

Objection to Proposed Development at 2–16 Spencer Street, Rose Bay (SSD-86122958)

Ryan Stoler
2/35 Spencer Street
Rose Bay NSW 2029

Date: 25 November 2025

To: NSW Department of Planning and Environment
Subject: Formal Objection to Development Application SSD-86122958

Statement of Objection

I am writing as a resident and homeowner on Spencer Street to formally object to the proposed development at 2–16 Spencer Street, Rose Bay (SSD-86122958). While I acknowledge the need for development, I have significant concerns regarding the scale and impact of this project on our community and environment.

Expanded Traffic Concerns

- Spencer Street currently experiences significant congestion during peak hours, with vehicles queuing from both New South Head Road and Old South Head Road.
- There are no alternative access routes to Spencer Street, creating a bottleneck effect and raising concerns for emergency vehicle access.
- The proposed development will introduce a large number of additional vehicles, compounding existing congestion and increasing the risk of accidents.
- Pedestrian safety will be compromised due to increased traffic flow.

Other Key Concerns

- Existing high-density living in Rose Bay and surrounding suburbs will be exacerbated, reducing livability.
- Street parking is already at capacity; additional dwellings will worsen this issue.
- Potential impact on the water table and risks associated with deep excavation and drilling, which may damage existing properties.

- Noise, dust, and disruption during construction affecting residents' health and wellbeing.
- Overshadowing and privacy concerns for adjacent properties.
- Strain on local infrastructure, including schools, utilities, and emergency services.
- Lack of green space in proximity (nearest parks are over 1 km away); the proposal does not appear to include provisions for public open space.
- The proposed development must be designed to complement the existing character of Rose Bay and avoid dominating the streetscape. It should incorporate high-quality architectural design, green elements such as landscaped facades and rooftop gardens, and maintain a scale and form that respects the surrounding low-rise residential environment. The building should enhance visual amenity rather than create an imposing structure that detracts from the area's established aesthetic

Required Declarations

- I acknowledge that this submission will be publicly available on the NSW Planning Portal and accept the Department's disclaimer and declaration.
- I declare that the information provided in this objection is true and correct to the best of my knowledge.
- I declare that no reportable political donations or gifts have been made to any local councilor or member of parliament in the past two years, in accordance with the Environmental Planning and Assessment Act 1979.

In light of these concerns, I respectfully request that the Department carefully review the potential impacts of this development and consider appropriate mitigation measures or alternative proposals that preserve the character and livability of Rose Bay.

Thank you for considering my submission.



Yours sincerely,
Ryan Stoler