



EXHIBITION OF STATE SIGNIFICANT DEVELOPMENT MODIFICATION APPLICATION

Shop top housing with in-fill affordable housing, Edgecliff Mod-4

Application No	SSD-77608714-Mod-4
Location	136 – 148 New South Head Road, Edgecliff
Applicant	Lendlease (One Darling Point) Pty Limited
Council Area	Woollahra Municipality
Consent Authority	Minister for Planning and Public Spaces

Description of the development consent

Demolition, site remediation and construction of a 17 storey shop top housing development with in-fill affordable housing, comprising:

- a four-storey podium with retail and commercial uses and above ground car parking for 78 car parking spaces
 - a residential tower containing 59 apartments (including 18 affordable housing apartments)
 - communal open space at podium level
 - adaptive re-use of a portion of the existing heritage listed 136 New South Head Road
 - publicly accessible through-site link connecting New South Head Road and Darling Point Road
 - associated works including remediation, landscaping, tree removal, stormwater works, augmentation of utilities, installation of solar panels and consolidation of existing five allotments into a single allotment.
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Description of proposed modification

Section 4.55(1A) modification of the approved mixed-used development to:

- amend condition D3 (Hours of Construction) to:
 - extend the approved construction hours from 7am - 6pm to 6am - 6pm on weekdays; and
 - extend the approved construction hours from 8am - 1pm to 7am - 6pm on Saturdays
 - amend condition D7 (Hours of Construction) to allow rock breaking, rock hammering, sheet piling, pile driving and similar activities between 2pm - 5pm on Saturdays.
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About the exhibition

An exhibition process allows any individual or organisation to have their say about a proposed development.

The Department of Planning, Housing and Infrastructure (the Department) has received an application to modify the abovementioned approved State significant development (SSD). The application and accompanying documents (including the modification report) are on exhibition from **Thursday 18 June 2026** until **Thursday 2 July 2026**. You can view these documents online at <https://www.planningportal.nsw.gov.au/major-projects/projects/mod-4-extend-construction-hours>

At the time of publishing this advertisement, the Minister for Planning and Public Spaces has not directed that a public hearing should be held.

Have your say

To have your say on this project, you must lodge a submission online through the NSW Planning Portal before the close of exhibition.



Department of Planning, Housing and Infrastructure

To do this, search for this project at www.planningportal.nsw.gov.au/major-projects and click on 'Make a submission'. You will need to log in or create a user account.

Resources to help you use the NSW Planning Portal are available at www.planningportal.nsw.gov.au/major-projects/help. If you require assistance making a submission through the portal, please contact the Department's customer support team on 1300 305 695.

If you think you'll need help making a submission using the portal, it's a good idea to contact customer support sooner rather than later. Ensure you give yourself plenty of time to make a submission before the project's exhibition end date.

You cannot upload a submission on behalf of another person.

Before making your submission: You should read the Department's:

- Disclaimer and declaration at www.planningportal.nsw.gov.au/major-projects/help/disclaimer-and-declaration, and
- Privacy statement at www.planning.nsw.gov.au/privacy.

Your submission will be published on the NSW Planning Portal in accordance with our privacy statement and disclaimer and declaration. You can elect to have your name withheld from the published list of submitters. If you choose this option, do not include personal information in the body of your submission or in any attachments as your submission will be published in full.

Please note that if the application is approved, there is no right of a merit appeal to the NSW Land and Environment Court by an objector.

When making a submission you will be required to include:

- your name and address
- the name of the application and the application number
- a statement on whether you 'support' or 'object' to the proposal or if you are simply providing comment
- the reasons why you support or object to the proposal
- a declaration of any reportable political donations you have made in the last two years (visit www.planning.nsw.gov.au/Assess-and-Regulate/Development-Assessment/Planning-Approval-Pathways/Donations-and-Gift-Disclosure or phone 1300 305 695 to find out more)
- an acknowledgement that you accept the Department's [disclaimer and declaration](#).

For more information, including the Department's submissions policy, please go to www.planningportal.nsw.gov.au/major-projects/have-your-say.

For more information about the project: Contact Anthony Kunz on (02) 9995 6401 or at anthony.kunz@dphi.nsw.gov.au

If you require assistance to use the Planning Portal or you are having difficulty making a submission online, please call the Department's customer support team on 1300 305 695.
