

DATE OF BRIEFING	17 January 2025
PANEL MEMBERS	Carl Scully (Chair), Glennis James, Stephen O'Connor, Mary-Lou Jarvis & Matthew Robertson
APOLOGIES	None
DECLARATIONS OF INTEREST	None

PLANNING PROPOSAL

PP-2023-1648 – 8-10 New McLean Street, Edgecliff – Woollahra LGA (as described in Schedule 1).

PANEL CONSIDERATION

The Strategic Planning Panel of the Sydney Eastern City Planning Panel (Panel) met with the Department of Planning, Housing and Infrastructure (DPHI) for a Pre-Gateway briefing to consider whether the Planning Proposal Authority (PPA) team's updated Pre-Gateway Planning Proposal package is sufficient for the proposal to proceed to Gateway Assessment.

The Panel considered how the planning proposal, as amended, responded to the recommendations of the Panel in their most recent decision of the 28 November 2024. Specifically, the following was discussed:

- Technical or administrative errors within the Planning Proposal, and changes made to fix or amend these.
- Housing mix, unit typology and other elements of the proposed DCP.
- The proponent's response to the Panel's recommendations related to the provision of affordable housing, including outcomes of feasibility analysis, proposed percentages and tenure arrangements.

Following discussion of options proposed under the revised planning proposal, the Panel unanimously recommended that a rate of 2.76% GFA in perpetuity, managed by a Community Housing Provider, form part of the Planning Proposal, and that this control be enshrined within the Local Environmental Plan.

The PPA Team is to obtain confirmation from the Proponent that the Panel's recommendation with respect to affordable housing stated above has been adopted in full within the planning proposal. Upon receipt of confirmation, the Panel recommends that this matter proceed to Gateway determination.

Mary-Lou Jarvis stated that:

She maintains that the planning proposal represents an overdevelopment of the site and will result in the loss of over 100 existing "affordable" units. Furthermore, the planning proposal is inconsistent with the Edgecliff Commercial Centre Planning and Urban Design Strategy endorsed by Woollahra Council on April 24, 2024.

However noting the Panel's previous approval and this briefing considering the alternative proposals for affordable housing, a better outcome is to at least ensure any affordable housing is in perpetuity rather than limited to 15 years provided by the Government policy.


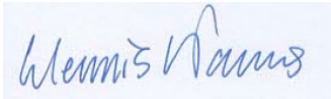

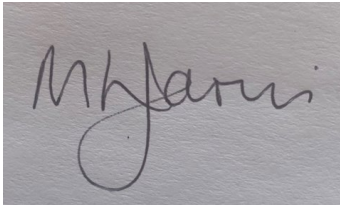
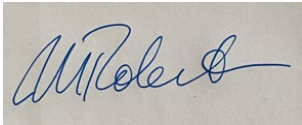
Planning Panels Team

4PSQ 12 Darcy Street, Parramatta NSW 2150 | Locked Bag 5022, Parramatta NSW 2124 | T 02 8217 2060 | strategicpanels@dpie.nsw.gov.au

She therefore supports the views of the other Panellists that the affordable housing be provided in perpetuity.

Matthew Robertson stated that:

He supports the Panel's decision, however, he noted that the 2.76% GFA option in perpetuity is only preferable to the other option presented by the proponent for greater GFA provided only on a fixed term basis; and that moreover the delivery of a greater proportion of GFA as affordable housing stock is preferable.

PANEL MEMBERS	
 Carl Scully (Chair)	 Glennis James
 Stephen O'Connor	 Mary-Lou Jarvis
 Matthew Robertson	

SCHEDULE 1		
1	LGA – ADDRESS	PP-2023-1648 – Woollahra LGA – 8-10 New McLean Street, Edgecliff
2	LEP TO BE AMENDED	Woollahra Local Environmental Plan (LEP) 2014
3	PROPOSED INSTRUMENT	<p>The proposal seeks to:</p> <ul style="list-style-type: none"> • Increase the maximum height of buildings (HOB) from 10.5m to 36.5m with a tower height up to 22 storeys (RL 110); • Increase the FSR from 0.75:1 to 4.5:1; • Introduce commercial premises (including but not limited to business and office premises, food and drink premises and shop), community facility recreation facility (indoor) and medical centre as an additional permitted use for the site; and • Introduce a provision which requires the preparation of a site specific development control plan (DCP) prior to development consent and specifies the matters it must address.
4	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> • DPHI Rezoning Review Briefing Report and Associated Documents, March 2024 • DPHI Pre-Gateway Determination Briefing Report including the planning proposal, SJB Urban Design review and supporting documents August 2024. • DPHI Pre-Gateway Addendum Report, October 2024 • DPHI Updated Pre-Gateway Planning Proposal Package including updated reports. • DPHI slide presentation January 2025
5	BRIEFINGS BY THE PANEL	<ul style="list-style-type: none"> • Briefing with Department of Planning, Housing and Infrastructure (DPHI): 4:00pm – 4:35pm, 17 January 2025 <ul style="list-style-type: none"> ○ Panel members in attendance: Carl Scully (Chair), Glennis James, Stephen O'Connor, Mary-Lou Jarvis & Matthew Robertson ○ DPHI staff in attendance: Louise McMahon, Doug Cunningham, Jazmin Van Veen, Patrice Rando, Ellen Shannon, Kate McKinnon and Adam Williams ○ Key issues discussed: <ul style="list-style-type: none"> • Site and summary of proposal • Panel's directions and independent review process, design parameters and considerations • Consideration and response to proponent's requests • Overshadowing to Trumper Park and the Heritage Conservation Area (HCA) • Height of the proposed tower in relation to draft Edgecliff Commercial Centre Strategy • Panel Discussion: 4:35pm – 4:51pm, 17 January 2025 <ul style="list-style-type: none"> ○ Panel members in attendance: Carl Scully (Chair), Glennis James, Stephen O'Connor, Mary-Lou Jarvis & Matthew Robertson ○ DPHI staff in attendance: Louise McMahon, Doug Cunningham, Jazmin Van Veen, Patrice Rando, Ellen Shannon, Kate McKinnon and Adam Williams