



GREATER
SYDNEY
PARKLANDS

Callan
Park

Centennial
Parklands

Fernhill
Estate

Parramatta
Park

Western
Sydney
Parklands

25 May 2025

Department of Planning, Housing and Infrastructure
Locked Bag 5022
Parramatta NSW 2124

Attention: Kevin Kim
Senior Planning Officer | Infill Affordable Housing
Submission by email: kevin.kim@dpie.nsw.gov.au

Dear Sir/Madam,

SSD-77175998 - Shoptop housing with infill affordable housing, Oxford and Nelson Street, Bondi Junction

Thank you for the opportunity to provide feedback on SSD-77175998 - Shoptop housing with infill affordable housing, Oxford and Nelson Street, Bondi Junction. The proposed development is located near Centennial Park which is managed by Greater Sydney Parklands. As noted in the applicant's proposal the *Greater Sydney Parklands Trust Act 2022* requires that the consent authority have regard to the impact of overshadowing on public open space, including the impacts set out in a Greater Sydney Parklands shadow modelling study (the Study).

I understand there is an existing development consent on the subject site which would result in some overshadowing of Centennial Park. Following review of the applicant's site specific overshadowing study, I confirm that the approach to overshadowing in the application is considered reasonable as it results in a minor variation to the current approval and is consistent with the Study, specifically:

- the applicant has undertaken site specific studies to demonstrate design measures to minimise overshadowing on the park;
- the overshadowing is in an area of the park where minor additional overshadowing is permitted by the study; and
- the overshadowing impacts only a small area of the park at 10am on the winter solstice and there is a limited period of overshadowing between 10am and 11am.

Please contact Paula Tomkins at paula.tomkins@gsp.nsw.gov.au or 0418 967 392 if you wish to discuss this matter further.

Yours sincerely,

Callantha Brigham
Director Strategy Design & Delivery

