

20 February 2025

To whom it may concern,

RE: One Darling Point Road Development – Letter of Support

As you would be aware, Sydney continues to grapple with a chronic housing shortage, which is to worsen given the projected shortfall of new homes, particularly apartments.

For this reason, Business Sydney is happy to endorse Lendlease's proposed development at 136 - 148 New South Head Road, Edgecliff - Application Numbers SSD-76855210 & SSD-77608714.

As we know, it is a fundamental policy objective of the NSW government to deliver more housing across Sydney. They believe that by building more housing within centres near transport hubs, more people will be able to live close to jobs, study, services, night life and amenities – and we could not agree more.

Lendlease's project responds to this priority via the proposed scheme which will see the delivery of a new 17-storey residential building with 62 new residential units including circa 15 per cent (by GFA) affordable housing apartments to the Woollahra LGA in addition to retail and commercial spaces.

The development will:

- Boost the delivery of high-quality market and affordable housing in a highly accessible location close to jobs, infrastructure and education, ultimately contributing to NSW's affordable housing targets under the National Housing Accord 2022
- Provide a diverse supply of dwellings, ranging from one bedroom units to four bedroom apartments to meet the housing and social needs of future residents in a connected location given the proximity of the site to Edgecliff train station
- Reduce pressure on nearby lower density residential areas to deliver housing

It is also worth noting that the proposed design:

- Respects the site's heritage elements, Connecting with Country frameworks and neighbourhood character
- Adds vibrancy and community through diverse housing, commercial and retail spaces delivering additional quality offerings for local businesses & residents
- Improves the interaction between the site and the public domain through the activation of the ground plane, increased landscaping and the provision of a through-site link that connects New South Head Road to Darling Point Road

- Reinvests funds, through developer contributions to Council, into local infrastructure to support the precinct's economic importance and enhance its role as a community hub and focus for employment, shopping, and living
- Retains the existing two storey heritage item at 136 New South Head Road and will restore and fit-out the heritage item to create a vibrant retail offering, preserving the site's rich history

It is Business Sydney's opinion, that with the benefits this scheme is proposing and how it couples seamlessly with the State's broader agenda, that it should proceed.

Kind regards

A handwritten signature in black ink, appearing to read 'Paul Nicolaou', with a stylized, cursive script.

Paul Nicolaou
Executive Director
Business Sydney