

Draft Indicative Site Specific DCP

8-10 New McLean Street, Edgecliff

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1 Introduction

1.1 Background

This chapter of the Woollahra DCP addresses land at 8-10 New McLean Street, Edgecliff. The land is zoned R3 Medium Density Residential under the Woollahra Local Environmental Plan 2014 (Woollahra LEP 2014) and is to be redeveloped into a residential development reflective of its proximity to services and public transport.

The subject site is located on the southern edge of the Edgecliff Local Centre and the land use composition includes a mixture of commercial, mixed-use and transport infrastructure development to the north, residential development to the east and west, and extensive public parks (Trumper Park, Trumper Oval, Trumper walking track) to the south. The site is less than 50m from the entrance to Edgecliff Railway Station and Bus Interchange and Commercial Centre and about 650m from the Double Bay Centre.

The site was subject to a planning proposal that seeks to amend the height of building development standard and Floor Space Ratio (FSR) development standard as they apply to the subject site. Specifically, the Planning Proposal amends the development standards of WLEP 2014 as follows:

- Amend the Height of Buildings map to permit buildings to a maximum height of RL63.00 within the western portion of the site, RL 51.5 in the eastern portion and RL91.00 for the tower element;
- Amend the FSR maps to permit buildings with a maximum FSR of 3.7:1;
- Inset an additional clause to ensure there will be no net loss of dwellings beyond that which is existing on the site (being 106 existing dwellings); and
- Insert an additional clause to ensure the provision of affordable housing being delivered on the site.

This chapter includes additional provisions to address adverse environmental and other amenity impacts that could result from development benefitting from the greater height and floor space permitted.

1.2 Land where this chapter applies

This site specific chapter applies to the land identified on the map at Figure 1 (the site). The land comprises 8-10 New McLean Street, Edgecliff, being legally described as SP 20548.

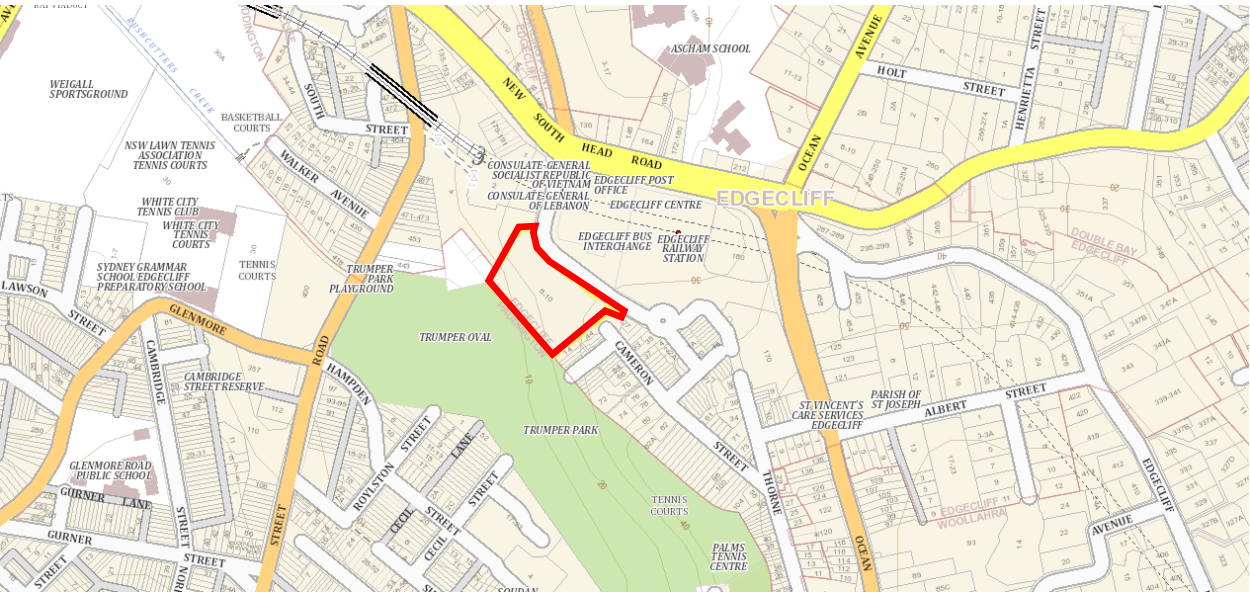


FIGURE 1 The site (edged in red)

1.3 Development to which this chapter applies

This chapter applies to development requiring consent under the Woollahra Local Environmental Plan 2014.

1.4 Objectives

The objectives of this chapter are to ensure that development on the site:

O1 Achieves architectural and urban design excellence.

O2 Contribute towards the growth and revitalisation of the Edgecliff Centre with the replacement of residential flat buildings with high quality residential development.

O3 Has a scale, bulk and design that reflects the desired streetscape character, and respects the adjoining and nearby residential development, particularly in terms of the building setback, articulation and distribution of height.

O4 Promotes environmental amenity on the site and surrounding properties, and does not unreasonably compromise the amenity of nearby residential uses having particular regard to overshadowing, visual and acoustic privacy, and view sharing.

O5 Minimises the impact on Trumper Park Oval and walking track having particular regard to overshadowing of public areas.

O6 Minimises the impact on the significant values of the heritage items and Paddington Heritage Conservation Area in the vicinity of the site and ensure new development sensitively responds to heritage significance and the site's surrounding historic setting.

O7 Minimises traffic and parking impacts.

O8 Provides a diversity of dwelling sizes and provides for affordable housing.

O9 Supports the retention of tree canopy and the planting of vegetation screening.

1.5 Relationship to other parts of the DCP

This chapter is to be read in conjunction with other relevant parts of the DCP, including:

- ▶ Part C: Chapter C1 Paddington Heritage Conservation Area Development Controls; and
- ▶ Part E: General Controls for All Development - this part contains chapters on Parking and Access, Stormwater and Flood Risk Management, Tree Management, Contaminated Land, Waste Management, Sustainability, Signage and Adaptable Housing.

In the event of any inconsistency between this site specific chapter and the other chapters, this chapter prevails.

2 Development Controls

2.1 Desired future character

Objectives

O1 To facilitate a built form that is consistent with the desired future character of the site and surrounding area including the New South Head Road Corridor, Edgecliff.

O2 To ensure that development responds sympathetically to heritage items and conservation areas, within and in the vicinity of the site.

Controls

C1 Development on the site must align with the following:

- Building envelopes must generally align with that shown in **Figure 2**;
- Compatibility with the streetscape, in terms of height transition and tree canopy coverage;
- A diverse range of apartment sizes;
- Articulated facades that contribute to the visual interest of the building and the character of the local area;
- A pedestrian entry **from** the New McLean Street frontage for the tower and individual entries for ground level apartments where appropriate; and
- No more than one vehicle crossover off New McLean Street.

2.2 Built form and façade articulation

Objectives

O1 To ensure the built form is compatible in height, bulk and design with the site, surrounding development and the streetscape.

O2 To use building setbacks and the graduation and transition of height across the site to:

- (a) reduce the apparent bulk and the visual impact of the built form,
- (b) protect and conserve the significance of heritage items and the conservation area,
- (c) address sensitive interfaces with adjoining buildings,
- (d) reflect the slope of landform,
- (e) provide for view corridors, and
- (f) minimise impacts of overshadowing to Trumper Oval,

O3 To ensure built form has an address to the street, provides passive surveillance and enhances pedestrian safety.

Controls

C1 Any building on the site must be consistent with the heights detailed in Clause 4.3 of WLEP 2014.

C2 The proposed building envelopes, including podium and towers, are to be generally consistent with that shown in **Figure 2**.

C3 The built form incorporates minimum setbacks and articulation zones as set out in **Figure 2**. Where setbacks are not detailed in Figure 2, the building must achieve the separation distances in accordance with the Apartment Design Guide.

C4 The building height must be articulated across the development to break down visual bulk and respond to site topography.

C5 Lobbies and entry foyers to upper levels are located and designed so these do not compromise street level passive surveillance of the public realm. Separate residential entries are to be provided for dwellings fronting New McLean Street where possible.

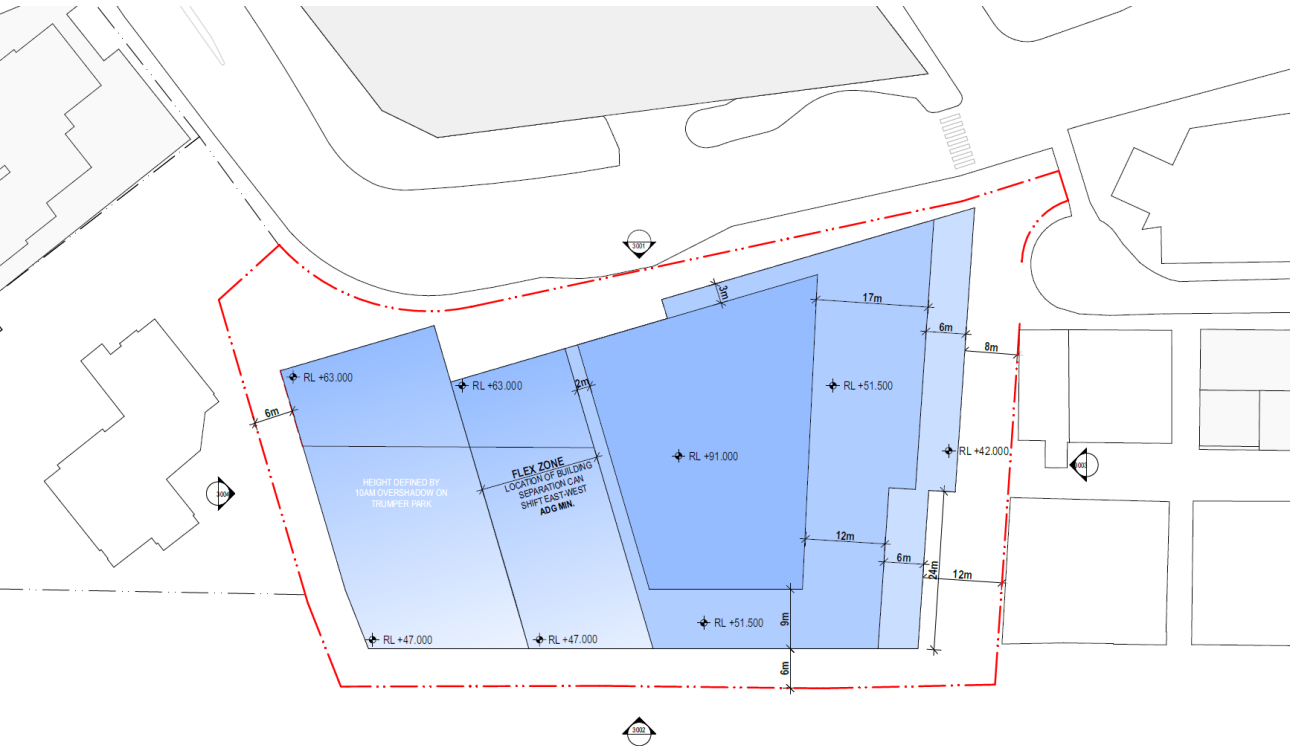


FIGURE 2 Location and arrangement of built forms, including podium and towers

2.3 Environmental impacts

Objectives

- 01 To minimise the impact on the visual and acoustic privacy of residential accommodation within and surrounding the site.
- 02 To minimise the impact of overshadowing resulting from development on the site.
- 03 To minimise impacts to overshadowing of Trumper Park Oval and the public domain.
- 04 To minimise wind impacts on pedestrians in the public domain and occupants of the site and surrounding properties.
- 05 To encourage tree retention.

Controls

- C1 Side boundary setbacks consistent with **Figure 2** are to be provided to address privacy of occupants within the site and in adjoining buildings.
- C2 Balconies, terraces and windows of habitable rooms are to be orientated towards New McLean Street to the north-east or Trumper Park to the south-west where possible. Where this is not possible, balconies, terraces and windows of habitable rooms are to comply with the separation requirements of the Apartment Design Guide.
- C3 Any development must minimise overshadowing to habitable rooms and private open space serving dwellings on the site and in surrounding properties, consistent with requirements of the Apartment Design Guide.
- C4 An Environmental Wind Assessment must be provided to demonstrate acceptable pedestrian level wind conditions on and around the site. The assessment is to be prepared by a suitably qualified wind engineer, and include modelling of the detailed design and appropriate ameliorations for negative effects from impacts such as high pressure on entry doors and potential for internal flow issues, high winds on roof terraces and balconies, Helmholtz resonance, and local wind conditions for stationary activities.

2.4 Apartment mix

Objectives

- 01 To encourage a range of dwelling sizes within residential development on the site.
- 02 To provide a mix of dwellings to cater for the needs of the existing and future resident population, and to encourage a diverse population.

03 To ensure that the development does not contravene the no net loss clause.

Controls

C1 Any development on the site is to achieve over a minimum of 106 dwellings to ensure no net loss of dwellings.

C2 Any development on the site is to deliver a range of apartment types and sizes to cater for different household types now and into the future, with the following percentage mix:

- a) 1 bedroom: 30-50%;
- b) 2 bedroom: 30-50%; and
- c) 3 bedroom: 20-40%.

2.5 Affordable Housing

Objectives

01 To encourage the delivery of affordable housing in the Edgecliff locality.

Control

C1 Any development is to allocate a percentage of gross floor area as affordable housing, as set out in WLEP.

2.6 Deep soil landscaped area

Objectives

01 To provide deep soil landscaped area to support existing trees and substantial new plantings, enhance residential amenity, provide communal open space and reinforce streetscape character.

02 To ensure the long-term health of the existing street trees and trees around the periphery of the site.

03 To enable screen planting for visual privacy along the side and rear boundaries.

04 To retain existing trees of high significance outside the building envelope

Controls

C1 Sufficient deep soil landscaping must be provided around building envelope, with minimum dimensions of 3m in any direction and no overhang from any building.

C2 Sufficient tree canopy area is to be provided throughout the site;

C3 Existing trees identified by the project arborist to be of high significance and located within the setback areas are to be retained where possible. Supplementary screen planting is to be provided where trees are to be removed around the periphery of the site.

C4 An Arboricultural Impact Assessment must be provided with any development application. It must be prepared by a qualified Level 5 Consulting Arborist and in line with *AS4970 'Protection of trees on development sites'*, Woollahra Municipal Council DA guide and industry best practice. The assessment must clearly indicate trees to be retained and to be removed, and include recommendations and methodologies to mitigate any impact on trees to be retained and a Tree Protection Plan and Specification.

2.7 Car parking and access

Objectives

01 To restrict vehicular entry and exit to a single location in New McLean Street to minimise congestion and improve public domain and street activation.

02 To encourage the use of public transport, walking and cycling.

Controls

C1 Development is to consolidate the two existing vehicle crossovers into a single crossover that is located the maximum possible distance from the New South Head Road and New McLean Street intersection.

C2 Loading and servicing is to occur in the basement level only with a dedicated loading bay that can accommodate a Medium Rigid Vehicle (MRV) and waste trucks.

C3 All vehicles must enter and exit the site in a forward direction.

C4 A Traffic and Parking Report is to be provided with a development application for the site and, amongst other matters, is to include a Green Travel Plan and a Travel Access Guide.

2.8 Site facilities

Objectives

O1 To ensure that essential infrastructure and other site facilities are addressed at the DA stage so that these facilities are accessible and functional, but do not detract from the streetscape character, adversely impact upon the amenity of adjoining residential dwellings, reduce the required deep soil landscaped area at the New South Head Road frontage, unless otherwise required by authorities.

Controls

C1 Mechanical plant and equipment is located in a basement or suitably enclosed on the roof.

C2 Any substation is to be integrated into the design of the building and other co-located with other services and facilities where possible. Any screening or enclosure to conceal the substation is to be visually unobtrusive, particularly having regard to the location, materials/treatment, height and size of the substation and its enclosure.

C3 Any substation should be installed outside of the mature growth root zone of any trees to be retained, or proposed to be planted, to prevent roots tangling and damaging underground cables to the substation.

Notes:

- At the DA stage the applicant should demonstrate that they have engaged with Ausgrid and have a network capacity assessment undertaken for their proposed development.
- Where a substation is required, the substation should be identified on the DA plans
- The need to modify an existing consent to install a substation should be avoided, and is an approach not supported by Council. Section 4.55 modification applications for substations will need to demonstrate compliance with the DCP including requirements for setbacks, deep soil landscaped area, and tree retention.
- A dedicated access way/easement through the site to the substation may need to be provided in accordance with the requirements of the energy authority and Council.

2.9 Ecologically sustainable development

Objectives

O1 To incorporate sustainable design principles in relation to resource, energy and water efficiency, as part of a development that exhibits design excellence.

O2 To incorporate passive design strategies and mitigate the urban heat island effect.

Controls

C1 The floorplate design for each level provides for corridors/lobbies with natural ventilation and natural light.

C2 The rooftop design incorporates:

- a) integrated solar photovoltaic panels; and
- b) landscaping to reducing the urban heat island effect.

Note: The provisions in Part E of the DCP, Chapter E6 Sustainability and *State Environmental Planning Policy (Sustainable Buildings) 2022* also apply.