

You are urged to refuse SSD-77175998 for the following reasons.

In summary:

- the development as approved is already far too tall, with excessive height and bulk that casts shadows and dominates the streetscape
- it is completely out of character with the surrounding low rise area, destroying the elements of the area that residents love
- it is surrounded by busy narrow streets and that cannot cope with the traffic that would result from the proposed increase in the scale of the development

The nature of this site means that compliance with the LEP development standard is entirely reasonable and necessary, and there are many environmental planning grounds to justify rejection of this proposal, including because the site is:

- on top of a ridge
- opposite an item of outstanding national heritage significance
- surrounded by low rise heritage conservation areas
- surrounded by busy roads, with access and egress severely limited

I accept with great regret that the ten storey towers have already been approved but an additional six storeys would be visually intrusive and add more people and cars than the area can cope with.

Criteria for state significant development (SSD) - s6(2) of the EP&A Regulation 2021

- Not met because the estimated development cost includes the cost of the ten floors that are already approved. It also fails to meet the threshold in s26A(1A)(b)(i) of the SEPP (Planning Systems) 2021 –
- Not met. It refers to 40 additional dwellings and this proposal only proposes 17 additional dwellings.

Hence the Department of Planning does not have power to deal with this proposal since it does not meet the threshold for SSD. It should refer the matter to Waverley Council.

DA-400/2021/D seeks approval to amalgamate several apartments, converting 2br apartments into 3br apartments and reducing total apartment numbers by 6. Rather than increasing housing, the SSD application seeks to reduce it.

Excessive height and bulk

The proposed twin towers, as approved in 2022, will be already excessively tall and out of character for this part of Bondi Junction. At 37.54m, the approved buildings will already tower over the surrounding low rise heritage conservation areas, blocking the sun, casting shadows and greatly reducing amenity. Putting three more levels on the western tower and six more on the eastern tower will take this from objectionable and inappropriate to outrageous and severely damaging to the community.

To seek a height 57% more than the height limit set out in the Waverley LEP beggars belief and shows that developers profit the sole motive and not providing of housing or community benefit.

To use the mantra of providing affordable housing is a cynical exercise especially as the Housing SEPP makes it clear that the 30% height bonus is not automatically available and that the proposal must be compatible with the local area. Compatible this is not and in fact damages the desirable elements of the character of the local area.

While the site previously had a height limit of 15m under the LEP a decision by Waverley Council excised the site in question from the LEP and allowed 36m. Allowing a further increase to a maximum height of 56.6m is absolutely excessive and should not be approved.

The impact on Centennial Park, a site on the national heritage list and having outstanding heritage value to the nation, seems to have been ignored. The impact on Centennial Park is not "perceivably minimal" as the towers will be visible from some of the most popular and hitherto tranquil areas of the park.

Similarly it will impact on Woollahra Heritage Conservation Area

The current proposal would have significant adverse impacts on the heritage values of the Park and local heritage/conservation area and must be referred to the Commonwealth Minister under the EPBC Act.

Traffic

It is understood that the developer relies on traffic surveys done in April 2021 during Covid when most people were still working from home and traffic was well down on normal levels. Using this data, even adjusted by 1.5% is not good acceptable and the EIS must include "current" traffic data.

IF all traffic leaving the site has to head east drivers will seek to use Leswell St and join Oxford St at an unregulated intersection in order to proceed west to the city. Already this intersection is dangerous and often blocked under present traffic volumes

An increase in parking by 64% will spew excessive numbers of cars on to nearby streets thus increasing traffic problem and affecting driver and pedestrian safety worsen traffic.

Summary

In summary, this proposal is too tall and too bulky; out of character with the surrounding area; will have excessive impacts on heritage and amenity; will add to traffic problems in already congested roads

A height increase of 57% taller than the Waverley LEP permits should be rejected.

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