

Council Ref: SC3218-05 20/31955

Office  
of the  
Mayor

Woollahra  
Municipal  
Council



26 February 2020

The Hon Andrew Constance MP  
Minister for Transport and Roads  
Level 16  
52 Martin Place  
SYDNEY NSW 2000

Dear Minister Constance

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

In response to correspondence I have received from the Department of Planning, Industry and Environment (DPIE), I am writing to seek your assistance in the removal of road widening reservations that apply to land along New South Head Road in Edgecliff.

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. 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.

On 16 January 2020 I wrote to the Minister for Planning and Public Spaces, Robert Stokes requesting assistance on this matter. Mr Whitworth from the DPIE was asked to respond, and he indicated that his team will raise this matter with Transport for NSW (TfNSW). For your information, I have attached copies of previous correspondence which includes a map illustrating the areas of land which are subject to the reservations.

Mr Whitworth then goes on to suggest that the removal of the reservation could be addressed as part of the preparation of the Woollahra Local Environmental Plan to give effect to the Eastern City District Plan and Council's Local Strategic Planning Statement (LSPS).

With respect, we do not support this approach. To provide certainty to our community, our preference is that this important issue is addressed now, and we do not wait for the preparation of an amending LEP, the timing of which is uncertain and is likely to be associated with a range of complex planning matters.

Council is well advanced in the preparation of a planning strategy for the Edgecliff commercial corridor. Staff are anticipating that this project will be reported to a Council meeting in the first quarter of 2020. Accordingly, we would like a response to this matter prior to the planning strategy being reported.

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Furthermore, on 10 February 2020, Council resolved to research the property at 133 New South Head Road, Edgecliff (known as the Cadry's Building) to see if it is worthy of heritage listing in the Woollahra LEP 2014. This building is located in the Paddington Heritage Conservation Area, and is entirely covered by a road widening reservation. This resolution demonstrates Council's continued commitment to the protection of heritage significance, which is at odds with the maintenance of the road reservations.

I am aware that Council staff are in a position to prepare a planning proposal to amend the Woollahra Local Environmental Plan by removing the land reservations for acquisition. However, before Council resolves to prepare a planning proposal, I ask that you indicate your support for the removal of the superfluous road reservations along New South Head Road, in Edgecliff.

Yours sincerely



Cr Susan Wynne  
Mayor

CC Tim Raimond, Chief Transport Planner, Transport for NSW  
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Brendan Metcalfe, Department of Planning, Industry and Environment  
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Simon Ip, Department of Planning, Industry and Environment  
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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



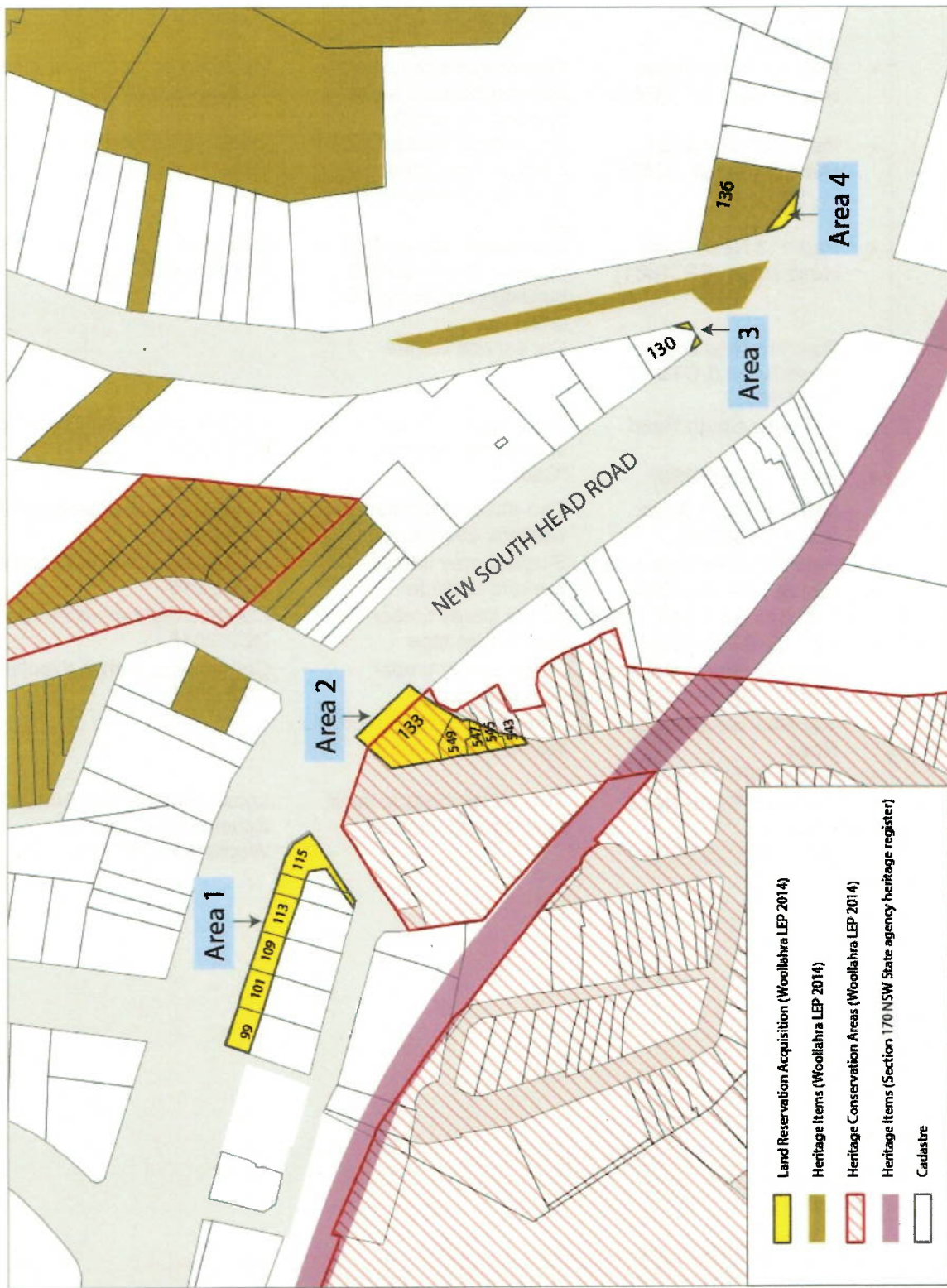
Cr Susan Wynne  
Mayor

CC Tim Raimond, Chief Transport Planner, Transport for NSW  
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Fiona Christiansen, A/ Director Metropolitan Strategy, Transport for NSW  
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Brendan Metcalf, Department of Planning, Industry and Environment  
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Simon Ip, Department of Planning, Industry and Environment  
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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



Councillor Susan Wynne  
Mayor  
Woollahra Municipal Council  
PO Box 61  
DOUBLE BAY NSW 1360

Dear Councillor Wynne

Thank you for your correspondence to the Hon. Rob Stokes MP, Minister for Planning and Public Spaces, regarding land reservations along New South Head Road, Edgecliff. The Minister asked me to respond on his behalf.

Thank you for taking the time to submit your enquiry to the Department of Planning, Industry and Environment (the Department). I understand that Council has been liaising with Mr Brendan Metcalfe and Mr Simon Ip from the Department about this matter.

The Department has contacted Transport for NSW (TfNSW) to determine if this matter was addressed in the last road network plan 47(Darlinghurst to Bondi) that was completed in 2019. The plan covered William Street, New South Head Road and Old South Head Road.

The Department will also raise the matter at the monthly meeting with TfNSW. We will discuss the need for the reservation and the potential for it to be removed as part of the preparation of the Woollahra Local Environment Plan to give effect to the Eastern City District Plan and Council's Local Strategic Planning Statement.

Please be assured that the Department will continue to work with TfNSW to find a solution. Once we have an update, the Department will be in contact.

If you have any more questions, please contact Mr Brendan Metcalfe, Acting Director for East and South District, at the Department of Planning, Industry and Environment on 9860 1442.

Yours sincerely

**Brett Whitworth**  
**Deputy Secretary**  
**Greater Sydney, Place and Infrastructure**