

**Independent Planning Commission Reference Document:
194 Oxford Street, Bondi Junction CAD Drawings**



Figure 1: Proposed development showing a 11 storey tower with a 36 metre height limit. The green line shows the approximate height of the existing heritage listed Norfolk Island Pine (25m high).



Figure 2: Alternate height at 25 metres / 8 storeys representing to the approximately height of the Heritage listed Norfolk Island Pine (25m) and a more sympathetic scale in the heritage context including the Nelson Road Hotel.