

## **Submission**

27 May 2025

We are writing to lodge our concerns regarding the above proposal and register our objections to it.

We have lived in Ruthven Street, Bondi Junction since January 2001, and prior to that in Bowden Street, Woollahra. We know the local area well and have had many family discussions about the area, how it has changed for the better over recent years and what other changes would benefit us and our community.

In March 2017 and November 2021 we did object to the planning proposal to amend the Waverley Local Environment Plan and to the later development application for this site. Our particular concerns at those times were with the size and scale of the proposed developments in this location, the corresponding increases in density and the impact on traffic and amenity in the area, and the removal of heritage items. The proposed towers were out of proportion with the fine Victorian heritage grain of the neighbouring shops, the adjacent Nelson Hotel and the Mill Hill conservation areas.

Despite our objections -- and those of many others in the community -- each proposal was subsequently approved.

The original developments have yet to emerge from the ground and yet here we are, presented with a fresh proposal that stretches further beyond what was considered excessive just a short time ago.

The specific concerns that we have with the latest proposal are as follows:

**Significant increase in height of towers:** the towers will top out at 57% higher than the 36m allowed under the expanded Waverley LEP, and nearly twice the 30% height "bonus" under the affordable housing rule, which will bring

**Increased overshadowing:** the increased height and bulk of the towers will further dominate the streetscape in the surrounding area, casting longer shadows, further reducing privacy and eroding heritage values. Adding to the size of the towers will also likely increase the incidence of strong and extreme winds due to the continuation of the "wall" of towers built on Oxford Street in recent years.

**Disproportionate increase in the number of car spaces** (54 new car spaces, up 64%) to cater for the additional units proposed (15 new units, up 21%) but with fewer bicycles spots will result in increased traffic.

**Increased traffic** will make the already restricted thoroughfare on and intersections on Oxford Street more dangerous and congested.

**A huge additional visual impact** will be imposed upon the surrounding streets and Centennial Park, dominating the area from all sides and the hitherto uncluttered skyline from historic Federation Valley in Centennial Park.

Project: **Shop top housing with infill affordable housing, Oxford and Nelson Street, Bondi Junction**

Application: **SSD-77175998**

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A development of this scale will set a **terrible precedent** for further similar towers along Oxford Street and surrounding Centennial Park, each of which will inevitably exacerbate the degradation of amenity, heritage values and the village feel not only in west Oxford Street but in other adjacent localities.

We feel that the changes requested in this proposal are unreasonable and unnecessary.

We strongly urge that you reject the proposal.