Social & Community Needs Assessment:
Planning Proposal
50 Botany Street, Bondi Junction

28 March 2024

This report has been prepared for

Bondi Exchange Pty Ltd

by

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Table of Contents

Figures

Tables

1 Executive Summary

1.1 Background

Bondi Exchange Pty Ltd is the owner of land at 50 Botany Street, Bondi Junction. The land is currently zoned SP2 Infrastructure Telecommunications, with height of 12.5 metres and FSR of 0.75:1. The land has been subdivided and Bondi Exchange Pty Ltd is preparing a planning proposal to rezone the residual lot of area 1,132 m^2 to R3 Medium Density Residential. The rezoning would allow construction of Attached dwellings, Multi dwelling housing and Residential flat buildings (as an innominate use).

A concept plan has been prepared for development of the lot showing a yield of 7 three and four bedroom townhouses. The land could also be developed as a Residential Flat Building and this is estimated to yield 10 two bedroom apartments.[1]

This report seeks to fulfill Council's requirement for an SIA, and has been prepared in consideration of the *Waverley Social Impact Assessment Guidelines 2022* and the requirements for a *Social and Community Needs Assessment* as set out in the *Local Environmental Plan Making Guideline (August 2023)*.

1.2 Context of Planning Proposal

1.2.1 Services Context

The site is located within an existing area of medium density housing, typically terrace and semi detached dwellings. The site is well serviced, being within walking distance of Bondi Junction shopping centre offering a wide range of services and facilities, and is well located with regard to public transport.

Open space is available at Waverly Park, 290 metres walk from the site. The nearest public school is Waverley Public School in Bronte Road, about 400 metres walk from the site.

1.2.1 Demographic Context

The immediate locality (SA1) and suburb of Bondi Junction have a younger than average median age, and higher than average median income. They are relatively advantaged areas in terms of SEIFA Disadvantage, and have a very high status with regard to SEIFA Education and Occupation, with the suburb being in the most advantaged 1% of areas for Australia in this regard.

The immediate and wider locality had a much higher than average rate of unoccupied private dwellings, likely with many likely to be used as holiday homes, short terms rentals and Airbnb's.

In contrast to Greater Sydney, the predominant dwelling type in the immediate and wider locality was flats and units, with a much higher rate of medium density dwelling types as well.

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[1] $1{,}132\ m^2 * 0.75 * 0.8 / 70\ m^2 = 9.7$.

In line with the much higher rate of medium and high density dwelling types, there was around 4 times the average rate of one bedroom dwellings, and almost double the rate of studio and two bedroom dwellings in Bondi Junction and the LGA.

There was almost double the rate of private rental in the locality compared with the Greater Sydney average, and a much lower rate of purchasing and of social housing, likely related to the nature of dwellings in the locality.

In general, the LGA has a lower rate of vehicles per dwelling for most dwelling types.

1.2.2 Population Projections

The population of Waverley LGA is predicted to grow from 71,412 in 2023 to 76,034 in 2041, an increase of 4,622 and an annual growth rate of 0.3%. The population increase will be accompanied by an aging of the population and an increase in smaller households.

1.2.3 Housing and Affordability Context

Any development on the site is unlikely to provide affordable housing, with rental and purchase likely to be affordable to higher income households only. However, it will add to the diversity of dwellings in the locality and an affordable housing contribution is proposed as part of any planning agreement flowing from approval of the Planning Proposal.

1.3 Consultation in the locality

A door knock survey of nearby residents was conducted by JSA on 11 November 2023.

A total of 11 nearby residents (households) were interviewed face to face. Sixty four percent (64%) of respondents were very positive and 26% were quite positive about living in the neighbourhood. The best things about the neighbourhood related to proximity to transport, beach and shops, with this cited by all respondents.

Of concerns regarding the neighbourhood, five people mentioned parking and two mentioned traffic. Other concerns raised included poor phone and internet connectivity, increase in high rise in the area and the communications tower.

Ten (10) respondents (91%) had concerns regarding the proposal. Of these, 7 were concerned about the adequacy of parking, 4 were concerned about noise from the development during occupancy, 4 were concerned regarding privacy or overlooking, 2 were concerned with increases in density and 1 was concerned regarding construction noise.

A preliminary Parking and Traffic Impact Assessment Report prepared for the Planning Proposal did not identify any concerns regarding the reference project, and we defer to the relevant expert in this regard.

It is also noted that these concerns will be more fully assessed and addressed during any Development Application submitted if rezoning is approved.

1.4 Need for community services & facilities

1.4.1 Expected demography of Proposed Development

Section 5 below sets out the predicted demography of the proposed development. Development of the site under the proposed planning controls is expected to increase the population of the locality by 19-20 people.

The expected profile of the 7-10 dwellings/households in the proposed development is likely to be characterised by:

- High levels of rental occupation if the land is developed for Multi dwelling housing and very high levels of renter occupation if the land is developed for Residential flat buildings;
- A mix of household types, with a Multi dwelling housing development likely to have two thirds of households with children;
- For Multi dwelling housing, households will be overwhelmingly higher income, while a Residential flat building will contain some very low and low income households, likely to be older asset rich households on aged pension or superannuation who have downsized;
- People living in the development are likely to be mostly employed, and those employed will typically be Managers and Professionals.

1.4.2 Adequacy of Community Facilities and Open Space

The area is well serviced for the majority of community facilities likely to be required by residents of any development, including access to public transport. Details are provided in **Section 8 below**. The incremental demand for services because of development will be minor in the context of Waverley LGA, with development estimated to increase the 2041 population of Waverly LGA by 0.03%.

There is a shortage of open space within Waverley, and approval of the planning proposal will result in additional demand for open space. This additional demand can be mitigated by higher levels of enhancement of existing open space, and Council will collect developer contributions from any development on the site which will provide funding for enhancement works.

1.5 Alignment with Council's desired social outcomes

1.5.1 Introduction

Part B of *Waverley Social Impact Assessment Guidelines 2022* requires a Social Impact Statement to demonstrate how the proposal achieves the desired social outcomes. The social outcomes are listed below, along with discussion demonstrating how the Planning Proposal achieves them.

1.5.2 Accessibility

Infrastructure, services and facilities are safe and affordable, facilitating autonomy and independence for all residents. Key services (healthcare, recreation, and shops) are nearby.

The site is well located with regard to key services as set out in **Section 8** below.

1.5.3 Accommodation

Affordable housing and diverse housing mix options are available within accessible areas. Where a high number of small units are planned affordable collective washing and drying facilities are available onsite.

The Planning Proposal will provide an opportunity to provide further diverse housing within an accessible area as set out in **sections 2 and 8** below, noting the importance of increasing housing supply more generally in the highly constrained local housing market. The Planning Proposal will not deliver affordable rental housing; however, it is understood that the Proponent is negotiating an affordable housing contribution under a Planning Agreement, and this contribution arising from any approved Development Application will provide funds for Council to expand its affordable rental housing program.

1.5.4 Community

A diverse and cohesive community composition with a sense of place and inclusion is provided.

Increasing housing diversity will provide an opportunity for a diversity of households to live in the Bondi Junction area. It is likely that the proposed residential development will help to support a more vibrant local community compared with the abandoned telephone exchange and communications tower that currently occupies the site.

1.5.5 Health and Well Being

The local area provides good access to facilities and activities promoting physical and mental, health & wellbeing and sense of belonging.

The site is well located with regard to key services as set out in **Section 8** below.

1.5.6 Safety and Security

The NSW Government's Crime Prevention and the Assessment of Development Applications Guidelines are successfully implemented, with consideration of potentially vulnerable population groups.

CPTED will be considered in detail in relation to the detailed design of the proposed development at the time that the Development Application.

However, it is noted that the proposed development is located within a mixed area in relation to the crime environment, with some crimes above the NSW average (Assault Non-Domestic, and Malicious Damage), and some well below (Theft (Break and Enter Dwelling, Assault DV and Motor Vehicle Theft). It is also noted that the site is located within BOCSAR Crime Hotspot in maps for each of these crimes, apart from Assault, although these hotspots are centred on Bondi

Junction Mall and public transport hub, which would be expected from relevant crime studies. However, there may be a need to consider some extra security, such as CCTV, and adequate territorial reinforcement, as part of the detailed design of the development.

1.5.7 Surroundings

> *All groups have equitable access to high quality and safe surroundings. The natural, built environment and overall amenity of space is improved.*

The site is well located with regard to key services as set out in **Section 8** below, and it is understood that the development will be of a high quality design standard. Again, this will be more fully assessed at DA stage, and any development application will be in accordance with Council's DCP requirements.

The potential to provide for additional security for the development as part of detailed design will be undertaken at DA stage, as noted above, and more fully assessed at this stage.

1.6 Conclusions

The Planning Proposal to provide planning controls to allow for residential development on the site will increase the population of Waverley LGA by 19-20 people, which is likely to have a largely imperceptible impact on need or demand for services. There is nothing to suggest that future residents will have demographic characteristics that will result in a risk of adverse social impacts.

The site is well serviced for the majority of community facilities likely to be required by residents of any development, and public transport. While the provision of public open space within Waverley LGA is constrained, the marginal impact from approval of the Planning Proposal will be slight. Any potential impact can be mitigated by an increased level of enhancement of existing open space, and any development on the site will provide development contributions which can be used in part to provide additional enhancement of public open space. The site will deliver diverse housing and the Planning Proposal will include a Planning Agreement providing an affordable housing contribution.

Community concerns included provision of parking, noise from the development, privacy and overlooking, increases in density and construction noise. With regard to these concerns, any proposed development on the site would be required to comply with Council's DCP, including parking requirements and set back requirements, and so would address concerns regarding parking, noise from the development and impacts on privacy and overlooking. Likewise, such matters would need to be satisfactorily addressed at DA stage, as will a more detailed CPTED assessment as part of detailed design of the proposed development.

The proposed density on the site is the same as that for the surrounding area and construction noise impacts would typically be managed by limiting working hours under any development approval.

2 The Proposal

2.1 Description of the Proposal

Bondi Exchange Pty Ltd is the owner of land at 50 Botany Street Bondi Junction. The land is currently zoned SP2 Infrastructure Telecommunications, with height of 12.5 metres and FSR of 0.75:1. The land has been subdivided and Bondi Exchange Pty Ltd is preparing a planning proposal to rezone the residual lot of area 1,132 m^2 to R3 Medium Density Residential. The rezoning would allow construction of Attached dwellings, Multi dwelling housing and Residential flat buildings (as an innominate use).

A concept has been prepared for development of the lot showing a yield of 5 three bedroom townhouses and 2 four bedroom townhouses. The land could also be developed as a Residential Flat Building and this is estimated to yield 10 two bedroom apartments.[2]

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[2] 1,132 m^2 * 0.75 * 0.8 / 70 m^2 = 9.7.

3 The Locality

3.1 Context of the site

The site contains a commercial building (the former Bondi telephone exchange), an old steel framed communications tower and a new concrete pole communications tower. The surrounding area is residential, typically consisting of terrace or semi detached housing, but with one separate house adjacent to the north of the site.

Figure 3-1: Proposal Site 50 Botany Street Bondi Junction
Source: JSA 2023

Figure 3-2: Nearby Housing Botany Street Bondi Junction
Source: JSA 2023

The site is in close proximity to a wide range of services and facilities in Bondi Junction, with Oxford Street Mall about 700 metres walk. The nearest open space is at Waverley Park, about 290 metres walk via James Street. The park contains a mixture of passive open space with varying levels of enhancement and sporting fields.

The nearest public school is Waverley Public School in Bronte Road, about 400 metres walk from the site.

Figure 3-3: Oxford Street Mall, Bondi Junction
Source: JSA 2023

Figure 3-4: Waverley Park
Source: JSA 2023

Figure 3-5: Waverley Public School
Source: JSA 2023

The figure below shows services and facilities in the locality.

Figure 3-6: Services and facilities in the locality

Source: Google Maps

3.2 Public Transport

3.2.1 Bus Services

Bus services are available at bus stops nearby in Birrell Street servicing route 360 operating between Clovelly and Bondi Junction, with a five minute trip to Bondi Junction Station. The service runs every twenty minutes through the day, with a somewhat reduced service on weekends.

3.2.2 Rail Services

Bondi Junction Railway station can be accessed either via bus route 360 or on foot via a 10 minute walk (900 metres). Rail services are available every 10 minutes through the day, with reduced services at night and on weekends. Rail services provide connectivity to the City of Sydney and to the wider Sydney and Regional rail network.

4 Strategic Context

4.1 Waverley Community Strategic Plan 2018-2029

Relevant Strategies under *Waverley Community Strategic Plan 2018-2029* are set out below, along with discussion regarding alignment of the Planning Proposal.

1.4.1. Provide and maintain accessible and high quality public spaces and facilities for young people

The Planning Proposal will not deliver public spaces for young people, however development contributions arising from any approved Development Application will provide funds for Council to carry out appropriate enhancement public domain works in the locality.

1.7.1. Deliver affordable rental housing through targeted programs and work in partnership with agencies to address homelessness

The Planning Proposal will not deliver affordable rental housing, however it is understood that the Proponent is negotiating an affordable housing contribution under a Planning Agreement, and this contribution arising from any approved Development Application will provide funds for Council to expand its affordable rental housing program.

1.7.2. Advocate for increased diversity of housing stock that is affordable and accessible

While the land is in an accessible area, it is unlikely that it will provide affordable housing. This would be the case with virtually any private sector housing provided in this expensive locality, although again a monetary contribution to affordable rental housing would be highly beneficial.

1.7.3. Grow the provision of social and affordable housing

The Planning Proposal will not deliver affordable rental housing, however it is understood that the Proponent is negotiating an affordable housing contribution under a Planning Agreement, and this contribution arising from any approved Development Application will provide funds for Council to expand its affordable rental housing program. Again, this is beneficial.

1.7.4. Manage housing supply, choice and affordability with access to jobs, services and public transport

The land is well located with respect to jobs, services and public transport, and will provide an opportunity for further diverse housing within Waverley LGA.

2.6.1. Respond to community concerns on overdevelopment through robust community engagement, data collection and education on planning issues

The proposed zoning aligns with zoning in immediately adjacent residential areas. Any development will be subject to Council's DCP requirements.

2.6.2. Ensure new development provides high standard of design quality and does not adversely impact the amenity of neighbours or the wider community

Any development will be subject to Council's DCP requirements. This will be assessed in more detail at DA stage, as is the statutory requirement.

2.6.4. Protect and prioritise employment floor space in Bondi Junction Strategic Centre, and other centres where relevant

There will be a loss of employment floor space, however this is not within Bondi Junction Strategic Centre, and in any case the employment floor space is specialised and redundant (a telephone exchange) and is currently empty.

2.7.2. Increase the capacity of existing active recreation spaces through embellishment and upgrade works

Development contributions arising from any approved Development Application will provide funds for Council to carry out appropriate enhancement works.

2.7.3. Leverage opportunities to provide new and extended spaces in strategic locations

The site does not provide opportunities to provide new and extended spaces in strategic locations, although the small size of the site is noted in this regard.

2.9.2. Improve access to schools and local destinations by making it easier to walk, ride and catch public transport

The site is well located with regard to public transport, as well as a high school, with many other schools accessible by public transport from the site.

4.2 Waverley Local Strategic Planning Statement 2020-2036

Relevant Planning Priorities under *Waverley Local Strategic Planning Statement 2020-2036* are set out below, along with discussion regarding alignment of the Planning Proposal.

PLANNING PRIORITY 4 Ensure the community is well serviced by crucial social and cultural Infrastructure.

Development contributions arising from any approved Development Application will provide funds for Council to carry out appropriate enhancement works to social infrastructure. As noted, the site is highly accessible to a wide range of services, facilities, employment and public transport.

PLANNING PRIORITY 6 Facilitate a range of housing opportunities in the right places to support and retain a diverse community

The land is well located with respect to jobs, services and public transport, and will provide an opportunity for further diverse housing within Waverley LGA.

PLANNING PRIORITY 8 Connect people to inspiring and vibrant places, and provide easy access to shops, services, and public transport.

The land is well located with respect to jobs, services and public transport. It is likely that the proposed residential development will help to support a more vibrant local community compared with the abandoned telephone exchange and communications that currently occupies the site.

5 Demographic and Housing Context

5.1 Demography

5.1.1 Summary

The immediate locality (SA1) and suburb of Bondi Junction have a younger than average median age, and higher than average median income. They are relatively advantaged areas in terms of SEIFA Disadvantage, and have a very high status with regard to SEIFA Education and Occupation, with the suburb being in the most advantaged 1% of areas for Australia in this regard.

Table 5.1: Summary statistics, 2021

Indicator	Bondi Junction Suburb	11801134123 SA1	Waverley LGA	Greater Sydney
Total persons	10,361	399	68,605	5,231,147
Median age	35	35	35	37
Median household income	$2,379	$2,190	$2,854	$2,077
Has need for assistance	4%	3%	3%	5%
SEIFA Disadvantage: Australia percentile	85	70	98	
SEIFA Education and Occupation: Australia percentile	99	94	99	

Source: JSA 2023; ABS (2021) Census, General Community Profile, G01, G02, and G18; ABS (2021) SEIFA.

5.1.2 Persons and dwellings

Waverley LGA experienced reasonable growth over the past decade, with almost 5,000 additional residents, and 3,550 additional dwellings, as shown in the tables below.

Table 5.2: Change in population, 2011-2021 (%)

	Waverley LGA		Greater Sydney	
	2011	2021	2011	2021
Total persons	63,485	68,605	4,391,673	5,231,147

Source: JSA 2023; ABS (2021) Census, Time Series Profile, T01.

Table 5.3: Change in dwellings, 2011-2021

	Waverley LGA		Greater Sydney	
	2011	**2021**	**2011**	**2021**
Total private dwellings	27,634	31,190	1,640,199	1,993,486

Source: JSA 2023; ABS (2011) Census, Basic Community Profile, B31; ABS (2021) Census, General Community Profile, G36.

The following map shows the SEIFA Disadvantage percentile by SA1 within a 1 km and 3km radius of the proposed development.

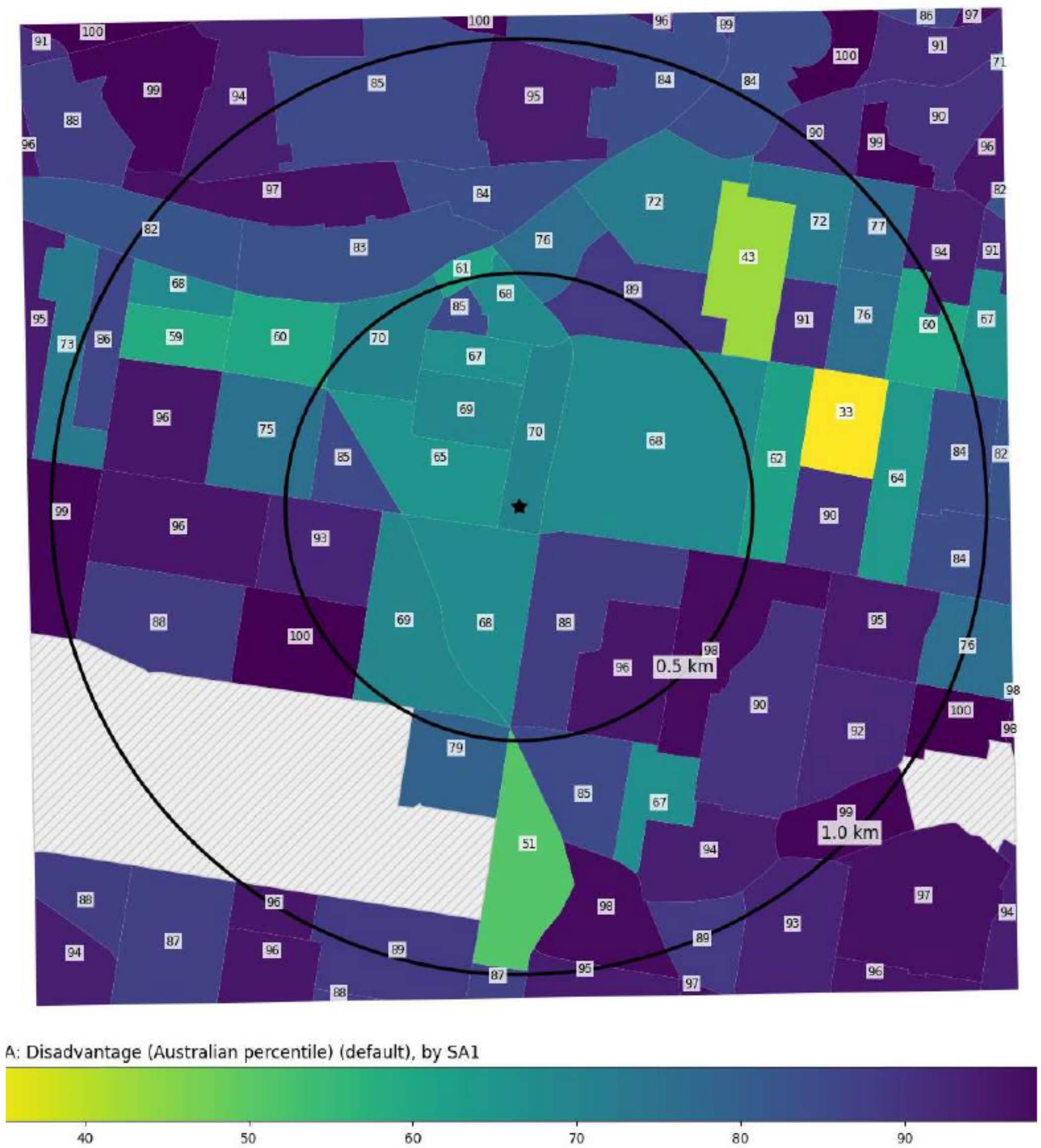


Figure 5-1: SEIFA Disadvantage by SA1s within 1km & 3km of Proposed Development
Source: JSA 2023 and ABS 2021

5.2 Age Profile

The immediate locality and suburb had a lower than average rate of children and teenagers, and a much higher rate of young adults aged 20-34 years, as shown below.

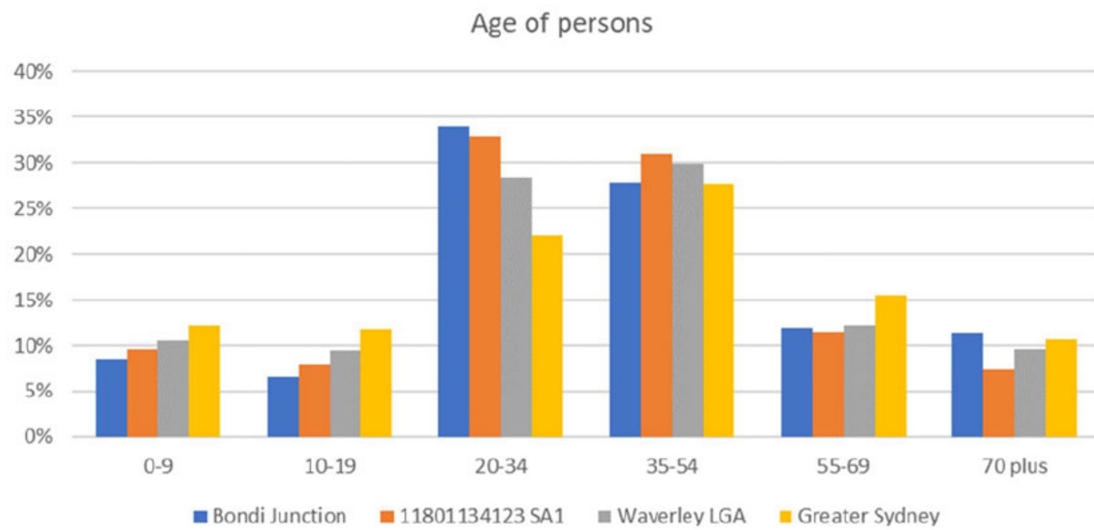


Figure 5.2: Age of persons, 2021 (%)

Source: JSA 2023; ABS (2021) Census, General Community Profile, G04.

There was relatively little change in the age profile of the LGA from 2011-21, as was the case for Greater Sydney.

Table 5.4: Change in age profile, 2011-2021 (%)

	Waverley LGA		Greater Sydney	
	2011	2021	2011	2021
0-9	11%	11%	13%	12%
10-19	8%	9%	12%	12%
20-34	30%	28%	22%	22%
35-54	30%	30%	28%	28%
55-69	12%	12%	15%	16%
70+	9%	10%	9%	11%

Source: JSA 2023; ABS (2021) Census, Time Series Profile, T03.

The distribution of median age by SA1 is shown in the map below.

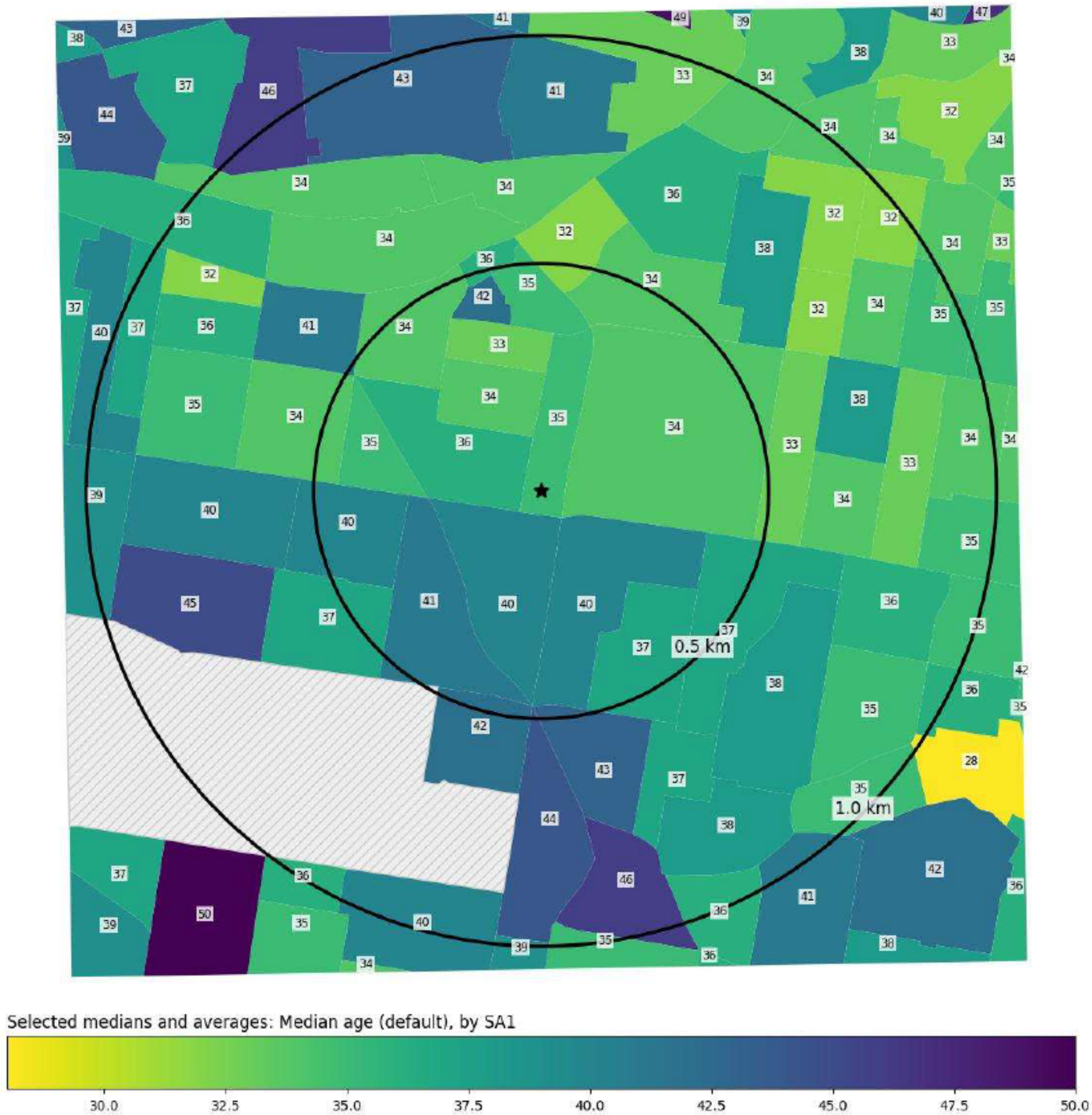


Figure 5-3: Median Age by SA1s within 1km & 3km of Proposed Development
Source: JSA 2023 and ABS 2021

5.3 Household type

A distinguishing feature of the household profile of the locality was the much higher rate of lone person households and group households, and the much lower rate of families with children, as shown below.

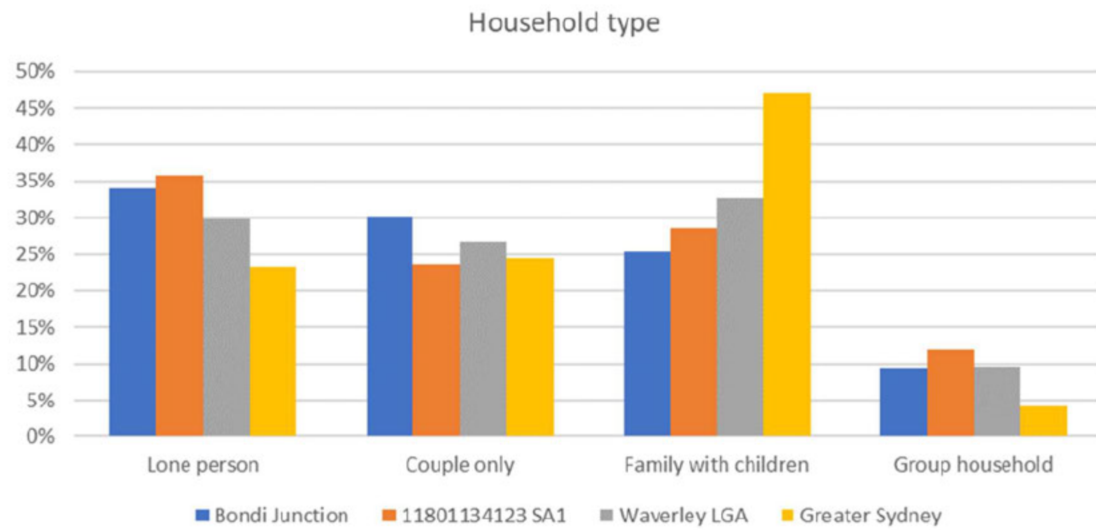


Figure 5.4: Household type of households in private dwellings, 2021 (%)
Source: JSA 2023; ABS (2021) Census, General Community Profile, G42.

The main changes in the household profile over the past 10 years in the LGA was the slight increase in the rate of families with children, and in couple only households, although the rate of families with children was still much lower than the Greater Sydney average.

Table 5.5: Change in household type, 2011-2021 (%)

	Waverley LGA		Greater Sydney	
	2011	**2021**	**2011**	**2021**
Lone person	30%	30%	23%	23%
Couple only	26%	27%	24%	24%
Family with children	31%	33%	48%	47%
Group household	11%	10%	4%	4%

Source: JSA 2023; ABS (2021) Census, Time Series Profile, T14.

5.3.1 Labour force status

The level of engagement in the labour force was higher than average, likely related to the somewhat younger age structure, as shown below.

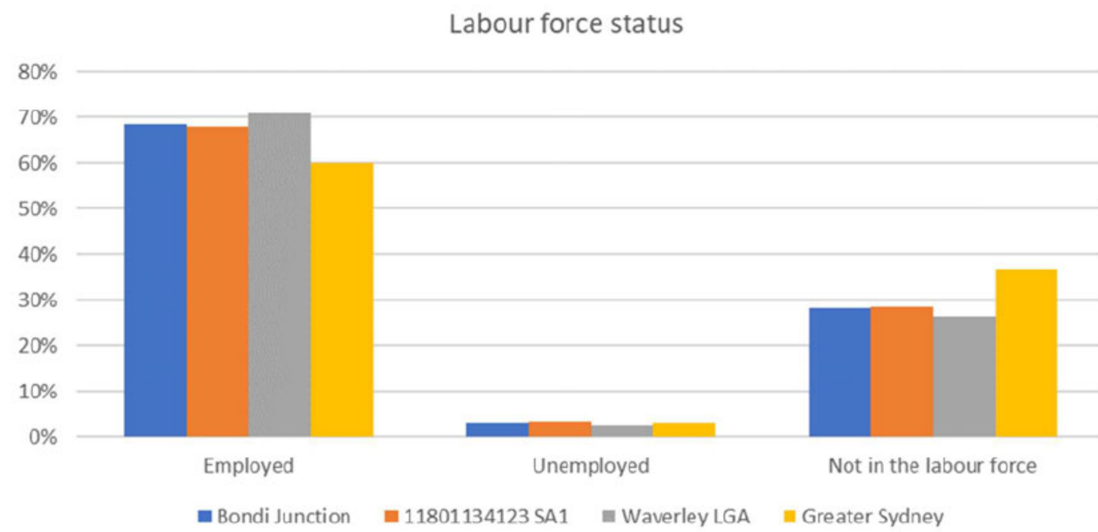


Figure 5.5: Labour force status, 2021 (%)

Source: JSA 2023; ABS (2021) Census, General Community Profile, G46.

5.3.2 Industry and occupation of employment

There were much higher than average engagement of the local labour force in **industries** such as Professional, Scientific and Technical, and in Financial Services; as well as in Arts and Recreational Services and in ITC and Media, and a lower than average engagement in industries such Education and Training, Health Care and Social Assistance, Manufacturing and Construction.

There were some differences in the SA1, with more engagement in industries such as Accommodation and Food Services, Arts and Recreation, Wholesale Trade, and Utilities.

There was a much higher than average local employment as Professionals and Managers, and a lower participation in **occupations** such as Machine Operators, Labourers, Clerical workers and Community and Personal Service Workers, although again some differences in the SA1 in which the development is located are evident.

This is shown in the following two graphs.

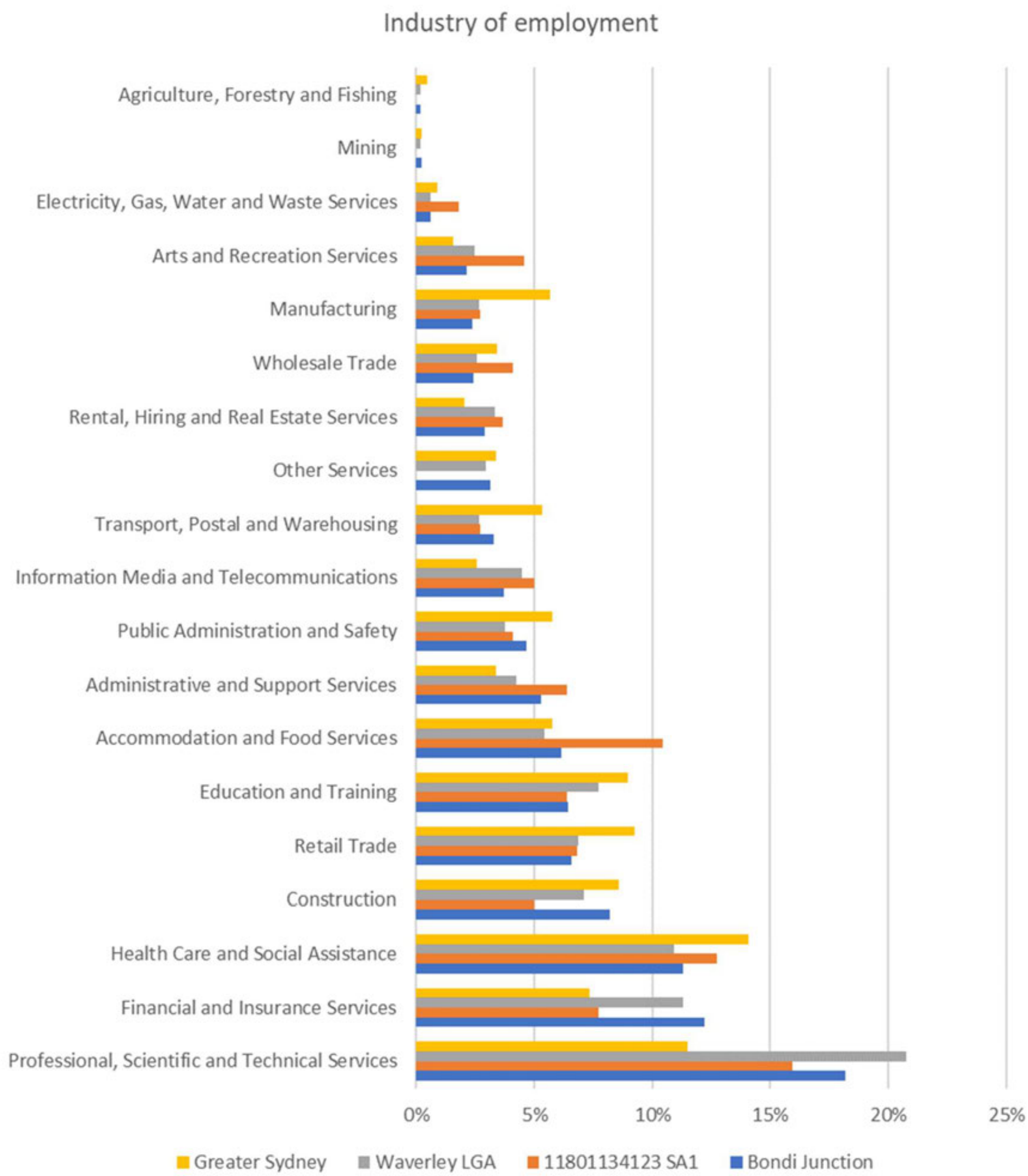


Figure 5.6: Industry of employment, 2021 (%)

Source: JSA 2023; ABS (2021) Census, General Community Profile, G54.

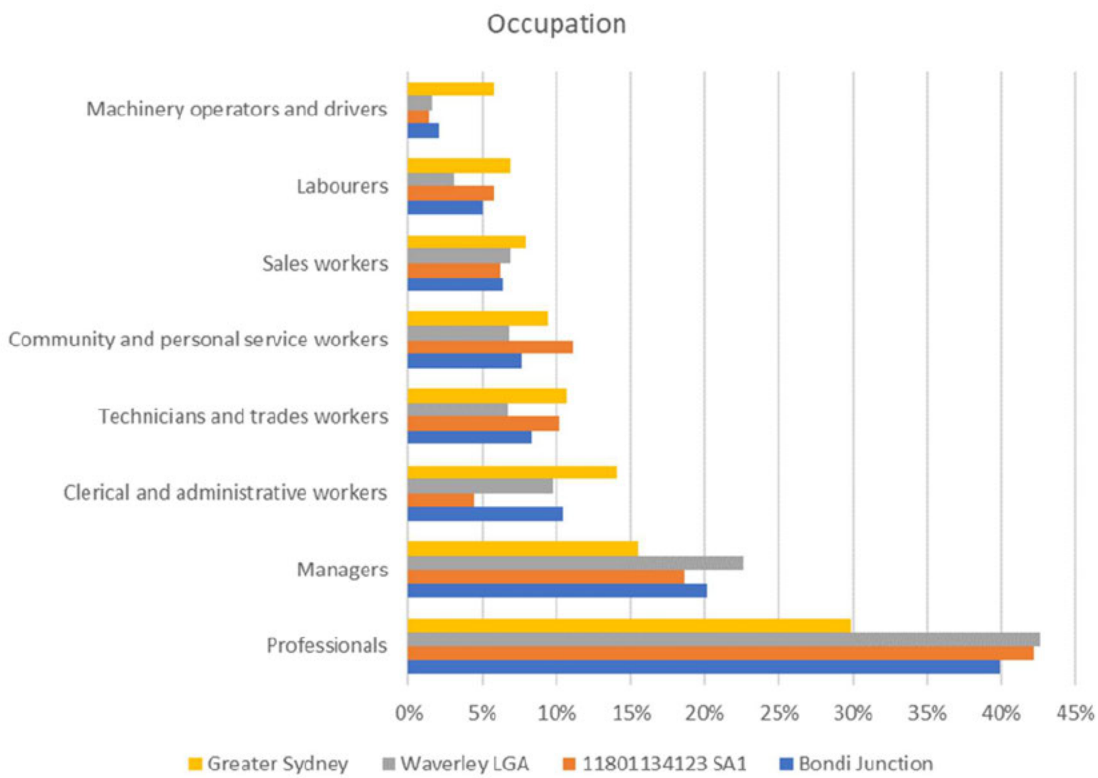


Figure 5.7: Occupation, 2021 (%)

Source: JSA 2023; ABS (2021) Census, General Community Profile, G60.

5.4 Housing Context

5.4.1 Dwellings and occupancy

The immediate and wider locality had a much higher than average rate of unoccupied Private Dwellings, likely with many likely to be used as holiday homes, short terms rentals and Airbnb's.

Table 5.6: Dwellings and dwelling occupancy, 2021

Indicator	Bondi Junction	11801134123 SA1	Waverley LGA	Greater Sydney
Total private dwellings	5,081	208	31,190	1,993,486
Occupied private dwellings (%)	87%	84%	88%	92%
Unoccupied private dwellings (%)	13%	16%	12%	8%

Source: JSA 2023; ABS (2021) Census, General Community Profile, G36.

5.4.2 Tenure and landlord type

There was almost double the rate of private rental in the locality compared with the Greater Sydney average, and a much lower rate of purchasing and of social housing.

Figure 5.8: Tenure and landlord type of households in private dwellings, 2021 (%)

Source: JSA 2023; ABS (2021) Census, General Community Profile, G37.

The rate of private rental in the LGA increased significantly from a high base, with commensurate decreases in owner occupancy. The number of dwellings in private rental also increased markedly over the 10 years, whilst social housing actually declined in numerical terms, as shown below.

Table 5.7: Change in tenure, 2011-2021 (%)

	Waverley LGA		Greater Sydney	
	2011	**2021**	**2011**	**2021**
Owned outright	27%	24%	31%	28%
Being purchased	25%	24%	36%	34%
Private rental	44%	48%	26%	32%
Social housing	2%	2%	5%	4%

Source: JSA 2023; ABS (2021) Census, Time Series Profile, T18. Table 5.8: Change in tenure, 2011-2021 (number)

	Waverley LGA		Greater Sydney	
	2011	2021	2011	2021
Owned outright	6,528	6,692	465,412	510,714

	Waverley LGA		Greater Sydney	
	2011	2021	2011	2021
Being purchased	5,979	6,583	532,049	610,733
Private rental	10,741	13,129	384,358	584,724
Social housing	510	468	73,983	78,586

Source: JSA 2023; ABS (2021) Census, Time Series Profile, T18.

The rate of private dwellings and social housing is also shown for a finer grained geography in the maps below.

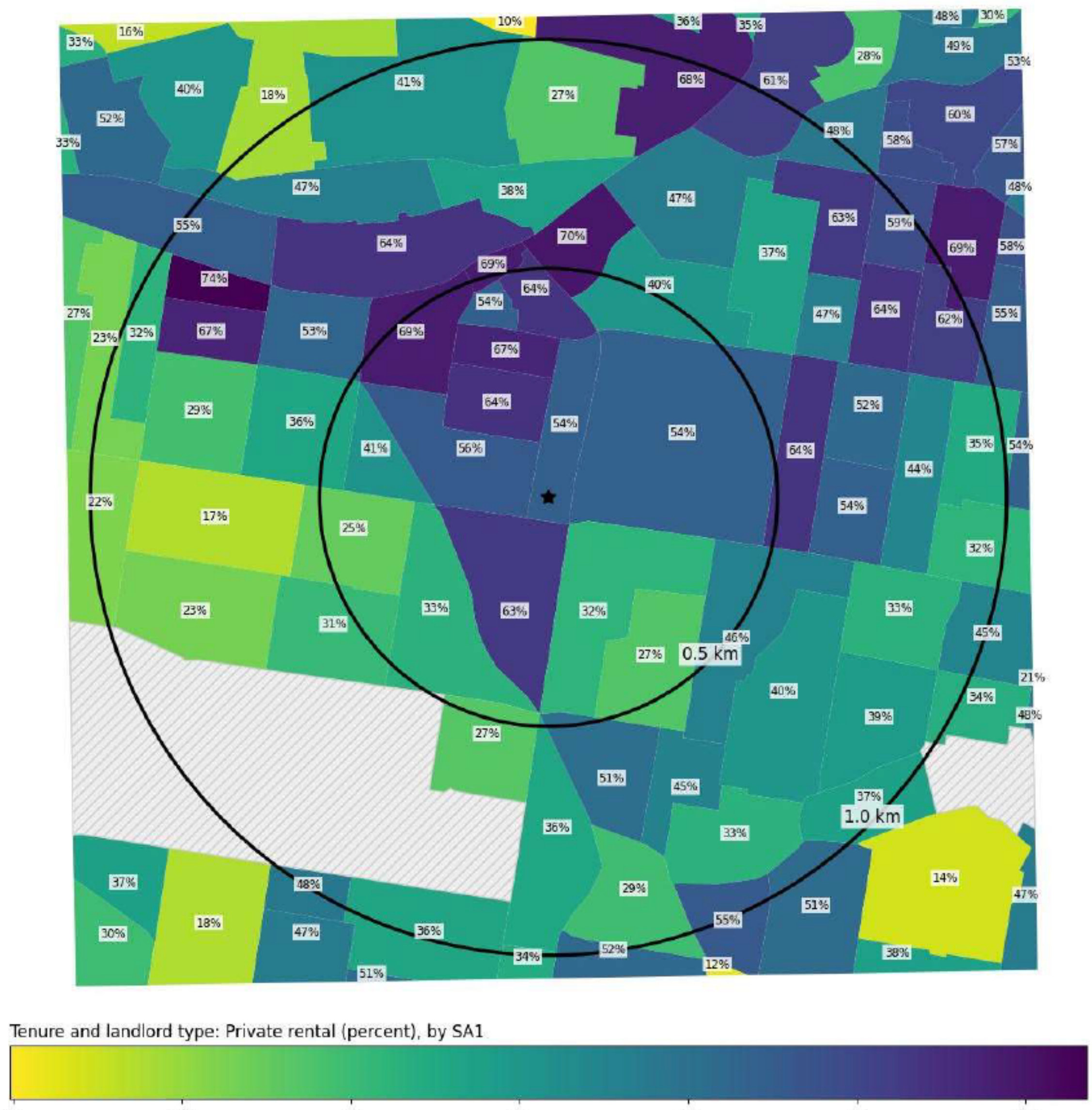


Figure 5-9: % Private Rental by SA1s within 1km & 3km of Proposed Development
Source: JSA 2023 and ABS 2021

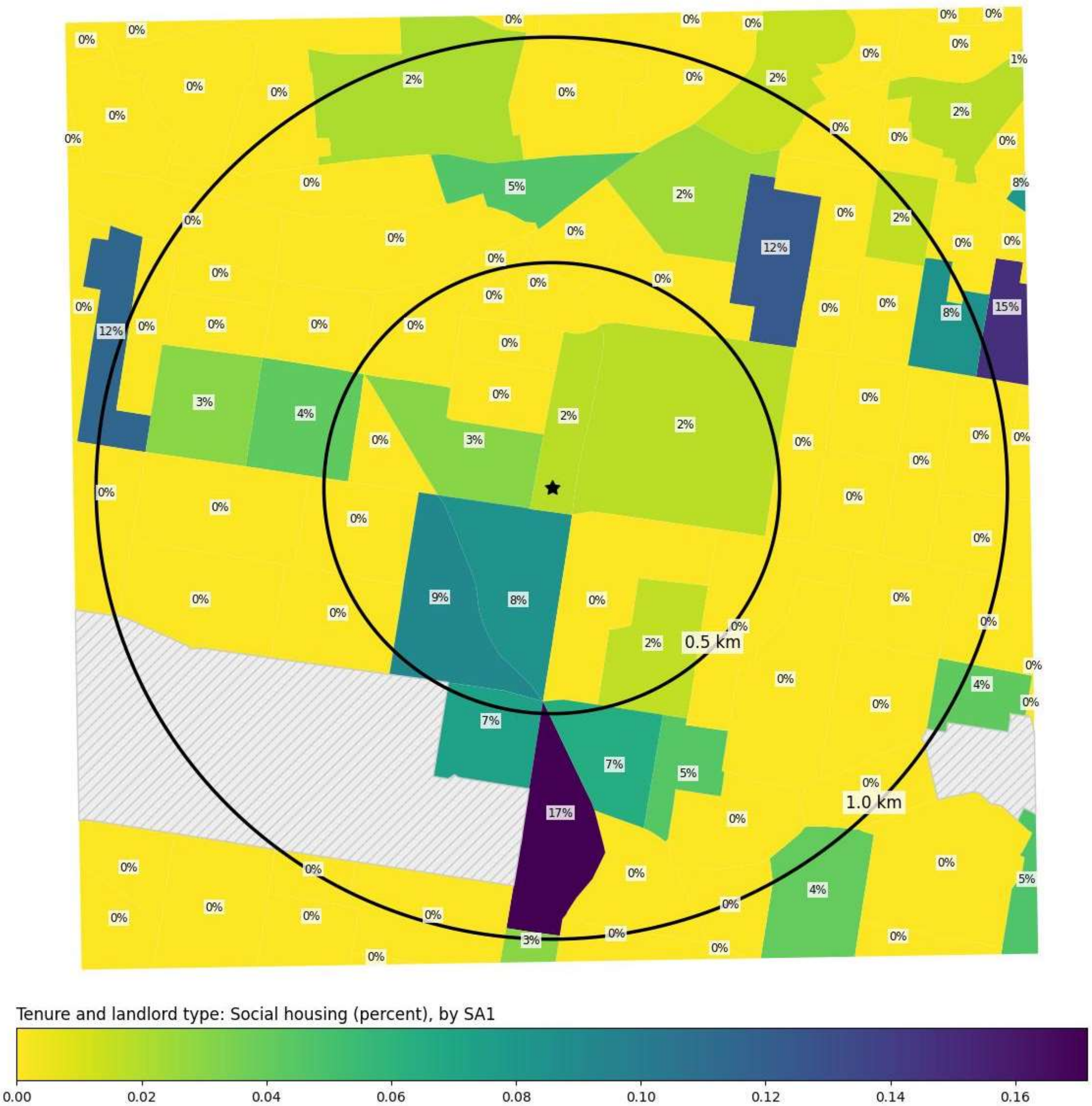


Figure 5-10: % Social Housing by SA1s within 1km & 3km of Proposed Development
Source: JSA 2023 and ABS 2021

5.4.3 Dwelling structure

In contrast to Greater Sydney, the predominant dwelling type in the immediate and wider locality was flats and units, with a much higher rate of medium density dwelling types as well.

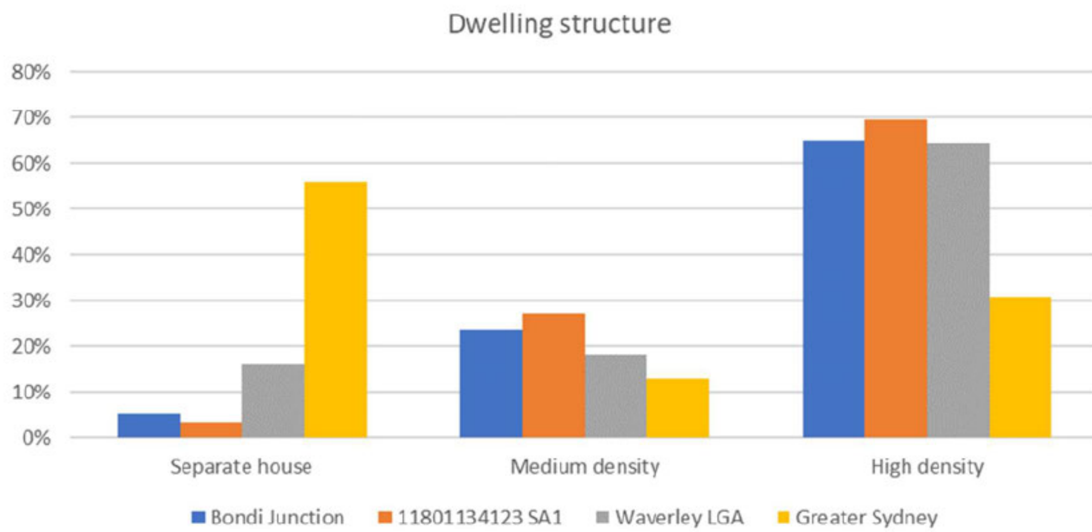


Figure 5.11: Dwelling structure of occupied private dwellings, 2021 (%)
Source: JSA 2023; ABS (2021) Census, General Community Profile, G36.

Like Greater Sydney, there was an increase in flats and units in the locality, although this was from a much higher base, and a decrease in separate houses, as shown below.

Table 5.9: Change in dwelling structure, 2011-2021 (%)

	Waverley LGA		Greater Sydney	
	2011	2021	2011	2021
Separate Houses	19%	16%	60%	55%
Medium Density	18%	18%	13%	13%
High Density	62%	65%	27%	31%

Source: JSA 2023; ABS (2021) Census, Time Series Profile, T14.

The proportion of medium and higher density dwelling types is also shown by SA1 in the two maps below.

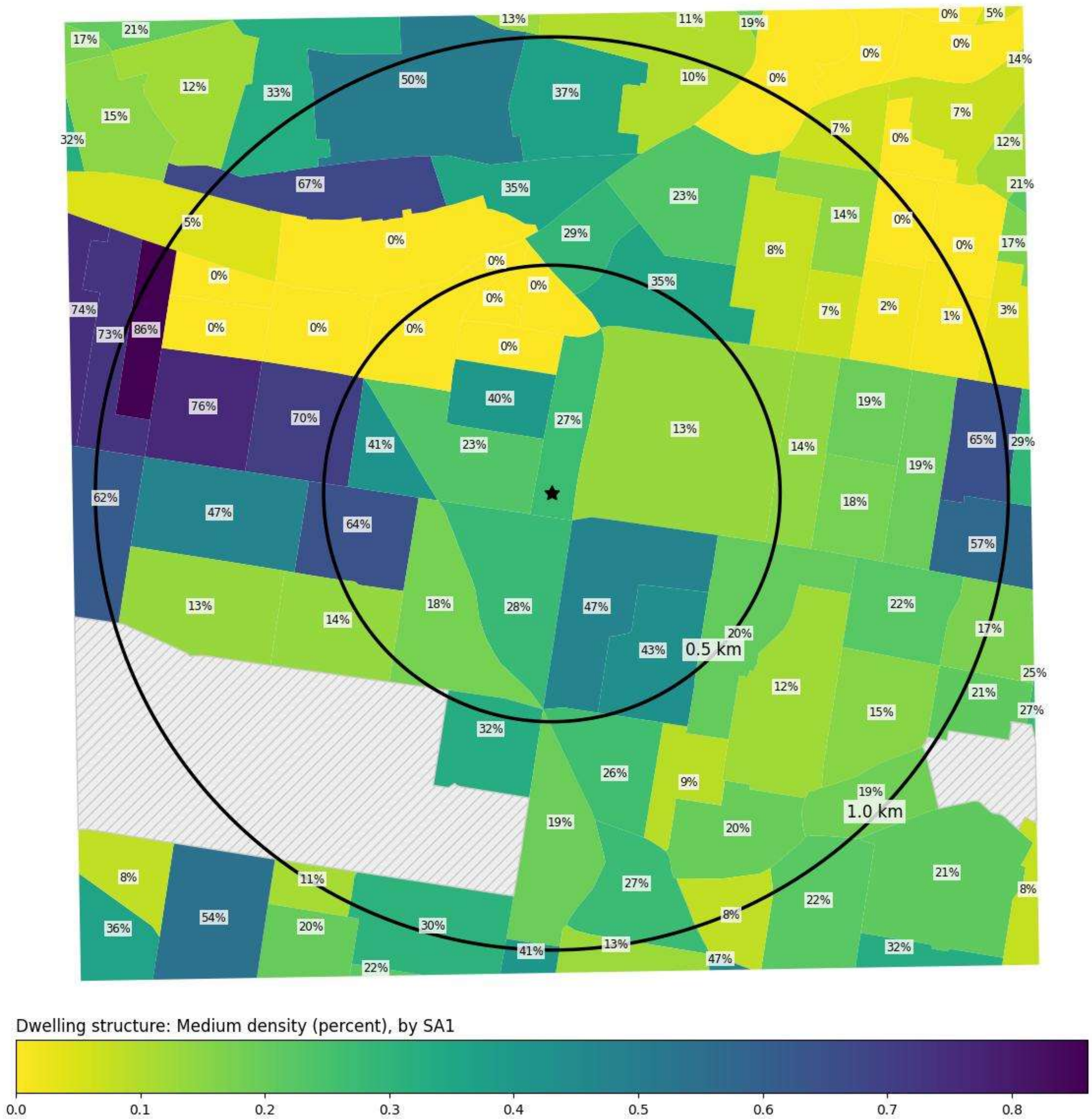


Figure 5-12: % Medium Density by SA1s within 1km & 3km of Proposed Development
Source: JSA 2023 and ABS 2021

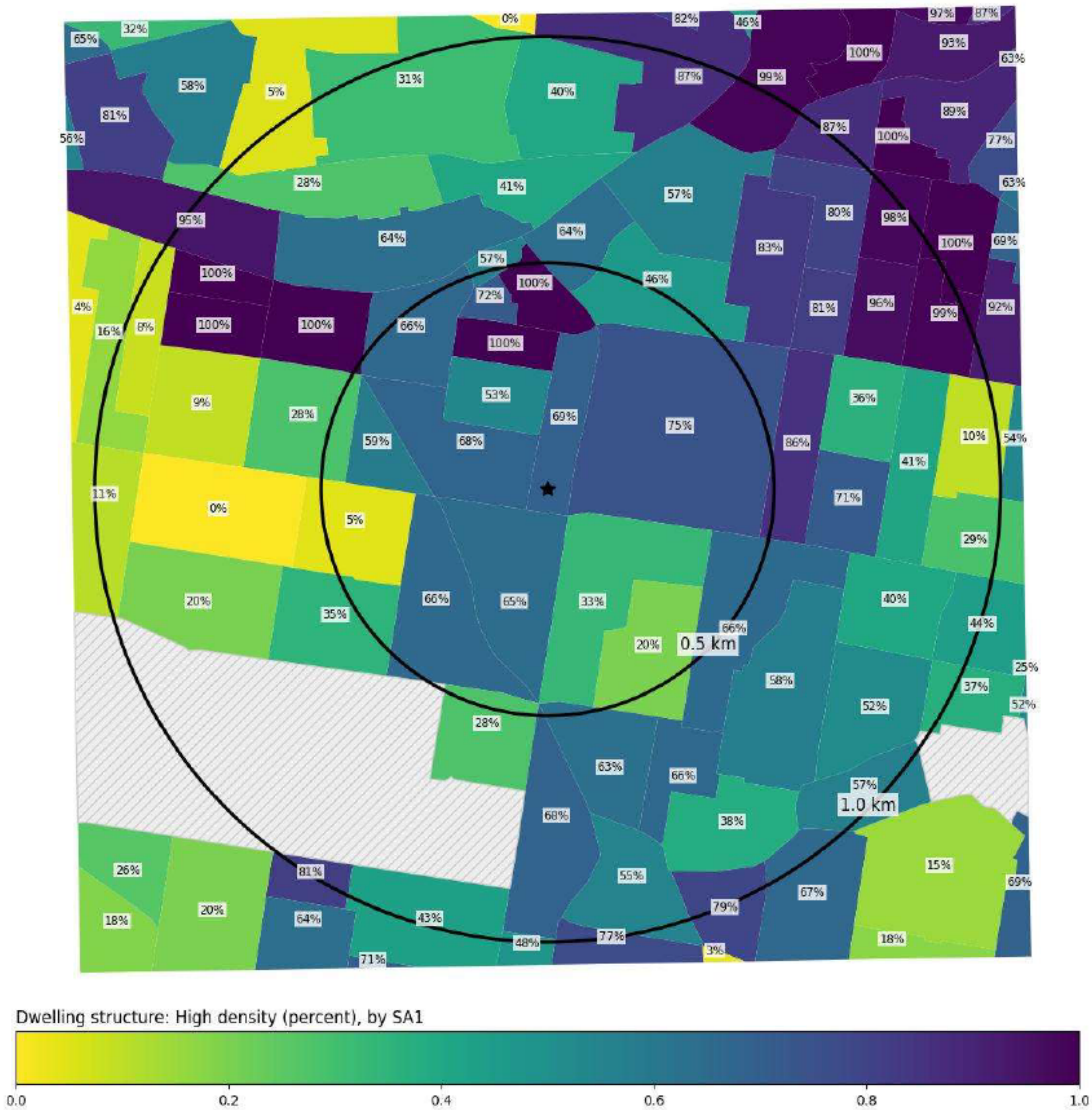


Figure 5-13: % Flats and Units by SA1s within 1km & 3km of Proposed Development
Source: JSA 2023 and ABS 2021

5.4.4 Number of bedrooms

In line with the much higher rate of medium and high density dwelling types, there was around 4 times the average rate of one bedroom dwellings, and almost double the rate of studio and two bedroom dwellings in Bondi Junction and the LGA, as shown below.

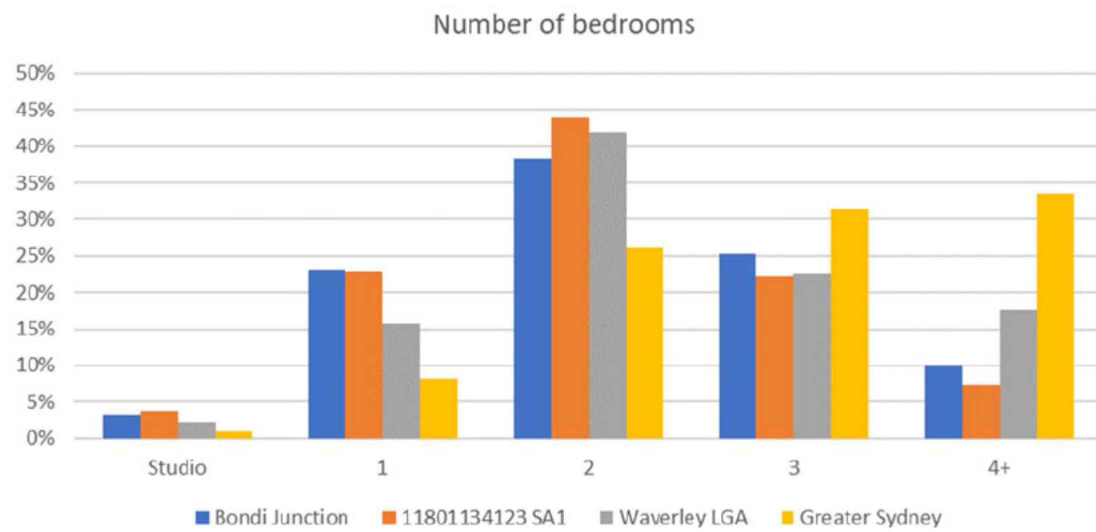


Figure 5.14: Number of bedrooms in occupied private dwellings, 2021 (%)
Source: JSA 2023; ABS (2021) Census, General Community Profile, G41.

The rate of studio and one bedroom dwellings was relatively static in the LGA from 2011-21, with a decrease in two and three bedroom dwellings, and an increase in 4+ bedroom houses, likely related to increased capitalisation of smaller dwellings.

The largest numerical increase was also in 4+ bedroom houses during the period, as shown in the two tables below.

Table 5.10: Change in number of bedrooms, 2011-2021 (%)

	Waverley LGA		Greater Sydney	
	2011	2021	2011	2021
Studio	1%	1%	0%	0%
One bedroom	8%	8%	3%	4%
Two bedrooms	44%	41%	22%	23%
Three bedrooms	28%	26%	40%	33%
Four of more bedrooms	19%	23%	36%	41%

Source: JSA 2023; ABS (2021) Census, Time Series Profile, T16 and T17.

Table 5.11: Change in number of bedrooms, 2011-2021 (number)

	Waverley LGA		Greater Sydney	
	2011	2021	2011	2021
Studio	99	102	3,588	2,755
One bedroom	1,342	1,553	32,512	49,113
Two bedrooms	7,443	7,906	251,204	315,144
Three bedrooms	4,852	5,047	462,172	459,080
Four of more bedrooms	3,325	4,443	412,998	562,318

Source: JSA 2023; ABS (2021) Census, Time Series Profile, T16 and T17.

5.4.5 Motor vehicles per dwelling

The following table shows the average rate of motor vehicles per dwellings for medium density dwellings and flats and units, and indicates that, in general, the LGA has a lower rate of vehicles per dwelling for most dwelling types.

Table 5.12: Average number of motor vehicles per dwelling, medium density and apartments, for certain numbers of bedrooms, 2021

Dwelling structure	Bedrooms	Bondi Junction	11801134123 SA1	Waverley LGA	Greater Sydney
Medium density	1	0.7	-	0.7	0.6
	2	1.0	-	1.2	1.1
	3	1.2	-	1.4	1.5
Apartments	Studio	0.3	-	0.5	0.4
	1	0.6	-	0.7	0.7
	2	0.8	-	1.0	1.1
	3	1.1	-	1.4	1.4

Source: JSA 2023; ABS (2021) Census, TableBuilder Pro, counting dwellings, place of enumeration, by Dwelling Structure, by Number of Bedrooms in Private Dwelling (ranges), by Number of Motor Vehicles (ranges). Data for SA1 is not reported because it unreliable due to the small number of dwellings.

5.5 Population Projections

5.5.1 Total Population Projections

In 2022, the DPE has recently revised its population projections to take into account recent demographic trends, including those related to migration and population movement from COVID 19.

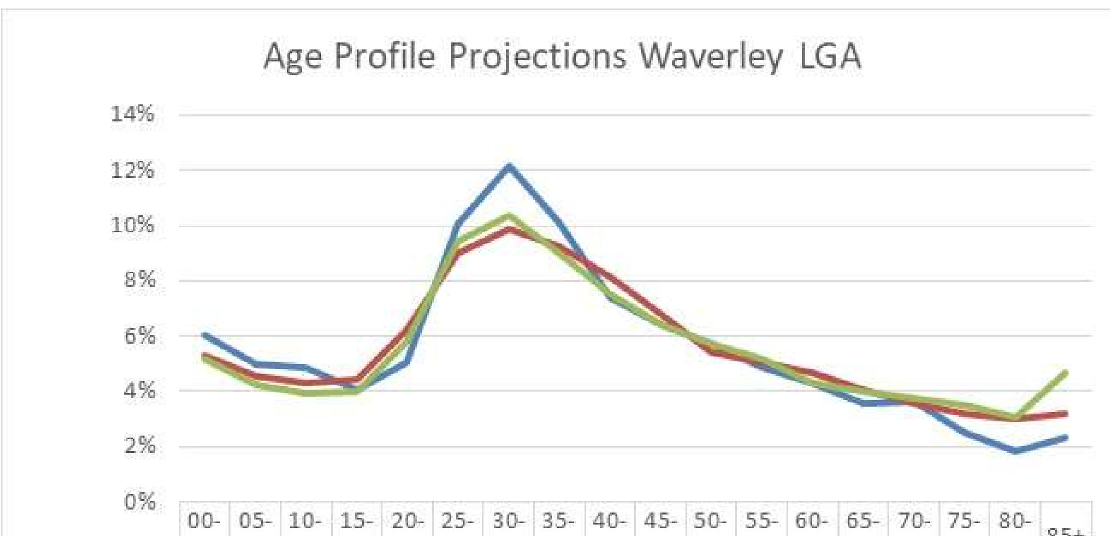
The population of Waverley LGA is predicted to grow from 71,412 in 2023 to 76,034 in 2041, an increase of 4,622 and an annual growth rate of 0.3%.

5.5.2 Total Household Projections

The number of households in Waverley LGA is predicted to grow from 30,850 in 2023 to 34,123 in 2041, an increase of 3,273 and an annual growth rate of 0.5%, showing that average household size is expected to decrease.

5.5.3 Age Projections

The graph below shows age profile projections for Waverley LGA. A general aging of the population is expected, with decreasing proportions of children and young adults and an increasing proportion of those age 85 and over.



	00-04	05-09	10-14	15-19	20-24	25-29	30-34	35-39	40-44	45-49	50-54	55-59	60-64	65-69	70-74	75-79	80-84	85+
2021	6%	5%	5%	4%	5%	10%	12%	10%	7%	6%	6%	5%	4%	4%	4%	3%	2%	2%
2031	5%	5%	4%	4%	6%	9%	10%	9%	8%	7%	5%	5%	5%	4%	4%	3%	3%	3%
2041	5%	4%	4%	4%	6%	9%	10%	9%	8%	6%	6%	5%	4%	4%	4%	3%	3%	5%

Figure 5.15: Age Profile Projections for Waverley LGA

Source: 2022 NSW Common Planning Assumption Projections, JSA calculation

5.5.4 Household Type Projections

The graph below shows household structure projections for Waverley LGA. The proportion of smaller households is projected to increase.

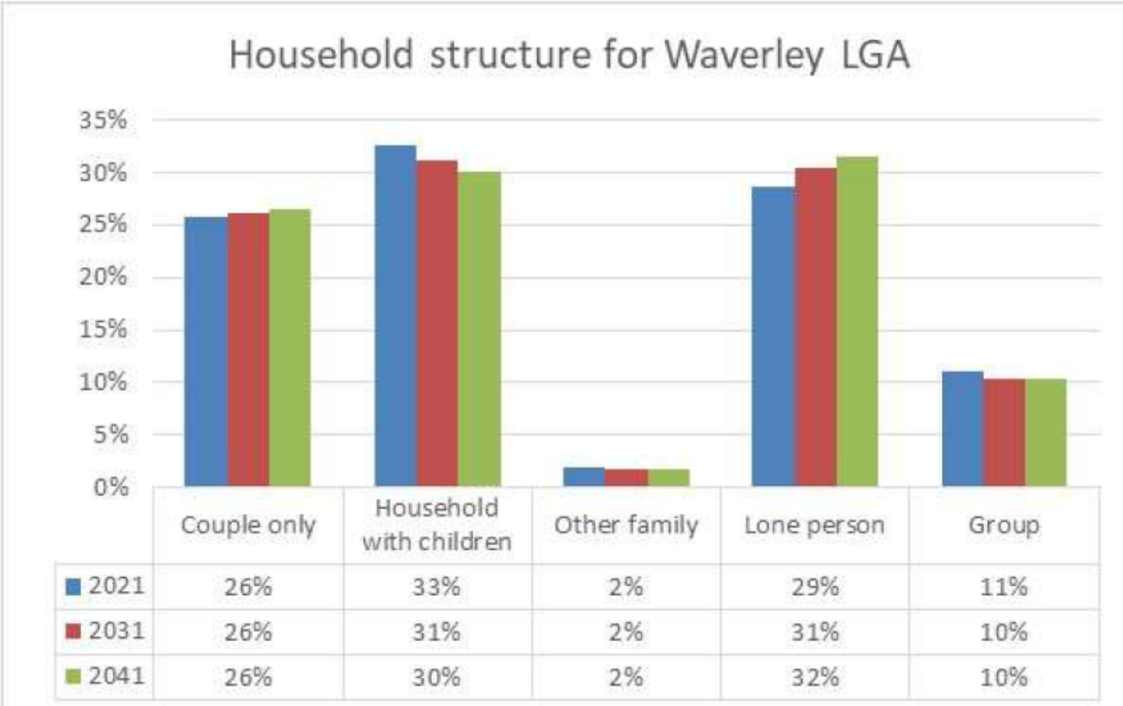


Figure 5.16: Household Structure Projections for Waverley LGA

Source: 2022 NSW Common Planning Assumption Projections, JSA calculation

6 Predicted Demography of Proposed Development

6.1 Overview

A concept design has been prepared for development of the lot[3] showing a yield of 4 three bedroom townhouses and 3 four bedroom townhouses. The land could also be developed as a Residential Flat Building and this is estimated to yield 10 two bedroom apartments.[4]

6.2 Predicted demography

6.2.1 Introduction

The predicted demography of the proposed development has been estimated using the demography of people counted in three bedroom semi detached, row or terrace houses and two bedroom apartments in **Waverley LGA** as reported in the ABS 2021 Census of Population and Housing.

6.2.2 Total Estimated Population

The table below shows an estimated additional population of 19-20 people under the proposed planning controls.

Table 6.1: Estimated population of the proposed development

Dwelling type	# Dwellings Waverley LGA	# People in Dwellings Waverley LGA	People per dwelling Waverley LGA	Estimated dwellings in the development	Estimated population
Three bedroom semi detached etc	2,106	5,841	2.8	7	19
Two bedroom flat or apartment	9,970	19,464	2.0	10	20

Source: JSA 2023, ABS (2021) Census of Population and Housing, Count of occupied private dwellings and people counted in occupied private dwellings.

6.2.3 Expected profile of dwellings/h/hs of proposed development

An expected profile of the dwellings/households of the proposed development has been prepared based on the 2021 ABS Census profile for three bedroom semi detached, row or terrace houses and

[3] Smith and Tzannes *Urban Design Analysis*
[4] 1,132 m^2 * 0.75 * 0.8 / 70 m^2 = 9.7.

two bedroom apartments in **Waverley LGA** for selected Census indicators and for households that had a different address five years previously.

This proxy has been selected to understand what the demography will be like in the short term, as Waverley LGA overall has a mature demography, with an older permanent population.

Taking this into account, in the short term, the expected profile of the 7-10 dwellings/households in the proposed development is likely to be characterised by:

- High levels of rental occupation if the land is developed for Multi dwelling housing and very high levels of renter occupation if the land is developed for Residential flat buildings;
- A mix of household types, with a Multi dwelling housing development likely to have two thirds of households with children;
- For Multi dwelling housing, households will be overwhelmingly higher income, while a Residential flat building will contain some very low and low income households, likely to be older asset rich households who have downsized;
- People living in the development are likely to be mostly employed, and those employed will typically be Managers and Professionals.

Table 6.2: Predicted demography by development type

Indicator	Three bedroom semi detached etc (7 dwellings, 19 people)		Two bedroom Apartment (10 dwellings, 20 people)	
	Waverley LGA	**Development**	**Waverley LGA**	**Development**
Household Characteristics (Dwellings)				
Tenure				
Owner Occupied	51%	4	20%	2
Rented	49%	3	80%	8
Household Type				
Couple Only	15%	1	37%	4
Family with children	64%	4	19%	2
Lone person	8%	1	23%	2
Group household	13%	1	20%	2
Other household	0%	0	1%	0
Household Income				

Indicator	Three bedroom semi detached etc (7 dwellings, 19 people)		Two bedroom Apartment (10 dwellings, 20 people)	
	Waverley LGA	**Development**	**Waverley LGA**	**Development**
Very Low income	5%	0	7%	1
Low income	5%	0	10%	1
Moderate income	11%	1	20%	2
Higher income	80%	6	63%	6
People Characteristics (Persons)				
Sex				
Male	49%	9	48%	10
Female	52%	10	52%	10
Age				
0-14 years	30%	6	10%	2
15-24 years	7%	1	6%	1
25-34 years	19%	4	48%	10
35-49 years	33%	6	27%	6
50-69 years	10%	2	7%	1
70+ years	1%	0	2%	0
Labour force participation				
Employed	82%	15	84%	17
Unemployed	3%	1	4%	1
Not in the labour force	15%	3	13%	2
Occupation				
Managers	28%	4	23%	4

Indicator	Three bedroom semi detached etc (7 dwellings, 19 people)		Two bedroom Apartment (10 dwellings, 20 people)	
	Waverley LGA	Development	Waverley LGA	Development
Professionals	45%	7	44%	7
Technicians and Trades Workers	5%	1	7%	2
Community and Personal Service Workers	5%	1	6%	1
Clerical and Administrative Workers	8%	1	9%	2
Sales Workers	5%	1	7%	1
Machinery Operators and Drivers	1%	0	2%	0
Labourers	2%	0	2%	0

Source: ABS Census 2021, JSA calculation

7 Housing Cost and Affordability

Any development on the site is unlikely to provide affordable housing, with rental and purchase likely to be affordable to higher income households only.

7.1 Affordable Housing Definition and Benchmarks

Housing is generally considered to be 'affordable' when very low, low and moderate income households are able to meet their housing costs and still have sufficient income to pay for other basic needs such as food, clothing, transport, medical care and education. This is generally accepted to be where such households pay less than 30% of their gross household income on housing costs.

The following table provides relevant benchmarks for 'affordable housing'. These are consistent with definitions and benchmarks in the *NSW Environmental Planning and Assessment Act 1979 (NSW)* and *State Environmental Planning Policy (Housing) 2021*.

Table 7.1: Relevant Affordable Housing Income and Cost Benchmarks

	Very low-income household	Low-income household	Moderate-income household
Income Benchmark	<50% of Gross Median H/H Income for Rest of NSW	50-80% of Gross Median H/H Income for Rest of NSW	80%-120% of Gross Median H/H Income for Rest of NSW
Income Range (2)	<$794 per week	$795-$1,271 per week	$1,272-$1,906 per week
Affordable Rental Benchmarks (3)	<$238 per week	$239-$381 per week	$382-$572 per week
Affordable Purchase Benchmarks (4)	<$193,750	$193,751-$312,500	$312,501-$468,750

Source: JSA 2023, based on data from ABS (2021) Census indexed to March Quarter 2023 dollars

(1) All values reported are in March Quarter 2023 dollars

(2) Total weekly household income

(3) Calculated as 30% of total household income

(4) Calculated using ANZ Loan Repayment Calculator, using 13/06/2023 interest rate (6.94%) and assuming a 20% deposit for a 30-year ANZ Standard Variable Home Loan and 30% of total household income as repayments.

'Affordable housing' includes the full range of housing for very low, low and moderate income households as defined. This can include housing that is **subsidised in some way**, from special needs accommodation such as group homes, crisis and transitional accommodation, and social (community and public) rental housing for those most disadvantaged in the housing market; to 'key worker' (discount market rent) housing, and assisted or subsidised purchase, such as shared equity, for households who still need some assistance to enter home ownership.

In some areas or housing markets, it also includes housing delivered through the **private market**, typically smaller, lower cost accommodation such as boarding houses, co-living housing, smaller apartments, secondary dwellings and lower cost caravan parks, provided in meets the statutory affordability benchmarks.

7.2 Housing Cost and Affordability

7.2.1 Private rental cost and affordability

The median rent on relevant dwelling types for the proposed development were affordable to only high income households in both the LGA and the relevant postcode area, and much more expensive than the GMR average, as shown below.

Table 7.2: Rental Affordability, Selected Housing Types, by LGA, June Quarter 2023

		3 B/R Townhouses	2 B/R Units
Postcode 2022	Weekly Rent	No Data	$1,050
	Affordability	n/a	Higher income h/h only
Waverley LGA	Weekly Rent	No Data	$900
	Affordability	n/a	Higher income h/h only
GMR Average	Weekly Rent	$650	$650
	Affordability	Higher income h/h only	Higher income h/h only

Source: NSW Department of Communities and Justice, Rent and Sales Report (2023), Rent tables June 2023 quarter; ABS (2021) Census; ABS (2023) Consumer Price Index Australia, June 2023

7.2.2 Housing purchase cost and affordability

Again, the purchase cost of a strata dwelling the LGA and postcode area were only affordable to a high income household, and the cost of purchase was around double the GMR average.

Table 7.3: Purchase Affordability, Selected Housing Types, by LGA, June Quarter 2023

		Strata Dwellings 1st Quartile	Strata Dwellings Median	Strata Dwellings 3rd Quartile
Postcode 2022	Purchase	$878,000	$1,200,000	$1,450,000
	Affordability	Higher income h/h only	Higher income h/h only	Higher income h/h only
Waverley LGA	Purchase	$1,025,000	1,300,000	$1,759,000

		Strata Dwellings 1st Quartile	Strata Dwellings Median	Strata Dwellings 3rd Quartile
	Affordability	Higher income h/h only	Higher income h/h only	Higher income h/h only
GMR Average	Purchase	$600,000	$743,000	$980,000
	Affordability	Higher income h/h only	Higher income h/h only	Higher income h/h only

Source: NSW Department of Communities and Justice, Rent and Sales Report (2023), Rent tables June 2023 quarter; ABS (2021) Census; ABS (2023) Consumer Price Index Australia, June 2023

7.3 Housing Affordability

7.3.1 Overview

This section looks at housing affordability from the perspective of housing stress among very low, low and moderate income renters and purchasers. The overwhelming majority of those in housing stress were renters, with most in need of smaller strata dwellings.

7.3.2 Renters

In 2021, there were 5,577 very low, low, and moderate income renting households in the Waverley LGA for which the ABS had rental affordability data. Of these households, 3,506 (63%) were paying more than 30% of their household income on rent.

These were reasonably evenly distributed between very low, low and moderate income renters, and 70% requiring smaller strata dwellings.

The rest of this rental affordability section refers to these 3,506 households.

Table 7.4: Income band and required dwelling size for households in rental stress, Waverley LGA, 2021

Income band	Smaller dwellings	Larger dwellings	Total
Very Low	1,039 (30%)	206 (6%)	1,245 (36%)
Low	802 (23%)	372 (11%)	1,174 (33%)
Moderate	596 (17%)	491 (14%)	1,087 (31%)
Total	**2,437 (70%)**	**1,069 (30%)**	**3,506 (100%)**

Source: JSA 2023; ABS (2021) Census, TableBuilder Pro, counting dwellings, place of enumeration, by Rental Affordability Indicator, by 2-digit level Family Household Composition, by Total Household Income.

By far the largest household type in housing stress were lone person households (56%), with a reasonable distribution of the balance across other household types.

Table 7.5: Income band and family household composition of households in rental stress, Waverley LGA, 2021

Income band	Lone person	Couple only	Couple with children	One parent family	Other family	Group household	Total
Very Low	959 (27%)	80 (2%)	47 (1%)	112 (3%)	8 (0%)	38 (1%)	1,245 (36%)
Low	637 (18%)	165 (5%)	95 (3%)	132 (4%)	20 (1%)	126 (4%)	1,174 (33%)
Moderate	379 (11%)	217 (6%)	169 (5%)	113 (3%)	15 (0%)	194 (6%)	1,087 (31%)
Total	**1,974 (56%)**	**463 (13%)**	**310 (9%)**	**357 (10%)**	**43 (1%)**	**358 (10%)**	**3,506 (100%)**

Source: JSA 2023; ABS (2021) Census, TableBuilder Pro, counting dwellings, place of enumeration, by Rental Affordability Indicator, by 2-digit level Family Household Composition, by Total Household Income.

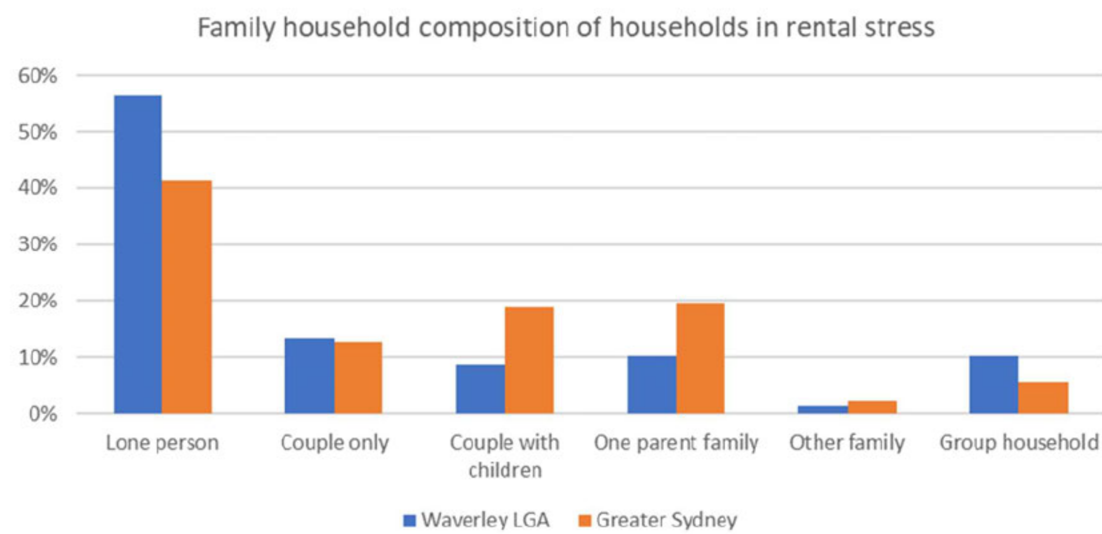


Figure 7.1: Family household composition of households in rental stress, Waverley LGA and Rest of NSW, 2021 (% of all households in rental stress)

Source: JSA 2023; ABS (2021) Census, TableBuilder Pro, counting dwellings, place of enumeration, by Rental Affordability Indicator, by 2-digit level Family Household Composition.

There were considerable differences between the income groups in rental stress in the LGA and Greater Sydney, with a much lower than average rate on very low incomes, and a much higher rate on moderate incomes, likely related to the higher cost of rental in the LGA, and the displacement of historical populations through gentrification.

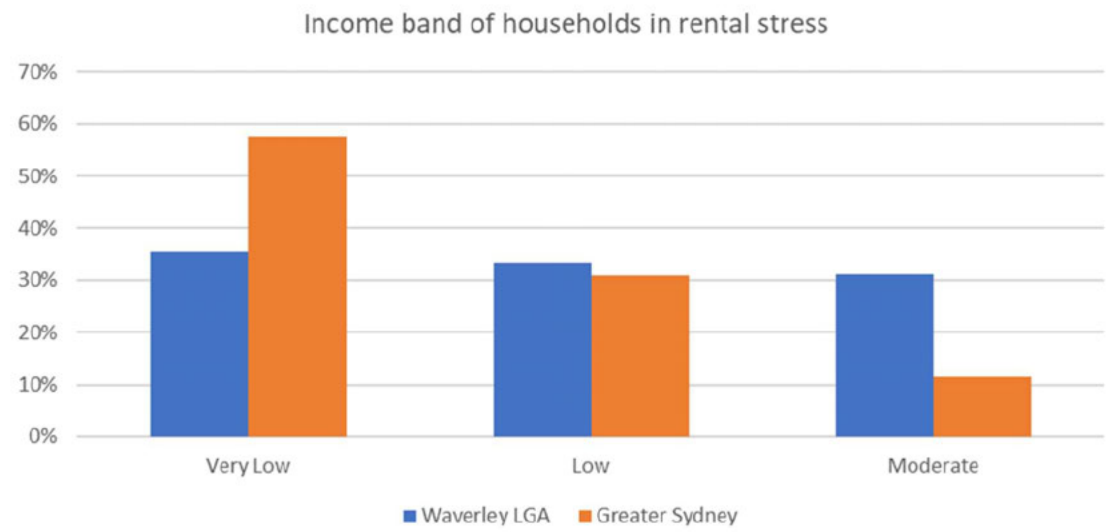


Figure 7.2: Income band of households in rental stress, Waverley LGA and Rest of NSW, 2021 (% of all households in rental stress)

Source: JSA 2023; ABS (2021) Census, TableBuilder Pro, counting dwellings, place of enumeration, by Rental Affordability Indicator, by Total Household Income.

7.3.3 Purchasers

In 2021, there were 1,299 very low, low, and moderate income purchasing households in the Waverley LGA for which the ABS had rental affordability data. Of these households, 606 (47%) were paying more than 30% of their household income on rent.

The highest rate of purchasers in housing stress in the LGA were on moderate incomes, followed by low incomes, noting that those on very low incomes are likely people who have a experienced a change in life circumstances, such as loss of a partner or employment.

The rest of this purchase affordability section refers to these 5,652 households.

Table 7.6: Income band and required dwelling size for households in purchase stress, Waverley LGA, 2021

Income band	Smaller dwellings	Larger dwellings	Total
Very Low	108 (18%)	39 (6%)	147 (24%)
Low	113 (19%)	82 (13%)	195 (32%)
Moderate	121 (20%)	144 (24%)	265 (44%)
Total	**342 (56%)**	**265 (44%)**	**606 (100%)**

Source: JSA 2023; ABS (2021) Census, TableBuilder Pro, counting dwellings, place of enumeration, by Purchase Affordability Indicator, by 2-digit level Family Household Composition, by Total Household Income.

Again. Lone person households are the largest group in purchase stress, with a substantial number living in couple and sole parent families with children, as shown below.

Table 7.7: Income band and family household composition of households in purchase stress, Waverley LGA, 2021

Income band	Lone person	Couple only	Couple with children	One parent family	Other family	Group household	Total
Very Low	86 (14%)	22 (4%)	14 (2%)	24 (4%)	0 (0%)	1 (0%)	147 (24%)
Low	86 (14%)	27 (5%)	37 (6%)	41 (7%)	0 (0%)	3 (1%)	195 (32%)
Moderate	94 (16%)	26 (4%)	83 (14%)	46 (8%)	12 (2%)	3 (0%)	265 (44%)
Total	**266 (44%)**	**76 (12%)**	**134 (22%)**	**112 (18%)**	**12 (2%)**	**7 (1%)**	**606 (100%)**

Source: JSA 2023; ABS (2021) Census, TableBuilder Pro, counting dwellings, place of enumeration, by Purchase Affordability Indicator, by 2-digit level Family Household Composition, by Total Household Income.

There was a much higher than average rate of lone person households in purchase stress, and a much lower than average rate of couple with children purchasing families in this situation, as shown below.

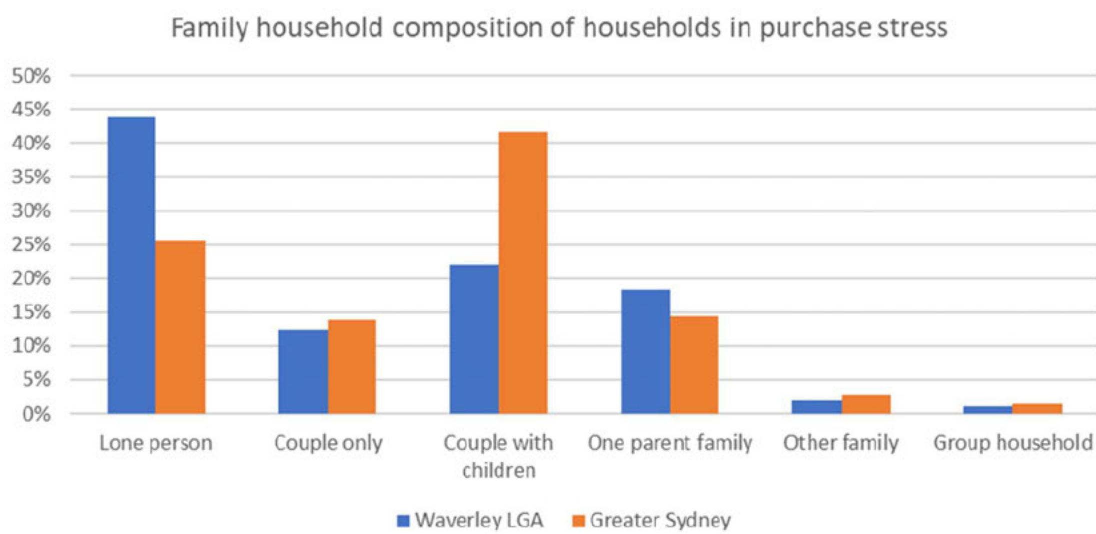


Figure 7.3: Family household composition of households in purchase stress, Waverley LGA and Rest of NSW, 2021 (% of all households in purchase stress)

Source: JSA 2023; ABS (2021) Census, TableBuilder Pro, counting dwellings, place of enumeration, by Mortgage Affordability Indicator, by 2-digit level Family Household Composition.

Again, purchasers in housing stress were more likely than average to be on moderate incomes, as shown below.

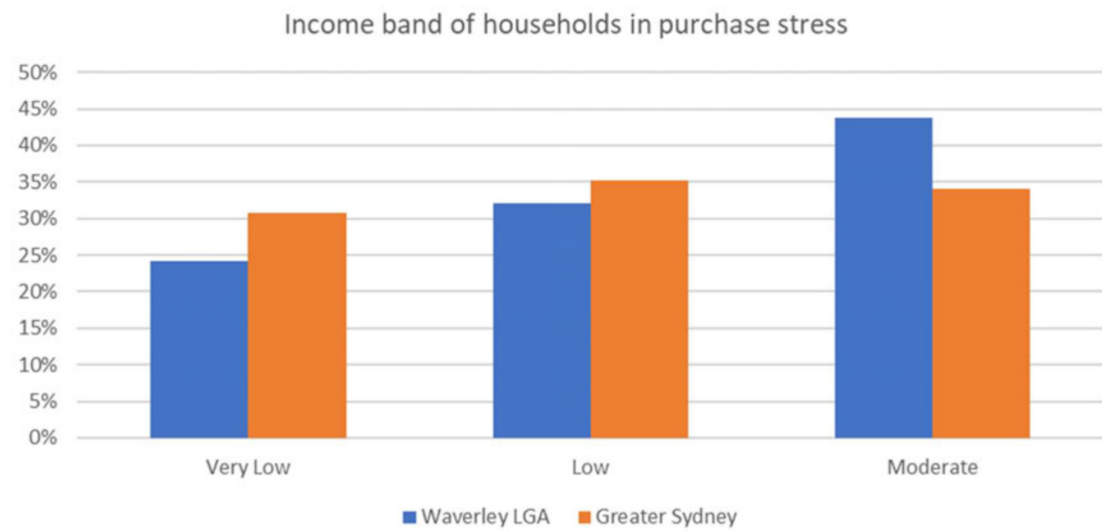


Figure 7.4: Income band of households in purchase stress, Waverley LGA and Rest of NSW, 2021 (% of all households in purchase stress)

Source: JSA 2023; ABS (2021) Census, TableBuilder Pro, counting dwellings, place of enumeration, by Mortgage Affordability Indicator, by Total Household Income.

8 Need for community services & facilities

Provision of community facilities will generally be undertaken by Waverley City Council, and funded from Section 7.12 contributions. The provision of additional services would be expected to reflect increased demand from increases in population and to be geographically focussed on areas experiencing growth.

An assessment has been made of the likely demand to be generated by the proposed development for key social infrastructure if the Planning Proposal is approved.

The table below shows standards for community facilities and these standards have been adopted for evaluation of social impacts and to estimate additional provision of services and facilities. Standards for community facilities and services are taken from a range of sources as referenced in the table.

Using NSW common planning assumptions data, the population of Waverley LGA is predicted to grow from 71,412 in 2023 to 76,034 in 2041, an increase of 4,622 and an annual growth rate of 0.3%.

The approval of the planning proposal will mean a 0.03% increase in the 2041 population of Waverley LGA, and is likely to be within the margin of error of the population estimates.

Based on the assessment below, the site is generally well serviced with regard to community facilities and transport, however there is likely to be a further exacerbation of the shortfall of open space in Waverley LGA, predicting a demand for either 294 m^2 or 4 m^2 of open space, depending on how Council's benchmark is applied. In the context of Waverley LGA, the additional demand for open space is best met through further enhancement of existing open space, with funds available through development contributions.

Table 8.1: Community Service and Facility Planning Standards and Provision

Service or facility	Standard	Reference[5]
Community and Cultural Services		
Community Centre	• 1 neighbourhood centre per 5,000 people • 1 multi purpose community centre per 10-20,000 people	Previously recommended by NSW Department of Planning, and adopted in new release area planning by a range of councils.
Civic and Cultural facilities	• Access Required	
Library	• Branch library for 10-15,000 people • Mobile Library service to be provided at population threshold of 2,500. • Provide 42 m^2 per 1,000 people	NSW Library and Information Association

[5] See application of standards in Stubbs, J (1994), *West Dapto New Release Area Social Plan*, Wollongong City Council; Stubbs, J (1987) *Narellan New Release Area Social Plan / Section 94 Plan*, Camden Council; Bonnyrigg Redevelopment Social Impact Assessment (JSA 2008).

Service or facility	Standard	Reference[5]
Children and Young People		
Facilities and services for young people	• Youth activities including a Youth Worker at population threshold of 5,000 e.g. as part of Neighbourhood Centre or outreach from Council Youth Centre • Youth facility at population threshold of 15,000-20,000 people • Youth friendly outdoor spaces (e.g. skate park, half-court basketball court, meeting spaces) also need to be provided.	DOCS Guideline/West Dapto Social Plan
Long Day Care Centre	• 0.26 places for every child aged 0-5 in NSW • Detailed planning is required given the likely demography, and need and mechanism for provision of childcare (private or community provision). Hours of operation are likely to be an issue for commuters.	JSA (2023) NSW average derived from usage statistics for early childhood education and care using Productivity Commission (2023) Report on Government Services, Part B, Section 3 Early childhood education and care, Table 3A.1, Released 07 February.
Out of School Care	• 1: 5,000 people • Could be provided with Public Primary School.	DOCS Guideline/West Dapto Social Plan
Family Day Care	• 1 Scheme per 5,000 population • Should be provided as a baseline service	Former DCHS Guideline/West Dapto Social Plan
Private schools	• N/A	
Education facilities	• One public primary school per 2,000-2,500 new dwellings – land take needs to be determined in early planning stages • One public high school per 6,000-7,500 new dwellings – land take needs to be determined in early planning stages	DET (no longer published) DET (no longer published)
Older People		
Facilities and services for older people	• Seniors Centre or activity space in Multi-purpose Community Resource Centre (MPCC), depending on demographic mix.	Bonnyrigg SIA
Residential Aged Care services	• The aged care provision ratio comprises 60.1 residential care places per 1,000 people aged 70 years and over.	https://www.health.gov.au/our-work/aged-care-reforms/what-were-doing/sustainable-care accessed 25 July 2023.
My Aged Care Assessment Team	• Access required	N/A

Service or facility	Standard	Reference[5]
Commonwealth Home Support Program	• Access required	N/A
Health and Welfare Services		
Public and Community Health Services	Access required that may include: • Outreach community health services at a population threshold of 3-5,000 people including early childhood, generalist community health, allied health and psychiatric/counselling/social work services and youth health; • Provision of Satellite Community Health Centre at population threshold of 10-15,000 people; • Public hospital beds at a ratio of 3:1,000 people (0.25 Paediatric; 0.35 Obstetrics; 0.15 Psychiatric; 2.25 Medical/surgical) within 30 minutes' drive of development.	NSW Department of Health /West Dapto Social Plan
General Practitioners	• 1.20 GPs Fulltime work equivalent (FEW) per 1,000 people • 3.35 GPs FWE per 1,000 people over 50 years	Department of Health & Aged Care 2022, actual average rates for NSW.
Dental Services	• 1:2,500 people at a population threshold of 2,500 people	NSW Department of Health /West Dapto Social Plan
Pharmacy	• 1:2,500 people at a population threshold of 2,500 people	NSW Department of Health /West Dapto Social Plan
Mental Health Services	• Access required as well as provision for community services noted above, adequate space needs to be provided for private practitioners	N/A
Allied Health Services	• Access required – as well as provision for community services noted above, adequate space needs to be provided for private practitioners, e.g. for Occupational Therapists, Physiotherapists, Speech Pathologists, etc.	N/A
Community Support and Welfare Services	• Access required	N/A
Justice and Emergency Services	• Access required	N/A
Places of worship	• Access required	N/A
Recreation and Open Space		

Service or facility	Standard	Reference[5]
Open Space	• 1.47 ha/1,000 people • Note that using the gap of 448.6 m2 for a population increase of 2,336 people in Table 3.1 of the Waverley Open Space and Recreation Strategy, the standard is 192 m^2 per 1,000 additional people.	Waverley Open Space and Recreation Strategy, pages 58 and 59.
Entertainment facilities	• Access required	N/A
Shops and commercial services	• Access required	N/A
Public and community transport	• Access to adequate public transport required.	
Police	• Police presence at 10,000 population threshold • Police station at 20,000 population threshold	
Ambulance	• Ambulance station at 20,000 population threshold, though need may be serviced by existing services.	
Fire Services	• Likely to be serviced by existing facilities, but consideration required.	

Source: JSA 2023

Table 8.2: Evaluation of facilities proposed against above standards /service requirements

Service or facility	Standard	JSA assessment and recommendation
Community and Cultural Services		
Community Centre	• 1 neighbourhood centre per 5,000 people • 1 multi purpose community centre per 10-20,000 people	Waverley Council reports nine community centres available, a rate of one centre per 8,000 people. The area appears to be undersupplied with community centres, with the bench mark suggesting a demand for 14 Neighbourhood Centres and 4 Multi Purpose Centres. The additional demand created by the development is very small in the context of the LGA (an additional 0.004 neighbourhood centres based on the standard and an additional 0.0025 community centres based on actual provision). Any development will require Development Contributions under Waverley Council Development Contributions Plan 2006, and contributions and additional rate income will support the provision of additional community services and facilities by Waverley Council.

Civic and Cultural facilities	• Access Required	Civic and Cultural facilities are available at Bondi and Bondi Junction and include Bondi Pavilion and Waverley Library Galleries. A range of regional facilities are available nearby in City of Sydney.
Library	• Branch library for 10-15,000 people • Mobile Library service to be provided at population threshold of 2,500. • Provide 42 m^2 per 1,000 people	Waverley library is within the Ron Lander Centre in Denison St, Bondi Junction. The standard requires approximately 3,000 m^2. Base on scaling from Google Maps, the building has an area of approximately 4,500 m^2, however the proportion of this that is used for the library is not known.
Children and Young People		
Facilities and services for young people	• Youth activities including a Youth Worker at population threshold of 5,000 e.g. as part of Neighbourhood Centre or outreach from Council Youth Centre • Youth facility at population threshold of 15,000-20,000 people • Youth friendly outdoor spaces (e.g. skate park, half-court basketball court, meeting spaces) also need to be provided.	There is a skate park at Bondi Beach and a range of sporting facilities are available at Waverley Park. WAYS Youth & Family provides youth services in Bondi.
Long Day Care Centre	• 0.26 places for every child aged 0-5 in NSW • Detailed planning is required given the likely demography, and need and mechanism for provision of childcare (private or community provision). Hours of operation are likely to be an issue for commuters.	The development is expected to contain 1-2 children aged 0-4, with a demand for 0-1 long day care places. Based on current trends, childcare is likely to be provided commercially in response to demand. A search of www.startingblocks.gov.au identified 39 services within 2 km of the proposal site.
Out of School Care	• 1: 5,000 people • Could be provided with Public Primary School.	Out of school care is available at Waverley Public School, about 500 metres from the site. A search of www.startingblocks.gov.au identified 20 services within 2 km of the proposal site.
Family Day Care	• 1 Scheme per 5,000 population • Should be provided as a baseline service	A Family Day Care Program is run by Waverley Council, and additional services would be expected to respond to increases in demand.
Private schools	• N/A	Nearby private schools include St Charles Catholic Primary School, Carrington Road, about 400 metres walk from the site; Reddam House (primary and high school), Edgecliff Road, about 1 km walk from the site; and St Catherines Anglican School (primary and high school), Albion Street, about 1 km walk from the site. A range of private high schools include St Clares Catholic College (girls only), Carrington Road; andMarcellin Catholic College (boys only), Alison Road Randwick.

Education facilities	• One public primary school per 2,000-2,500 new dwellings – land take needs to be determined in early planning stages	There are likely to be two primary school aged children in any development on the site. The nearest primary school is Waverley Public School, about 400 metres walk from the site. There are five public schools within the LGA, giving one school per 6,500 dwellings, suggesting the area is undersupplied for public schools. However a public school is within walking distance of the proposed development and it is NSW School policy to provide facilities in response to demand. Waverley Public School had a 2022 enrolment of 349 students, which suggests that much of the demand for primary schools in the catchment is met by private schools.
	• One public high school per 6,000-7,500 new dwellings – land take needs to be determined in early planning stages	There are likely to be two secondary school aged children in any development on the site. The nearest high school is Rose Bay Secondary School, about 3.6 km from the site and accessible by bus. This school services the LGAs of Woollahra and Waverley with a total 2021 number of dwellings of about 59,000 dwellings, suggesting the area is undersupplied for public high schools. it is NSW School policy to provide facilities in response to demand. The School had a 2022 enrolment of 1,271 students, which suggests that much of the demand for high schools in the catchment is met by private schools.
Older People		
Facilities and services for older people	• Seniors Centre or activity space in Multi-purpose Community Resource Centre (MPCC), depending on demographic mix.	Waverley Community and Seniors Centre and Margaret Whitlam Recreation Centre offer programs for older people. In the context of Waverley LGA, the incremental demand for services resulting from development of the site will be minimal.
Residential Aged Care services	• The aged care provision ratio comprises 60.1 residential care places per 1,000 people aged 70 years and over.	The over 70 population of the development will be 2 people, equivalent to a demand for 0.1 residential aged care places. A search on the MyAgedCare website on 19 October 2023 returned 42 centres with beds available within 5 km of Bondi Junction.
My Aged Care Assessment Team	• Access required	An Aged Care Assessment Team is based at Prince of Wales Hospital, about 4 kms from the site. In the context of Waverley LGA, the incremental demand for services resulting from development of the site will be minimal.
Commonwealth Home Support Program	• Access required	A search on the MyAgedCare website on 19 October 2023 for domestic assistance in Bondi Junction found 18 providers delivering assistance in the suburb. In the context of Waverley LGA, the incremental demand for

		services resulting from development of the site will be minimal.
Public and Community Health Services	Access required that may include: • Outreach community health services at a population threshold of 3-5,000 people including early childhood, generalist community health, allied health and psychiatric/counselling/social work services and youth health; • Provision of Satellite Community Health Centre at population threshold of 10-15,000 people; • Public hospital beds at a ratio of 3:1,000 people (0.25 Paediatric; 0.35 Obstetrics; 0.15 Psychiatric; 2.25 Medical/surgical) within 30 minutes' drive of development.	Prince of Wales Hospital (about 4 km from the site) provides range of allied health services including nutrition and dietetics, pharmacy, eye clinic, hydrotherapy outpatient service, orthotics, physiotherapy, clinical psychology, social work and speech pathology. Prince of Wales Hospital is a major teaching hospital and provides public hospital beds (approximately 450) with services including Adult Mental Health Unit, Maternity Unit and Paediatrics. In the context of Waverley LGA, the incremental demand for services resulting from development of the site will be minimal.
General Practitioners	• 1.20 GPs Fulltime work equivalent (FEW) per 1,000 people • 3.35 GPs FWE per 1,000 people over 50 years	There are 16 general practitioners in the suburb of Bondi Junction with the nearest to the proposal site 300m distant.
Dental Services	• 1:2,500 people at a population threshold of 2,500 people	The nearest dental services are 300m from the proposal site with a further 19 dentists located in the suburb of Bondi Junction.
Pharmacy	• 1:2,500 people at a population threshold of 2,500 people	There are numerous pharmacies within close proximity to the proposal site with the closest 700m.
Mental Health Services	• Access required as well as provision for community services noted above, adequate space needs to be provided for private practitioners	A range of services are available at Prince of Wales Hospital and privately within Bondi Junction CBD.
Allied Health Services	• Access required – as well as provision for community services noted above, adequate space needs to be provided for private practitioners, e.g. for Occupational Therapists, Physiotherapists, Speech Pathologists, etc.	A range of services are available at Prince of Wales Hospital and privately within Bondi Junction CBD.
Community Support and Welfare Services	• Access required	In the context of Waverley LGA, the incremental demand for services resulting from development of the site will be minimal.
Justice and Emergency Services	• Access required	In the context of Waverley LGA, the incremental demand for services resulting from development of the site will be minimal.
Places of worship	• Access required	Multiple places of worship are located within 2km of the proposal site including Anglican, Catholic, Jewish, Moslem, Salvation Army and Uniting In the context of Waverley LGA, the incremental demand for services resulting

		from development of the site will be minimal.
Recreation and Open Space		
Open Space	• 1.47 ha/1,000 people	Based on the benchmark, the addition population from development of the site will require an additional 294 m^2 of open space, noting that Waverley LGA is undersupplied with public open space.[6] Council's application of the benchmark is not clear, as based on Table 3.1 of the Waverley Open Space and Recreation Strategy, incremental open space is required at a rate of 192 m^2 per 1,000 people. Using this figure, development of the site will require an additional 4 m^2 of open space. In a highly developed area like Waverley LGA, a common response is to provide a high level of enhancement to open space areas to allow for more intensive use. Development of the site will attract Development Contributions, and these can be used by Council to provide additional enhancement to open space. The nearest park is Waverley Park, about 300 metres walk from the site. Sporting fields are also found at Waverley Park.
Entertainment facilities	• Access required	Entertainment facilities, private and public, provided in and around Bondi Junction (e.g. bowling club, Event Cinemas)
Shops and commercial services	• Access required	Numerous shops and commercial services provided in Bondi Junction CBD
Public and community transport	• Access to adequate public transport required.	Nearest bus stops are located outside the War Memorial Hospital in Birrell Street, providing access to route 360 operating between Clovelly and Bondi Junction seven days per week with services every 20 to 30 mins. Bondi Junction provides access to the Sydney rail system with high frequency train services providing connectivity to the City of Sydney, the metropolitan area and regional and interstate areas.
Police	Police presence at 10,000 population threshold Police station at 20,000 population threshold	Police are available at Waverley Police Station, 153 Bronte Rd, Waverley. In the context of Waverley LGA, the incremental demand for services resulting from development of the site will be minimal.
Ambulance	Ambulance station at 20,000 population threshold, though need may be serviced by existing services.	NSW Ambulance is available at, 21 Brighton Blvd, Bondi Beach. In the context of Waverley LGA, the incremental demand for services resulting from development of the site will be minimal.

[6] Waverley Open Space and Recreation Strategy, page 58.

Fire Services	Likely to be serviced by existing facilities, but consideration required.	Fire and Rescue NSW is available at Woollahra Fire Station, 2 Forth St, Woollahra. In the context of Waverley LGA, the incremental demand for services resulting from development of the site will be minimal.

Source: JSA 2023

9 Community Survey

A door knock survey of adjacent and nearby dwellings was conducted on the morning of 11 November 2023. A total of 31 dwellings were door knocked. Of these, 11 completed surveys, 4 refused to participate, and there was no response at 16 dwellings.

The area appeared to be quite stable, with 55% of respondents living in their homes for ten or more years, and another 36% living in their homes for 4-10 years. Ninety one percent (91%) of dwellings were owner occupied.

With regard to the neighbourhood, 64% of respondents were very positive and 27% were quite positive about living in the neighbourhood. The best things about the neighbourhood related to proximity to transport, beach and shops, with this cited by all respondents. Of concerns regarding the neighbourhood, five people mentioned parking and two mentioned traffic. Other concerns raised included poor phone and internet connectivity, increase in high rise in the area and the communications tower.

With regard to the planning proposal, 10 respondents (91%) had concerns regarding the proposal. Of these, 7 were concerned regarding adequacy of parking, 4 were concerned regarding noise from the development, 4 were concerned regarding privacy or overlooking, 2 were concerned with increases in density and 1 was concerned regarding construction noise.

Appendix A: NSW BoCSAR Crime Data & Maps

The Table below shows the two-year trend to December 2023 and the incident rate (per 100,000 population) for the Year to December 2023, for the **Bondi Junction Suburb** compared to NSW for a range of offence types.

Crime rates for most crimes were below the NSW average, including for Domestic Violence, Theft – Break and Enter dwelling, Theft – motor vehicle theft and Malicious Damage. Rates above NSW are **Red**. However, all crime types reviewed were stable in the suburb apart from Domestic Violence, which had increased by 56% over a two year period compared with only 9% in NSW.

Crime hotpot maps for a range of offences for the Bondi Junction Suburb for the period July 2022 to June 2023 (the most recent period available at the time of writing) follow. NSW Bureau of Crime Statistics and Research (BoCSAR) reports that,

> "Hotspot maps illustrate areas of high crime density relative to crime concentrations in NSW. The hotspots indicate areas with a high level of clustering of recorded criminal incidents for the selected offence…LGAs with crime hotspots do not necessarily have high count of incidents relative to other LGAs. This is because hotspots reflect the density of incidents in specific areas and not the number of incidents in the entire LGA. Hotspots are not adjusted for the number of people residing in or visiting the LGA and so do not necessarily reflect areas where people have a higher than average risk of victimisation."[7]

The subject site was within or proximate to a crime hotspot for Assault – Domestic and Theft – Break and Enter dwelling.

[7] Burgess, M (2011) Understanding crime hotspot maps, NSW Bureau of Crime Statistics and Research, Crime and Justice Statistics, Bureau Brief, Issue paper no 60, April, Pg 3.

Table 0-1: NSW BoCSAR Incident Rates Bondi Junction Suburb & Subject Site w/in Hotspot

Offence Type	Area	2 Yr Trend to December 2023	Rate (per 100,000 pop) Yr to Dec 2023	50 Botany Road w/in Hotspot?
Assault – Domestic	Bondi Junction Suburb	Up 55.7% per year	402.5	Yes
	NSW	Up 8.7% per year	445.7	
Assault – Non Domestic	Bondi Junction Suburb	Stable	833.7	No
	NSW	Up 9.6% per year	422	
Theft – Break and Enter dwelling	Bondi Junction Suburb	Stable	95.8	Yes
	NSW	Up 6.4% per year	246.8	
Theft - motor vehicle theft	Bondi Junction Suburb	Stable	124.6	No
	NSW	Up 16.1% per year	176.5	
Malicious Damage to Property	Bondi Junction Suburb	Stable	804.9	No
	NSW	Stable	609.1	

Source: NSW BoCSAR, NSW Crime Tool, http://crimetool.bocsar.nsw.gov.au/bocsar/, accessed on 28/3/24.

NSW BoCSAR Crime Hotspot Maps

Assault Domestic

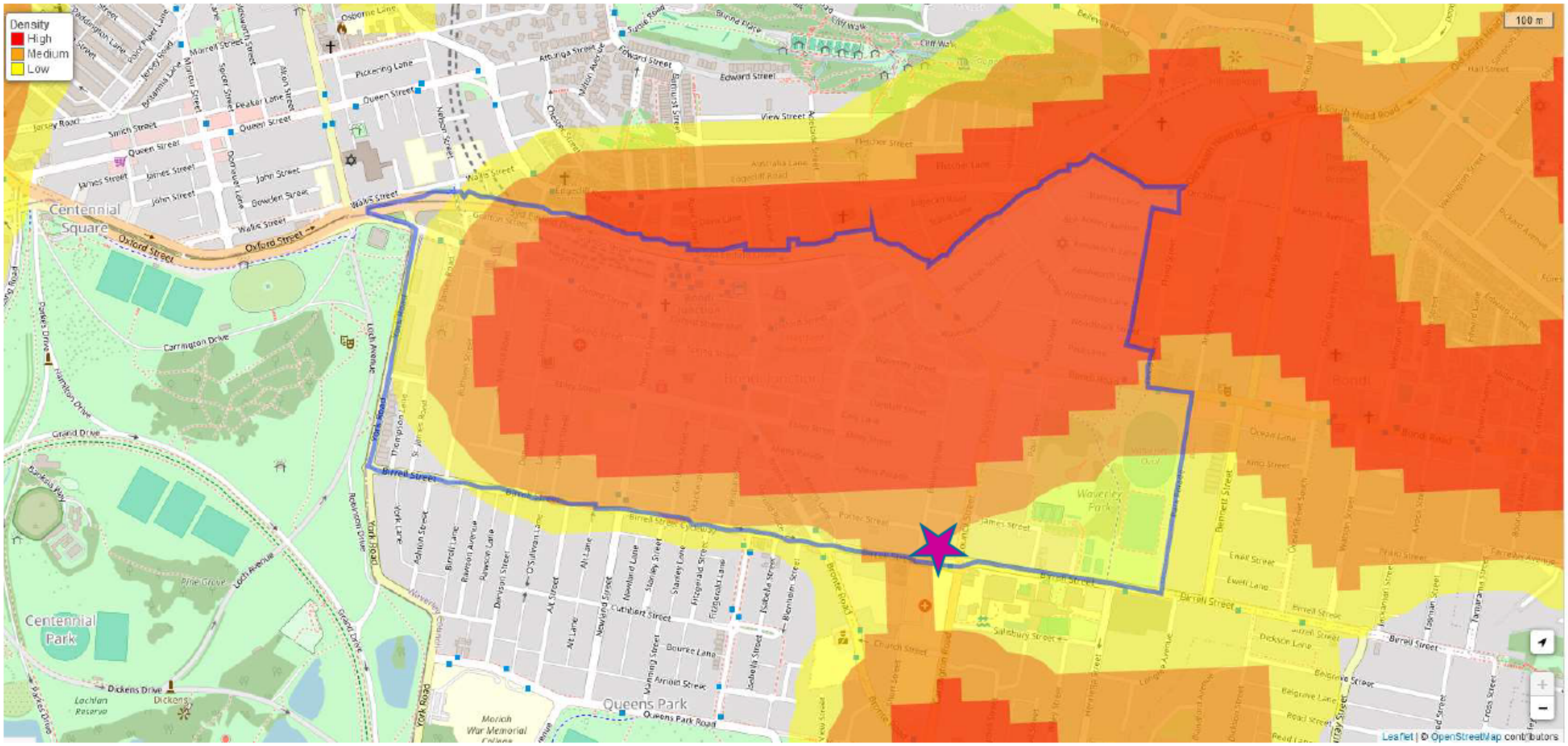


Figure 0-1: Incidents of Assault (Domestic assault) from July 2022 to June 2023, Bondi Junction Suburb boundary & proposal site identified

Source: NSW BoCSAR, NSW Crime Tool, http://crimetool.bocsar.nsw.gov.au/bocsar/, accessed on 28/3/24.

Assault Non-Domestic

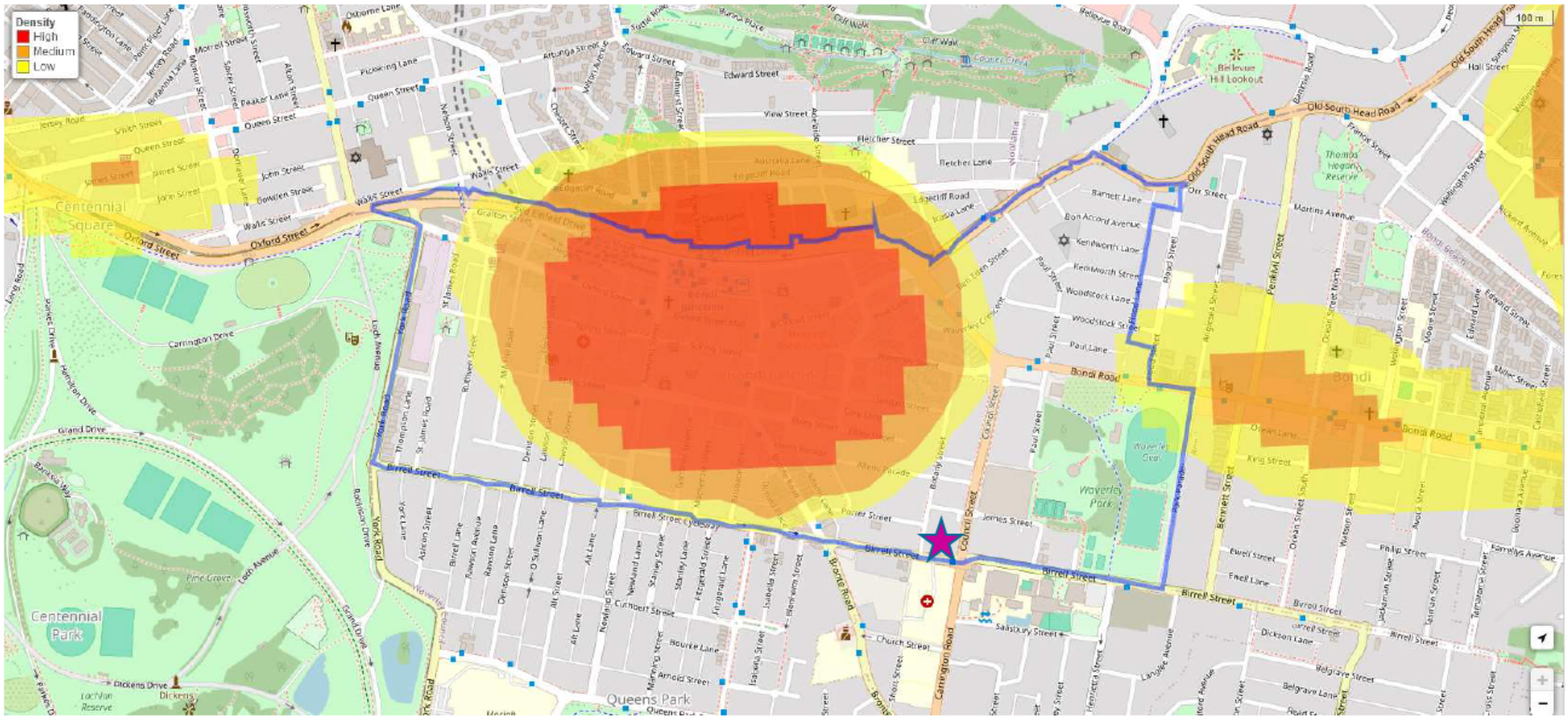


Figure 0-2: Incidents of Assault (Non-domestic assault) from July 2022 to June 2023, Bondi Junction Suburb boundary & proposal site identified

Source: NSW BoCSAR, NSW Crime Tool, http://crimetool.bocsar.nsw.gov.au/bocsar/, accessed on 28/3/24.

Theft - Break and Enter Dwelling

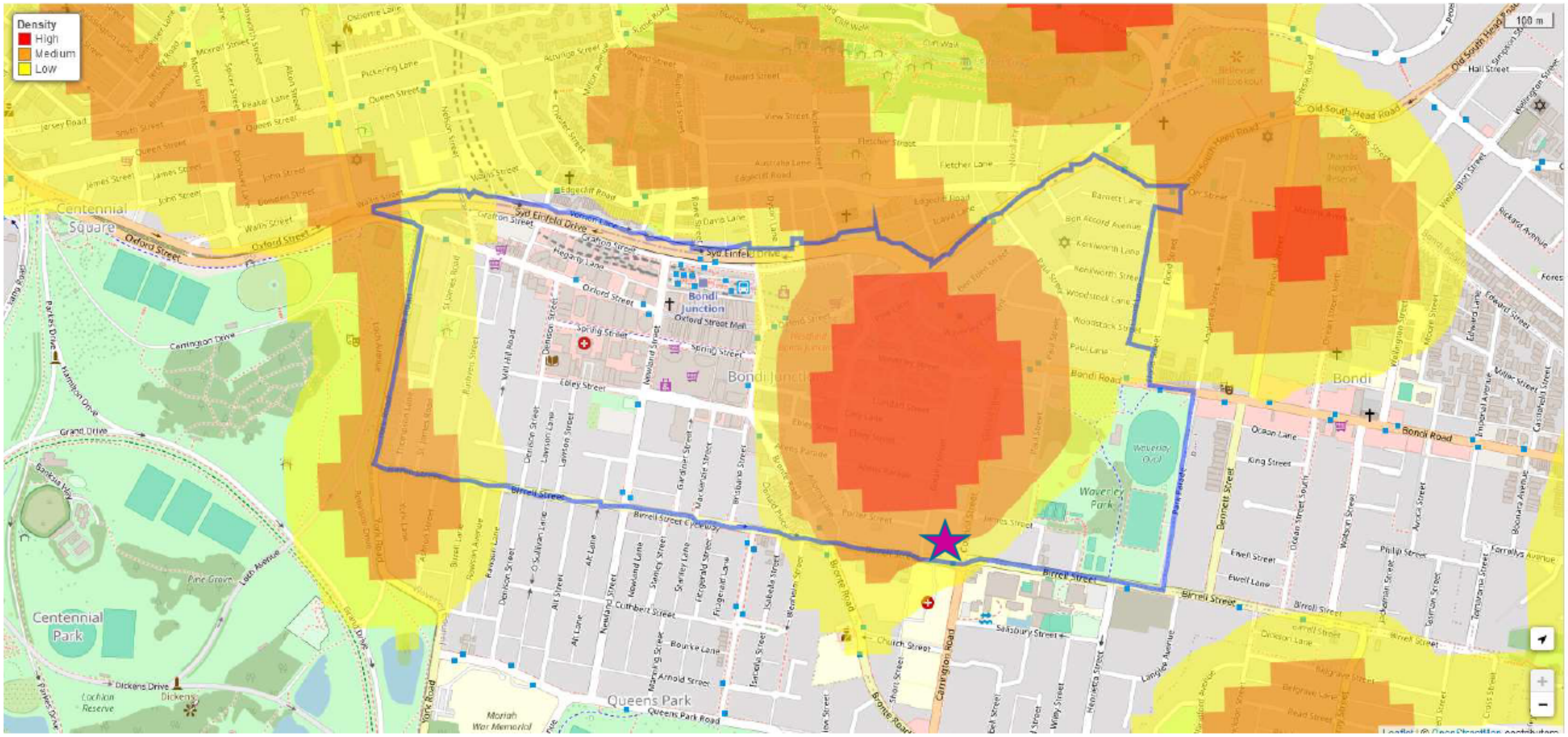


Figure 0-3: Incidents of Theft (Break & enter dwelling) from July 2022 to June 2023, Bondi Junction Suburb boundary & proposal site identified

Source: NSW BoCSAR, NSW Crime Tool, http://crimetool.bocsar.nsw.gov.au/bocsar/, accessed on 28/3/24.

Theft – Motor Vehicle theft

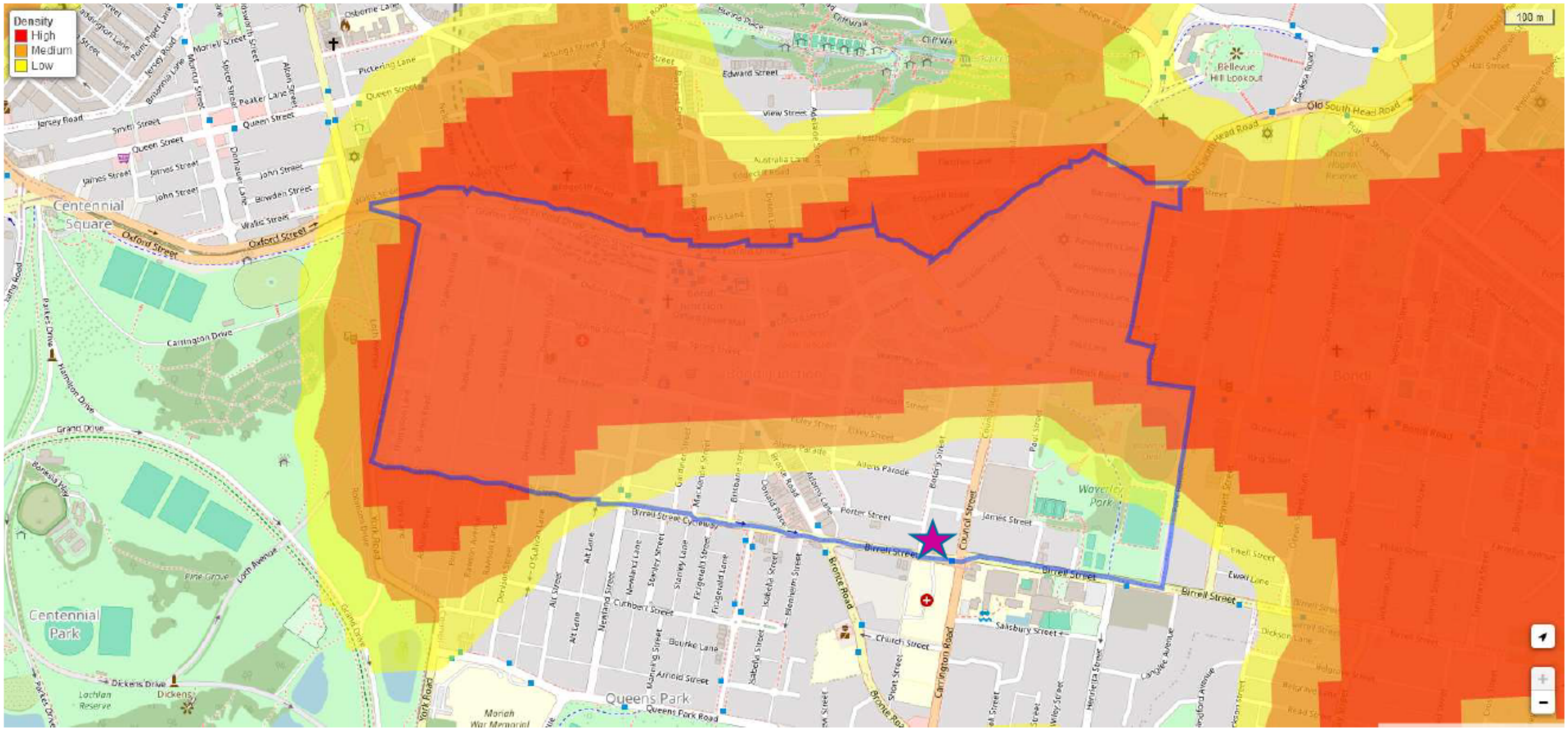


Figure 0-4: Incidents of Theft (Motor vehicle theft) from July 2022 to June 2023, Bondi Junction Suburb boundary & proposal site identified

Source: NSW BoCSAR, NSW Crime Tool, http://crimetool.bocsar.nsw.gov.au/bocsar/, accessed on 28/3/24.

Malicious Damage to Property

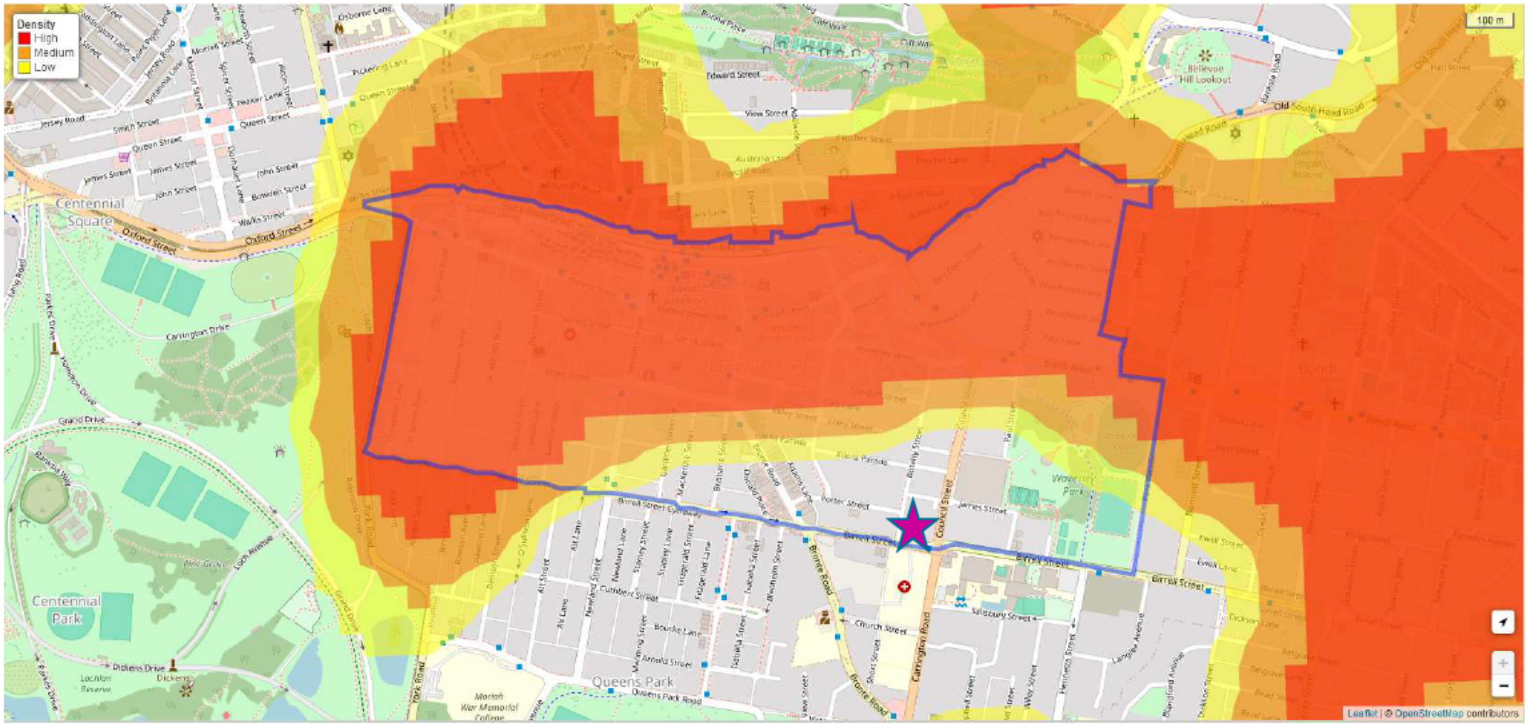


Figure 0-5: Incidents of Malicious Damage to Property from July 2022 to June 2023, Bondi Junction Suburb boundary & proposal site identified

Source: NSW BoCSAR, NSW Crime Tool, http://crimetool.bocsar.nsw.gov.au/bocsar/, accessed on 28/3/24.