

Dear Madam/Sir

Re SSD-77175998

I am a local resident, having lived in Mill Hill Rd in Bondi Junction for 40 years. I have been appalled by the height and bulk of this development, and strongly believe that this application must be refused

The site is next to the most significant park in Australia. It is a well loved and well used park every day due to its beauty and sense of being away from the suburbs and in nature. The development that has already been approved is far too big for the site adjacent to this park, and to add more bulk will cast long shadows across the park and also across the heritage area that runs along the eastern side of the park whose houses are mainly of the same era as the establishment of the park.

The development is out of character with the area.

The development is sited amongst busy streets that are already congested because they were not designed to take the traffic that already uses them...and to add even more traffic with this development will be untenable. The access to the building will be difficult and is likely to add further stress to the traffic situation. Can I suggest that you actually visit the site and look at the traffic at a peak hour...it is such now that cars coming out of side streets onto Oxford St can wait a very long time to turn out of their street onto that road.

I have been involved in preserving the heritage of our area. We managed to save the Boot Factory in Spring St which is the last Victorian industrial building in Waverley, and is now used for many community workshops, events and seven council meetings. This building at ten storeys is already out of kilter with the surroundings and another six storeys will make it an eyesore visible from inside the park and from the harbour and many parts of Sydney.

The character of Centennial Park will be sullied by allowing this extra height on this building. At present the heritage area gives the park the context when approaching it, one and two storey heritage buildings and scale.

As a retired lawyer I believe that this proposal does not meet the criteria for state significant development (SSD) set out in s6(2) of the EP&A Regulation 2021 (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 - which refers to 40 additional dwellings and this proposal only proposes 17 additional dwellings.

Therefore this matter should be referred to Waverley Council to decide within the local Environment Plan and its Development Control plans

The proposed parking arrangements exceed the Waverley DCP maximum parking rate by 40% which will increase traffic and cause chaos on Oxford St.

On 21 May 2025, residents learned that Westgate has now lodged yet another DA with Waverley Council (DA-400/2021/D) under which it seeks approval to amalgamate several apartments, converting 2br apartments into 3br apartments and reducing total apartment numbers by 6. The SSD application to the Department of Planning aims to increase housing but this DA proposes to reduce it.

The DA to Waverley Council ignores the SSDA when it talks about 70 apartments, rather than the 85, and a height of 38m rather than a height of 56.6m. The two applications must be considered together. The Department of Planning should reject the SSDA and refer it to Waverley Council to deal with alongside DA-400/2021/D.

The proposed podium + ten storey "twin towers", as approved in 2022, will be 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.

The proposed height of the tower will be 57% higher than the limit set out in the Waverley LEP and should not be approved.

Affordable housing is important, but I am not convinced that allowing this developer to build luxury apartments with a few apartments sleighted to be affordable for a few years is solving the housing problem. If this building were being built with conditions that it only ever has apartments that will always be affordable to people working to service the area, such as shop employees, cleaners, gardeners, and others who are being priced out of the area, then the assault on the amenity of the area that the ten storey tower is going to make would be more bearable. But there is not provision for any integral social housing scheme involved with these apartments, they are just a developer who sees money and ways to try to maximise his profit by accessing government planning arrangements for a short time, in effect scamming.

The Heritage Impact Statement for the twin towers

- ignores the impacts on Centennial Park,
- wrongly states that the national heritage list is "N/A": Centennial Park is included on the national heritage list and described as having "outstanding heritage value to the nation"
- wrongly states that the Commonwealth Environment Protection and Biodiversity Conservation Act is not applicable and no other approval is required
- focuses primarily on protecting the heritage listed Norfolk Pine on Nelson Street (which Westgate has sought permission to remove via a DA to Waverley Council: this is not mentioned).
- fails to mention the Woollahra Heritage Conservation Area and the many heritage listed items which are just north of the site.
- ignores the impact of the proposal on the Mill Hill Heritage Conservation Area.

The proposal will not only impact visually from within Centennial Park, but will also cause increased traffic inside Centennial Park as cars cut through it to reach the retail areas of the towers, and also to park inside Centennial Park because the towers do not have sufficient parking allocated to the cars it will attract into the area, let alone its residents and their visitors. The local streets are already bursting at the seams with parking problems so Centennial Park will be the obvious alternative for shoppers and visitors to the towers.

One of the beautiful views from Federation Valley in the park is the old two storey heritage bus depot brick building with its unusual shaped façade, giving a beautiful profile to look at to the east through the trees. This is in keeping with the park and its era. However the tower is not...it is pulling the overshadowing of the park into becoming like the overshadowing of Hyde Park. Unfortunately in many parts of Hyde Park one feels like it is on the bottom of a well because it is surrounded by tall buildings of the sort that these towers will be. It would be a shame if our generations cannot pass on this precious park with its heritage surrounds that we have enjoyed for so long. Already these towers will impinge.

For more than a decade I have been a WIRES volunteer wildlife rescuer and carer, and am conscious of the wildlife in the park and the impact that the proposed towers will have.

The Environmental Impact Statement of the proposal states that there are no EPBC Act concerns. However the park is host to a number of species including endangered powerful owls, and is a destination for migratory birds who summer in the park. So international environmental concerns are relevant to anything that changes the environment of the park. As mentioned above the cars that will be parking in the park due to lack of parking in the towers for the cars that the proposal will generate, and those cars and their parking will alter the conditions within the park.

In addition an Endangered Grey Headed Flying Fox colony shelters in the park, and in the evening passes the area where the towers will be. To make the towers even higher will of course make an even greater impact on their chance of survival.

The Australian Government Department of Climate Change, Energy, the Environment and Water should be consulted about an approval under the EPBC Act.

These towers will already have a very detrimental effect on the amenity and sunlight and noise of the surrounding heritage area and the park. Please reject this application which will exponentially increase the disruption and disturbance, increasing that impact in so many ways.

Yours sincerely

K Watson