



80-84 and 90 New South Head Road, Edgecliff

Proposal Title : **80-84 and 90 New South Head Road, Edgecliff**

Proposal Summary : **The planning proposal seeks to increase the maximum building height and floor space ratio at 80-84 and 90 New South Head Road, Edgecliff.**

PP Number : **PP_2015_WOOLL_003_00** Dop File No : **15/12524**

Proposal Details

Date Planning Proposal Received : **12-Aug-2015** LGA covered : **Woollahra**
Region : **Metro(CBD)** RPA : **Woollahra Municipal Council**
State Electorate : **VAUCLUSE** Section of the Act : **55 - Planning Proposal**
LEP Type : **Spot Rezoning**

Location Details

Street : **80-84 New South Head Road**
Suburb : **Edgecliff** City : **Sydney** Postcode : **2027**
Land Parcel : **Lots 1 DP 181565, Lots 4-5 DP 171284**
Street : **90 New South Head Road**
Suburb : **Edgecliff** City : **Sydney** Postcode : **2027**
Land Parcel : **Lot A DP 420786**

DoP Planning Officer Contact Details

Contact Name : **Wayne Williamson**
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RPA Contact Details

Contact Name : **Brendan Metcalfe**
Contact Number : **0293917140**
Contact Email : **brendan.metcalfe@woollahra.nsw.gov.au**

DoP Project Manager Contact Details

Contact Name :
Contact Number :
Contact Email :

Land Release Data

Growth Centre :		Release Area Name :	
Regional / Sub Regional Strategy :		Consistent with Strategy :	
MDP Number :		Date of Release :	
Area of Release (Ha) :		Type of Release (eg Residential / Employment land) :	
No. of Lots :	0	No. of Dwellings (where relevant) :	39
Gross Floor Area :	0	No of Jobs Created :	0

The NSW Government Lobbyists Code of Conduct has been complied with : **Yes**

If No, comment : **The Department of Planning and Environment's Code of Practice in relation to communication and meetings with lobbyists has been complied with. Metropolitan (CBD) has not met any lobbyists in relation to this proposal, nor has the Director been advised of any meetings between other Department officers and lobbyists concerning this proposal.**

Have there been meetings or communications with registered lobbyists? : **No**

If Yes, comment :

Supporting notes

Internal Supporting Notes : **The site is zoned B4 Mixed use and is located at the south east corner of New South Head Road and Mona Road, Edgecliff. The Sydney CBD is approximately 2.3km to the west of the site and the Edgecliff Centre is approximately 180m to the east of the site. The Edgecliff Centre is zoned B2 Local Centre and includes a bus and rail interchange.**

Shop top housing is permissible in the B4 zone.

The site is occupied by three storey commercial buildings which are currently used for commercial offices and an indoor recreational facility.

The site is surrounded by a mix of low density housing and high density commercial and residential towers up to 10 storeys.

The proposed redevelopment of the site will result in a three to seven storey mixed use development comprising:

- 39 residential dwellings on levels 1-7;**
- commercial uses at ground floor; and**
- basement level parking.**

Council is seeking delegation to carry out the Minister's plan-making functions under section 59 of the Environmental Planning and Assessment Act 1979 (the EP&A Act). Delegation is considered appropriate as the matter is of local significance.

External Supporting Notes :

Adequacy Assessment

Statement of the objectives - s55(2)(a)

Is a statement of the objectives provided? **Yes**

Comment : **The objective of the proposal is to increase the height and FSR controls applying to the site to allow for the construction of a 7 storeys mixed use development.**

Explanation of provisions provided - s55(2)(b)

Is an explanation of provisions provided? **Yes**

Comment : **The proposal seeks to:**

- **Increase the maximum building height from 14.5m to 23.5m on 80-84 New South Head Road;**
- **increase the maximum building height from 20.5m to 23.5m on 90 New South Head Road; and**
- **increase the maximum floor space ratio from 1.5:1 to 2.9:1 across both sites.**

Justification - s55 (2)(c)

a) Has Council's strategy been agreed to by the Director General? **No**

b) S.117 directions identified by RPA :

* May need the Director General's agreement

- 1.1 Business and Industrial Zones**
- 2.3 Heritage Conservation**
- 3.1 Residential Zones**
- 3.4 Integrating Land Use and Transport**
- 4.1 Acid Sulfate Soils**
- 6.1 Approval and Referral Requirements**
- 6.2 Reserving Land for Public Purposes**
- 6.3 Site Specific Provisions**
- 7.1 Implementation of A Plan for Growing Sydney**

Is the Director General's agreement required? **No**

c) Consistent with Standard Instrument (LEPs) Order 2006 : **Yes**

d) Which SEPPs have the RPA identified?

- SEPP No 19—Bushland in Urban Areas**
- SEPP No 21—Caravan Parks**
- SEPP No 30—Intensive Agriculture**
- SEPP No 32—Urban Consolidation (Redevelopment of Urban Land)**
- SEPP No 33—Hazardous and Offensive Development**
- SEPP No 50—Canal Estate Development**
- SEPP No 55—Remediation of Land**
- SEPP No 64—Advertising and Signage**
- SEPP No 65—Design Quality of Residential Flat Development**
- SEPP (Building Sustainability Index: BASIX) 2004**
- SEPP (Exempt and Complying Development Codes) 2008**
- SEPP (Housing for Seniors or People with a Disability) 2004**
- SEPP (Infrastructure) 2007**
- SEPP (Major Projects) 2005**
- SEPP (Mining, Petroleum Production and Extractive Industries) 2007**
- SREP (Sydney Harbour Catchment) 2005**
- SEPP (Affordable Rental Housing) 2009**

e) List any other matters that need to be considered :

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Have inconsistencies with items a), b) and d) being adequately justified? **N/A**

If No, explain :

Council states the proposal is consistent s117 Directions 1.1 as the proposal will not reduce the potential floor space for employment uses on the site. Notwithstanding, the proponent's concept plan will result in a loss of commercial floor space.

Council argues there is currently an over supply of commercial floor space in the Edgecliff and Double Bay corridor. For example, the commercial premises on 80-84 New South Head Rd is currently not fully tenanted and has not been for sometime.

The proposal arguably reduces floor space for employment uses on the site and is therefore inconsistent with s117 Directions 1.1, however, the inconsistency is considered justifiable because it is of a minor nature.

The proposal is consistent with all other SEPPs and section 117 Directions.

Mapping Provided - s55(2)(d)

Is mapping provided? **Yes**

Comment : **Mapping is adequate**

Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment : **Public consultation will be undertaken in accordance with the Gateway determination. Council suggests an exhibition period of 28 days.**

PROJECT TIMELINE

Council has provided an indicative project timeline with a completion date of December 2015. The Department considers a 9 month project timeline for completion is adequate.

Additional Director General's requirements

Are there any additional Director General's requirements? **No**

If Yes, reasons :

Overall adequacy of the proposal

Does the proposal meet the adequacy criteria? **Yes**

If No, comment :

Proposal Assessment

Principal LEP:

Due Date : **January 2015**

Comments in relation to Principal LEP :

The Woollahra LEP 2014 was gazetted on 23/01/2015

Assessment Criteria

Need for planning proposal :

A planning proposal is needed to change the maximum FSR and height on the site to facilitate redevelopment of the site.

Consistency with strategic planning framework :

The proposal is consistent with the objectives of A Plan for Growing Sydney and the Draft East Subregional Strategy (2007). The proposal will provide additional capacity for housing in a mixed use centre in close proximity to public transport and within walking distance of jobs and services in the established Edgecliff centre.

Environmental social
economic impacts :

Environmental Impacts

There are no critical habitat areas, threatened species, populations or ecological communities or their habitats present on the subject land. Accordingly, the proposal will not have any impact in this regard.

View Impacts

The proponent has undertaken view impact assessments with particular attention given to the building at 100 New South Head Road which adjoins the site to the east and has windows and balconies facing the site. This assessment concludes there would be a view impact for those lower level lots at 100 New South Head Road as a consequence of development on No.90 New South Head Road under the existing controls and therefore under the proposed controls. It is reasonable to expect development to occur to the existing maximum building height, particularly in a mixed-use commercial centre such as Edgecliff. Council advises they are satisfied the view impact assessment has sufficient detail to allow public comment.

Overshadowing

The subject site is located on the northern side of New South Head Road, shadow modelling supplied by the proponent demonstrates little impact on sunlight to surrounding buildings.

Privacy

All development must adhere to acoustic and visual privacy controls under SEPP 65 and Council's development control plan. Council advises the proposed size of the site and scale of the building envelope will allow for a well-designed building that can maintain the privacy of adjoining buildings. Council will further address any privacy issues at the development assessment stage.

It is noted that the accompanying heritage study requests the stepping back from ground level of the north-eastern façade adjacent to the heritage item at 9 Mona Road in order to avoid domination of the item.

Heritage

The site does not contain a heritage item and is not within a heritage conservation area. However, terrace houses on Mona Road which adjoin the site are listed as local heritage items and are part of the Mona Road Heritage Conservation Area. A statement of heritage impact was submitted with the planning proposal and has been reviewed by Council. In principle, increased height and FSR across the site could be achieved without major adverse impacts on the adjoining heritage items and heritage conservation area.

Social and Economic Impacts

Council advises the proposal will have positive social and economic effects. In summary, these include:

- Increased development potential in a mixed use centre near public transport;
- additional dwellings in this locality will increase the population and provide economic support to local businesses; and
- greater housing choice in a development that includes a suitable mix of apartment sizes.

Assessment Process

Proposal type : **Routine** Community Consultation Period : **28 Days**
 Timeframe to make LEP : **9 months** Delegation : **RPA**
 Public Authority Consultation - 56(2) (d) : **Office of Environment and Heritage
 Transport for NSW
 Transport for NSW - Roads and Maritime Services**

Is Public Hearing by the PAC required? **No**
 (2)(a) Should the matter proceed ? **Yes**

If no, provide reasons :

Resubmission - s56(2)(b) : **No**

If Yes, reasons :

Identify any additional studies, if required. :

If Other, provide reasons :

Identify any internal consultations, if required :

No internal consultation required

Is the provision and funding of state infrastructure relevant to this plan? **No**

If Yes, reasons : **Existing infrastructure servicing the site has the capacity to accommodate future development.**

Documents

Document File Name	DocumentType Name	Is Public
CouncilLetter.pdf	Proposal Covering Letter	Yes
PlanningProposal.pdf	Proposal	Yes
View Analysis.pdf	Proposal	Yes
Heritage Impact Statement.pdf	Proposal	Yes

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

- S.117 directions:
- 1.1 Business and Industrial Zones**
 - 2.3 Heritage Conservation**
 - 3.1 Residential Zones**
 - 3.4 Integrating Land Use and Transport**
 - 4.1 Acid Sulfate Soils**
 - 6.1 Approval and Referral Requirements**
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 - 6.3 Site Specific Provisions**
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Additional Information : **It is recommended that the planning proposal proceed, subject to the following conditions:**

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1. The planning proposal be publicly exhibited for a period of not less than 28 days.
2. Council is to consult with Transport for NSW, Roads and Maritime Services and Office of Environment and Heritage.
3. A public hearing is not required.
4. The planning proposal is to be finalised within 9 months from the date of the gateway determination.

Supporting Reasons :

The proposal will facilitate the redevelopment of a site in close proximity to public transport, jobs and services and provide house choice in a highly constrained area.

Signature:



Printed Name:

TIM ARCHER

Date:

15/9/15