



16 January 2020

The Hon Robert Stokes MP
Minister for Planning and Public Spaces
GPO Box 5341
SYDNEY NSW 2001

Dear Minister Stokes

**Removal of the land reservations for acquisition for a
public purpose along New South Head Road, Edgecliff**

I am writing to seek your assistance in the removal of road widening reservations that apply to four areas of land along New South Head Road, Edgecliff. I have included a map and schedule below which identifies the relevant addresses and parcel numbers.

The Woollahra Local Environmental Plan (LEP) 2014 has identified that the relevant acquisition authority for these reservations is the Roads and Maritime Services (RMS). These parcels were previously reserved for acquisition under the Woollahra LEP 1995, and we understand that the land was originally identified for road widening purposes as part of the 1958 Road Alignment project initiated by the State Roads agency of the time. This project was superseded by the Cross City Tunnel project which was completed many years ago.

When Council staff prepared the current LEP, they consulted with the RMS about the need to retain the reservation provisions in the LEP. The advice, at that time, was that we had to retain these parcels on the Land Reservation Acquisition Map. This was despite the fact that RMS has no plans to acquire the lands and no proposals to carry out road improvement works on those parcels.

Since the land was identified for realignment in 1958, important changes have occurred to traffic management and to the nature of transport across our city. Substantial improvements to public transport have been made, notably through the opening of the Eastern Suburbs railway with its two bus and rail interchanges at Edgecliff and Bondi Junction. Additionally, the Cross City Tunnel was completed superseding intentions to direct traffic through Paddington which would have been partly facilitated by the New South Head Road widening.

The unique heritage significance of Paddington has been acknowledged at local, State and National levels. Paddington has been protected as a Heritage Conservation Area under Woollahra LEPs for over 35 years.

As identified on the map below, the Paddington HCA includes those properties identified for acquisition on the corner of Glenmore Road and New South Head Road.

At 136 New South Head Road there is a former bank building which is listed as a local heritage item (Item 238) in Schedule 5 of the Woollahra LEP 2014.

Additionally, with the NSW Government's increased emphasis on the importance of planning for place, these road reservations constrain Council's ability to invest in the long-term place making of Edgecliff, with the risk that any works undertaken by Council may be removed for unnecessary road widening purposes.

In summary, these land reservations are superfluous. Furthermore, having land identified for acquisition (and therefore demolition) is in conflict with the LEP objective to conserve the significance of the Paddington Heritage Conservation Area and heritage items. Accordingly, there are strong and compelling reasons to remove the four areas of land along New South Head Road, Edgecliff, that are identified for road widening.

The Council is well advanced in the preparation of a planning strategy for the Edgecliff commercial corridor. As part of this project, it is our preference to remove these land reservations. In light of this project and the clear conflict with the long established heritage significance of Paddington and heritage listing of properties, I ask your views on the removal of the road reservations.

I look forward to your positive response.

Yours sincerely



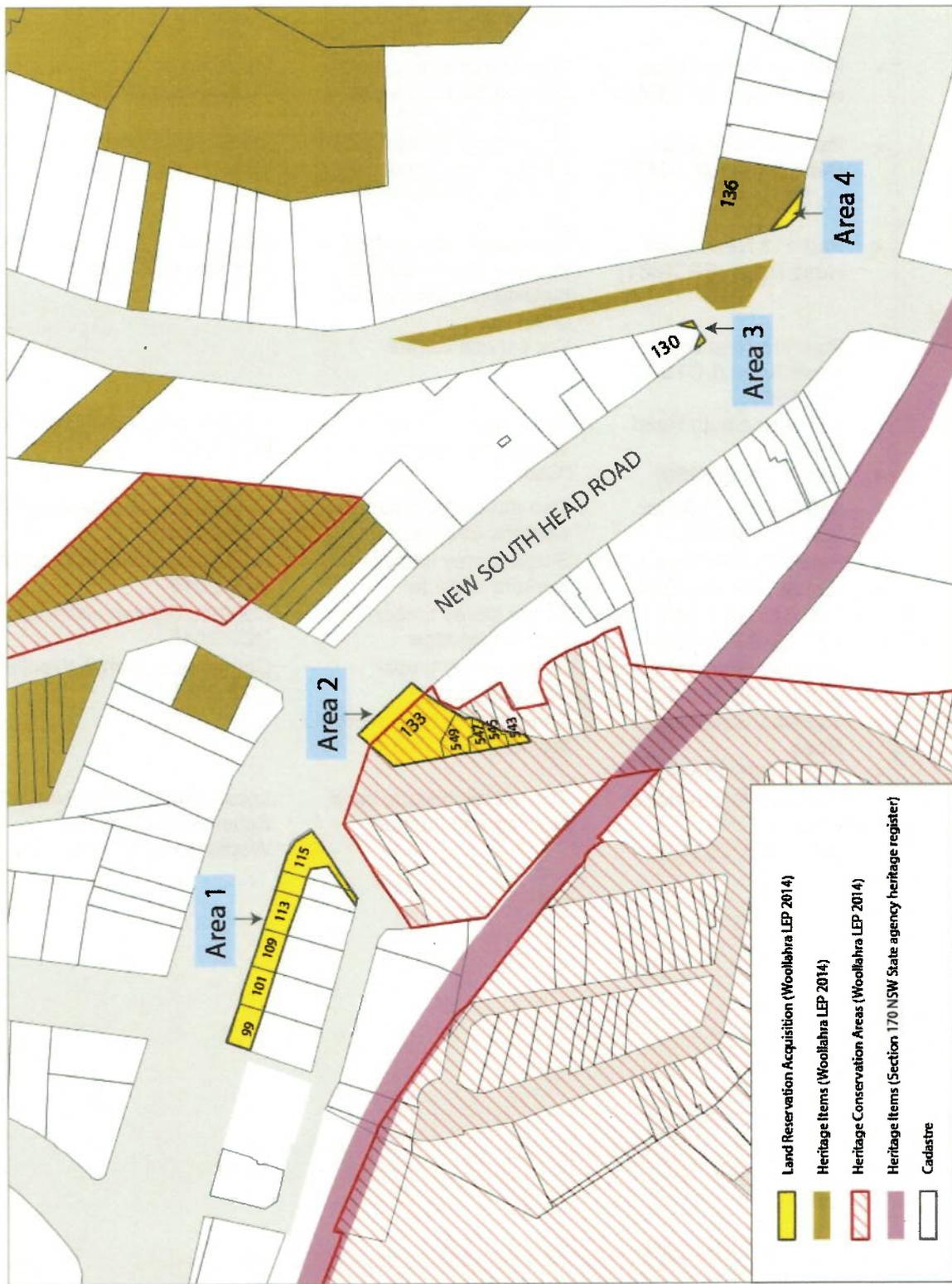
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Section of New South Head Road, Edgely Cliff designated for acquisition, and relevant heritage affectations

Schedule of affected parcels (by area)

<i>Area</i>	<i>Property details</i>	<i>Property Description</i>	<i>Significance</i>
Area 1:	• Part 99 New South Head Road (Lot A: DP 341458)	Four-storey Interwar residential flat building	Identified as significant in the Woollahra DCP 2015
	• Part 101 New South Head Road (SP 11555)	Four-storey strata titled interwar residential flat building (15 units)	Identified as significant in the Woollahra DCP 2015
	• Part 109 New South Head Road (SP 12507)	Four-storey strata titled interwar residential flat building (containing 15 units)	Identified as significant in the Woollahra DCP 2015
	• Part 113 New South Head Road (SP71681)	Four-storey strata titled interwar residential flat building (containing 16 units)	Identified as significant in the Woollahra DCP 2015
	• Part 115 New South Head Road (LOT9-10 DP: 15833)	Car service Centre	
Area 2:	• 133 New South Head Road (Lot 1: DP 255233)	Three-storey corner sandstone building "Cadrys"	Contributory item in Woollahra DCP 2015
	• 549 Glenmore Road (Lot 37: 255233)	Two-storey sandstone workers' cottage	Contributory item in Woollahra DCP 2015
	• Part 547 Glenmore Road (Lot 36: DP 225233)	Single storey timber workers' cottage	Contributory item in Woollahra DCP 2015
	• Part 545 Glenmore Road (Lot 35: DP 255233)	Single storey timber workers' cottage	Contributory item in Woollahra DCP 2015
	• Part 543 Glenmore Road (Lot 34: DP 255233)	Single storey timber workers' cottage	Contributory item in Woollahra DCP 2015
	• 130 New South Head Road (Lot: A DP: 176247)	Three-storey corner shop-top housing building	
Area 4:	• 136 New South Head Road (Lot: 1 DP: 663495)	Two-storey historic bank building and interiors	Local Heritage Item No 238 in Schedule 5 of the Woollahra LEP 2014