

8-10 New McLean Street

DRAFT

Proponent Response Proposal

Prepared for
DPHI

Issued
July 12 2024

Gadi Country
Level 2, 490 Crown Street
Surry Hills NSW 2010

T 61 2 9380 9911
E sydney@sjb.com.au
W sjb.com.au



SJB acknowledges the Traditional Custodians of the lands, waters, and skies, and their perpetual care and connection to Country where we live and work. We support the Uluru Statement from the Heart and accept its invitation to walk with Aboriginal and Torres Strait Islander people in a movement of the Australian people towards a better future.

DRAFT

We believe that inequity enshrined in our society continues to significantly disadvantage our First Nations colleagues, friends, and community. Following the referendum, we are personally and professionally recommitting our support of Aboriginal and Torres Strait Islander people. We will continue to strive for (re)conciliation by acting with integrity and passion, in an effort to address this imbalance in our country and create lasting generational change.



Certified Management Systems

ISO 9001:2015 Quality Management System
ISO 45001:2018 Occupational Health & Safety Management System
ISO 14001:2015 Environmental Management System

Version: 01
Ref: 6944
Prepared by: BR, JM
Checked by: FL

Gadi Country
Level 2, 490 Crown Street
Surry Hills NSW 2010

T 61 2 9380 9911
E sydney@sjb.com.au
W sjb.com.au

SJB Architecture (NSW) Pty Ltd
ABN 20 310 373 425
ACN 081 094 724

Nominated Architects
Adam Haddow 7188
Emily Wombwell 10714
John Pradel 7004
Jonathan Tondi 11981
Nick Hatzi 9380

Contents

01	Executive Summary	4
	Background and Purpose	4
	Summary of Analysis	5
	Recommended Building Envelope	6
02	Analysis	7
	Envelope & Controls	8
	Visual Impact	11
	Shadow Study	13
03	Resolved Envelope	14
	SJB Final Recommendation Envelope & Controls	15
	Envelope & Controls	16
	Shadow Study	17
	Visual Impact	18
	SJB Envelope Testing	20

Background and Purpose

In accordance with the recommendations of the Strategic Planning Panel (the ‘Panel’) of the Sydney Eastern City Planning Panel, SJB was engaged by the Department of Planning, Housing and Infrastructure (the ‘Department’) to undertake an independent urban design review of the Planning Proposal for 2-10 McClean Street, Edgecliff.

The Panel recommendation, identified principles that the urban design review was required to include, which are summarised below:

- **Maintain the R3 Medium Density zone**
Any uplift on the site is to achieve residential growth rather than provide commercial floor space.
- **Height transitions**
Increases in height must provide a transition to Trumper Park and the adjoining residential development within the Paddington Heritage Conservation Area (HCA)
- **Relationship to Edgecliff Commercial Centre**
Proposed height of any tower should step down from the Edgecliff Commercial Centre to reflect the height strategy of the draft Edgecliff Commercial Centre Strategy. The height of any podiums needs to relate to adjoining development and open space areas.
- **12 storey height guide**
A height guide of 12 storeys with a transition to the adjoining low density residential development and Trumper Park.
- **Overshadowing, view and biodiversity impacts**
Overshadowing of Trumper Park and residential development within the HCA, views and potential biodiversity impact need to be considered.

These principles, along with key relevant provisions of the Woollahra Development Control Plan (WDCP) and Apartment Design Guide (ADG) criteria, informed the parameters for SJB’s urban design review study. The study identified a preferred building envelope for the site, incorporating:

- A maximum building height of 18 storeys, ensuring a height transition stepping downwards from Edgecliff Commercial Centre (ECC)
- A 3 storey height transition to the HCA

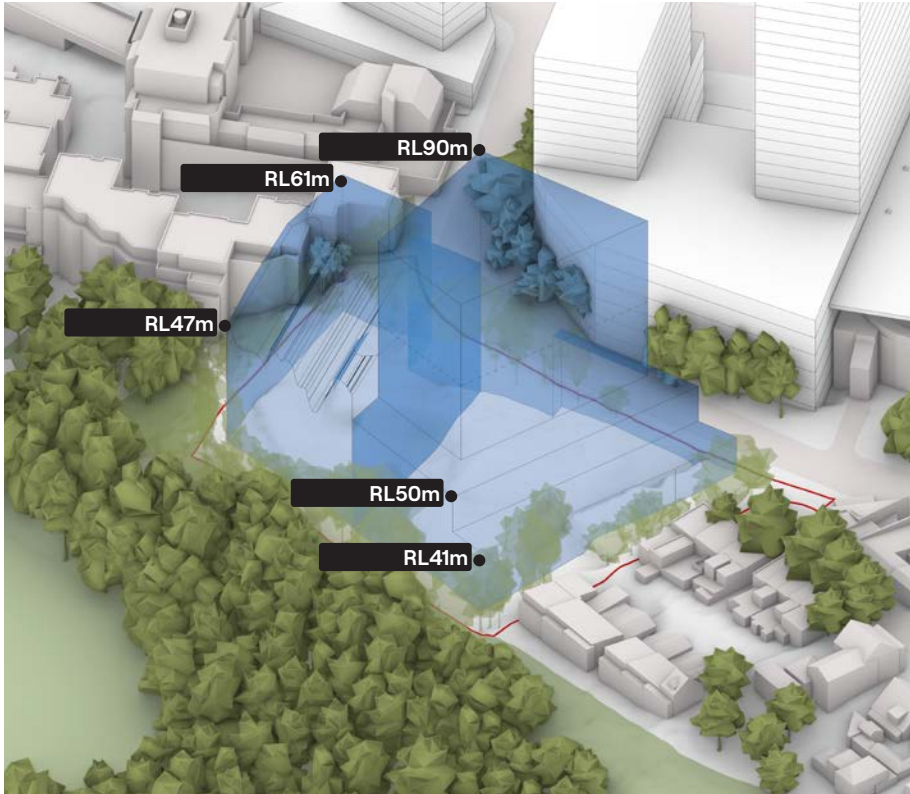
- A 6 storey street wall height, being one storey lower than what it envisaged for the ECC
- Side setbacks allowing for retention of significant trees
- A resultant FSR of 3.25:1

SJB’s urban design study and preferred building envelope was presented to the proponent for review and the opportunity to respond. The proponent indicated they were generally supportive of the central strategies and conclusions reached by SJB, but requested that Department and SJB adopt the following five key points in finalising the recommendations to the Panel:

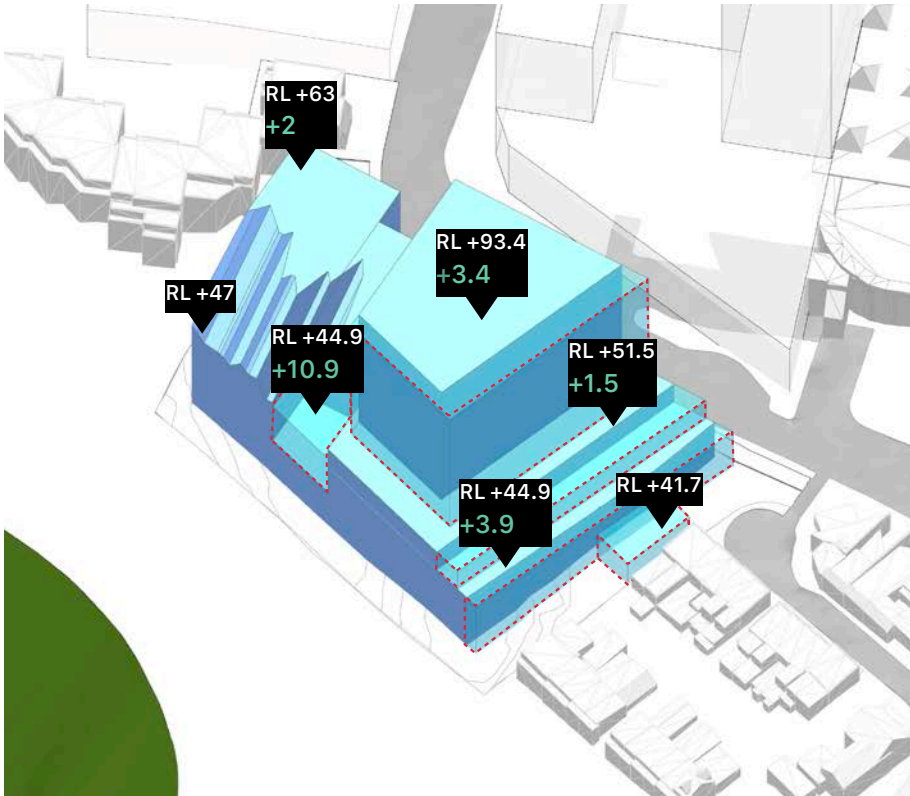
- Increase to tower envelope footprint 3m further to the south, and 6m closer to the east, bringing the distance from the boundary along Trumper Park from 15m to 12m, and the eastern edge of the tower envelope 6m closer to the low density residential terraces.
- Extend the lower podium envelope 3m to the east, changing the setback distances from 12m, 9m and 9m to the tower envelope, to 9m, 6m and 9m to the tower envelope, and connect to neighbouring terraces with additional extension to the boundary, maintaining tree retention along Trumper Park and New McLean Street.
- Increase 2 storey sleeve terraces in flex zone to 4 storeys, as the Proponent suggests the flex zone could comfortably increase the number of storeys without compromising view impacts and design principles.
- Adjust envelope heights to accommodate NCC and ADG requirements, such as adjustments to accommodate offset and terraced residential floors, lift overruns, balustrades, perimeter walls, rooftop plant, and rooftop access.
- Define a maximum envelope control separate to any nominated FSR control, as “formulating a numeric FSR control at this point in the Planning Proposal process risks rendering the subject site unviable...” and resultant FSRs from initial envelope testing may vary depending on approach, efficiencies and assumptions.

In support of these points, the proponent provided an amended building envelope.

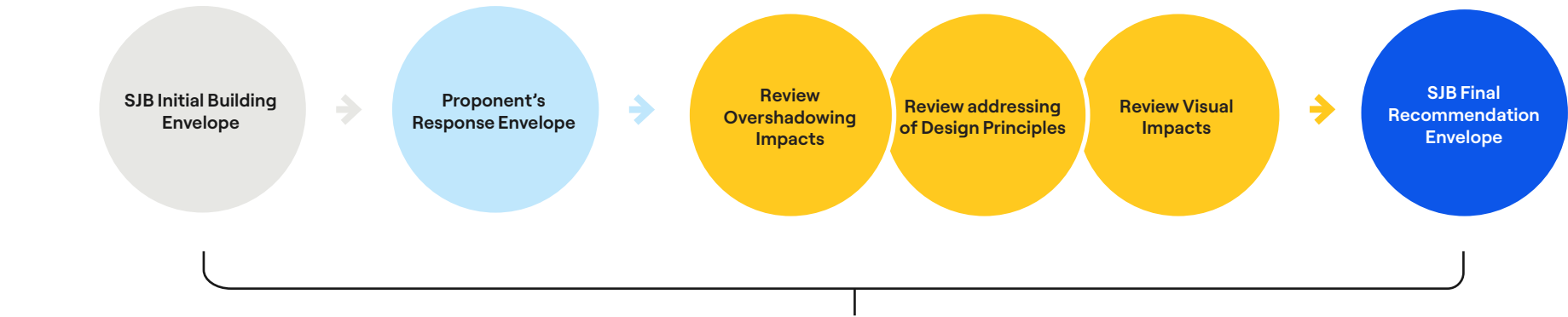
In order to determine whether there is scope to incorporate the above feedback from the proponent, SJB has undertaken a comparative analysis of their previously preferred building envelope and the proponent’s adjusted building against the principles established by the Panel.



SJB's Initial Building Envelope



Proponent Response Envelope



COMPARISON BETWEEN INTIAL ENVELOPE AND PROPONENT RESPONSE

Process Diagram

Summary of Analysis

The design principles identified by the Panel formed the basis of SJB’s urban design analysis and their resultant preferred building envelope (SJB Initial Building Envelope). These principles have been used as criteria to assess the proponent’s amended envelope (Proponent’s Response Envelope) and determine the extent to which SJB Initial Building Envelope can be amended to accommodate the proponent’s five key feedback points.

Any potential amendments to the SJB Initial Building Envelope that incorporate the proponent’s feedback, must achieve the same level of performance against the design principles as the SJB Initial Building Envelope.

As can be seen from the table below, SJB Initial Building Envelope achieved all the principles, with the exception of the 12 storey height guide, which was partially achieved. That is, while the building height of 18 storeys exceeds the Panels guide of 12 storeys, it does not result in any unreasonable visual or overshadowing impacts. It also achieves an appropriate height transition and relationship to Edgecliff Commercial Centre.

Conversely, as well as exceeding the 12 storeys, the Proponent Response only achieves partial satisfaction with the principles relating to transition to the adjoining residential HCA or and the relationship to the Edgecliff Commercial Centre.

The analysis identified the following amendments could be made to the envelope to respond in part to the proponent’s feedback, without compromising the achievement of the design principles in the SJB Initial Building Envelope:

- Increase the envelope height (podium and tower) by 1m – 1.5m to accommodate NCC and ADG floor heights. Additionally, the increase in the tower height allows for an appropriate lift overrun, but does not permit an additional storey.
- Extend the footprints of the southern massing/podium further south to provide a variable setback of 8 to 12m, rather than a 12m continuous setback, without impacting the retention of significant trees, where possible.
- Extend the upper podium setbacks by 3m to the south-eastern boundary. The extension maintains an appropriate transition in heights to the surrounding context.
- The height of the built form within the central The central zone (Flex Zone) between the northern stepped built form and tower built form can accommodate increased building heights of up to 4 storeys.

The footprint of the tower envelope has not extended. The envelope can accommodate a tower footprint of 1,000m2 GBA. Anything larger than this would be too bulky and cause visual and overshadowing impacts.

	SJB INITIAL BUILDING ENVELOPE	PROPONENT RESPONSE	SJB FINAL RECOMMENDATION
MAINTAIN R3 ZONING R3 Medium Density zone to be maintained.	✓ R3 Medium Density zoning is maintained	✓ R3 Medium Density zoning is maintained	✓ R3 Medium Density zoning is maintained
HEIGHT TRANSITIONS Increases in height must provide a transition to Trumper park and the adjoining residential.	✓ Height transition is considered through appropriate setbacks and steps in form between podiums and terraces with a generous setback of the tower envelope from boundaries facing Trumper Park and residential.	○ Proposed increases to envelope height and reduced setbacks on southern and eastern boundaries of the tower do not provide an adequate transition to Trumper Park and residential areas.	✓ Building envelope heights are minimally increased, and proposed setback reductions minimise visual impact and maintain appropriate height transition.
STEP DOWN, REFLECT & RELATE TO EDGECLIFF COMMERCIAL CENTRE Proposed height of any tower should step down from the Edgecliff Commercial Centre to reflect the height strategy of the draft Edgecliff Commercial Centre Strategy. Height of any podiums need to relate to adjoining development and open space areas.	✓ Tower height of 90mRL (18 storeys) maintains a height transition and steps down from the Edgecliff Commercial Centre. Height of podiums and terraces relate to adjoining areas.	○ Proposed tower height of 93.4mRL (19 storeys) reduces amount of height transition and step-down from the Edgecliff Commercial Centre and creates a more dominant building in the skyline when viewed from a distance.	✓ Tower height of 91mRL (18 storeys) slightly increased to accomodate lift overrun. Height of podiums and terraces also slightly increased to accommodate BCA/NCC requirements.
12 STOREY BUILDING HEIGHT A height guide of 12 storeys with a transition to the adjoining low density residential development and Trumper Park.	○ 18 storey maximum building height is not perceived as impacting the surrounding areas and the relationship to the ECC.	○ Proposed envelope height of 93.4m RL (19 storeys) could allow an extra storey (above 18) which would impact the surrounding areas and the relationship to the ECC.	○ Tower height of 91mRL (18 storeys) is appropriate to accommodate minimal impacts on surrounding areas and maintain the relationship to the ECC.
CONSIDER OVERSHADOWING, VIEW, AND BIODIVERSITY IMPACTS Overshadowing of Trumper Park and residential development within the HCA, views and potential biodiversity impacts need to be considered.	✓ Envelope considers overshadowing of surrounding context, minimises view impacts through tower envelope footprint, and considers biodiversity impacts with an envelope that retains as many significant trees as possible.	✗ Proposed increases to the size of the envelope would increase overshadowing and visual impacts, and biodviersity may also be impacted by increased setbacks at lower levels.	✓ Envelope considers overshadowing of surrounding context by maintaining initial tower footprint with minor changes to envelope to accommodate BCA/ NCC requirements, and also minimises visual and biodiversity impacts.

Recommended Building Envelope

Based on the analysis, a revised building envelope has been formulated which accommodates feedback from the proponent where possible, while ensuring a satisfactory performance against the Panel design principles.

This revised building envelope (SJB Final Recommendation) includes the following key components:

Height:

- A maximum overall height of RL91, with a maximum of 18 storeys to the development provides an appropriate relationship to scale of the Edgecliff Commercial Centre, by stepping down in height.
- Variable maximum building heights that minimise overshadowing of Trumper Park and adjoining development, as well as visual impacts.
- Maximum street wall of 6 storeys to ensure the development relates to the adjoining development within the Edgecliff Commercial Centre
- A 3 storey height along southern edge of the site to provide an appropriate transition to the HCA

Setbacks:

- Side setbacks that maximise retention of significant trees and minimise associated biodiversity impacts.
- Side setbacks that maximise achievement of ADG building separation/setback criteria.

Floor Space Ratio (FSR):

- The building envelope results in a FSR of 3.6:1 to 3.7:1

Towers:

- The identification of a tower zone on site is required to minimise overshadowing of Trumper Park and the adjoining residential development .
- The tower zone can accommodate a tower with a maximum footprint of 1000m2 (GBA) or 750m2 (GFA).

Dwelling Mix:

UNIT TYPE	MIN.	MAX.	NSA
1 Bedroom	30%	50%	50-60SQM
2 Bedroom	30%	50%	75-85SQM
3 Bedroom	20%	40%	95-110SQM

Additional Considerations:

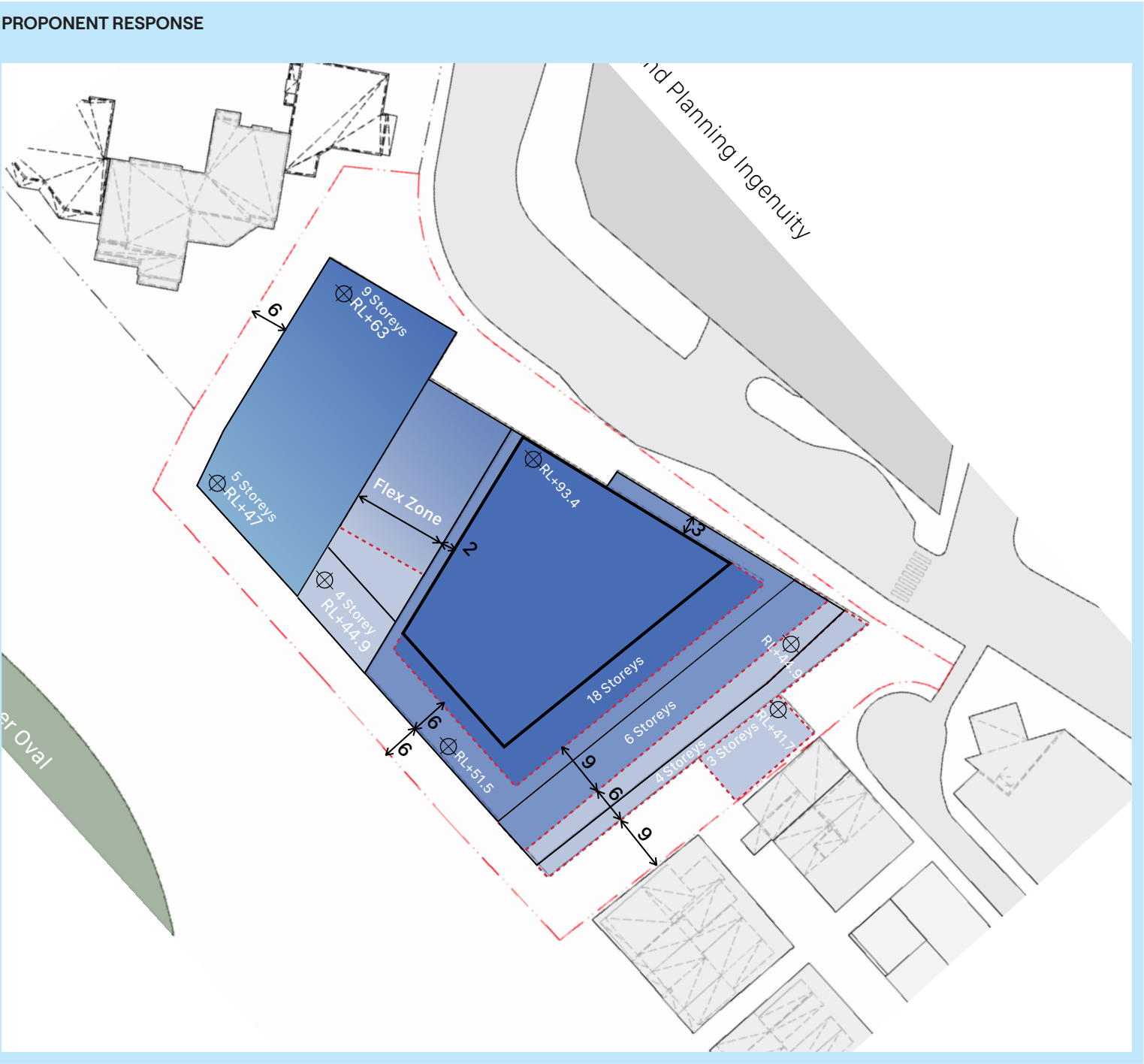
In addition to satisfying the ADG, the recommended building envelope will form the basis of site specific provisions to be incorporated into WDCP. To ensure the realisation of the building envelope, the provisions will need to include clear requirements relating to:

- Maximum tower footprints
- Tower zone/location
- Maximum overall heights in storeys
- Distribution of heights across the site
- Tree retention
- Dwelling mix



Envelope & Controls

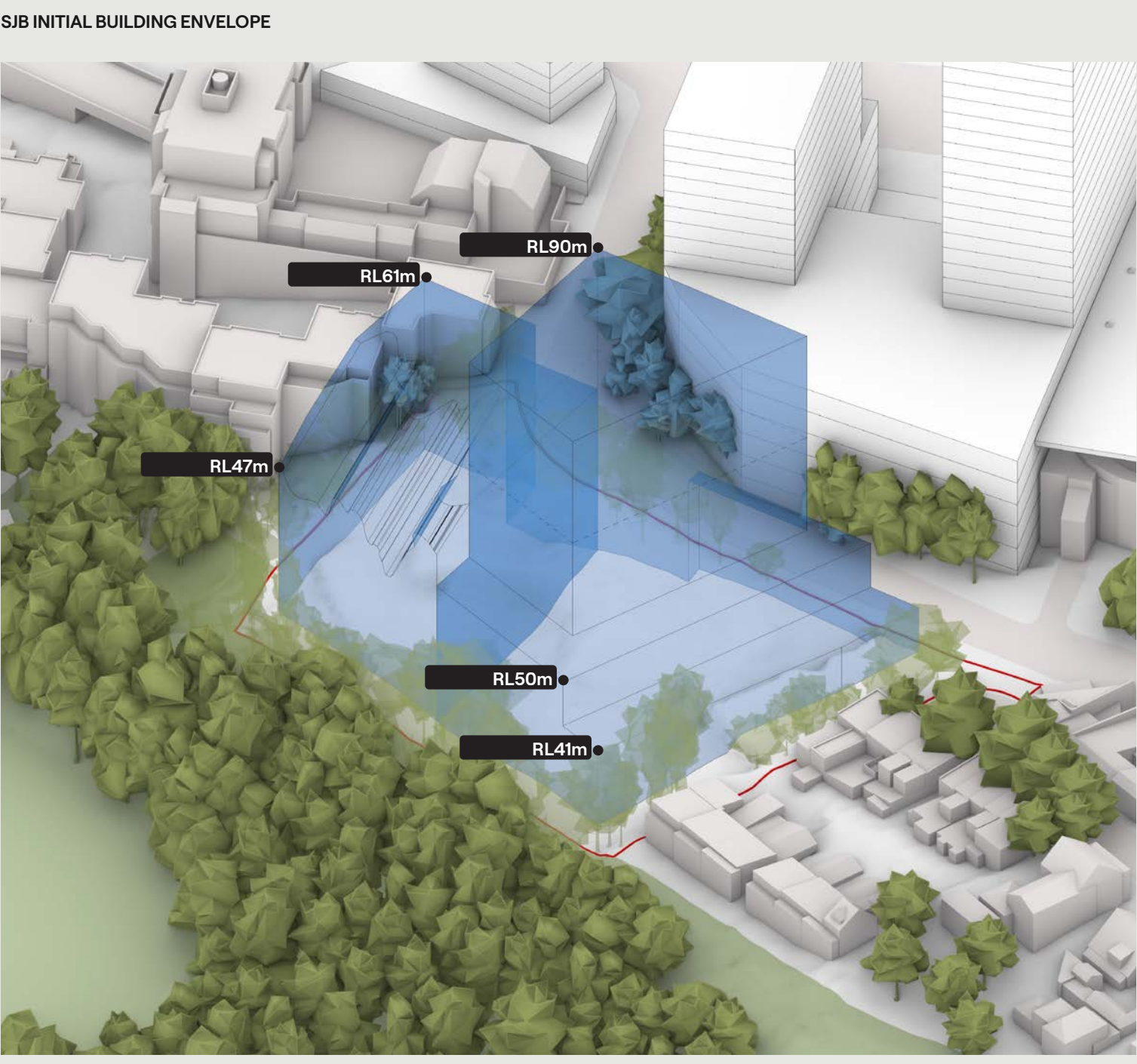
The Proponent response includes decreased setbacks along the southern and western boundary along with an extension of the envelope to capture the interface with the terraces to the east.



Envelope adjustments as proposed by Matthew Pullinger Architect, fjcstudio and Planning Ingenuity

Envelope & Controls

The overall height is also proposed to increase which could technically accommodate 19 storeys, as opposed to the recommended 18. Some minor changes have also been proposed to increase heights to accommodate BCA/NCC requirement.

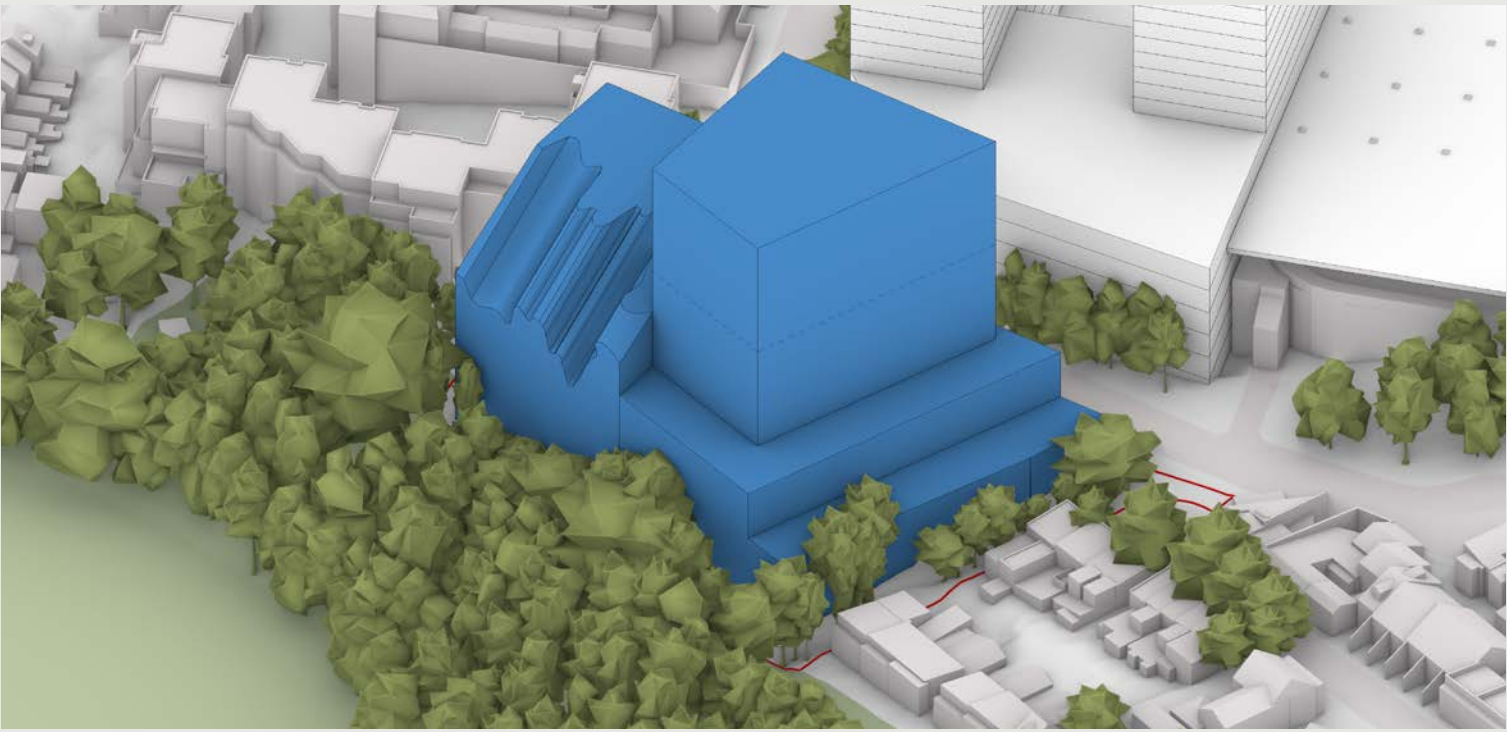
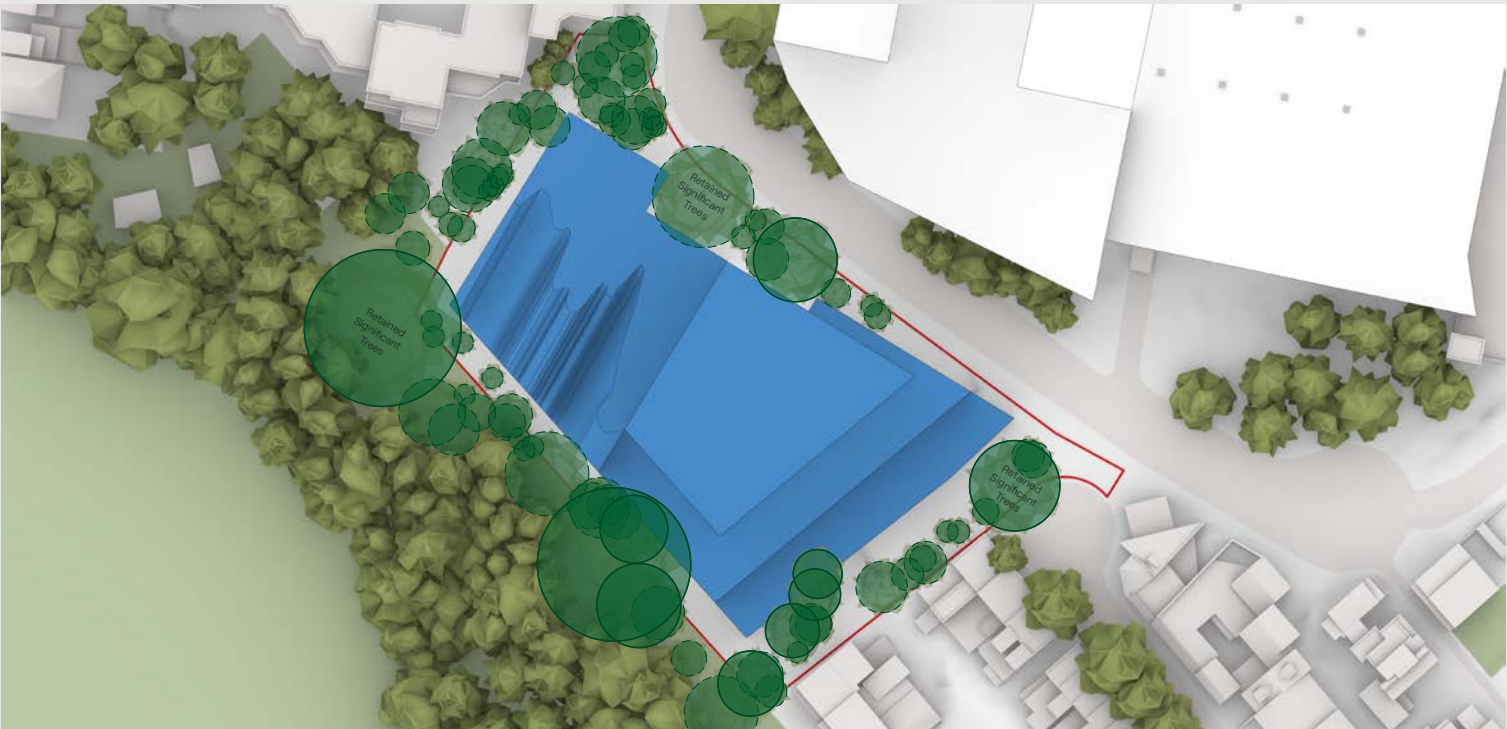


Envelope adjustments as proposed by Matthew Pullinger
Architect, fjstudio and Planning Ingenuity

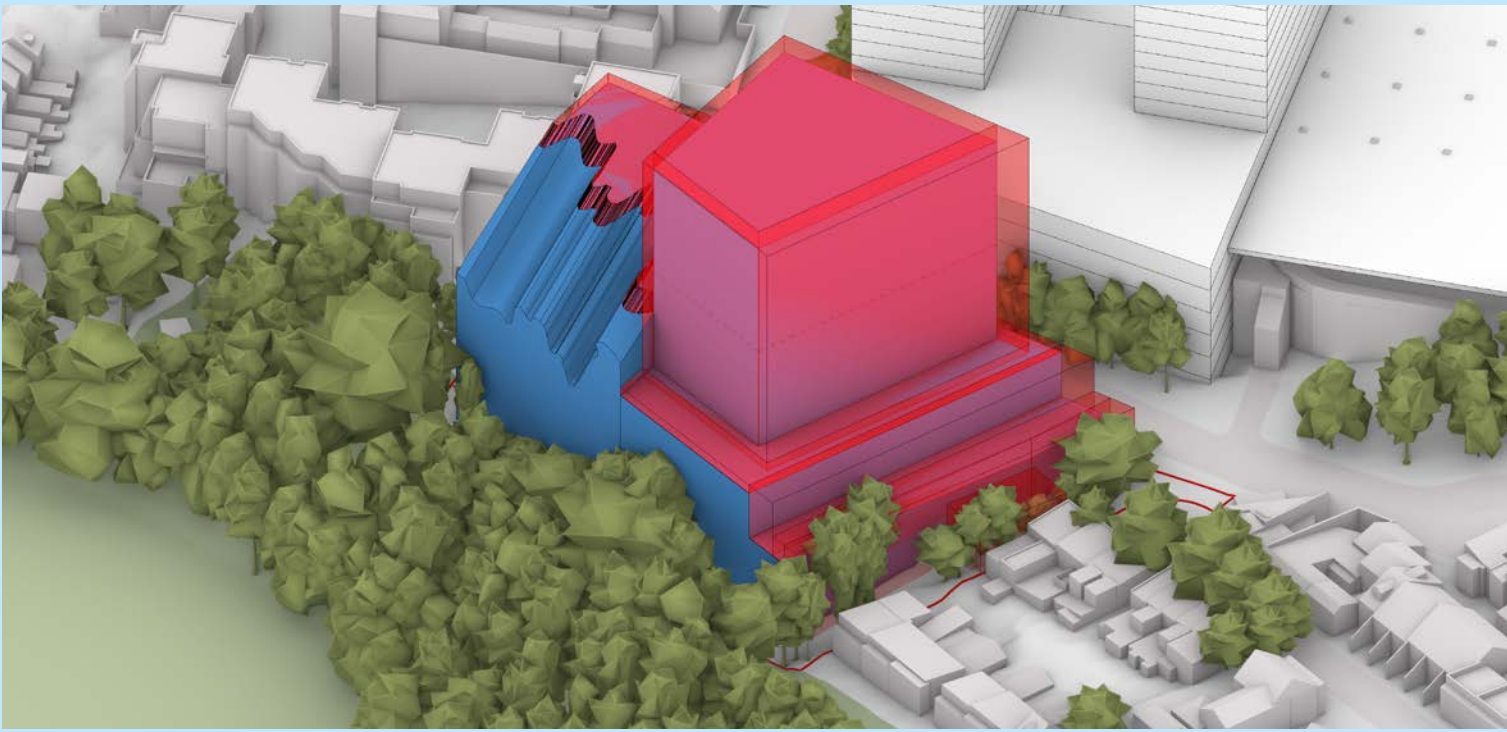
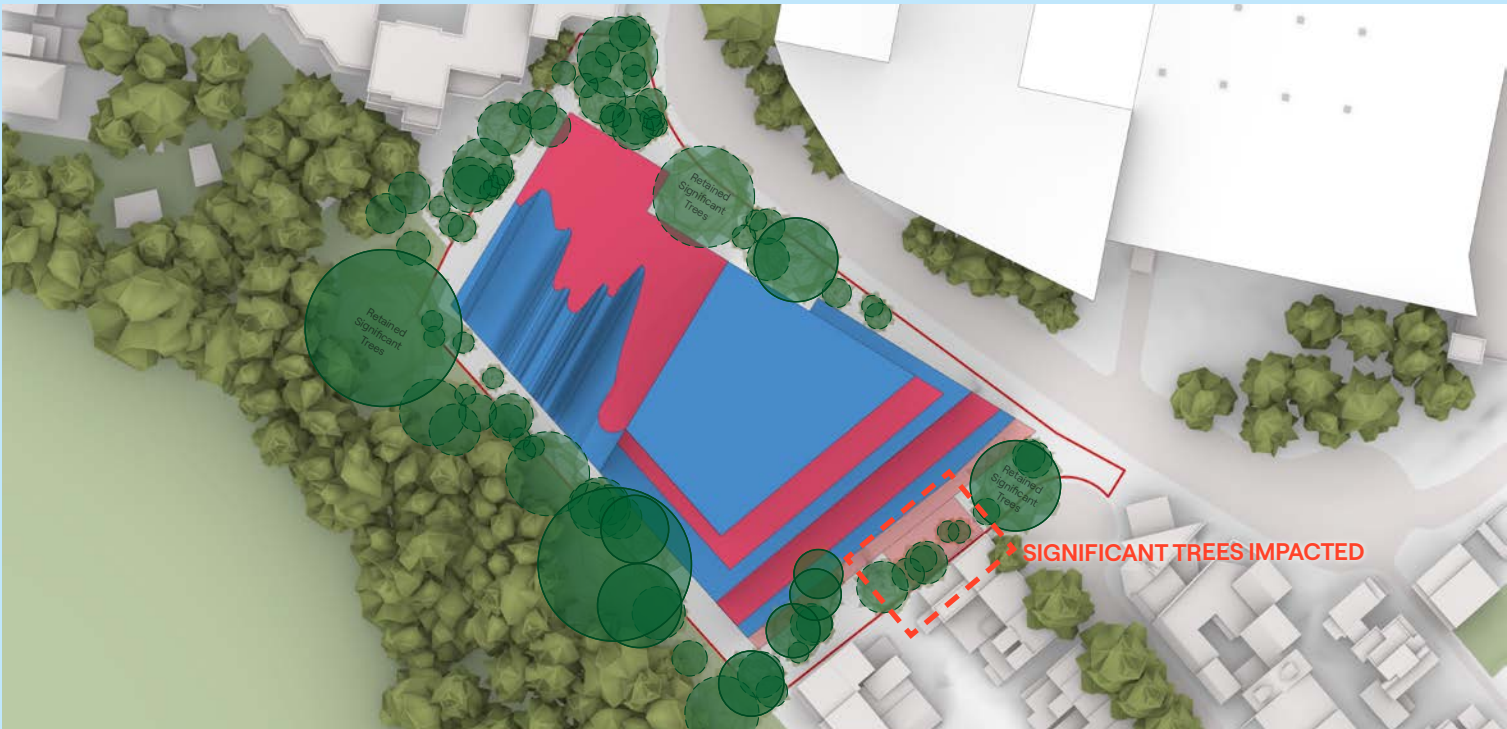
Envelope & Controls

The increased envelope would also impact biodiversity and the retention of some significant trees on the periphery of the site.

SJB INITIAL BUILDING ENVELOPE



PROPONENT RESPONSE

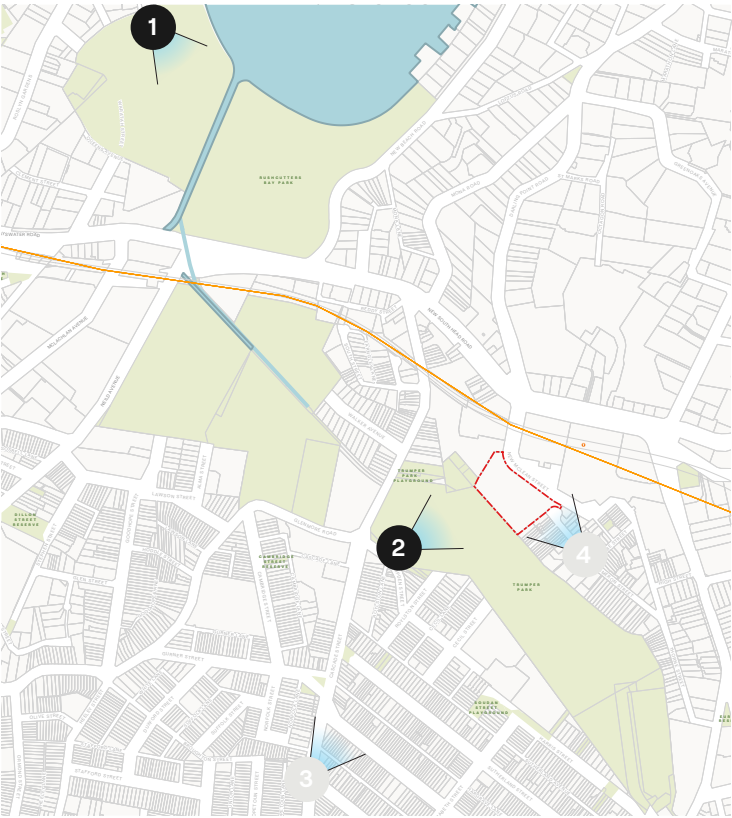


Visual Impact

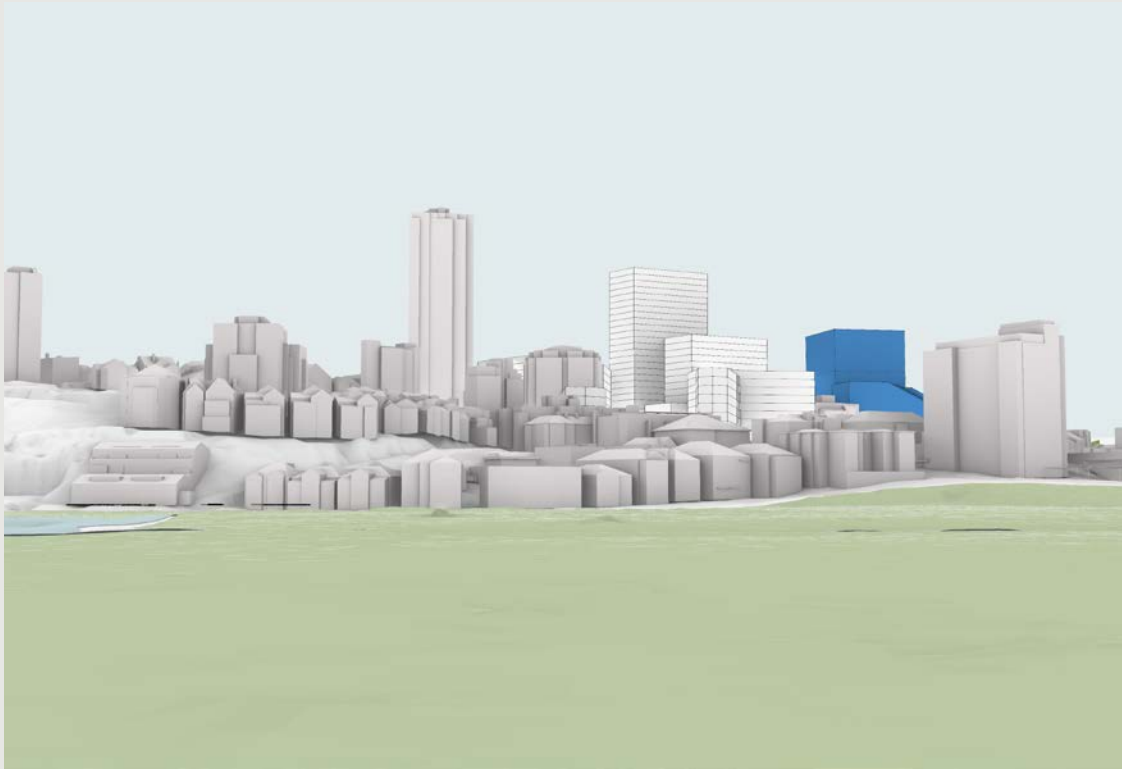
Views have been recreated from Urbaine Design Group’s visual impact assessment report to demonstrate a comparative assessment between the initial building envelope and the Proponent’s responding envelope.

The increase in tower footprint in the Proponent’s responding envelope demonstrates a significant increase in bulk, increasing the overall visual impact.

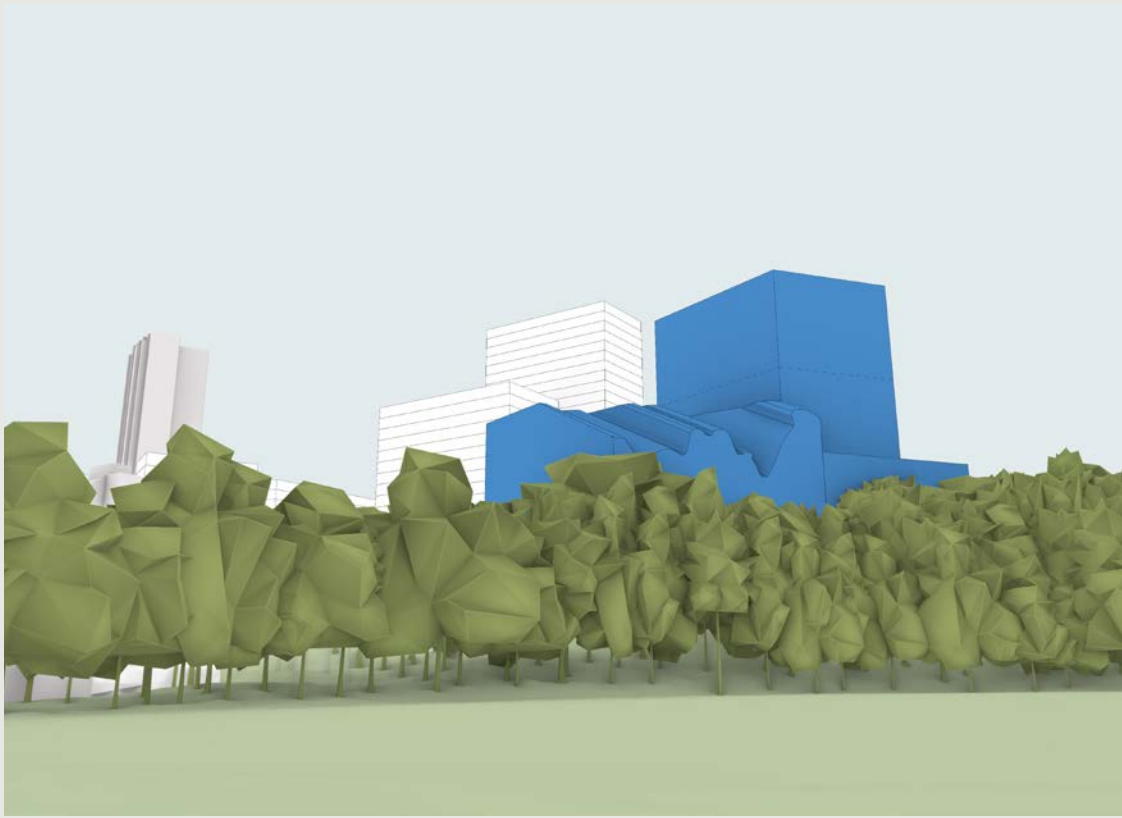
In particular, the increase in envelope bulk as seen from Trumper Oval results in an inadequate transition in height and scale with the ECC. The extensions to the podium on the eastern boundary and increases in podium heights to accommodate terrace floor-to-floor heights is not seen to impact from these views.



SJB INITIAL BUILDING ENVELOPE

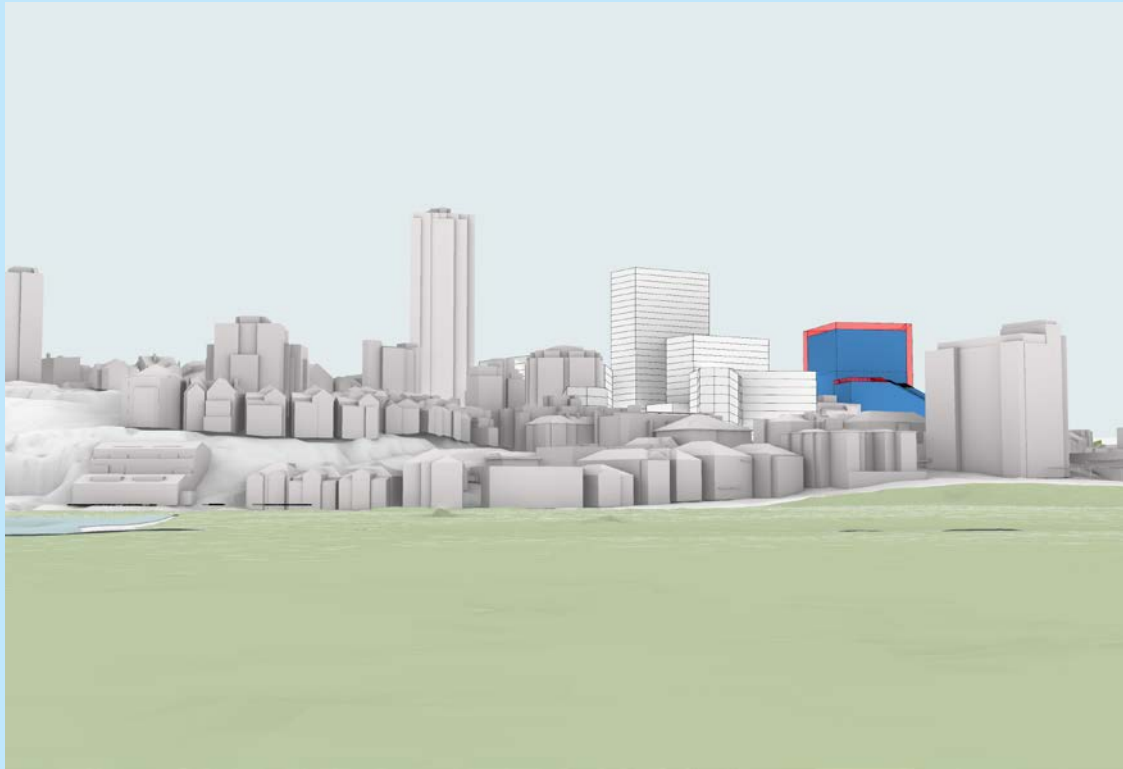


Viewpoint 01 - Rushcutters Bay Park

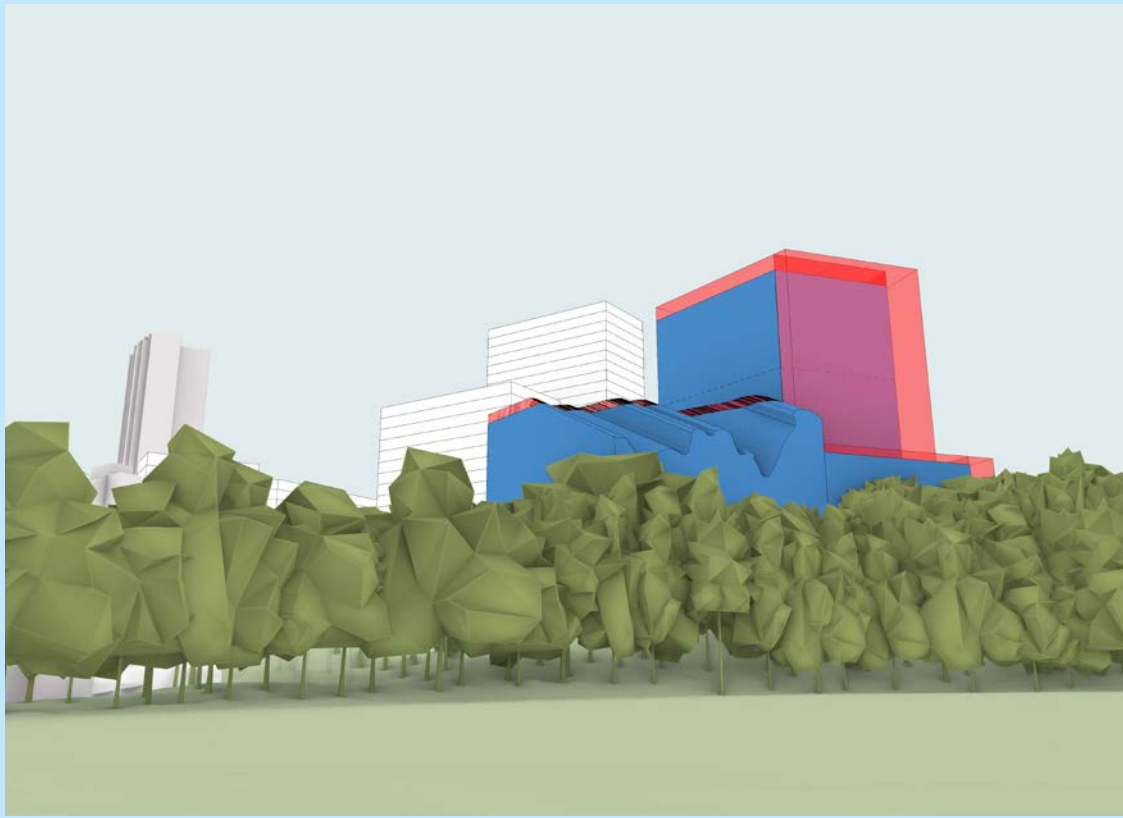


Viewpoint 02 - Trumper Oval

PROPONENT RESPONSE



Viewpoint 01 - Rushcutters Bay Park

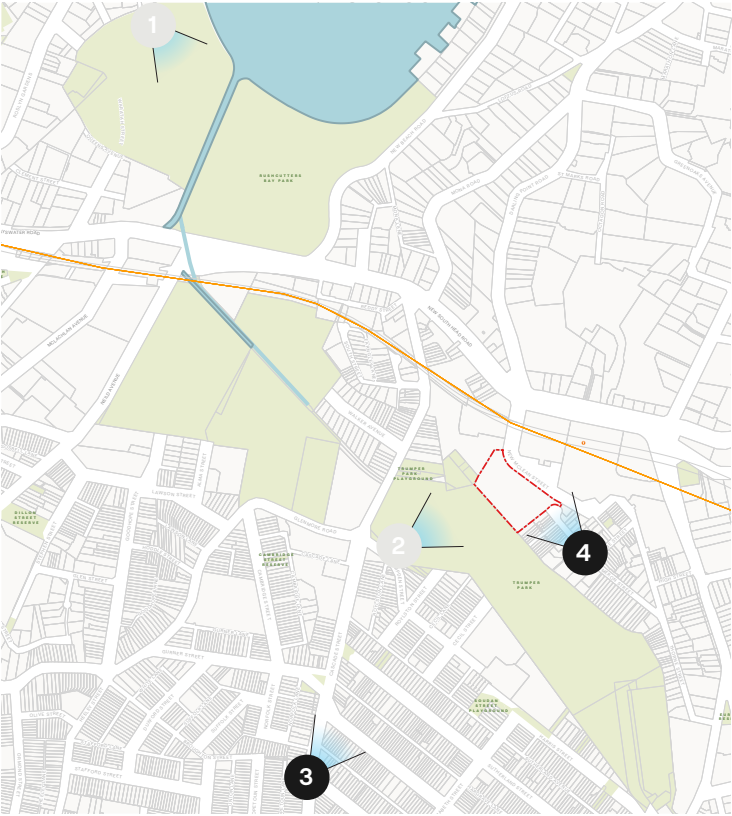


Viewpoint 02 - Trumper Oval

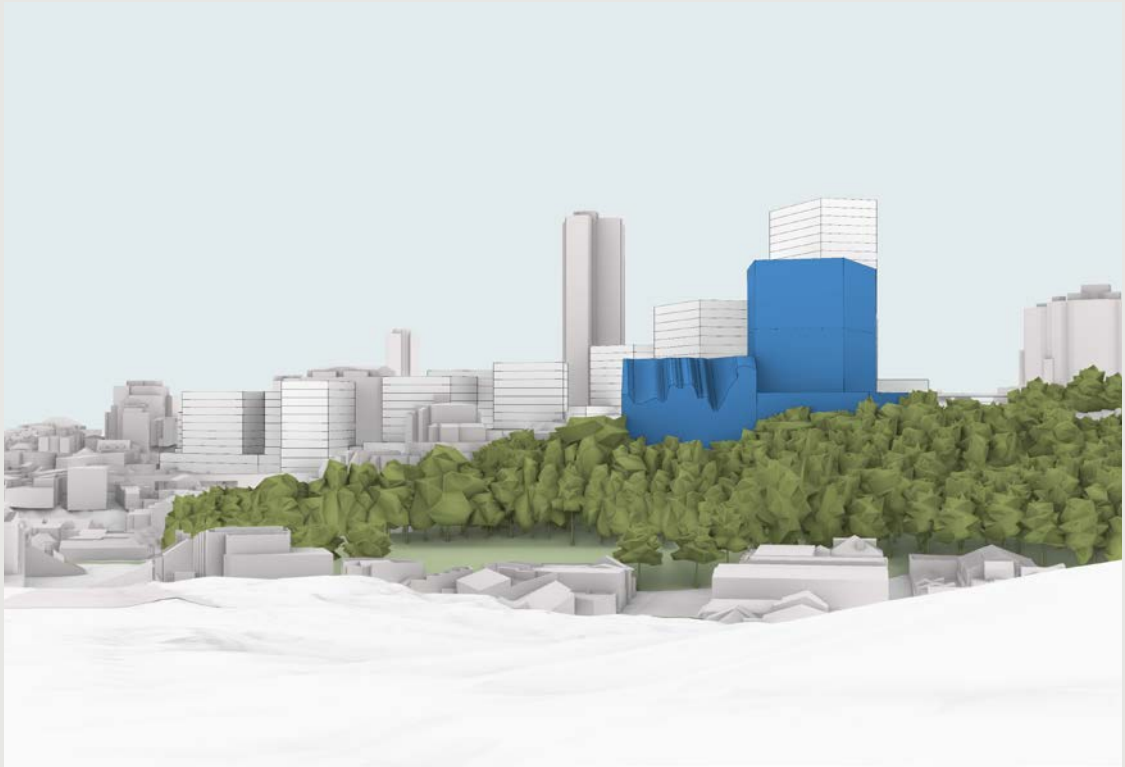
Visual Impact

The significant increase in visual impact from the extensions to tower footprint in the Proponent’s responding envelope can be seen in the view from Cascade Street, which would further increase as you travel down Cascade Street towards New South Head Road.

Additionally the envelope’s visibility from Cameron Street is increased further. While largely hidden by existing trees, the increase in tower height can be prominently seen from this view.



SJB INITIAL BUILDING ENVELOPE

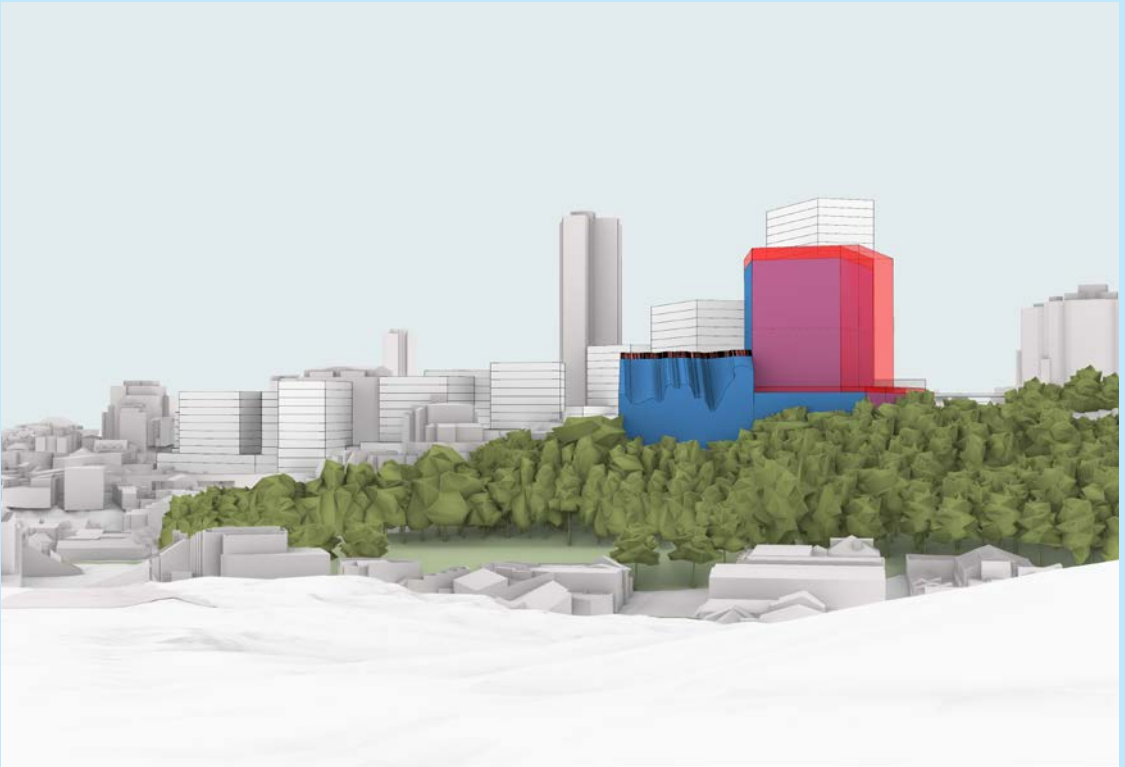


Viewpoint 03 - Cascade Street

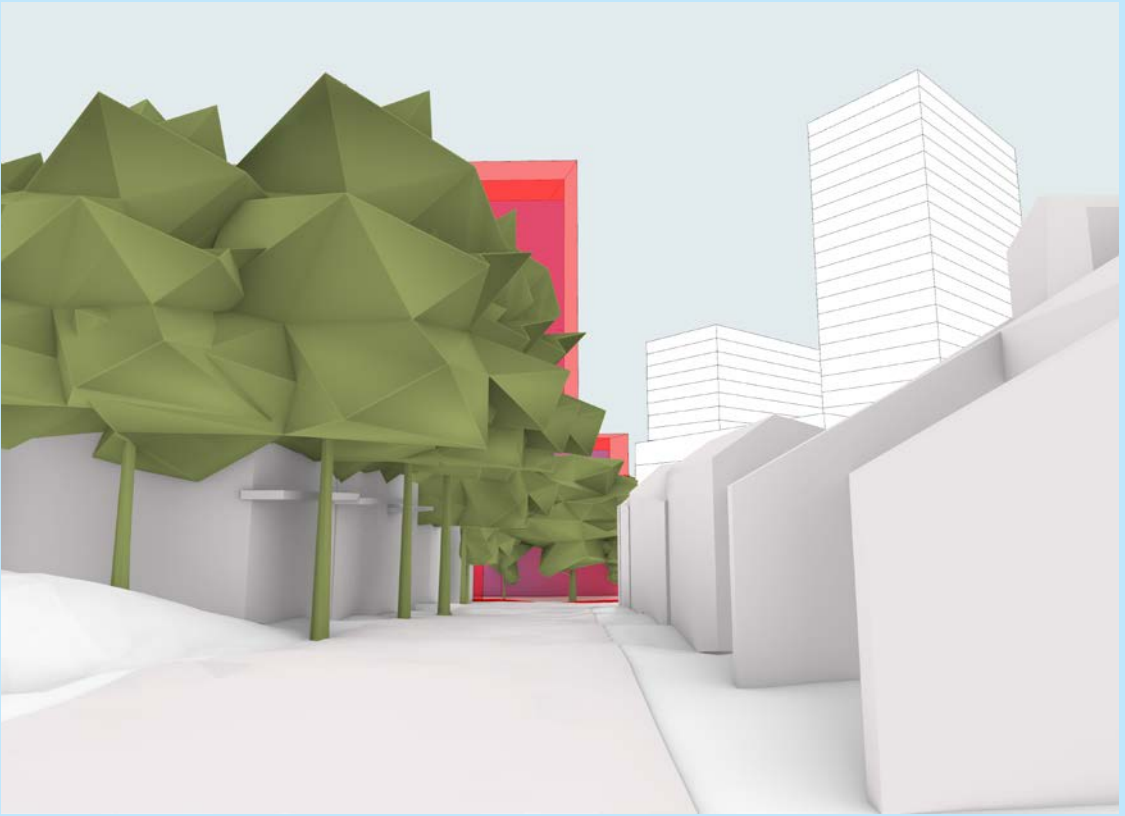


Viewpoint 04 - Cameron Street

PROPONENT RESPONSE



Viewpoint 03 - Cascade Street



Viewpoint 04 - Cameron Street

Shadow Study

The shadow studies display shadows created on 21 June (Winter Solstice) from 9am to 3pm. The Proponent’s responding envelope shadow impact is shown in red, with the initial SJB envelope shadow is shown in black.

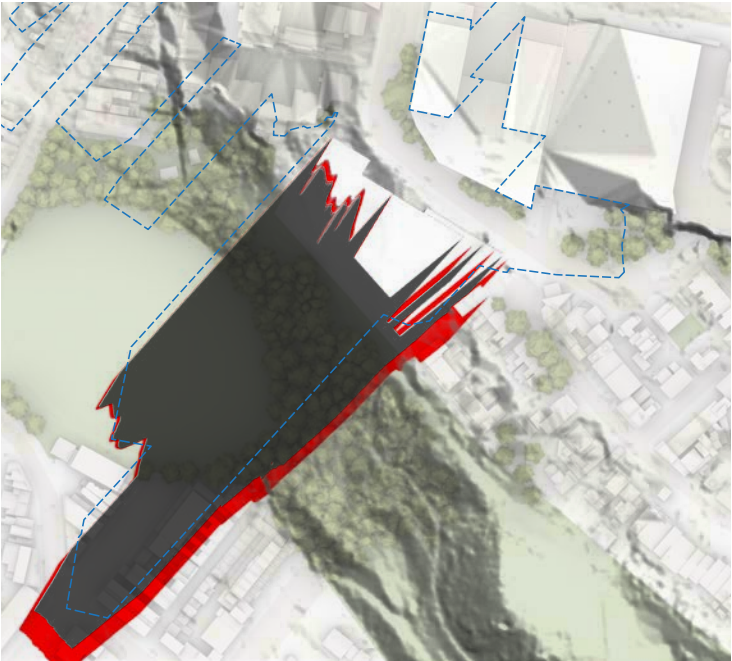
Proposed extensions to the east and south of the tower footprint, along with an increase to overall height shows a significant increase in overshadowing across all times of day.

KEY

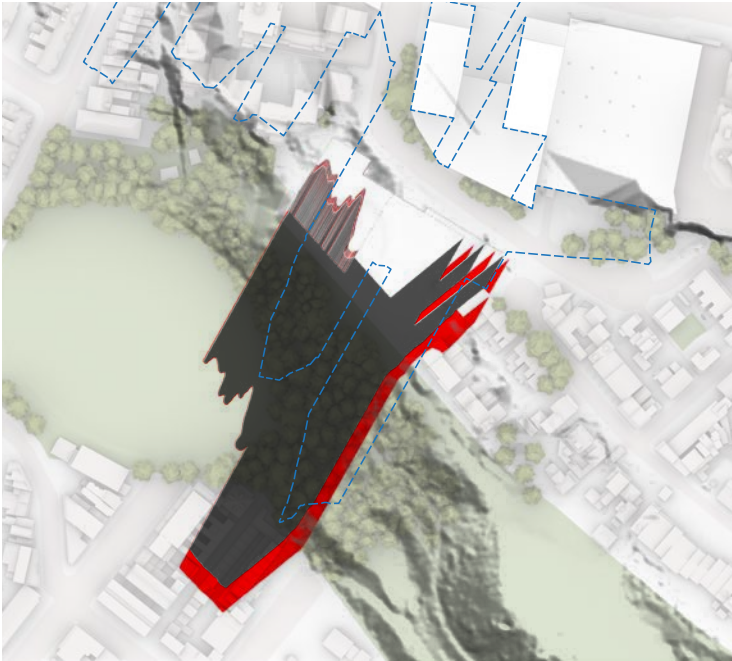
Initial SJB Envelope Shadow

ECC Shadow

Proponent Response Shadow



9AM



10AM



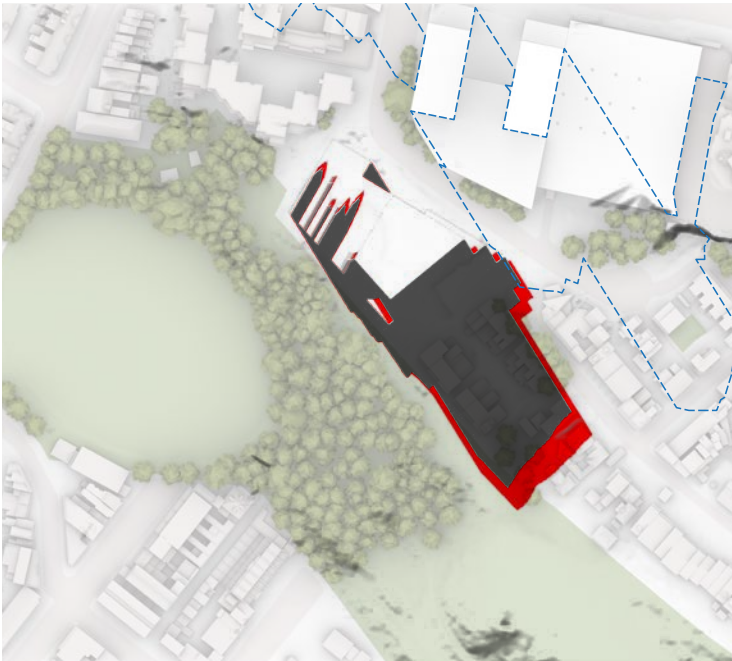
11AM



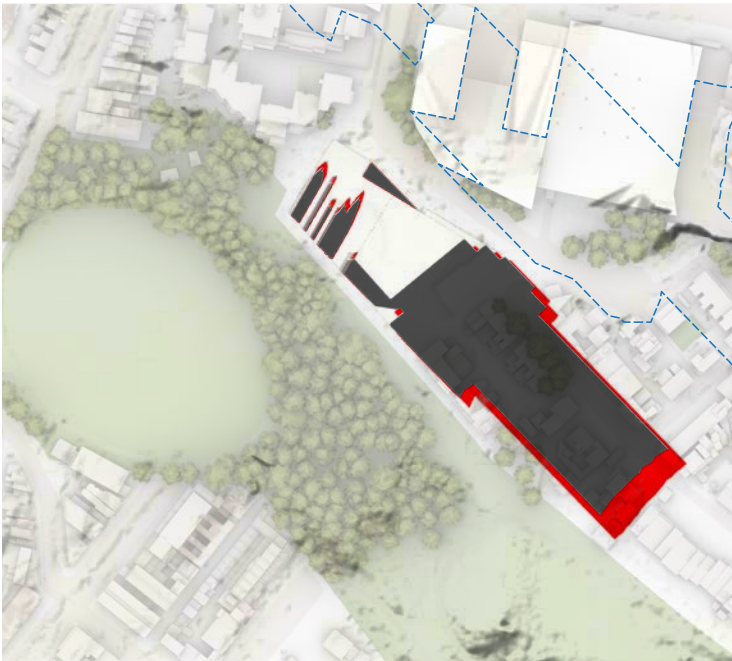
12PM



1PM



2PM



3PM

SJB Final Recommendation Envelope & Controls

Based on the proposed amendments requested by the Proponent, the assessment of the envelope against the principles, and analysis of visual and overshadowing impacts, an amended envelope recommendation has been made.

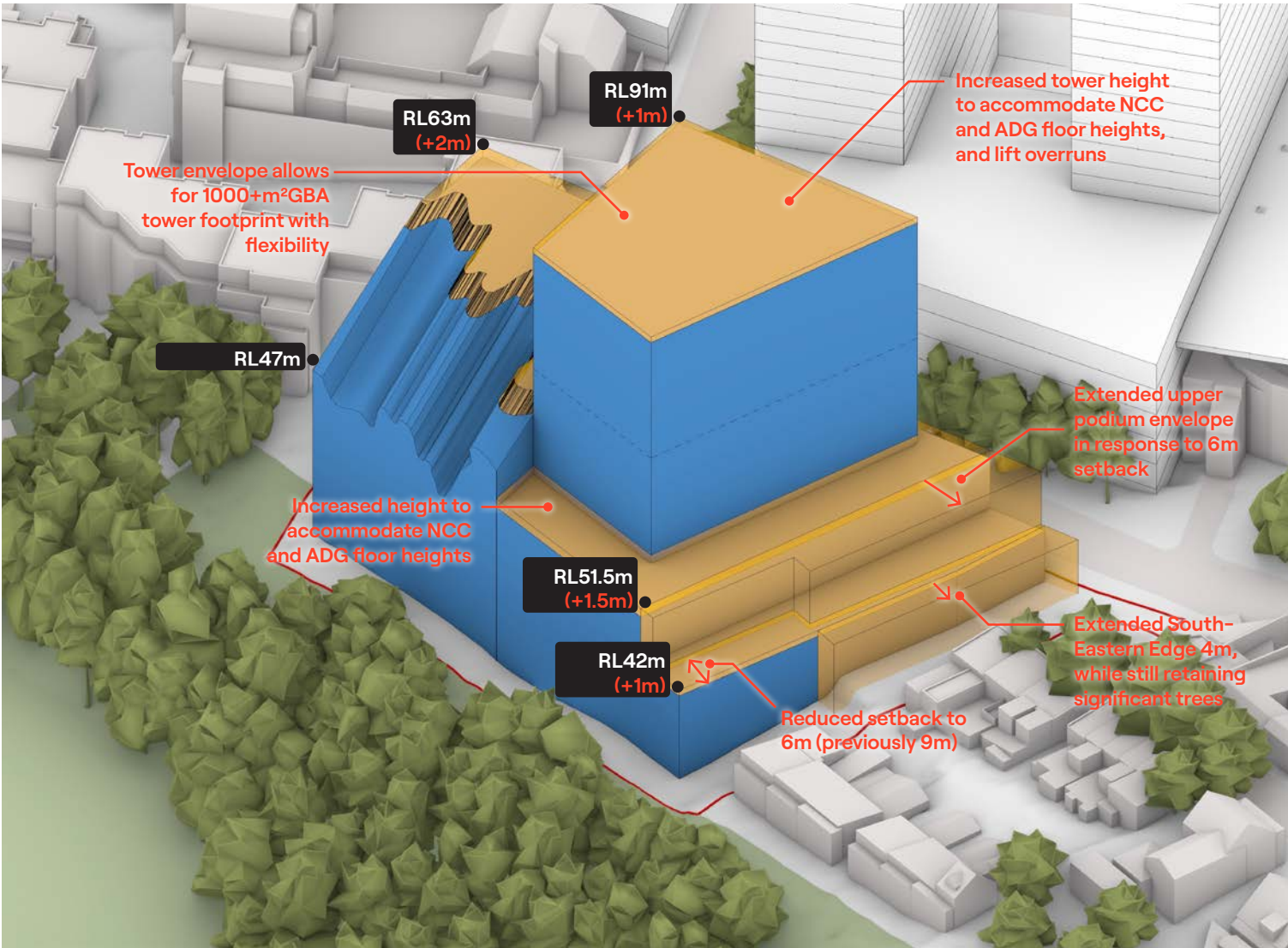
- Adjustments to the envelope heights have been made to accommodate NCC and ADG requirements. Increases to podium heights creates minimal to no perceived issues for surrounding areas and is therefore appropriate. The increase to the tower height allows for appropriate lift overruns, but would not permit an additional storey. Access to rooftop spaces would need to be provided within the permissible envelope.
- The flex number of storeys within the flex zone has been increased to accommodate 4 storeys as this would not impact surrounding areas. Height above 4 storeys may impact

- residential amenity within the site and is not encouraged.
- The lower podium has been extended along the south-eastern boundary without impacting significant trees where possible. Further increase would likely impact trees and is not encouraged.
 - Upper podium setbacks have been extended by 3m to the south-eastern boundary, as the extension maintains an appropriate transition in heights to the surrounding context. This change does not cause an impact to surrounding areas and is therefore considered appropriate.
 - The tower envelope's footprint has not been extended, as the envelope is already capable of fitting a tower footprint of 1,000m² GBA. Anything beyond this would be too bulky and cause visual and overshadowing impacts.

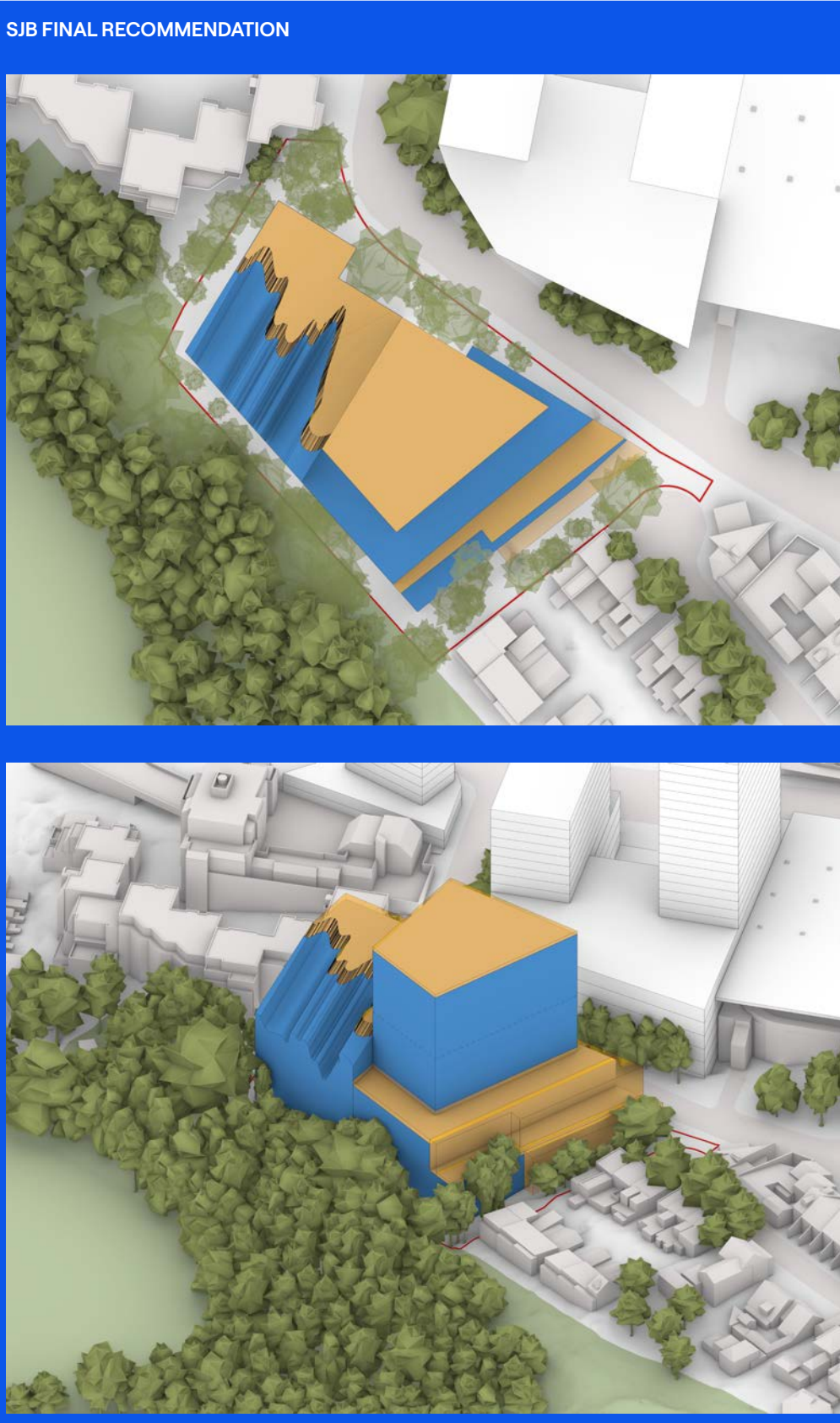
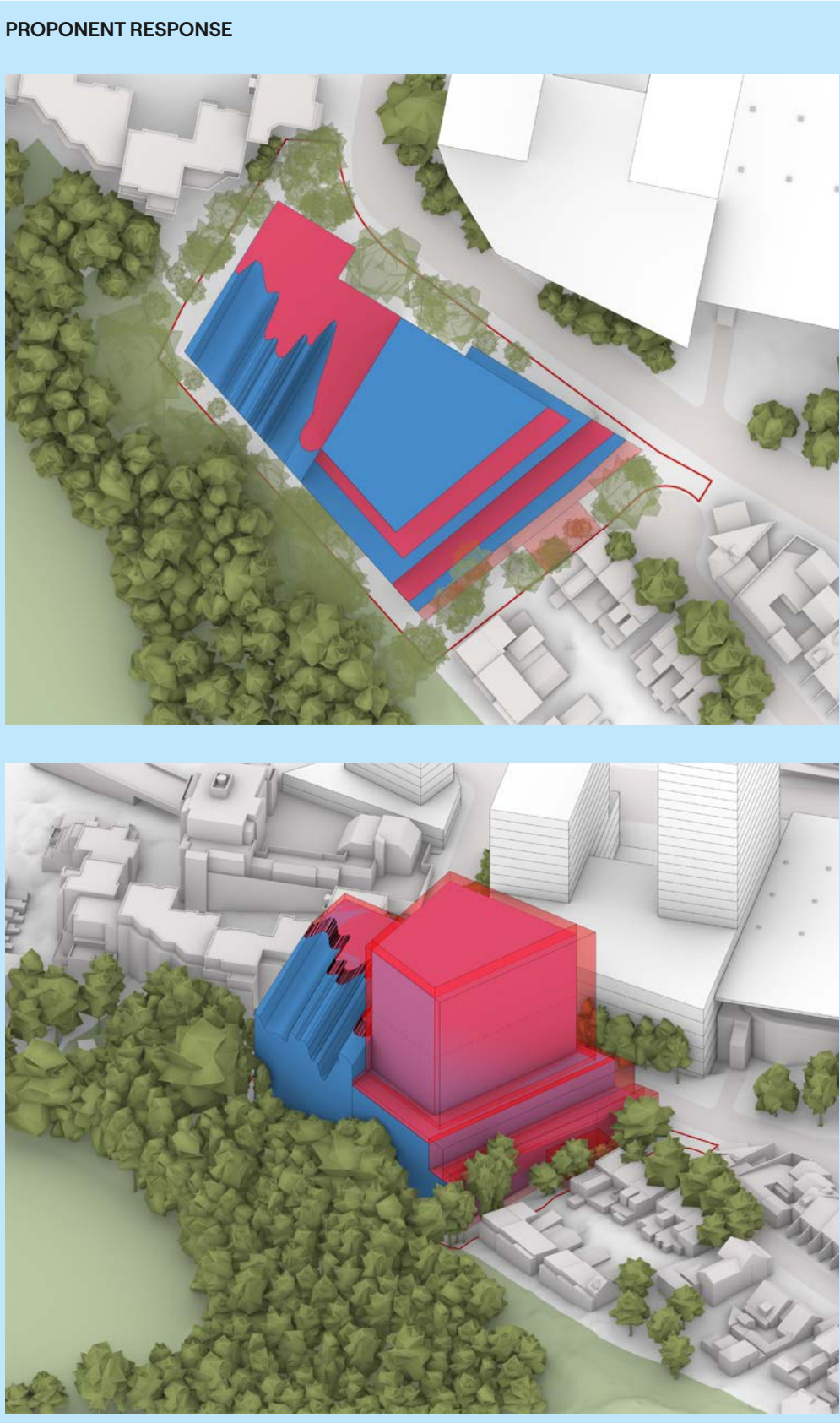
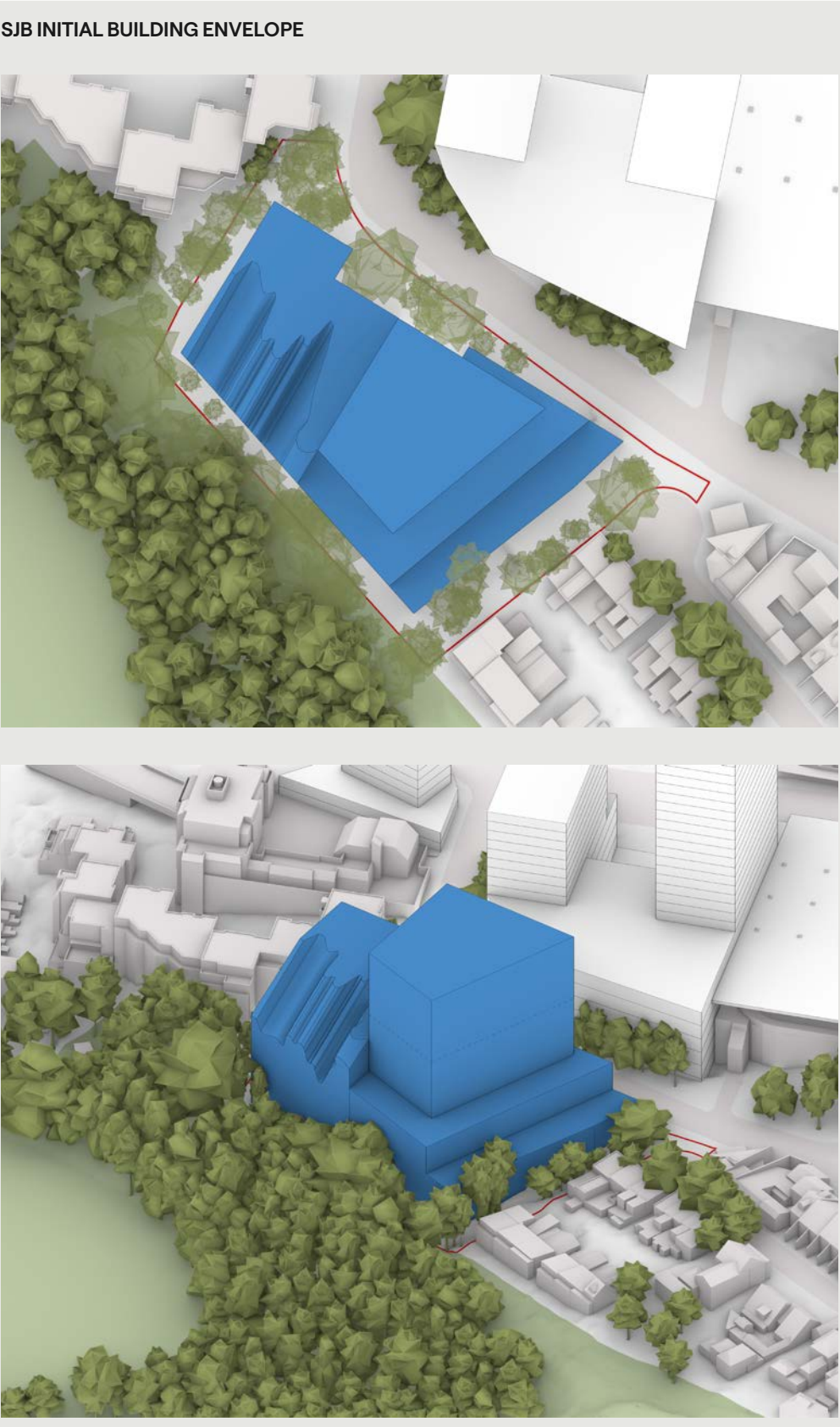
Diagrams on the following pages represent a comparison of the final proposed envelope against the initial envelope and the Proponents proposal.

UNIT TYPE	MIN.	MAX.	NSA
1 Bedroom	30%	50%	50-60SQM
2 Bedroom	30%	50%	75-85SQM
3 Bedroom	20%	40%	95-110SQM

GBA > GFA	75%
-----------	-----



Envelope & Controls



Shadow Study

The shadow studies display shadows created on 21 June (Winter Solstice) from 9am to 3pm. The final envelope recommendation is compared against the initial envelope and the Proponent's response.

The shadow study shows the difference in overshadowing impact when the initial tower envelope is maintained, where increases to the shadow of the final recommendation are only present in the lower podium levels and provide lower impact than the Proponent response.

At 9am the proposed shadow extent sits almost entirely within the shadow extent of the ECC proposed. At 10am, there a small impact to properties across Trumper Park, however these properties will receive adequate sunlight for the remainder of the day. From 12pm, private open spaces of the terraces in the adjacent properties are being impacted slightly by the proposed, however they are also being impacted by the proposed ECC massing and will still receive adequate sunlight throughout the day of greater than 3 hours total.

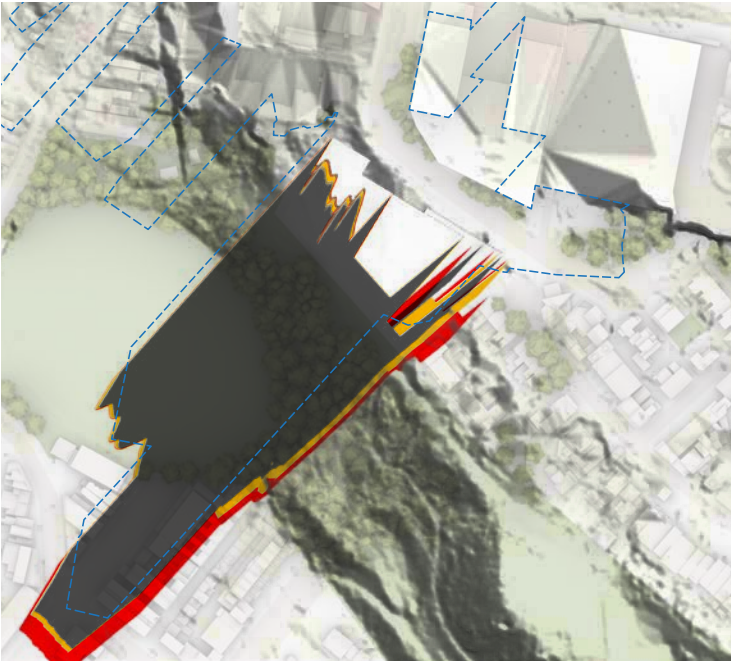
KEY

Initial SJB Envelope Shadow

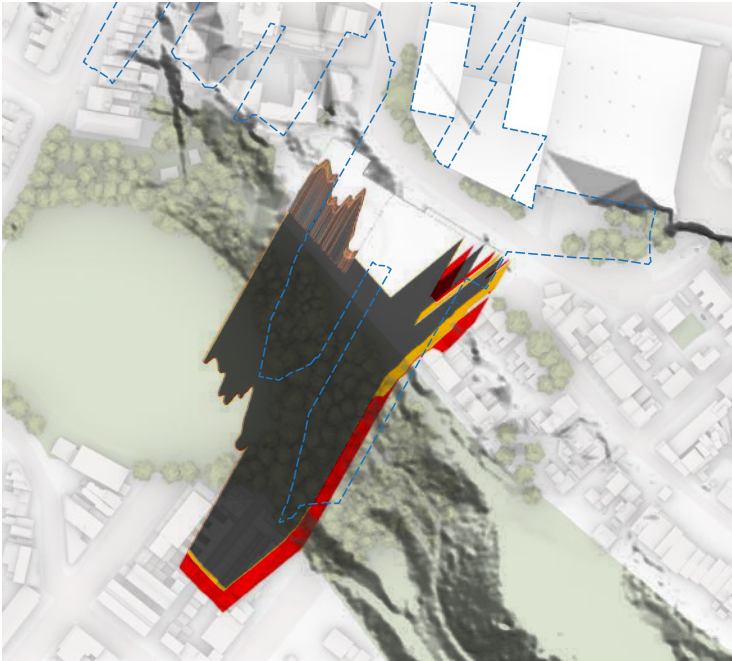
ECC Shadow

Proponent Response Shadow

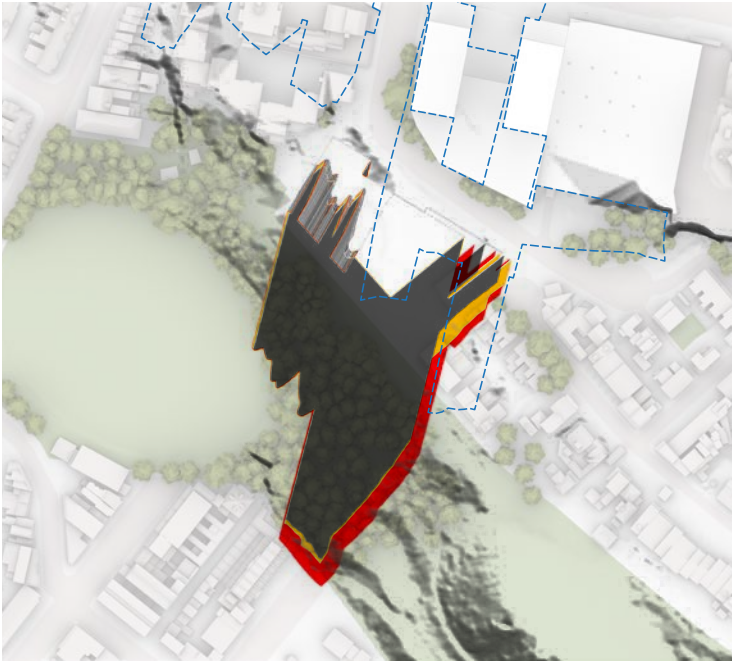
SJB Final Recommendation



9AM



10AM



11AM



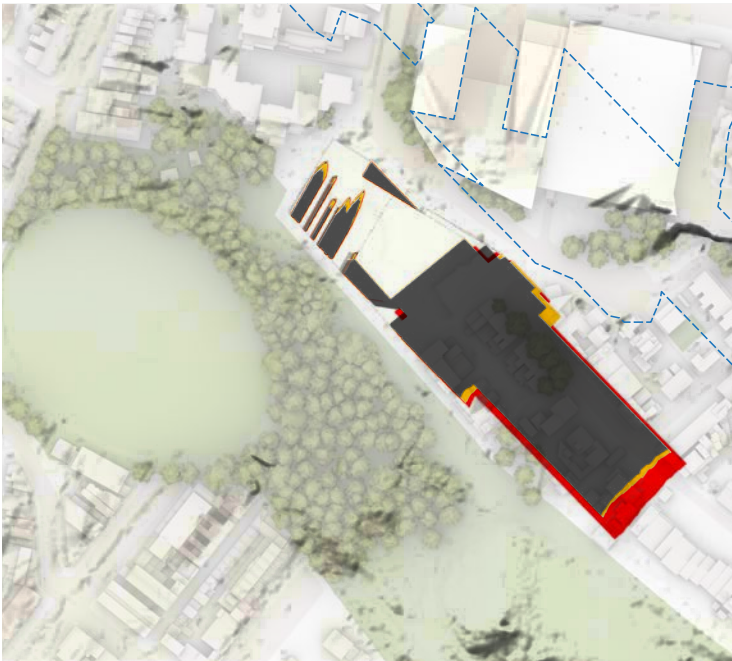
12PM



1PM



2PM



3PM

Visual Impact

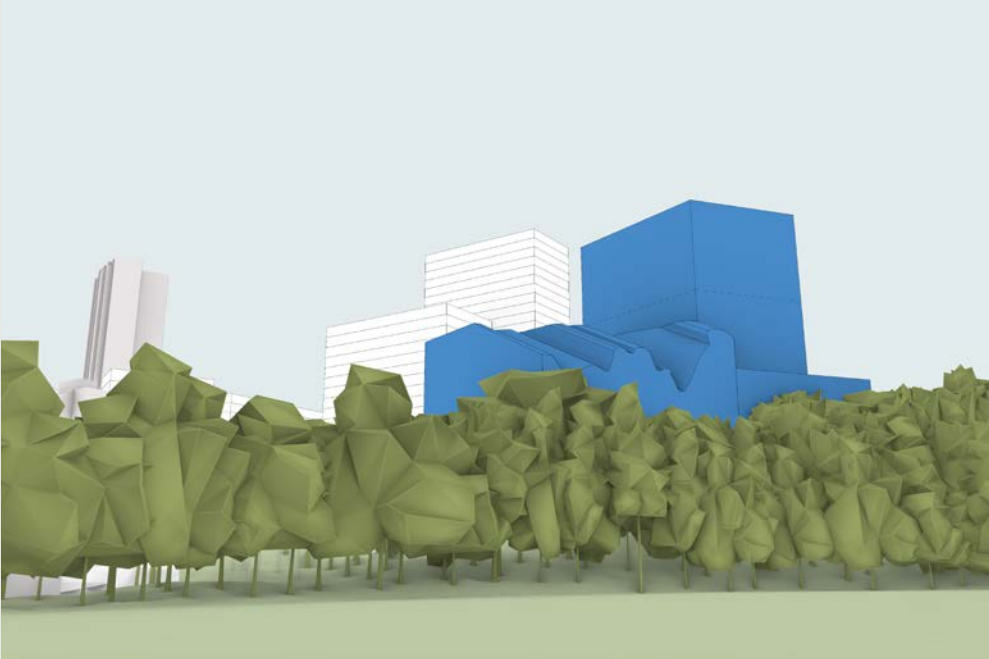
Views have been recreated from Urbaine Design Group’s visual impact assessment report to demonstrate a comparative assessment between the preferred approach and the planning proposal massing.

The images compare the visual impact of the SJB Final Recommendation envelope and the Proponent’s response envelope.

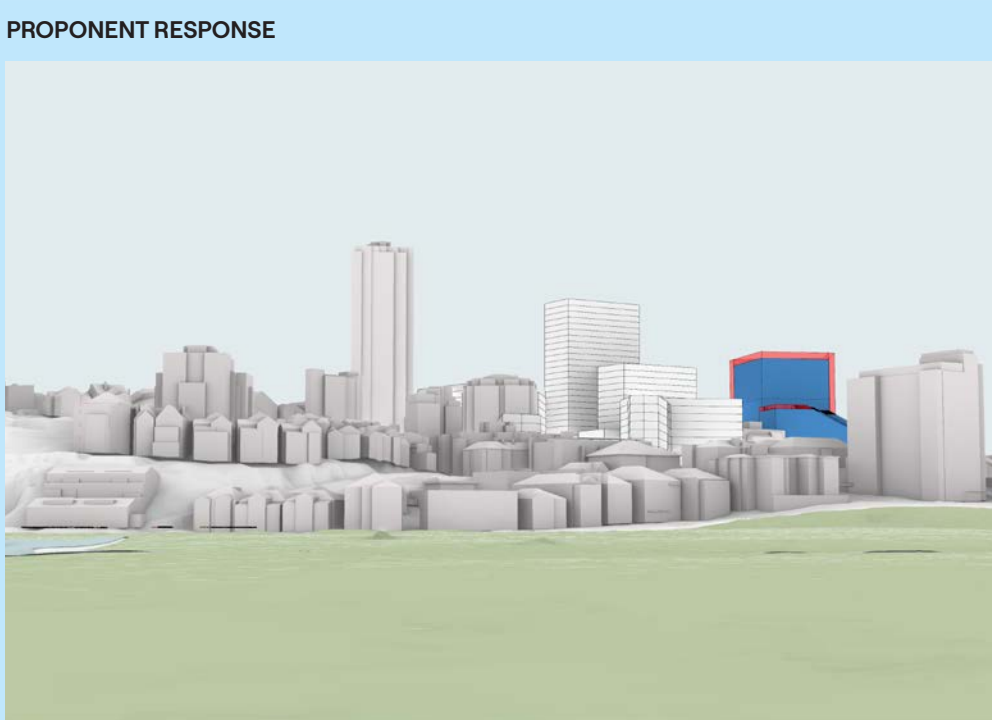
In maintaining the current tower envelope, the visual impacts are significantly reduced. Views from Rushcutters Bay Park maintain an appropriate transition between the ECC massing and surrounding areas with a similar effect taking place when viewed from Trumper Park. By maintaining the initial tower footprint the reduction in visual impact from the southern corner of the tower envelope is evident from this view.



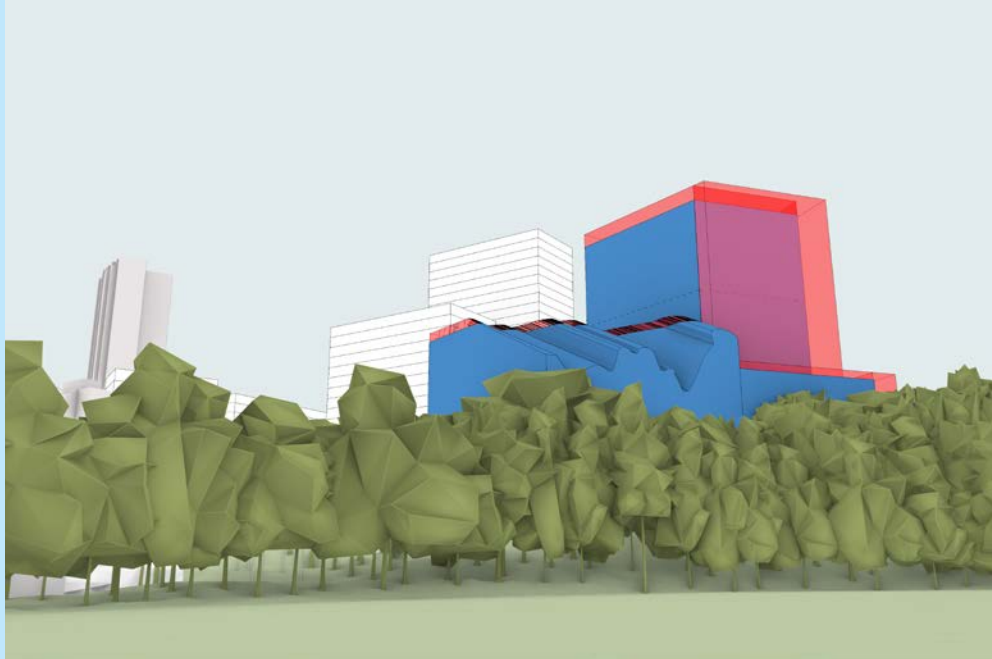
Viewpoint 01 - Rushcutters Bay Park



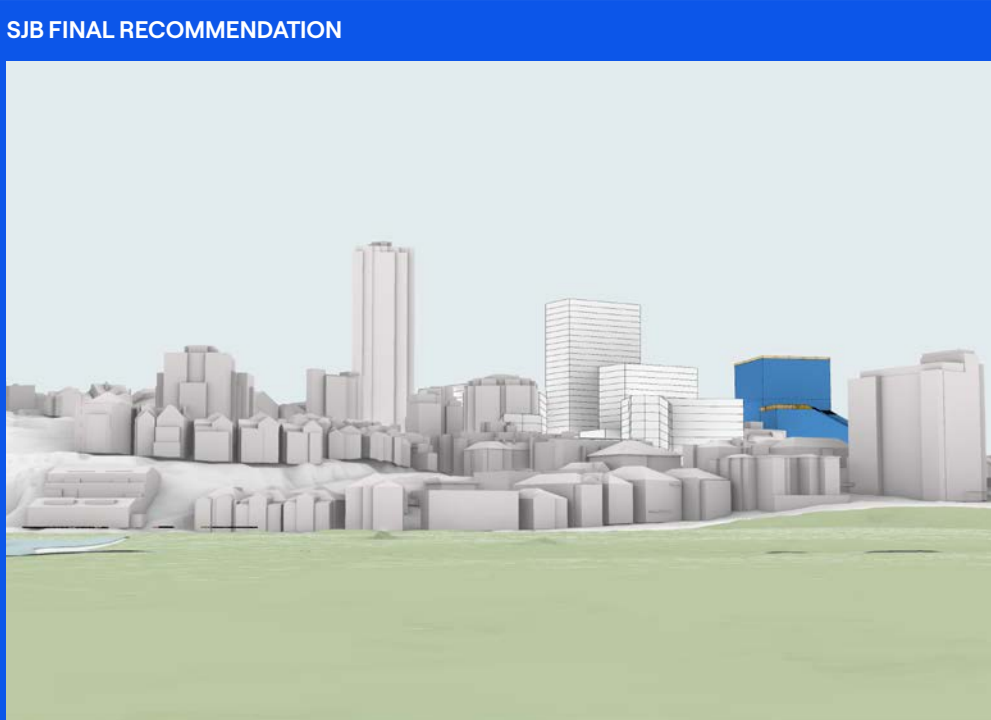
Viewpoint 02 - Trumper Oval



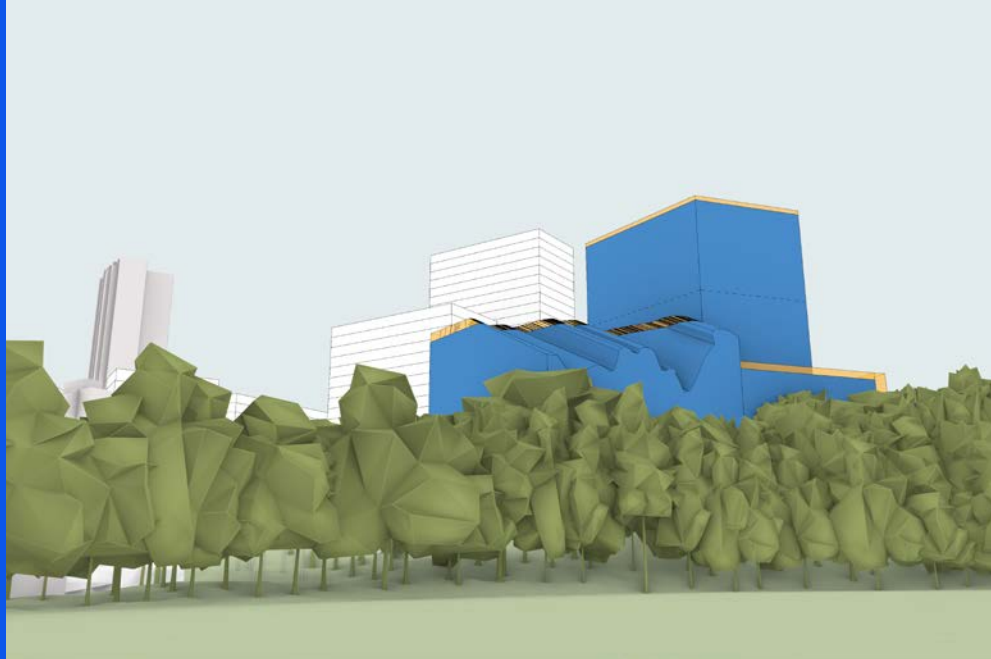
Viewpoint 01 - Rushcutters Bay Park



Viewpoint 02 - Trumper Oval



Viewpoint 01 - Rushcutters Bay Park



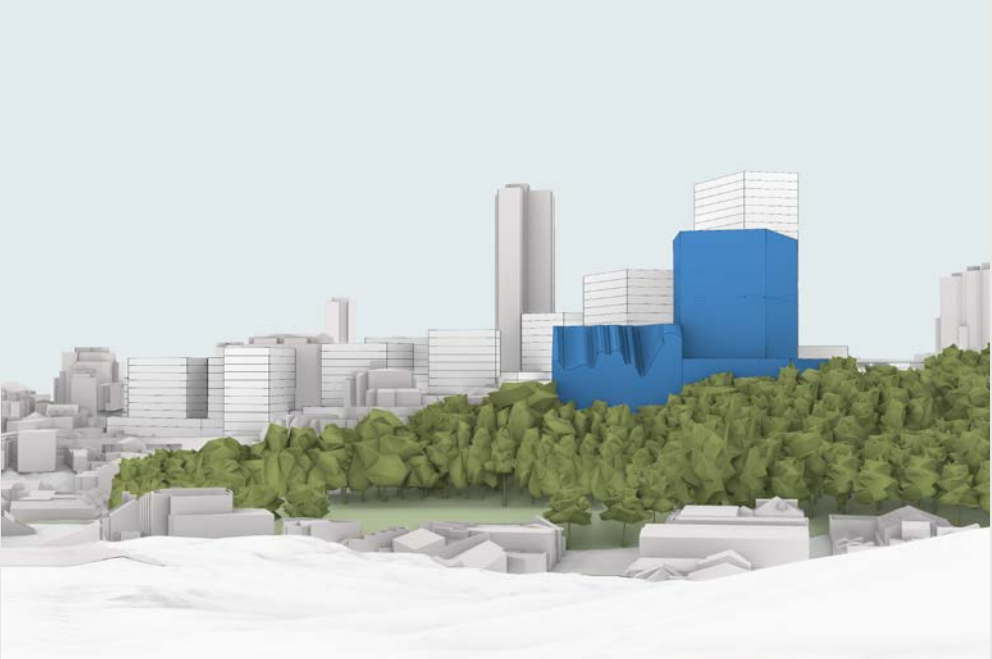
Viewpoint 02 - Trumper Oval

Visual Impact

Views from Cascade Street demonstrate that the proposed largely sits within the ECC silhouette, whilst still providing appropriate visual hierarchy to the ECC massing.

From Cameron Street, situated between the terraces to the south-east of the site, the impact to views is similarly reduced, with extensions to the podium remaining largely obscured.

SJB INITIAL BUILDING ENVELOPE

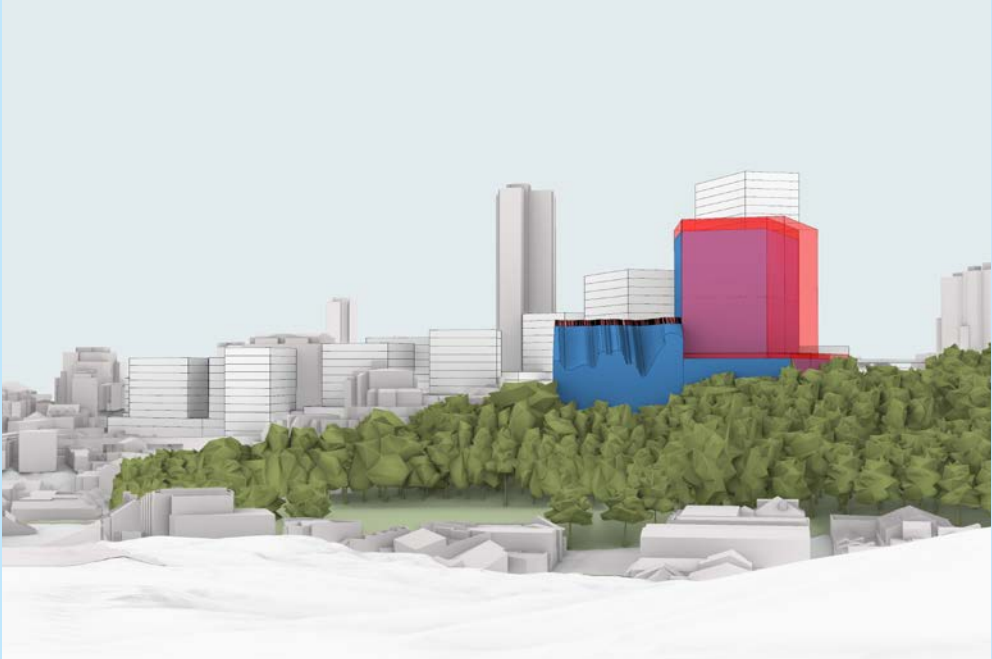


Viewpoint 01 - Cascade Street

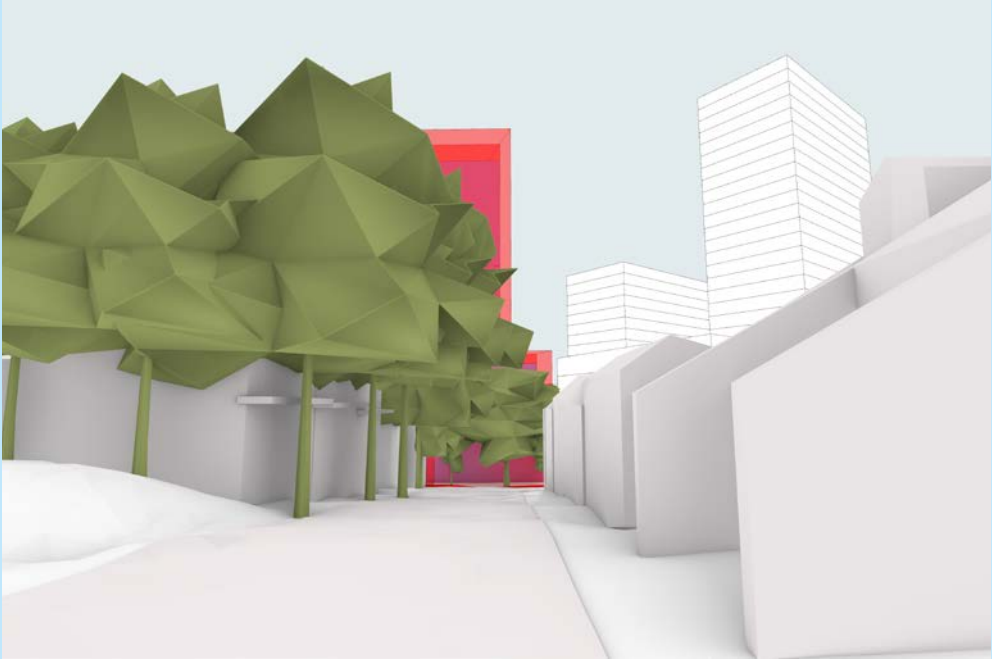


Viewpoint 02 - Cameron Street

PROPONENT RESPONSE

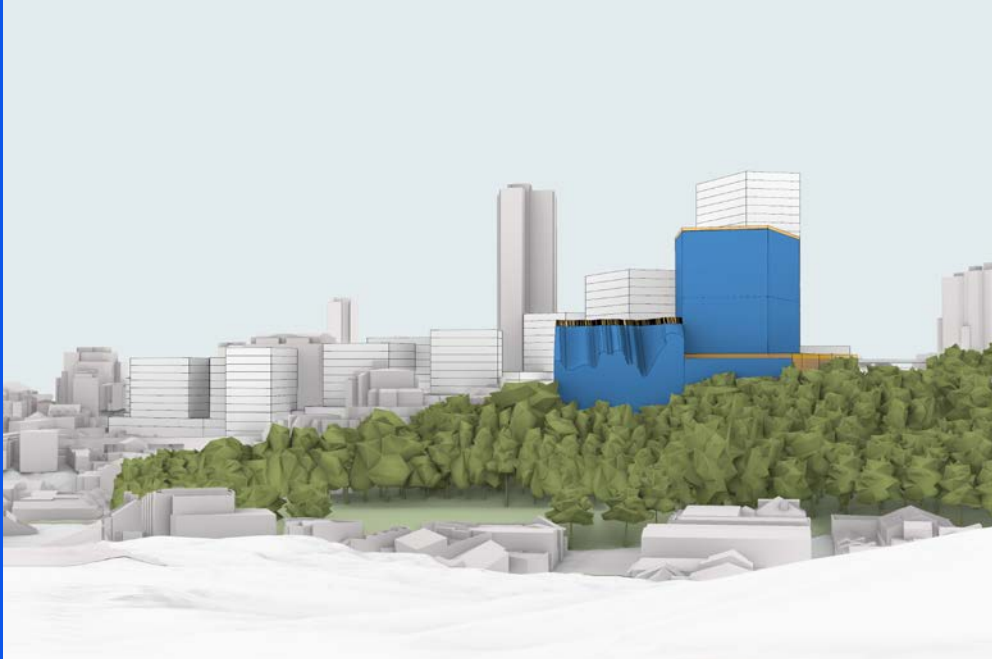


Viewpoint 01 - Cascade Street

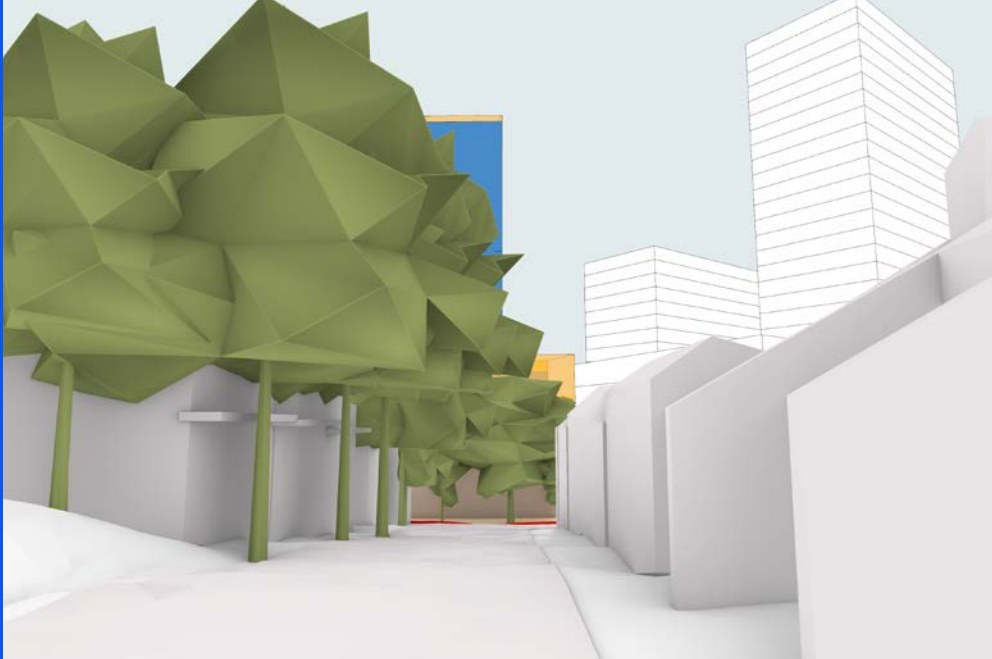


Viewpoint 02 - Cameron Street

SJB FINAL RECOMMENDATION



Viewpoint 01 - Cascade Street



Viewpoint 02 - Cameron Street

SJB Envelope Testing

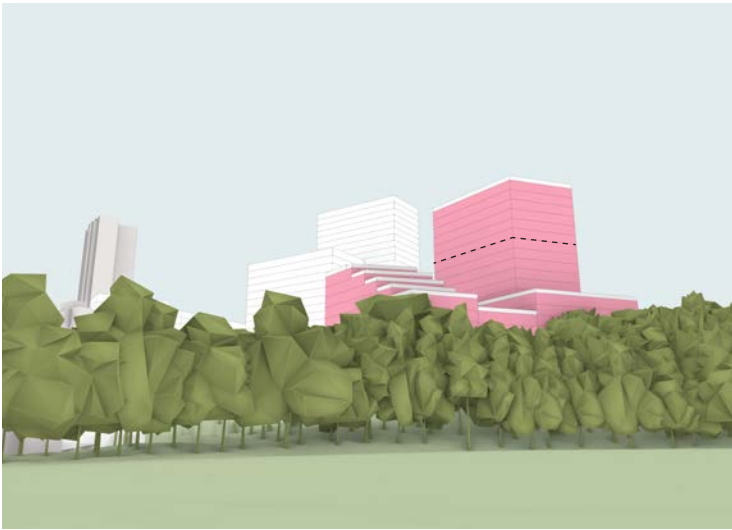
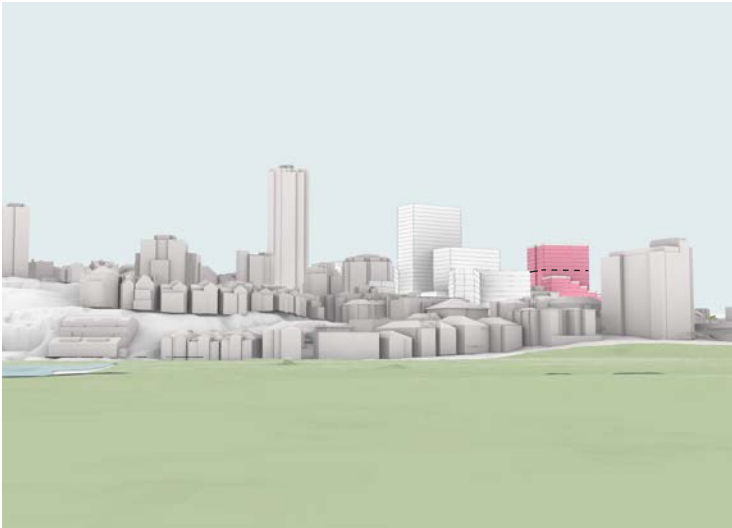
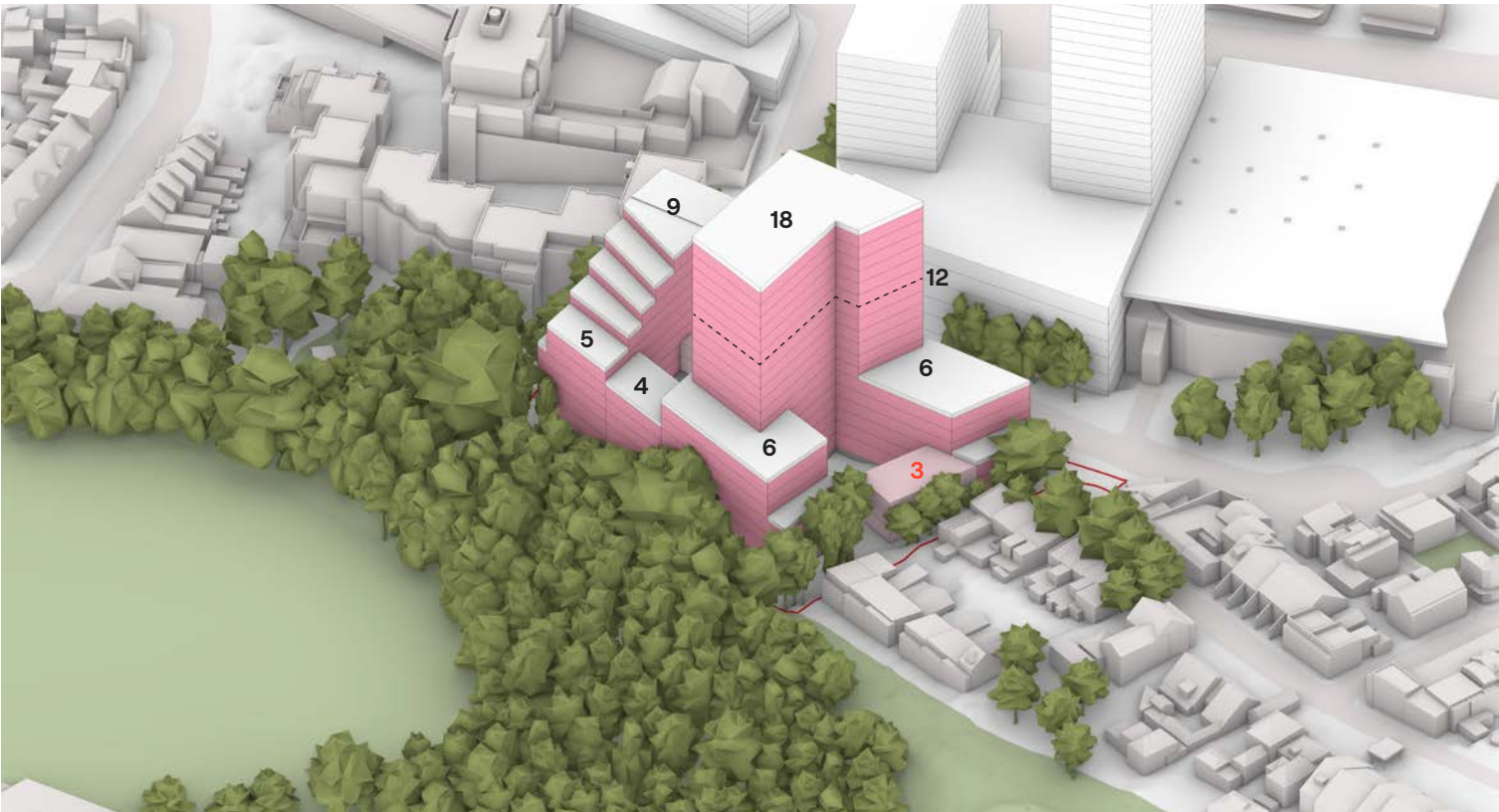
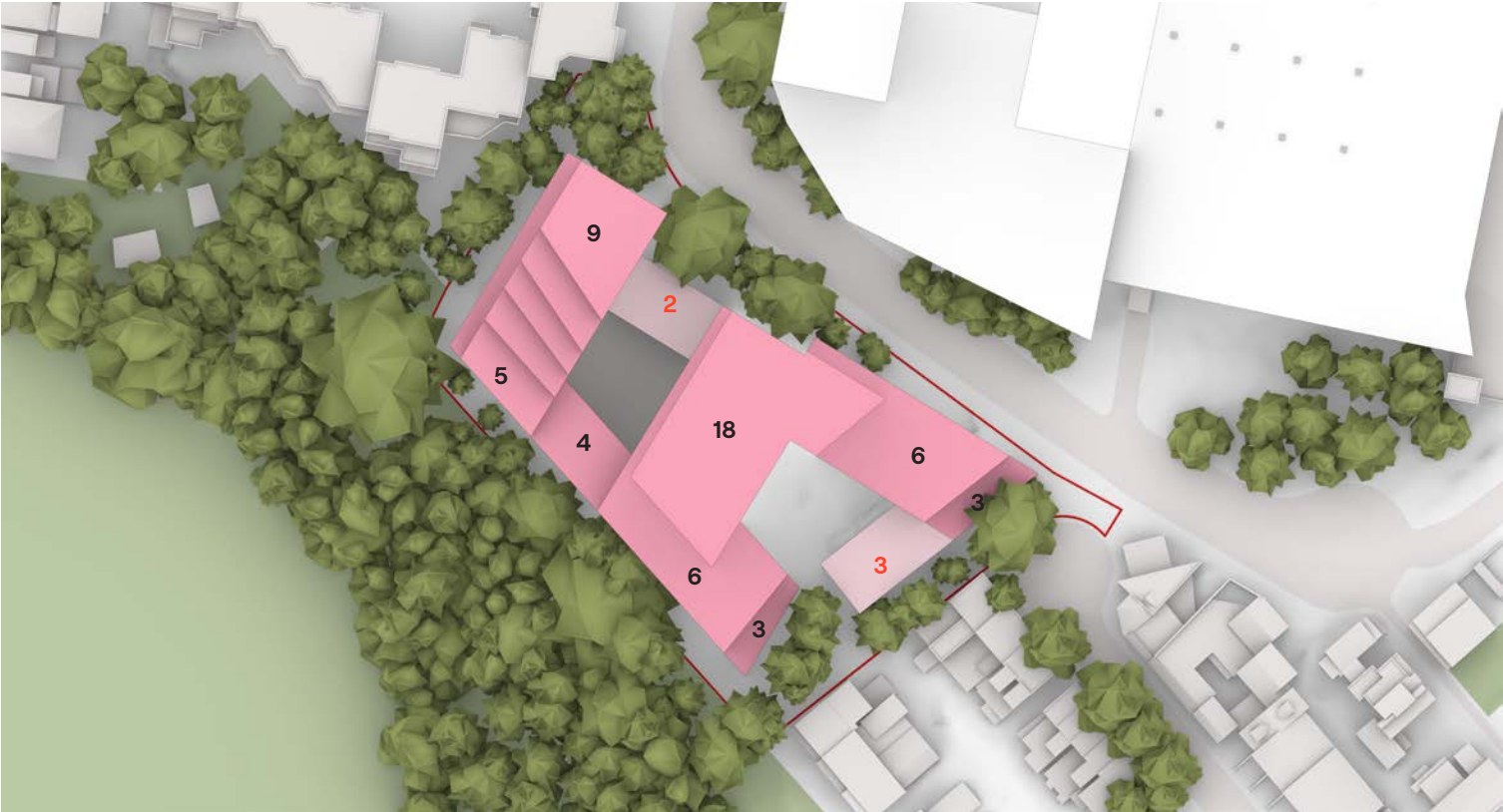
Following adjustment of the building envelope, an additional massing approach has been tested to ensure the resultant built form would still be appropriate within the proposed final envelope.

The footprints of the southern massing have been extended to fit within the final envelope, and the tower extended to create a 1,000m² GBA footprint. The resultant built form is 18 storeys and 3.6:1.

This approach maintains:

- A street wall height of 6 storeys, which is 1 lower than the proposed Edgecliff Centre, establishing an appropriate relationship in height,
- Transition to the HCA by stepping down to 3 storeys, aligning with the adjacent terrace.
- Significant tree retention through the proposed articulation and setbacks to side boundaries, including those along the eastern interface.

There is potential to increase the total FSR with more aggressive massing within the envelope (subject to ADG, residential mix and considerations of established principles). This has also been shown here in lighter pink and red text. These elements would allow the FSR to increase to 3.7:1 without significant impacts to residential amenity or to surrounding areas. However, appropriate consideration should be given to how the development is read from the street frontage, by minimising street wall length.



SJB is passionate about the possibilities of architecture, interiors, urban design and planning. Let's collaborate.

Gadi Country
Level 2, 490 Crown Street
Surry Hills NSW 2010

T 61 2 9380 9911
E sydney@sjb.com.au
W sjb.com.au

