

Submission: Objection to SSD-77175998 — Oxford & Nelson Street, Bondi Junction Development

To Whom It May Concern,

I'm writing to strongly object to the proposed development at 194–214 Oxford Street and 2 Nelson Street, Bondi Junction (SSD-77175998). I live nearby at 125 Wallis Street in Woollahra, and this project concerns me greatly — not just for what it means for the character of the area, but for how it will impact local residents and the broader community.

1. The Height is Completely Out of Step with the Area

The proposed towers — up to 16 storeys high — are way too tall for this location. This isn't Parramatta or the CBD. Bondi Junction already has congestion and visual clutter from overdevelopment, and this will just push it over the edge. These towers will dominate the skyline, block natural light, and ruin the views from Centennial Park and the surrounding heritage streets.

This proposal exceeds local planning controls by 57%. That's not a small adjustment — it's a blatant overreach that sets a dangerous precedent for future developments. If developers can just promise a small fraction of affordable housing and then bulldoze planning rules, what's the point of having height limits at all?

2. Traffic and Safety Risks

Oxford Street is already a nightmare during peak hours, and Nelson Street is narrow and congested. Throwing 85 new apartments — plus retail — into that mix will make things worse for everyone. More cars, more delivery trucks, more pedestrians in an already overburdened part of town.

There's also real concern about pedestrian and cyclist safety at this corner. Adding basement parking means more vehicle movement right at a busy, high-foot-traffic intersection. It feels like a ticking time bomb for accidents.

3. Strain on Infrastructure

This part of the eastern suburbs is already under pressure when it comes to schools, medical services, and public transport. Dropping a development of this size into Bondi Junction — with minimal infrastructure upgrades — is short-sighted.

Council can barely keep up with maintaining roads and footpaths as it is. We don't need more strain from an oversized development that mainly benefits private interests.

4. Token Affordable Housing

Let's not pretend this is about helping people in need. Only 17 units are designated as affordable housing — and even that is only locked in for 15 years. After that, the developer can convert them to market rate. So we get all the long-term downsides (traffic, bulk, shadowing, skyline destruction), and in return we get a short-term tick-box exercise in affordability. That's not a fair deal.

5. Heritage and Character Erosion

This area has a unique character. Centennial Park, historic homes, low-rise terraces — these are things we should be protecting. A pair of oversized glass towers stuck on top of a retail block will completely undermine the visual cohesion and heritage character of the surrounding streets.

Once it's gone, we can't get that back. We don't want to become another example of bad urban planning with a skyline full of boxy, characterless towers.

In Summary:

This development is too tall, too dense, and too out of place for this location. It ignores local planning rules, puts extra pressure on infrastructure, offers minimal benefit in terms of affordable housing, and will erode the identity and liveability of Bondi Junction and surrounds.

As a nearby resident, I'm asking you to reject this application and instead support development that respects the scale and spirit of the area.

Sincerely,

Rupert Forwood

125 Wallis Street, Woollahra NSW 2025