

16 February 2021

2190969

Mr Craig Swift-McNair
General Manager
Woollahra Municipal Council
536 New South Head Road
Double Bay NSW 2028

Attention – Ms Anne White (Manager, Strategic Planning)

Dear Sir/Madam,

RESPONSE TO THE WOOLLAHRA COMMUNITY FACILITIES STUDY – THE EDGECLIFF CENTRE

We write on behalf of Longhurst Group (**the Proponent**) in response to the Woollahra Community Facilities Study which was adopted by Woollahra Municipal Council (**Council**) on 29 September 2020.

This correspondence forms part of a more detailed response to the Request for Additional Information issued by Council (on 20 November 2020) in relation to the Planning Proposal submitted for the Edgecliff Centre (**the site**). Within the request, Council sought further clarification on how the Planning Proposal addresses the Woollahra Community Facilities Study, which was adopted on 29 September 2020.

This submission demonstrates the consistency of the Planning Proposal to the Woollahra Community Facilities Study. It also puts forward a proposition/option to Council involving the dedication of land by the proponent to create an opportunity for the delivery of an integrated multipurpose community facility on Council land immediately to the south of the site along New Maclean Street, in accordance with the recommendations of the Woollahra Community Facilities Study. These public benefits combined are distinctive to the site and represent a significant investment which cannot be delivered without support of the Planning Proposal. The funding for the facility may be generated through future development inside the Edgecliff Economic Corridor (**EEC**).

Accordingly, this submission is to be read in conjunction with the indicative design scheme prepared by Esquisse (**Attachment A**).

1.0 Background

A Planning Proposal for the site was lodged with Woollahra Council on 6 November 2020. The Planning Proposal will facilitate the renewal of the site for a mixed-use development comprising a retail, commercial, medical/wellbeing podium with a residential building that will create a vibrant place for the town centre of Edgecliff.

The proposal includes the opportunity to include significant ground plane and public domain improvements, including upgrades to the pedestrian entrances to the adjoining Edgecliff Railway Station, improved intermodal connectivity between the Edgecliff Bus Interchange and the Edgecliff Station, improved pedestrian movements and wayfinding, a community facility, publicly accessible open green spaces and the inclusion of a civic ground floor plaza.

The proposed amendments to the Woollahra Local Environmental Plan 2014 include:

- An increase to the height of buildings development standard from part 6m and 26m to RL 195;
- An increase to the floor space ratio (**FSR**) standard from 2.5:1 to 9:1; and
- Inclusion of a minimum non-residential FSR of 3:1.

2.0 Summary of Findings

The findings of the Woollahra Community Facilities Study (adopted 29 September 2020) as they relate to the site are summarised below.

- The site is located within the Western Catchment. The catchment currently contains five existing community facilities (mainly concentrated in the suburb of Paddington) and a population of 22,080 (2018). These existing facilities include:
 - The Gaden Community Centre;
 - EJ Ward Paddington Community Centre;
 - Holdsworth Community Centre;
 - Paddington Early Childhood Health Centre; and
 - Paddington Library.
- None of the five existing community facilities in the Western Catchment are in walking distance to the Edgecliff Railway Station however the site is within walking distance of other community facilities in the other catchments of the Local Government Area (**LGA**).
- Each existing community facility in the Western Catchment has been subject to a qualitative assessment, based on utilisation, suitability, condition and location. The Study recommends no longer term (10 years+) recommendations for the improvement of these facilities except for the EJ Ward Paddington Community Centre which is recommended to transform into an integrated community hub with a co-working space focus.
- Modest population growth is expected for the Western Catchment over the next 10 years – a forecast population increase to 22,324 by 2026 and 22,866 by 2036.
- Demand for new community facilities has been benchmarked against population. For every 20,000 to 30,000 residents, at least one integrated multipurpose community facility is recommended. On the current and future forecast population, one new integrated multipurpose community facility is recommended for the Western Catchment in the next 10 years.
- Key opportunities to deliver new community facilities in the Western Catchment are identified as being within the Edgecliff town centre or an upgrade/ expansion of an existing community facility. The town centre is a key transport hub and location where future development is planned. These characteristics suggest the potential for a new library and/or other community facilities as an integrated component of new mixed-use development of a sufficient scale.
- A new integrated multipurpose community facility could be located within the Edgecliff Economic Corridor (**EEC**) area in partnership with future developers (e.g., via a Voluntary Planning Agreement or joint venture).
- A new multipurpose community facility does not need to be located adjacent or within new developments, provided there is a demonstrated link and benefit for delivery of a new facility in another location.
- The new multipurpose community facility can be delivered through a single building/site or a cluster of proximate buildings/sites. This type of facility provides for a series of adaptable programming spaces for use of diverse sectors of the community.
- Provide a new multipurpose community facility within the medium term of 5-10 years within the Western catchment.
- Artistic, cultural and creative activities are strongly valued, and further opportunities to integrate cultural and creative uses within facilities should be explored.
- Community surveys indicate that proximity to transport was less crucial however an opportunity to better integrate and activate facilities with the surrounding community was important. Surveys undertaken also found that limited parking and transport options were reducing the ability for some user groups to access the facilities.

3.0 Public Benefit

When developing the vision for the Edgecliff Centre Planning Proposal, an assessment of the public benefit was undertaken. Due to the location and unique relationship of the site with the existing transport interchange and railway station, it is determined that a significant portion of investment for public benefit should be focused on upgrading the existing transport interchange.

It was also important however to ensure that the proposal accommodated and could also contribute to the community facilities network of the local area, in accordance with Council and community needs and aspirations.

As detailed in **Section 1.0**, the Planning Proposal will facilitate the renewal of the site which will deliver significant public benefit and facilitate the provision of additional floor space for community use within the heart of Edgecliff. The overall public benefit that is proposed to be delivered is exclusive to the site and the Planning Proposal.

It is crucial to note that the benefits of the proposal will extend beyond the site's boundaries, importantly contributing to the renewal of the existing bus interchange and railway station and contributing overall to the reinvigoration and activation of the Edgecliff town centre. This includes, in particular, the following elements which are further detailed in this section:

- Upgrades and revitalisation of existing transport Infrastructure;
- Improved pedestrian and commuter movement paths;
- Publicly accessible open space and green infrastructure;
- Medical and community facilities;
- Creational of new high quality transport interchange; and
- Active entrance and public square.

3.1 Upgrades and Revitalisation of Existing Transport Infrastructure

A key driver and outcome for the renewal of the Edgecliff Centre is the much-needed regeneration of the Edgecliff Transport Interchange. Currently, both the railway station and bus interchange suffer from poor accessibility, activation and amenity within an aged and landlocked interchange. The catalyst to facilitate the revitalisation of the existing key interchange for the Eastern Suburbs is the renewal and redevelopment of the Edgecliff Centre.

The site is located adjacent to the transit interchange and sits above the train platform on one of the only large unconstrained lots in the Edgecliff Centre. The interchange is the only rail and bus interchange in the Woollahra LGA and operates as a key transport hub. As part of the proposal, the development will seek upgrades to provide better intermodal connections, improve the station legibility, improved pedestrian and commuter movement and wayfinding to create better local and community amenity, as well as an overall better experience for all users.

The proposal incorporates a substantive amount of works which will contribute to improved local amenity and revitalisation, as well as State and Regional infrastructure which has the subject of ongoing discussions with Transport for NSW and Sydney Trains (on the detailed design and format of the public benefit offer for these works).

These works represent a substantial investment that can only be delivered with the Planning Proposal and will have local as well as broader regional and state benefits that extend beyond the site.

3.2 Publicly Accessible Open Green Space

The proposal offers a unique opportunity to provide publicly accessible open green space within the development in a constrained urban area. Adjoining the existing Edgecliff Bus Interchange, the proposal will create an extension of the existing public domain, transforming it into a multi-functional public realm destination.

The proposed open space will facilitate key connections from the bus terminal to the train concourse and contribute to the Woollahra open space network by providing a key community benefit in the form of new open public green space. The park will significantly improve the interface for users of the bus terminal and seek to provide further connectivity synergies with the transport uses on the site, providing a green break-out space and opportunity for leisure (as opposed to simply commuting), which is a desired goal of improving transport infrastructure.

3.3 Medical and Community Facilities

The proposal will facilitate a mix of uses, including health/medical and community uses that will increase the provision of much needed services necessary to support the growing and changing demographic of the population and support ageing in place.

The proposal makes provision for new adaptable community space to cater to the needs of the Western Catchment. As elaborated in **Section 5.0** below, the proposal will also involve the dedication of land by the proponent to create an opportunity for the delivery of a multipurpose community facility on Council land immediately to the south of the site along New Maclean Street. The facility is capable of being designed and integrated into the broader area and has the potential to satisfy the outcomes of Council's Community Facility Study.

3.4 Creation of New High Quality Interchange

The proposal will create a significant improvement to the existing connectivity, experience and interface issues currently facing the interchange. It seeks to improve direct access, permeable design, improved universal access, placemaking, safety & user experience. Pivotal to this is a new direct and visually linked vertical connection to the railway station below and the bus interchange above with a new central atrium which will support escalator access to the bus interchange and publicly accessible open space, providing more direct and permeable access from the street for users of the station of all capabilities.

3.5 Entrance and Public Square

The proposal will reinvigorate the ground plane and significantly improve activation along New South Head Road and New McLean Street. The proposal adopts the strategy of blending the internal and external spaces of the ground floor to create a seamless open-plan plaza lined with fine-grain retail which is intended to create a village style atmosphere. The plaza extends outwards onto New South Head Road, creating a very clear address for the Edgecliff Transit Interchange from the public domain. This will provide an improved pedestrian experience and movement allowing for a more permeable ground plane and podium to enhance the connectivity experience for the community.

4.0 Costs of Material Public Benefits

The costs of the material Public Benefit that the proposal is delivering needs to be considered in two distinct however interrelated way; these include the *value of the works* and the utilisation of *floor space and land*.

4.1 Value of Works

The value of the works proposed to be undertaken towards the upgrade of the revitalised Interchange have been estimated to cost circa \$20,000,000. These works include;

- Provision of new station entry & feature awning.
- New ground floor plaza including atrium and escalators.
- Integration of breakthroughs with adjoining building on Ground (concourse), Level 1 (arcade) and Level 2 (bus hard stand).
- Circulation space on Ground (concourse), Level 1 (arcade) and Level 2 (bus hard stand).
- Interface improvements at Train and Bus Levels.

- Feature entry of the bus terminal.
- Publicly accessible open green space.

4.2 Value of Land & Floor Space Ratio

The proponent has valued its contribution of Floor Space and Land to facilitate the revitalisation of the Edgecliff Centre Interchange at approx. \$14,500,000.00

The proposal has identified key limitations to the potential upgrades of the Edgecliff Transport Interchange which is primarily landlocked due to the ownership structure. These constraints include stratum ownership within the podium resulting in difficulty to provide substantial vertical connections required to improve the user experience and intermodal nature of the station. It is further complicated within a strata scheme and common property entitlements which would prevent upgrades being funded through the sale of air-rights which has been a commonly used funding mechanism for station upgrades in recent years.

The planning proposal uses its proposed Floor Space requested to provide these significant improvements and amenity to the Transport Interchange. The area includes the required circulation space for vertical connection of pedestrians, the new entry-way, covered plaza & atrium, enhancements to the site-through links, circulation space on Level 1 linking to the existing railway arcade and Level 2 bus hard stand. It also utilises land to accommodate a publicly accessible open space which has been designed to be fully integrated within the public realm of the bus terminal.

5.0 Alignment with the Woollahra Community Needs Study

5.1 Community Needs Analysis

As detailed in **Section 2.0**, the site is located in the Western Catchment. For this Catchment, the Community Needs Analysis within the Study identified the following key conclusions.

- *Quantity and distribution.* No facilities located within the Western Catchment are in walking distance of the LGAs main transport hub – Edgecliff Station, however, it is noted that the site is within walking distances of community facilities in other catchment areas.
- *Quality of facilities.* The quality of facilities in the Western Catchment is mixed with many requiring significant upgrades to improve their utilisation. Improvements to existing facilities would support their ability to meet a broader range of community needs however some (such as the Holdsworth Community Centre and EJ Ward Community Centre) are not suitable for alteration or contemporary service provision models.
- *Other community facilities*, including:
 - Cultural and creative facilities. There is currently a limited provision of cultural and creative facilities in Woollahra LGA for emerging and mid-career artists; and
 - Medical and health. The importance of locating new community facilities in proximity to key services including medical and health related services.

Response

In response to the outcomes of the Community Needs Analysis, the following is noted:

- The proposal includes floor space for community use which will increase the quantum and distribution of community facilities in the Western Catchment. The location of this floor space (above the existing Transport Interchange) will support the accessibility of this floor space.
- The proposal also proposes the dedication of land by the proponent to create an opportunity for the delivery of a multipurpose community facility on Council land immediately to the south of the site along New Maclean Street. This too will support the quality, quantity and distribution of community facilities in the Western Catchment and opens up the potential to deliver a substantial community facility at this location.

- Existing stock (such as EJ Ward Paddington and Holdsworth Community Centres) are not suitable for contemporary service provision. The community floor space proposed will allow flexible floor space capable of supporting contemporary community service models.
- The proposal, whilst prioritising the need and single opportunity to provide significant investment to the transit infrastructure and upgrades to the transport interchange, also recognises an opportunity to supplement a cluster of community facilities which can evolve as the EEC study is realised and can be thoughtfully curated by Council as the centre evolves over time.
- The community facilities within the site, as proposed, will contribute to Council's wider network of facilities (as identified within the Communities Facilities Study), with direct links to open green space and artistic and cultural exhibition space for local emerging artists within an integrated, high-exposure ground plaza. Overall, the proposal will seek to connect these important facilities with key transport infrastructure, making them widely accessible, whilst also integrating with the public domain and open space for them to function as a multipurpose extension of the public realm.
- As previously mentioned, community surveys undertaken as part of the study found that limited parking and transport options were reducing the ability for some user groups to use the facilities. These findings outline the importance of investment into core public transport, such as Edgecliff Centre to serve the whole network of community facilities within the LGA and benefit the wider local community.

5.2 Strategic Opportunities for Delivery

The Study identifies the following key strategic opportunities (most applicable to the site) to support the provision of additional community facilities within the Woollahra LGA. We note that the recommendations of the Study were done as holistic Local Government Area (LGA) wide strategic review, prepared prior to the benefit of knowing the unique site circumstances and the opportunities of the Longhurst Planning Proposal. In this regard, Longhurst considers that the Edgecliff Centre Planning Proposal both responds to and builds on the adopted Community Facilities Study.

1. Provide a new integrated multipurpose facility in the Western Catchment.

As per the Study, the integrated multipurpose facility can be delivered through a single development or site, or a cluster of proximate sites which are integrated or collocated.

The Planning Proposal looks to increase the provision of flexible community spaces within the Western Catchment. This aligns with the anticipated population growth and need for services derived from the anticipated uplift from the EEC. The community space proposed will also increase the quantum and proximity of facilities to those which already exist. New surrounding facilities will also likely further evolve with future development within the EEC, and the funding associated with this new development to assist in the upgrade of existing or development of new facilities in the Western Catchment.

The site brings a unique opportunity for the proponent to contribute to the delivery of a new single integrated multipurpose facility at this location. This would be through the dedication of key land owned by the proponent along with operational changes to unlock Council owned land to the rear of the site. This portion of land is currently dormant and has limited productivity value without the changes and land dedication considered by the proposal. With this contribution Council could locate a facility in this location and utilise contributions unlocked by the wider EEC strategic study as anticipated by the Community Facilities Study to realise this facility in the medium term. As mentioned previously the proponent has undertaken an initial study for this opportunity and would welcome further engagement with Council on contributing to this important goal for the Western Catchment.

The land currently forms part of a road reserve and Longhurst ownership. It is currently used primarily for vehicle ingress and egress to both the Edgecliff Centre and East Point private parking. The current Edgecliff Centre loading dock opens to the road reserve and houses access for three heavy rigid vehicles along with facilities for waste management. The road reserve also includes entry and exits for the tenant car park and exit via an elevated driveway for the customer car park of the Edgecliff Centre. Furthermore, the land owned by the proponent extrudes into the road reserve area (approx. 140 sqm) and is occupied by an electrical sub-station and garbage and recycling

storage facility. It is currently poorly activated with little activation possible at the pedestrian interface and has been a notorious location for constant dumping of rubbish and vehicles.

The proposal would provide many opportunities and improvements to this piece of land including:

- An overall decrease in vehicular cross overs in both quantity and lineal metres;
- Integrating all loading and logistic facilities within the building away from the road reserve;
- Removal of the existing garbage room facilities and relocating them within the building;
- Removal of the existing sub-station structure and integrating within the building (subject to final Ausgrid approvals); and
- Significantly improve the street activation and 'surveillance' at the south-west corner of the site which is currently occupied by poor landscaped solution and back of house access points.

The improved utilisation of this land for community purposes would:

- Generate an opportunity to provide additional community facilities as need arises by Council through the funding generated by the Edgecliff Economic Corridor;
- Form an integrated component of the transit interchange area;
- Improve the quantum and distribution of community facilities in the LGA;
- Increase the stock of modern and flexible community facilities;
- Benefit from investment in the transport interchange;
- Bring to life Council's desire (as stipulated in the DCP) for improved street activation along New Maclean Street;
- Improve the productivity of a currently under performing and in-efficient piece of Council land, noting its currently susceptible to dumping of rubbish, vehicles and remains the responsibility of Council to maintain and manage; and
- Unlock viable, highly accessible land located within the Edgecliff Centre which can be made highly suitable for the for a future multipurpose integrated-facility within the 5-10 year time frame which can be funded through developer contributions in line with the growth of the EEC (as outlined in the Community Facilities Study).

2. Provide more flexible, adaptable spaces within local facilities throughout the network.

Like detailed above, the proposal will increase the provision of flexible community spaces within the Western Catchment.

3. Provide more cultural and creative spaces across the LGA.

New facilities on the site will improve the supply of high quality, adaptable community and creative spaces. This will increase the site's ability to meet a broader range of community needs.

Additional supply of cultural and creative spaces could be integrated with the site subject to the redevelopment of the land on the site's southern boundary as outlined above.

5.3 Strategic Opportunities for Innovation

The proposal is consistent with the following opportunities identified in the Strategy:

- *Upgrade the network to ensure accessibility for all users.* The proposal includes flexible floor space for community use and public domain improvements. It also puts forward an innovative proposal that responds to and builds on Council's study through the dedication of land to create an opportunity for the delivery of a multipurpose community facility on Council land. Combined, this will increase the accessibility, promotion and connectivity of community for space for the community.

- *Embed principles of active living and social sustainability across the network.* The local of the site directly adjacent the railway station and transport interchange and the community facilities it will offer, will encourage healthy and more sustainable modes of transport.

6.0 Conclusion

6.1 Summary of Outcomes and Delivery Methods

The Planning Proposal for the site makes provision for new adaptable community space to cater to the needs of the Western Catchment. The proposal also offers the dedication of land by the proponent to create an opportunity for the delivery of a multipurpose community facility on Council land immediately to the south of the site along New Maclean Street. The facility is capable of being designed and integrated into the broader area and has the potential to satisfy the outcomes of Council's Community Facility Study. The facility may be funded by developers through the planned development of the EEC.

6.2 Lost Opportunities

The Planning Proposal provides a holistic solution for the site's redevelopment with a scope that:

- Recognises the site's unique location adjacent to and above public transport and the inherent need to provide an improved circulation and intermodal connection;
- Recognises the accessibility of the site and its ability to support dwelling supply and contribute to the '30-minute City' by bringing jobs closer to homes. It also supports the provision of housing targets while protecting the character of existing residential areas from drastic change; and
- Facilitate a mix of uses in a highly accessible location, including health/medical and community uses that will increase the provision and accessibility of much needed services necessary to support the growing and changing demographic of the population.

On balance, these are considered to provide a greater benefit to a broader range of the community in comparison to a single large multipurpose facility on the site. The community floor space proposed as part of the proposal can integrate with and form part of a broader cluster of facilities in-line with existing facilities and future potential facilities enabled through development in the EEC. We note that the recommendations of the Study were done as holistic Local Government Area (LGA) wide strategic review, prepared prior to the benefit of knowing the unique site circumstances and the opportunities of the Longhurst Planning Proposal. In this regard, Longhurst considers that the Edgecliff Centre Planning Proposal both responds to and builds on the adopted Community Facilities Study and provides an optimum community facilities outcome for the Edgecliff Town Centre.

Alternatively, the utilisation of existing and currently underutilised Council-owned and Longhurst-owned land provides an opportunity for the delivery of a multipurpose community facility immediately to the south of the site along New Maclean Street. The facility is capable of being designed and integrated into the broader area and has the potential to satisfy the outcomes of Council's Community Facility Study. These public benefits combined are distinctive to the site and represent a significant investment which cannot be delivered without support of the Planning Proposal.

Yours sincerely,



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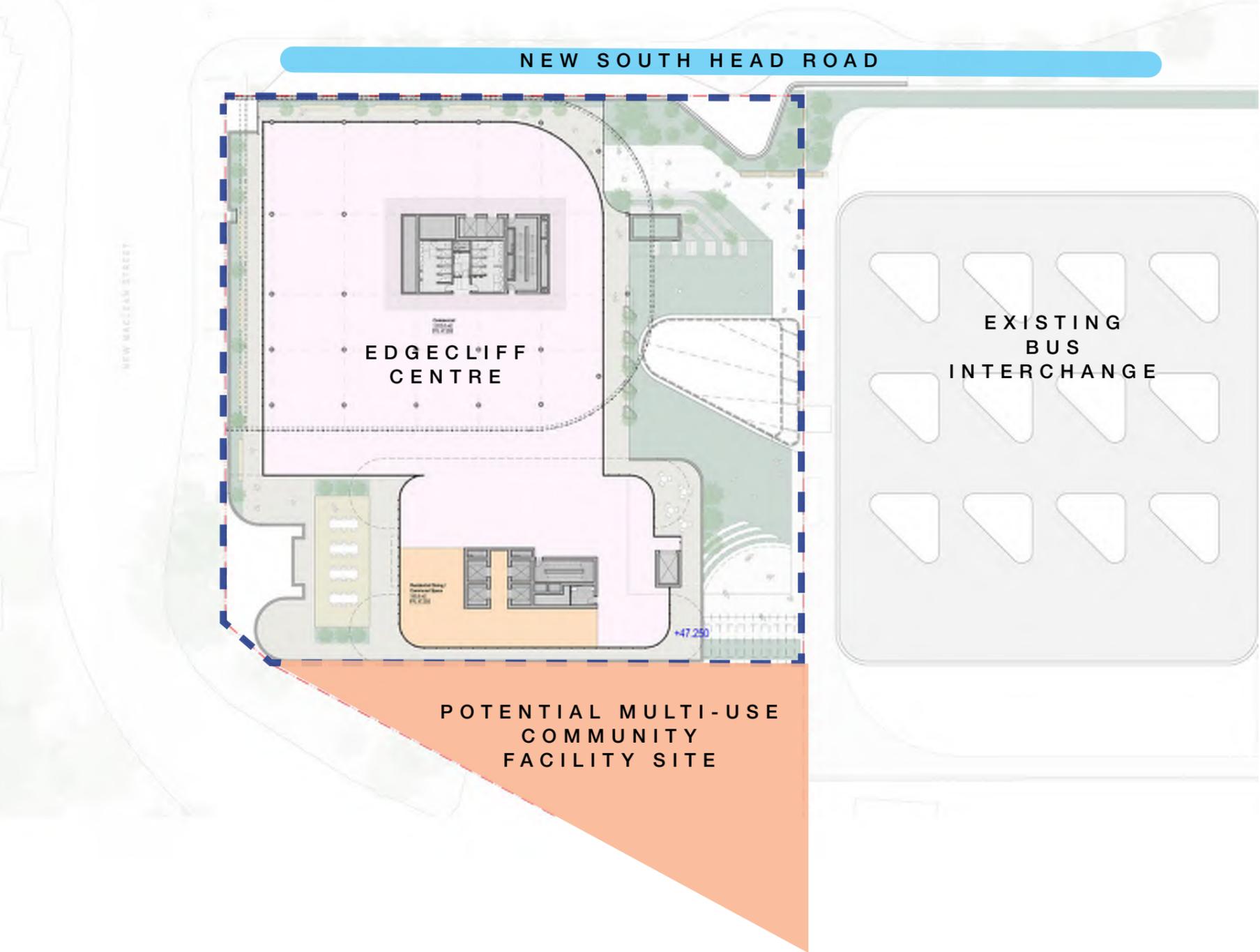
Attachment A - indicative design scheme prepared by Esquisse

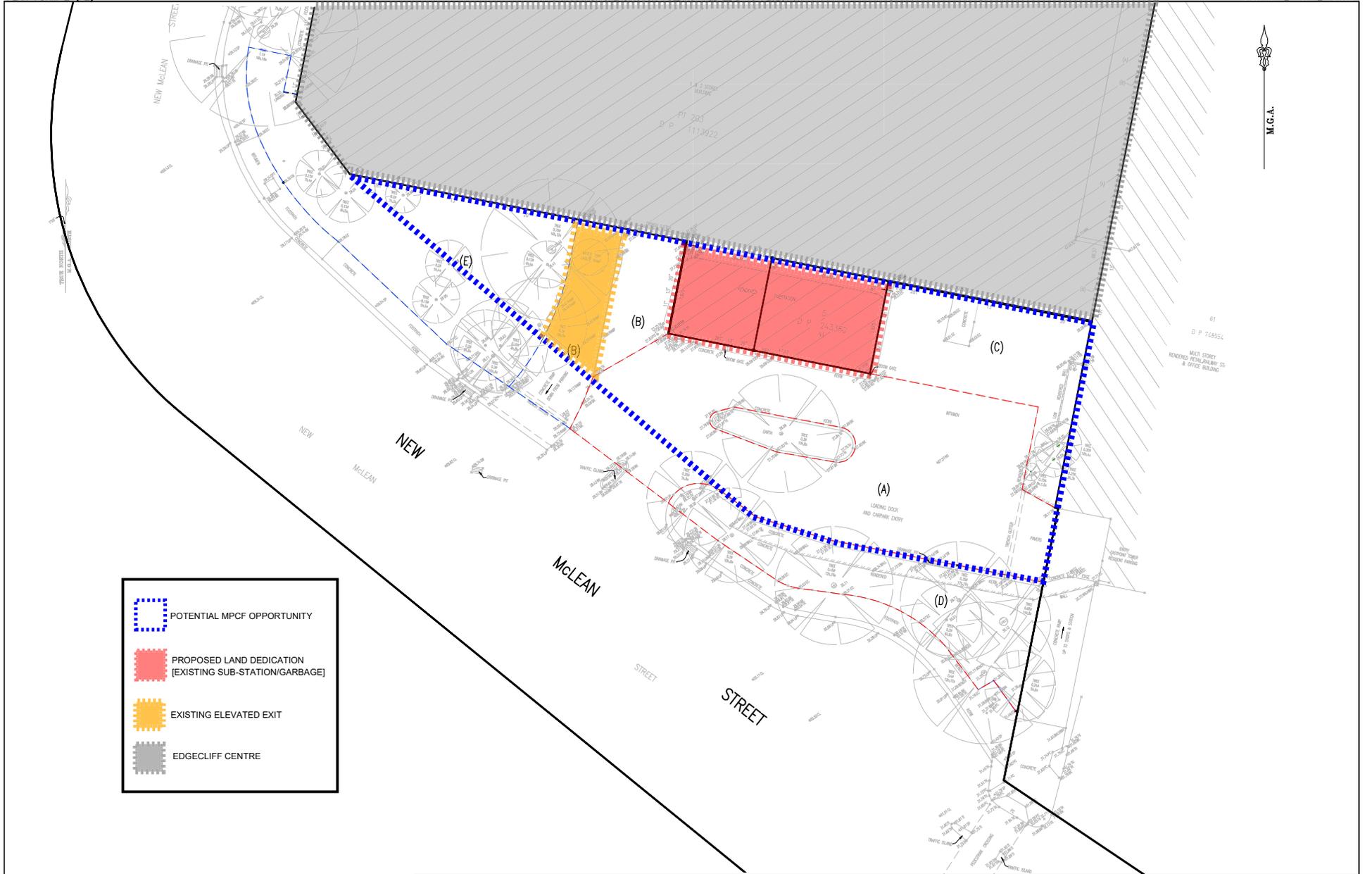


MULTI-PURPOSE COMMUNITY FACILITY EDGECLIFF CENTRE

A new focal point for the East bringing the community together

Edgecliff Centre
Multi-Purpose Community
Facility
Planning Diagram
*Potential Multi-Use
Community Facility
Site Location*





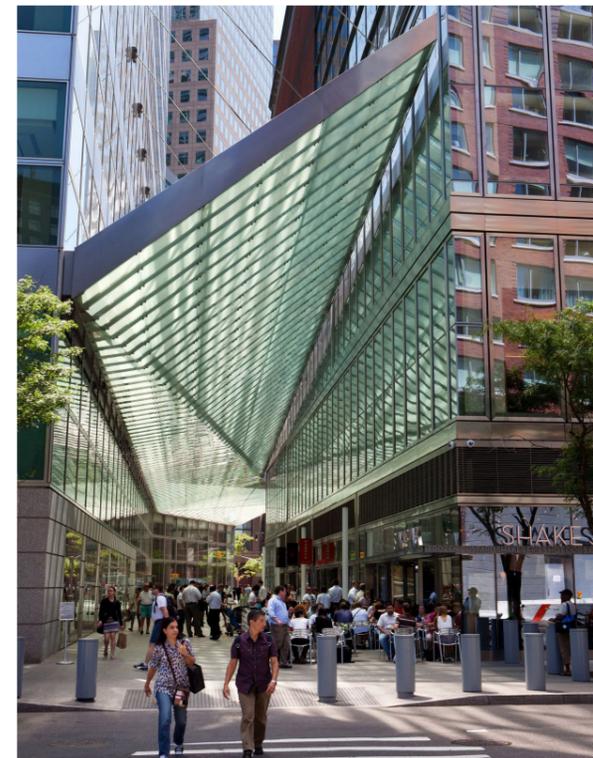
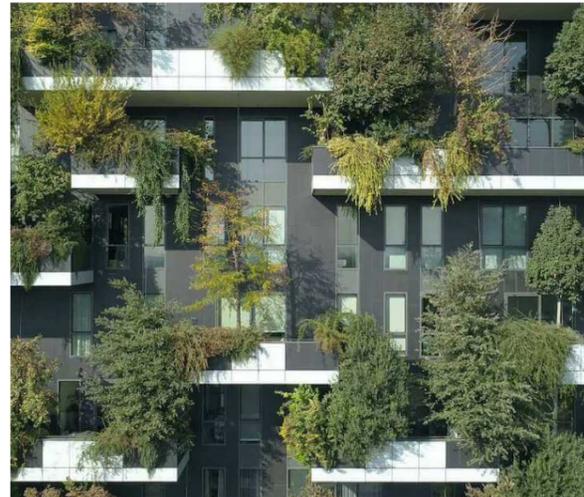
	POTENTIAL MPCF OPPORTUNITY
	PROPOSED LAND DEDICATION [EXISTING SUB-STATION/GARBAGE]
	EXISTING ELEVATED EXIT
	EDGECLIFF CENTRE

<p>SURVEYOR Name: TASY MORAITIS Date: Reference: 170508 ROAD-TM</p>	<p>PLAN OF PART OF NEW McLEAN STREET</p>	<p>LGA: WOOLLAHRA Locality: EDGECLIFF Reduction Ratio: Lengths are in metres.</p>	<p>REGISTERED</p>	<p>DRAFT PRINTED 20 NOV 2018 ISSUE 1</p>
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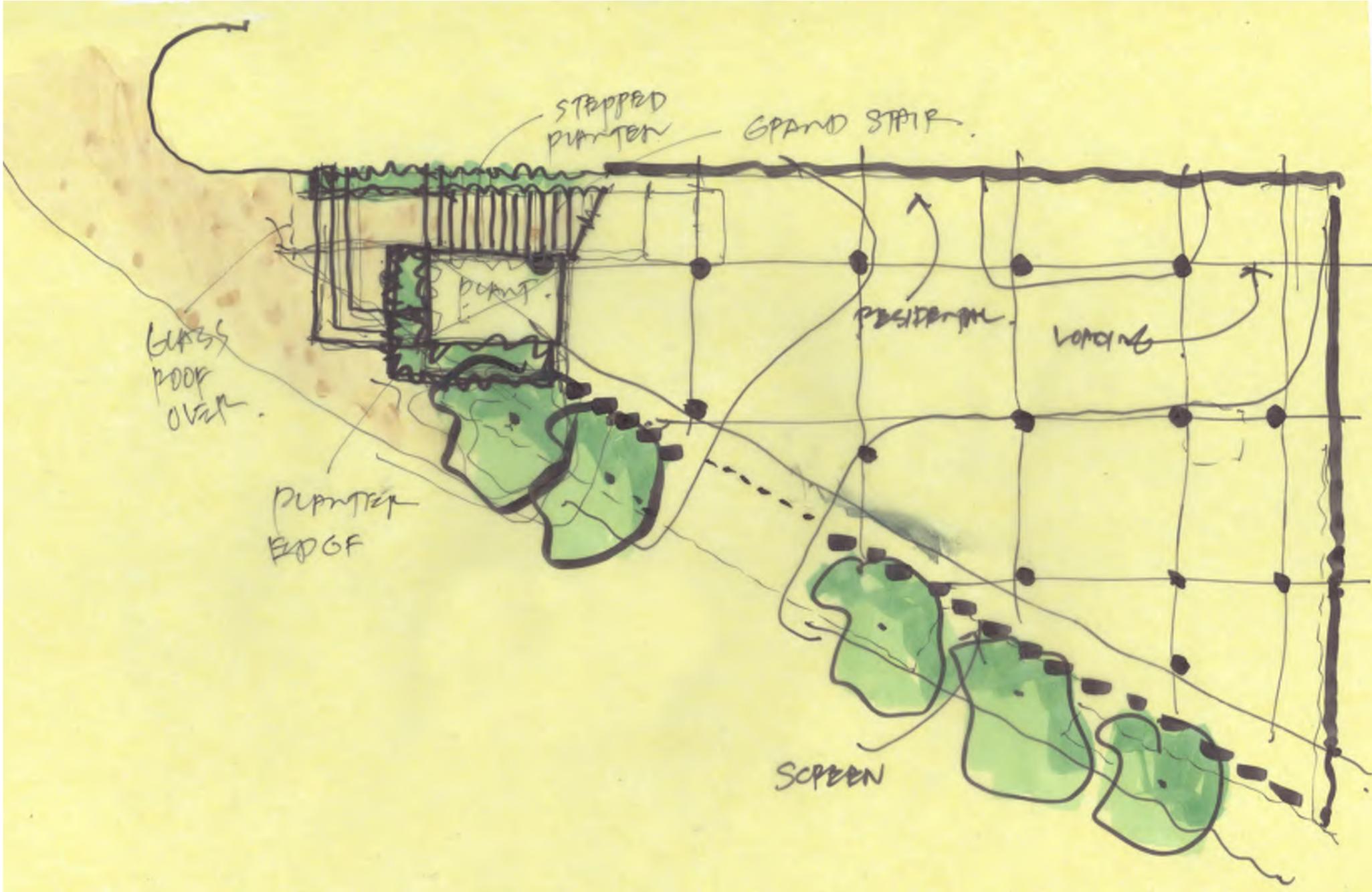
Edgecliff Centre Multi-Purpose Community Facility

Design & Use References *A Garden Building*

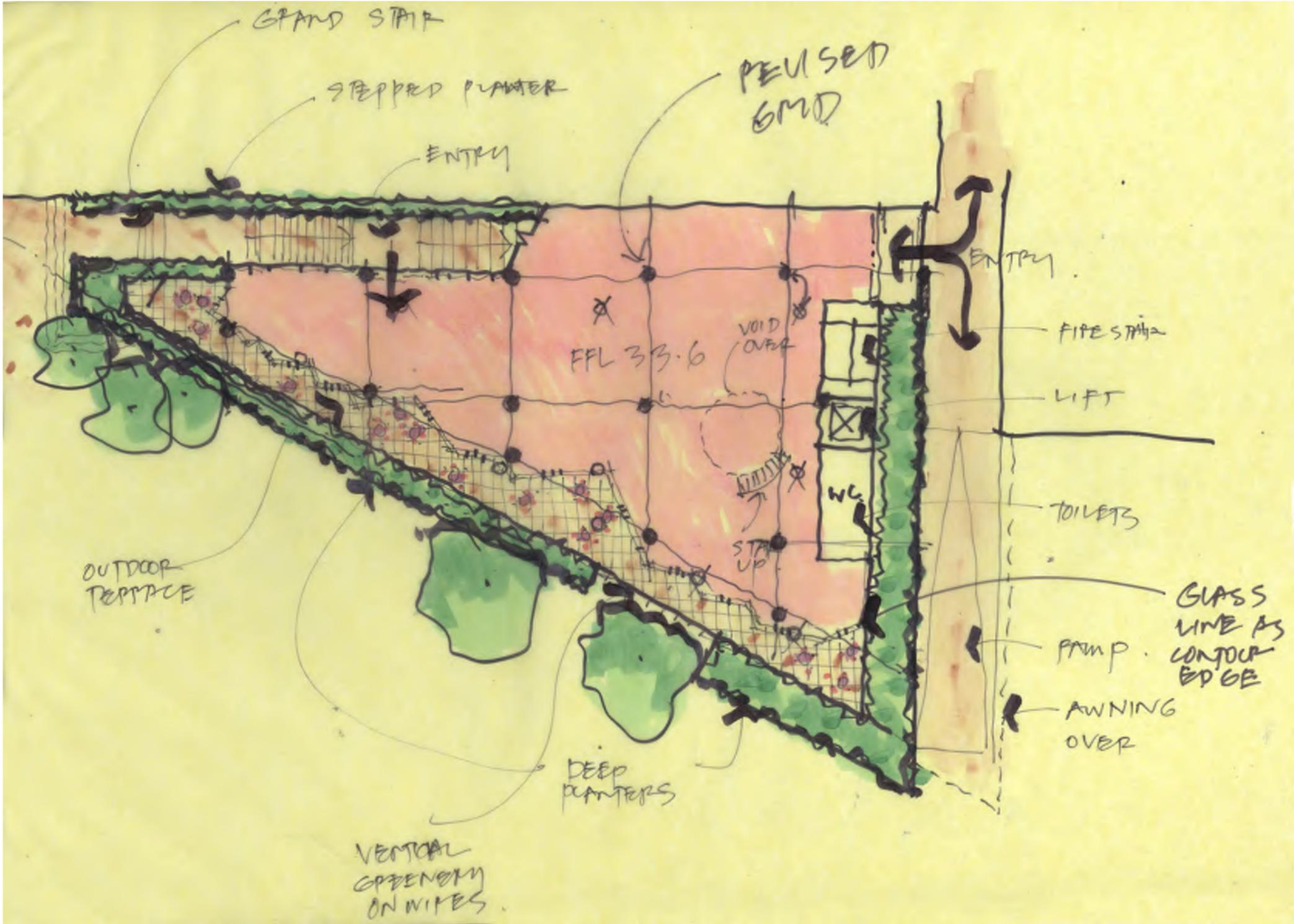
- Green landscape connections from Trumper Park and oval to New South Head Road via a series of connected landscape terraces and gardens
- A stepped lush green edge to the neighbourhood
- Enhanced and improved pedestrian access links improves connectivity from local neighbourhood to transport facilities
- Enhanced vertical connection improves access for all to essential services



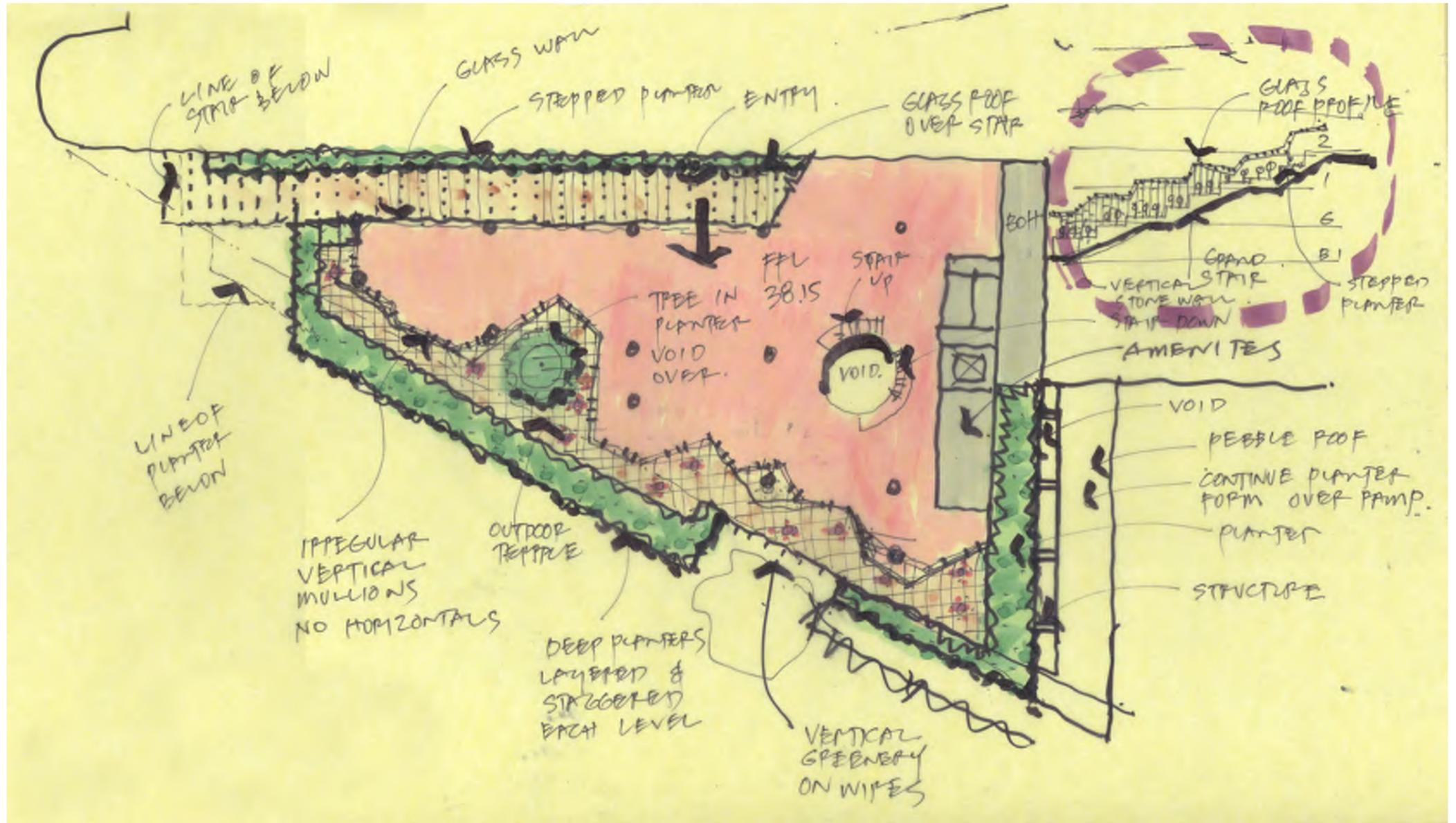
Edgecliff Centre
Multi-Purpose Community
Facility
Planning Sketch Diagram
Level B1



Edgecliff Centre
Multi-Purpose Community
Facility
Planning Sketch Diagram
Ground Level
(922m² including terrace)



Edgecliff Centre
Multi-Purpose Community
Facility
Planning Sketch Diagram
Level 1
(1099m² including terrace)





East view



West view

Edgecliff Centre
Multi-Purpose Community
Facility
East View

1. Improved visual screening to loading areas
2. Improved covered access and amenity to transport facilities
3. Improved visual surveillance over street
4. New green edge facade to Edgecliff Development
5. Enhanced pedestrian experience at street level



Edgecliff Centre Multi-Purpose Community Facility West View

1. Improved visual screening to loading areas
2. Improved covered access and amenity to transport facilities
3. Improved visual surveillance over street
4. New green edge facade to Edgecliff Development
5. Enhanced pedestrian experience at street level





ESQUISSE

ESQUISSE DESIGN STUDIO
MASTERPLANNING | ARCHITECTURE | INTERIORS

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