's formally submitted to the Department of Planning, Housing and Infrastructure (DPHI). There will be another chance to have your say during the public exhibition run by DPHI, where you'll be able to view the full proposal and supporting studies.

If you have any questions or require further information, please don't hesitate to get in touch.

Best,

Sophie

Stakeholder Engagement Team

Colliers Urban Planning

1800 870 549 | engagement.urbanplanning@colliers.com

Level 4 180 George Street | Sydney, NSW 2000 | Australia

[LinkedIn](#) | [X](#) | [Youtube](#) | [WeChat](#) | [View Privacy Policy](#) | [We welcome your feedback](#)





New homes and childcare centre proposed for Maroubra

251-257 Maroubra Road and 133-135 Garden Street



Artist impressions are indicative only and subject to change. Final designs may differ.

Site vision

To create a welcoming and family-friendly place to live with quality homes, childcare centre, and public art to support the Maroubra community.





About the proposal

Bridgewell and SLD are proposing a new mixed-use development in Maroubra, to be lodged with the Department of Planning, Housing and Infrastructure (DPHI) early 2026.

The proposal includes:

- Demolition of existing buildings at 251–257 Maroubra Road and 133-135 Garden Street
- Construction of a 9-storey residential building and childcare centre, including:
 - Approximately 120 apartments including 15% affordable apartments
 - Communal indoor and outdoor spaces for residents to enjoy
 - Landscaping and public domain improvements to enhance the streetscape
 - Basement parking to service residents and the childcare centre
 - Public art informed by Indigenous design principles

The proposal aims to provide a series of benefits, including:

- Providing much-needed new homes close to public transport, including affordable housing
- Supporting young families by providing a new childcare centre with indoor and outdoor play areas
- Enhancing the street view by providing more greenery and public art

This project aims to deliver high-quality homes for current and future residents, with a strong focus on connectivity, liveability, and affordability.

Why here? Why now?

The proposal supports broader planning goals set by the NSW Government and Randwick City Council to increase housing supply in well-connected areas. It aligns with three key government initiatives and strategies:

Supporting Housing Targets

Housing is a key priority for the NSW Government acknowledging the need to meet the short fall of diverse and affordable well-located homes in the State. As part of its commitment under the National Housing Accord, NSW has set an ambitious target to deliver 377,000 new homes by July 2029.

Housing Delivery Authority

The Housing Delivery Authority (HDA) pathway was introduced by the NSW Government as part of broader planning reforms aimed at accelerating the delivery of new housing across the state. Designed to streamline approvals for large-scale residential developments, the pathway allows eligible projects to be assessed as State Significant Developments (SSD) under the DPHI.

Alignment with Randwick City Council's Local Strategic Planning Statement

The proposed development supports the local strategic directions outlined in Randwick City Council's Local Strategic Planning Statement (LSPS) by contributing to housing diversity and urban renewal within a key strategic centre.

Have your say

Community webinar

Join us for an online information session to hear more about the proposal and ask questions.

- **Date:** Wednesday 19 November 2025
- **Time:** 6:00pm – 7:30pm
- **Where:** Online via Zoom
- **RSVP:** [Click here](#) to register by Tuesday 18 November

Online survey

Share your thoughts through a short online survey.

- [Click here](#) to complete the survey
- **Closes:** Wednesday 26 November 2025 at 5:00pm

Get in touch

If you have questions or would like to provide feedback about the proposal, please get in touch:

- **Call:** 1800 870 549
- **Email:** engagement.urbanplanning@colliers.com

FAQs

Who are the architects?



What's the affordable housing component?



Why is the planning pathway a State Significant Development Application (SSDA) and not a Development Application (DA)? description



What's the Housing Delivery Authority?	▼
Are the apartments build to rent or build to sell?	▼
Who will be managing the childcare centre and what will be the centre's capacity?	▼
How are view and solar impacts being managed?	▼
What are the anticipated traffic impacts of the proposal?	▼
How are construction impact being managed?	▼
What's the project timeline?	▼
What is the difference between affordable and social housing?	▼

A watercolor-style architectural rendering of a modern, multi-story building with a curved facade and large glass windows. The building is situated on a street with trees and a few people walking. A semi-transparent dark blue rectangle is overlaid on the center of the image, containing the title and subtitle text.

Proposed New Homes and Childcare Centre for Maroubra

Community information session

19 November 2025

Acknowledgement of Country

The project team acknowledges the Traditional Custodians of Country across Australia and their enduring connection to land, waters, and culture. We pay our respects to the Dharawal people, who traditionally occupied the Sydney Coast where the site is located, and extend that respect to all First Nations peoples and communities joining us today.

We pay respect to their Elders, past, present, and emerging.



Agenda

01. Introductions
02. Project overview
03. Design intent
04. Planning pathway
05. Questions and feedback
06. Next steps

House keeping



There will be time for Q&A

We will answer questions during the Q&A section at the end of the presentation. Feel free to add your questions as they come to mind throughout the presentation.



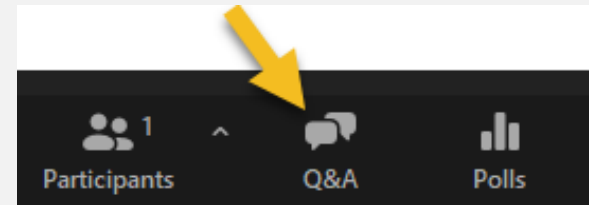
How to submit a question

Click the Q&A button at the bottom of the screen to submit a question.



Please be respectful

Please be respectful of other people's contributions.



Tonight's presenters



Claire Burdett

Planning | Colliers Urban Planning



Ross Hornsey

Social Strategy & Stakeholder
Engagement | Colliers Urban
Planning



Jesus Garcia

Architect | BKA
Architecture



William Lee

Project Director | SLD
Construction



02

Project overview

Ross Hornsey, Colliers Urban Planning

Project vision

To create a welcoming and family-friendly place to live with quality homes, a childcare centre, and public art to support the Maroubra community.



The developers

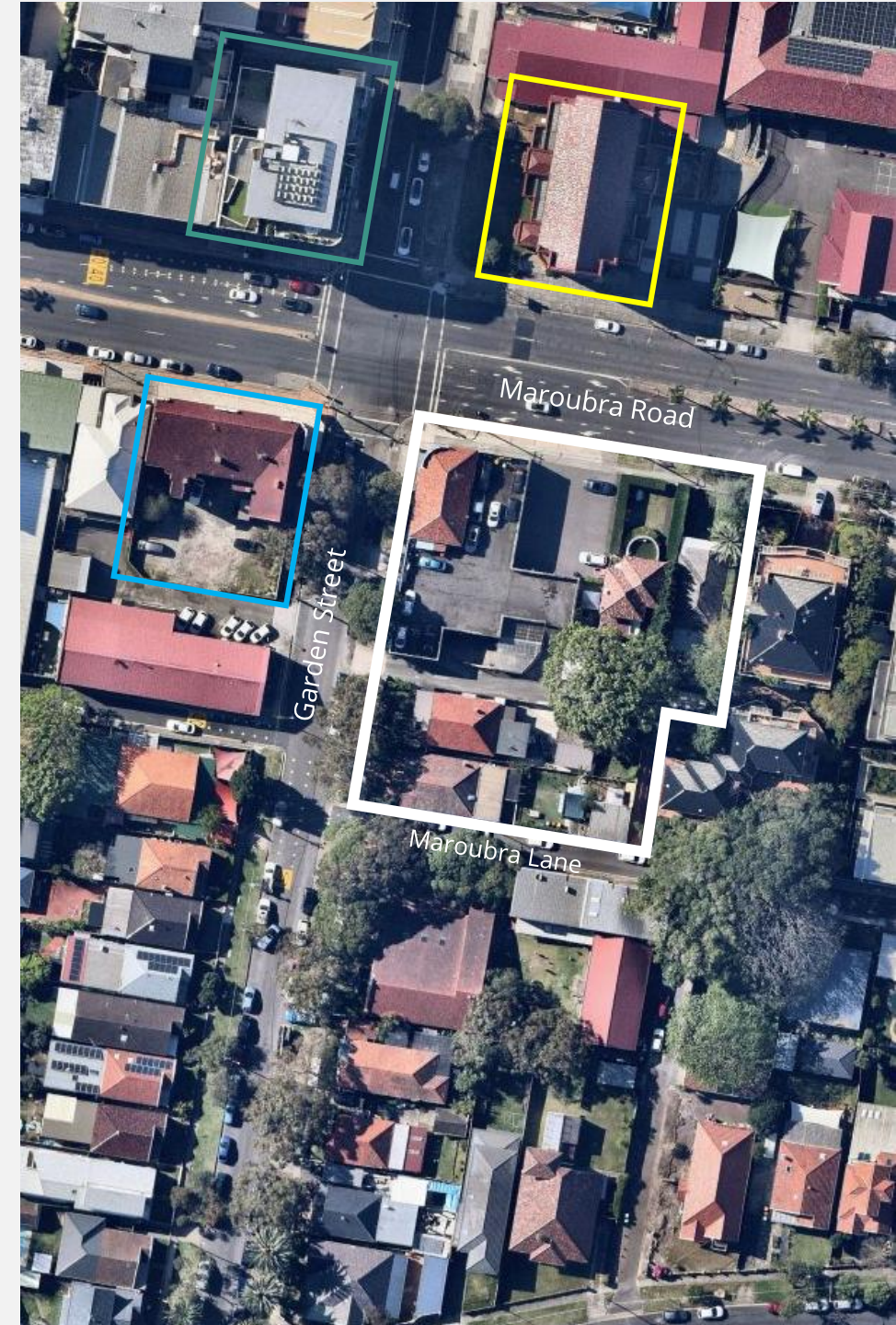
Bridgewell and SLD share a vision for creating a highly liveable mixed-use development. Their collaborative approach will ensure every aspect of development is thoughtfully designed and delivered.



The site context

255–257 Maroubra Road & 133–135 Garden Street, Maroubra

- 3-minute walk to Maroubra Junction
- 4-minute drive to Maroubra Beach
- Close to public transport, open spaces and shopping areas
- Bounded by Maroubra Road, Garden Street, and Marboubra Lane
- Current uses include a mechanic's workshop and residential
- Surrounded by Holy Family Catholic Church, No.128 Apartments, and Crossley Court on Maroubra Road



What's being proposed

The proposal includes:

- Demolition of existing buildings at 251–257 Maroubra Road & 133–135 Garden Street
- Construction of a 10-storey residential building, including:
 - Childcare centre (120 places)
 - 120 apartments (of which 15% are affordable)
 - Communal indoor & outdoor spaces
 - Landscaping & public domain upgrades
 - Basement parking for residents & childcare centre
 - Public art with opportunities for First Nations collaboration



Artist impressions are indicative only and subject to change. Final designs may differ

Project benefits



New Homes

Providing much-needed housing close to public transport, including affordable apartments.



Childcare Centre

Supporting young families with a new childcare centre featuring indoor and outdoor play areas.



Streetscape Improvements

Enhancing the street with urban greening, new public areas and tree canopies.



03

Design principles

Jesus Garcia, BKA Architecture

The architects

A yellow award badge with a stylized shape, featuring vertical lines and a small notch at the bottom.

World
Architecture
Festival
2018
Finalist

About BKA Architecture

The proposal is being designed by BKA Architecture, a mid-sized practice with locations in Sydney, Newcastle & North Coast NSW. BKA has extensive experience in delivering thoughtful, high-quality, and community-focused projects across residential, educational, and civic sectors.



Design intent

The proposal at 251-257 Maroubra Road and 133-135 Garden Street, offers an increase in high-quality housing for singles, couples and families within a green urban context.

Located a short 3-minute walk to Maroubra Town Centre, the site is well-connected to greater Sydney and in alignment with the future character of the area, supporting the needs of the community.



Height and Scale

- The proposed building height is 10 storeys.
- The design steps down gradually from east to west, transitioning between scales.
- Setbacks are largely informed by the neighbouring context, with widening of the laneway to the south.
- The outside of the building will have interesting shapes and details to make it look less bulky and add character to the street.



Images are illustrative only to represent design intent, not final outcomes

Look and Feel



Balanced Design

Contrasting materials distinguish parts of the building in proportion.



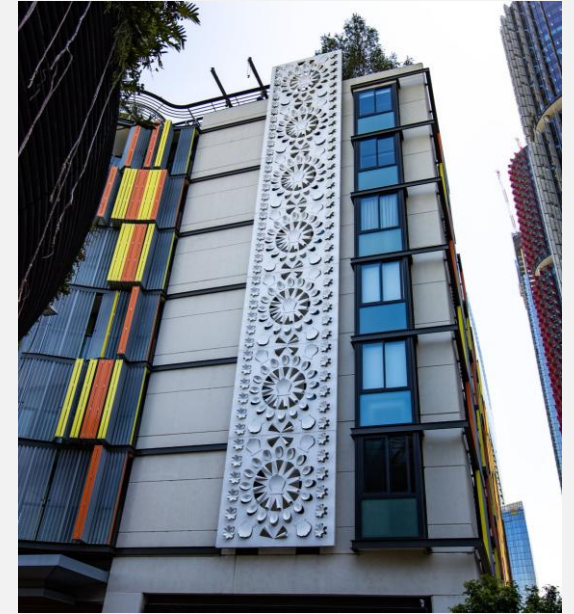
Material Selection

The façade palette is inspired by nearby heritage items.



Sculptural Character

Curved balconies and white accents play off the Art Deco building opposite.

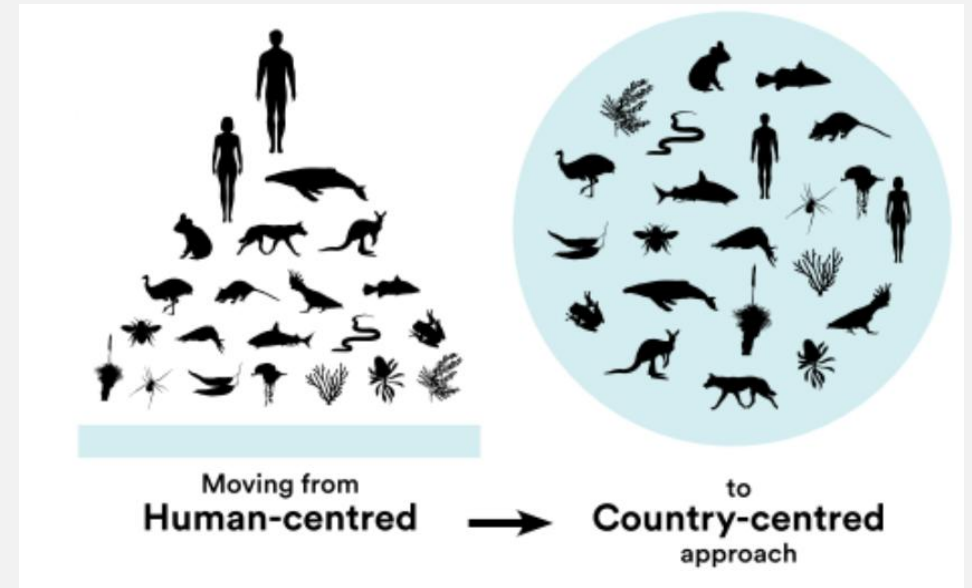


Public Artworks

Public art features to celebrate local culture, and Contemporary and Aboriginal design.

Connection to Country

- The site is on the traditional Country of the Dharawal people. We are in consultation with the Gujaga Foundation.
- The majority of new planting, including ground covers, grasses, and canopy trees, will be native species.
- This helps the site feel connected to its natural environment and local ecology.



Source: GANSW, 2023

European Heritage

- The site is across from the heritage listed Holy Family Catholic Church to the north and Crossley Court to the west.
- The design recognises the surrounding context and includes generous front setbacks, so views to these heritage buildings remain open and protected.
- The project scale, materials and ornamentation are inspired by these heritage items.



Images are illustrative only to represent design intent, not final outcomes

Sustainability

- More than 65% of apartments are designed to have cross-ventilation, which means better airflow and less need for air conditioning in summer.
- More than 70% of apartments will get direct sunlight exceeding 2 hrs year-round, providing good natural lighting and reducing heating needs in winter.
- The project will achieve an average 7-star NatHERS rating, with every apartment at least 6 stars.
- A rooftop solar system reduces energy consumption and supports sustainability.



Landscaping

- The proposal maintains all existing trees with retention value, including all street trees.
- Native plant species form the majority of the new landscaping, with multiple new trees proposed.
- Street landscaping has been coordinated with Randwick City Council's Urban Masterplan for Maroubra Town Centre.
- Deep soil areas (6 metres wide) support healthy trees and greenery.



New Homes for Maroubra

The proposal includes a range of living options to support singles and families.

Approximate dwelling mix

- Studios: 15
- 1-Bedroom: 11
- 2-Bedroom: 45
- 3-Bedroom: 43
- 4-bedroom: 6
- **Total Dwellings:** 120

Affordable housing

- 31 dwellings (studios, 1- and 2-bedroom apartments).



Images are illustrative only to represent design intent, not final outcomes

Childcare Centre

The proposed Childcare Centre is located on the ground floor of the building, for 120 children.

Key features include

- Natural ventilation with large windows.
- Safe drop-off/pick-up zones.
- Covered outdoor play areas for year-round use.
- Inclusive design with accessible equipment for all abilities.
- Quiet zones for rest and naps to support children's wellbeing.
- Basement parking spaces.



Public Domain

The streetscape will be upgraded to improve pedestrian access for a more comfortable and welcoming atmosphere.

Key features include

- More native trees and plants to provide greater shade and cooling effects.
- New public open areas with better paths, more lighting and seating.
- Clear signs to help with navigation.



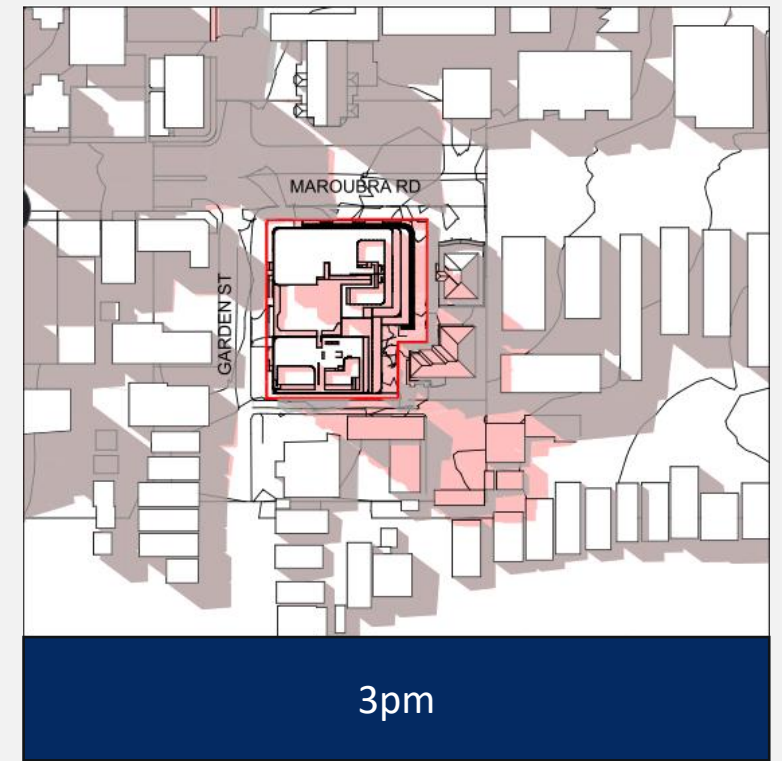
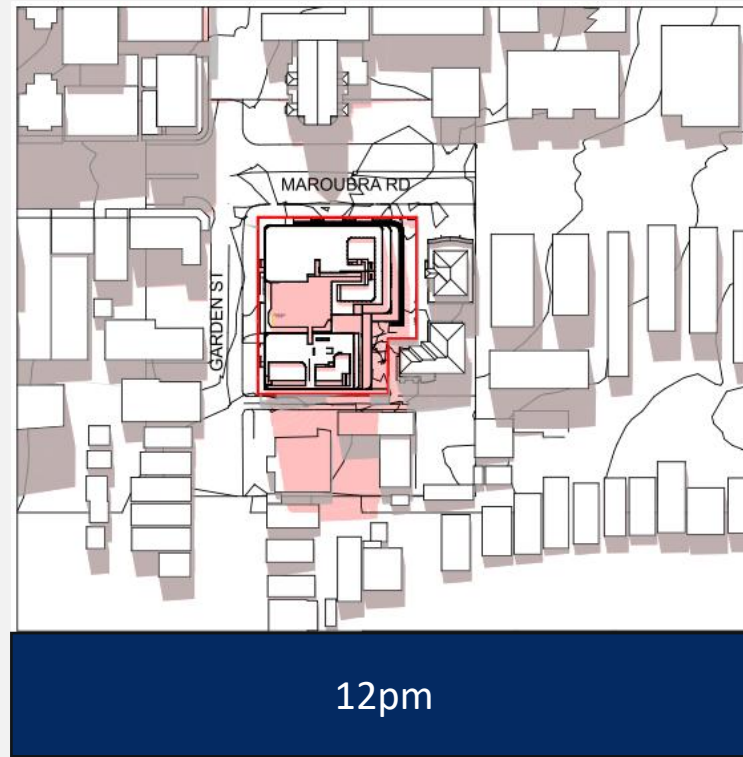
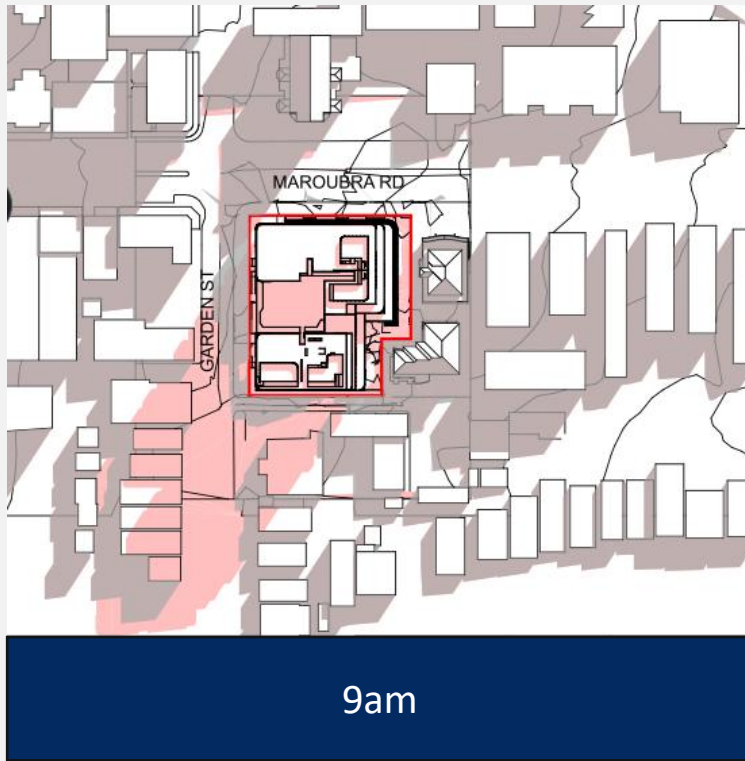
Public Art

- Public art will be incorporated into the building façade.
- Artworks will reflect Maroubra's coastal character and cultural heritage
- Collaborations with First Nations artists to celebrate Dharawal culture.
- Public art will use sustainable and durable materials.



Solar access

The proposal will follow the Apartment Design Guide (ADG) principles, which aim to optimise solar access and protect amenity for both future residents and neighbours.



Traffic

A Traffic Impact Assessment is currently being prepared to understand how the proposed development may interact with the surrounding road network.

The proposal will also include basement parking to accommodate residents, visitors, and users of the childcare centre to help manage on-street parking and traffic flow.

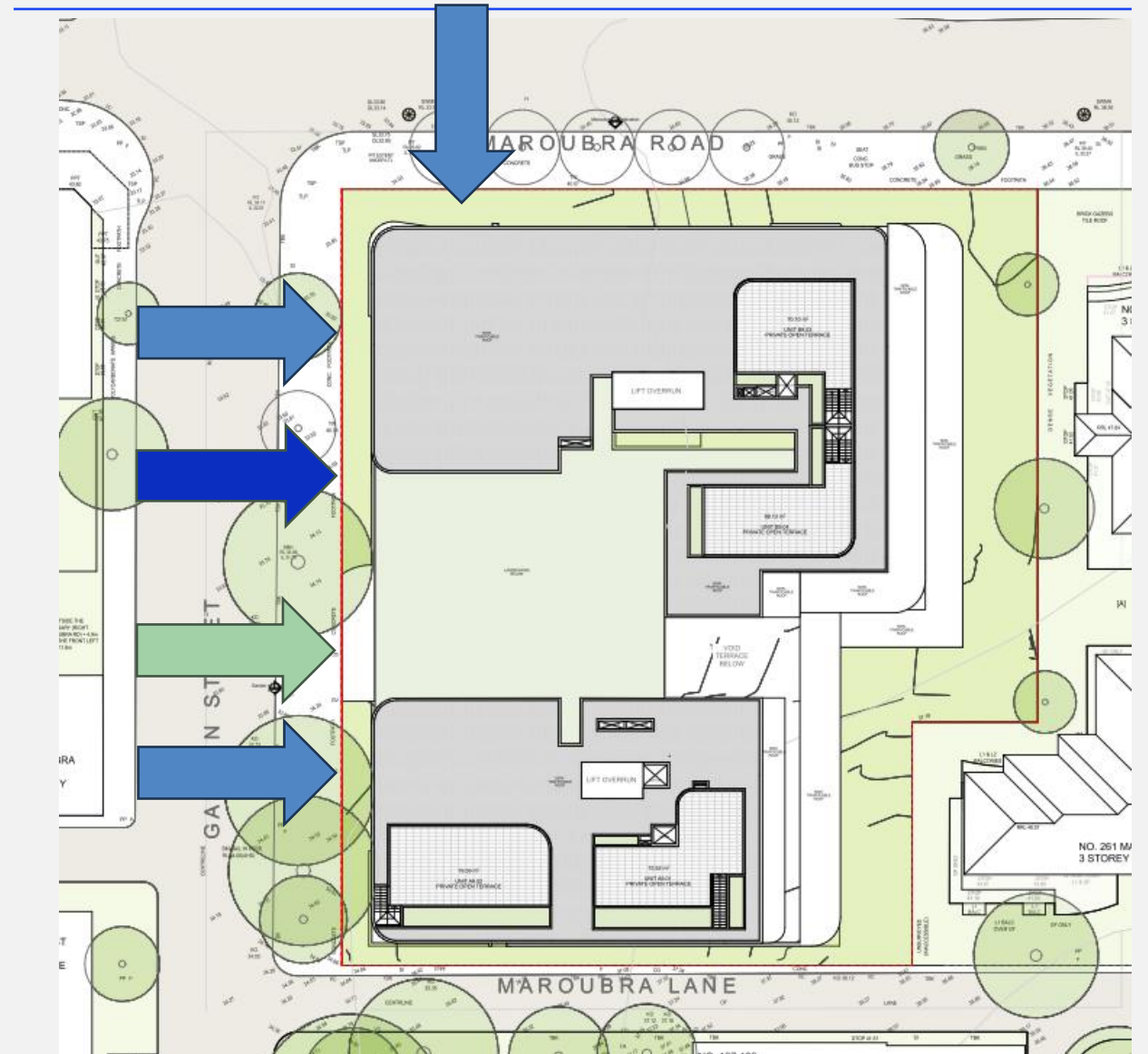
Residential Entry



Vehicle Access



Childcare Entrance





04

Planning Context

Claire Burdett, Colliers Urban Planning

Why here, why now?



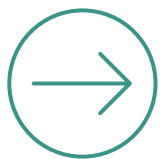
Aligns with local planning objectives

The proposal aligns with Randwick City Council local planning strategies and objectives to increase housing supply in well-connected areas, contributing to housing diversity and urban renewal.



Supports housing targets

Housing is a critical priority for NSW, with an ambitious target of 377,000 new homes by July 2029 under the National Housing Accord. This development helps provide affordable and well-located homes.

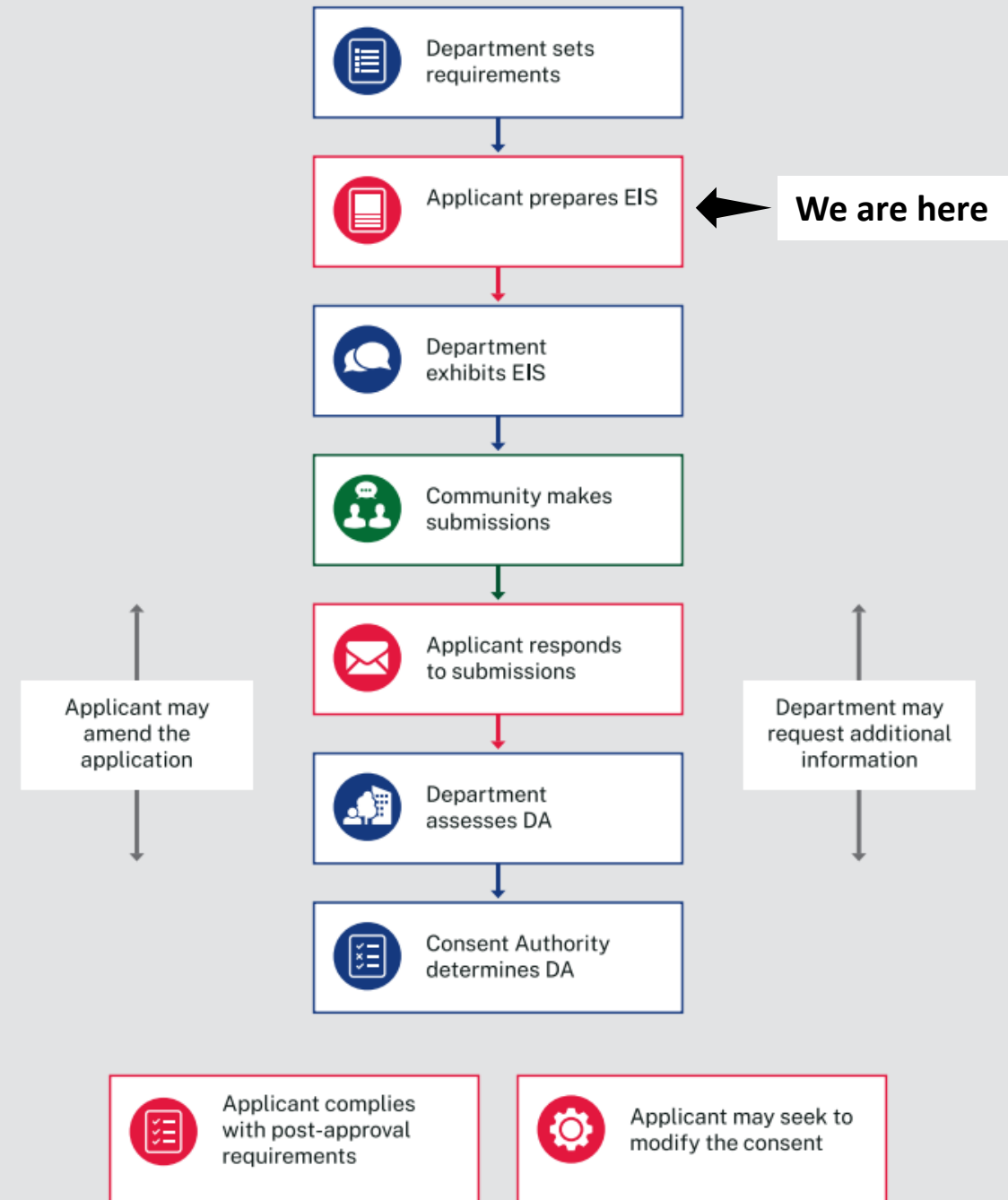


Supported by the Housing Delivery Authority

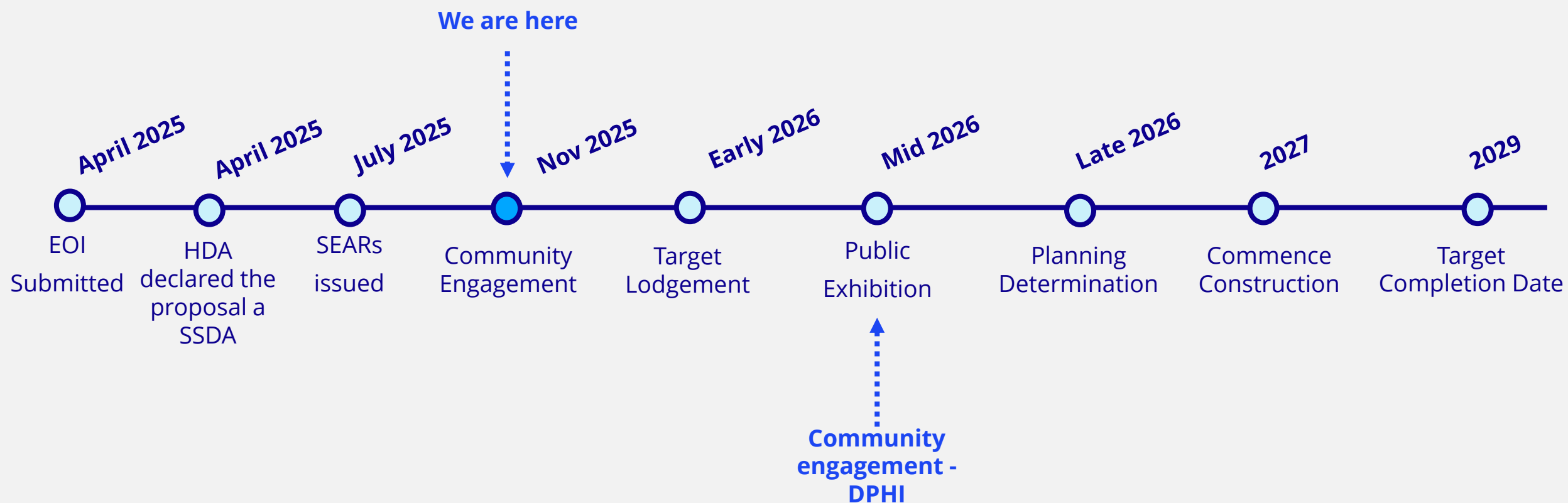
This proposal was identified as being able to go through the State Significant Development Application pathway by the Housing Delivery Authority (HDA) – which was introduced by the NSW Government to accelerate the delivery of new housing across the state.

Planning process

- An Expression of Interest (EOI) was submitted to the HDA for the proposal to be considered a State Significant Development (SSD).
- The proposal was declared an SSD as it seeks to provide housing on a suitable site with 15% affordable housing.
- The application will be assessed by the NSW Department of Planning, Housing and Infrastructure (DPHI), with Randwick City Council also reviewing the proposal.
- Bridgewell and SLD are required to prepare an Environmental Impact Statement (EIS) as part of the application process.



Project timeline



Technical studies

- Secretary's Environmental Assessment Requirements (SEARs) are issued by the Department of Planning, Housing & Infrastructure
- Technical experts have been engaged to advise on traffic, noise, landscaping, waste and more
- Experts are working closely with the design team to address potential impacts early
- All relevant technical reports will be submitted as part of the EIS and made available for public viewing during the exhibition period



Construction

- The project team will take a proactive approach to managing impacts to the community to help minimise disruptions
- A Construction Environmental Management Plan (CEMP) will be prepared before any works commence to outline mitigation measures
- There will be dedicated plans for noise, vibration, dust, air quality, erosion & sediment, and traffic





05

Questions and feedback

Ross Hornsey, Colliers Urban Planning



06

Next steps

Ross Hornsey, Colliers Urban Planning

Feedback opportunities

Pre-lodgement feedback opportunities (we are here)

Scan the QR code to visit our website

www.sldmaroubra.com for more on how you can provide feedback via our survey



You can also contact the team

- Email: engagement.urbanplanning@colliers.com
- Phone: 1800 870 549

Public exhibition feedback opportunities (2026)

- **Public exhibition period** – this will commence in 2026 after the SSDA is lodged and will be managed by the Department of Planning, Housing and Infrastructure
- You will be able to review all finalised SSDA documentation and provide a formal submission to DPHI via the Major Projects website.



Thank You

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