



22 April 2025  
Our ref: SSD-3/2025

Department of Planning, Housing and Infrastructure  
4 Parramatta Square  
12 Darcy Street  
Parramatta  
NSW 2150

Attention: Director – Development Assessments and Infrastructure  
C/- Kevin Kim

Dear Director - Development Assessments and Infrastructure

**362-384 Oxford Street, Bondi Junction - SSD-71481718**

I write regarding public exhibition of state significant development application SSD-71481718 at 362-384 Oxford Street, Bondi Junction.

Thank you for agreeing to an extension of the submission deadline to 29 April 2025 to enable us to provide our complete submission regarding the above application.

Prior to the provision of our complete submission, we provide a preliminary submission in this correspondence below for your reference.

Waverley Council officers have reviewed the proposal, and our preliminary position is that we object to the proposal on the following basis:

**1. Exceedance of the height of buildings development standard**

The proposed exceedance of the height of the Waverley Local Environmental Plan (WLEP) 2012 and State Environmental Planning Policy (Housing SEPP) 2021 Height of Buildings development standard results in unreasonably amenity impacts on neighbouring residential units and on the public domain, and therefore the exceedance should not be supported.

**2. Inefficient building layout resulting in unnecessary height and bulk**

The proposal has an inefficient building layout at levels 1 and 2, with significant areas of voids, terraces and undefined spaces. The inefficient building layout contributes to the excessive height and bulk of the development, and results in unreasonable amenity impacts.

**3. Amenity impacts**

The proposal unreasonably overshadows residential units at 11 Oxford Street and the public domain at Oxford Street Mall.

In addition, the applicant has not provided sufficient information to enable an assessment of view impacts on residential units at 71-85 Spring Street.



WAVERLEY COUNCIL

**Waverley Council**

PO Box 9, Bondi Junction NSW 1355

DX 12006, Bondi Junction

**Customer Service Centre**

55 Spring Street, Bondi Junction NSW 2022

ABN: 12 502 583 608

Our full submission, which will include additional issues and comments, will follow this preliminary submission by 29 April 2025.

Please contact me at [david.knight@waverley.nsw.gov.au](mailto:david.knight@waverley.nsw.gov.au) or 02 9083 8762 if you have any queries regarding our submission.

Yours sincerely

A handwritten signature in black ink, appearing to read 'David Knight'.

David Knight  
Senior Development Assessment Planner  
Waverley Council