



Council Ref: 25/182457
Your Ref:

11 September 2025

The Hon Paul Scully MP
Minister for Planning & Public Spaces
GPO Box 5341
SYDNEY NSW 2001

Dear Minister Scully,

**Meeting with Woollahra Council
Woollahra train station and the rezoning of Woollahra and Edgecliff**

Thank you for agreeing to meet with me today to discuss the NSW Government's announcement that it will open the Woollahra train station and commence a State-led rezoning of parts of Woollahra and Edgecliff.

The Department of Planning, Housing and Infrastructure (DPHI) has significant work ahead. They will need to contend with historic Sydney Water infrastructure, difficult topography, a significant Heritage Conservation Area and a limited, already congested, road network. Council and our officers will do all we can to support them with our local knowledge to work toward sustainable planning and development outcomes for our community. We would be grateful for advice as to whether the stipulated 10,000 dwellings is part of a broader plan in a metropolitan context and if not, the basis on which 10,000 dwellings is justified.

Likewise, Transport for NSW and Sydney Trains will be met with significant and costly engineering challenges, including possible compulsory acquisitions, as they attempt to retrofit a 50-year-old station box built into the side of a steep hill – the name *Edgecliff Road* is no accident – all within a \$193 million budget.

To achieve the best possible outcomes for the Woollahra and Edgecliff neighbourhood, Woollahra Council is ready and willing to work with the NSW Government to overcome the litany of challenges with which these plans will be met. I wish to recognise that DPHI officials have already commenced working with Council officers. I personally thank them for their collaborative teamwork in these early days.

In line with a Mayoral Minute that I tabled at the Woollahra Council meeting held on 25 August 2025, Council makes the following requests of the NSW Government (shown in no particular order):

- That the Premier and Minister for Transport release the business case and details of public funds to be used for the construction of the Woollahra station including the relevant Government P90 cost estimate.
- That the Minister for Transport provide Council with an update on what steps have been taken in relation to the delivery of the train station, prior to and since the announcement by the NSW Government on 24 August 2025.

- That the Minister for Planning and Public Spaces immediately turn off the Low and Mid-Rise Housing Policy plans for Edgecliff and Double Bay, noting that it is the policy of this Government to turn off the Low and Mid-Rise Housing Policy (LMR) where a transit orientated development is proposed.
- That the Minister for Planning and Public Spaces immediately put a hold on the progress of any state significant development within the proposed areas to be rezoned.
- That the Premier and Minister for Planning and Public Spaces ensure that the State-led rezoning of Woollahra and Edgecliff is conditional upon the Woollahra train station actually being approved & constructed and what is the mechanism for delivery of the station i.e. is it considered State Significant Infrastructure?
- If the above cannot be ensured (i.e. that the State-led rezoning of Woollahra and Edgecliff is conditional upon the Woollahra train station actually being approved & constructed), then the Minister for Planning and Public Spaces and the Minister for Transport provide information to Council on how the Government intends to deal with traffic and transport issues, if in fact the train station is not delivered, and the State-led rezoning goes ahead.
- That the Premier and Minister for Planning and Public Spaces commit to the provision of infrastructure (in addition to the train station), to support any increase in potential housing for the parts of the Woollahra Local Government Area (LGA) that are proposed to be subject to the State-led rezoning process i.e. schools (Primary & High Schools); trunk sewer and water; clean energy infrastructure; bus services; emergency services; additional open spaces; community facilities; active transport improvements including new pedestrian and cycle paths and connections.
- That the Premier, the Minister for Planning and Public Spaces and the Minister for Housing commit to the provision of a level of both social and affordable housing commensurate with demand in the Woollahra area, as part of any State-led rezoning, and further that any affordable housing provided is to be required in perpetuity and managed by a tier one Community Housing Provider.
- That the Premier and Minister for Planning and Public Spaces detail how value capture will work in the parts of the Woollahra LGA the subject of the State-led rezoning (particularly at the rezoning stage), to ensure that adequate funds are raised for the NSW Government and Council to be able to provide the required infrastructure, now and into the future. How does the Premier and Minister anticipate funding all the required infrastructure?

Woollahra Council considers the above requests as the minimum commitments the NSW Government should be making to the people of the Woollahra LGA. As I am sure you will understand, they are important in the context of Council and the community being able to gain an understanding of the likely impacts of what has been proposed for our LGA.

I look forward to your earliest response.

Yours sincerely



Cr Sarah Dixson (nee Swan)
Mayor

CC: *The Hon. Chris Minns MP, Premier of NSW*
The Hon. John Graham MLC, Minister for Transport