

19 May 2025

Dear NSW Planning

Thank you for the opportunity to comment on the proposed development SSD 77175998 concerning 194-214 Oxford and 2 Nelson street sites.

We strongly object to the proposed increase in size and height of the development.

While it is laudable that the developer seeks to assist the Government in the provision of affordable housing, it does this with significant enrichment to itself and to significant degradation of the locality. Note that including affordable housing should not automatically allow for significant overdevelopment of the site.

Please consider the following.

- Overall height. The original height for the site was 15m. This was expanded up to 36m with the Waverley plan WLEP 2022. While to affordable housing can allow for a 30% increase in height, the proposed 54m (or 56.6m - depending on source), represents a 50% height increase over what is approved (and more than 300% on the original 15m). This is unacceptable. At the approved 36m there are significant impacts, the 54m will exacerbate these impacts:
 - Visual impact - much larger than any other structure in the area, visible from Centennial park which to date has a wonderful sense of peace and detachment from the city. This building will loom large over the park and destroy its serenity.
 - Overshadowing - The Centennial park study 2022 requested no additional overshadowing. Further, impact to street cafes in Oxford street in the afternoon will be significant, impacting the attractiveness of these venues for the owners and customers alike.
 - The additional height will give tower residents a vantage point to look into all the private back yards of the houses in St James st, Ruthven St and Mill Hill Road. Currently, our back yards are sanctuaries. The new development and additional height will loom large and depress the residents of our wonderful neighbourhood.
 - The developer sites that the building will have a positive visual impact. This is not a true statement given the alternative is beautiful blue sky, birds, sun and clouds.
- Traffic. With the expansion of the number of residences and car parking growing from 84 to 138 will put huge pressure on an already congested Oxford St and Nelson St. At various times of the day, both Oxford st and Nelson st are virtual gridlock. Turning from Mill Hill road into Oxford st often requires a significant wait for a driver to let one into the queue. I strongly suggest the approval team spend time at the site to see for themselves. Adding 50 cars will make a difference. Note that car parking is scarce and the building requires parking for all its residents as there is no scope for street parking which is already maxed out. Rejecting approving the additional 2605m sq of apartments will alleviate the traffic issue. (By the way, what are they not providing in the space change to accommodate 50 cars? Bikes, storage, etc?)
- Retail. This is a genuine mystery. There are so many shops along Oxford street in the vicinity that are vacant what is the logic of providing more shops?

- Developer enrichment. While the proposal allows for 17 affordable housing units for a period of 15 years, the proposal is much larger and more profitable than to cover the 17 units. Consider the following:
 - The GFA increase proposed is 2605m sq, the affordable housing GFA is 1693m sq (average 99m sq per unit). This infers that there will be multiple additional large apartments at height - overlooking the city, harbour and centennial park. Each of these will be worth many millions
 - After 15 years, the developer will likely sell the remaining 17 apartments, again for many millions given the location.
 - I would expect there will be some contribution from Government and potentially CHPs further helping the developers profit.
- Heritage impact. The Mill Hill Conservation area, and similarly in Woollahra refer to very specific characteristics of the neighbourhoods. To quote from the NSW State Heritage Inventory Form on the Mill Hill Conservation area: *“Sloping topography and the grid street pattern serve to emphasise the skyline profiles of residences with decorated parapets, chimneys, skillion roofed service wings and repetitive profiles and articulation of terrace residences at front and rear being prominent and contributory aspects of the Conservation Area”*. This is just one aspect of many factors that make our neighbourhood unique and a wonderful place to live. Adding a huge development to the area will blight the skyline from our backyards and fundamentally change the look and feel of the area. This is an unacceptable development.
- Accelerated Precincts. Bondi Junction is not one of the NSW Government Accelerate Precincts. Under the guise of affordable housing, approving this overscale development will set a dangerous precedent for approval of other massive developments that would further change and degrade the neighbourhood and serenity of Centennial Park - a true oasis in the heart of the city. We do not want to replicate the overshadowing and unsightly buildings around Central Park in NY.

You will find all residents will be significantly opposed to this massive additional scale of the towers. It is totally out of character for the area. It needs to be seen for what it is, a brazen money grab by the developers.

Please reject application SSD 77175998

Best regards
 Nick Gurney
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 Bondi Junction