



26 May 2025

Our ref: SSD-4/2025

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

194-214 Oxford Street and 2 Nelson Street, Bondi Junction - SSD-77175998

I write regarding public exhibition of state significant development application SSD-77175998 at 194-214 Oxford Street and 2 Nelson Street, Bondi Junction.

Thank you for agreeing to an extension for the submission deadline to 4 June 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. INELIGIBILITY OF APPLICATION FOR STATE SIGNIFICANT DEVELOPMENT PATHWAY

Council officers are of the opinion that the application cannot be classified as State Significant Development (SSD) under Part 2.2 of State Environmental Planning Policy (Planning Systems) 2021 ('Planning Systems SEPP 2021') as the development does not meet any of the criteria outlined in Schedules 1 or 2 of the Planning Systems SEPP 2021.

2. EXCEEDANCE OF THE HEIGHT OF BUILDINGS DEVELOPMENT STANDARD

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

3. SOLAR ACCESS IMPACTS

The proposed exceedance of the height of buildings development standard results in additional overshadowing to residential properties opposite the site at 17 to 29 Oxford Street and Centennial Park.

4. CAR AND BICYCLE PARKING

The Environmental Impact Statement states that the Design Integrity Panel supported “no net increase in parking”. Yet the proposal provides a net increase of 54 car parking spaces above the previous approval (DA-360/2023), while providing no increase in electric vehicle spaces or car share parking spaces, and a decrease in bicycle parking spaces.

5. PEDESTRIAN WIND ENVIRONMENT ASSESSMENT RECOMMENDATIONS

The Secretary’s Environmental Assessment Requirements (SEARs) dated 25 October 2024 required a Pedestrian Wind Environment Assessment be provided to assess amenity impacts on the surrounding locality, including wind impacts. The proposal is accompanied by a report titled ‘Pedestrian Level Winds – Wind Tunnel Test’ dated 1 April 2025 compiled by Vipac Engineers and Scientists Limited. The report makes recommendations to ameliorate adverse winds impacts, which have been omitted from the architectural drawings.

Our full submission, which will include additional issues and comments, will follow this preliminary submission by 4 June 2025.

Please contact me at emma.finnegan@waverley.nsw.gov.au or 02 9083 8084 (Mon-Wed) if you have any queries regarding our submission.

Yours sincerely



Emma Finnegan
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Waverley Council