



# Edgecliff land reservations

NSW Independent Planning Commission and Woollahra Council

19 September 2022

# Contents

1. Background
2. Public domain and active transport plans
3. Community engagement
4. Section 9.1 Ministerial Directions
5. Relationship with other planning proposals



*One of 12 properties affected by the reservations,  
133 New South Head Road, Edgecliff (Photo c1870-1875)*

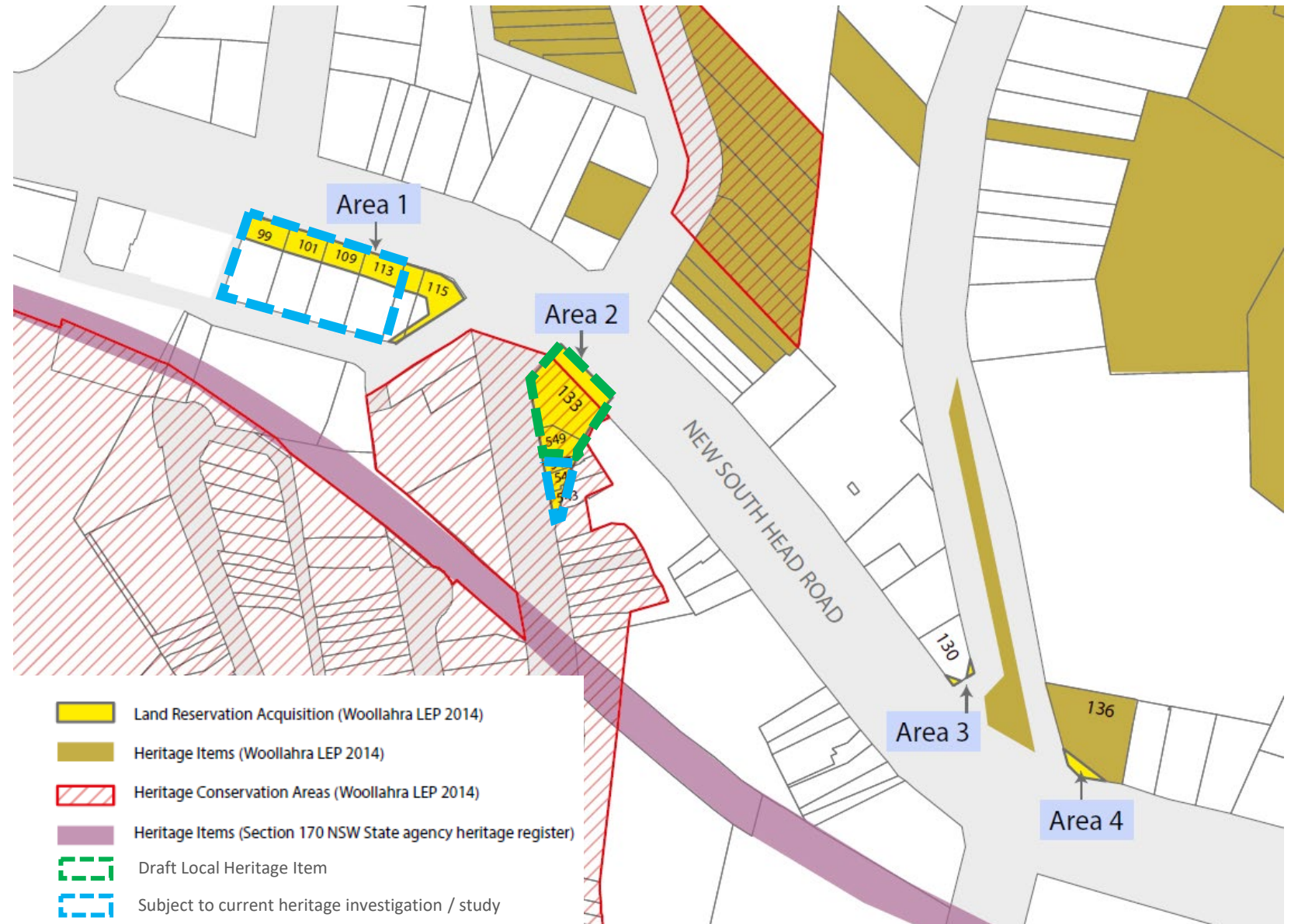
# 1. Background

# Timeline



# Summary of Edgecliff land reservations

- 12 x parcels of land
- 1 x Local Heritage Item
- 2 x draft Local Heritage Items
- 4 x Inter War residential flat buildings
- 3 x sites currently under investigation for Local Heritage significance and potential heritage listing.



# Area 1

- 4 x Inter War residential flat buildings, containing 61 units, the subject of an active heritage study
- 1 x car service centre



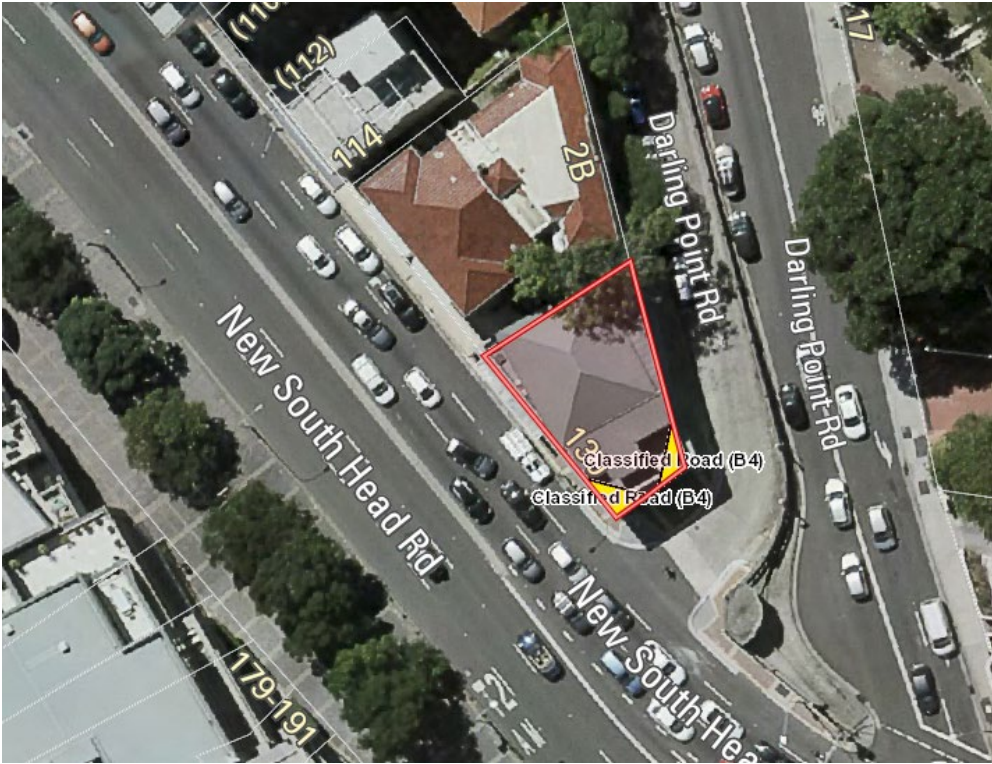
# Area 2

- 5 x contributory items in the Paddington HCA
- 2 x draft Local Heritage Items
- 3 x sites currently under investigation for Local Heritage significance and potential heritage listing



# Area 3

- 1 x corner site retail premise





# Area 4

- 1 x Local Heritage listed item



## **2. Public domain and active transport plans**

# Public domain plans

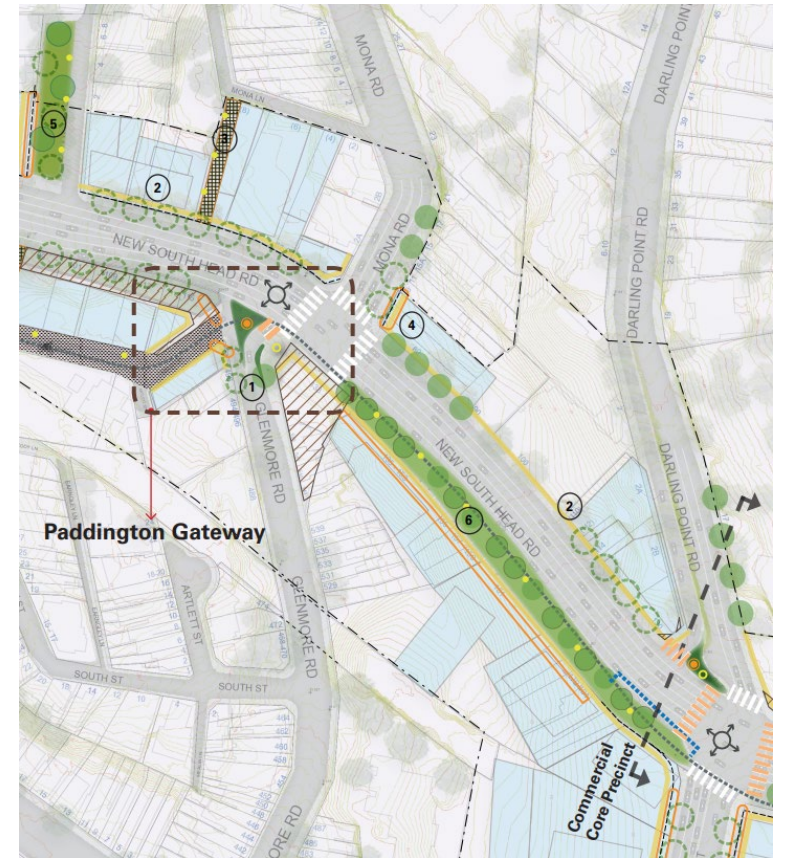
## Edgecliff Commercial Centre

*Draft Planning and Urban Design Strategy*

*Draft Public Domain Plan*

Public domain improvement projects affected by the land reservations:

- Linear park on the southern side of New South Head Road
- Cycling infrastructure including a cycleway to the Edgecliff station
- Enhancements to pedestrian infrastructure (such as paving, street furniture, signage)
- Public art elements
- Urban greening elements (such as street trees, green walls)
- Smart City elements (such as Electric Vehicle charging, Smart lighting and Wifi)



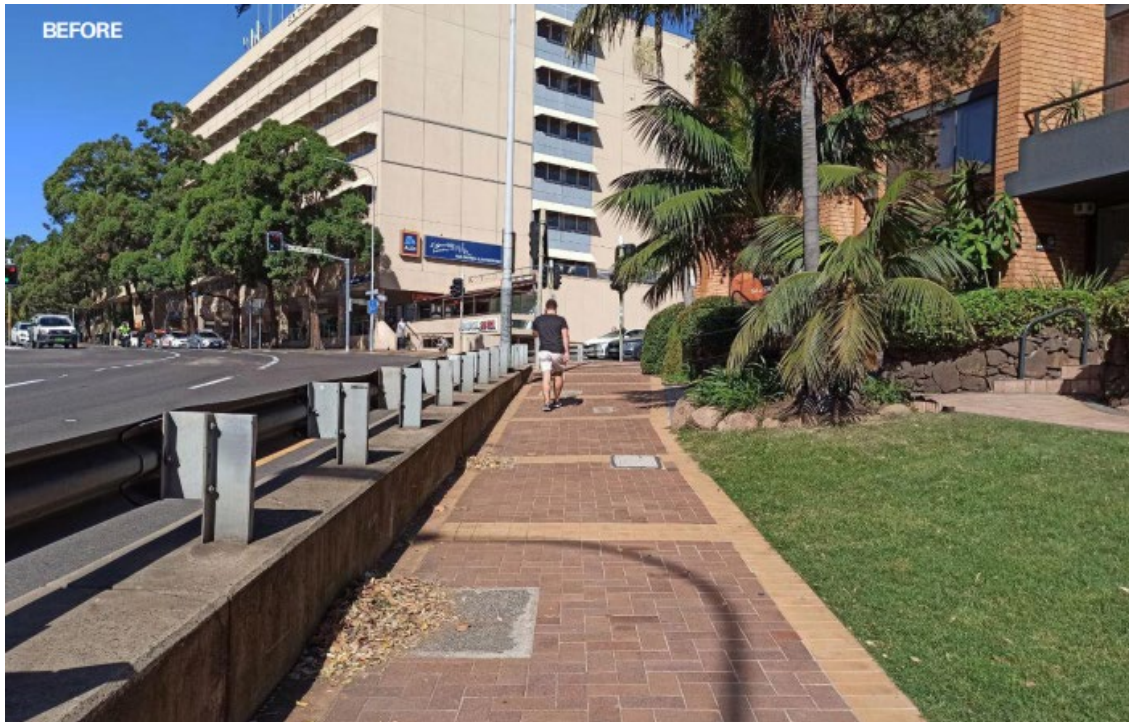
## Edgecliff Commercial Centre

*Proposed linear park*



## Edgecliff Commercial Centre

*Proposed shared path*



# Active transport plans

## Draft Active Transport Plan

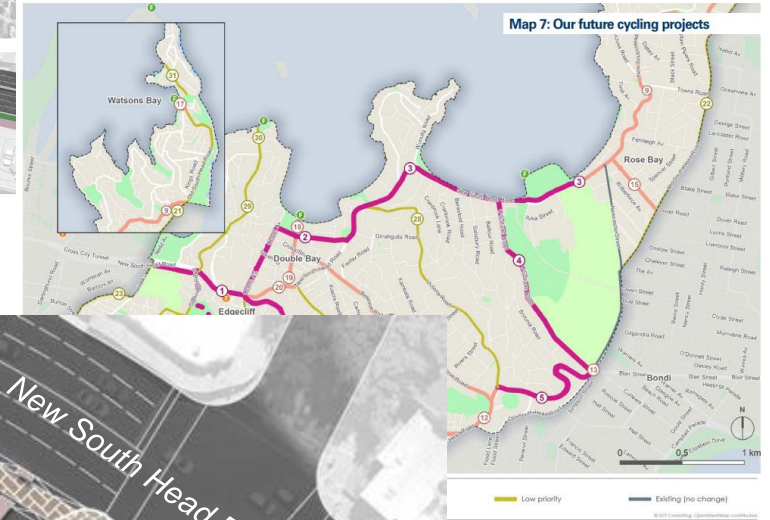
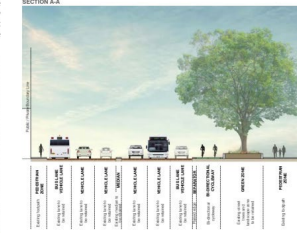
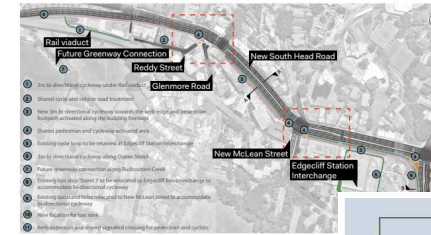
*Cycling priority project*  
*Walking infrastructure*

Plans affected by the land reservations:

- New cycleway from Rushcutters Bay Park to Edgecliff Station
- New shared pedestrian and cycleway treatment at corner of New South Head Road and Glenmore Road
- Commits to supporting walking infrastructure upgrades identified in Edgecliff Strategy.

### Cycling Priority Project 1: Rushcutters Bay to Edgecliff Station Interchange

The cycleway proposal has been informed in response to field elements within the road infrastructure resulting in the cycleway departing New South Head Road in some locations to the ensure safety and comfort of cyclists. A new cycleway is created below the Rail viaduct connecting Kings Cross cycleway to Edgecliff. Existing secondary streets and public accessible building frontages are utilised to provide safe movement corridors. The taxi rank and bus stop Stand 7 have been relocated to allow for a bi-directional cycleway outside Edgecliff Station Interchange.



# Consistency with TfNSW vision

Council's public domain and active transport plans for Edgecliff are consistent with:

- TfNSW Road Allocation Policy by prioritising walking and cycling
- TfNSW's vision for the corridor to encourage sustainable transport and high-quality active transport

## 2 Order of Road User Space Considerations



# Impacts of retaining the reservations

## 1. Unreasonable burden on land owners

- Woollahra LEP 2014 clause 5.1A Development on land intended to be acquired for public purposes
- Development consent cannot be granted for anything other than *roads*
- Landowners unable to make improvements to their properties
- Resulting in deterioration of built form marking the gateway to Edgecliff and the Eastern Suburbs



# Impacts of retaining the reservations

2. Limiting public domain and infrastructure upgrades



3. Loss of significant built heritage



4. Adverse economic outcomes



# 3. Community engagement

# Engagement to date

- Extensive community consultation for public domain and active transport plans
- Ongoing engagement with owner of affected property at 133 New South Head Road
- Committed to future engagement with all affected land owners and the community should the gateway determination be altered.



# **4. Section 9.1 Ministerial Directions**

# Reserving land for public purposes

Section 9.1 Ministerial Direction - 5.2 Reserving Land for Public Purposes

Objectives:

- a) Facilitate the provision of public services and facilities by reserving land for public purposes, and*
- b) Facilitate the removal of reservations of lands for public purposes where land is no longer required for acquisition.*

TfNSW have not provided any verbal or written justification to demonstrate that the land is required for public purposes.

# **5. Relationship with other planning proposals**

# Planning proposal for increased development potential

136-148 New South Head Road, Edgecliff

- Planning proposal seeks to increase the site's development potential to facilitate a 12 storey mixed use building
- Requested amendments to Woollahra LEP 2014:
  - Increase the maximum height of buildings from 14.5m to 46m
  - Increase the floor space ratio from 1.5:1 to 5:1
- The proposal does not include any changes to the affected property at 136 New South Head Road
- The planning proposal is pre-Gateway determination
- Land reservation must be addressed prior to making the LEP



136-148 New South head Road indicative development concept  
(Source: Group GSA). Annotations by Council staff

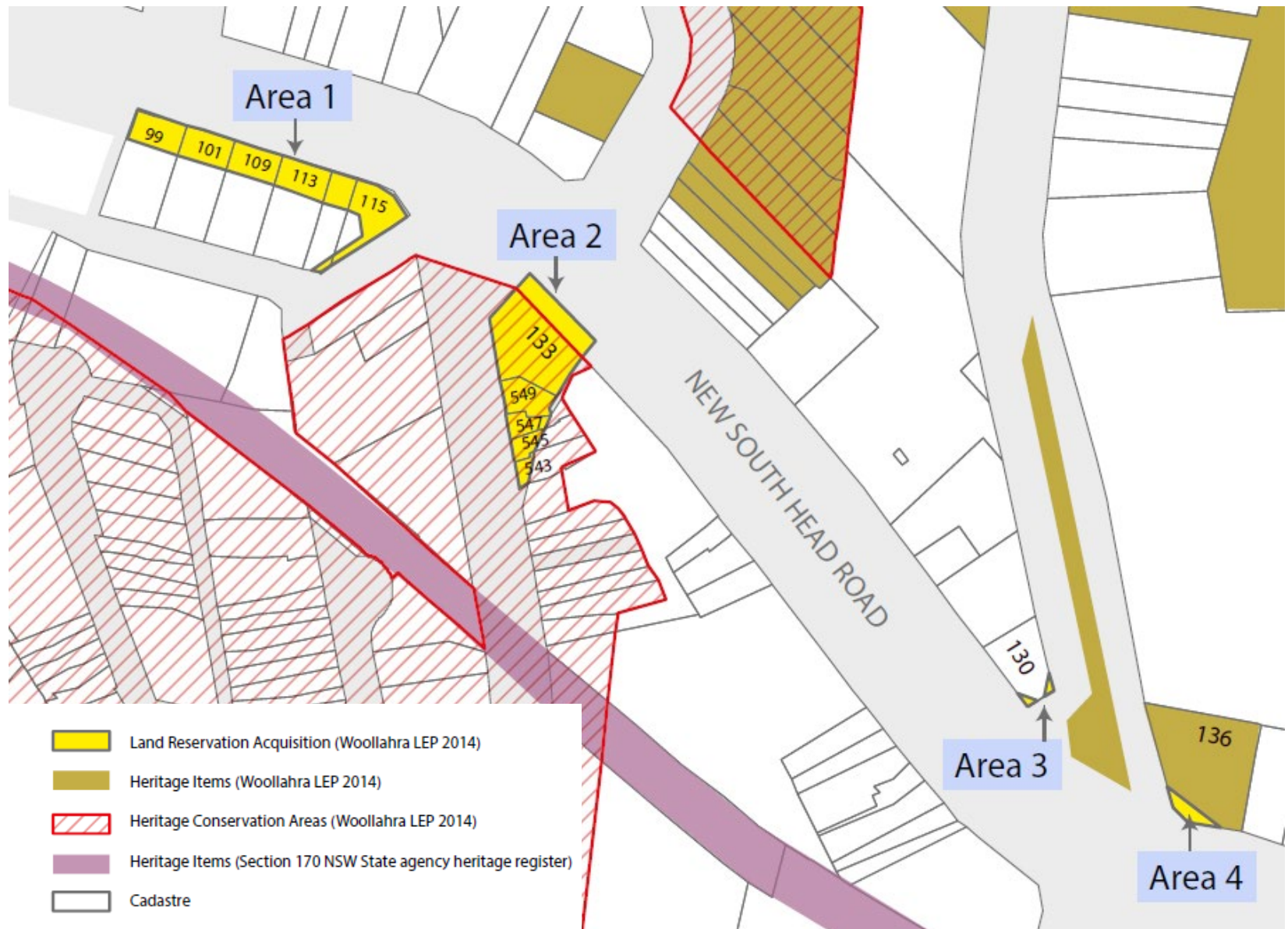
# Planning proposal for local heritage listing

133 New South Head Road & 549 Glenmore Road

- Proposed local heritage listing of 'Cadry's Building', 133 New South Head Road
- Proposed local heritage listing of the Early Victorian sandstone cottage at 549 Glenmore Road
- The planning proposal has been publicly exhibited and is currently being finalised by the Department of Planning and Environment as the nominated plan making authority







**Thank you.**