

Received  
15 AUG 2017

**OFFICE OF THE MINISTER FOR PLANNING**

DATE RECEIVED: MO TRIM #: IM17/18993

**A. MINISTER'S OFFICE**  
STAFF MEMBER:



**B. AGENCY FOR ACTION**

Department of Planning and Environment(DP&E)

UrbanGrowth (UGNSW)

Central Coast Regional Development Corporation (CCRDC)

Hunter Development Corporation (HDC)

Greater Sydney Commission (GSC)

Office of Environment & Heritage (OEH)

REFER TO OTHER MINISTER:

**C. ACTION REQUIRED**

Minister to Reply  Briefing Note

Parliamentary Secretary to Reply  For Information Only

Assistant Minister to reply  Other Agency to Respond

Agency response

- SEC
- Deputy Secretary
- ED

**D. DEADLINE**

Immediate (Priority – ASAP)

Urgent (7 calendar days)

Routine (14 calendar days)

DUE DATE: AUTHORISED BY:

NOTES:

**DP&E use only**

Division To Action/Draft  MES (CCU) To Action Draft

<input type="checkbox"/> GD&P	<input type="checkbox"/> A&C	<input type="checkbox"/> Richard Hammond
<input type="checkbox"/> PP, S & G	<input type="checkbox"/> GC	<input checked="" type="checkbox"/> Hannah Courtney
<input checked="" type="checkbox"/> PS	<input type="checkbox"/> F&O	<input type="checkbox"/> Martin Walsh
<input type="checkbox"/> R&M	<input type="checkbox"/> C&GS	<input type="checkbox"/> Faun Harbord
<input type="checkbox"/> E,W, R & PS		<input type="checkbox"/> Bernadette Lareza

Notes Metropolitan - CBD

## Ellen Sessini

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**From:** Steve Hogan <Steve.Hogan@minister.nsw.gov.au>  
**Sent:** Tuesday, 15 August 2017 12:02 PM  
**To:** DPE CSE MCUDOP Mailbox  
**Subject:** IM17/18993 MIN (ROUTINE): Bruce Notley-Smith - 15/08/2017 - Planning proposal at 194-214 Oxford Street and 2 Nelson Street, Bondi Junction  
**Attachments:** Bruce Notley-Smith - 15 08 2017 - Planning proposal at 194-214 Oxford Street and 2 Nelson Street, Bondi Junction.pdf; TEMPLATE Corro Action Sheet - SOFT.doc

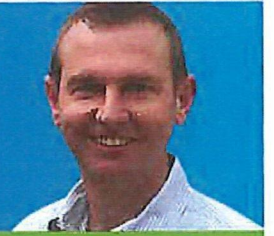
-----< HPE Content Manager record Information >-----

Record Number: IM17/18993  
Title : Bruce Notley-Smith - 15/08/2017 - Planning proposal at 194-214 Oxford Street and 2 Nelson Street, Bondi Junction  
Notes : DLO advises for Minister response.  
Routine timeframe.  
To Department  
"Tuesday, 15 August 2017 at 12:00:52 PM (GMT-10:00) Hogan, Steve (Mr):"



# Bruce Notley-Smith MP

Member for Coogee



The Hon. Anthony Roberts MP  
Minister for Planning  
GPO Box 5341  
SYDNEY NSW 2001

15 AUG 2017

Dear Minister,

*Anthony,*

**Re: Planning Proposal at 194-214 Oxford Street and 2 Nelson Street, Bondi Junction**

I have been contacted by a number of concerned constituents regarding the planning proposal at 194-214 Oxford Street and 2 Nelson Street, Bondi Junction.

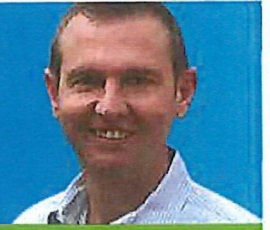
Recently Waverley Council unanimously rejected the planning proposal for the following reasons:

- a) The proposed height and floor space ratio will result in an overdevelopment of the site and will present an unacceptable built form scale, particularly to Oxford Street.
- (b) The proposal has not sufficiently addressed the impacts of bulk and scale, and is not sympathetic to and does not provide an acceptable transition to the heritage items on the subject site (Norfolk Island Pine), in the surrounding area (Nelson Hotel) and Centennial Park.
- (c) The majority of community feedback received opposes the proposal, with 69% of objections relating to increased traffic congestion, lack of parking and pedestrian safety.
- (d) The value of the public benefits offered as part of the planning proposal are not aligned with the expected value uplift of the proposal and does not comply with the Council's Planning Agreement Policy 2014. No planning agreement has therefore been entered into as part of this planning proposal.
- (e) The proposal does not provide affordable rental housing in accordance with the benchmarks stated in the draft District Plans, and is not consistent with Council's methodology for valuing uplift.
- (f) The proposal is inconsistent with the recommendations of the Government Architect's Office Final Report on the West Oxford Street Precinct Plan.
- (g) Inconsistency with the following directions under Waverley Together 3:
  - (i) L5a – Ensure planning controls for new buildings and building upgrades deliver high quality urban design that is safe and accessible, in which heritage and open space is recognised, respected and protected.



# Bruce Notley-Smith MP

Member for Coogee



- (ii) L5b – Protect and maintain heritage significant buildings while ensuring they are fit for use.
- (iii) L5c – Consider the use of planning controls and agreements to provide improvements to built infrastructure.
- (h) The 2013 Traffic Study (prepared by GTA Consultants) is inadequate as follows:
  - (i) The modelling is not acceptable due to the length of time since the survey was carried out.
  - (ii) The intersection modelling, whilst acknowledging the existing congestion at the Oxford treet/Nelson Street intersections, does not provide any solutions.
  - (iii) The intersection models need to be modelled as a network rather than individual intersections.
  - (iv) The report fails to consider the impact of the proposed development on surrounding roads and local amenity.
  - (v) The report does not address the issue of vehicles exiting the Osmund Lane shared lane into Nelson Street.

I would be grateful if you could give careful consideration to Waverley Council's concerns and ultimately reject this proposal.

Thank you for your assistance.

Yours sincerely,



**Bruce Notley-Smith MP**  
Member for Coogee

Date: 11-8-17

## Mitchell Price

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**From:** Bettina <bettina@bigpond.net.au>  
**Sent:** Monday, 7 August 2017 8:03 PM  
**To:** ElectorateOffice Coogee  
**Subject:** RE: 194-214 Oxford Street & 2 Nelson Street, Bondi Junction

- Dear Mr Notley-Smith
- 
- I am writing briefly to ask you to make sure you consider the vote by Waverley Council recently as they were forced to refuse the development which in the view of many (over 410 submissions) was to Not go ahead with this TOTAL OVERDELVEOPMENT OF our community area.
- 
- THE DEVELOPER PROPOSED OUTLANDISHLY TO
- Increasing the maximum building height from 15m to 36m;
- increasing the maximum floor space ratio from 1.5:1 to 3.5:1;
- removing the local heritage status in relation to Item 1212 (the four terrace houses) at No. 194-200 Oxford Street, Bondi Junction;
- correcting a zoning anomaly by rezoning a portion of the Syd Einfeld Drive road reserve from B4 Mixed Use to SP2 Infrastructure; and
- including a local provision for an architectural design competition for these sites.
- The proposal to build 2 x 36 meter Towers, spoiling the skyline, the natural beauty and heritage of our area.

PLEASE DO NOT AGREE TO REZONE AND AGREE TO THIS DEVELOPMENT APPLICATION. It is inappropriate, and a GROSS overdevelopment.

Kind Regards,

*Bettina*

Bettina Orellana

Local resident at 84 St James Road Bondi Junction.

M 0408 898 270 | P (02) 93898270 | E [bettina@bigpond.net.au](mailto:bettina@bigpond.net.au) | T @crabsandeels

## Mitchell Price

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**From:** lmillerrantor@gmail.com on behalf of Lis Miller Drygreen  
<lmiller@drygreen.com.au>  
**Sent:** Monday, 31 July 2017 11:52 AM  
**To:** office@roberts.minister.nsw.gov.au; ElectorateOffice Coogee  
**Subject:** Objection the rezoning of the West end of Oxford St, Bondi Junction

Dear Sirs,

as a resident and business owner at 250 Oxford St Bondi Junction I would like to formally register my objection to the significant increase in height of the buildings proposed for the intersection of Syd Einfield Drive and Oxford Street., Bondi Junction

The large increase in height is inconsistent with the surrounding buildings and the park and will set an unhealthy precedent. Sydney is already lagging in its ability to manage and approve an appropriate, quality and attractive built environment and this will only further demonstrate to locals that the State and Local governments continue to place a higher value on the profits of developers than their constituents

At a personal level the higher building would provide more customers for our business but I am not supportive of development at any cost, which is what this appears to be

Please do not support this measure  
Yours Sincerely  
Elisabeth Miller

--

Lis Miller  
drygreen  
250 Oxford St Bondi Junction NSW 2022  
02 9389 6184

I am writing to object to the spot rezoning of 194 – 204 Oxford Street, Bondi Junction.

I am a local resident who has lived in the area for over 30 years. Rezoning must not be allowed for a massive 36 metre twin tower opposite Centennial Park that is against community interests.

For the developer to be seeking such a dramatic change in the Waverley LEP 2012 to increase the height standard from 15 metres to 36 metres, increase the floor space ratio from 1:5:1 to 3:5:1 and remove the heritage status of four terrace houses demonstrates that the developer is unwilling to comply with planning guidelines and heritage. If rezoning was approved for this massive overdevelopment it would have a detrimental, negative impact on the local community, surrounding neighbourhood and Centennial Park.


I strongly object to the rezoning to allow for these massive 36 metre twin towers because;

- It is an unsustainable overdevelopment
- The height increase and high density will adversely impact on traffic, parking and infrastructure which is already a major problem for the area
- It will overshadow Centennial Park
- It will destroy the amenities, local character and charm of what already exists
- It will destroy precious heritage which is fast disappearing to overdevelopment
- This area is the only part of Oxford Street in Bondi Junction which isn't overdeveloped, overshadowed and a wind tunnel
- It will destroy a unique, eclectic and thriving local shopping area
- It will destroy a vibrant community
- The DA should comply with the Waverley LEP 2012 guidelines which were implemented to conserve the amenities, environment and heritage of the area
- The DA should be sympathetic to the surrounding environment including Centennial Park and the heritage houses

I urge you to reject any spot rezoning for 194 – 201 Oxford Street, Bondi Junction.

Yours sincerely

Sarah McCarthy  
31 Isabella Street  
QUEENS PARK 2022


 Email

From: Sue Milliken  
To: ElectorateOffice Coogee  
Subject: DEVELOPMENT AT 194-214 OXFORD ST BONDJ JUNCTION

Sent: 19/05/2017 11:34:40 AM



Attachments may contain viruses that are harmful to your computer. Attachments may not display correctly.

 Screen Shot 2013-08-05 at 12.58.09 PM.png (12Kb)

Dear Bruce

I wish to add my voice to the torrent of objection to this outrageous proposal. Your government can prevent this desecration of the site and the subsequent horror and traffic gridlock which will follow.

Please make sure it does not happen.

Kind regards

Sue

**SUE MILLIKEN AO**  
52 Bourke Street  
Queens Park NSW 2022  
Mob. 0419.435.127



 Email

From: liz burke  
To: ElectorateOffice Coogee  
Subject: Halt the high rise

Sent: 10/05/2017 10:48:24 AM



Dear Bruce,

We are writing to express our wish that you reject the proposed rezoning and development of the 2 high rise towers which will destroy Centennial Park.

Please do not change the planning guidelines and instead, support the community to halt the high rise. Developments should be within the law.


The community is fed up with back room deals and having their opinions ignored.

With council elections looming, the mayor and political parties would be wise to listen to the residents of Bondi Junction.

I look forward to your support.

Best regards,

Liz Bankes

 Email

From: Naomi Tarszisz  
To: ElectorateOffice Coogee  
Subject: New Message!

Sent:

Name: Naomi Tarszisz

Email: naomi.tarz@gmail.com

Message: Dear Mr Notley-Smith,

I am writing to you as my local MP to demand a public hearing as a part of the decision making process proposed for Bondi Junction West. We do not believe the process is fair and transparent. Residents not consulted about the proposed rezoning - which council has already previously rejected. The dramatic increase from 15m to 36m does not have residents support and to date the only possible explanation for it to be accepted is back room deals with developers. Conflicts of interest for the developer exist. The developer has written also the data for his towers that are supposed to comply with the rezoning. That's a clear conflict of

The current process reeks of back door dealings. As a resident I am calling for a transparent process explanation of that process from the minister of planning. We're calling for council and state to consider the community opposition to the proposal, which council upheld on their rejection of the proposal. The needs of the residents are taken into account and not the needs and short term interests of the developer.

Regards,  
Naomi Tarszisz, Bondi Junction

This email was sent from <https://www.notleysmith.com>

 Email

From: [Kate Burgess](#)  
To: [ElectorateOffice Coogee](#)  
Subject: Overdevelopment in Bondi Junction

Sent: 2/04/2017 6:17:46 PM



Dear Mr Notley-Smith,

I write to you as a Randwick resident, a frequent user of Centennial Park and a regular shopper at Bondi Junction when I have the time to face the traffic and parking hurdles.

I have enormous concerns about the proposed high rise development at the western end of Oxford Street. I suspect that it would create traffic chaos on a grand scale.

I believe that the infrastructure required to support the proposed development has not been properly addressed and I fail to see any benefit to residents or visitors to the area.

I implore you to look seriously at the proposal to ensure that this special area of the Eastern Suburbs is not compromised.

Kind regards

Kate Burgess

4 Frederick Street  
Randwick 2031

 Email

From: Sonya Hammond  
To: ElectorateOffice Coogee  
Subject:Re: Thank you for your email

Sent:20/03/2017 12:00:32 PM



Hello,

Our address is  
7 Ruthven Street  
Bondi Junction NSW 2022

Kind regards,  
Sonya Hammond

On 20 Mar 2017, at 11:57 am, ElectorateOffice Coogee <ElectorateOffice.Coogee@parliament.nsw.gov.au> wrote:

Thank you for your email. As emails from Coogee constituent's take priority over all others, please ensure that you provide me with your current electoral address and daytime contact telephone number. This will help me to get your matter attended to quickly.

**If your issue is urgent, you can telephone my office on 9398 1822 between 9am and 5pm Monday to Friday.**

**The office is now located at shop 15, 53 Frenchmans Road, Randwick.**

Please note that if your email is not addressed specifically to this office, but included in the CC or BCC address boxes, no action will be taken. Your email address has been added to a mailing list so that I can send you digital newsletters and information about local issues. If you do not wish to receive the digital newsletter, simply click on 'unsubscribe' located at the base of the newsletter when you receive it and you will be automatically removed from the mailing list.

Kind regards,  
Bruce.

[<image001.jpg>](#)

Phone: (02) 9398 1822 Fax: (02) 9398 1044

Electorate Office: Shop 15/53-55b Frenchmans Road, Randwick NSW 2031


Email: [coogee@parliament.nsw.gov.au](mailto:coogee@parliament.nsw.gov.au)

Web: [www.notleymith.com.au](http://www.notleymith.com.au)

[<image002.jpg>](#) [<image003.jpg>](#)

NOTICE – This email is solely for the named addressee and may be confidential. You should only read, disclose, transmit, copy, distribute, act in reliance on or commercialise the contents if you are authorised to do so. If you are not the intended recipient of this email, please notify the sender by email immediately and then destroy any copy of this message. Except where otherwise specifically stated, views expressed in this email are those of the individual sender. The New South Wales Parliament does not guarantee that this communication is free of errors, virus, interception or interference.


[<image001.jpg>](#)[<image002.jpg>](#)[<image003.jpg>](#)

 Email

From: [Lynn Ralph](#) Sent: 16/03/2017 4:12:57 PM  
To: [sally.betts@waverley.nsw.gov.au](mailto:sally.betts@waverley.nsw.gov.au) ; [andrew.cusack@waverley.nsw.gov.au](mailto:andrew.cusack@waverley.nsw.gov.au) ; [Angela.Burrill@waverley.nsw.gov.au](mailto:Angela.Burrill@waverley.nsw.gov.au)  
CC: [ElectorateOffice Coogee](#)  
Subject: Proposed development 194-214 Oxford Street



Attachments may contain viruses that are harmful to your computer. Attachments may not display correctly.

 [2017\\_02 Lynn Ralph email to Waverly Council.pdf \(67Kb\)](#)

Dear Waverly Councillors and Mr Notley-Smith

Since my submission of 23 Feb - which Council has not even acknowledged so I attach a copy again! - I have grown more concerned about the secrecy surrounding the decision making process on this proposed development.

Having now made several submissions to Council, I find it totally unacceptable that no one at Council either knows or is prepared to discuss publicly the decision making around this totally unacceptable proposal.

Therefore, I have today written to NSW Minister for Planning Roberts to express my extreme concern about the lack of transparency surrounding the decision making on this proposed development. I would have thought Governments of all persuasions had learned their lesson about secret deals with developers, but apparently not.

I have also made clear, in my email to him, of my intention to vote against all Liberals - local, state, federal - until such time as this matter is dealt with openly and transparently with the electorate.

Regards,  
Lynn Ralph  
2/16 Mill Hill Road  
Bondi Junction NSW 2022  
Resident/Owner for over 15 years  
E: [lynn@lynnralph.com](mailto:lynn@lynnralph.com)  
M: 0417 232 958

**Subject:** PP-1/2015 - Submission in response to your letter dated 7 Feb 2017

**Date:** Thursday, 23 February 2017 at 11:15:28 am Australian Eastern Daylight Time

**From:** Lynn Ralph

**To:** waver@waverley.nsw.gov.au, george.bramis@waverley.nsw.gov.au

**CC:** vaucluse@parliament.nsw.gov.au, coogee@parliament.nsw.gov.au

**BCC:** John Vivian, Lisa O'Neill

To the Councillors of Waverley Council and Mr Peter Brown, General Manager, Waverley Council  
Cc: Gabrielle Upton; Bruce Notley-Smith

I am writing in response to your call for comments on the planning proposal for 194-214 Oxford St and 2 Nelson St, Bondi Junction.

In the first instance, I refer you to my previous submission on this proposal – see copy of my email dated 12 May 2015 below.

I will, in advance, apologise for the rather angry tone of this correspondence, but as the Council and the developer have taken no note of the comments provided in my previous email and the numerous previous consultations and charrette I have participated in, I could be forgiven for venting my frustration. I am providing you with this further submission, in the hope that perhaps by saying the same thing differently, you may perhaps understand and respond appropriately.

**I AM STRONGLY OPPOSED TO THE PROPOSED DEVELOPMENT IN ITS CURRENT FORM.**

I find it difficult to understand the purpose having a Waverley LEP 2012, if the Council can receive and consider proposals that literally ignore all of the limits/guidelines set out in that policy. I also find it difficult to understand how repeated (so-called) consultations with the community can also be totally ignored.

The proposed development continues to be a gross, ambit assault on all aspects of the LEP, and would, in my opinion, have a major, material detriment to the fabric of Bondi Junction and its community (as well as the adjacent areas in Woollahra (has anyone consulted them?).

Already, the west end of Oxford Street is being subjected to 'canyon-isation'. The cumulative effect of the walling in of Oxford St, on traffic, noise, sunlight, and other amenities, seems to have been totally ignored, and now this proposal –would, in my opinion, be the final nail in the coffin of West Oxford Street.

It defies understanding how the Council could even begin to think that this development, in its current appallingly inappropriate size, is of benefit to Bondi Junction and Waverly. The excessive height and floor space ratio (and disdain for heritage) are nothing more than a developer thumbing their noses at you as Councillors and each of us residents, while they line their pockets with their profits, and leave us to have to live with the negative impacts. Surely it's not possible for any rational person to think that plonking a massive structure in that space is anything other than an act of vandalism and gross profiteering. The way certain residents were bullied into selling their homes to this developer is further evidence of the complete disregard for community.

Please don't fall for the old argument that 'if you put something big enough at the end of the street, they will come'. This argument put forward by developers (and some town planners) has been proven to be false on so many occasions in cities across Australia...if you just take the time to look.

The large number of high rise developments already approved on West Oxford Street, with absolutely no improvement to the infrastructure needed to support the increased population, traffic, noise, etc, should, in and of itself, be a conclusive argument against this proposal. Further, the 'so-called' benefits to the

community as set out in the proposal are, putting it politely, a joke. Another car park and a windy, overshadowed laneway to allow the cars in and out is hardly what I'd describe as 'community benefit'.

In particular, I strongly object to any overshadowing of Centennial Park. Could someone please explain what right a private individual has to destroy public property in this way, for nothing but their own benefit. I also object to the proposed ignoring of heritage requirements, which everyone else in the community are required to follow.

This developer must be told to go away and not come back until the proposal complies with LEP 2012.

Repeatedly putting forward the same proposal which we, as residents, have already rejected on numerous occasions, seems to be nothing more than a conscious strategy on the part of the developer, and Council, to wear down the local community.

I will not be worn down. Nor will I be voting for any Councillor, or state Parliamentarian, who does not strongly oppose this gross flaunting of LEP 2012, against the wishes of the entire community.

I would be more than happy to speak directly with anyone about this matter.

Regards  
Lynn Ralph  
2/16 Mill Hill Road, Bondi Junction  
Owner, resident, and voter in BJ for 17 years.  
E: [lynn@lynnralph.com](mailto:lynn@lynnralph.com)  
M: 0417 232 958

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**From:** Lynn Ralph <[lynn@lynnralph.com](mailto:lynn@lynnralph.com)>  
**Date:** Tuesday, 12 May 2015 at 3:09 pm  
**To:** <[sallyb@waverley.nsw.gov.au](mailto:sallyb@waverley.nsw.gov.au)>, <[arthur.kyron@waverley.nsw.gov.au](mailto:arthur.kyron@waverley.nsw.gov.au)>, <[councillors@waverley.nsw.gov.au](mailto:councillors@waverley.nsw.gov.au)>, <[coogee@parliament.nsw.gov.au](mailto:coogee@parliament.nsw.gov.au)>  
**Subject:** Strong objection to proposed high rise at West Oxford Street, Bondi Junction

To all my local representatives:  
I have been a resident in the Mill Hill Conservation area for the past 15 years.

I am one of the owners of the converted St Barnabas Church. I and the other residents at 16-24 Mill Hill Road, take very seriously our responsibility to appropriately maintain one of the iconic structures in the neighbourhood. We have spared no expense to do so. We expect that our Council and elected representatives would share our respect for the unique nature of this area, and would implement policies which respect and protect the heritage of the precinct for current and future generations.

Having said that, I am not anti-development, where it is done appropriately – ie. consistent with the fabric of the community, and where it contributes, not detracts from the vibrancy and value of the neighbourhood. I support the current LEP. I am not, however, in favour of developers making huge profits at the expense of the community, its residents, and its amenities.

I was also an active participant in the West Oxford Street Precinct design charette. Though I now wonder why I wasted my time providing input, as it appears that none of the residents' feedback was listened to, and that the process was a waste of time.

The proposal for the outrageously oversized development which I now discover that Council is considering, goes against virtually everything that the residents told the Council during the charette. I cannot believe that you are even considering the outrageous grab for profit, blind to the obviously

hugely detrimental impact that such an inappropriate development would have on this area.

Have any of you actually tried to drive in and out of the Oxford st/York Rd intersection recently? It is already straining under the flow from upstream development throughout the eastern suburbs (as well as the already substantial development in Bondi Junction itself). How on earth do you imagine that intersection will cope with the increased flow?

What benefit would the Council and residents gain, other than short term cash injection, to justify such an oversized eyesore, so out of place and inconsistent with the area. What about the impact on the park? . Where or where is the long term thinking?

Why should a developer, and a handful of people with enough money to afford views of the city, be permitted to profit at our expense, and to damage the fabric of our community?


I cannot conceive of a single positive benefit that would justify breaching all of the local planning requirements, so recently established for the area?

I cannot understand how you could possibly think that this development should be approved, If you can make a cogent case, then please call me to discuss.

I am happy to further explain my views if you were of a mind to actually listen to the people who vote for you.

Regards,  
Lynn Ralph  
2/16 Mill Hill Road  
Bondi Junction NSW  
E: lynn@lynnralph.com  
M: 0417232958



 Email

From: catharine munro  
To: ElectorateOffice Coogee  
Subject: New Message!

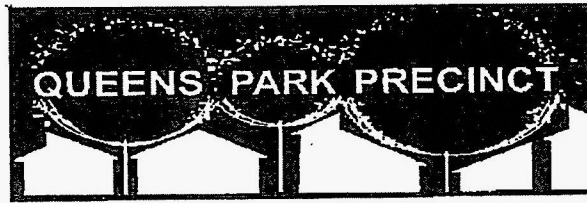
Sent:

Name: Catharine Munro

Email: catharine\_munro@hotmail.com

Message: Dear Mr Notley-Smith,  
I am a constituent who lives in Bondi Junction. I am writing to request a meeting with you about a matter of importance.  
It concerns a lack of transparency and fair process in the consideration of the proposed spot rezoning 194-204 Oxford Street Bondi Junction.  
I will send a more detailed letter at a later date. However, I am seeking a meeting between you and Bondi Junction at your earliest convenience.  
The ward of Lawson is a very high Liberal voting area and we are very concerned about the appearance. Many of us are disillusioned Labor voters who have turned to the Liberal Party after the disgraceful Obeid. We do not savour the prospect of turning to fringe parties if we are disappointed by the Liberals. We are demanding an explanation of who is making the decision on both the spot rezoning and the DA for Waverley Council or is it the Greater Sydney Commission or is it the Department of Planning.  
We are concerned that the developer is being afforded extensive time with decision makers while we are in the dark, even though the council spent \$200,000 on public consultations.  
We are demanding a public hearing about this proposal and a full explanation from the Minister about it.  
Please let me know when you can meet us. I will send further background at a later date.  
My phone number is 0408 662 997. My address is 43 Ruthven Street Bondi Junction 2022.  
Yours Sincerely,  
Catharine Munro.

This email was sent from <http://www.notleysmith.com>



**Queens Park Precinct Executive Committee**  
c/- 109 Newland St, Queens Park 2022

Mr Peter Brown  
General Manager Waverley Council  
PO Box 9  
BONDI JUNCTION NSW 1355

9 March 2017

Dear Mr Brown

***Precinct's opposition to Planning Proposal 194-214 Oxford St and 2 Nelson St***

At the public meeting of Queens Park Precinct on 8 March, residents agreed that the Committee submit a letter opposing the developer's application to substantially change the zoning and development standards in the *Waverley LEP 2012*.

This Planning Proposal is an attempt to **completely overturn the wishes of the community** to retain the character of this section of Bondi Junction and not see overdevelopment there.

***Changes proposed to Waverley LEP 2012 are extreme; against community's views***

The current Waverley LEP was developed following **considerable input from residents**, who attended many meetings in order to express their interest and views in the development standards for Bondi Junction.

A dramatic increase in height of 240% and density of 233% on this site, as sought by the developer, is totally inappropriate and completely disregards the community's interests.

***Unique features of this neighbourhood would be lost***

This unique site is the interesting western gateway to Bondi Junction and largely preserves the character of the old Bondi Junction.

The site is adjacent to both Centennial Park and streets of heritage significance, both of which must be preserved.

The height of the proposed towers would overpower and overshadow the neighbourhood and the Park and the proposed density would dramatically increase the number of people residing and visiting the site, thus negatively impacting on the amenity of residents and Park users.

***Major impact on traffic and parking in immediate area and further afield***

The substantial increase in density and thus population, would lead to increased traffic in Oxford St, Nelson St and York Rd (already congested at peak times) and further south in streets through Queens Park.

Parking is already at a premium and Council's ruling that occupants of apartments without parking should be given permits to park in nearby streets will exacerbate parking issues. We believe this should be brought to the attention of the planning authorities.

With the number of developments already under construction in the section of Bondi Junction west of Newland St, an additional one of this magnitude would likely cause traffic gridlock.

With its limited parking provision, it would make parking impossible for current residents.

This is obviously totally against the community's interests.

There must be a comprehensive Traffic Study of the whole area before any further development is approved in the western end of Bondi Junction.

**Not sufficient infrastructure to support such a large development**

The current infrastructure is barely coping with the rapidly growing population in Bondi Junction now and cannot accommodate a new development of this size.

The station at peak hour is already overcrowded, especially on the escalators.

The local primary school has already indicated that it won't be able to cater for any additional students from a development of this size.

**Heritage terraces should be retained**

The heritage status of the four terraces should not be removed but be incorporated into any future smaller development.

**We urge Council to reject these dramatic proposed changes to *Waverley LEP 2012* and preserve the neighbourhood and interests of the community and Park users.**

Yours sincerely



Peter Cohen and Simon Swifte  
Co-Convenors

Cc **Joint Regional Planning Panel**

**Bruce Notley-Smith, Member for Coogee**

Councillor A. Burrill  
Councillor A. Cusack  
Councillor P. Masselos

✉ Email

From: Robyn Short  
To: sally.betts@waverley.nsw.gov.au ; ElectorateOffice Coogee ; angela@waverley.nsw.gov.au ;  
andrew@waverley.nsw.gov.au ; paulam@waverley.nsw.gov.au  
Subject: Thanks/proposed West Bondi Junction developments

Sent: 13/03/2017 9:14:00 AM



Dear Mayor,

This is a plea for a restraining influence by your office on the apparently excessive height, bulk and scale of apartment development plans for West Bondi Junction.

This asks for your consideration in retaining present planning guidelines, and for Council's consideration of ratepayers, State Transit infrastructure, traffic and Centennial Park visitors impacted by such plans.

Yours faithfully

Robyn Short 139 Bronte Rd Queens Park

 Email

From: patricia  
To: ElectorateOffice Coogee  
Subject: New Message!

Sent:

Name: Patricia

Email: pl11449079@gmail.com

Message: I oppose these huge ugly concrete blocks i.e.:

- Traffic congestion
- Turns our streets in to overshadowed wind tunnels
- Heritage listed terraces
- Ruins the village feel, overshadows Centennial Park
- Spoils the park's skyline and appearance from the street
- Consistent community opposition

This email was sent from <http://www.notleysmith.com>

Feedback - Waverley council re: Proposal to amend Waverley Local Environmental Plan 2012 to allow the building of two high density buildings at 194-214 Oxford Street and 2 Nelson Street Bondi Junction. Third time giving feedback from the public

Dear Waverley Council, Bruce Notley-Smith MP, Prime Minister Malcom Turnbull and Anthony Roberts MP

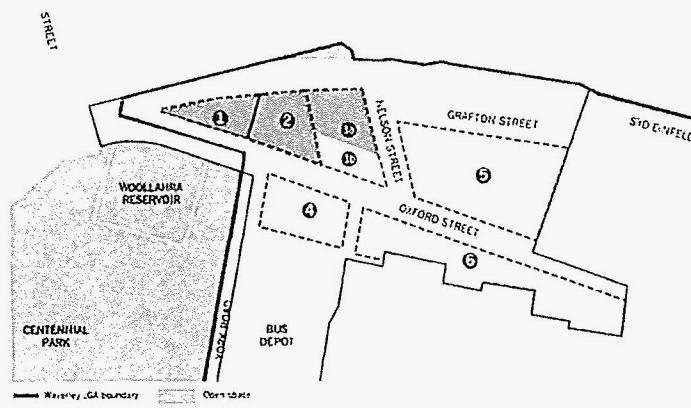
I am providing my comments and concerns in relation to this development proposal and proposal to amendment to the LEP 2012 and future impact on Heritage registered Centennial Park. I had started to compose my response when this week I was gob smacked to hear from a fellow resident one morning this week as they were handing out flyers in relation to Halt the High-rise community group, when a gentleman she spoke to said that he has already purchased a unit on the 8<sup>th</sup> floor of this new building.

Background I researched I know this has been running for a couple of years but ive only gone back to last 2 years in my research to understand the process where its available.

Elia Leis et al submitted a revised planning proposal dated 11<sup>th</sup> march 2015 which stated then that they wanted to amend the Waverley LEP 2012 to allow them to increase the maximum building high controls, increase the maximum FSR, and delete heritage status on 4 terrace on part of the site. In their letter its states that council officers gave a favorable planning report and their recommendations

I found an email from 29 April a reminder of the precinct meeting being held and is important to re-elect a precinct committee which is representative of the residents of Bondi Junction. It is the Precinct Committee's AGM.

There was a council meeting on the 31<sup>st</sup> march the councillors Crs Betts, Burrill, Clayton, Cusack, Goltsman, Guttman-Jones, Kay and Mouroukas voted to excise the site (indicated at 1,2 and 3a below) from the vote on the report and recommendations of the whole charette process, even though that site was the reason for the whole charette and has been the site of concern to residents ( basically saying that the residents were unable to say NO )



The Planning Proposal is for 38 metre towers (more than twice the currently allowed 15 metre height). But at page 68 the developer's ultimate intentions appear to far exceed even this high rise proposal when it states: these sites are capable of accommodating up to 60m in height at the western most edge along with greater FSRs. Voluntary Planning Agreements between the developer and the Council could bump up the heights of the proposed towers to these even more stratospheric heights that the developer wants.

I received an email community alert May 16<sup>th</sup> 2015 and it advised This latest planning proposal submitted to Waverley council blatantly abuses current controls and is a slap in the face to residents - we need to do what we can to STOP over development which brings increased traffic congestion, safety issues, overshadowing, noise, wind tunnels, loss of thriving small businesses and so much more. Proposed traffic changes around the York Road/ Oxford St intersection will have far reaching effects on the LGA not to mention the impact on Centennial Parklands and nearby homes in Woollahra. We know Waverley has achieved its housing targets & the proposed demolition of the 4 heritage terraces is criminal. All development MUST stay with the 2012 LEP - we have this in writing from Bruce Notley-Smith (Member for Coogee) so council should also support residents and say NO NO NO to this planning proposal and protect our heritage & amenities! We know there are council plans for more development in Bondi Junction on the Library, Mill Hill & Officeworks sites so this slow creep towards residential areas needs to stop NOW.

*Feb 2017 - We now have seen Mill Hill swiped out*

**Council meeting Dec 2015 and the outcome was NOT to support the planning proposal to the proposal as per letter dated 9<sup>th</sup> February 2016 to Lauren Templeman of the NSW Dept of Planning and environment state the councils response:**

*The Planning Proposal for 194-214 Oxford Street and 2 Nelson Street, Bondi Junction was reported to the Ordinary Meeting of Council on 15 December 2015. At the meeting, Council resolved to not support the planning proposal for the following reasons:*

- 1. The proposed height will result in the overdevelopment of the site and present an unacceptable built form scale, particularly to Oxford Street, in an area that borders the Mill Hill Conservation area.*
- 2. The proposal will result in unacceptable overshadowing of the public domain and Centennial Park.*
- 3. The proposal may set a precedent for adjoining sites seeking additional height and floor space.*
- 4. The proposal is not in the public interest of the West Oxford Street Precinct.*
- 5. The proposal is in excess of the current LEP height limit of 15m and the FSR of 1.5:1*

The developer Elia Leis obviously was not happy with the council saying no to him and opposing his plans as per the response above. Please note that the residents/wider community have always expressed their oppositions to this proposal as stated above. So he submitted an application to planning and environment department. It went to Pre-Gateway review joint regional planning review committee and gave its recommendation 31<sup>st</sup> May 2016 to go to Gateway review.

At the MHBj community meeting in 26<sup>th</sup> May 2016 it was raised to the community that the developer wants to go from 15m to 38m in height !!!! twice the size and exceeded the current LEP 2012.

On 24<sup>th</sup> June the community received an email from a Save West Bondi Junction group regarding a protest meeting which I attended. The proposed development and current Planning Proposal has been the main focus of resident concern from the day that Waverley Council announced the Design Charette which was initiated to produce possible design strategies for this site and the surrounding area. The Council agreed that residents could have representatives participate in the Charette, then refused to allow the residents' representatives to participate, instead allowing only a residents' presentation to the participants for a few minutes before the Charette commenced. (The Charette ran for three days).

A letter was sent to Dr John Roseth, Chair of the Sydney East Joint Regional Planning Panel dated 11<sup>th</sup> May 2016 advising that a pre-gateway request had been submitted by the developer because Waverley Council did not support his development proposal.

What I don't understand is why this developer's proposal was rejected with good reasons, but went and lodged the original plans with the Department of Planning and environment for them to override the council's decision. It came back to council who still responded with the same comments and then it went on to the gateway determination which was finalized letter dated 22<sup>nd</sup> Dec 2016 addressed to Arthur Kyron General Manager for Waverley Council from Stephen Murray Executive Director , Regions Planning Services.

*I am writing in response to your Council's request for a Gateway determination under section 565 of the EPA Act 1979 in respect of the planning proposal to amend height and FSR controls at 194-214 Oxford Street and 2 Nelson Street, Bondi Junction.*

*As delegate of the Greater Sydney Commission, I have now determined the planned proposal should proceed subject to the conditions in the attached Gateway Determination.*

I don't understand why it says the council's request for a gateway determination when it was Elia Leis who lodged the documents initially.

It goes on when did the council put a submission in to amend the WLEP 2012 height and FSR controls !!!!!

This is where I go back to the beginning of my letter **Why has Elia Leis started selling off plan apartments when you are still to have consultation with**

The Public

Woollahra Council;

Randwick Council,

Office of Environment and Heritage

Transport for NSW

Energy Australia

Sydney Water

Department of Education and Communities

NSW Ministry of Health; and

Centennial Park and Moore Park Trust

The letter was received 22<sup>nd</sup> Dec 2016 and the public were told about this via email 7<sup>th</sup> Feb 2017, that would allow 21 days for the other departments to have to respond or not.

**Again I ask why has Elia Leis started selling off plan apartments when there are still have consultations. Is this going through the motions but in reality back room deals have been done for the Elia Leis**

The letter states timeframe for completing the LEP is to be 12 months from the week following the gateway determination which has the date 7<sup>th</sup> December 2016.

**When did the council or certain councilors decide that they wanted to change the WLEP 2012 ?**



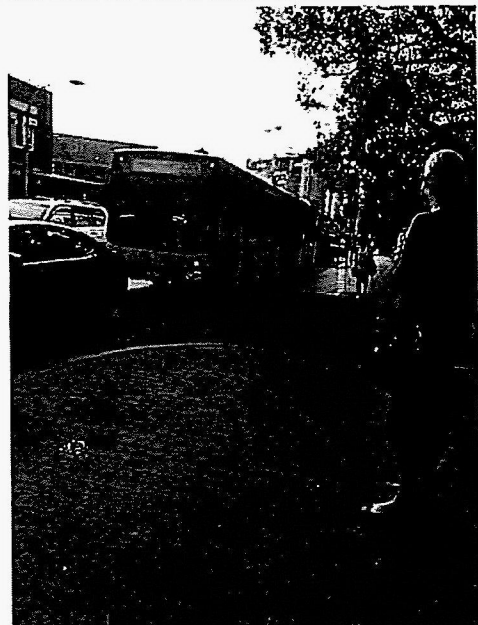
What happened to this and particularly highlighted points

- (1) This Plan aims to make local environmental planning provisions for land in Waverley in accordance with the relevant standard environmental planning instrument under section 33A of the Act.
- (2) The particular aims of this Plan are as follows:
  - (a) to promote and co-ordinate a range of commercial, retail, residential, tourism, entertainment, cultural and community uses to service the local and wider community,
  - (b) to maintain and reinforce Bondi Junction as the primary commercial and cultural centre in Sydney's eastern suburbs,
  - (c) to provide for a range of residential densities and range of housing types to meet the changing housing needs of the community,
  - (d) to provide an appropriate transition in building scale around the edge of the commercial centres to protect the amenity of surrounding residential areas,
  - (e) to protect, maintain and accommodate a range of open space uses, recreational opportunities, community facilities and services available to the community,
  - (f) to enhance and preserve the natural environment through appropriate planning, protecting the integrity of natural systems and by protecting existing trees,
  - (g) to identify and conserve the cultural, environmental, natural, aesthetic, social and built heritage of Waverley.

I have lived in this area for several years now and I am a regular commuter on the buses and traffic congestions has increased at a rapid rate, you can say all you like that with yet another development on Oxford Street that the transport will be better, the roads will be widened etc im sorry PEOPLE LOVE THEIR CARS and traffic congestion now is at a critical stage, we deal not only with cars, but many bikes that ride on the road, up on the footpath, almost run into you when you are simply trying to board the bus at the bus depot, every day there is congestion, cars coming up Grafton Street, cars coming up Ruthven Street it's a bottle neck and will increase 10 fold if these Monster tower blocks go up. This is a picture is one I took the other day just a normal Wednesday waiting for the bus to eventually crawl up the street from the interchange. You cant see but the traffic goes all the way back to the beginning of the Mall and its block when going past centennial park.

It will get increasingly worse as there are now let's see 3 major construction site going to commence building on oxford Street the latest only at mill hill pub . I stand every day and see countless cars coming from Bondi and surrounds in their cars 9 times out of 10 single passengers in these cars. Again PEOPLE LOVE THEIR CARS and this brings CONGESTION to this area.

The bus services have a tracking system but because of the ever increasing traffic congestion they struggle to arrive on time and it is got worse since the monster towers down the road and will get even more congested with the latest 3 major constructions site.



Parking in this area now it's beyond a joke, talking to a Ruthven St resident said they have have battled the council for 20 years in relation to parking we residence pay for the privilege of a parking permit to park our cars but in Ruthven lane you have free parking all day everyday except for Thursday's 8 – 9 and nearly every week I find people completely ignore the no parking signs and park there because its free parking. York road free parking also and if god forbid you happen to need to go somewhere in your car on the weekend well you can forget being able to park in the street near your home. You get told by the council well you can park in Grafton street which is a block away from your home as the zone has been increased yes but you are still battling with the rest of the Bondi Junction for these spots, the restrictions are crazy all day free parking on Sunday for example in Ruthven street, only on oxford street is it 7 days a week metered paid parking. So when we get builders et al working on those 3 tower blocks down the road there will be more cars and parking spots to fight over. Then there are the double trucks that rumble around the streets taking land fill away this will increase even more.

As many would know living in Bondi Junction that when you go down to the end of Oxford Street and hit the mall that you are greeted by a wind tunnel, no matter what time of the year it is, as a result of the 3 tower blocks that will be built down the road these two monster towers proposed to the entrance to west oxford street will only add to the wind tunnel in this area, it will block out the rising sun on the PEOPLE's park Centennial Park remember that this park is protected and just recently Prime Minister Turnbull said we need to do more to protect this heritage site.

**Tell me where the entire area of Centennial Park do you have two 38 meter tower blocks housing over 100 + people directly across the road from Centennial Park YOU DON'T.**

**We must protect Centennial Park this is the people's park**

I am a part of the West Oxford Street Community and have many times voiced my opposition to this development, Bondi Junction has reached capacity already services are stretched, the primary schools have long waiting list, and St Vincent's Hospital is stretched. What about the small business in the vicinity of these monster blocks, what about their livelihood, we don't need more empty shop front, like the forum, more traffic congestion by people visiting the supposed (proposed) shopping in this monster tower. This area is already over developed. Why aren't the council and politicians listening to the public you say one thing and do another. Remember we Vote

**Again I ask how can Elia Leis one person be that powerful to be able to get his proposal through and now be selling off plan apartments for two tower blocks which at one stage the council opposed and the residents and wider community have always opposed.**

Just having a look at this site for the Planning and Environment  
<http://www.planning.nsw.gov.au/Plans-for-Your-Area/Priority-Growth-Areas-and-Precincts>

And I do not see this area as a priority growth Area BECAUSE ITS ALREADY OVER GROWN!!!!!!

Thank you for reading

Deanne Irwin JP

10.03.2017

**LISTEN TO THE PEOPLE WE OPPOSE THIS PROPOSAL**

**HALT THE  
HIGH RISE**

 Email

From: Leszek Zytkeiwicz  
To: ElectorateOffice Coogee  
Subject: New Message!

Sent:

Name: Leszek Zytkeiwicz

Email: lbz@bigpond.com

Message: Dear Mr Notley-Smith,

Today we have submitted our feedback on the Planning Proposal to amend Waverley Local Environmental Plan 2012, Oxford Street and 2 Nelson Street, Bondi Junction as follows in the paragraphs below. We are strongly proposing changes, and seek all the support you can provide in this matter as the Member for Coogee.

We have lived in Ruthven Street, Bondi Junction since January 2001, and prior to that in Bowden Street. Our year-old daughter has lived at Ruthven Street her whole life; she attended The Grace Child Care Centre, Woollahra Public School from Kindergarten through to year 6, and is now at Rose Bay Secondary College. We are well and have had many family discussions about the area and how it might change in the future.

We are certainly not against development in the area, but we do strongly object to the proposal to amend Waverley Local Environment Plan 2012, in particular those that seek to allow buildings up to a height of 36m at the end of Oxford Street, as opposed to the 15m height restriction currently in place, the corresponding loss of heritage items and the removal of heritage items.

Contrary to the "benefits" to the community purported in the proposal, we believe that allowing build scale in this location will overall have significant disadvantages.

## Impact on Bondi Junction

Development up the height and density proposed will have significant impacts on the existing community of Bondi Junction. We believe that despite the expert analysis contained within the proposal (and surprisingly) to assure us to the contrary, the local community will be subjected to:

- Decreased natural sunlight as a result of overshadowing
- Increased incidence of strong and extreme winds
- Increased traffic
- Decreased safety for pedestrians
- Increased load on local public schools (that are already near, at or beyond capacity)
- Increased load on infrastructure
- Destruction of the local "village feel"

## Impact on Centennial Park

Buildings reaching a height of 36m will be a significant unwelcome and overbearing intrusion into the view of Centennial Park. Visitors to the park presently enjoy clear views in every direction of a skyline free from the invasion of dominant buildings. As such, Centennial Park is a true and unique escape from the urban landscape. It has been enjoyed by locals and visitors from further afield in Sydney, Australia and overseas, and it should be. Building height restrictions within the current 15m limit will help preserve this important aspect of the broader community.

## Impact on Woollahra

Similarly, tall towers at the west end of Oxford Street in Bondi Junction will impose upon the southern view of Woollahra; buildings will overlook this neighbouring suburb, which also is presently free of dominant development. Walking yesterday from Woollahra to Bondi Junction, south on Nelson Street and across the street which straddles Syd Einfield Drive, it was evident that overbearing towers reaching up 36m would be complete at that location, regardless of their architectural design.

## Impact on our Heritage

We consider the preservation of heritage aspects of Bondi Junction of great importance for future generations. The terrace houses at the west of the site are in need of some TLC, they are important heritage items but they are a historic link to the modest residential buildings that were previously lost to development in the area. They now remain either side of Syd Einfield Drive in Bondi Junction and Woollahra.

We also disagree with arguments put forward in the proposal as follows:

- One argument is the need to make height limits consistent across Bondi Junction Centre, and other developments such as Westfield and those to the immediate east as the paradigm. But hold on, the west is not, and has never been, part of Bondi Junction Centre. It is inconceivable that Bondi Junction Centre attendant 36m height allowance -- should start abruptly on the north-western corner of the suburb on Waverley Local Council area, and then proceed homogeneously in a thin strip along Oxford Street and be is a sympathetic "feathering-in" of building heights and development from Woollahra and Centennial Park towards the Bondi Junction Centre as we know it now.
- Another argument is that there is a lack of convenient shopping for locals within walking distance. Changes in planning restrictions outlined in the proposal can address this. This is not an accurate portrait of long-time locals. We do not own a car, yet we easily find the vast majority of our shopping needs in Bondi Junction within range of a short walk, or a short trip by public transport in surrounding suburbs.

to venture further afield and only then when seeking out obscure or specialist items that are increasingly available for purchase online anyway. We dispute the argument that a retail hub based at the west end be viable and add any improvement of convenience, choice or value to the local community.

Finally, the proposal characterises the site and its localities as a sad and dilapidated place, devoid of need of enlivenment that can only be achieved by developments flowing from the proposal if approached further from the truth. West Oxford Street is the centre of a thriving and long-standing community, it enjoys plenty of amenities - public and commercial, retail and recreational. Our community has consistently developed this corner of Bondi Junction, and continues to seek the support of our Local Council elected and appointed, to preserve the best of this area and enhance it sympathetically for the benefit of the community into the future. This proposal does not do that and we urge Council to deny it.

Yours faithfully,

Leszek Zytkeiwicz  
Bronwyn Burke  
Heather Zytkeiwicz (age 15)

This email was sent from <http://www.notleysmith.com>

 Email

From: Ian Barber  
To: ElectorateOffice Coogee  
Subject: New Message!

Sent:

Name: Ian Barber

Email: IanJaneOdif@optusnet.com.au

Message: 194-214 Oxford Street Bondi Junction development

The proposed 36 metre twin towers to be constructed will house approximately 1000 people.

The LEP has a height limit of 13 metres, and this massively exceeds this.

The term gateway has been used, but why would you require a gateway to Bondi Junction? I can understand which is world renowned, but Bondi Junction!

Waverley has already met the requirements for extra housing.

The towers will be visible from and cast shadows on Centennial Park, which the Prime Minister has stated is a heritage area.

The design does not have any environmental green elements.

Bondi Junction station has one escalator for up and down, and is already overloaded during peak periods.

The roads are already overloaded in peak periods and the extra loading from this development will cause an issue with no integrated traffic plan to show how this and three other developments in the stretch will affect the local area.

The Combined Precincts meeting on Thursday 09 March 2017 had discussion on a Bondi Road Traffic corridor about Oxford Street between Newland Street and York Road, was told that no study had been made, and they conducted their own.

This is fine, except the impact of the three current developments on the traffic is not viewed as a concern.

Regards,  
Ian Barber

This email was sent from <http://www.notleysmith.com>

62 Alt St  
QUEENS PARK 2022

Mr Peter Brown  
General Manager Waverley Council  
PO Box 9  
BONDI JUNCTION NSW 1355

10 March 2017

Dear Mr Brown

**Opposed to Planning Proposal 194-214 Oxford St and 2 Nelson St**

We are vehemently opposed to the developer's application to dramatically change the zoning and development standards in the Waverley LEP 2012 through this Planning Proposal.

It completely disregards the wishes and interests of the community, to limit development and retain the character of this section of Bondi Junction.

**Changes proposed are extreme and must be rejected**

Like many interested residents, we participated in the consultation process for the development of the current Waverley LEP, especially in relation to the development standards for Bondi Junction.

The community agreed that the gateway to Bondi Junction should allow only modest development that fits with its surroundings.

For a developer to ignore the views and input of the community and seek such a dramatic increase in height of 240% and density of 233% on this site, is quite offensive. The Proposal must be rejected.

**Amenity of neighbourhood and Park must be preserved**

Having lived in the area for over forty years, we have seen substantial changes to Bondi Junction with much of its character lost. This western pocket largely preserves the character of the old Bondi Junction and provides an interesting and appealing western entrance to Bondi Junction.

The proposed height of the towers would overpower and overshadow the neighbourhood, including Centennial Park and adjacent heritage streets.

The proposed density would dramatically increase the number of people residing and visiting the site, thus changing the village-like atmosphere.

As regular users of Centennial Park and being cognizant of its heritage as well as that of the area, we believe that the impact on the Park and neighbourhood from such a huge and confronting development is not acceptable. They must be protected.

**Intolerable impact on traffic and parking in area, including Queens Park**

We are really concerned at how such a huge development would substantially increase the residential population in the western section of Bondi Junction, already subject to a number of large developments being built west of Newland St.

It would lead to increased traffic in Oxford St, Nelson St and York Rd that is already congested at peak times. Obviously Queens Park streets, including ours, will suffer from a large increase in cars trying to bypass York Rd.

Parking is already at a premium and the large number of additional residents and visitors would exacerbate the tight parking situation.

The likely impact on traffic and parking is totally against the community's interests.

**Heritage terraces should be retained**

We believe that the heritage status of the four terraces should not be removed.

Council must support residents and reject developer's Planning Proposal

We urge Council to reject the developer's dramatic proposed changes to Waverley LEP and support the interests of the community. This neighbourhood must be preserved.

Yours sincerely

William Pettingell

Roma Gillam

**Cc** Joint Regional Planning Panel

Bruce Notley-Smith, Member for Coogee

Councillor A.Burrill  
Councillor A. Cusack  
Councillor P.Masselos

 Email

From: Catherine Brady  
 To: ElectorateOffice Coogee  
 Subject: New Message!

Sent:

Name: Catherine Brady

Email: brady.katy@gmail.com

Message: Dear Mr Notley-Smith

I write to express my strongest possible objection to the proposal to amend the Waverley Local Environment Plan to double both the height limit and floor space ratios applicable to the western end of Oxford Street.

It is clearly stated in the proposal that this amendment is designed to facilitate a large development. This would enable one developer to proceed with and profit from a massive development that is wholly out of character for the current locality - a development which has already been rejected by the Council. The developer's gain (at the expense of those who live, work, go to school or drive in the vicinity of West Oxford Street, and all present and future generations) who visit and enjoy Centennial Park.

All the same concerns and objections that underpinned the council's decision to reject the earlier DA proposal to amend the LEP. In summary, the proposal will:

- Have very significant adverse impacts on local amenity and heritage values, causing overshadowing of retail strip, residences and - critically - Centennial Park
- Kill the area's strong sense of community and unique village feel
- Create further congestion on an already very congested intersection/surrounding streets and inconvenience to pedestrians (including the many young children walking to Woollahra Public School)
- Create further pressure on street parking (which is already above capacity)
- Create a precedent for further development along Oxford Street and on the perimeter of Centennial Park
- Place further pressure on local infrastructure - including Woollahra Public School - without addressing these pressures.

The claimed public benefits of this proposal are far outweighed by the above impacts and I ask that it be rejected. Further concerns and comments follow.

Height, FSR and Heritage values

Documents informing the development of the 2012 Waverley LEP note that Floor Space Ratio (FSR) is used to ensure that:

- sufficient floor space can be accommodated to meet future residential and commercial needs of the area
- buildings are compatible with the bulk and scale of the existing and desired future character of the locality
- any adverse impact of development on the amenity and environment of the surrounding areas is minimised

Similarly, the document states that 'the height limit is important to ensure consistent building form and character in the neighbourhood and to address amenity issues such as privacy and overshadowing.' (emphasis added)

Clause 4.3 of the Waverley LEP relevantly includes the following objectives for height limits:

- to establish limits on the overall height of development to preserve the environmental amenity of the locality, and
- to ensure that buildings are compatible with the height, bulk and scale of the existing character of the locality and positively complement and contribute to the physical definition of the street network and public realm.

What is proposed involves 2 x 11-storey towers being built on top of a 2-3 storey podium. There is no evidence that the proposal is compatible with the above objectives, or with the existing character of the locality. Instead, the argument given in support of the proposal is that the amended height and FSR limits will 'result in an urban form which punctuate [sic.] the western gateway entrance to Bondi Junction'. This points to the star-shaped development proposed and the current nature of the built form in this locality. No one who lives in the area would not see how this proposed change can lawfully be made and ask that it be refused.

I also note that the proponent is seeking to include a design excellence clause in the LEP, and that the Council has the ability to grant a bonus of 10% of the maximum height or 10% of the maximum FSR if the proponent demonstrates design excellence. If supported, this would allow the building to be as high as 39.6 metres, which is 2.6 times greater than the current height limit of 15m. I note that Council does not support this bonus and I ask the Council Panel to reject it, along with the increase in the height limit.

Changing the height limit and FSR only for a specific development site (194-214 Oxford Street and 2 North Sydney) is a mockery of the stated purpose of the LEP: that is, to set the standards applicable to an area, locality or street. The Local Environmental Plan is just that - a plan for the locality, not a plan for a specific site. The LEP is designed to balance the needs and interests of all stakeholders and should not be changed at the urging of a developer in a manner that will have such unacceptable impacts on the area.

Importantly, clause 1.2 of the Waverley LEP states that the 'particular aims' of the Plan include 'providing a transition in building scale around the edge of the commercial centres to protect the amenity of surrounding areas'. A further aim is to 'identify and conserve the cultural, environmental, natural, aesthetic, and heritage values of the area'.



of Waverley'. This proposal flies in the face of both of these aims and should not be supported - in be so at odds with these aims as to be unlawful.

The view of the Department that the LEP changes are warranted based on public interest considerations public plaza at 2 Nelson Street, 'public domain areas' and through site links to improve connectivity is not justified and, I submit, legally unreasonable. The adverse impacts of the proposal far outweigh

It is also confounding that the Regional Planning Panel rejected the recommendation of Waverley Council limit for site 2 be reduced to 25 metres and the FSR reduced to 2.4: 1. The justification given - that 'reduce public benefit outcomes from the site' - is astonishing. I cannot see how this conclusion is

Indeed, Waverley Council refused the initial DA because it: exceeded the LEP height and FSR limits, of interest, was an unacceptable overdevelopment in an area bordering the Mill Hill Conservation Area, of overshadowing of the public domain and Centennial Park, and risked setting a precedent for adjoining to the height limit and FSR.

This last concern seems very well founded: the long term agenda of the proponent is clear - reason 7 proposal is that 'the development of the site, in conjunction with future development of neighbouring Street, will create a unified built form which connects to the tower buildings at the Bondi Junction completely at odds with the current LEP height limits, which seek to create a transition from the tower buildings at the western end of Oxford Street. Over-riding this current height limits framework will value of West Oxford Street, including the Mill Hill Conservation Area, an issue that is ignored in that simply focuses on the heritage status of the four terraces).

The overshadowing of residences and Centennial Park that the proposed development will entail is acknowledged 'acceptable' - including on the basis of mitigation measures that have nothing to do with overshadowing of a 'plazette'!). It is surprising that Council concludes that the overshadowing is now acceptable, recommendation that the building height be reduced to 25 metres.

While an architectural design competition has been required by the Regional Planning Panel, I submit competition can change the intrinsic fact that more than doubling the height limit will result in overshadowing residences and overshadowing/visual encroachment on Centennial Park. As well as being in breach of Council management, this development would create a precedent for others to follow - leading to cumulative overshadowing significantly erode the heritage value and amenity of this much loved park. This precedent risk was refused the DA initially.

Nor will an architectural design competition be able to address the fundamental impact of the proposed heritage value of the Mill Hill Conservation Area. The Draft DCP objectives for built form include that 'development responds respectfully to neighbouring heritage buildings, landscape and conservation are this is possible. There is an inherent incompatibility between the size and scale of the proposed development surrounding area, including streets of well-preserved terraces and an iconic Park. This incompatibility through built form treatments - instead, the proposal to allow it should be rejected.

Impact on retail strip, congestion and schools

The present retail strip is vibrant and has a strong community feel - it already has a 'strong sense DCP objectives), unlike the eastern end of this section of Oxford Street, which features high retail poor amenity. By contrast, West Oxford Street enjoys a strong and happy village feel - it is not struggling claims and there is no need for 'urban renewal' in this precinct, as the proposal claims.

It is not clear to me what street widening is intended in connection with the development, nor what impact on local amenity and businesses. While the proposal is said to create job opportunities through the public space, it is not clear what impact it would have on existing retailers and employees. Any jobs said to result of the development will need to be assessed as being 'net' of any jobs lost due to impacts on note that the council papers say that the development does not lead to any new jobs.)

The proposal would create further congestion on an already very congested intersection (Oxford St and along surrounding streets (Oxford Street, Nelson Street and Grafton Street - and in peak hour, Denison and Mill Hill Road). Already, crossing the intersection at Nelson Street is dangerous - and this is our primary school kids walking to Woollahra Public School (WPS). I have experienced 'near misses' at the kids and at least one WPS student has been injured on this crossing.

Woollahra Public School is already overflowing and adding a further 94 residences into the catchment potentially significant issues for the school - leaving aside the concerning precedent that this proposal create. There is no mention of this issue in the documentation I have seen and no reference to any mitigation

Car parking

Car parking in this area is a major issue. The proposal involves 94 dwellings but only 50 car spaces else will residents of the new development park? Local streets are already above capacity. The proposal 'improved parking' (page 11 of Council's document of 6 December 2016) but this does not seem plausible spaces will be provided - creating a potential deficit of 44 (conservatively assuming only one car space

If the proposal were to go ahead, the DCP should include additional provisions to ensure this 'improvement can be achieved - or at the very least a 'neutral parking' objective. For example, a provision should requiring that clauses be included in unit sale contracts to the effect that council parking permits to residents who live in the towers and have not purchased a car space. (The City of Sydney has adopted the past.)

It is noted that the draft DCP includes provision for at least 5 car share spaces but this alone is not

adverse parking impacts on surrounding streets. Mitigating the impact on surrounding street requires that outlined above, the impact of which on tower residents would be mitigated by the provision of changes to the DCP should be a condition precedent of any decision to agree to this proposal (a propo support!).

Please act in the best interests of all concerned - not just those of the developer seeking this chan

Yours sincerely,

Catherine Brady BA LLB LLM (London)

This email was sent from <http://www.notleysmith.com>

✉ Email

From: Iain Macgill  
To: ElectorateOffice Coogee  
Subject: New Message!

Sent:

Name: Iain MacGill

Email: i.macgill@unsw.edu.au

Message: Dear Bruce

I trust you enjoyed last weekend.


I'm writing regarding the completely unacceptable plans for the West Oxford Street development, most proposals to more than double the current height limits and floor space ratio in the LEP. The local council is clear about how unacceptable the proposed height and scale of the development is. Surely you agree the impact on Centennial Park, as well as local amenity.

What is your position on this proposed change to the LEP? If you support it then please explain why? If you oppose the proposed change, what do you plan to do about it?

Best regards  
Iain

Iain MacGill  
92 Mill Hill Rd  
Bondi Junction  
Mobile: +61 402 546 217  
Email: i.macgill@unsw.edu.au

This email was sent from <http://www.notleysmith.com>

 Email

From: David P. Brown, PSM  
To: ElectorateOffice Coogee  
Subject: New Message!

Sent


Name: David P. Brown, PSM

Email: david.brown9@bigpond.com

Message: Dear Mr. Notley Smith,  
I live in and own 46 Ruthven Street, Bondi Junction.  
And as they say "I vote"! I have lived in this precinct for over 20 years and am constantly amazed at development that is allowed to continue to ruin B.J.  
It is ruining the environment and crushing our freedom to breathe healthy air, and live in a civil so doesn't stop development. It is all greed. Unforgivable of councils and government to allow it to con particularly depressed by the prospect of the site of two ugly towers being planned for construction on Oxford Street. As it is Ruthven Street is a dangerous thoroughfare with very limited parking. The with children!. You can see children walking (not being driven!!) to school Monday to Friday. I just by a car. Please have all offenders gather to stop the project. I am 78 and it breaks my heart to see with end with the never ending destruction of what was once considered a wonderful spot in Sydney. Wh proceed when you know it will bring down the wrath of many parts of Sydney and of course its voters i Sincerely

David P., Brown PSM

This email was sent from <http://www.notleysmith.com>

 Email

From: Eric  
 To: ElectorateOffice Coogee  
 Subject: Stop the Towers

Sent: 11/08/2017

The Planning Proposal (94-214 Oxford Street (Site 1) and 2 Nelson Street (Site 2), is to change the height and size restrictions in our Local Environment Plan so that two monster towers can be built on the site.

The original Planning Proposal design indicated that the development site would extend across the four traffic lanes of York Road and Centennial Park, ie public land and road lanes would be given to the developer and privatised.

Inclusion of the traffic island and the four traffic lanes of York Rd are not illustrated in this proposal, probably because those areas belong to the council rather than the developer before the developer can acquire them. It is not known what stage the process of rezoning the traffic island and whether they will form part of the intended development site.

The State Joint Regional Planning Panel has referred the matter back to our Waverley Council to consider whether to change the height and size restrictions in our particular development site.

Waverley's town planning document which outlines the allowable height and size of buildings in each part of Waverley is our "Local Environment Plan".

The height and size limits were decided after consultation with planning experts, council staff, the community and councillors. It was based on the heritage and other characteristics of Waverley, the state government targets for our area and the anticipated needs of our area.

The changes that the developer wants would allow towers more than twice the height and floor space ratio (size) that are allowed by the Local Environment Plan at that site. The current height and size restrictions should continue to apply to all our local government area. There is no reason for the Waverley Local Environment Plan to be amended to allow this development.

The former State government set residential and employment targets for our area to be achieved by the year 2036 (in the Metropolitan Region Plan). These targets were revised upwards in the Greater Sydney Commission's Draft Central District Plan in November 2016.

Our current Local Environment Plan will deliver the targets in both these planning schemes and is expected to significantly exceed the targets. There is no need to alter the Local Environment Plan to meet these future planning targets.

Our local government area is the most densely populated local government area in Australia, so there is no reason to change the Local Environment Plan to reduce our population density.

Our traffic is already at gridlock at peak hours, and our streets cannot take any more parking load. Our schools are full. It is clear that we cannot support these proposed massive towers.

Local residents have repeatedly and consistently voiced our opposition to the overdevelopment of that site and to changing the Local Environment Plan.

There is no reason to change our Local Environment Plan other than to benefit the developer at the expense of our residential and heritage values.

**Consequences of amending the Local Environment Plan to allow this proposed development:**

Increased traffic and loss of parkland

Even if York Road and the traffic island are not given to the developer, the increased traffic resulting from these towers would make it impossible to use the site for anything other than a parking lot.

This area needs a traffic solution, not a development which will add massively increased shopping and residential traffic. This planning proposal should not be approved until a solution to the current traffic problems is built.

Local residents, who are familiar with the area, were not allowed to take part in the council's design charette. Had we been allowed to take part, we would have developed traffic options, some of which would probably have included diverting traffic across this Planning Proposal site.

The traffic problem in West Oxford St arises because it is a junction of four busy streets of York Rd, Ocean St, Oxford St and Syd Einfeld Drive. The traffic is funnelled either through a dog leg of 3 traffic lights before it reaches Ocean St, or is funnelled from two lanes into one lane next to Ocean St when it reaches the Syd Einfeld Drive.

The Planning Proposal site offers great opportunities to solve the current and future traffic flow problems and no decisions should be made about the Local Environment Plan or any development at the site until the traffic is resolved. To do so would unreasonably reduce the available road space and flow.

For instance, the site is the obvious place to be acquired by the Roads dept to divert traffic to and from Oxford St onto the Syd Einfeld Drive. When traffic reaches the corner of York Rd. This would eliminate two of the three traffic lights between Oxford St to Ocean St, thus vastly reducing travel times and hours and through the day.

The York Rd traffic and buses could join the Syd Einfeld Drive at the part of York Rd that currently dog legs cars to Ocean St.

By diverting Oxford St traffic through the Planning Proposal site (probably at the car rental business position) onto Syd Einfeld Drive, the traffic island could be joined with Centennial Park to form a traffic island. A new road could then be used as a cycle and pedestrian pathway which is closed to cars.

In this way the beautiful Paddington Gates of the park would be given a dignified approach instead of being a traffic drive by, and the park (at the entrance to Oxford St opposite the park) could be retained.

The entrance to Bondi Junction would then flow past the heritage terraces and the beautiful heritage Westgate mansion in Oxford St c  
That would be fitting entrance to Bondi Junction's heritage area.

This Planning Proposal is premature and should not be decided until after our traffic solutions are in place. and options to divert traffi  
given proper consideration.

If this site is developed then there is no room for traffic solutions which do not involve carving out chunks of parkland (probably the p  
Sydney Water opposite the bus depot)

The Planning Proposal includes a traffic report which makes questionable findings, eg that the 94 apartments would only increase the  
vehicle trips. How it reached this figure is not explained and it seems absurd.

The report claims that traffic has decreased since 2006 and decreased further between 2013 and 2016 which will be surprising news to  
believable.

The traffic report states that increased traffic hold ups caused by the cars turning to the towers from Oxford St could be ameliorated i  
metres wide which would be donated from the site.

Later in the document this donated traffic turning lane is cynically cited in the proposal as a "community benefit". However the donat  
any community benefit. Rather it just adds ease for people to turn into the towers site. It would not improve our traffic status quo.

The developer has included an artist's impression of a cyclist idling along an almost empty road next to Centennial Park, but the realit  
day, similar to or worse than the traffic jam at Lachlan St on the western side of South Dowling St near the Moore Park Supacentra.

Let's not sacrifice more parkland to benefit a developer. We have already recently lost huge swathes of our public green open space a  
the light rail development along the southern side of Centennial Park and the western side of Moore Park.

Until the current traffic mess in Bondi Junction is sorted, especially at peak hour, there should be no large development of any sort or  
Local Environment Plan should be considered. Not only the traffic island, but other parts of that site may need to be utilised in provic  
current peak hour traffic gridlock in that area.

If approved, this Planning Proposal will just add to the traffic problems and make them more intractable.

#### Unbearable parking pressure

The state government recently changed the law so that developers do not need to provide parking for all apartments if a development

Accordingly, this Planning Proposal shows that many of the apartments in these proposed towers would not be provided with parking in  
St is a transport hub . It is likely that anyone purchasing an apartment in the proposed towers would have at least one car, and all tho  
parked somewhere.

We already find it impossible to park. Imagine the problem when all those apartments have visitors, who, along with shoppers and the  
their cars in our residential streets. .

#### Overshadowing and loss of tranquility of Centennial Park

If this proposed development development goes ahead it will have adverse impacts on the amenity in the park and will herald further  
of the effect of overshadowing of the high rise buildings on Hyde Park and compare that with our peaceful Centennial park, where at  
and the place feels timeless.

In addition, it is likely that many people visiting or shopping in the proposed towers would leave their cars in Centennial Park.

We must protect our park from such overbearing and ruinous development.

#### Overshadowing and loss of privacy of neighbouring residential areas

West Bondi Junction's residential areas would lose privacy and would be overshadowed. These towers of such great height would cut n  
winter, and the apartments would have views across all of our houses and gardens in every direction.

#### Local schools already bursting at the seams

Waverley is Australia's most densely populated local government area and our schools are already full. There is not the infrastructure i  
more residents that these massive towers would bring.

#### Loss of heritage values and loss of village amenity

Our area has a unique village atmosphere and a sense of community. Our heritage street scapes and scale are still intact. Unlike other  
Junction and Paddington, we have thriving small businesses and cafes. This will be lost if these massive developments are allowed.

#### The start of excessively high towers all along Oxford St and throughout West Bondi Junction

If the Local Environment Plan is altered to allow this developer to build these massive towers the council would be unable to refuse to Plan for other sites along Oxford and Denison and Ebley and Spring streets. All the reasons that those other sites should not have mass reasons why these proposed massive towers should not go ahead.

This wedge of mega high rise into our heritage area must be stopped now.

Eric Scott  
38 Mill Hill Rd  
Bondi Junction  
NSW 2022  
61 2 9389 2917

 Email

From: Dr. Tracey Hughes  
To: ElectorateOffice Coogee  
Subject: New Message!

Sent

Name: Dr. Tracey Hughes

Email: tracey.hughes@icloud.com

Message: Dear Bruce,

Everybody does not feel in opposition to the application: 194-214 Oxford Street and 2 Nelson Street, (2016SYE056 PGR)

This proposal seeks to increase the maximum building height from 15m to 38m and increase the floor space ratio 5:1 for 194-214 Oxford Street and 2 Nelson Street, Bondi Junction

I am just writing this to let you know how I as a West Oxford Street Precinct resident, personally feel about the towers and Bondi Junction development in general.

I feel that the added maximum building height from 15m to 38m and increased floor space ratio from 1:1 to 5:1 in this forgotten little triangle of the West Oxford Street Precinct and entrance to Bondi Junction, in the eastern architecture. The area was given to Waverley Council late last decade, from Woollahra until the amalgamation of the councils, for the heights and floorspace to be adjusted for the future. Houses in the West Oxford Street precinct Bondi Junction, mainly Oxford and Grafton Streets, have been turned into boarding houses, cut off 'residentially' from the rest of Bondi Junction. This upgrade of the local area, it is for greater Sydney as a whole, halting the suburban sprawl to some extent, and potential that could have stamp duty relief for first home buyers (something that needs to be addressed by the government). Therefore, I think as an owner/occupier of a Grafton Street property, that I do not want to be overshadowed by the Street shops, and this could happen. You can't have an all or nothing outcome to the increases. I think it would be a GOOD thing, if it was managed properly - by widening Oxford Street, making the junction between Oxford and Grafton Streets a cul-de-sac, providing adequate parking, addressing the Nelson/Oxford Street lights and Oxford Street lights during peak traffic times, and by upgrading/redeveloping the building (perhaps covered by a council) on the Oxford Street site, the point/entrance to Bondi Junction, turning it into a visually stimulating area that represents BONDJUNCTION, not looking into run down share houses or boarding houses back yards, on the lines!

With kind regards,

Dr. Tracey Hughes DVM

This email was sent from <http://www.notleysmith.com>



 Email

From: Lynn Ralph  
To: waver@waverley.nsw.gov.au ; George.Bramis@waverley.nsw.gov.au  
CC: ElectorateOffice Vaucluse ; ElectorateOffice Coogee  
Subject:PP-1/2015 - Submission in response to your letter dated 7 Feb 2017

Sent:23/02/2017 11:15:28 AM



To the Councillors of Waverley Council and Mr Peter Brown, General Manager, Waverley Council  
Cc: Gabrielle Upton; Bruce Notley-Smith

I am writing in response to your call for comments on the planning proposal for 194-214 Oxford St and 2 Nelson St, Bondi Junction.

In the first instance, I refer you to my previous submission on this proposal – see copy of my email dated 12 May 2015 below.

I will, in advance, apologise for the rather angry tone of this correspondence, but as the Council and the developer have taken no note of the comments provided in my previous email and the numerous previous consultations and charrette I have participated in, I could be forgiven for venting my frustration. I am providing you with this further submission, in the hope that perhaps by saying the same thing differently, you may perhaps understand and respond appropriately.

I AM STRONGLY OPPOSED TO THE PROPOSED DEVELOPMENT IN ITS CURRENT FORM.

I find it difficult to understand the purpose having a Waverley LEP 2012, if the Council can receive and consider proposals that literally ignore all of the limits/guidelines set out in that policy. I also find it difficult to understand how repeated (so-called) consultations with the community can also be totally ignored.

The proposed development continues to be a gross, ambit assault on all aspects of the LEP, and would, in my opinion, have a major, material detriment to the fabric of Bondi Junction and its community (as well as the adjacent areas in Woollahra (has anyone consulted them?).

Already, the west end of Oxford Street is being subjected to ‘canyon-isation’. The cumulative effect of the walling in of Oxford St, on traffic, noise, sunlight, and other amenities, seems to have been totally ignored, and now this proposal –would, in my opinion, be the final nail in the coffin of West Oxford Street.

It defies understanding how the Council could even begin to think that this development, in its current appallingly inappropriate size, is of benefit to Bondi Junction and Waverly. The excessive height and floor space ratio (and disdain for heritage) are nothing more than a developer thumbing their noses at you as Councillors and each of us residents, while they line their pockets with their profits, and leave us to have to live with the negative impacts. Surely it’s not possible for any rational person to think that plonking a massive structure in that space is anything other than an act of vandalism and gross profiteering. The way certain residents were bullied into selling their homes to this developer is further evidence of the complete disregard for community.

Please don’t fall for the old argument that ‘if you put something big enough at the end of the street, they will come’. This argument put forward by developers (and some town planners) has been proven to be false on so many occasions in cities across Australia...if you just take the time to look.

The large number of high rise developments already approved on West Oxford Street, with absolutely no improvement to the infrastructure needed to support the increased population, traffic, noise, etc, should, in and of itself, be a conclusive argument against this proposal. Further, the ‘so-called’ benefits to the community as set out in the proposal are, putting it politely, a joke. Another car park and a windy, overshadowed laneway to allow the cars in and out is hardly what I’d describe as ‘community benefit’.

In particular, I strongly object to any overshadowing of Centennial Park. Could someone please explain what right a private individual has to destroy public property in this way, for nothing but their own benefit. I also object to the proposed ignoring of heritage requirements, which everyone else in the community are required to follow.

This developer must be told to go away and not come back until the proposal complies with LEP 2012.

Repeatedly putting forward the same proposal which we, as residents, have already rejected on numerous occasions, seems to be nothing more than a conscious strategy on the part of the developer, and Council, to wear down the local community.

I will not be worn down. Nor will I be voting for any Councillor, or state Parliamentarian, who does not strongly oppose this gross flaunting of LEP 2012, against the wishes of the entire community.

I would be more than happy to speak directly with anyone about this matter.

Regards

Lynn Ralph

2/16 Mill Hill Road, Bondi Junction

Owner, resident, and voter in BJ for 17 years.

E: [lynn@lynnralph.com](mailto:lynn@lynnralph.com)

M: 0417 232 958

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**From:** Lynn Ralph <[lynn@lynnralph.com](mailto:lynn@lynnralph.com)>

**Date:** Tuesday, 12 May 2015 at 3:09 pm

**To:** <[sallyb@waverley.nsw.gov.au](mailto:sallyb@waverley.nsw.gov.au)>, <[arthur.kyron@waverley.nsw.gov.au](mailto:arthur.kyron@waverley.nsw.gov.au)>, <[councillors@waverley.nsw.gov.au](mailto:councillors@waverley.nsw.gov.au)>, <[coogee@parliament.nsw.gov.au](mailto:coogee@parliament.nsw.gov.au)>

**Subject:** Strong objection to proposed high rise at West Oxford Street, Bondi Junction

To all my local representatives:

I have been a resident in the Mill Hill Conservation area for the past 15 years.

I am one of the owners of the converted St Barnabas Church. I and the other residents at 16-24 Mill Hill Road, take very seriously our responsibility to appropriately maintain one of the iconic structures in the neighbourhood. We have spared no expense to do so. We expect that our Council and elected representatives would share our respect for the unique nature of this area, and would implement policies which respect and protect the heritage of the precinct for current and future generations.

Having said that, I am not anti-development, where it is done appropriately – ie. consistent with the fabric of the community, and where it contributes, not detracts from the vibrancy and value of the neighbourhood. I support the current LEP. I am not, however, in favour of developers making huge profits at the expense of the community, its residents, and its amenities.

I was also an active participant in the West Oxford Street Precinct design charette. Though I now wonder why I wasted my time providing input, as it appears that none of the residents' feedback was listened to, and that the process was a waste of time.

The proposal for the outrageously oversized development which I now discover that Council is considering, goes against virtually everything that the residents told the Council during the charette. I cannot believe that you are even considering the outrageous grab for profit, blind to the

obviously hugely detrimental impact that such an inappropriate development would have on this area.

Have any of you actually tried to drive in and out of the Oxford st/York Rd intersection recently? It is already straining under the flow from upstream development throughout the eastern suburbs (as well as the already substantial development in Bondi Junction itself). How on earth do you imagine that intersection will cope with the increased flow?

What benefit would the Council and residents gain, other than short term cash injection, to justify such an oversized eyesore, so out of place and inconsistent with the area. What about the impact on the park? . Where or where is the long term thinking?

Why should a developer, and a handful of people with enough money to afford views of the city, be permitted to profit at our expense, and to damage the fabric of our community?

I cannot conceive of a single positive benefit that would justify breaching all of the local planning requirements, so recently established for the area?

I cannot understand how you could possibly think that this development should be approved, If you can make a cogent case, then please call me to discuss.

I am happy to further explain my views if you were of a mind to actually listen to the people who vote for you.

Regards,  
Lynn Ralph  
2/16 Mill Hill Road  
Bondi Junction NSW  
E: lynn@lynnralph.com  
M: 0417232958

Received  
05 JUL 2017  
C.C.U.

**OFFICE OF THE MINISTER FOR PLANNING**

DATE RECEIVED: MO TRIM #: IM17/14796

**A. MINISTER'S OFFICE**  
STAFF MEMBER:



PMU053396

**B. AGENCY FOR ACTION**

- Department of Planning and Environment(DP&E)
- UrbanGrowth (UGNSW)
- Central Coast Regional Development Corporation (CCRDC)
- Hunter Development Corporation (HDC)
- Greater Sydney Commission (GSC)
- Office of Environment & Heritage (OEH)
- REFER TO OTHER MINISTER:

**C. ACTION REQUIRED**

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Minister to Reply  | <input type="checkbox"/> Briefing Note           |
| <input type="checkbox"/> Parliamentary Secretary to Reply  | <input type="checkbox"/> For Information Only    |
| <input type="checkbox"/> Assistant Minister to reply   | <input type="checkbox"/> Other Agency to Respond |
| <input type="checkbox"/> Agency response   |  |
| <input type="checkbox"/> SEC<br><input type="checkbox"/> Deputy Secretary<br><input type="checkbox"/> ED |  |

**D. DEADLINE**

- Immediate (Priority – ASAP)
- Urgent (7 calendar days)
- Routine (14 calendar days)

DUE DATE: AUTHORISED BY:

NOTES:

**DP&E use only**

- |   |   |
|---|---|
| <input type="checkbox"/> Division To Action/Draft | <input checked="" type="checkbox"/> MES (CCU) To Action Draft |
| <input type="checkbox"/> GD&P                     | <input type="checkbox"/> A&C                                  |
| <input type="checkbox"/> PP, S & G                | <input type="checkbox"/> GC                                   |
| <input checked="" type="checkbox"/> PS            | <input type="checkbox"/> F&O                                  |
| <input type="checkbox"/> R&M                      | <input type="checkbox"/> C&GS                                 |
| <input type="checkbox"/> E,W, R & PS              | <input type="checkbox"/> Richard Hammond                      |
|   | <input checked="" type="checkbox"/> Hannah Courtney           |
|   | <input type="checkbox"/> Martin Walsh                         |
|   | <input type="checkbox"/> Faun Harbord                         |
|   | <input type="checkbox"/> Bernadette Lareza                    |

Notes Metropolitan CBO

## Katie Soiland

---

**From:** Steve Hogan <Steve.Hogan@minister.nsw.gov.au>  
**Sent:** Monday, 3 July 2017 11:17 AM  
**To:** DPE CSE MCUDOP Mailbox  
**Subject:** IM17/14796 MIN (ROUTINE): Hon. Gabrielle Upton MP obo John Knott - Height of twin towers development on Oxford St, Bondi Junction  
**Attachments:** Correspondence from Gabrielle Upton MP; TEMPLATE Corro Action Sheet - SOFT.doc

-----< HPE Content Manager record Information >-----

Record Number: IM17/14796  
Title : Hon. Gabrielle Upton MP obo John Knott - Height of twin towers development on Oxford St, Bondi Junction  
Notes : DLO advises for Minister response.  
Routine timeframe.  
To Department.  
"Monday, 3 July 2017 at 11:16:13 AM (GMT-10:00) Hogan, Steve (Mr):"

## Katie Soiland

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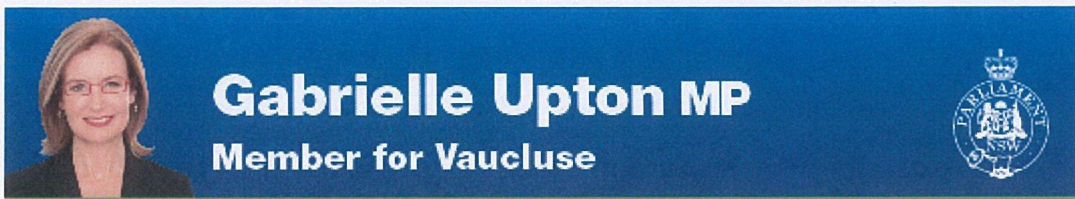
**From:** ElectorateOffice Vaucluse <ElectorateOffice.Vaucluse@parliament.nsw.gov.au>  
**Sent:** Thursday, 29 June 2017 4:24 PM  
**To:** Public Roberts' Office Email  
**Subject:** Correspondence from Gabrielle Upton MP  
**Attachments:** DOC290617-29062017142657.pdf

Good afternoon Minister

Please see attached letter from Gabrielle

Regards

Donna



Electorate Office: 02 9326 1856  
PO Box 560 Double Bay NSW 1360  
330 New South Head Rd Double Bay 2028  
[Vaucluse@parliament.nsw.gov.au](mailto:Vaucluse@parliament.nsw.gov.au)  
[www.gabrielleupton.com.au](http://www.gabrielleupton.com.au)

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# The Hon. Gabrielle Upton MP

Member for Vacluse



29 June 2017

Hon. Anthony Roberts MP  
Minister for Planning  
Email: [office@roberts.minister.nsw.gov.au](mailto:office@roberts.minister.nsw.gov.au)

Dear Minister *May*

I write on behalf of Mr John Knott regarding the height of planned twin towers on Oxford Street, Bondi Junction.

I attach a copy of Mr Knott's email dated 1 May 2017 for your reference. I would appreciate a response to his concerns directly to my office.

I look forward to your reply.

Yours sincerely

*Gabrielle Upton*  
Gabrielle Upton MP  
Member for Vacluse

## Donna Blackburn

---

**From:** John Knott <john@lswollahra.com.au>  
**Sent:** Monday, 1 May 2017 4:07 PM  
**To:** ElectorateOffice Vaucluse  
**Cc:** Toni Zeltzer  
**Subject:** RE: Edgecliff Interchange Lift Community Consultation starts today

Gabrielle

Please:

1/ Ask Sally Betts and the Planning Minister to reduce the height of the planned twin towers on Oxford Street Bondi Junction.

2/ Dump plans to take over the Gap National Park at Watsons Bay.

3/ As The minister for Local Government please drop the plans to amalgamate Woollahra with Sally Betts' concrete mess of a municipality

A concerned business man

Regards,

**John Philip Knott**

B. Soc. Sci., L.R.E.A, L.S.M

# Laing + Simmons | Woollahra

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**From:** Gabrielle Upton MP [mailto:vaucluse=parliament.nsw.gov.au@mail74.us4.mcsv.net] **On Behalf Of** Gabrielle Upton MP

**Sent:** Monday, 1 May 2017 1:33 PM

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