

Exhibition of Planning Proposal 8-10 New McLean Street, Edgecliff (PP-2023-1648)

The planning proposal seeks to amend Woollahra Local Environmental Plan (LEP) 2014 to increase the height and floor space ratio controls to accommodate increased residential development.

The subject site (**Figure 1**) is located at 8-10 New McLean Street, Edgecliff and is legally described as SP20548. The site is occupied by two large freestanding residential flat buildings which contain a total of 106 dwellings and dense vegetation and tree canopy cover along the southern boundary. The site is zoned R3 Medium Density Residential. It has frontages to New McLean Street and Trumper Park and slopes towards the south, with a high point located along New McLean Street.

The site is located directly to the south of the Edgecliff Commercial Centre (ECC), and less than 50 metres from the Edgecliff Railway station. The site sits within the Paddington Heritage Conservation Area but is not listed as a heritage item.



Figure 1 - Subject site (Source: Nearmaps, June 2024)

What the planning proposal will do

The planning proposal seeks to amend the Woollahra LEP 2014 to enable increased density of the site, with approximately 246 dwellings incorporating affordable housing.

The planning proposal is based on a reference scheme prepared by the proponent (**Figure 2**) that features the following:

- An eighteen-storey residential building with basement parking and loading bay.
- Communal open spaces for residents.
- 3 basement levels containing up to 281 car parking spaces including 51 visitor spaces.
- 2.76% of residential gross floor area uplift allocated to affordable housing in perpetuity.
- A total residential gross floor area of 26,736sqm.



Figure 2 - Architectural perspective of the concept design scheme (Source: Urban Design & Architecture Report)

In summary, it seeks to:

- Increase the HOB limit from 10.5m to RL 91m (**Figure 3**).
- Increase the FSR limit from 0.75:1 to 3.7:1 (**Figure 4**).
- Introduce an additional local provision pertaining to no net dwelling loss, apartment mix, affordable housing rates, and DCP requirements.

This development scheme is indicative only and subject to a further development assessment process should the planning proposal be supported. This proposal does not approve any development on the site.

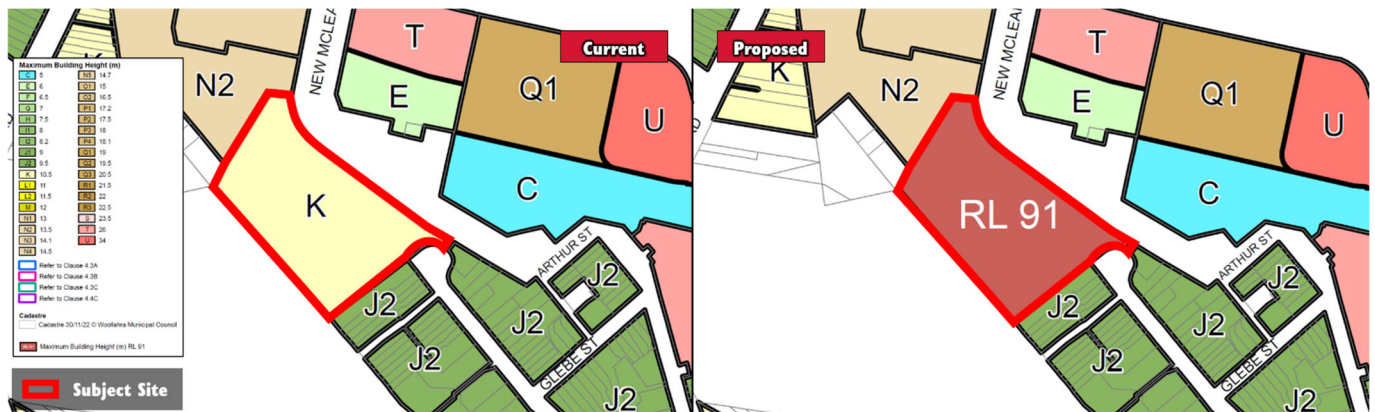


Figure 3 – Current and Proposed Maximum Building Heights (Source: NSW Legislation)

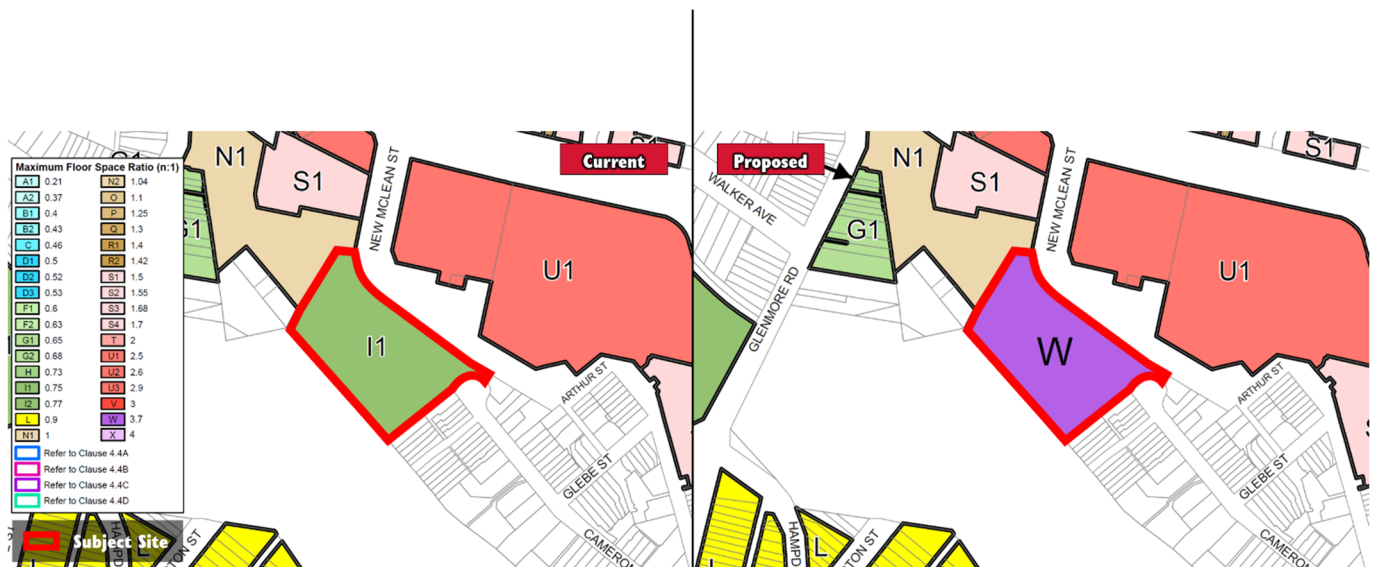


Figure 4 – Current and Proposed Floor Space Ratio (Source: NSW Legislation)

A Frequently Asked Questions (FAQs) sheet is available on the Planning Portal and provides additional information surrounding the planning making process and the planning proposal.

More information about the proposal can be found on the NSW Planning Portal. Go to www.planningportal.nsw.gov.au/ppr/under-exhibition/8-10-new-mclean-street-edgecliff.

How to make submissions

Submissions on the planning proposal should be made to the Department through the NSW Planning Portal. Go to www.planningportal.nsw.gov.au/ppr/under-exhibition/8-10-new-mclean-street-edgecliff.

Your submission must be lodged by **5pm on 24 June 2025** and must include:

- if the submission relates to the planning proposal
- a statement on whether you support or object to the proposal; and
- the reasons why you support or object to the proposal.

Fact sheet

Persons lodging submissions must declare reportable political donations (including donations of \$1000 or more) made in the previous two years.

Your personal information is protected under the *Privacy and Personal Information Act 1998*.

We may publish any personal information you have included in your submissions on a proposal. Do not include any personal information in your submission that you do not want published. If you do not want your name and address to be made public, please ensure you tick the relevant box and clearly state this on the front page of your submission. Making a submission is entirely voluntary and you are under no obligation to provide us with any of your personal information, except as otherwise required by law.

Who should I direct my Planning Proposal inquiries to?

For questions relating to the planning proposal, please contact the Planning Proposal Authority team at planningproposalauthority@dphi.nsw.gov.au.