

Dear All,

## Don't wait until the damage is done!

Do you know that the full Council will be voting tomorrow night (MONDAY, OCTOBER 25) on the draft Local Housing Strategy which implicitly endorses\* a completely inappropriate new housing scheme - the Edgecliff Commercial Centre and Edgecliff New South Head Road corridor? The scheme proposes two towers (one 26 storeys and one 14 storeys) at Edgecliff Centre while current planning rules allow for 7-8 stories. Further, 10 to 12 storey buildings are proposed all the way down to Nield Avenue. Private amenities like the BP service station, the Crystal Carwash and the Pate & Vernoy service garage on the corner of New Beach Road will be rezoned for residential housing. Little in the way of new community infrastructure, parking and green space are proposed to accommodate up to 1,000 to 1,250 projected new dwellings. Council's own studies already highlight that *both New South Head Road and Old South Head Road aren't coping with current traffic levels.*

**We are already the 7th densest municipality in NSW** and yet plans are on the table for it to get even denser all in the name of satisfying the Department of Planning's net additional dwelling target for the **next 20 years.**

The proposed Edgecliff Commercial Centre Urban Design and Planning Strategy will increase density from Edgecliff all the way down to Rushcutter's Bay - see below buildings in pink.



**PLEASE ACT: WRITE** to your Councillors and/or late correspondence **prior to 12pm Monday October 25 (tomorrow)** to express how unhappy you are that the draft local Housing Strategy implicitly endorses\* the proposed Edgecliff Commercial Centre Urban Design and Planning Strategy by referencing in numerous examples

that "This will be an important element in implementing our housing strategy" while effectively ignoring: 1) the overwhelmingly negative community feedback received 2) we are well on our way, based on organic growth alone, to exceed the Eastern City District net additional dwelling targets up to 2036 3) the proposed development itself will require amendments to our LEP as it is widely in excess of current planning controls AND 4) the fact that implementation will further exhaust our current infrastructure.

**RECOMMEND ANY reference** to the Edgecliff Commercial Centre and the New South Head Road Edgecliff corridor proposal **BE DELETED** prior to any *approval* of the local Housing Strategy.

**We are neither NIMBY's nor are we saying Woollahra is closed for development** - our already strong development pipeline of net additional dwellings attests to this.

Since 2016, 854 net additional dwellings\*\* have commenced construction, been completed or been approved although construction might not yet have started. We have more than met our 2016 to 2021 target of 300 net additional dwellings completed and occupied.

FYI, this is the equivalent of adding a new suburb the size of Point Piper within a 5 year period!

As we have **OVER**achieved our 2016-2021 target, it is both reasonable *and conservative* to look to what remains in the pipeline\*\* to project we are **already well on track** to meet our next 5 year (2021-2026) target of 500 net additional dwellings\*\*\* given there are over 500 DA approvals already in the system already either under construction or which haven't yet started construction as of April 2021. Note that this pipeline is only to April 2021 and has not been updated to include post-April 2021 construction commencements/ completions and additional DA approvals not yet in but slated for completion prior to 2026.

How does it benefit our community to ignore our track record and endorse **such** an inappropriate strategy for Edgecliff **which further burdens our already bursting-at-the-seams infrastructure** with no plans to do anything about it **other than advocate** to the state government for additional funds?

While we applaud the rationale for directing planning to where it is most appropriate, we cannot support an implicit endorsement of the Edgecliff proposal to further densify an already exhausted and stressed community, especially because it proposes few measures to take the pressure off development in Vaucluse, Rose Bay, Bellevue Hill and Double Bay while development continues in leaps and bounds.

Please, **DON'T DELAY AND DO** remember how much time and effort we all put into fighting *after the fact* the inappropriate Greycliffe Avenue dual occupancy proposals only to find out that we were essentially banging our heads against the wall as somehow (nobody can put a finger on how it actually happened as the draft legislation did not mention it nor, by default, did the community support it), a

provision in the 2014 LEP was quietly approved which allowed for dual occupancies on as little as 460M2 lots anywhere in any R2 Zone despite what *we thought* Desired Future Character mandated.

**Your Councillors emails are:**

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**Late correspondence** to: [records@woollahra.nsw.gov.au](mailto:records@woollahra.nsw.gov.au) by 12 noon tomorrow.

To listen as our Councillors (*who represent our Community and are elected to act on behalf of our community*) make this very important decision:  
<https://youtu.be/KvEk8mnVnjU>

Please advise any questions or thoughts and I thank you in advance for your **immediate action!**

Kim Foltz  
on behalf of the Vaucluse West Residents Association

\* Further action items are justified by and utilize the Edgecliff Commercial Centre and Edgecliff New South Head Road corridor development as rationale.

\*\* Net additional dwelling forecast November 2016 to 19 April 2021 (Environmental Planning Committee Agenda 15 June 2021, p.301.

\*\*\* Our housing target for 2021-2026 was determined by the Greater Sydney Commission (letter of Support dated March 12 2021) by looking at Woollahra's 2019 - 2024 pipeline.