



Department of Planning and Environment

Mr Craig Swift-McNair
General Manager
Woollahra Municipal Council
PO Box 61
DOUBLE BAY NSW 1360

PP-2021-6740/IRF21/4669

By email: records@woollahra.nsw.gov.au

Dear Mr Swift-McNair

Planning proposal (PP-2021-6740) to amend Woollahra Local Environmental Plan 2014

I am writing in response to the planning proposal you have forwarded to the Minister under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to remove various land acquisition reservations on New South Head Road and Glenmore Road, Edgecliff.

The Department has undertaken a detailed assessment of the planning proposal. As Council is aware, the Department has also facilitated discussions between Council and Transport for NSW (TfNSW), the relevant acquisition authority for these land acquisition reservations, as part of the Gateway assessment process.

In this instance, TfNSW does not support the removal of the reservations, confirming that all parcels are required for potential future active and public transport improvements. In this respect, I refer to my letter to Council dated 5 April 2022 where it was communicated to Council that the Department cannot support the planning proposal to progress further and requested it be withdrawn.

The Department acknowledges Council's aspirations to implement place making and public domain improvements on and adjacent to sites subject to the reservations, to encourage recognition of the heritage values on various sites and to create greater certainty for private landowners on the future of the sites. However, New South Head Road and the subject reserved land have been identified by TfNSW as part of a future public transport corridor between Darlinghurst and Bondi. The proposal would not safeguard opportunities for future public and active transport upgrades and as such the proposal could not be supported.

In this regard the planning proposal has inconsistencies with priorities for infrastructure as set out in the Greater Cities Commission's Eastern City District Plan. The proactive reservation and early safeguarding of transport corridors is valuable to allow the future proofing of infrastructure. It is important to ensure efficient transportation links between the Harbour CBD and nearby centres and in this regard, New South Head Road as an important classified road.

The proposal is also inconsistent with section 9.1 Ministerial Direction 5.2 Reserving Land for Public Purposes as a planning proposal must not alter or reduce reservations of land for public purposes without the approval of the relevant public authority (i.e. TfNSW) and the Secretary of the Department. That approval has not been provided by TfNSW.

For these reasons, as delegate of the Minister for Planning and Homes, I have determined that the planning proposal should not proceed.

I encourage Council to continue to discuss with TfNSW regarding its future plans for the road corridor, including the subject road reservations. TfNSW advised it is willing to work with Council to progress active and public transport improvements along New South Head Road in the meantime, noting these improvements may need to be re-purposed or removed once it has finalised its planning for these reservations.

Should you have any enquiries about this matter, I have arranged for Ms Lauren Drummond, Senior Planning Officer, Eastern and South Districts to assist you. Ms Drummond can be contacted on 9274 6185.

Yours sincerely



Amanda Harvey 8 June 2022
Executive Director, Metro East and South
Planning and Land Use Strategy

Encl: Gateway determination