

Draft Site-Specific DCP – The Edgecliff Centre

Drafting Note

This document provides a draft of suggested amendments to the Woollahra Development Control Plan 2014 for public exhibition for the Edgecliff Centre (being 203-233 New South Head Road). These draft controls will operate in unison with the proposed amendments to the Woollahra Local Environmental Plan 2014 under the Planning Proposal (PP-2024-540) for the Edgecliff Centre.

Version Control

Version 1	11 April 2025	Draft for Submission to the Sydney Eastern City Planning Panel
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Contents

Draft Site-Specific DCP – The Edgecliff Centre..... 1

Drafting Note 1

1.0 Background..... 3

1.1 Land to which this chapter applies..... 3

1.2 Development to which this chapter applies 3

1.3 Relationship to other chapters of the DCP 3

2.0 Objectives of this Chapter..... 4

3.0 Development Controls 4

3.1 Form and Layout..... 4

3.2 Built Form 6

3.3 Public Domain..... 7

3.4 Parking and Access 7

3.5 Affordable Housing..... 8

3.6 Apartment Mix..... 8

3.7 Ecologically Sustainable Development 9

Figures

Figure 1 Land application map..... 3

Figure 2 Structure Plan..... 5

Figure 3 Building heights and setbacks plan..... 6

Figure 4 Site Access Plan 8

1.0 Background

1.1 Land to which this chapter applies

This chapter of the Woollahra Development Control Plan 2015 (**DCP**) applies to development within the boundaries of the Site as shown in **Figure 1**. The Site is made up of:

- The existing Edgecliff Centre (identified as Lot 203 in DP 1113922 and Lot 5 in DP243380); and
- The adjoining road reserve fronting New McLean Street, identified for development under the endorsed *Edgecliff Commercial Centre Planning and Urban Design Strategy* (April 2024).



Figure 1 Land application map

Source: Nearmaps

1.2 Development to which this chapter applies

This chapter applies to development requiring consent under the Woollahra Local Environmental Plan 2014 (**WLEP 2014**).

1.3 Relationship to other chapters of the DCP

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

- Part E: General Controls for All Development – this part contains chapters on Stormwater and Flood Risk Management, Tree Management, Contaminated Land, Waste Management and Signage.

In the event of any inconsistency between this chapter and any other chapter of the DCP, this chapter prevails.

2.0 Objectives of this Chapter

The objectives of this chapter is to ensure future development on the Site:

- 1.1. Provides a landmark mixed use precinct that is the focal point for the Edgecliff Town Centre and leverages it's immediate accessibility to the Edgecliff Bus Interchange and Railway Station.
- 1.2. Supports a ground plane and podium that can integrate with the adjoining public domain.
- 1.3. Contributes to urban greening which can connect to the surrounding network of parks, playing fields and recreational facilities.
- 1.4. Respects the location of the existing rail corridor and the solar amenity of Trumper Park Oval.
- 1.5. Contains building heights and scale that does not unreasonably compromise the amenity of existing development and nearby heritage conservation areas.
- 1.6. Minimises traffic impacts.
- 1.7. Supports the delivery of affordable housing.

3.0 Development Controls

3.1 Form and Layout

3.1.1 Land Use and Structure

Objectives

- 1.8. To provide diverse land uses that contribute to a vibrant mixed-use precinct that can service the needs of residents, workers and visitors.
- 1.9. Create street-level activation and permeability that encourages the public through the Site.
- 1.10. Locate uses that complement the existing retail and commercial character of New South Head Road and residential neighbourhood adjacent New McLean Street.
- 1.11. Contribute to a podium that is community and retail focused.
- 1.12. Contribute to improved connections and access to public transport.
- 1.13. Reduce the potential for vehicle and pedestrian conflict.

Controls

- 1.14. Provide a mix of retail, commercial office and residential land uses on the Site.
- 1.15. Ground floor uses fronting the street or public domain areas must be active in nature.
- 1.16. Residential accommodation is not to be located at ground level, with the exception of entrances, lobbies, common rooms or service facilities.
- 1.17. Any commercial office uses should be positioned to address New South Head Road.
- 1.18. A portion of the podium (internal or external) must be dedicated for a community facility. The facility may be:
 - a) Up to 650 sqm in size; or
 - b) An alternative size, following the completion of a needs assessment undertaken at the time of the Development Application.
- 1.19. Design and locate the following in general accordance with **Figure 2** (Structure Plan):
 - a. Retail and commercial entries fronting New South Head Road;

- b. Primary lobby entries from the western boundary, via New McLean Street;
- c. A central plaza / publicly accessible open space on the podium roof;
- d. Subject to consultation and endorsement with Transport for New South Wales, a Pedestrian through-site links connecting to the Edgecliff Transport Interchange; and
- e. Vehicular access from the southern boundary from the road reserve, via New McLean Street.

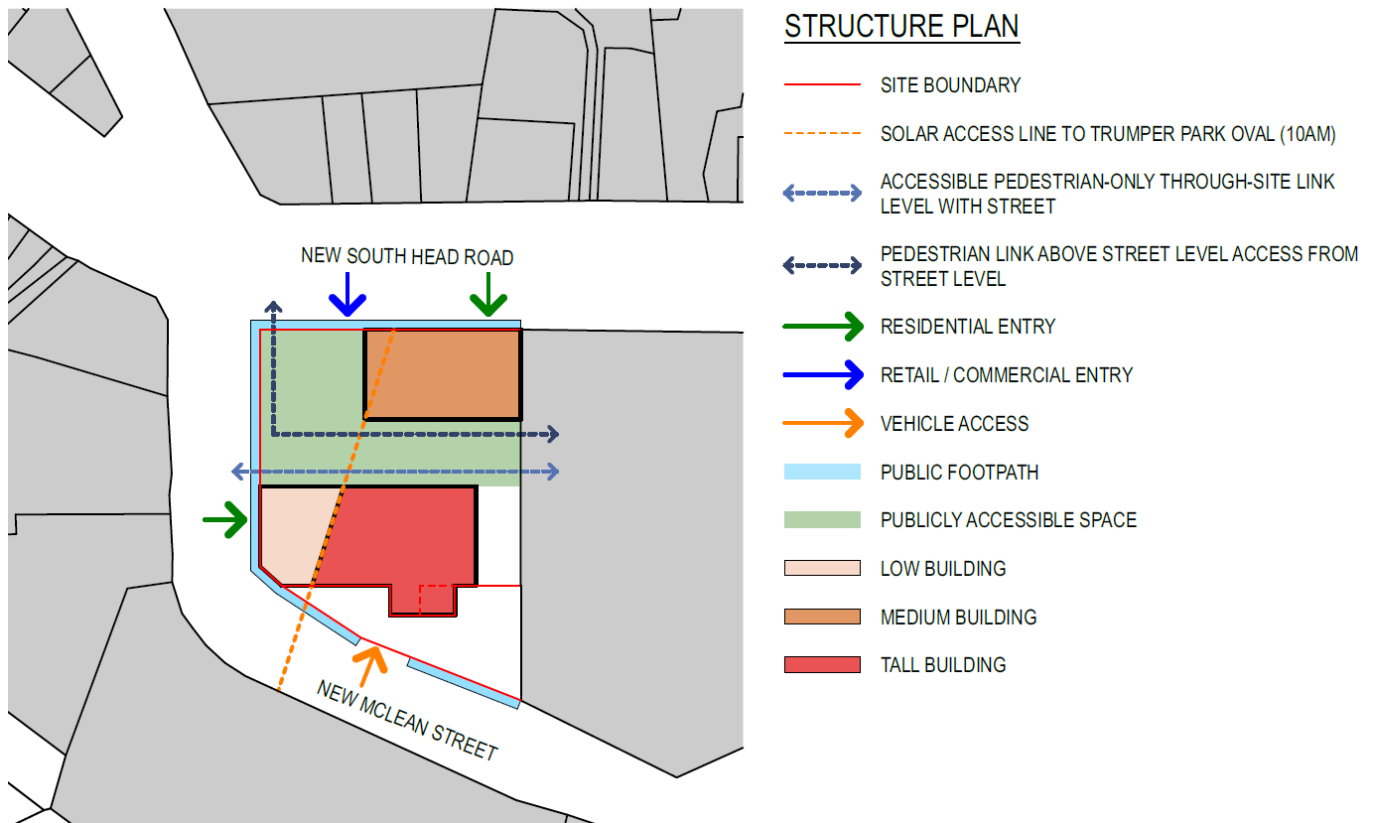


Figure 2 Structure Plan

Source: FJC

3.2 Built Form

Objectives

- 1.20. Distribute scale and form to support amenity for residents, respect surrounding development and adhere to the Site's existing constraints.
- 1.21. Ensure massing at the street level responds to the scale of adjoining development along New South Head Road.
- 1.22. Maximise amenity between uses and adjoining development through appropriate separation.
- 1.23. Protect the solar amenity of Trumper Park Oval.
- 1.24. Ensure that the detailed design of buildings respond to the characteristics of the surrounding heritage conservation area.

Controls

- 1.25. Building heights should be consistent with maximum heights detailed in the WLEP 2014 and **Figure 3** (Building Heights and Setbacks).
- 1.26. Building envelopes, setbacks and heights above the podium are to be in general accordance with **Figure 3** (Building Heights and Setbacks).
- 1.27. The podium may have a nil setback / be built to the boundary to create a consistent street wall.
- 1.28. Any buildings on the Site must not contribute to any additional overshadowing to Trumper Park Oval between 10:00am and 2:00pm on 21 June.
- 1.29. Buildings should contain façade articulation, materials and architectural detailing that reduces the perceived bulk and scale of development and responds to nearby heritage conservation areas.

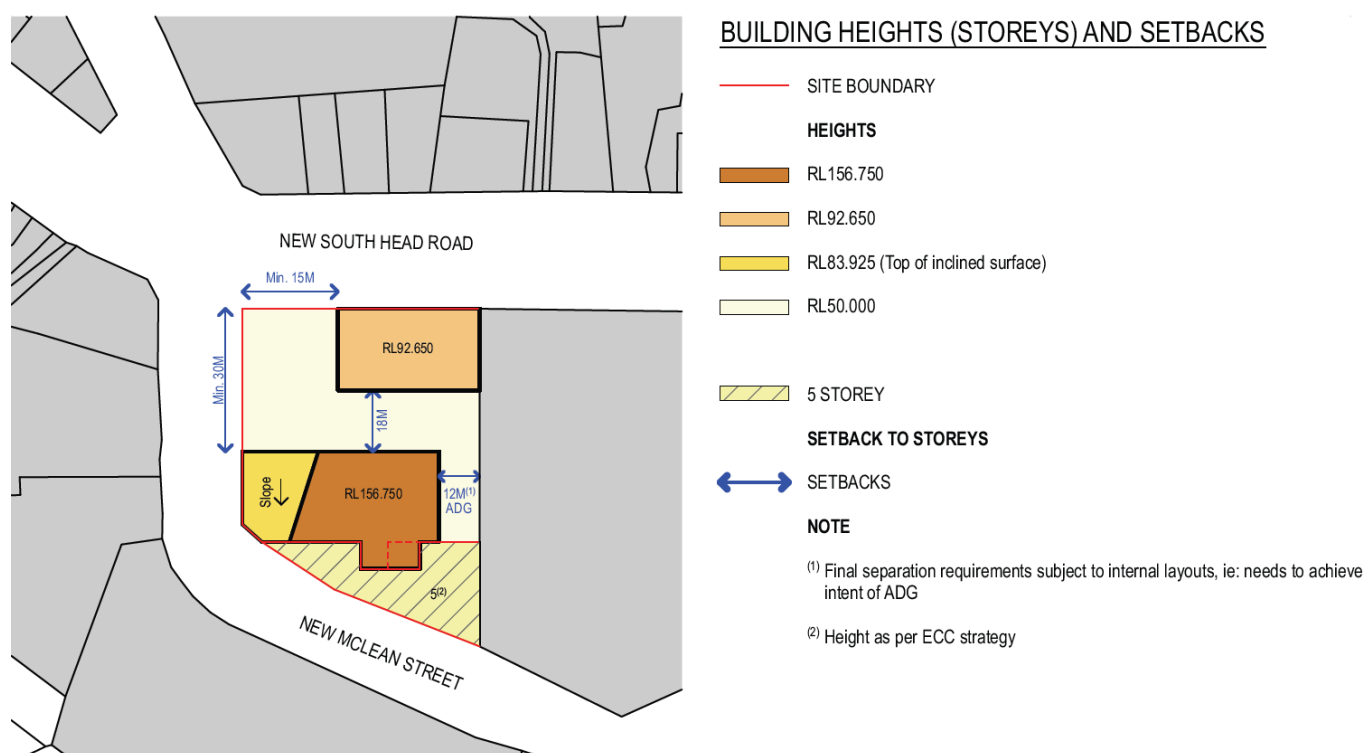


Figure 3 Building heights and setbacks plan

Source: FJC

3.3 Public Domain

Objectives

- 1.30. Create publicly accessible connections through the Site to surrounding streets, Trumper Park Oval and the Transport Interchange.
- 1.31. Support a diversity of public open space throughout the Site for public use.
- 1.32. Support a seamless transition of the ground plane between the Site and adjoining Council public domain and footpaths.

Controls

- 1.33. The ground plane is to:
 - a) Provide pedestrian through-site links in general accordance with **Figure 2** (Structure Plan).
 - b) Integrate active uses, spaces for gathering and community experiences.
 - c) Integrate the north and south-west parts of the Site, through the development and to the adjacent Transport Interchange.
 - d) Provide a permeable and publicly accessible pedestrian link from the street to the green plaza / prominent public open space on the podium roof.
 - e) Support wayfinding with access that is distinguished from vehicle access.
- 1.34. The podium is to provide a new green plaza / public open space that:
 - a) In accordance with 1.33 d), is easily identifiable and accessible from the street.
 - b) Maximises solar access;
 - c) Provides a range of greening, including open lawn space, landscaping and tree planting; and
 - d) Contributes to the provision of public art.
- 1.35. The public domain and public footpaths identified in **Figure 2** (Structure Plan) adjacent to the boundaries of the Site is to be integrated with the ground plane design of the development.

3.4 Parking and Access

3.4.1 Vehicle Access and Driveways

Objectives

- 1.36. Minimise the extent of multiple vehicle crossovers to the Site.
- 1.37. Minimise pedestrian and vehicle conflict.
- 1.38. To ensure appropriate on-site provision of parking and service vehicles.
- 1.39. Minimise impacts to local traffic conditions and the local street network.

Controls

- 1.40. All existing vehicle access to the Site is to be consolidated to occur only from the southern boundary, via the New McLean Street road reserve as per **Figure 4** (Site access Plan).
- 1.41. On-site car parking is to be provided in basement levels (recognising that some parts may be above ground due to the slope of the Site).
- 1.42. Waste collection is to be undertaken on site.
- 1.43. All vehicle entry and exist must be in a forward direction.

- 1.44. A Traffic and Parking Impact Assessment is to be provided with any Development Application to assess the traffic and parking impacts arising from new development on the Site.
- 1.45. Reduced rates for non-residential uses can be supported due to the Site's immediate proximity to public transport, subject to suitable traffic impact assessment arising from Control 1.44 and the provision of a Green Travel Plan.

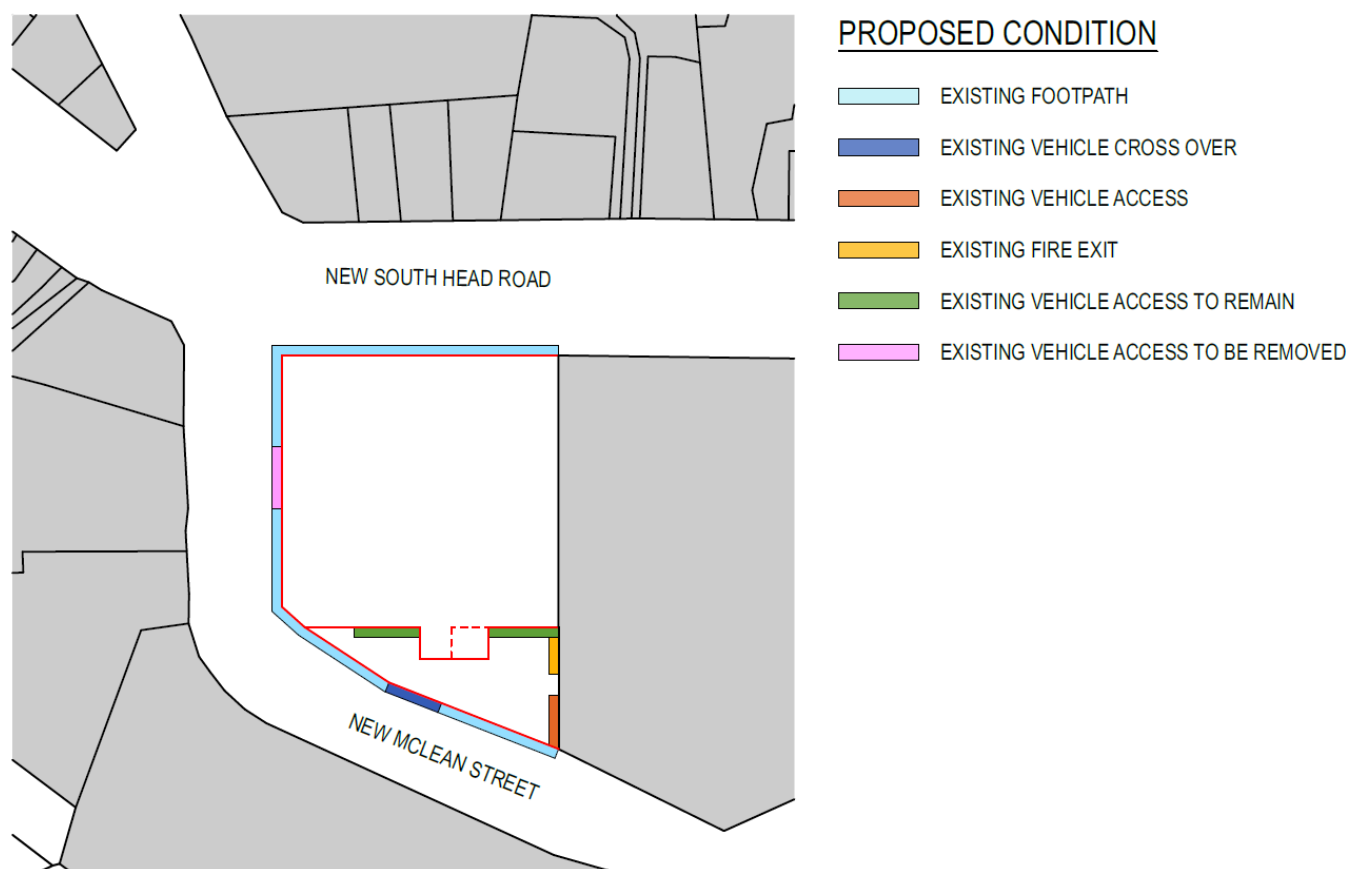


Figure 4 Site Access Plan

Source: FJC

3.5 Affordable Housing

Objectives

- 1.46. To contribute to the delivery of affordable housing on Site.

Controls

- 1.47. Any development is to dedicate a percentage of gross floor area as affordable housing, as set out in WLEP 2014.

Note: the specific location of the affordable housing component will be determined at a future point, once the detailed building design has been further developed. It is envisioned that the affordable housing will be integrated in the residential component of the development.

3.6 Apartment Mix

Objectives

- 1.48. To encourage a range of dwelling sizes and types.
- 1.49. To promote design that is adaptable to the lifecycle housing needs of residents over time.

Controls

- 1.50. The residential component of the Site is to deliver a range of apartment types and sizes to cater for different household types now and into the future.

3.7 Ecologically Sustainable Development

Objectives

- 1.51. To incorporate sustainable design targets and design principles into the development.

Controls

- 1.52. All retail and commercial uses must comply with Section J 2022 of the National Construction Code.

- 1.53. Residential uses are to meet the following BASIX targets:

- a) BASIX Energy 25
- b) BASIX Water 40.

- 1.54. The design must consider:

- a) Photovoltaic panel on rooftop areas;
- b) High efficiency water fixtures; and
- c) Rainwater harvesting and water reuse.