

## Mixed-Use Development with In-fill Affordable Housing, Edgecliff

14 Raine Street  
Woollahra NSW 2025

17 February 2025

### To Whom it May Concern

Dear Sir or Madam,

I am writing as a concerned long-time resident of Woollahra Municipality and an owner of an apartment in the 'Wimbledon' complex in Edgecliff (4 New McLean Street). I have owned this apartment since 1987 and have lived there for 12+ years. It is now rented out to long-term tenants. My Mother, Milla Vincenc, also owns 2 apartments in the 'Wimbledon' complex.

As Woollahra residents for the past 18 years, my husband and I and my Mother have witnessed Bondi Junction's rapid growth in building construction (both residential and commercial) with only having two high-rise buildings when we moved here to what the area has today which is numerous high-rise buildings, with more to come. With this development has come high-density living and all the negative effects this has on our community. We are very concerned that these negative effects will also take place in Edgecliff with this development and no doubt with other developments which are in the pipeline.

The proposed new development supported by NSW Government will have far-reaching consequences for our community and our quality of life. These changes would create long-lasting impacts on local character, through unmitigated density increases with no regard for existing density. If the Government continues to proceed with these reforms, the majority of land across the Woollahra LGA, of which Edgecliff is a part of, will be affected.

The Woollahra LGA and its suburbs already have higher than average levels of both dwelling and population density compared to Greater Sydney. Our local infrastructure is already under pressure and density increases must go hand-in-hand with the additional infrastructure demand - such as public transport, infrastructure for water, electricity, sewage services, waste collection, schools, hospitals, parks, community facilities and road upgrades.

Impacts on the Edgecliff community (and nearby suburbs):

- Lack of parking, with street parking already under immense pressure across the council area from residents and visitors and there is no opportunity to create more on-street or off-street parking areas. Although there are 2 carparks nearby, they are often full to overflowing as I regularly shop at the Edgecliff Centre.
- Increased traffic from cars, trucks and motor bikes resulting in poorer air quality which in turn will adversely affect health outcomes of residents. As this development is very close to Ascham School, the traffic at drop-off and pick-up on weekday mornings and afternoons will become even more diabolical. Has anyone witnessed the lineup of cars at pickup time?
- Inadequate public transport options with buses and the train line at capacity in peak times, and with little scope to increase serviceability. And that is assuming that the NSW Government sorts out the issues with the NSW Rail, Tram and Bus Union (RBTU).
- This LGA area is restricted geographically (as a peninsula) with access for buses in and out of the area constrained by road congestion, particularly at peak travel times.

The two main arteries being New South Head Road (where this development is proposed) and Old South Head Road.

- Pressure on parks (eg, Rushcutters Bay Park and Trumper Park) and community facilities from increased population and lack of adequate car parking to accommodate increased patronage.
- With increased patronage and poorer air quality near our parklands, our native flora, fauna and general environment will be adversely affected.
- Loss of local character and heritage from increased developments.

In my humble opinion, the development application supported by the NSW Government should not progress as this will ultimately destroy the character, amenity and community of Edgecliff and its nearby suburbs.

Kristina Vincenc