

Residents First

SAY NO to high rise in Edgecliff - Council Meeting 25 October 2021

If you want to stop further overdevelopment in the Woollahra LGA then lobby your local Councillor to vote NO to the Housing Strategy at the full Council meeting on Monday 25 October 2021.

The State Government mandated all Councils in Greater Sydney to provide a local Housing Strategy that sets out how each Council will meet net additional dwelling targets. Targets set for Woollahra are: 2016 – 2021 (300), 2021 – 2026 (500). Forecast 2026 – 2036 (400). Woollahra Council has already exceeded the 2021 and the 2026 targets and is on track to exceed 2036 forecast¹. These new developments have occurred organically under the current controls.

Woollahra does NOT need a Housing Strategy that proposes high rise for Edgecliff as a way to meet new dwelling targets that we are already exceeding.

The Edgecliff Planning Proposal encourages building heights of 17 to 89 metres (4 storeys to 26 storeys) which will overshadow local residential streets and parks, and bring even more cars and congestion to the area. Private amenities like the carwash and the petrol station will be rezoned for 12 storey apartment buildings and no significant new community infrastructure is planned. The Edgecliff Planning Proposal will be voted on by Council in March 2022.

There is no guarantee that new development to Edgecliff will slow down new development in Bellevue Hill, Double Bay, Rose Bay and Vaucluse².

The Housing Strategy was voted on at the EPC meeting on 18 October 2021: 3 Councillors for (Councillors Jarvis, Zeltzer and Shapiro) and 3 Councillors against (Councillors Elsing, Robertson and Silcocks). The full Council meeting on 25 October 2021 will vote on the Housing Strategy.

STEP ONE – vote NO to the current Housing Strategy (October 2021) and insist on a Housing Strategy that takes into account development Woollahra Council has delivered and pushes back on the State Government housing targets for Woollahra.
STEP TWO – vote NO to Edgecliff Planning Proposal (March 2022)

Image of proposed new development in Edgecliff



Authorised by Geoff Rundle, 52 Wunulla Road, Point Piper, NSW 2027

¹ Responses to Questions with Notice from Councillor Elsing and Regan as provided for March 2019, October 2020 and April 2021 (see Minutes of Meeting for 26 April 2021) and see attached Question with Notice for meeting on 25 October 2021.
² In order to ensure that new development in Bellevue Hill, Double Bay, Rose Bay and Vaucluse is appropriate Council needs to tighten its development controls. EG: Residents First have successfully advocated for an increase in minimum lot sizes for dual occupancy attached development and for exempting SEPP seniors apartment developments from R2 low density residential zones. Residents First have also argued for proper characterisation of areas of special character to be included in the development controls. These issues are before the State Government Department of Planning waiting on approval.