

Objection to Development Application for Shop Top Housing Infill at Oxford and Nelson Street, Bondi Junction. Likely impact to Bondi Junction transport interchange.

20 May 2025

To the NSW Planning Authority,

Copy: Dr Marjorie Spooner O'NEILL, Member for Coogee, Parliamentary Secretary for Transport

Dear Planning Officers,

I am writing to express my strong objection to the proposed development of shop-top housing infill at Oxford and Nelson Street, Bondi Junction. While I acknowledge the need for increased housing supply, particularly affordable housing, this proposal will create traffic and public transport mess that needs to be avoided. It doesn't improve housing affordability and we shouldn't allow developers to re-open these complex and costly negotiations to improve their profits at the expense of the citizens of NSW.

My objections are based on the following key concerns:

1. **Exponential Traffic Congestion and gridlocking the bus interchange:** the intersection of Nelson St, Oxford St and Ruthven St is already highly congested. Peak hour traffic already backs up towards the Bondi Junction bus interchange heading east, and back across the freeway intersection heading west.



Image: photo taken on cnr Oxford St and Nelson St at 9:16am 20 May 2025

The current building plan adds an underground car park which is difficult to approach, only accessible by Oxford Street from the west (onto Nelson Street) and Grafton Street from the east. The intersection is already extremely complicated given traffic rules, a cycleway as well as the nearby also complicated Oxford St/Ruthven St intersection.

With more apartments will come more cars. Those without a carpark in the building will circle Oxford St, Grafton St and Nelson St, creating further congestion.

Traffic will bank right back to the Bus interchange heading east, and right back across the freeway intersection heading west!!

Most local buses transit through Bondi Junction interchange, and almost all of those use this part of Oxford Street. Public transport will become a mess. People will be late for work and school and get very angry.

2. **Re-open complex negotiations is costly and unnecessary:** There has already been a lengthy and costly process to approve this already very large development. Plans were approved and parties should not have to be dragged back into another process to prevent it getting even worse. Please deliver a strong message to developers that they get one submission. They can't get something approved and then 'sneak' in some more when stakeholders aren't paying attention or too exhausted to engage.
3. **Affordable Housing Component:** While I support affordable housing, this development will not deliver any. Firstly, they are high spec apartments that only the wealthy can afford. Secondly, given the high density and proximity to the freeway (it's adjacent) these properties could well be bought by international investors, such as Chinese nationals, parking their money in Australia, or underworld figures such as the drug king pin Alen Moradian, assassinated on Spring Street Bondi Junction in June 2023.

There are hundreds of new apartments being built around Bondi Junction. Adding more to this particular development will cause far more issues than the benefit of more housing.

I urge the Planning Authority to carefully consider these objections and reject the development application.

Kind regards,

Simon Carson

[Shop top housing with infill affordable housing, Oxford and Nelson Street, Bondi Junction | Planning Portal - Department of Planning and Environment](https://www.planningportal.nsw.gov.au/major-projects/projects/shop-top-housing-infill-affordable-housing-oxford-and-nelson-street-bondi-junction)

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