



# Environmental Planning Committee

Monday 4 March 2024  
6.30pm

## Late Correspondence

### Privacy Statement:

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**Subject:** LATE CORRESPONDENCE - EP - 4 MARCH 2024  
**Author:** Sue O'Connor, Governance Officer  
**File No:** 24/38464  
**Purpose of the Report:** To table late correspondence as submitted for consideration by the Mayor and Councillors relevant to the Environmental Planning Committee held on 4 March 2024.  
**Alignment to Delivery Program:** Strategy 11.3: Ensure effective and efficient governance and risk management.

**Recommendation:**

THAT the Environmental Planning Committee receives and notes the late correspondence and reads late correspondence in conjunction with the relevant Agenda items.

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Please find attached late correspondence relating to matters appearing on the Agenda for the Environmental Planning Committee held on 4 March 2024. Correspondence received is listed below:

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LATE CORRO	Item: <u>R1</u>
Previously forwarded to Cirs	<u>0</u> / N
Meeting:	<u>EP</u>
Date:	<u>4, 3, 2024</u>

THE PADDINGTON SOCIETY Inc.  
For Community and Heritage  
Est 1964

The General Manager  
Woollahra Municipal Council  
PO Box 61, Double Bay NSW 1360

Dear EP Committee members, General Manager and Planning staff

3 March 2024

**Late Correspondence: EPC Meeting 4 March 2024 - Item R1: 8-10 New McLean St. Edgecliff**

On behalf of the Paddington Society, I note the following re the above Item R1.

We had noted with great alarm the developer-initiated planning proposal for redevelopment of the site for a mixed-use building concept, comprising a 25 storey tower, with podium of 3-10 storeys to include commercial premises. The proposal seeks a dramatic increase in the building heights across the site plus a massive FSR increase from 0.75 to 4.5:1.

It was a relief to read that staff did not consider that the concept had strategic and site-specific merit to proceed, and sought advice from the WLPP, including staff reports on the 22 Feb WLPP Agenda.

We commend those very thorough and detailed reports.

**We are again relieved that the WLPP Recommendation is reaffirmed in this Monday's EPC R1 Recommendation to Council, and note below just some of the Society's concerns.**

**The site:**

All Councillors will be familiar with New McLean Street and the access it provides to the Edgecliff Commercial Centre (ECC) Edgecliff Station and Bus interchange, the Edgecliff Centre and Eastpoint Food Fair, podium and basement medical and commercial facilities and multiple surrounding residential buildings of all scales, from Victorian terrace houses to mid and high-rise tower blocks.

These facilities are used by residents, visitors, multiple school communities, including several from further afield, and service vehicles from the surrounding suburbs of Edgecliff, Paddington, Darling Point, Rushcutters Bay, Darlinghurst and west Woollahra.

**Multiple negative impacts:**

A development of this size and intensity at the northern boundary of the Paddington Heritage Conservation Area would have multiple unacceptable negative impacts upon all of the above.

**Transport, traffic, service and congestion - adverse impacts:**

All users of the intersection of New McLean Street, New South Head and Darling Point Roads know that the road network is already close to capacity, and regularly beyond capacity, particularly at morning and afternoon peaks and school pick-up periods.

Traffic lights at the right hand turn east from New McLean Street frequently only allow 2 vehicles to exit, with vehicles backed up along the whole length of the street and Darling Point Road awaiting multiple light changes.

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The impost of additional vehicle numbers required for the proposal (but seemingly not proposed) would exacerbate problems at, and around, this already over-stretched intersection, with flow-on congestion spreading to those further afield to north, east and west.

**Carparking:**

The suburbs surrounding this site are already heavily impacted by visitor and commuter street parking.

Most of the surrounding residential terrace buildings are without on-site parking. The narrow streets are used continuously by visitors, users of the existing Edgecliff Centre facilities and commuters.

The parking provision required for the proposal would exacerbate the on-street residential, visitor and commuter carparking congestion problems already suffered by surrounding local communities to east, south and north.

**Housing provision:**

The two residential flat blocks proposed for demolition, present as low rise to New McLean Street, stepping down to create a transition along the boundary with Trumper Park to the south. Presently they comprise small apartment units of genuinely 'affordable' housing in this location and context.

There appears to be no mix or percentage of apartment sizes, nor any guarantee that the proposal would provide equivalent or additional affordable housing.

**Bulk and scale:**

The large footprint and building envelopes of the tower and podium levels would overwhelm, dominate and overshadow many of the surrounding residences and facilities.

The building form would be clearly visible from most of Paddington and much of adjacent Woollahra and Darling Point; the site location and potential form makes it even more dominant and bulky than the Ranelagh building, outdated and out of context and classified by WMC as intrusive development.

**Overshadowing of private and public open spaces:**

The bulk, scale and siting of the proposed built form will overshadow multiple adjoining low scale properties, their private open spaces and the adjacent Trumper Park & Oval and recreational and sporting facilities, in addition to the Weigall and White City sites.

It will negatively impact on the amenity of residents, visitors and users of public and private facilities, with detrimental impacts on the natural vegetation and wildlife habitat within the park.

**The proposal does not satisfy the desired future character of the site or the surrounding Heritage Conservation Areas of Paddington, Darling Point and Woollahra.**

**It is not in the public interest.**

**We trust that the WLPP Recommendation is reaffirmed at the Monday 4 March EPC meeting, and that it will be followed and reaffirmed by the Councillors at the Monday 11 March 2024 Full Council meeting.**

Yours faithfully



Esther Hayter President The Paddington Society E: hayters@bigpond.net.au T: 0411 109 770

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LATE CORRO Item: RI  
Previously forwarded to Cirs VP/N  
Meeting: EP  
Date: 4/3/2024

**Sue O'Connor**

**From:** Ben Miller [REDACTED]  
**Sent:** Monday, 4 March 2024 9:47 AM  
**To:** Records  
**Subject:** [#230941] Submission - 8-10 New McLean Street, Edgecliff  
**Attachments:** 230941 - Submission (8-10 New McLean Street, Edgecliff) v3.pdf

Good morning,

Please see attached submission prepared in relation to the Planning Proposal at 8-10 New McLean Street, Edgecliff.

I act on behalf of the Owners Corporation of the Eastpoint Tower who would like to understand why they were not notified of this proposal or the meeting date (today) until 29/2. The Planning Proposal would facilitate additional commercial development that will directly impact the Owners Corporation of the Eastpoint Tower and they should have been notified of proceedings before 29/2.

Please note a detailed submission will be prepared and issued prior to the second meeting on 11/3.

Kind regards,

**Ben Miller**  
Senior Town Planner



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PROJECT MANAGEMENT

ABN 26 134 067 842

Our Ref:230941

4 March 2024

Woollahra Municipal Council  
563 New South Head Road  
Double Bay NSW 2028

### Submission – Rezoning Review (8-10 New McLean Street, Edgecliff)

This submission has been prepared on behalf of the Owners Corporation of Eastpoint Tower in relation to the Planning Proposal (PP-2023-1648) submitted for 8-10 New McLean Street, Edgecliff. Our Client is the registered owner of the Eastpoint Food Fair located at 235-285 New South Head Road, Edgecliff.

Noting the proximity of our clients holdings to the subject site (less than 100m), it is unclear why the Owners Corporation of Eastpoint Tower were not notified or given the opportunity to provide comments on this Planning Proposal before 29/2/2024 given the Council meeting is to be held on 4/3/2024.

This letter is provided to confirm that a detailed submission will be prepared and issued for consideration prior to the following meeting that we understand will be held on 11/3/2024.

A high level review of the Rezoning Review Briefing Report has been undertaken and a number of issues raised under separate headings.

#### Strategic Merit

The site was not identified by Council for inclusion in the Draft Edgecliff Commercial Centre Planning and Urban Design Strategy given it is located to the south of the local centre area and is zoned for residential development (R3 Medium Density Residential).

The Draft Strategy has been prepared to facilitate appropriate uplift within sites that will actively contribute to the Edgecliff Local Centre. The subject site was not considered to be suitable for uplift and the scale of the LEP changes now proposed are unjustified and inappropriate for this residential setting.

The Planning Proposal does not demonstrate sufficient strategic merit to justify the scale of changes. The proponent has relied on the provision of additional housing and jobs close to local centres and railway stations to justify the need for development which is inadequate. The additional permitted commercial uses in the R3 zone would jeopardise the viability of the Edgecliff local centre and facilitate an unnecessary expansion of the otherwise strategically compact Edgecliff Commercial Centre (ECC).

#### Height and Scale

The proposal seeks to facilitate a built form that will not suitably transition from the ECC to residential development to the south and open space beyond. This site was not identified as suitable for uplift in the Draft Strategy for the ECC and the height increase will facilitate a building form that will unnecessarily compete with the ECC to the north.

The proposed height limit inclusive of a 23-25 storey tower in the centre of the site is excessive and at odds with the heritage conservation area in which it is located. This excessive height is completely unsympathetic

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230941 - Tanert

4 March 2024

to Trumper Oval and will result in a significant urban design flaw where a 23 storey tower will dominate the established open space provision to the south. Refer to Figure 1 below which effectively demonstrates this.



Figure 1: Proposed concept design height building in context with Edgecliff local centre existing and anticipated built form (source: Rezoning Review Request)

Further the site benefits from a defined vegetation corridor adjacent to Trumper Oval that extends to the south east. The site cannot readily accommodate the proposed FSR of 4.5:1 without significant vegetation removal and should not be supported.

#### Zoning Inconsistencies

The proposal seeks to provide additional permitted uses of commercial premises, community facility, recreation facility (indoor) and a medical centre within the site. This is unjustified, inconsistent with the R3 zoning and will detract from the commercial viability of the established ECC.

Provision for commercial development (including retail, food and drink premises etc) in a defined residential zone should not be supported. This R3 zone provides medium density housing opportunities immediately adjacent to R2 Low Density Residential zoned land to the east, and a significant built form uplift of this scale is not compatible with this setting.

Further to the above the scale of development that would be facilitated by the proposal is not medium density and should not be permitted in the R3 medium density zone.

#### Traffic

Traffic in New McLean Street has been an ongoing issue for local residents and staff/ customers at the Eastpoint Tower and the Owners Corporation have major concerns around additional traffic generation and associated impacts within the intersection of New McLean Street and New South Head Road. Council's assessment of the proponents traffic report confirmed that the additional traffic volume generated by a number of approved/exhibited planning proposals and Council's strategic planning project in and within the vicinity of ECC has not been considered. This results in an underestimation of level of service of the surrounding road network and the data cannot be relied upon.

Further to the above, Council confirmed that the planning proposal request could facilitate a retail/commercial floor space up to 32,517m<sup>2</sup>, which would generate higher demand for parking and

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4 March 2024

loading docks. This is the result of the proposed additional permitted commercial uses lacking any maximum floor space area. These factors indicate that the parking numbers could be subject to significant change post LEP gazettal which is likely to impact traffic in a way that has not been considered in this proposal.

The development is inconsistent with planned growth scenarios in the ECC and a proposal of this scale has not been appropriately assessed for traffic and parking impacts. The proposal will increase traffic movements in the already congested intersection of New South Head Road and New McLean Street and should not be supported.

#### Conclusion

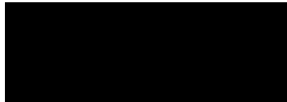
Council invested heavily in the preparation of the Draft Edgecliff Commercial Centre Planning and Urban Design Strategy that made recommendations on key built form outcomes for the Edgecliff Commercial Centre. The subject land is a residential site that is not located within the Edgecliff Commercial Centre and was not identified for strategic uplift.

Council has consistently sought to avoid ad-hoc planning proposals that result in a 'fragmented and uncoordinated approach to planning'. This proposal is at odds with this approach and will effectively extend the commercial precinct outside its established New South Head Road boundaries. Further the traffic impacts are likely to be significant and the documentation and assessment submitted to justify traffic impacts does not account for the major planned growth that has been supported by ongoing strategic studies in the immediate locality.

The Planning Proposal would facilitate development that is inconsistent with the objectives of the R3 Medium Density Residential zone. A building height of approximately 88m is not medium density.

The development will place unnecessary strain on commercial development within the ECC and should not be supported. A detailed submission will be prepared and issued to Council prior to the next meeting on 11/3/2024.

Yours faithfully,



Ben Miller | Senior Town Planner  
Barker Ryan Stewart Pty Ltd



LATE CORRO	Item: <u>R1</u>
Previously forwarded to Clrs	<u>DN</u>
Meeting:	<u>EP</u>
Date:	<u>4 / 3 / 2024</u>

**Sue O'Connor**

**From:** Annabelle Maitland [REDACTED]  
**Sent:** Monday, 4 March 2024 9:25 AM  
**To:** Records  
**Subject:** 8-10 New McLean Street Planning Proposal

Dear Committee Members,

Regarding the planning proposal for 8-10 New McLean Street, Edgecliff I would like the below to be taken into consideration by committee members on the meeting to be held on 4 March 2024

1. The impact of such a large development on Trumper park (which the proposed development directly backs onto) would be catastrophic for the natural environment. It has been proven that high-rise buildings with a large mass degrade the thermal environment of their surroundings through wind turbulence, cooling, and excessive heating. The impact this would have on the vegetation of Trumper Park and the local wildlife would be significant and irreversible. Trumper Park is a wonderful natural feature of the area, and loved very much by the community - both local residents and visitors. There are ways to sensibly increase density of the area without destroying this amazing natural environment
2. New McLean Street and the area more broadly (including New South Head Road) cannot support the level of additional traffic this development would result in. >400 car parking spaces is beyond excessive and would completely clog up New McLean street rendering it unusable for other people, including those who want to use the train station / bus interchange. In addition, one of the benefits of the areas is proximity of the train station, as well as bus interchange. Promoting use of public transport instead of clogging up the area further with traffic and generating additional greenhouse emissions should be a key focus of development
3. The proposed development backs onto single family residential dwellings. The scale and scope of this proposed development is very much out of keeping with proximity to single unit family dwellings
4. The development would block the Harbour Views of surrounding residents. The developer is working to maximise their revenue opportunity by maximising the number of apartments that would have harbour views, without any consideration to neighbouring residents
5. Approval of this development would set a precedent for the area. The size of this development is completely out of keeping with what is currently in the area. Rezoning of 8-10 New McLean should be considered as part of the overall Edgecliff Commercial Centre strategy. How much additional traffic the area can support as a whole should be the focus, not just one development in isolation, as well as the impact on local government services.

These decisions will ultimately have significant and irreversible ramifications for both current and future generations of local residents.

Thank you for your consideration.  
Annabelle Maitland

LATE CORRO Item: R1

Previously forwarded to Cirs  / N

Meeting: EP

Date: 4 / 3 / 2024  
Planning Panel - Planning Proposal

**Sue O'Connor**

**Subject:** FW: Reporting the advice of the Woollahra Local Planning Panel - Planning Proposal  
- 8-10 New McLean Street, Edgecliff

**Attachments:** code-of-meeting-practice-comp-public-forum-registration-form-general-manager-and-officers-reports-2023-2024.pdf

**From:** Christopher Lemerrier [REDACTED]  
**Sent:** Sunday, 3 March 2024 9:04 PM  
**To:** Records <Records@woollahra.nsw.gov.au>  
**Subject:** Fwd: Reporting the advice of the Woollahra Local Planning Panel - Planning Proposal - 8-10 New McLean Street, Edgecliff

Dear council Staff and Chair  
Please find attached a form ( prob the wrong one) seeking to be included in those asking to address the meeting On Monday 4 March in relation to

for Council to receive the advice of the Woollahra Local Planning Panel in relation to 8 - 10 New McLean Street and adopt a formal position on the matter.

I am not clear as to the ability of members of the community being able to address the meeting in person. I am happy to attend and otherwise ask if you can send me the zoom link.

Thank you for the excellent work Coucil staff particularly Charmaine Tai have done in relation to this matter.

My submissions are further points in relation to the suitability of the site in relation to the heritage area around it, the inadequacy of New McLean street , a small back street to take all this increased traffic, same with the New South head road intersection. The height and density of the proposal to change the zoning are adverse outcomes for amenity.

Regards Chris

**Sue O'Connor**

**From:** D W Templeton [REDACTED]  
**Sent:** Sunday, 3 March 2024 4:26 PM  
**To:** Records  
**Subject:** New Maclean st. Edgecliff.

LATE CORRO	Item: <u>RI</u>
Previously forwarded to Clrs <u>Q/N</u>	
Meeting:	<u>EP</u>
Date:	<u>4 / 3 / 2024</u>

Re. Planning Proposal. 8-10 New Maclean St.

This development is only one of the developments in this road. The Edgecliff Centre with plans for a 40 plus floor development.

Leaving New Maclean St at peak hour ( that starts at 1500 hours re. Ascham) Can take four or five changes of lights. The cars are banked back the full length of the street.

The right hand turning lane from NewSouth Head rd. to New Maclean st. is far to short four or five cars or two trucks only. When demolition and building starts how many trucks.

With hundreds of units where is the sewerage going, Double Bay or Rushcutters Bay

David Templeton  
[REDACTED]

**Sue O'Connor**

**From:** Lyn K [REDACTED]  
**Sent:** Monday, 4 March 2024 9:40 AM  
**To:** Charmaine Tai; Records  
**Subject:** 8-10 New McLean Street, Edgecliff Submission -Objection.  
**Importance:** High

LATE CORRO	Item: <u>R1</u>
Previously forwarded to Clrs <input checked="" type="checkbox"/> / N	
Meeting:	<u>EP</u>
Date:	<u>4 / 3 / 2024</u>

To Charmaine Tai, and Woollahra council.  
RE Proposed redevelopment of 8-10 New McLean St Edgecliff

Our family wish to **oppose** the unreasonable redevelopment of 8-10 New McLean St Edgecliff.

**Issues**

**Traffic**

- Cars already congest New McLean street. At Peak times and all day on Saturday cars are backed up covering almost the whole street to the station.
- Parking for proposed trades is limited to street parking which is negligible at present.
- The increase in proposed volume of residents will further congest area.
- Existing traffic Lights do NOT let sufficient cars out of New Mclean St Edgecliff to Ocean St NOW. We need to wait sometimes several traffic light changes to exit our street.
- Oncoming traffic from Darling Point Rd into New McLean St further exacerbates issues.

**BULK/SCALE/Height of proposed building**

- Major issue is the proposed building Height is Not in keeping with the area.
- Neither is the Bulk and Scale of proposed redevelopment.
- State government wishes to add more residential apartments. *BUT within reason and aesthetics.*

**-Infrastructure**

***We are bursting with capacity in Edgecliff and most of the Eastern Suburbs NOW!***

- Lack of facilities moving forward will further strain our Eastern Suburbs area;
  - Please ask State Government to Stop this development.
  - I am sure that YOU at Council are being pro-active in preserving our area for best use.
- Developers going straight to Land and Environment Court are not interested in the amenity of the Edgecliff area or people living in it. We can hardly manage in general in the area now.***

We thank you for putting our concerns forward for voting.  
Kind regards

Mrs L Kaplan  
[REDACTED]

**Sue O'Connor**

**From:** Leon Kaplan [REDACTED]  
**Sent:** Sunday, 3 March 2024 11:14 PM  
**To:** Records  
**Cc:** Charmaine Tai  
**Subject:** Submission RE: 8-10 New McLean Street, Edgecliff  
**Attachments:** IMG\_1003.JPG; IMG\_6952.jpg; IMG\_1004.JPG

LATE CORRO	Item: <u>RI</u>
Previously forwarded to Clrs	<input checked="" type="checkbox"/> V / <input type="checkbox"/> N
Meeting:	<u>EP</u>
Date:	<u>4, 3, 2024</u>

Dear Woollahra Council,

I am an owner at [REDACTED]

My primary issue with additional development around Edgecliff, is the additional traffic load it will generate.

1. New McLean Street is already well above capacity and does not handle the existing traffic volumes. We need to add an additional 15 minutes to some trips to get out of New McLean Street during busy times, particularly if trying to turn right (east) onto New South Head Road.
2. New South Head Road is a major artery into the Eastern Suburbs, and the traffic light timing for New McLean Street only allows a small number of cars through.
3. The pedestrian crossing opposite the Edgecliff Centre and the turning lanes for Ocean Street also add to congestion, as there is often no space for additional cars on New South Head Road when the lights turn green. During busy time only 2-3 cars manage to turn right out of New McLean street every time the lights turn green.
4. The approved new development at the corner of Darling Point Road and New South Head Road will further add to traffic congestion at the intersection. The garage entrance to that development will only be a few metres from the traffic lights.
5. The proposed redevelopment of the Edgecliff Centre will also add significant additional traffic load to New McLean Street.
6. Construction works at these 3 sites will further add to congestion in the area, with large trucks and barricades blocking part of New McLean Street and Darling Point Roads.
7. Additional developments in the broader Eastern Suburbs along New South Head Road will further add to congestion at Edgecliff, where New South Head Road is already at / above capacity during peak periods.

The traffic congestion at Edgecliff and Double Bay is already way beyond what it should be. To add any additional traffic volume to these precincts is downright irresponsible.

In my opinion, there are 3 options:

- A. Increase congestion and make the lives of Eastern Suburbs residents significantly worse through longer travel time, increased air and noise pollution.
- B. Freeze additional development in the suburbs that are fed by New South Head Road.
- C. **Build a traffic bypass tunnel from Rushcutters Bay under Edgecliff and potentially under Double Bay.**

I think the only viable (but unfortunately costly) option is a bypass tunnel which would:

- a. Remove pass through traffic from Edgecliff and Double Bay, limiting the traffic on New South Head Road to local traffic for those suburbs and traffic going up Ocean Street.

- b. Significantly reduce fuel consumption and pollution, as the majority of traffic will not need to climb the hill up to Edgecliff.
- c. Significantly reduce travel time to other suburbs fed via New South Head Road, i.e. Point Piper, Rose Bay, Dover Heights, Vaucluse, and other nearby suburbs.
- d. Reduced traffic through Edgecliff and Double Bay will provide a quieter, less congested and lower pollution environment and allow additional development in those areas.

I sincerely hope that Woollahra and the NSW State Government will consider the residents and tax payers and not just add to the existing congestion in the area, without addressing the additional infrastructure needed to support additional residential development and traffic volumes.

Thanks and kind regards,  
Leon Kaplan











LATE CORRO	Item: <u>R1</u>
Previously forwarded to Cirs	<u>(Y) N</u>
Meeting:	<u>EP.</u>
Date:	<u>4 3 2024</u>
	<u>Committee re 8-10/New</u>

**Sue O'Connor**

**Subject:** FW: Att'n: Woollahra Council Environmental Planning Committee re 8-10 New Mclean St planning proposal Feb 21 1pm

**From:** Will Naughton [REDACTED]  
**Sent:** Sunday, 3 March 2024 11:06 PM  
**To:** Records <Records@woollahra.nsw.gov.au>; tony bond [REDACTED]  
**Subject:** Att'n: Woollahra Council Environmental Planning Committee re 8-10 New Mclean St planning proposal Feb 21 1pm

Dear EPC Members,

Set out in my email dated 23 February 2024 below are my recent submissions to the WLPP in relation to the proposed development, rezoning and changes to height restrictions/FSR at 8-10 New McLean street, Edgecliff.

Please take these into consideration in your meeting on 4 March.

Furthermore, the proposed development, including rezoning and dramatic changes to height restrictions and FSR, are completely inappropriate for New McLean street and would:

1. Grossly overshadow and oppressively dominate both a.) the tranquil natural environment of Trumper park, including the oval, bushland and tennis courts area; and b.) the adjacent heritage residential area;
2. Destroy the peaceful convivial ambience of the area for its existing residents;
3. Further exacerbate the already over congested traffic problems at the intersection of New McLean Street, NSH Rd and Darling Point Rd, as well as for city and east bound traffic on NSH Rd NSH Rd, at peak times; and
4. Provide a shameful precedent/legacy of over-development in the Edgecliff area, upon which the same and other equally unsympathetic developers would seek to capitalise.

As you are aware, there is a strong tide of community opposition to the proposed development and related rezoning/height restrictions/FSR, which local residents sincerely hope Woollahra Council, the EPC and NSW State Government will respect in their decision making.

These decisions will ultimately have significant and irreversible ramifications for both current and future generations of local residents.

Thank you for your consideration.

Will Naughton

----- Forwarded message -----

**From:** Will Naughton [REDACTED]  
**Date:** Fri, 23 Feb 2024 at 9:24 am  
**Subject:** Att'n Woollahra Local Planning Panel - re hearing on 22 February re 8-10 New Mclean St planning proposal Feb 21 1pm  
**To:** Chris & Karin le Mercier [REDACTED], <records@woollahra.nsw.gov.au>, tony bond [REDACTED]

Good Morning members of the Woollahra Local Planning Panel,

In addition to the verbal submissions made by David Chan, Tony Bond and Chris Lemercier representing the local community at yesterday's WLPP meeting, I as a local resident impacted by the planning proposal, would like to add the following comments.

**1. Traffic congestion**

- Traffic will also impact and be impacted not only by cars exiting New McLean street and on NSH rd city bound, but also by/to hundreds of Ascham parents daily dropping children off/collecting in cars exiting Darling Point rd in all three directions, which will cause further blockages on NSH rd in both directions.
- The traffic consultant and developer did not have a well considered compromise solution when it was suggested by Council that an additional 450 carspaces in the proposed development was excessive, other than a few vague references to potential carshare and bike spaces. This needs to be considered in light of overall ECC strategy, not just one isolated development. The impact to local residents and broader areas is very significant.
- The possibility of widening NSH rd, if it is being considered by Transport NSW, also needs to be considered as part of broader ECC strategy, not an isolated development. Any decision prior to this is premature.
- The development will also cause over congestion to already over congested public transport train and bus interchange amenities at peak times.
- Edgecliff might be deemed higher density area than Double Bay (perhaps due to public transport facilities), but its roads and public transport are already over congested at peak times.

**2. Impact on sunlight to Trumper Oval and surrounding areas**

- The suggestion by the planner (Ms. Perry) that the Trumper Oval path is "quaint" and needs to be enlarged to allow more pedestrians access to Edgecliff Centre is again premature and needs to be considered (if it warrants any consideration at all) in light of the overall ECC strategy.
- Council raised a valid point that there is no proposal to increase density in Paddington, so where will additional foot traffic come from?
- If more foot traffic does result, they will also presumably use Trumper Oval more, so will be adversely impacted by the reduced direct sunlight resulting from the development.
- If the pathway is enlarged, proper consideration/expert evidence needs to be given to impact on the natural habitat/animals.
- There was no discussion of impact to Trumper tennis courts or the adjacent park, which will also suffer from reduced sunlight. This should be considered by Council.
- Why should views/sunlight of existing residents be compromised in the interests of greedy developers and wealthy people who want a harbour/city view in a luxury apartment?
- Local residents don't want/need more retail/commercial space in areas surrounding Edgecliff Centre, they would prefer the preservation of existing community/heritage/village atmosphere and anyway the ECC strategy is likely to provide more retail/commercial spaces.

**3. Affordable Housing**

- One WLPP member alluded to the proposed development as being "affordable in the context of Woollahra". This overlooks that many apartment buildings in Woollahra/Edgecliff are modest and their residents cannot afford a luxury new apartment with harbour/city views. It does not take into account demographics or age of those who might also want to live in the area and not be able to afford a luxury apartment. The intention of government

affordable housing policy is not to benefit solely or predominantly wealthy people, quite the opposite, it is and should be aimed at aiding less affluent people own some sort of home.

- The developer indicated the affordable housing covenant in the proposal is only 15 years. What happens to the affordable housing component after that expires and to whose benefit/detriment? Why should the covenant not be permanent when the legacy of the development is permanent and unwanted?

Thank you.

Regards,

William Naughton

**Sue O'Connor**

**From:** Kristen Sproule [REDACTED]  
**Sent:** Saturday, 2 March 2024 3:41 PM  
**To:** Records  
**Subject:** Planning proposal 8-20 New McLean Street

LATE CORRO	Item: <u>R1</u>
Previously forwarded to Clrs	<input checked="" type="checkbox"/> Y / <input type="checkbox"/> N
Meeting:	<u>EP</u>
Date:	<u>4 / 3 / 2024</u>

I am a resident of Glebe St, Edgecliff. I strongly object to the Planning Proposal for [8-10 New McLean St](#) in Edgecliff. In short, the proposal is for a 25-storey residential and commercial tower with a 5-storey underground car park for +420 cars, adjacent to heritage homes on Cameron and Glebe St and looming over Trumper Park.

Edgecliff, Woollahra and Paddington are unique Heritage areas. To destroy this character turning it into a multi- storied New Bondi Junction is an egregious and retrograde move. Once destroyed this character cannot be retrieved.

Whilst the rest of the world moves towards a greener future Council seems to be advocating a more dystopian vision of increased traffic, less light, less possibility of solar power amongst residents, less concern and care for elderly residents and small children.

Current traffic along New South Head Road is constantly jammed, especially with the school traffic at Ascham.

The large delivery trucks currently servicing the Edgecliff Centre in New McLean Street and the parking station there currently create much noise and traffic congestion. To increase this further is folly. Especially so to a back street such as New McLean Streer.

The current infrastructure is inadequate and to increase this lacks vision and seems merely a move by council to ignore residents' wishes and needs and pander to developers' wishes.

Your sincerely  
Kristen Sproule

Kristen Sproule  
[REDACTED]