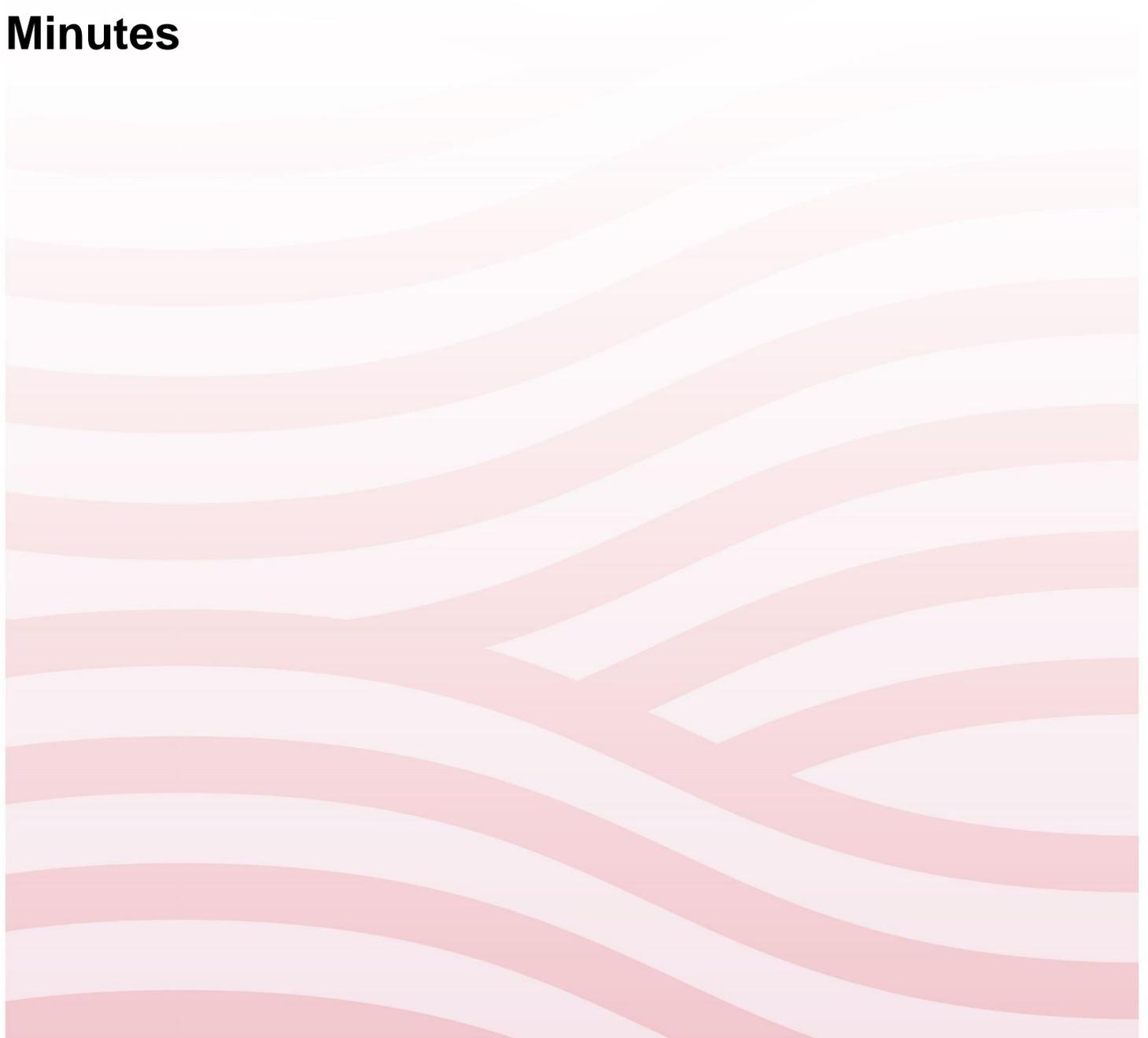




Woollahra Local Planning Panel (Public Meeting)

Thursday 22 February 2024
1.00pm

Minutes



Woollahra Local Planning Panel (Public Meeting) Minutes

Thursday 22 February 2024

Held under clause 25 of Schedule 2
of the Environmental Planning and Assessment Act 1979

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Woollahra Local Planning Panel (Public Meeting) Minutes

**Minutes of the Meeting held on
22 February 2024 at 1.00pm.**

Present:	Annelise Tuor	(Chair)
	John McInerney	(Expert)
	Heather Warton	(Expert)
	Graham Humphrey	(Community Representative)
Staff:	Sue O'Connor	(Governance Officer)
	Charmaine Tai	(Strategic Planner)
	Lyle Tamlyn	(Acting Team Leader – Strategic Planning)
	Anne White	(Manager – Strategic Planning & Place)

Note: The Panel was briefed by council staff on each Item prior to the meeting.

The Panel heard members of the public who registered to address at the commencement of the public meeting. The public meeting was closed at 2.02pm.

The Panel then deliberated and voted on each Item in a confidential meeting.

The decisions are recorded in these Minutes.

Leave of Absence and Apologies

Nil

Late Correspondence

Late correspondence was submitted to the Panel in relation to item D1

Declarations of Interest

Nil

Item No: D1
Subject: **PLANNING PROPOSAL - 8-10 NEW MCLEAN STREET, EDGECLIFF**
Authors: Charmaine Tai, Strategic Planner
Lyle Tamlyn, Acting Team Leader Strategic Planning
Approvers: Anne White, Manager Strategic Planning & Place
Scott Pedder, Director Planning & Place
File No: 24/13179
Purpose of the Report: To seek the advice of the Woollahra Local Planning Panel in relation to a request for a planning proposal to amend the planning controls that apply to 8-10 New McLean Street, Edgecliff under the Woollahra Local Environmental Plan 2014
Alignment to Delivery Program: Strategy 4.1: Encourage and plan for sustainable, high quality planning and urban design outcomes.

Note: Late correspondence was tabled by Councillor Carmichael & Paul Menzies.

Note: David Chan, Tony Bond & Mr Lemercier, Objectors & Joseph Scuderi, the Applicant, Sean McPeake the Architect & Sophie Perry Planner for the Applicant, addressed the Panel.

Resolved:

THAT the Woollahra Local Planning Panel advises Council:

- A. Not to support the current planning proposal for 8-10 New McLean Street, Edgecliff, which seeks to amend the *Woollahra Local Environmental Plan 2014* in the following manner:
- Insert a new *Schedule 1 Additional permitted use* clause allowing the following land uses:
 - Commercial premises (including but not limited to business and office premises, food and drink premises and shop);
 - Community facilities;
 - Recreation facilities (indoor); and
 - Medical centres.
 - Amend the maximum height of building (HOB) development standard as follows:
 - Increase from 10.5m to 36.5m across the site, and
 - Establish a maximum HOB of RL110 for the tower component.
 - Amend the maximum floor space ratio (FSR) development standard from 0.75:1 to 4.5:1.
 - Insert new *Part 6 Additional local provisions* clause to establish a requirement that a site-specific development control plan is prepared prior to development consent.
- B. The site has strategic merit for increased residential development. However, to achieve strategic and site-specific merit, the planning proposal should be consistent with the following:
- The R3 Medium Density Residential zone should be maintained with no amendments to *Schedule 1* as:
 - Any uplift of the site should be to achieve residential growth rather than provide commercial floor space.
 - The demand for commercial floor space and the expansion of the Edgecliff Commercial Centre (ECC) has not been fully justified, as it will be met through the implementation of the *Draft Edgecliff Commercial Centre Planning and Urban Design Strategy* (draft ECC Strategy).

- The expansion of commercial uses onto the site has the potential to reduce the viability of the ECC.
 - Commercial uses on the site would adversely impact the amenity of the existing adjoining low scale residential development.
 - Any increase in height must provide a transition to Trumper Park and the adjoining Paddington Heritage Conservation Area. This must be implemented through amendments to the Woollahra LEP 2014, which either:
 - specifies maximum height limits on the HOB map (e.g. 9.5m height limit adjoining terraces to the east); or
 - include a site specific clause which clearly defines the building envelope and requirements for setbacks, overshadowing, tree retention and landscaping.
 - The height and the extent of the podiums and the tower are not supported given that the draft ECC Strategy has a height transition away from the Edgecliff Centre. The height of the tower should be significantly lower than Edgecliff Centre site to maintain its landmark dominance and the integrity of the draft ECC Strategy. The height of the podiums need to be refined to better relate to adjoining development and landscaping.
 - The height and the extent of the podiums and the tower are likely to have adverse impacts on the significance of the heritage conservation area, overshadowing of Trumper Park (not just the oval), views and impact on biodiversity.
 - The proposed FSR increase is not supported. The revised FSR should reflect an amended building envelope with appropriate heights and setbacks.
 - Any change to Woollahra LEP 2014 should incorporate a no net loss and unit mix clause to support residential growth on the site. Noting that the current 106 'affordable' units in the residential flat buildings will be lost has and replaced with only 256 units in the planning proposal.
 - Any change to the planning controls should incorporate a maximum car parking rate to reflect the site's proximity to the Edgecliff bus and train interchange.
 - The inconsistencies between the *Transport Studies* by the proponent and Council should be addressed to ensure any uplift on the site and the implementation of development envisaged by the draft ECC Strategy would not have adverse traffic and transport impacts.
 - The proposed through-site link is not supported as it duplicates the existing connection between New McLean Street and Trumper Park.
 - A site specific DCP should be prepared and exhibited concurrently with the planning proposal.
- C. The provision of affordable housing through the voluntary planning agreement should be clarified to dedicate 5% of the gross floor area of the development. The offer of affordable housing does not rely on the bonus provisions under the *State Environmental Planning Policy (Housing) 2021* (the Housing SEPP). However, as these bonuses could apply to any future development application, the proposed height and FSR in the planning proposal should take into consideration the increase that could be afforded by the affordable housing provisions.

D. Should a Gateway determination be received:

- (i) Any planning agreement proposed by the proponent be prepared in accordance with the adopted *Woollahra Voluntary Planning Agreement Policy 2020*.
- (ii) The planning proposal and any draft voluntary planning agreement should be exhibited concurrently.

Note: In accordance with the Woollahra Local Planning Panel Operational Procedures the votes are recorded on this planning matter.

For the Motion

Graham Humphrey
John McInerney
Annelise Tuor
Heather Warton

Against the Motion

Nil

4/0

There being no further business the meeting concluded at 4.20pm.

We certify that the pages numbered 1 to 6 inclusive are the Minutes of the Woollahra Local Planning Panel (Public Meeting) Meeting held on 22 February 2024 and confirmed by all Panel members of the Woollahra Local Panel on 7 March 2024 as correct.

Chairperson

Secretary of Committee

Expert

Expert

Community Representative