

## **8-10 New McLean Street, Edgecliff**

Heritage Impact Statement

Pre-Planning Proposal

27 July 2023

# Document Information

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# Executive Summary

Curio Projects Pty Ltd (Curio) has been commissioned by Mount St 4 Pty Ltd to prepare a Heritage Impact Statement (HIS) for a planning proposal for the redevelopment at 8-10 New McLean Street, Edgecliff (subject site). The planning proposal seeks amendment to Woollahra Local Environmental Plan 2014 as it applies to Nos. 8-10 New McLean Street, Edgecliff to insert an “Additional Permitted Use” clause for the subject site to permit food and drink premises, increase the maximum height of buildings standard to RL110m (23 storeys), and increase the FSR development standard to 4.5:1.

The subject site is located within the Woollahra Municipal Council Local Government Area (LGA). The site is not individually listed as a heritage item on the Woollahra Local Environmental Plan (LEP) 2014 or on the State Heritage Register (SHR), however, it is located within the Paddington Heritage Conservation Area (HCA) and in the vicinity of a number of heritage items.

The purpose of this HIS is to identify any potential heritage impacts that the planning proposal may have on the values of the HCA, as well as any impacts the proposal may have on other heritage items and HCAs in the vicinity of the subject site.

## Conclusions

The site at 8-10 New McLean Street, Edgecliff is not a heritage listed item, however it does fall within the Paddington HCA, and is located within the vicinity of two other HCAs (being Mona Road HCA and Woollahra HCA) as well as *several* heritage items. The proposal will involve demolition of the two existing 5 storey residential buildings on site, but as these buildings have been assessed as not meeting the threshold for significance, their demolition will have negligible heritage impact upon the Paddington HCA. The visual impacts of the proposal will be evidencable on the Paddington HCA and on the heritage items within the vicinity.

The podium-tower development typology adopted for the planning proposal will allow for activation of street frontages, community involvement and greater pedestrian accessibility, while also providing much needed housing in the area, notably next to Edgecliff Station. While the podiums proposed will be compatible with the low scale, built character of the Paddington HCA, the 19-22 storeys towers will be visually prominent from surrounding areas. Notwithstanding this, Curio considers that the proposed built form would have a an minor, yet acceptable visual impact as the merits of the proposal with regard to the provision of a new mixed-use development would be able to be matched by proposed design interventions including: reduced and varied building heights, staggered massing, and a commitment to complementary and sympathetic building forms, articulation, materiality and finishes and landscaping.

## Recommendations

With the involvement of heritage advice and expertise throughout the design development stage, the planning proposal for 8-10 New McLean Street would form the basis of a development which can be both heritage sensitive and progressive and will enhance the character of New McLean Street, and take advantage of its proximity to the transport and amenities of Edgecliff Centre.

Recommendations for planning proposal to be developed further include:

- Involvement of heritage specialist at the detailed design stage, so as to ensure heritage sensitive design is incorporated at an early stage.

- Incorporated heritage advice on the proposed massing at podium and tower levels, façade articulation, materiality and finishes of proposed developments on site. .
- Development of integrated landscaping throughout the site.
- Preparation of a photographic archival recording.
- Development of a Heritage Interpretation Strategy and Heritage Interpretation Plan which captures and highlights the history of the site and its place within the Paddington HCA. The heritage interpretation should also seek to capture the history of the existing buildings on site as part of the larger St James Glebe redevelopment that was never fully realised.

# 1. Introduction



## 1. 1. Introduction

### 1.1. The Purpose of this Report

Curio Projects Pty Ltd (Curio) has been commissioned by Landmark to prepare a Heritage Impact Statement (HIS) for a planning proposal for the redevelopment at 8-10 New McLean Street, Edgecliff (subject site).

The subject site is located within the Woollahra Municipal Council Local Government Area (LGA). However, it is not individually listed as a heritage item on the Woollahra Local Environmental Plan (LEP) 2014 or on the State Heritage Register (SHR), however, it is located within the Paddington Heritage Conservation Area (HCA) and in the vicinity of a number of heritage items.

The purpose of this HIS is to identify any potential heritage impact that the planning proposal may have on the values of the HCA, as well as any impact the proposal may have on other heritage items and HCAs in the vicinity of the subject site.

This HIS has considered the impacts of the proposal in accordance with the relevant Heritage NSW guidelines, the Woollahra LEP 2014 and the Woollahra Development Control Plan (DCP) 2015 heritage requirements. In addition, this report has been prepared with reference to the following architectural documentation:

Date	Document Title	Author
25.07.2023	8-10 New McLean Street , Edgecliff – architectural plans and envelopes	fjcstudio
26.07.2023	Proposed development at 8-10 New McLean Street , Edgecliff Visual Impacts Assessments Report	Urbaine Design Group
26.07.2023	Proposed development at 8-10 New McLean Street , Edgecliff Visual Impacts Images – Appendix A	Urbaine Design Group

### 1.2. Project Background

The planning proposal seeks amendment to Woollahra Local Environmental Plan 2014 as it applies to Nos. 8-10 New McLean Street, Edgecliff to insert an “Additional Permitted Use” clause for the subject site to permit food and drink premises, increase the maximum height of buildings standard to RL110m (23 storeys), and increase the FSR development standard to 4.5:1.

### 1.3. Site Identification

The subject site is located at 8-10 New McLean Street in the Eastern Sydney suburb of Edgecliff. Formally identified as SP 20548 it is bounded by New McLean Street, the Edgecliff Centre and the Edgecliff Station to the north; two-storey terrace houses to the east; Trumper Park to the south and southwest; and residential buildings to the northwest.

The site is also known as Cameron Court and comprises two free standing five-storey apartment buildings, a swimming pool, open space with native plantings, and a two-level carpark.

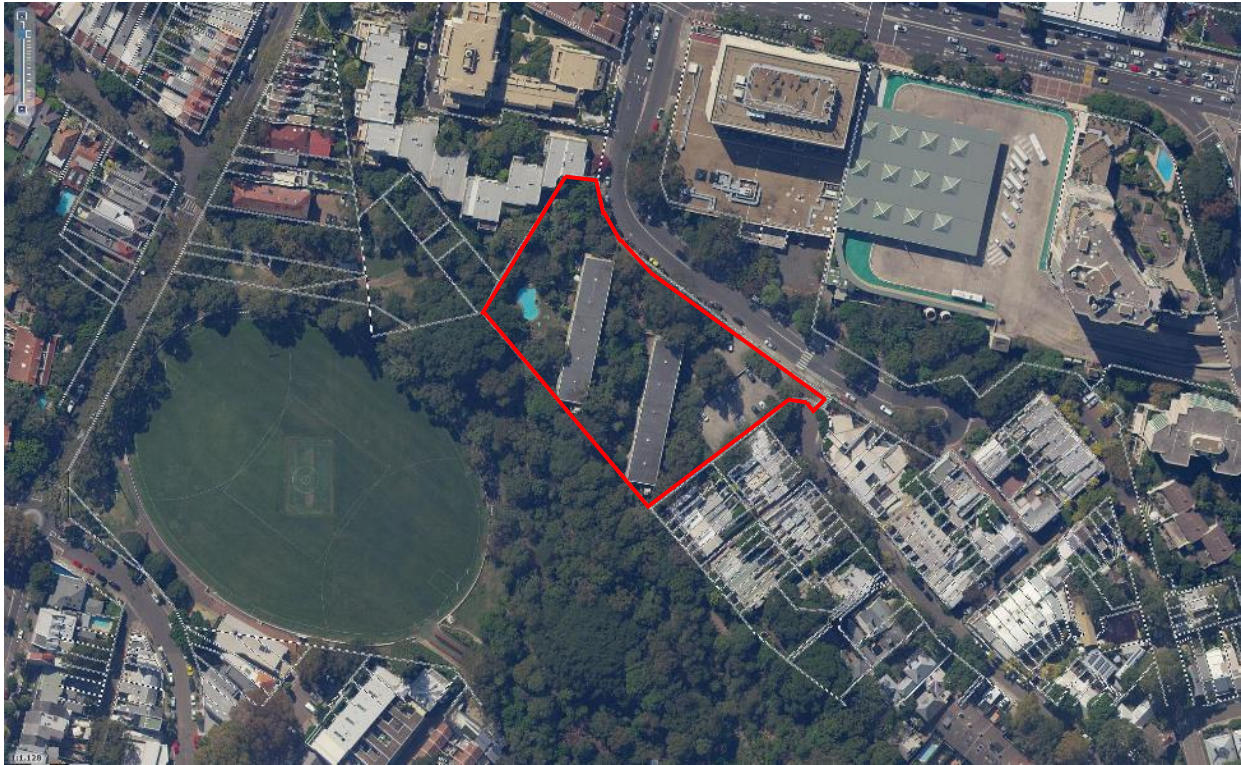


Figure 1) Aerial Photograph of the subject site, with lot boundary highlighted in red. (Source: SixMaps and Curio Projects)

#### **1.4. Limitations and Constraints**

The following report is based on readily available information and has been considered in accordance with the best practice management guidelines issued by NSW Heritage and the Australian Burra Charter Guidelines. The report relates to heritage risks only and no other planning risks associated with the proposed redevelopment of the subject site. The preparation of this HIS has not included any stakeholder consultation.

#### **1.5. Authorship**

This report has been prepared by Dr Vidhu Gandhi, Principal Built Heritage Specialist, with historical and physical analysis sections researched and written by Sebastian Gerber-Hood, Archaeologist and Heritage Specialist. The report has been reviewed by Kate Wine, Senior Heritage Specialist and James Rongen-Hall, Director, Projects and Engagement, all of Curio Projects.

## 2. Statutory Context

## 2. Statutory Context

In NSW, heritage items and known or potential archaeological resources are afforded statutory protection under the:

- Environmental Planning and Assessment Act 1979 (NSW) (EPA Act).
- Heritage Act 1977 (NSW) (Heritage Act); and
- National Parks and Wildlife Act 1974 (NSW) (NPW Act).

There are further planning policies and controls that provide a non-statutory role in the protection of environmental heritage. These include Development Control Plans for each local Council area. This section of the report discusses the local and State planning context for the site concerning its built heritage values associated with local heritage items and conservation areas in the vicinity of the study area.

### 2.1. Environmental Planning and Assessment Act (NSW) 1979

The NSW Department of Planning and Environment administers the EPA Act, which provides the legislative context for environmental planning instruments to be made to legislate and guide the process of development and land use. Local heritage items, including known archaeological items, identified Aboriginal Places and heritage conservation areas are protected through listings on Local Environmental Plans (LEPs) or Regional Environmental Plans (REPs). The EPA Act also requires that potential Aboriginal and historical archaeological resources are adequately assessed and considered as part of the development process, following the requirements of the NPW Act and the Heritage Act.

#### 2.1.1. Woollahra Local Environmental Plan (LEP) 2014

The Woollahra LEP 2014 provides local environmental planning provisions for land within the Woollahra Municipal Council LGA. Clause 5.10 of the LEP 2014 sets out objective and planning controls for the conservation of heritage in the relevant area, including the conservation of built heritage and archaeological sites.

The subject site at 8-10 New McLean Street, Edgecliff, is not listed as a local heritage item on the LEP, however, it is located within the Paddington Heritage Conservation Area (HCA) (C8).

#### 2.1.2. Woollahra Development Control Plan (DCP) 2015

The Woollahra DCP 2015 is a non-statutory development control plan that provides detailed design guidelines to support the LEP. The DCP provides simple guidance on how development may occur and includes notably main objectives to ensure that items of environmental heritage are conserved, respected, and protected.

## 2.2. Heritage Act (NSW) 1977

In NSW, heritage items are afforded statutory protection under the NSW Heritage Act 1977 (the Heritage Act). Heritage places and items of importance to the people of New South Wales are listed on the NSW State Heritage Register (SHR). The Heritage Act defines a heritage item as a 'place, building, work, relic, moveable object or precinct'. The Heritage Act is responsible for the conservation and regulation of impacts to items of State heritage significance, with 'State Heritage Significance' defined as being of 'significance to the state in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item'.

The subject site at 8-10 New McLean Street, Edgecliff, is not listed on the SHR as an item of heritage significance.



### 2.3. Statutory Heritage Listings

As previously mentioned, the subject site at 8-10 New McLean Street, Edgecliff, is not individually listed as a heritage item on the Woollahra LEP 2014 or on the State Heritage Register, however, it is located within the Paddington (HCA) and in the vicinity of a number of heritage items. The closest of these items are shown in Figure 2.1, Table 2.1 and Table 2.2.

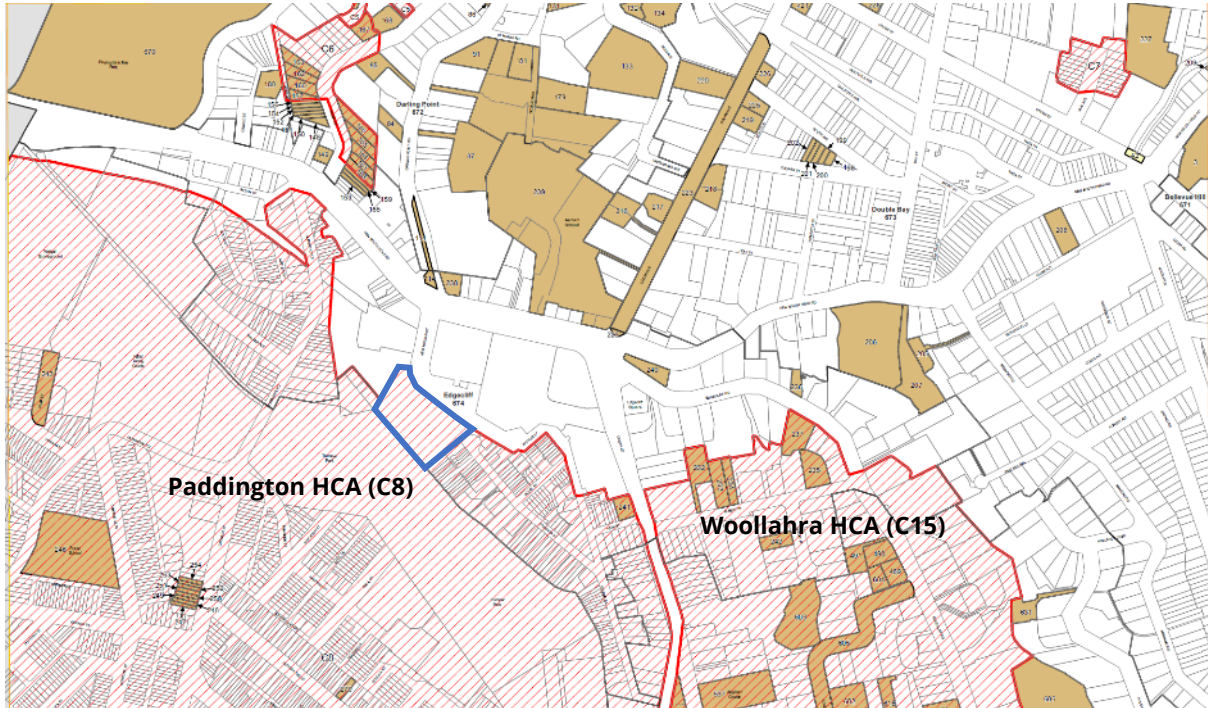


Figure 2.1: Woollahra Heritage Map showcasing heritage items in brown and heritage conservation areas hatched in red, identified as relevant. Subject site indicated in blue. Source: Woollahra LEP 2014, Heritage Map 3A.

Table 2.1: Heritage Items in the Vicinity of the Subject Site. (Source: Woollahra LEP 2014)

SHR or LEP #	Heritage Item	Address	Significance
LEP #114	Concrete balustrade	Darling Point Road, near New South Head Road intersection, Darling Point	Local
LEP #223	3 Norfolk Island Pines, 2 Moreton Bay Figs, 2 Port Jackson Figs, Candlenut Tree	Ocean Avenue (within road reserve), Double Bay	Local
LEP #238	Building & Interiors	136 New South Head Road, Edgecliff	Local
LEP #239	Ascham School Precinct	188 New South Head Road, Edgecliff	Local
LEP #240	Former Post Office and interiors	287–289 New South Head Road, Edgecliff	Local

Table 2.2: Heritage Conservation Areas in the Vicinity of the Subject Site. (Source: Woollahra LEP 2014)

LEP #	Suburb	Heritage Conservation Area (HCA)	Significance
C8	Paddington	Paddington, including parts of Woollahra and Edgecliff	Local
C6	Darling Point	Mona Road	Local
C15	Woollahra	Woollahra	Local

Edgecliff Railway Station, while not listed either on the SHR or the Woollahra LEP, is listed on the Transport Asset and Holding Entity (TAHE) Section 170 Register as item number 4801167.

### **2.3.1. Mona Road HCA (C6)**

The Mona Road HCA is located c.300m northwest of the subject site. The following has been extracted from the Statement of Significance for the Mona Road HCA:

*The Mona Road HCA is located within the Darling Point residential precinct and comprises dwelling houses, semi-detached houses and apartments that demonstrate the important characteristics of the Federation Arts and Crafts and Federation Queen Anne styles.*

*This HCA contains a cohesive group of substantial but speculative housing built within the first decade of the 20th century on part of the Mona Estate that demonstrates the more intense residential development pattern of Darling Point. Some of the dwellings were subsequently converted to duplexes or triplexes in the 1920s without changing their form or altering their integrity.*

*The winding alignment of Mona Road through the steep topography results in extensive rusticated ashlar or brick retaining walls which, together with the mature Hill's Weeping Fig street trees form a distinctive streetscape with cohesive groups of buildings on each side of Mona Road which are orientated towards the harbour view.<sup>1</sup>*

### **2.3.2. Woollahra HCA (C15)**

Commencing approximately 300m southwest of the subject site (i.e. around the intersection of Albert and Ocean Streets), the significance of the Woollahra HCA is summarised as:

*The Woollahra Heritage Conservation Area (Woollahra HCA) is a place of outstanding local heritage significance. The special character of the Woollahra HCA derives from its unique historic background and the expression of this background in its interrelationship of buildings, their settings, landscaping and open spaces, topography and land uses.<sup>2</sup>*

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<sup>1</sup> Woollahra DCP 2015: Chapter B2: 9-10

<sup>2</sup> Woollahra DCP 2015: Chapter C2: 1

### 3. Historical Summary

### 3. Historical Summary

#### 3.1. Aboriginal History

The subject site sits on land traditionally inhabited and managed by the Gadigal, or Cadigal clan, who are a Dharug speaking people part of what is now known as the Eora Nation. Before European contact in 1788, the Gadigal inhabited the majority of what is now the Woollahra Municipal Council, although the areas around the coastal areas of Watsons Bay and South Head were inhabited and utilized by the neighbouring Birrabirragal people.<sup>3</sup> The name of the current Woollahra area anecdotally originates from local Aboriginal word ‘Woo-la-ra’, meaning ‘camp’ or ‘meeting place’, and was selected by Sir Daniel Cooper as the name for his planned Point Piper mansion in 1856.<sup>4</sup> Within the greater Woollahra area was a *Maroo*, or walking track, which now survives in spirit as one of the area’s main thoroughfares, South Head Road.

#### 3.2. Colonial History

Following the establishment of the NSW Colony in 1788, the early Woollahra area was made up of early land grants and then subsequent large estates developed along what is now Oxford St and Old South Head Road from the 1810s onwards. The earliest de-facto land grant in the area was given to Robert Cooper, James Underwood and Frances Forbes in 1823, but it was not officially gazetted until 1831. After James Underwood subdivided roughly half of his 97-acre grant from Oxford Street to Paddington Street, he named it the ‘The Paddington Estate’ after the London Borough of the same name.<sup>5</sup> This area would later become the Municipality of Paddington in 1860, which was subsequently divided into three wards; the Upper Paddington Ward, the Lower Paddington Ward, and the Glenmore Ward.<sup>6</sup> The land on which the subject site sits made up the northernmost part of the ‘Glenmore Ward’ (see fig 3.2), but was transferred into Edgecliff sometime after 1968, when Paddington Municipality was amalgamated with the City of Sydney and Woollahra was enlarged to include North Paddington.<sup>7</sup>

In September 1842 the Crown officially granted a 29-acre *glebe*.<sup>8</sup> to the St James Anglican Church on Kings Street in what is now Edgecliff. Sitting along New South Head Road and Point Piper Street, the St James glebe was parcelled in-between various other estates (see Fig 3.1), including the Darling Point Allotments to the north, gazetted in 1833, and the Point Piper estate, obtained by John Piper in 1816 and then later sold to Daniel Cooper Solomon Levy in 1826-27, to the east. To the west of the glebe sat William Thomas’ estate, which was granted in 1817.<sup>9</sup>, and to the south and east was the

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<sup>3</sup> Woollahra Municipal Council, *A brief history of Woollahra*, accessed 30 March 2020 from [https://www.woollahra.nsw.gov.au/library/local\\_history/a\\_brief\\_history\\_of\\_woollahra](https://www.woollahra.nsw.gov.au/library/local_history/a_brief_history_of_woollahra)

<sup>4</sup> *ibid*

<sup>5</sup> Gary Wotherspoon, *Paddington*, Dictionary of Sydney

<sup>6</sup> New South Wales Government Gazette, Fri 25 November 1864, ‘Municipality of Paddington’. P. 2719. Accessed from: <https://trove.nla.gov.au/newspaper/article/225361312>

<sup>7</sup> Woollahra Municipal Council, *A brief history of Woollahra*, accessed 30 March 2020 from [https://www.woollahra.nsw.gov.au/library/local\\_history/a\\_brief\\_history\\_of\\_woollahra](https://www.woollahra.nsw.gov.au/library/local_history/a_brief_history_of_woollahra)

<sup>8</sup> A *glebe* refers to an area of land given to a church parish to support itself, often by farming or leasing it for rent. In this case, the Edgecliff glebe was owned by the St James Church on Kings Street.

<sup>9</sup> Woollahra Municipal Council, Annexures – Item R2, p.11, accessed 13 July 2022.



estates owned by Robert Cooper and James Underwood, who had obtained the land in 1824 for use as a distillery.<sup>10</sup>

This glebe would quickly be turned into leasehold properties and residences for investors and residents and was continuously re-subdivided throughout the subsequent years, with these new lots consisting of mostly smaller working-class terraces and residences, with some larger houses, small shops, and a commercial strip along New South Head Road (see fig 3.3 – 3.6). These buildings would undergo very little change over the years, preserving the glebe as kind of ‘time capsule’ of an earlier era by the time of its demolition of the.<sup>11</sup>

By the 1970s the leaseholds of the St James glebe were beginning to expire, and the area began to be bought up and partially demolished to make way for more modern infrastructure and urban redevelopment, which included the Edgecliff Centre, Edgecliff Station, and several residential complexes, mostly along the ever-growing New South Head Road.<sup>12</sup> One of the largest planned redevelopments began in the mid-1960s, after the architecture practice *Clarke, Gazzard and Partners* designed and planned a concept for the urban redevelopment of the entire Edgecliff glebe, known as the *St James’ Glebe – Edgecliff Redevelopment*. The current two apartment complexes now at 8-10 New McLean Street were part of this redevelopment, as seen in fig 3.7.<sup>13</sup>

The proposed major redevelopment faced significant opposition from residents regarding the demolition of the area’s heritage terraces, as well as several ongoing bureaucratic hold-ups due to financial problems. This would ultimately lead to the entire redevelopment not being implemented, aside from the already completed Edgecliff Centre and a few commercial and residential buildings.<sup>14</sup> The two apartment blocks of the subject site were among the only structures to be completed within the larger planned residential complex, before the cancellation of the development.<sup>15</sup>

The area to the north and east of what is now 8-10 New McLean Street was similarly subdivided after the creation of the glebe, and contained several residences and commercial buildings, including terraces, a service station, and a Preparatory School for Boys, seen in fig 3.4. In the 1960s, these shops and residences along the southern side of New South Head Road were demolished to make way for the construction of Edgecliff Station (a new station proposed for the Eastern Suburbs Railway (ESR)- under construction at the time). Eventually opening in 1979, Edgecliff Station is located primarily underground, constructed over two levels—concourse and platforms—with a gallery and bus interchange above. Edgecliff Centre (203-233 New South Head Road) was developed in the late 1960s/early 1970s in association and conjuncture with the ESR and Edgecliff Station.<sup>16</sup>

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<sup>10</sup> Gary Wotherspoon 2012, *Paddington*, Dictionary of Sydney

<sup>11</sup> Woollahra Municipal Council, *Edgecliff in the ‘60’s*, accessed 10 August 2022 from [https://www.woollahra.nsw.gov.au/library/local\\_history/woollahras-historic-landscapes/edgecliff-in-the-60s](https://www.woollahra.nsw.gov.au/library/local_history/woollahras-historic-landscapes/edgecliff-in-the-60s)

<sup>12</sup> Donald Gazzard 2006, *Sydneysider: An Optimistic Life in Architecture*, p.70

<sup>13</sup> Donald Gazzard 2006. p.71

<sup>14</sup> Donald Gazzard, 2006. p 70-72

<sup>15</sup> *ibid*

<sup>16</sup> DCP 2015: D4, p. 5

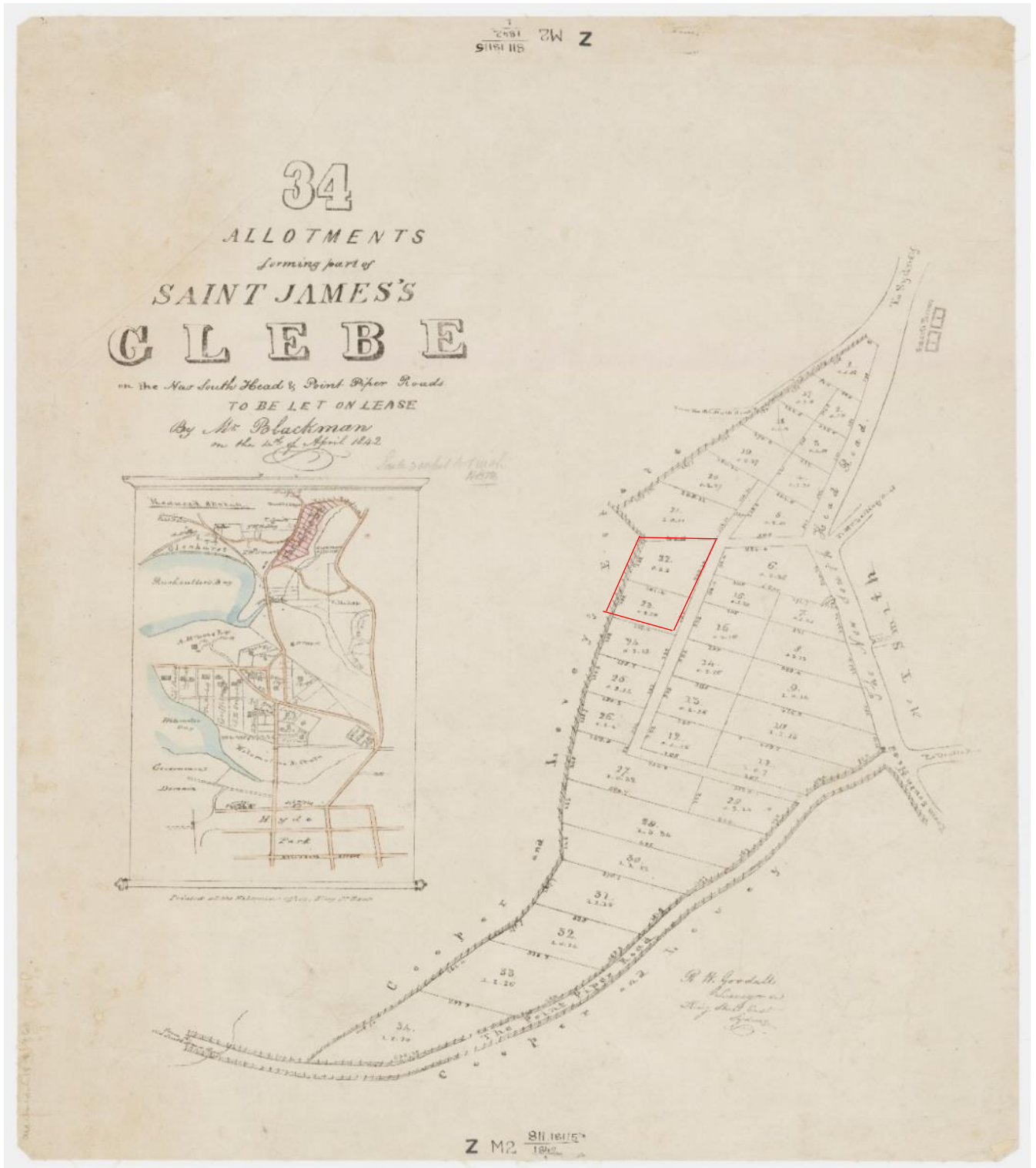


Figure 3.1: 1842 Plan of the original allotments of the St James glebe, showing the Cameron Street lot of 22 and 23 highlighted in red. Source: State Library NSW, Z/M2 811.1815/1842/1, M2 811.1815/18

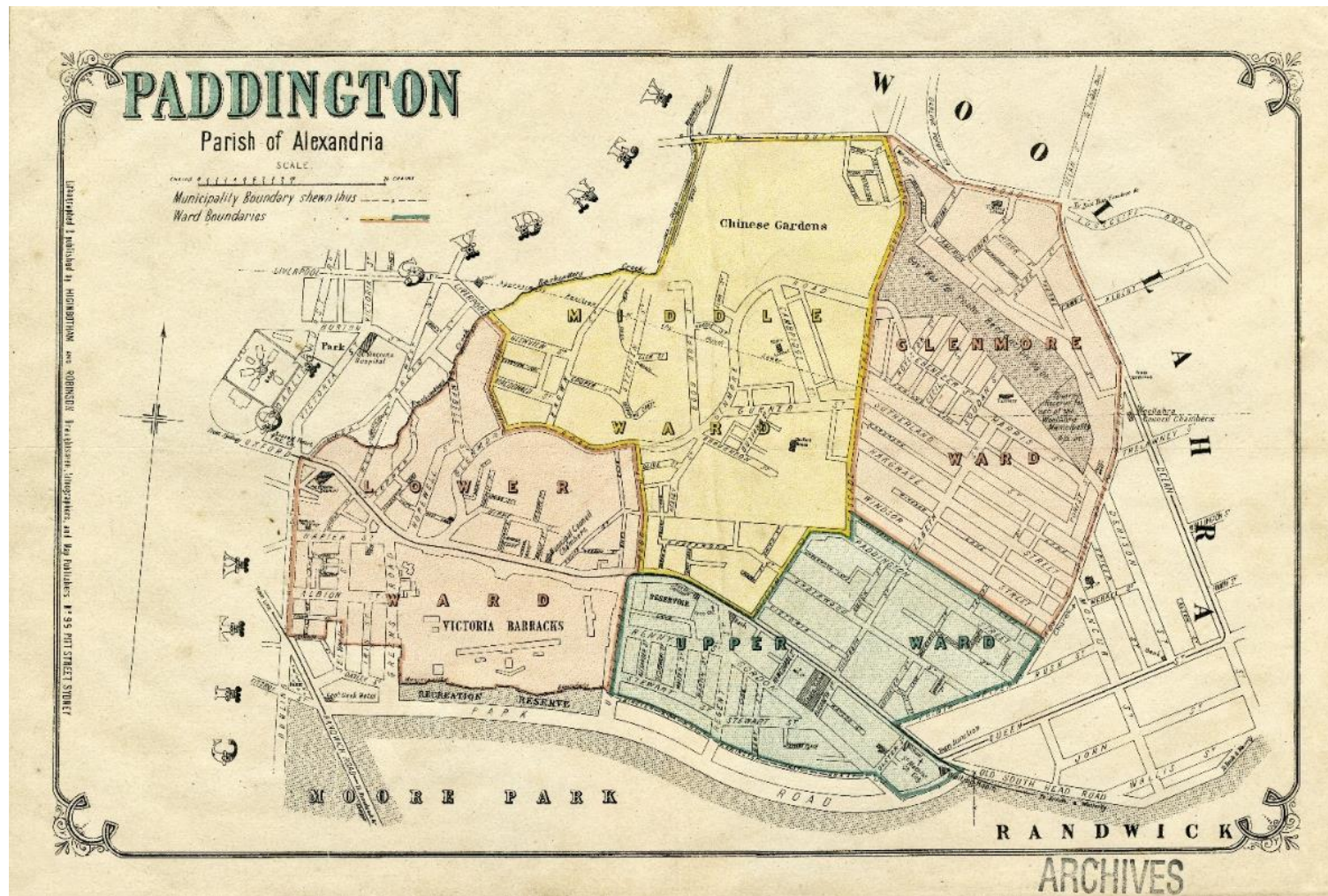


Figure 3.2: Map of the Municipality of Paddington c.1886-1888. The St James glebe was located in the northern part of the Glenmore Ward (Red), above what would become Trumper Park. This area, along with part of the Middle Ward (Yellow), would later become part of Edgecliff, under the Municipality of Woollahra in 1968. Source: Paddington. Parish of Alexandria. Lithographed and published by Higinbotham and Robinson, City of Sydney Archives A-00530184.



### 3.3. Trumper Park

The area that now comprises Trumper park was originally heavily covered in native bushes and scrubs but is now covered in non-native species and a great many weeds. By at least 1886, most of the area of what is now the park functioned as a 'Government Reserve for Public Recreation' (see fig 3.2), while the public park itself was established in 1897 under the authority of old Paddington Council.<sup>17</sup> The park was originally named 'Hampden Park', after Henry Robert Brand Viscount Hampden, who was the governor of NSW at the time of the park's establishment. Thirty-four years later in 1931, the park was given the name 'Trumper Park', in honor of local cricket hero Victor Trumper, who was among the leading players in the Paddington Cricket Club based at the park. <sup>18</sup>

Trumper Oval, located at the lowest part of the park, was previously a swampy marsh area, and quickly became used as a rubbish dumping area before it was turned into its current form as a sports field sometime in the early 20<sup>th</sup> century.<sup>19</sup>

### 3.4. New McLean Street

New McLean Street itself did not exist until soon after the completion of the subject site's two structures and the Edgecliff Centre. The area that now makes up New McLean Street was previously made up of McLean Street to the north coming off New South Head Road, which connected to the north-western end of Cameron Street (see fig 3.3 and 3.4).<sup>20</sup> The redevelopment around the Edgecliff Centre extended the lot of the subject site into Cameron Street, forming the street's current turning circle, and extended McLean Street through several residential buildings, including part of Herbert Street (see fig 3.9). This new street, ending at what is now Herbert Road, was called 'New Cameron Street' until at least 1982.<sup>21</sup>, some time after which it was renamed 'New McLean Street'.<sup>22</sup>

### 3.5. 8-10 New McLean Street

The area that now comprises the two apartment complexes of Cameron Court at 8-10 New McLean Street was previously occupied by several residences and properties, as well as part of Cameron Street itself, according to aerial photography and civil surveys (see fig 3.3 – 3.6). These residences were part of lots 22 and 23 of the Anglican Church's St James glebe and began at 16 Cameron Street on the southern side and ended roughly at 42 Cameron Street, as Fig 3.4 shows. The northern group of these houses (16,18, 20, 22, 24, and 26) were freestanding homes with substantial yards, and the southern group (1,2,3,4, and 28, 30, 32, 34, 36, 38, and 40 A/B) was made up of a group of terrace houses which, along with the surviving 'Bowes Terraces', seem to have backed on to a path known as the 'Royal Terrace', and as seen in Fig 3.5 and visible in Fig 4.9. An unknown area or building known as the 'Glen' was located in between No. 36, 38 and 40 A-B Cameron Street, as seen in Figure 3.4.

Development applications show that a number of these houses were requested for demolition in 1968, with an application for the construction of a block of flats being requested in a DA as early as 1965 (See Fig 3.8). The previous residences are recorded as subsequently demolished by 1968, with the current two apartment blocks finishing construction sometime before 1974. The two-story car park to the east of the apartment complex began construction not long after, in roughly 1976, and

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<sup>17</sup> Trumper Park Plan of Management 1996, prepared by Woollahra Municipal Council, p.3

<sup>18</sup> Ibid

<sup>19</sup> Trumper Park Plan of Management 1996, prepared by Woollahra Municipal Council, p.3-4

<sup>20</sup> City of Sydney Archives, *Building Surveyor's Detail Sheets, 1949-1972 Sheet 12 - Paddington East*, accessed 27 June 2022 from: <https://archives.cityofsydney.nsw.gov.au/nodes/view/1709114?keywords=>

<sup>21</sup> Paddington Field Survey 1982, 10 New McLean Street, Edgecliff, Woollahra Council Libraries

<sup>22</sup> Six Maps, 1943 Base map, accessed from: <https://maps.six.nsw.gov.au/>

was completed by 1982 as indicated by Building applications and by site photographs. Similarly, the site's swimming pool began construction around 1982.

Sources for the initial plans, layout, and architect of the subject site's apartment complexes are not present in Woollahra Council Archives, but a Building Application from 1956 to 1967 lists 'Clarke, Gazzard & Partners' as the applicant for the construction of the current block of flats (see fig 3.8). This aligns with their known role in the design of the overall St James Glebe Redevelopment (seen in fig 3.7) and makes them very likely to be the architects of the two apartment blocks at 8-10 New McLean Street. CG&P was an important part of the 'Sydney School' of architecture, which emerged as a reaction against international modernist styles during the 1960's. The Sydney School typically involved site-specific regional architecture with design philosophies making use of or alluding to local natural materials, such as dark tiles, painted or exposed bricks and stained timbers. While some elements of this style are present in the two apartment blocks, the two buildings would not necessarily be considered a product of the Sydney School.

Further developments to the subject site in later years include the addition of a chain-link fence to the southern lot boundary in 1974, the addition of the site's public carpark in 1976 (visible in Fig 3.10), which involved the resumption of the lot to the east of the site as well as the addition of a swimming pool to the eastern corner of the lawn in 1982.<sup>23</sup> All these additions are still present in the current complex.



Figure 3.3: 1943 Aerial Photographic survey with current lot maps overlaid, with current lot of 8-10 New McLean Street highlighted in red. Note the altered street plan of New McLean Street above the subject site, which effectively halved Cameron Street. (Source: Six Maps and Curio Projects)

<sup>23</sup> Woollahra Municipal Council 2022, *Woollahra Building Application Index 1919-1980 (green series): Cameron Street, Edgecliff*, WMC Archives.

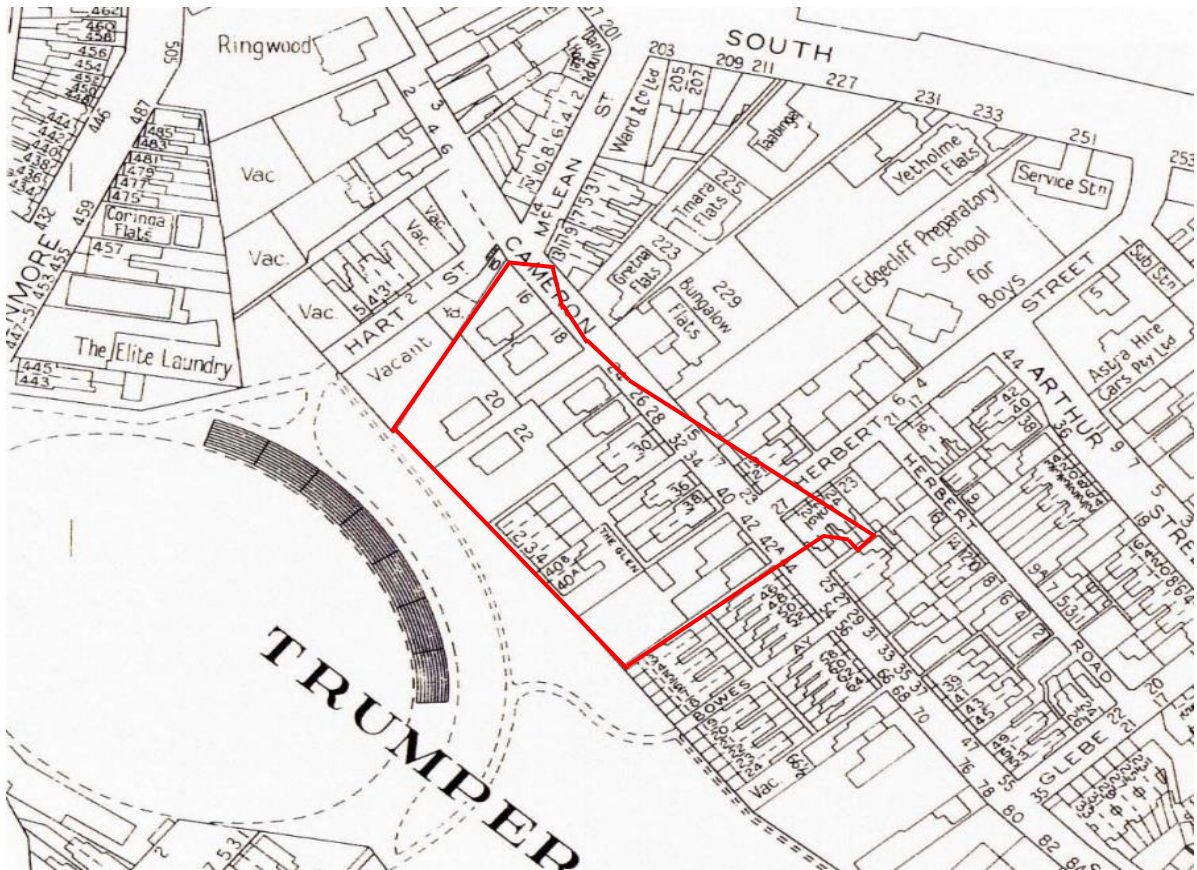


Figure 3.4: Building Surveyor's Map from 1943-1972, showing the layout of houses and properties, with outline of the current lot boundary of 8-10 New McLean Street in red. Source: Building Surveyor's Detail Sheets 1949-1972 Sheet 12, City of Sydney Archives.



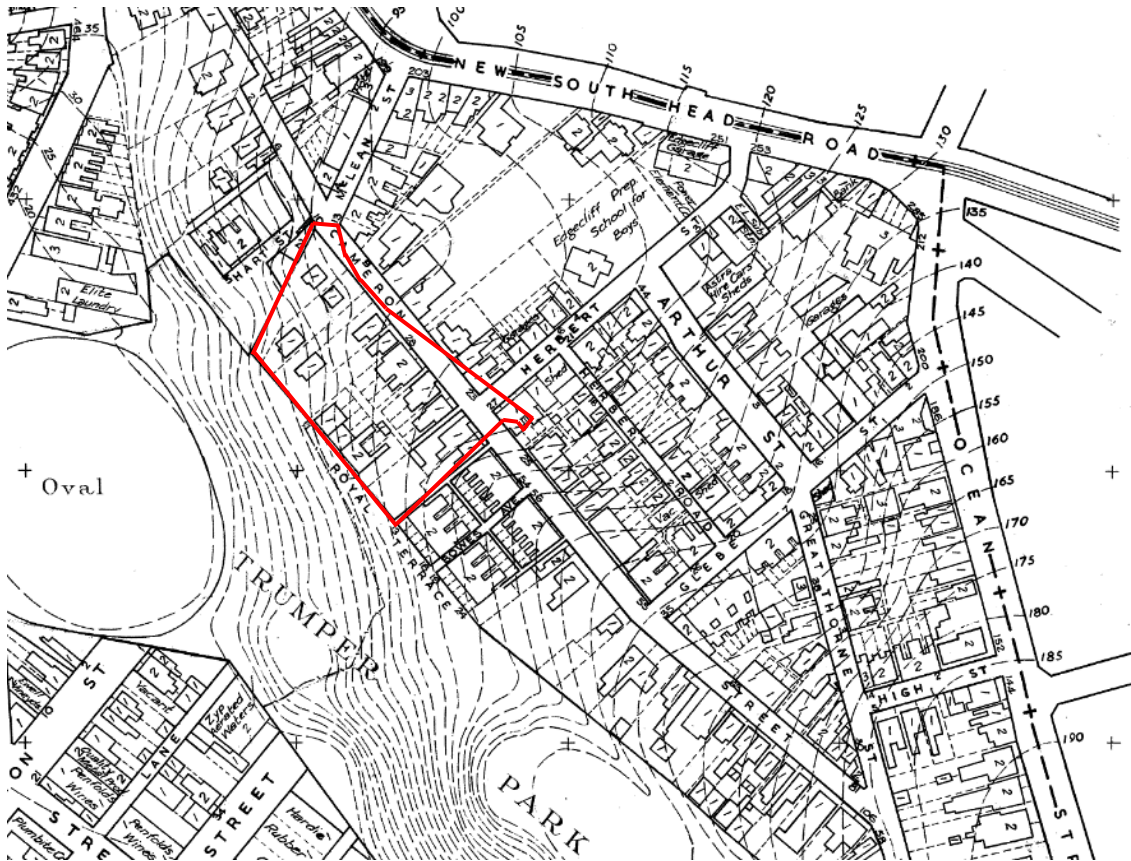


Figure 3.5: Map showing the location of the 'Royal Terrace', which appears to be the path running along the back of some of the houses that once made up 8-10 New McLean Street, as well as the still surviving 'Bowes Terraces' built around Bowes Avenue, visible in fig 4.9. Source: City of Sydney Civic Survey Map 1938-1950, Map 15 Paddington East, City of Sydney Archives.



Figure 3.6: Photograph facing south of the St James glebe in Edgecliff in the mid-1960's before the redevelopment, showing the types of houses typical to the area. The highlighted houses align with the houses known to have been located at what is now 8-10 New McLean Street. Source: Woollahra Council Libraries, accessed <[https://www.woollahra.nsw.gov.au/library/local\\_history/woollahras-historic-landscapes/edgecliff-in-the-60s](https://www.woollahra.nsw.gov.au/library/local_history/woollahras-historic-landscapes/edgecliff-in-the-60s)>



Figure 3.7: Map of the planned developments for the St James Edgecliff glebe dated c.1964-1969, showing the various parallel residential complexes that were designed and planned to the south of the completed subject site, highlighted in red. The residential complex and Aged-care facility at 250 and 238-290 Jersey Road, highlighted in blue, is another example. Source: Don Gazzard 2006, p.71





Figure 2.8: The residential complex (above) and aged care facility (below) at 250 and 238-290 Jersey Road are some of the only other structures from the planned St James Glebe Redevelopment that were completed before the project was cancelled, as seen in fig 3.7. These buildings shares several design features with 8-10 New McLean Street, including its brick and concrete form and overall box-like shape. Source: Google Maps

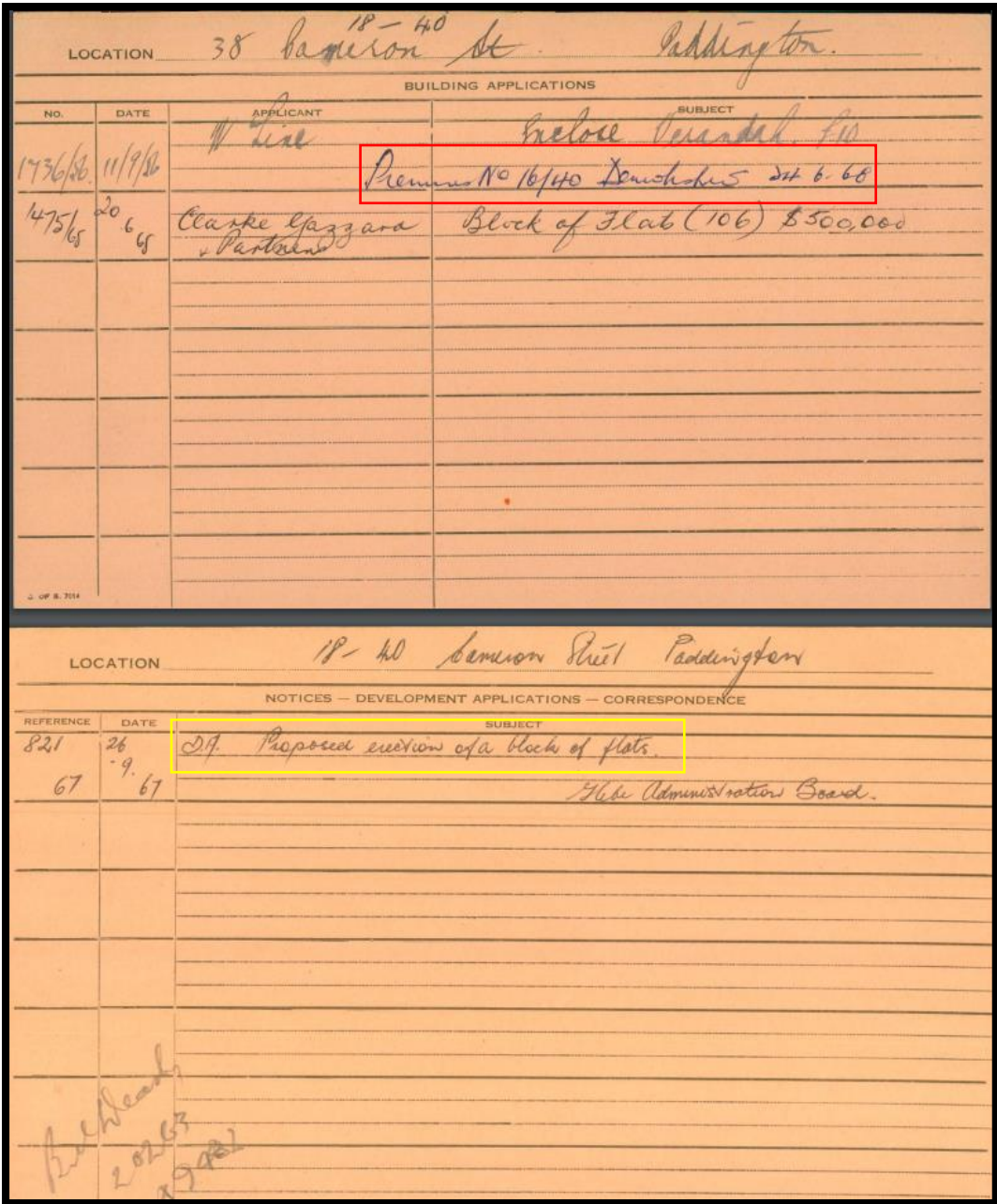


Figure 3.9: Building Application from 1956 to 1967, showing a proposal for a block of flats to be erected at 16-40 Cameron Street (highlighted in yellow), which corresponds with the lot boundaries of what is now 8-10 New McLean Street. Clarke Gazzard and Partners are listed as the applicants in 1965, which aligns with their role in designing the St James Glebe redevelopment in the mid 1960’s. Note that the premises are recorded as demolished on the 24/6/1968 (highlighted in red). Source: Woollahra Libraries , Paddington Building Application Index 1949-1968: Cameron Street. Accessed 20 July 2022 from <http://lhc.woollahra.nsw.gov.au/collections/?record=ecatalogue.89476>



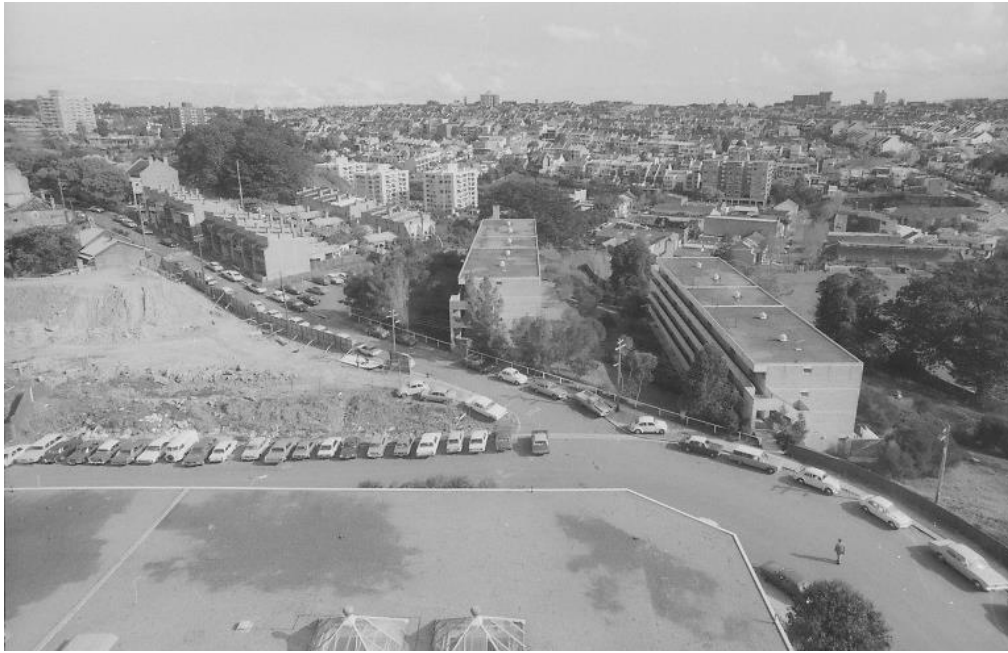


Figure 3.10: View of the subject site from the Edgecliff Centre in 1974. Note that New McLean Street is still under construction to the left, with Cameron Street still connecting to New South Head Road through the bottom right. Source: Woollahra Municipal Council Local History Archives, 1974.



Figure 3.11: View of 8-10 New McLean Street from the carpark in 1982.

Source: Paddington Field Survey 1982, Woollahra Council Libraries, accessed from <http://lhc.woollahra.nsw.gov.au/collections/?record=ecatalogue.82431>

### 3.5.1. Clarke, Gazzard and Partners – Architects of 8-10 McLean Street

Donald Gazzard was an Australian architect known for his role in Sydney's architectural development during the 1960's. Born in Sydney in 1929 and studying at the University of Sydney, Gazzard worked under renowned architect Harry Seidler as his first apprentice draughtsman for four years, from 1950 to 1954. Gazzard would go on to work as a qualified architect in Britain and Canada until 1960, when he returned to Australia. It was here that he began his partnership with fellow architect George Clarke, and created a practice that would aim to focus on architecture, design, and urban research.<sup>24</sup>

From 1960 Clarke and Gazzard worked as a team as 'Clarke Gazzard' with several subsequent partners, for close to 20 years, expanding their company offices to every state capital in Australia and winning numerous architecture awards. This ended when Don Gazzard left the practice in the late 1970's to work independently, and then under different company names with younger partners, such as 'Gazzard Sheldon' in 1985 with Mark Sheldon<sup>25</sup>. Some architectural designs by Clarke Gazzard include the Wilkinson Award winning and heritage listed Wentworth Memorial Church in Vacluse, the residence at 69 Yeramba Street, Turramurra, and the Herbert House in Paddington, which also won the inaugural Wilkinson Award<sup>26</sup>.

The St James Glebe redevelopment was the first major planning project undertaken by Clarke Gazzard and it was, to some degree, this initial inexperience that would cause the Project to end prematurely, according to Don Gazzard<sup>27</sup>. While the project fell through before most of the planned buildings could be completed, several office buildings, retail and residential structures were finished (see fig 3.7), including the Edgecliff Centre as well as an apartment block and aged care-facility on the southern end of Jersey Road (see fig 3.7- 3.8), and the two apartment blocks at 8-10 New McLean Street<sup>28</sup>. All of these surviving structures share a similar design aesthetic, subtly indicating that they were part of a larger planned redevelopment.

### 3.5.2. Sydney School – underlying philosophy of the architects

Clarke Gazzard quickly became well known for their work as part of an architectural movement called the 'Sydney School', which appeared in the 1960s as a reaction against the widespread 'International Style' that had emerged in Australia from overseas during the 1950s<sup>29</sup>. Officially coined by Milo Dunphy in 1962, the idea of a new kind of architectural design philosophy unique to 1960s Sydney had been identified earlier that year, with architect Neil Clerhan identifying that:

*"Now there seems to have developed in New South Wales a distinct style...Whereas Melbourne houses by comparison preserve tight trim shapes and sit immaculately on their pancake-flat blocks, the Sydney houses ramble everywhere between the eucalypts and poke windows at views or walled courts. They use heavily beamed frames, rough brickwork, varying roof levels, screens and huge stone fireplaces."*<sup>30</sup>

<sup>24</sup> <https://www.daao.org.au/bio/donald-gazzard/biography/>

<sup>25</sup> <https://www.architectureanddesign.com.au/people/group-gsa-director-mark-sheldon>

<sup>26</sup> Stephen Lacey, *Air Apparent* 'Sydney Morning Herald', October 22, 2011. Accessed from <https://www.smh.com.au/entertainment/art-and-design/air-apparent-20111020-1m8jv.html>

<sup>27</sup> Donald Gazzard 2006. p.70

<sup>28</sup> Donald Gazzard 2006. p.70-71

<sup>29</sup> Richard Apperly, Robert Irving, Peter Reynolds 1989. 'A Pictorial Guide to Identifying Australian Architecture' Harper Collins Publishing. p.119.

<sup>30</sup> Neil Clerehan. 'Something New, Something Old', *The Age*, 25 September 1961.

Also known as the 'Late Twentieth-Century Sydney Regional' Style, the Sydney School was inspired by Brutalism, organic architecture and the Arts and Crafts movement. This new group of architects in this era were seemingly united by their aim to create a 'native' domestic style that could improve the housing quality for ordinary Australians<sup>31</sup>.

Sydney School houses were greatly shaped by the environment on which they were built, which were usually sloping, sheltered bushland sites with abundant trees and high-up harbour views. These houses would usually follow the slope of the landscape with split-level planning and roofs parallel to the slope. This would result in far more unique and complex interior rooms than the by then ubiquitous box-like rooms of other homes. A more warm, organic feeling was sought by heavy use of more 'natural' materials like dark tiles on roofs, gnarled clinkers, painted bricks, and stained or unpainted timbers. The property surrounding the house was also usually left unspoiled, with any additions limited to informal arrangements of exclusively native plants<sup>32</sup>.

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<sup>31</sup> Canberra House, 'Sydney School Architecture. Accessed from <http://www.canberrahouse.com.au/sydney-school.html>

<sup>32</sup> Richard Apperly, Robert Irving, Peter Reynolds 1989. 'A Pictorial Guide to Identifying Australian Architecture' Harper Collins Publishing. p.119-120.

## 4. Physical Analysis

## 4. Physical Analysis

### 4.1. Paddington HCA

The subject site at 8-10 New McLean Street, Edgecliff, is located within the Paddington HCA, which is described on the Woollahra DCP 2014 as follows:

*Paddington is a unique urban area which possesses historical, aesthetic, technical and social significance at a National and State level. An important factor in the significance of Paddington is its exceptional unity, encompassing scale, character, history, architecture and urban form.*

*The built environment of Paddington is an excellent example of the process of 19th century inner city urbanisation of Sydney which was largely completed by 1890. The predominant Victorian built form is an excellent representative example of the phenomena of land speculation and a 'boom' building period between 1870 and 1895.*

*The terraces of Paddington clearly trace the evolution of the imported English Georgian and Regency terrace models into the distinct Australian style evident in the Victorian era terraces.*

*Paddington retains many significant types of buildings that represent all phases of the suburb's historical development. These building types range from modest, small-scale, single storey timber and masonry cottages, to remnant examples of former gentry mansions, boom style middle-class terrace houses, apartment blocks and contemporary infill development, all of which are set in a varied network of streets, lanes and pedestrian accessways which reflect the phases of subdivision and development.*

*Paddington has a multitude of important historical and social associations. It is linked with the early transport routes along South Head Road (Oxford Street) and Point Piper Road (Jersey Road), the construction of Victoria Barracks in the 1840s, the gentry estates, prominent figures of the early colony, the speculative building boom between 1870 and 1890, and the development of Australian tennis at the White City site. Its historical and social associations extend to the periods of occupancy by immigrant groups and minority groups including the Chinese market gardeners, the Jewish community around the turn of the century, the European immigrants in the 1950s and an alternative artistic and intellectual population in the 1960s and 1970s. Today Paddington has a high level of social esteem and is regarded as one of Sydney's most desirable inner-city urban areas. The changing sociology of Paddington demonstrates phenomenal variations in status and changes in community attitudes to the 19th century suburb.*

*Paddington has important associations with the evolution of the conservation movement in Australia, in particular with the actions by the National Trust and the Paddington Society, which ensured its conservation at a time of redevelopment threat in the 1960s. It is significant as the first suburb classified by the National Trust, a community based, non-government organisation committed to promoting and conserving Australia's heritage.*

*Paddington has a unique aesthetic significance due to the superimposition of the built form on a sloping topography which overlooks Sydney Harbour and its foreshores. The coherent and extensive Victorian built form comprising groups of terrace buildings on narrow allotments which step down hills, turn corners or sit in ranks along tree lined streets produces a singularly recognisable image. Paddington provides vast opportunity for research, education and interpretation through the physical layout of its road network, its subdivision pattern and the varied form of buildings. These buildings provide an excellent*

record of past technologies and domestic lifestyles through features such as original external and internal building fabric, detailing and room layouts. Terrace houses, semi-detached dwellings, flat buildings and freestanding houses all show the evolving attitudes towards families and the home from the early 19th to the late 20th century.

## 4.2. Site Context

### a) Setting



Figure 4.1: A map of the area around the subject site with lot boundaries. 8-10 New McLean Street highlighted in Red. Source: Six Maps 2022 with additions by Curio Projects.

The subject site is situated on the southern face of New McLean Street in the suburb of Edgecliff and is among the largest lots on the street. New McLean Street is made up of a short, two-lane street leading off New South Head Road and is largely dominated by the Edgecliff Centre and Edgecliff Station, which make up the street's entire north face<sup>33</sup>. The southeastern end of New McLean Street diverts into a round-about which in turn forks off into Arthur Street and Herbert Road. These two lanes have a number of heritage terraces (remnants of the area's former 'time capsule' character) and end in blocked-off cul-de-sacs, providing pedestrian-only access to the nearby Glebe Street and Great Thorne Street.

<sup>33</sup> Woollahra Municipal Council, 2014. *Woollahra Development Control Plan 2014 – Part C: Heritage Conservation Areas*, C1.6





Figure 4.2: Southern view of New McLean Street. The subject site is to the right (indicated in red) with the roundabout to the left. Source: Google Maps 2022.



Figure 4.3: Heritage Terraces on Arthur Street. Source: Google Maps 2022



Figure 4.4: Heritage Terraces on the corner of Herbert Road and Glebe Street. Note the pedestrian only pathway splitting the street in two. Source: Google Maps 2022

To the north of the subject site is New South Head Road, which is the main arterial highway for the eastern suburbs, leading all the way from the CBD to Vaucluse<sup>34</sup>. Upon passing through the Edgecliff area, this busy, six lane road becomes surrounded by large, modern commercial buildings and is particularly overshadowed by the northern face of the Edgecliff Centre, which also includes a bus terminal and an underground train station<sup>35</sup>.

While the subject site is in the suburb of Edgecliff, it sits directly on the border of the adjacent suburb of Paddington, with the lot's southern fence aligning with the suburb boundary on the edge of Trumper Park<sup>36</sup>. Access to Trumper Park is possible through a small path running alongside the site's north-eastern face, which is accessible from New McLean Street. This heavily forested path runs down a hill through the northernmost part of the park and along the northern face of Trumper Oval, with a small playground directly opposite. A smaller path runs off from this larger footpath, running alongside the southern border of the subject site until it reaches Bowes Avenue, which contains a row of heritage terraces known as the 'Bowes Terraces' or 'Royal Terraces'<sup>37</sup>. The vegetation is very dense on these paths and the subject site is mostly hidden from view, aside from the westernmost area of the Bowes Terraces, from which one of the subject site's apartment complexes is clearly visible.

<sup>34</sup> Urbis, 2021. *136-140 New South Head Road, Edgecliff – Heritage Statement Planning Proposal: Design Statement*, Prepared for Woollahra Municipal Council, p.5

<sup>35</sup> Ibid.

<sup>36</sup> Google Maps 2022; Curio Projects 2022

<sup>37</sup> City of Sydney 1950, *Civic Survey 1938 to 1950, Paddington East*, Sydney Of Sydney Archives.





Figure 4.5: Western view of New South Head Road. To the left is the Edgecliff Centre and Edgecliff Train Station, with the entrance to New McLean Street visible to the middle left. Source: Google Maps 2022.



Figure 4.6: View of New South Head Road facing south, with the entrance to New McLean Street directly in front. Source: Google Maps 2022.





Figure 4.7: Trumper Park facing north, with playground and northern pathway visible. The concrete pathway in the foreground leads along the southern boundary of the subject site.



Figure 4.8: Pathway leading east off from Trumper Park along the southern boundary of the subject site.





Figure 4.9: View towards the back of the Bowes Terraces from the footpath that runs along the subject site's southern perimeter. The 'Royal Terrace' seen in fig 3.5 likely refers to the small path in front of these terraces. Source: Curio Projects 2022.



Figure 4.10: View of the Bowes Terraces from Cameron Street. The turning circle that provides pedestrian access to New McLean Street is directly to the right. Source: Google Maps 2022.

The main Trumper Park footpath terminates at Glenmore Road to the west. This road runs alongside the western side of Trumper Oval, with a modern residential complex on the road's western face. From Trumper Oval, the large trees to the north-east largely conceal the subject site and hill on which it sits, but several taller buildings are still visible behind them. These include the southern face of 3 Darling Point Road, the highest point of the Edgecliff Centre on 203-233 New South Head Road, and the south-eastern face of 180 Ocean Street.<sup>38</sup> Running north, Glenmore Road is surrounded by a variety of heritage terraces on both sides, with a small number of larger, more modern residential

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<sup>38</sup> Ibid.



complexes, until it reaches the train line just beyond South Street and subsequently diverts on to New South Head Road (See fig 4.14 and 4.15).<sup>39</sup>

The suburb of Paddington is dominated by multi and single-storey terraces from the 1840s-1900's, like those located to the east and south of the subject site, as well as several freestanding timber and masonry houses, residential and commercial buildings.<sup>40</sup> Like Trumper Oval, the wider Paddington area is also on a lower depth in relation to the subject site, however visibility from any heritage vistas in the suburb towards the subject site is negligible due to a mix of vegetation and buildings obscuring views.



Figure 4.11: The pathway leading through Trumper Park towards Glenmore Road. Note the dense foliage and greenery in the centre that blocks visibility towards 8-10 New McLean Street. Source: Curio Projects 2022.

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<sup>39</sup> Google Maps 2022; Curio Projects 2022

<sup>40</sup> Woollahra Municipal Council 2014, *Woollahra Development Control Plan 2014 – Part C: Heritage Conservation Areas*, C1.2, p. 7





Figure 4.12: Aerial view of Trumper Oval facing north, with Subject site visible to the right, showing the extremely dense vegetation between the two. Source: Google Maps 2022

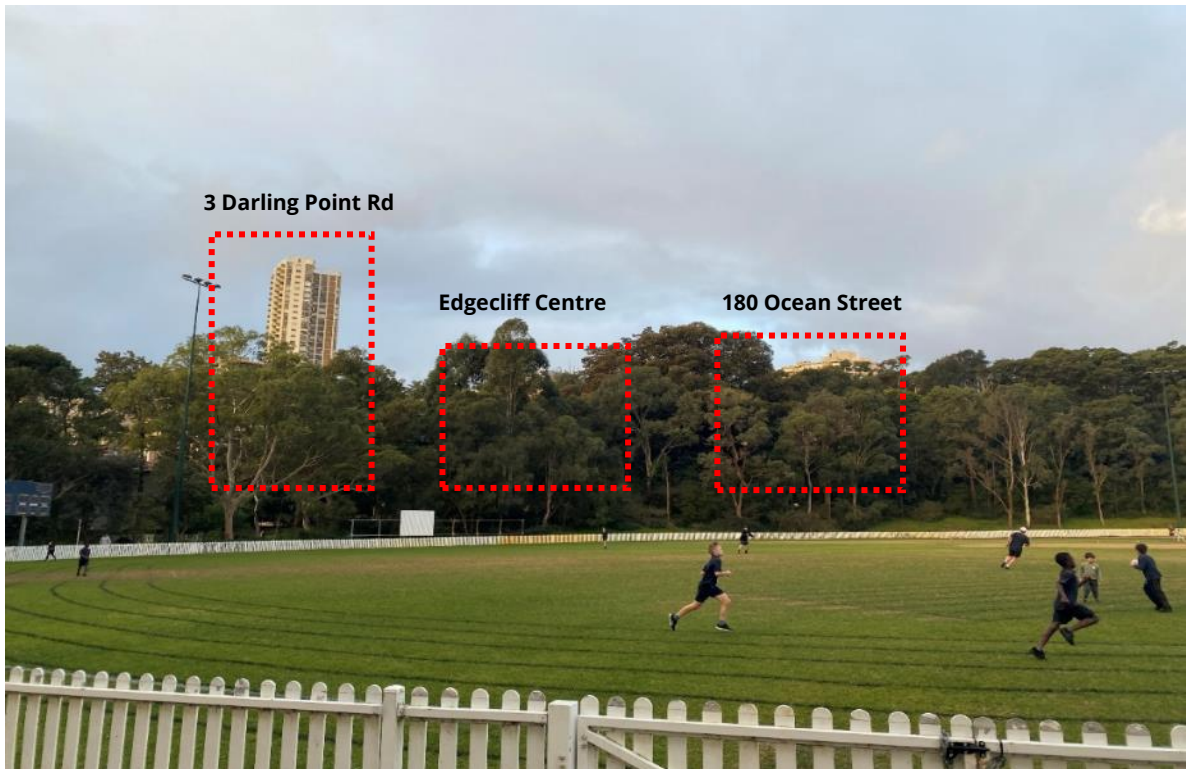


Figure 4.13: View of Trumper Oval from Glenmore Road. The three buildings highlighted are the southern face of 3 Darling Point Road (left), the highest point of the Edgecliff Centre on 203-233 New South Head Road (middle), and the south-eastern face of 180 Ocean Street (right). Source: Curio Projects 2022.





Figure 4.14: Examples of heritage terraces on Glenmore Road, facing west. These terraces are directly visible from the northern footpath through Trumper Park. Source: Curio Projects 2022.



Figure 4.15: Glenmore Road as it runs north from Trumper Oval. The railway line can be seen in the distance. Source: Google Maps 2022; Curio Projects 2022



#### 4.2.1. Subject Site and Surrounds

A site inspection of the subject site was carried out on 28 July 2022 by Natalie Vinton (CEO, Curio Projects) and Sebastian Gerber-Hood, Archaeologist and Heritage Specialist. The objective of the site visit was to inspect the current condition of the site and all buildings and structures on the site, as well as establish a visual understanding of the setting of the site and broader surroundings. The inspection included viewing and photographing only the exteriors of the two buildings, with no internal access. Therefore, the physical description of the two buildings addresses the exteriors of the buildings only.

The subject site, known as 'Cameron Court', is located at 8-10 New McLean Street and is defined as lot SP20548, located in Edgecliff on the border of the suburb of Paddington. The lot contains two 5 storey apartment buildings that sit parallel to each other, with the length of each building roughly oriented in an north-south direction. The two buildings contain a total of 106 apartments spread over 5 storeys, along single loaded balcony corridors at each storey providing access to apartments via a covered, external staircase at the south end of each building.<sup>41</sup> The two buildings are at a distance of approximately 20m from each other separated by landscaped green spaces and mature trees. The buildings are masonry constructions comprising blond bricks with exposed, shuttered, concrete used to demarcate the floor slabs, balcony corridors and external access staircases. The overall stripped back, simple design of the two buildings and their placement in a landscape setting, indicates influences of 'International Style' architecture.

Based on an external visual inspection of the two buildings, the overall condition of the two buildings can be described as fair. The exposed brickwork is in a fair condition, but it is stained and dirty in sections. The concrete is in a poor condition, with spalling concrete observed at a number of external locations in the building, mostly to the underside of balcony slabs. Strata management for the site have advised that there is a possibility of concrete cancer to the buildings. The apartment buildings are surrounded by dense greenery, which is overgrown in many areas, and this tends to hide the apartments and surrounds from the road and the nearby park.

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<sup>41</sup> Woollahra Municipal Council, 8-10 New Mclean Street Development Application, Woollahra Municipal Council Archives



Figure 4.16: 8-10 New McLean Street as viewed from the site's carpark, facing east. Source: Curio Projects, 2022.



Figure 4.17: One of the site's apartment complexes as viewed from the central lawn area, facing north. Source: Curio Projects 2022.





Figure 4.18: The two 8-10 New McLean Street apartment complexes as viewed from the central lawn area, facing east. Note the twig fences to the right. Source: Curio Projects 2022.

Along the western edge of each apartment building are several ground-level, yard areas for the ground floor units, demarcated by single brick walls and fenced off with twig fences and hedges. The twig fences and are in good condition aside from some fading and fraying, but do not match the overall aesthetic of the buildings. The westernmost section of the site is occupied by a large open field and garden area, which contains a small pool surrounded by fencing. This area is well-lit and in generally good condition, with a well-maintained lawn and a few medium sized trees. The field area ends at the south-eastern corner of the lot and is surrounded by medium sized trees that serve to block the line of sight to the park pathway beyond.<sup>42</sup>

The site's car park, located within the lot to the east of the apartment buildings, is a single-storey concrete structure built in a similar style and colour to the main complex. The roof of the carpark is accessible from the road and serves as a second storey for parking. The carpark appears to be in fair condition, aside from some staining on the concrete. The carpark visible from New McLean Street despite the presence of trees in front of it.

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<sup>42</sup> Curio Projects 2022





Figure 4.19: The westernmost apartment complex of 8-10 New McLean Street as viewed from the site's western lawn and pool area, facing north. Source: Curio Projects 2022.

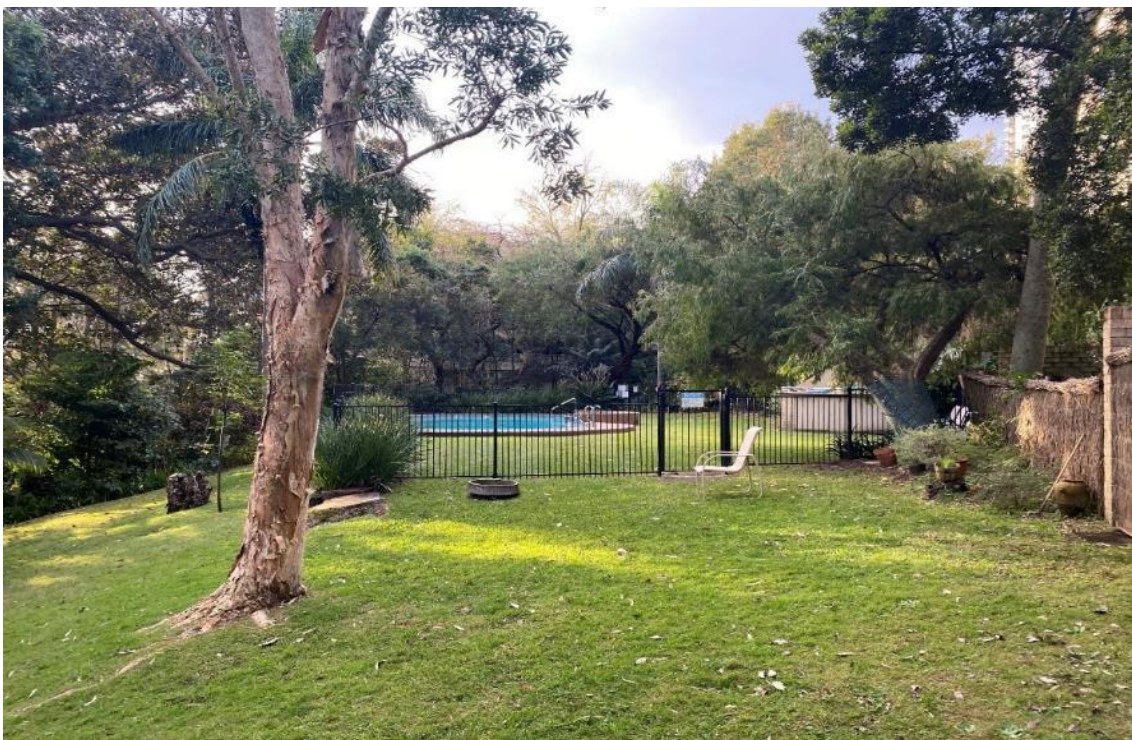


Figure 4.20: The lawn and pool area of 8-10 New McLean Street, facing north-west. Source: Curio Projects 2022.





Figure 4.21: The single-storey carpark/garage area of 8-10 New McLean Street, facing south-east. The roof of this carpark also houses parking spaces and is accessible directly from the road off New McLean Street. Source: Curio Projects 2022.

#### 4.2.2. Edgecliff Station

Edgecliff Station is located across two separate levels: concourse level with street access from New South Head Road and New McLean Street (including retail shops and station ticket gates); and a platform level located below the concourse level that provides access to train services. A gallery level is also located above the concourse level, providing street access to New South Head Road, as well as retail shops and access to the bus interchange above. The bus interchange is currently located on the roof of the Edgecliff Station Building.

The State Heritage Inventory datasheet for Edgecliff Station identifies its attributes as follows:

***Physical description: STATION BUILDING (1979)***

*Edgecliff Station consists of the concourse level and the underground island platform area below. The concourse is accessed via the Edgecliff Centre on New South Head Road. The concourse area is tiled in light grey tiles and includes manned ticket booths, automatic ticketing machines and automatic gates through to the station area.*

*The station platforms are accessed via two escalators from the concourse level. The escalator shaft ceilings are of moulded plywood. This plywood, with recessed fluorescent strip lights, is used throughout the station platform area. Station walls are painted yellow, with dark blue tiled sections displaying the station name in tri-level banked white lettering.*

*The platform end walls (adjacent to the tunnel shafts) are tiled with glazed tiles in deep orange/red and station platform columns are tiled in dark blue. The platform faces are concrete.*



*The platform area includes three cross-passages joining the up and down platforms and allowing for passenger flow. The station group includes a bus interchange at the upper (exterior) level.*

#### 4.2.3. Surrounding Precinct Context

The immediate urban context of the subject site along this section of New South Head Road, Edgecliff, can generally be characterised by mid-rise to high rise residential and commercial properties (e.g. 30 storey residential tower 'Ranelagh' at 3-17 Darling Point Road- north across the road from Edgecliff Centre; East Point Centre and 14 storey mixed residential and commercial tower adjacent at 235-287 New South Head Road.) (Figure 4.22). The VIA prepared for the project (RLA 2020), describes the built form context of the area as:

*Clusters of taller building and tower forms also respond to the location of infrastructure, historical transport routes and historical demand for housing on the periphery of low density early settlement areas like Paddington and Darlinghurst...Tower form residential developments are scattered throughout the Eastern Suburbs but concentrated on the transport routes and ridges leading toward the Harbour, such as the vicinity of the Site. Mixed late 20<sup>th</sup> century development of various scales are also concentrated in commercial areas on transport nodes including the vicinity of the Site. Thus the proposal would be visually compatible with the overall distribution of built form in the visual setting. (RLA 2020: 6)*

The VIA also describes the existing built form in the vicinity of the subject site as being:

*... variable and of no consistency in terms of building typology, height or massing. ... (RLA 2020: 6)*

The DCP describes the connectivity across the Edgecliff Centre Precinct as being 'restricted', noting that along New McLean Street (i.e. to the southern boundary of the current subject site):

*car park entries and loading bays dominate the streetscape, and the landscaping is sparse and uncoordinated. This creates an unwelcoming pedestrian environment with little visual interest and provides a harsh transition to the residential land opposite...<sup>43</sup>*

The desired future character of the Edgecliff Centre as described in the DCP includes recommendations for an active street frontage along New McLean Street.

As identified in the LEP, the subject site is surrounded by a high density of heritage- listed items of varying ages, types and significance. In particular, the site is location within close vicinity to the iconic Ascham school precinct which comprises: "Fiona" including interiors and former entrance gates, "Glenrock" including interiors and inner and outer gates, the Dower House including interiors, sandstone works, remaining open space and oval adjacent to "Fiona", 4 Moreton Bay Figs, related items "The Octagon", (Octagon Road), "Yeomerry" (1 St Mark's Road) and "Duntrim" (37 Darling Point Road) which are also part of Ascham school.

The school site itself is leafy, contains significant cultural plantings and many significant sandstone buildings. It should also be noted that while the school is accessed via the sandstone entry gates from New South Head Road, the majority of the precinct is set back significantly from the road itself,

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<sup>43</sup> DCP 2015 D4, p.5

with modern commercial and retail buildings along the street frontage obscuring the majority of heritage items from view from the road (Figure 4.23).

Beyond the school site, there are many other heritage items, including churches, 1930a-1940s buildings and late 19th housing which make up the urban fabric of the neighbourhood. The predominant materiality of the precinct varies from sandstone buildings with dark grey/black slate roofing, through to the red and orange-roofed blue and red brick apartment buildings of the 1930s-1940s.

Mature cultural plantings, and greenery are a significant element of the broader streetscapes surrounding the site, to the south with Trumper Park and Paddington HCA, northwest within the Darling Point HCA, and through landscaping features for the majority of heritage listed items.



Figure 4.22: Immediate context of the existing Edgecliff Centre (View west towards Sydney CBD) (Source: Longhurst 2019)



Figure 4.23: View from Edgecliff Centre across New South Head Rd towards Ascham school precinct. Sandstone school gates visible in right of image. Majority of precinct itself obscured by contemporary medium density development along street frontage (Source: Google Maps 2020)

### **4.3. Comparative Analysis – Sydney School and 8-10 New McLean Street**

This section compares and contrasts the two apartment blocks at 8-10 New McLean Street with several buildings that are commonly thought to be part of the Late Twentieth-Century Sydney Regional style, also known as the ‘Sydney School’. The comparative analysis will help to determine the degree to which 8-10 New McLean Street is associated with this architectural style, and will in turn assist with the assessment of its heritage significance..

#### **4.3.1. Woolley House, Mosman – Designed by Ken Woolley**

Designed by Ken Woolley for himself and his family, the Woolley House, built in 1962 in Mosman is an archetypal example of a house built in the ‘Sydney School’ Style. Built on a previously underutilised area of steep bushland, the house has a split-level form with a sloped skillion roof, staggered internal spaces and sightlines that angle down the slope.<sup>44</sup> The property is surrounded by numerous examples of native flora, creating a sympathetic bush setting that complements the building’s form. Materials used in the construction include quarry tiled flooring, red cedar boarding and panelling, sandstone and clinker bricks, and unfinished timbers, all of which would come to be heavily associated with the development of the Sydney School.

By contrast the two buildings at 8-10 New McLean Street, while built on a mild slope, are both cut parallel into the hill with an even, rectangular form both externally and internally. The small slope of the site’s external side stairs is the only angle visible in the otherwise very uniform building, and the site contains sparse plantings of native flora and an open grass yard. The two apartment buildings contain no visible timbers and are made mostly of concrete with some bricks, although these quite uniform, pale bricks differ significantly from the irregular clinker bricks used in the Woolley House.

, Although 8-10 McLean Street was built around the same time as Woolley House, and designed by similarly aligned architects, the buildings have very few architectural similarities and lacks the warm, regional feeling that the Woolley House exudes.

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<sup>44</sup> "Woolley House". New South Wales State Heritage Register. Department of Planning & Environment. H01514





Figure 4.24 The Woolley House in Mosman. Source: 'Woolley Houser I' *Docomomo*. Accessed from: <https://docomomoaustralia.com.au/woolley-house-1962/>

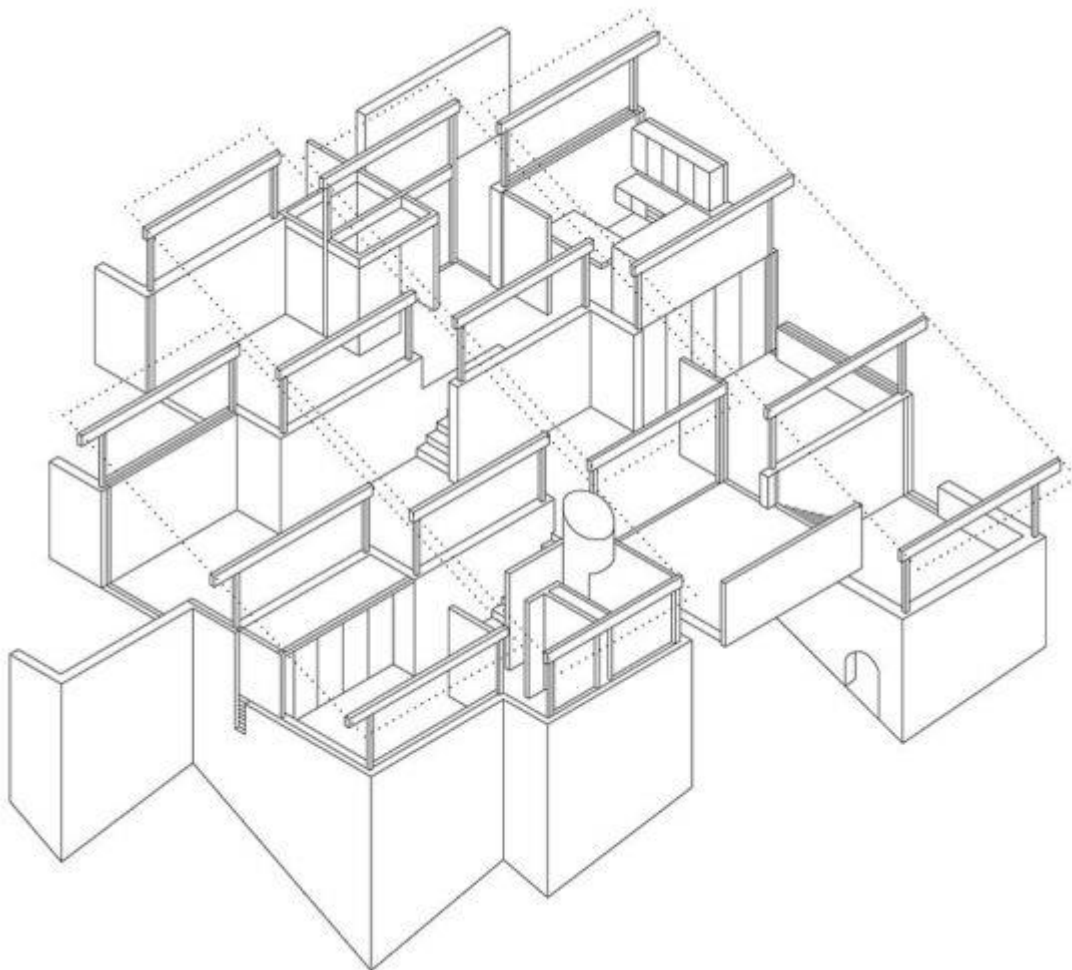


Figure 4.25 Layout of the Woolley House, showing the staggered rooms and sloped roofing. Source: Ken Woolley in Sowden, H., 1969, *Towards an Australian Architecture*, Sydney: Ure Smith, p. 2

#### 4.3.2. 69 Yeramba Street, Turramurra – Designed by Donald Gazzard

Designed by Don Gazzard and completed in 1964, this residential home in Turramurra contains numerous features that clearly identify it as being part of the Sydney School. While it is built on a sloped hill on a property filled with irregular native plants, this home is cut into the hill and features a regular plan and layout, with only one level and a gabled roof. It comprises vaulted ceilings and numerous windows revealing the bush outside, and has the warm and regional feeling so commonly associated with the Sydney School. This is enhanced by Gazzard's substantial use of hardwood timbers, dark tiling, and irregular clinker brick walls, which creates a rustic, natural colour palette that complements the eucalypt green of the bush outside<sup>45</sup>.

While the more regular layout of 69 Yeramba Street has some minor design similarities common with 8-10 New McLean Street, there are several distinct differences. The roofs of the two apartment blocks are completely flat, which in turn creates a box-like interior to the individual apartments, unlike the vaulted, wooden ceilings of the Turramurra home. There are far fewer windows in 8-10 New McLean Street, and those that are present are small and rectangular with blinds, which significantly limits light entering the individual apartments and obscures most views to any greenery. While both buildings make use of bricks, the type of bricks used in New McLean Street are paler and more regular than those in the Turramurra home, and there is a distinct lack of timber features. The natural light and rustic tones of 69 Yeramba Street, Turramurra are also directly contrasted with the gloomy and underlit walkways and interiors of 8-10 New McLean Street.

Although they share the same architect, there are few similarities between these two building designs. This is perhaps due to the limitations of the Edgecliff site and its development context, the fact that the Clarke Gazzard practice was a new practice at the time 8-10 New McLean was designed and built, and perhaps owing to the development of Gazzard's architectural mindset and craft over the years.

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<sup>45</sup> '69 Yeramba St, Turramurra, NSW 2074', *ratemyagent*. Accessed from <https://www.ratemyagent.com.au/real-estate-agency/mcconnell-bourn-wahroonga/property-listings/69-yeramba-st-turramurra-ad9b4s>





Figure 3.26: Exterior of 69 Yeramba Street. Source: '69 Yeramba Street' *RealEstate.com.au*. Accessed from: <https://www.realestate.com.au/property/69-yeramba-st-turramurra-nsw-2074/>



Figure 4.27: Interior of 69 Yeramba Street. Source: '69 Yeramba Street' *RealEstate.com.au*. Accessed from: <https://www.realestate.com.au/property/69-yeramba-st-turramurra-nsw-2074/>



### 4.3.3. Kanangra Court, Reid – Designed by Collard, Clarke and Jackson

Kanangra Court is an apartment complex made of seven three storeyed buildings, designed by the architectural firm Collard, Clarke and Jackson in 1962. While it lacks some of the more conventional aspects of the style, such as surrounding bushland and being located in Reid, ACT, the building group is an example of the Sydney School. The group is comprised of 118 flats and one caretaker unit, spread across an area of roughly 3.15 acres on a single block. Each flat is a self-contained bed sitting room, with a kitchenette, bathroom, and balcony. The seven buildings are splayed across the block, sitting at different height levels but linked together in a series of 'L-shapes' by staircases, which are screened and covered by pierced untreated brickwork for some level of privacy<sup>46</sup>. The buildings are constructed of concrete floor slabs with load bearing brick walls, as well as skillion roofing matching the slight slope of the site, with cement tiling and exposed timbers on the bottom, both of which evoke the buildings architectural style. Similarly, while the internal brick walls are rendered, the exterior brickwork is bagged and has been painted in an off-white, giving it slightly less rustic version of the rough exterior so commonly associated with the Sydney School.<sup>47</sup>

Despite both being apartment complexes, 8-10 New McLean Street shares little in common with Kanangra Court. While the rectangular layout of the two apartment complexes is akin to the general shape of the individual blocks of Kanangra court, the flat roofing of 8-10 New McLean Street and its completely box-like, separated blocks creates a very different character to the skillion roofing and asymmetrical mass of the Reid property. The enclosed staircases of Kanangra Court, made of rough, untreated bricks, similarly contrast with the external and exposed, yet dimly lit, concrete stairs of 8-10 New McLean Street. Although the exteriors of both complexes contain large areas of brickwork, the concrete walkways, and staircases of the Edgecliff property largely obscure three sides of these exteriors, and the concrete slabs of each level separates each brick wall section into panels. This differs drastically from Kanangra Court, which is defined by its bagged, brick walls, giving it an even, yet rugged look.

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<sup>46</sup> ACT Heritage Council 2015, 'Background Information: Kanangra Court', p.6. Accessed from: [https://www.environment.act.gov.au/\\_data/assets/pdf\\_file/0019/717400/Kanangra-Court-Reid-Background-Information-ENDORSED-HCM-20150409.pdf](https://www.environment.act.gov.au/_data/assets/pdf_file/0019/717400/Kanangra-Court-Reid-Background-Information-ENDORSED-HCM-20150409.pdf)

<sup>47</sup> 'Kanangra Court Flats, Ainslie Avenue Reid' *Canberra House*. Accessed from: <http://www.canberrahouse.com.au/houses/kanangra-court.html>



Figure 4.28: Exterior of Kanangra Court. Source: 'Large ACT public Housing sites could be sold in new renewal program' *Canberra Times*. Accessed from: <https://www.canberratimes.com.au/story/5997777/large-act-public-housing-sites-could-be-sold-in-new-renewal-program/>



Figure 4.29: Exterior of Kanangra Court, showing the pierced brick screens linking the various blocks. Source: 'Study to examine Ainslie Avenue development options' *Riotact*. Accessed from: <https://the-riotact.com/study-to-examine-ainslie-avenue-development-options/393589>

#### 4.3.4. Wentworth Memorial Church – Designed by Clarke Gazzard

The Wentworth Memorial Church is a former Anglican church, designed by Don Gazzard of Clarke Gazzard and completed in 1965. The church is one of the key examples of the Sydney School in a non-residential setting and is a significant part of the architectural legacy of Don Gazzard and his practice, Clarke Gazzard<sup>48</sup>. The former church sits on a dramatic outcrop overlooking the harbour and is largely obscured from outside view by numerous native flora, both key aspects of the Sydney School. The copper-sheeted roof has a very unconventional shape and is sloped backwards slightly towards the church's rear entrance. A short and slightly un-even belltower sits just before this entrance and is topped with a simple metal cross. The church's interior is of a similar size to the walled exterior forecourt and is sparsely decorated aside from a tapestry above the raised altar. With roughly rendered brick walls on both the exterior and interior, the church's interior details include rough brick and timber floors, and simple timber pews for the congregation. The battened timber ceiling alludes to the vaulted ceiling of a more conventional church, and abruptly reaches upwards as it reaches the altar, turning into a skylight.<sup>49</sup>

The two apartment blocks at 8-10 New McLean Street share little in common with Wentworth Memorial Church. While the native plants surrounding the Edgecliff property do obscure the public view, like the Wentworth Memorial Church, the internal grassed yards create a very different character to the church's largely brick and concrete forecourt. The asymmetrical shape of the church is similarly directly contrasted with the box-like design of the Edgecliff apartment blocks, and the church's significant use of skylights and large glass windows is very much absent in the cramped and dim external walkways and interiors of 8-10 New McLean Street. The church's heavy use of more rustic materials like copper and un-painted timber, both known Sydney School features, are absent from 8-10 New McLean Street's largely concrete structure. While both buildings make considerable use of bricks, the roughly placed, painted bricks create a very different feeling to the pale, uniform bricks of 8-10 New McLean Street.

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<sup>48</sup> Bronwyn Marshall 2021, 'An Important Classic – Wentworth Memorial Church by Donald Gazzard' *The Local Project*. Accessed from: <https://thelocalproject.com.au/articles/wentworth-memorial-church-by-donald-gazzard-project-feature-the-local-project/>

<sup>49</sup> 'Wentworth Memorial Church' *Docomomo*. Accessed from: <https://docomomoaustralia.com.au/wentworth-memorial-chapel-1964-5-nsw/>





Figure 4.30: Exterior of Wentworth Memorial Church. Source: Bronwyn Marshall 'An Important Classic – Wentworth Memorial Church by Donald Gazzard' *The Local Project*. Accessed from <https://thelocalproject.com.au/articles/wentworth-memorial-church-by-donald-gazzard-project-feature-the-local-project/>



Figure 4.31: Interior of Wentworth Memorial Church. Source: Bronwyn Marshall 'An Important Classic – Wentworth Memorial Church by Donald Gazzard' *The Local Project*. Accessed from <https://thelocalproject.com.au/articles/wentworth-memorial-church-by-donald-gazzard-project-feature-the-local-project/>

#### 4.3.5. Conclusion

In conclusion, 8-10 New McLean Street has little in common with the representative examples of Sydney School of architecture that have been subject to this analysis, which include keystone

examples of the style. The two buildings at 8-10 New McLean Street lack the aspects of environment-conscious design that would be expected of a building from the Sydney School and rather comprises an array of two box-like structures with uniformly placed flats within. The roofing is completely flat in both buildings and lacks any allusion to the sloped environment on which it sits, and although there is native flora planted around the site, it has been organised uniformly around the site's open grassed yards. The windows of 8-10 New McLean are small and narrow, offering little natural light and hindering opportunities to appreciate the site's landscape. The materials of 8-10 New McLean Street likewise do not align with what one would expect to see in a Sydney School building by Clarke Gazzard. There is a distinct lack of 'natural' or rustic materials like exposed timbers, clinker bricks and roof tiling, and instead the two structures are made mostly of concrete with some sections of pale, relatively uniform brick walling.

## 5. Description of the Proposal



## 5. Proposal for the subject site

### 5.1. Planning Proposal

The planning proposal for the subject site seeks amendment to Woollahra Local Environmental Plan 2014 as it applies to Nos. 8-10 New McLean Street, Edgecliff to insert an “Additional Permitted Use” clause for the subject site to permit food and drink premises, increase the maximum height of buildings standard to RL110m (23 storeys), and increase the FSR development standard to 4.5.

A conceptual development proposal has been developed to accompany the planning proposal to demonstrate the potential use of the site. It comprises the proposed demolition of the existing buildings, remediation of the site and construction of a podium with towers, mix-use development including the following key components:

- The proposed built form including building envelope, to provide for:
  - A podium of 4 storeys with three towers above – two towers of 7 storeys, and one tower ranging from 9-23 storeys. The maximum height of the development will be RL110m.
  - A central plaza and new north-south through-site link that provides connection and permeability across and through the site.
  - Car parking across three storeys of basement and one storey at the lower ground level.
  - A community space to the south-east section of the site adjacent to Trumper Park.
  - Activated street frontages along New Mclean Street through the provision of commercial and retail activities.
  - Landscape interfaces along the east and west edges of the site.



Figure 5.1 Ground plan for conceptual development plan (Source: fjstudio, 2023)



Figure 5.2 Level 1 plan for conceptual development plan (Source: fjstudio, 2023)



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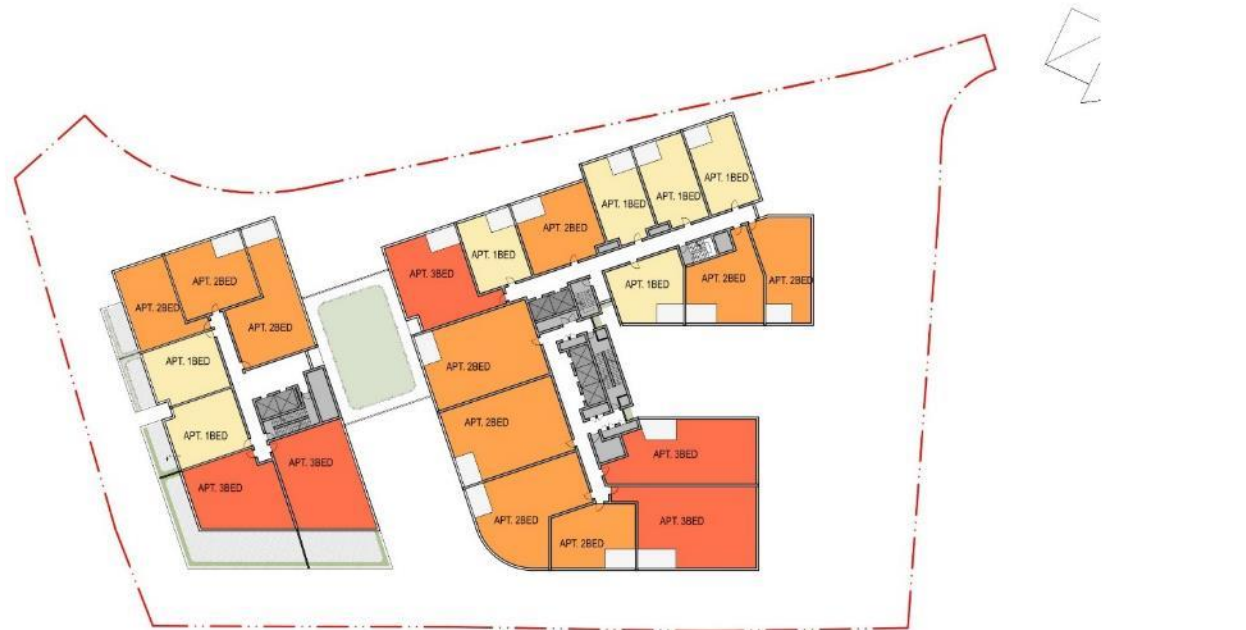
Figure 5.3 Level 2 plan for conceptual development plan (Source: fjstudio, 2023)

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Figure 5.4 Level 3 plan for conceptual development plan (Source: fjstudio, 2023)

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204 — Level 4  
<landmark> — 8-10 New McLean Street, Edgecliff

Scale  
1:500 @ A3



Figure 5.5 Level 4 plan for conceptual development plan (Source: fjstudio, 2023)



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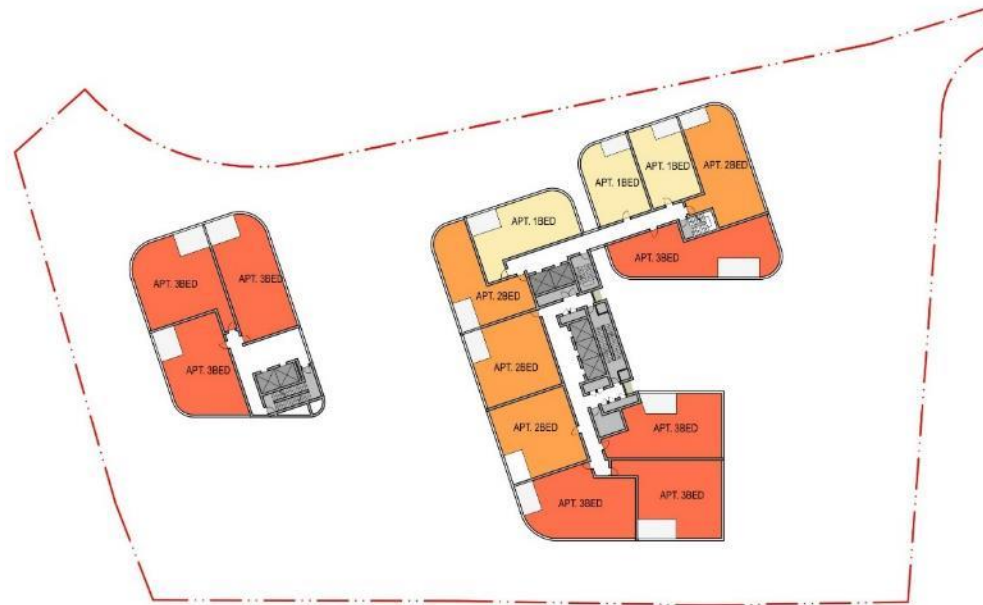
205 — Level 5  
<landmark> — 8-10 New McLean Street, Edgecliff

Scale  
1:500 @ A3



Figure 5.6 Level 5 plan for conceptual development plan (Source: fjstudio, 2023)

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Plan

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208 — Level 6-7  
<landmark> — 8-10 New McLean Street, Edgecliff

Scale  
1:500 @ A3



Figure 5.7 Levels 6-7 plan for conceptual development plan (Source: fjstudio, 2023)

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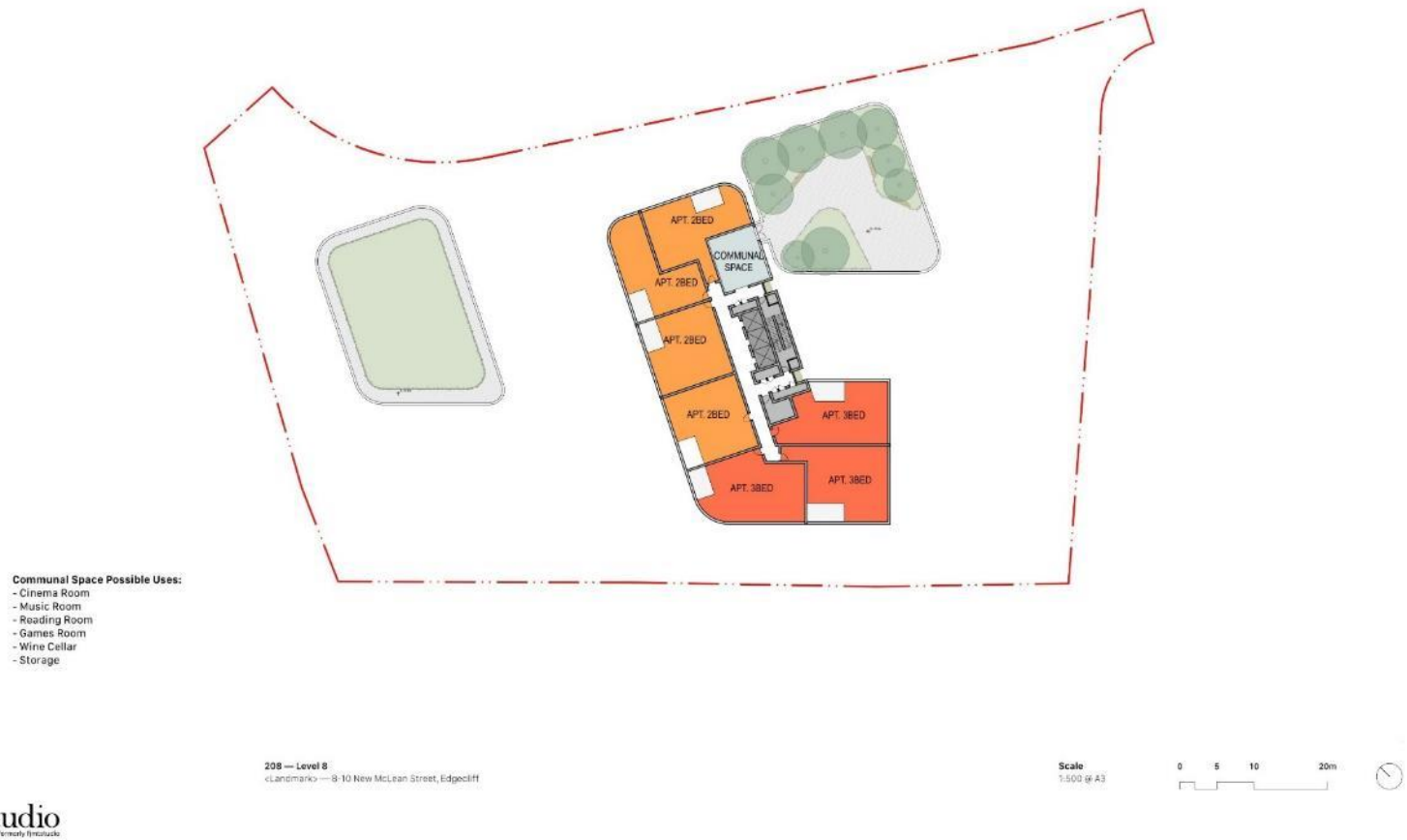
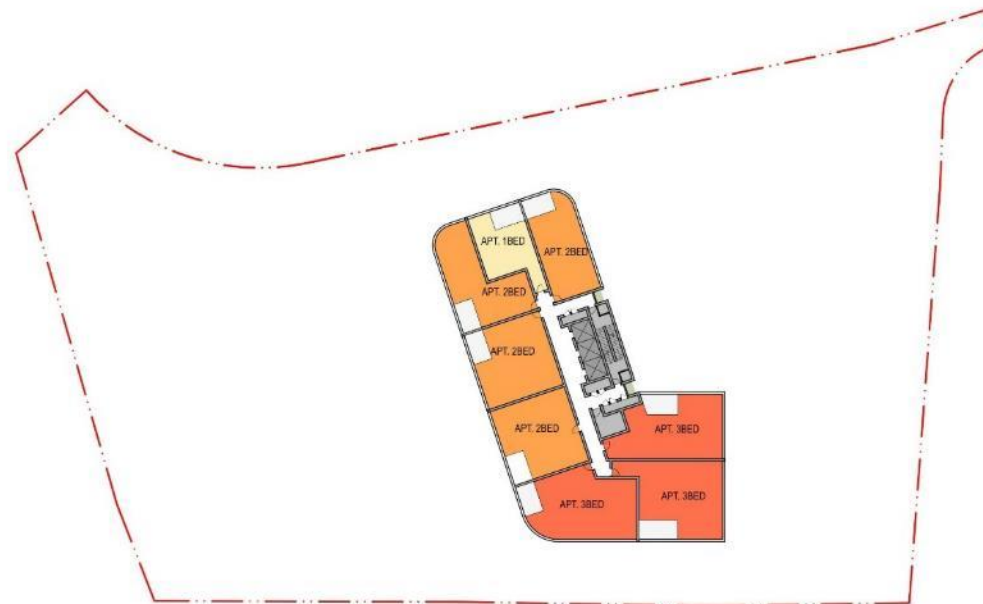


Figure 5.8 Level 8 plan for conceptual development plan (Source: fjstudio, 2023)



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fjstudio  
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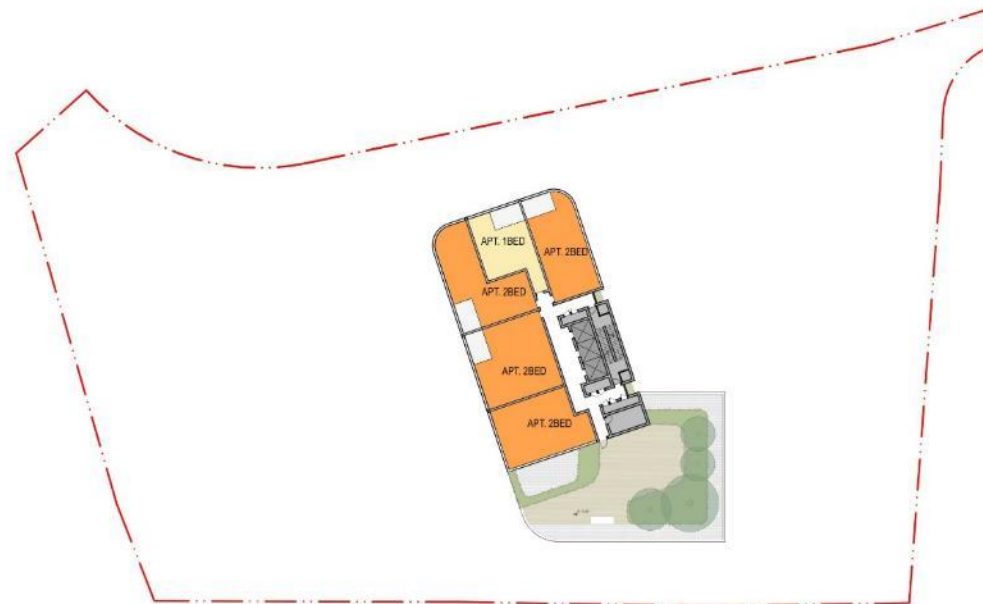
209 — Level 9-18  
<landmark> — 8-10 New McLean Street, Edgecliff

Scale  
1:500 @ A3



Figure 5.9 Level 9-18 plan for conceptual development plan (Source: fjstudio, 2023)

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25/7/2023

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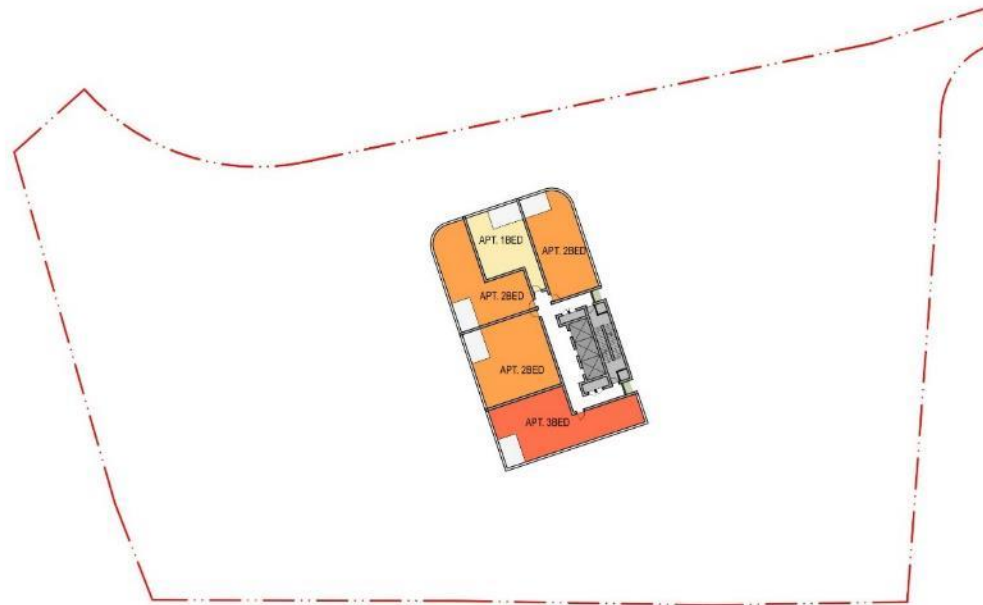
219 — Level 19  
<Landmark> — 8-10 New McLean Street, Edgecliff

Scale  
1:500 @ A3



Figure 5.10 Level 19 plan for conceptual development plan (Source: fjstudio, 2023)

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220 — Level 20-22  
«Landmark» — 8-10 New McLean Street, Edgecliff

Scale  
1:500 @ A3



Figure 5.11 Level 20-22 plan for conceptual development plan (Source: fjstudio, 2023)



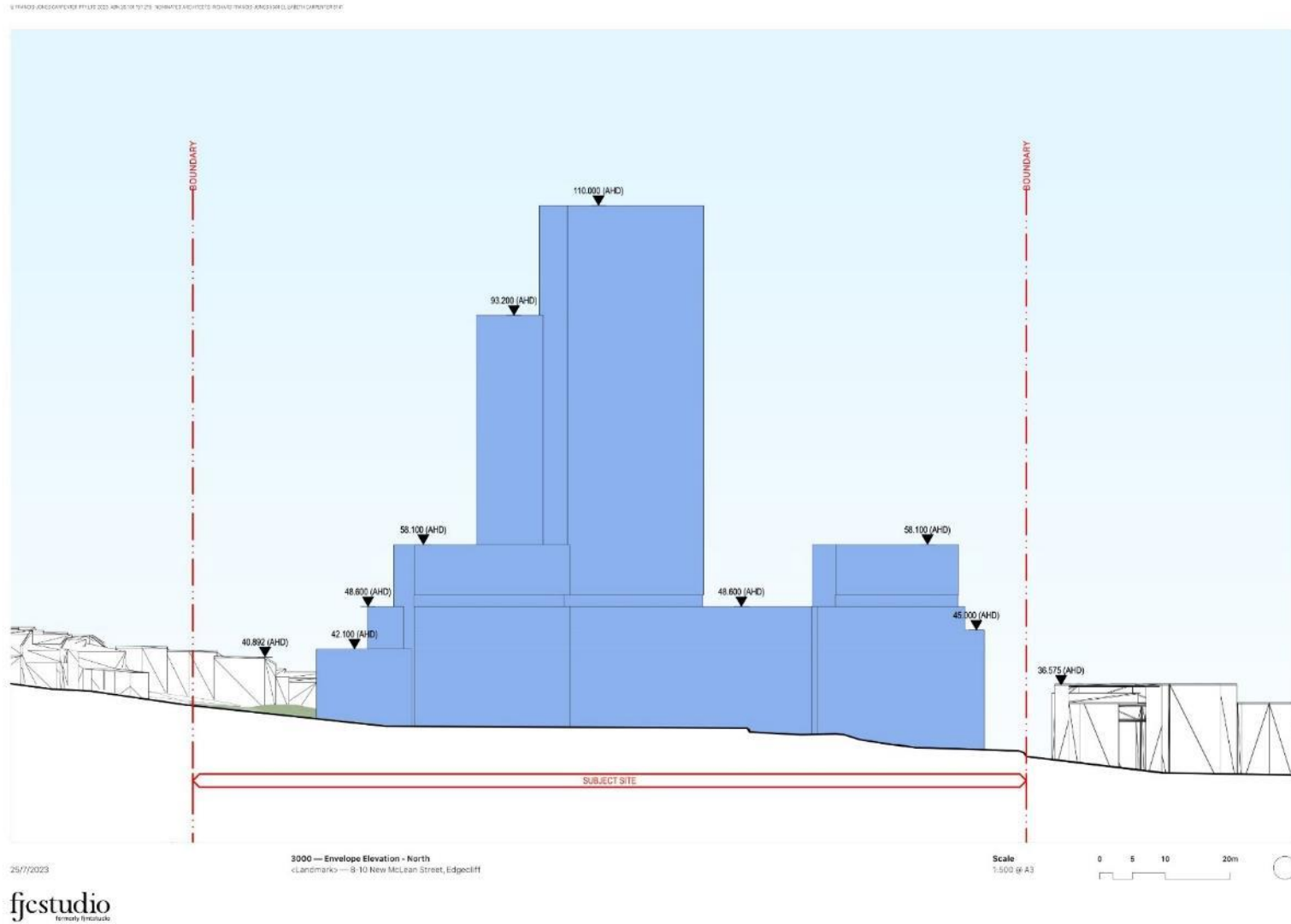


Figure 5.12 North elevation envelope for conceptual development plan (Source: fjstudio, 2023)

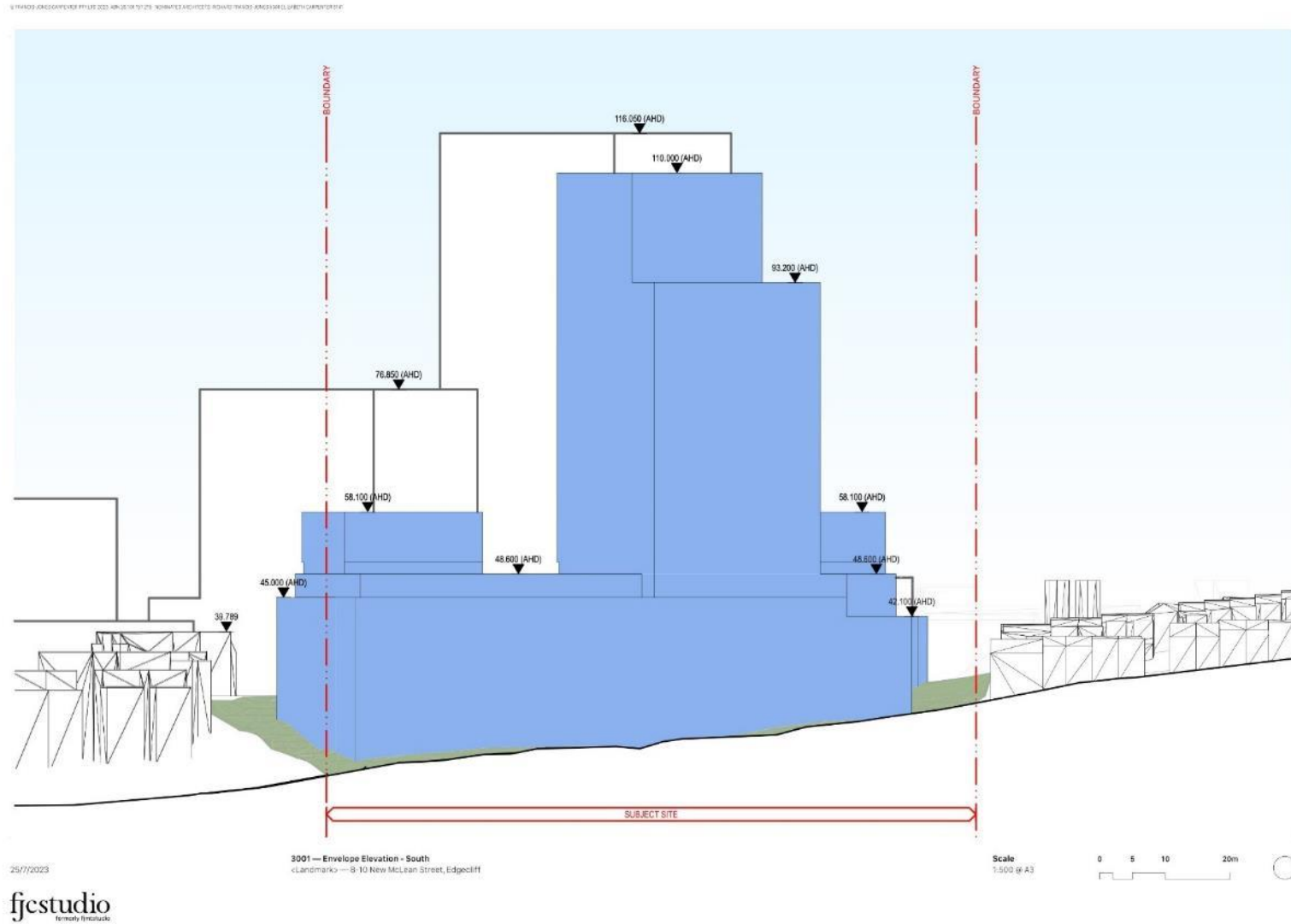


Figure 5.13 South elevation envelope for conceptual development plan (Source: fjstudio, 2023)

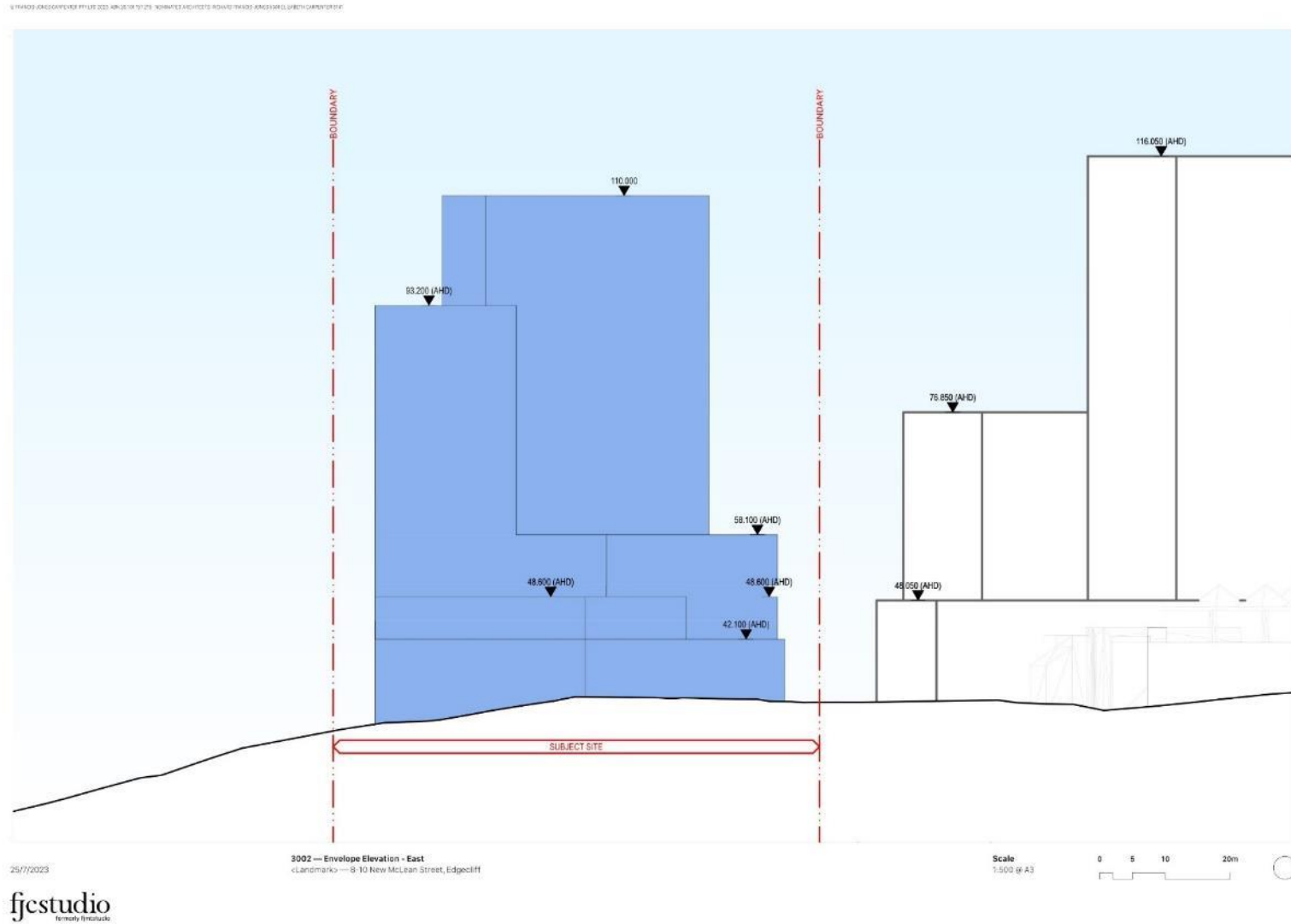


Figure 5.14 East elevation envelope for conceptual development plan (Source: fjstudio, 2023)



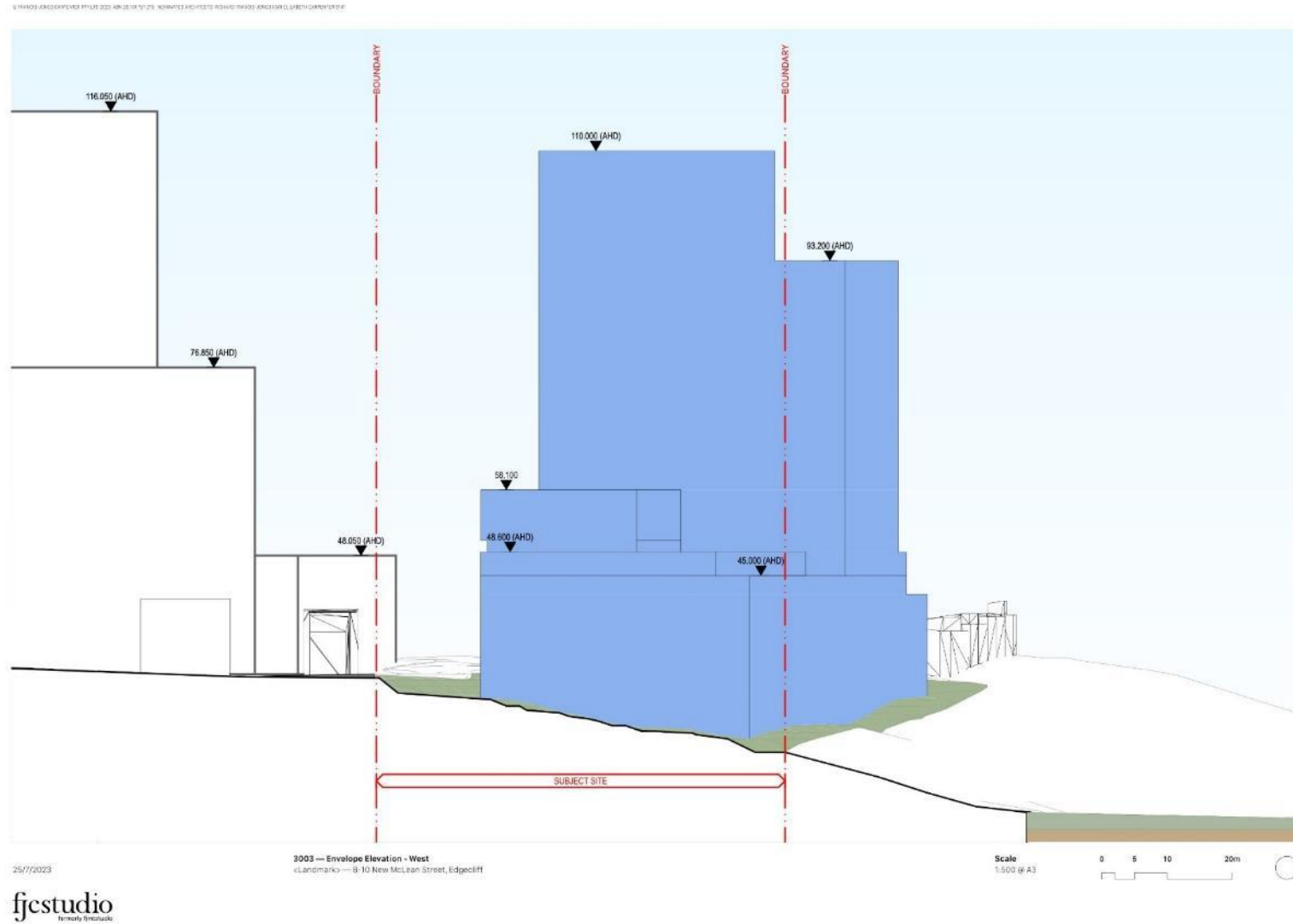


Figure 5.15 West elevation envelope for conceptual development plan (Source: fjcstudio, 2023)



Figure 5.15 Artist Impression of view from New McLean Street showing active street frontage and opening to central plaza (Source: fjcstudio, 2023)

## 5.2. Background

### 5.2.1. Pre-lodgment consultation

In September 2022, the proponent sought pre-application consultation with Woollahra Council, and accordingly submitted documentation including a letter by Curio Projects which provided high level advice on the conceptual pre-application proposal prepared by fjcstudio. The outcome of the pre-application consultation meeting, which was held on 14 November 2022, was largely supportive of requested reviewing of planning controls for the site. However, the proposed increase in maximum Height of Buildings and FSR standards, were considered excessive, and were therefore the proposal was not supported in its current form.

In terms of heritage the following heritage considerations were noted in the pre-application consultation 1/2022 report issued by Woollahra Council:

The planning proposal for this site in its current form was not supported on the basis of the excessive bulk and scale of proposed buildings on site, and the “impact such a development would have on the HCA in terms of visual amenity and solar access”. Council noted, “that the planning proposal does not accord with the aims of the Woollahra Local Environmental Plan Clause 1.2 (f) “to conserve the built and environmental heritage of Woollahra”.

Furthermore, it was recommended that, “To reduce the extent of visual amenity impacts of a future development on nearby heritage items and HCAs, the maximum building height should be substantially reduced, and the siting of the bulk of the proposed podium should be reconsidered to achieve a more appropriate transition between the subject site and the two-storey scale of the neighbouring HCA”.

## 6. Assessment of Heritage Significance

## 6. Assessment of Heritage Significance

The existing structures on site including the two apartment buildings and carpark set amidst the overall landscape and topography of the site, are not heritage listed items. However, an assessment of the significance of these structures and landscape against the significance criteria identified in the Department of Environment and Planning’s manual *Assessing heritage significance: Guidelines for assessing places and objects against the Heritage Council of NSW criteria (2023)*, has been undertaken. This will help ascertain if there are any aspects of the site that may have heritage significance which would need to be maintained.

These Guidelines indicate that an item must meet one or more of the following criteria:

Table 5.1: NSW heritage criteria for assessing significance.

Criterion	Significance	Status
<b>Criterion (a)</b>	Historical	An item is important in the course, or pattern, of NSW cultural or natural history (or in the cultural or natural history of the local area).
<b>Criterion (b)</b>	Associative	An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW’s cultural or natural history (or the cultural or natural history of the local area).
<b>Criterion (c)</b>	Aesthetic	An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).
<b>Criterion (d)</b>	Social	An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons.
<b>Criterion (e)</b>	Scientific	An item has potential to yield information that will contribute to an understanding of NSW’s cultural or natural history (or the cultural or natural history of the local area).
<b>Criterion (f)</b>	Rarity	An item possesses uncommon, rare or endangered aspects of NSW’s cultural or natural history (or the cultural or natural history of the local area).
<b>Criterion (g)</b>	Representative	An item is important in demonstrating the principal characteristics of a class of NSW’s: <ul style="list-style-type: none"> <li>• Cultural or natural places; or Cultural or natural environments.</li> <li>• (or a class of the local area’s cultural or natural places; or cultural or natural environments).</li> </ul>

### *Criterion (a)—Historic Significance*

The subject site has low heritage significance as it is part of recent changes to the area including the formation of New McLean Street, which accompanied the development of the Edgecliff Centre and the subject site in the late 1960s/early 1970s. It is also part of the St James Glebe Redevelopment for the larger area along New McLean Street, which was proposed in the late 1960s but was not carried through. The site therefore does not meet the criteria to warrant heritage listing.

### *Criterion (b)— Historical association*

The design of the development at 8-10 McLean Street, comprising of two 5 storeys, standalone residential buildings in a landscape setting was undertaken by Clarke, Gazzard & Partners – architects who were influential as architects in the 1960s, notably for their contribution to the design



philosophies propagated by the ‘Sydney School’ of architecture, which was a move away from the international modernist styles in the 1960s. However, the two buildings when compared with later works of Clarke and Gazzard, and of other architectural practices that took on the philosophies of the Sydney School are not representative of the Sydney School design ideologies. These buildings are amongst the earlier works of Clarke, Gazzard & Partners, and are not as significant as noteworthy works of the practice such as Wentworth Memorial Church.

The subject buildings do meet the criteria to warrant heritage listing.

***Criterion (c)— Aesthetic/creative/technical achievement***

The two 5 storey buildings set in the middle of landscaping, with the stripped back and simple masonry and concrete aesthetic, does indicate influences of International Style architecture. However, they do not comprise notable architectural features representative of this period and are very ordinary examples of the style.

Although the buildings were designed by Clarke, Gazzard & Partners architects associated with the ‘Sydney School’ of architecture, the subject buildings do not comprise any notable architectural features or elements which demonstrate exceptional examples of the design philosophies which represent the architectural movement.

The Sydney School typically involved site-specific regional architecture with design philosophies making use of or alluding to local natural materials, such as dark tiles, painted or exposed bricks and stained timbers, and responding to the topography of the land. The subject buildings are set in landscape settings with the topography of the site taken into consideration, the combination of exposed brick with the horizontal bands of concrete, indicate more influences of the International Style than the Sydney School.

The subject buildings do not fulfil the criterion for aesthetic significance.

***Criterion (f) – Rarity***

Clarke, Gazzard & Partners designed two sets of similar buildings in Edgecliff as part of the St James Glebe Redevelopment. The two buildings at 8-10 New McLean Street, Edgecliff and a residential complex and aged-care facility at 250 and 238-290 Jersey Road, Woollahra were designed and constructed at the same time, and have the same aesthetic characteristics of brick and concrete. The subject buildings are not a rare example of their architectural style or type within the Woollahra LGA and the buildings do not fulfil this criterion.

***Criterion (g) Representative***

The two buildings on site have been identified as works of Clarke, Gazzard & Partners, who were architects associated with the ‘Sydney School’ of architecture. However, the subject buildings do not comprise any notable architectural features or elements which demonstrate exceptional examples of the design philosophies which represent the architectural movement. In fact, the siting of the buildings in the landscape and topography of the site, and the use exposed bricks and concrete indicate more of a leaning towards the International Style than the Sydney School. The buildings are ordinary examples of residential apartment built during the 1960s, and not representative examples of either the International Style or the Sydney School. Therefore, the buildings do not fulfil this criterion.

***Criterion (d), (e)***

The subject site does not fulfil criterion (d), and (e), and (f)

### Summary of significance:

It is acknowledged there are historical aspects of the site which should be considered and interpreted in any future development for the overall site. The site has some historical links forming part of the planned 1960s redevelopments for St James Edgecliff Glebe, and were associated with architects Clarke, Gazzard & Partners – an architectural practice of repute during the 1960s and 1970s (best known for the Wentworth Memorial Church in Sydney).

The subject buildings do not meet the threshold of the relevant criteria to warrant local heritage listing. The buildings comprise no notable or residing architectural design elements or features of the buildings which attribute the buildings with the Sydney School style of architecture, nor are the buildings representative of the Sydney School architectural movement. The buildings are not rare within the Woollahra LGA and not unique or fine examples of their type.

# 7. Assessment of Heritage Impact

## 7. Assessment of Heritage Impacts

### 7.1. Demolition of existing buildings

The conceptual proposal for the subject site involves the demolition of the two existing buildings removal of the carpark, swimming pool and associated structures to allow for the redevelopment of the site.

As detailed within Section 6 above, the site has been assessed as not meeting the threshold for the relevant criteria for heritage listing at a local or state level and therefore the proposed demolition will have no impact on the heritage significance of the site. Notwithstanding this, Curio recommends that any future application for redevelopment of the site consider the building's historical background and its (albeit limited) contribution to the historical pattern of development within Woollahra, and that interpretation is incorporated into any future design.

The proposed removal of the two buildings will have a neutral and acceptable impact on the setting and views of the Paddington HCA as the removal of the existing buildings will conserve existing views within, to and from the Paddington HCA, including views along New McLean Street towards the HCA from New South Head Road, and views towards the Victorian terraces along Arthur Street, Herbert Road and Cameron Street. Existing views looking north from Trumper Park and Oval will also be retained and conserved.

### 7.2. Additional Permitted Use

The proposal seeks to insert an "Additional Permitted Use" clause to the Woollahra LEP for the subject site which will allow food and drink premises on the site. In terms of the conceptual proposal the development is envisioned as a mixed-use development with commercial and retail activities, and a dedicated community space at the ground level, and all levels above will be residential. The proposed use of the site for predominantly residential development will see the existing and historic use of the site being continued. The additional uses for the site will allow for greater use of the site in terms by future residents of the site, and the larger community and people from the wider neighbourhood. The proposed activities on the ground level will help activate street frontages along New Mclean Street, increasing safety and security right behind Edgecliff Centre and Station.

### 7.3. Proposed conceptual built form.

#### 7.3.1. Physical Impact on the site and the Paddington HCA

The conceptual proposal for the subject site will involve the demolition of the two buildings on site, the carpark, swimming pool and any associated structures to allow for the redevelopment of the site. There will be physical impact to the site, but this will not be relevant in terms of assessment of heritage impact as the subject site is not individually listed as a heritage item. The assessment of heritage impact primarily relates to any potential impact that the planning proposal may have on the character and significance of the Paddington HCA.

The proposal will not have a direct physical impact on any heritage items within the Paddington HCA, but given the scale of the proposal, it will affect the existing single to double storey character of the HCA. However, the mixed-use proposed development seeks to match the existing land use character of the Paddington HCA which is identified as "predominantly residential but which also contains a mix of shops and pubs...commercial buildings...remaining light industrial and warehouse style buildings". Furthermore, it also represents some of the key aspects of the future desired character of the HCA such as walkability, pedestrianisation, a mix of building typologies and uses, and design excellence. The proposal seeks to be an example of design excellence and heritage



sensitivity, through complementary and sympathetic building forms, articulation, materiality and finishes and landscaping.

To mitigate the impacts of the proposal on the HCA, it is recommended that:

The bulk and scale of the proposal, specifically at the podium level needs to be thought through in relation to the nearby Victorian terraces. This should include considerations of the height transition between the podium and the Victorian terraces, the setbacks from the street front, and architectural treatment of the podium's interfaces, so as to encourage a coherent transition between the new building and its immediate surroundings.

Landscaping be explored as an opportunity not only to soften the setbacks at ground floor level, but also at podium roof level and perhaps green walls to the southern elevation of the tower to soften views from Trumper Park/Oval.

### **7.3.2. Visual Impact on the surroundings**

The impact of the planning proposal needs to be considered in terms of the visual impacts of the podium and tower typology of development proposed. The proposal will impact views along New McLean Street, views to and from Edgecliff Centre, Edgecliff Station, and setting and views within the larger Paddington HCA, and views to and from the heritage items and other HCAs in the vicinity of the subject site.

A Visual Impact Assessment prepared by Urbaine Design Group presents existing views of the subject site from different locations, along with photomontage of these with the concept proposal, assessing the impact of the proposal on the immediate areas around the site and at relevant locations around the site.

In terms of the visual impact of the concept proposal on New McLean Street, and the immediate surroundings of the site, the podium and tower will be visible from the street and will occupy the street frontage of the subject site. Design concepts such as the indicated staggered massing of the podium and tower will help reduce the bulk of the proposal, while enabling an activation of the street frontage. Mitigative measures for future design development include considering the solid to void (glazing) ratio for the towers and podium so as to reduce the bulkiness of the development. The materiality of future buildings on site should reference or interpret the materiality of the existing buildings on site.

### **7.3.3. Setting and views within Paddington HCA**

As the site falls within Paddington HCA, the visual impact of the planning proposal comprising three towers – the tallest of which will range from 19-22 storeys – will be most evident on the two to four storey character of the Paddington HCA. The towers, unless designed in a sensitive manner, will have a pronounced visual impact on the low scale, built character of the HCA. Figures 6.1 and 6.2 – taken from the Urbaine VIA – present the existing and proposed views looking towards the subject site from within the Paddington HCA, and the tower with podium as visible elements in the distance. However, design measures have been taken to mitigate the impact of the proposal, including a staggered built form proposed for the podium and towers across the site, with the tallest tower designed to have a smaller footprint.

While there are no views presented from Trumper Park/Oval towards the site, the towers will be visible as a backdrop to the greenery of the Oval, and design measures notably solid to void (glazing) ratio for the towers and the materiality of future buildings on site, will need to be considered to mitigate the visual impact of the tower, and present a design solution that is sensitive and contemporary.



Figure 6.1 Existing view across from Cascade Street looking towards the subject site (Source: Urbaine Design Group, 2023)



Figure 6.2 Existing view across from Cascade Street looking towards the subject site with the proposed development outlined in red (Source: Urbaine Design Group, 2023)

#### 7.3.4. Views to and from Edgecliff Centre and Edgecliff Station

Figures 6.3, 6.4 and 6.5 present the scenario as existing today, and as proposed for the subject site and for the future of Edgecliff Centre and Edgecliff Station. The proposed envelopes in Figure 6.5 are indicative of proposed heights for new development along an identified section of New South Head Road as per the *Draft Edgecliff Commercial Centre Planning and Urban Design Strategy (ECCP)*. As indicated in the photomontages, the height of the towers proposed on the subject site would be lower than those indicated for Edgecliff Centre and Edgecliff Station, and that would be a positive outcome contingent on future proposals for the Edgecliff Centre being approved.

At a ground level, the visual impacts of the proposal will be mitigated by its positive attributes including the introduction of retail activity along New McLean Street, connectivity through the site, and to Trumper Park and Edgecliff Station, and community and public domain spaces integrated into the proposal. The proposed height of the podiums is also considered to be conducive as it reflects the height of the current Edgecliff Centre. The overall cohesive and integrative, envisioned character of the development, notably at the ground level will encourage greater pedestrian accessibility and ease along New McLean Street and connectivity to Trumper Park.

These aspects of the proposal will help improve the existing conditions along New McLean Street as identified in the Woollahra DCP 2015 as:

*...On New McLean Street, car park entries and loading bays dominate the streetscape, and the landscaping is sparse and uncoordinated. This creates an unwelcoming pedestrian environment with little visual interest and provides a harsh transition to the residential land opposite.*

*Connectivity across the centre is restricted as the Eastpoint Shopping Centre and Edgecliff Centre car parks are separate despite being located next to each other. This also unnecessarily increases the number of vehicle crossings on the New McLean Street frontage<sup>50</sup>.*



Figure 6.3 Existing view from New McLean Street with the Edgecliff Station and Centre to the left of the image, looking towards the subject site (Source: Urbaine Design Group, 2023)

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<sup>50</sup> Woollahra DCP, D4 Edgecliff Centre pg. 5





Figure 6.4 View from New McLean Street with the Edgecliff Station and Centre to the left of the image, and the prospered development to the centre of the image outlined in red (Source: Urbaine Design Group, 2023)



Figure 6.5 View from New McLean Street with approved envelopes for Edgecliff Centre and Edgecliff Station, and properties along the street to the left and right of the image, and the prospered development to the centre of the image (Source: Urbaine Design Group, 2023)

### 7.3.5. Views to and from Heritage Items and HCAs in the vicinity

There are number of heritage items in the vicinity of the subject site, namely three items along New South Head Road, and two HCAs – the Mona Road HCA and the Woollahra HCA. The Woollahra HCA being adjacent to Paddington HAC, would benefit most from the activation of New McLean Street notably in terms of proposed retail activity and community facilities. The podiums will not be visible from the heritage items along New South Head Road, and from Mona Road HCA, owing to the Edgecliff Centre and Edgecliff Station occupying the north edge of New McLean Street. However, the



19 and 22 storeys towers while not being visible in their entirety, will have significant portions visible from and across New South Head Road.

Figures 6.6 to 6.8 present existing versus future views from Rushcutters Bay Park. The proposal for the subject site can be seen as a distant built element in the backdrop but is not as tall as some of the existing buildings visible from the Park. As indicated in Figure 6.12, it will fit in with the future envisioned development along New South Head Road.



Figure 6.6 Existing view from Rushcutters Bay Park looking across Mona Road HCA in the direction of the subject site (Source: Urbaine Design Group, 2023)



Figure 6.7 View from Rushcutters Bay Park looking across Mona Road HCA with the envelope of the proposed development at the subject site outlined in red (Source: Urbaine Design Group, 2023)



Figure 6.8 View from Rushcutters Bay Park looking across Mona Road HCA with the envelope of the proposed development at the subject site and approved envelopes for Edgecliff Centre and Edgecliff Station (Source: Urbaine Design Group, 2023)

### 7.3.6. Assessment of Impacts against Woollahra DCP 2015

#### Woollahra DCP 2015

Part C Heritage & Conservation Areas

Chapter C1 Paddington Heritage Conservation Area

C1.3.13 Infill development (new development)

Objectives/ Controls	Curio response
<p>O1 To encourage development on infill sites which reflects contemporary values and employs contemporary design, and through a design idiom, materials and construction technique provides an appropriate response to relevant aspects of the historical context of Paddington.</p>	<p>Complies</p> <p>The proposal is classifiable as an infill development, and it will involve the demolition of the two existing apartment buildings on site, However as the subject buildings do not meet the threshold of the relevant criteria to warrant local heritage listing, their demolition is an acceptable outcome which will allow for a sensitively designed, contemporary infill development on the subject site.</p>
<p><i>Character</i></p> <p>C3 Infill development must:</p> <p>a) maintain the significant features and qualities that combine to represent the character of the neighbourhood and area;</p> <p>b) not adversely affect the maintenance of elements that contribute to the significance of the heritage conservation area, for example sandstone walls; and</p>	<p>Complies</p> <p>The proposal is limited to the subject site which is not a heritage item, and the two existing buildings on the site do not meet the threshold of the relevant criteria to warrant local heritage listing. Therefore, the removal of these buildings will have no adverse heritage impact on the Paddington HCA.</p> <p>The proposal for the mixed-use, podium-tower infill development on the site, will allow for activation of street frontages, community</p>

<p>c) make a positive contribution to the character of the neighbourhood and area.</p>	<p>involvement and greater pedestrian accessibility, for the neighbourhood and area.</p>
<p><i>Form</i></p>	
<p>C5 Infill development must be consistent with the predominant built form (volume and configuration) of significant contributory development adjoining the site and in its immediate area in terms of aspects including, but not limited to:</p> <ul style="list-style-type: none"> <li>a) roof forms and pitch;</li> <li>b) three dimensional modelling of neighbouring buildings;</li> <li>c) modulation and articulation;</li> <li>d) relationship of solids and voids;</li> <li>e) fenestration patterns; and</li> <li>f) relationship of floor to ceiling heights and horizontal alignment of features (especially ground and first floor levels of existing buildings on sloping sites and streets).</li> </ul>	<p>Complies</p> <p>While the podiums of the proposed infill development will be compatible with the low scale, built character of the Paddington HCA, the 19-22 storeys towers will be visually prominent from surrounding areas.</p> <p>The visual impact of the towers is minor, and it could be further mitigated through heritage sensitive design interventions including: reduced and varied building heights, staggered massing, solid to void ratio for the towers and podiums.</p>
<p>C6 Infill development must adopt the established orientation pattern of the streetscape.</p>	<p>Complies</p> <p>The existing buildings on site do not follow the established orientation pattern of the streetscape. Therefore, their removal and replacement with the proposed infill development which follows the street pattern of New McLean Street is a positive outcome.</p>
<p>C10 Where building front setbacks vary, the following apply:</p> <ul style="list-style-type: none"> <li>b) If there is no dominant pattern, the infill development must align with the existing adjoining development whose scale is more compatible with the proposed infill development. The pattern of setbacks must respect and take cues from the nearest contributory 19th or 20th century development and ensure that infill is recessive and does not visually dominate the streetscape.</li> </ul>	<p>Complies</p> <p>The proposed infill development aligns with the Edgecliff Station and Edgecliff Centre – both of which are compatible in scale.</p> <p>While the podiums of the proposed infill development will be compatible with the low scale, built character of the Paddington HCA, the 19-22 storeys towers will be staggered back and be recessive from the street front.</p>
<p><i>Materials, finishes, textures and colours</i></p>	
<p>C15 Contemporary materials may be permitted for infill development but only where their</p>	<p>Complies</p>

<p>proportions, detailing, quantities and location on the building are in keeping with the character elements (refer to C1.2.3), the desired future character (refer to C1.2.4) and the heritage significance of the conservation area</p>	<p>The mixed-use infill development seeks to match the existing land use character of the Paddington HCA which is identified as “predominantly residential but which also contains a mix of shops and pubs...commercial buildings...remaining light industrial and warehouse style buildings”. Furthermore, it also represents some of the key aspects of the future desired character of the HCA such as walkability, pedestrianisation, a mix of building typologies and uses, and design excellence. The proposal seeks to be an example of design excellence and heritage sensitivity, through complementary and sympathetic building forms, articulation, materiality and finishes and landscaping.</p>
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#### 7.4. Summary of Heritage Impact

The conceptual proposal for the subject site at 8-10 New McLean Street includes a mixed-use development, designed as a podium with tower, built form typology, much like the existing Edgecliff Centre and Edgecliff Station. The introduction of additional uses to the site namely food and drink premises will change the use of the site from residential to mixed-use, and this is considered as positive outcome as the proposal continues to maintain the historical use of the site as residential, while seeking to add new uses which will help revitalise the site and activate New McLean Street.

The proposal will involve the demolition of the two existing standalone apartment buildings, carpark and associated facilities on the site, and while this is a direct physical impact, it will not have any impact in terms of heritage, as the site is not listed as an item of heritage significance and has been assessed as not meeting the threshold for heritage significance.

However, as the site falls within the Paddington HCA and is located within the vicinity of a number of heritage items and two HCAs . The proposal will have a visual impact on its immediate and larger surroundings. These impacts range from considerable as in the case of New McLean Street, to noticeable as from within the Paddington HCA, but are considered acceptable given the merits of the proposal. The proposed incorporation of street activation, provision of community spaces within the site, connectivity across the site from Edgecliff Centre and Edgecliff Station through to Trumper Oval, as well as design interventions including reduced and varied building heights, staggered massing, and a commitment to considerations of materiality and building form, all of which will enable the proposal to sit within the existing and future context of the wider area, while being sensitive to its surrounding historic fabric.



## 8. Conclusions and Recommendations

## 8. Conclusions and Recommendations

### 8.1. Conclusions

The site at 8-10 New McLean Street, Edgecliff is not a heritage listed item, however it does fall within the Paddington HCA, and is located within the vicinity of two other HCAs (being Mona Road HCA and Woollahra HCA) as well as *several* heritage items. The proposal will involve demolition of the two existing 5 storey residential buildings on site, but as these buildings have been assessed as not meeting the threshold for significance, their demolition will have negligible heritage impact upon the Paddington HCA. The visual impacts of the proposal will be evidencable on the Paddington HCA and on the heritage items within the vicinity.

The podium-tower development typology adopted for the planning proposal will allow for activation of street frontages, community involvement and greater pedestrian accessibility, while also providing much needed housing in the area, notably next to Edgecliff Station. While the podiums proposed will be compatible with the low scale, built character of the Paddington HCA, the 19-22 storeys towers will be visually prominent from surrounding areas. Notwithstanding this, Curio considers that the proposed built form would have a an minor, yet acceptable visual impact as the merits of the proposal with regard to the provision of a new mixed-use development would be able to be matched by proposed design interventions including: reduced and varied building heights, staggered massing, and a commitment to complementary and sympathetic building forms, articulation, materiality and finishes and landscaping.

### 8.2. Recommendations

With the involvement of heritage advice and expertise throughout the design development stage, the planning proposal for 8-10 New McLean Street would form the basis of a development which can be both heritage sensitive and progressive and will enhance the character of New McLean Street, and take advantage of its proximity to the transport and amenities of Edgecliff Centre.

Recommendations for planning proposal to be developed further include:

- Involvement of heritage specialist at the detailed design stage, so as to ensure heritage sensitive design is incorporated at an early stage.
- Incorporated heritage advice on the I proposed massing at podium and tower levels, façade articulation, materiality and finishes of proposed developments on site. .
- Development of integrated landscaping throughout the site.
- Preparation of a photographic archival recording.
- Development of a Heritage Interpretation Strategy and Heritage Interpretation Plan which captures and highlights the history of the site and its place within the Paddington HCA. The heritage interpretation should also seek to capture the history of the existing buildings on site as part of the larger St James Glebe redevelopment that was never fully realised.

## 9. References

## 9. References

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