

**ANGEL PLACE
LEVEL 8, 123 PITT STREET
SYDNEY NSW 2000**

URBIS.COM.AU
Urbis Pty Ltd
ABN 50 105 256 228

27 July 2023

Angus Nguyen
Development Manager
By email: angus.n@landmarkgr.com

Dear Angus,

RE: 8-10 NEW MCLEAN STREET, EDGECLIFF – HERITAGE STATEMENT

The following heritage advice is provided in conjunction with a Planning Proposal for redevelopment of 8-10 New McLean Street, Edgecliff (the subject site), formally identified as SP 20548. 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. The site incorporates 106 units total, with approximately 50 studios, 44 one-bedroom units, and 12 two-bedroom units.

This report has been prepared at the request of Mount St 4 Pty Ltd on behalf of the property owner.

The following is informed by a site inspection, undertaken by Stephen Davies (Director) (external inspection only) and review of the following documents:

- *8-10 New McLean Street, Edgecliff, Heritage Impact Statement, Pre-Planning Proposal* prepared by Curio Projects, 27 July 2023 (Issue #2).
- *Proposed development at 8-10 New McLean St, Edgecliff Visual Impact Assessment Report* – prepared by Urbaine Design Group Pty Ltd, dated July 2023
- Architectural plans (Envelope and General Arrangement Plans) prepared by FJC Studio (dated 25/07/2023)

Urbis was engaged to provide a Peer Review of the Curio HIS and has also provided heritage advice to the project team with regard to the envelope and massing.

1. LEGISLATIVE FRAMEWORK

1.1. LISTING STATUS

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 1, and listed below:

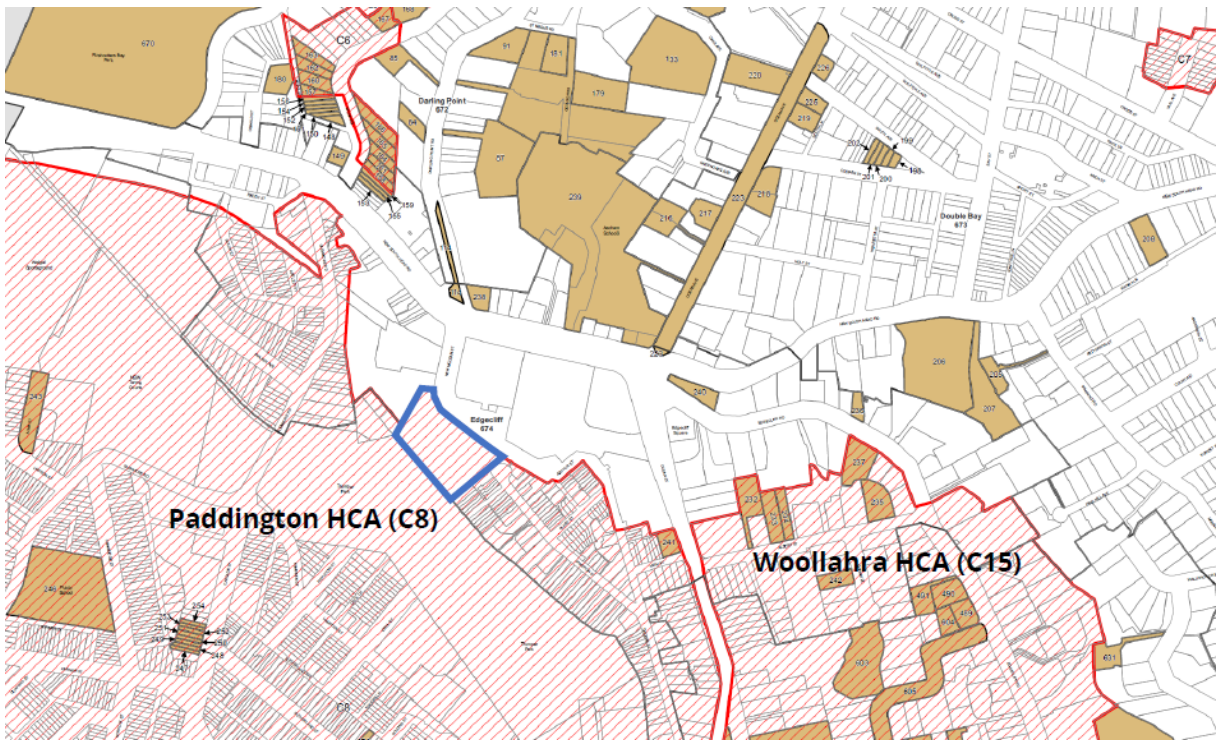
- LEP#114 – Concrete balustrade, Darling Point Road, near New South Head Road intersection, Darling Point (Local significance)
- LEP#223 3 Norfolk Island Pines, 2 Moreton Bay Figs, 2 Port Jackson figs and a Candlenut Tree, Ocean Avenue within Road reserve, Double Bay (Local significance)
- LEP#238 Building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

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.

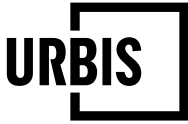
The site is also in the vicinity to Heritage Conservation Areas as follows:

- The Mona Road Heritage Conservation Area (C6)
- The Woollahra Heritage Conservation Area (C15)

Figure 1 Woollahra Heritage Map showcasing heritage items in brown and heritage conservation areas hatched in red. Subject site indicated in blue.



Source: [Woollahra LEP 2014, Heritage Map 3A.]

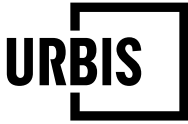


2. PROJECT DESCRIPTION

The subject Planning Proposal seeks approval for an 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 following statement is provided with reference to architectural plans (Envelope and General Arrangement Plans) prepared by FJC Studio (dated 25/07/2023) as follows:

- Drawing # 200 – Envelope Plan
- Drawing #3000 – Envelope Elevation – North
- Drawing #3001 – Envelope Elevation – South
- Drawing #3002 – Envelope Elevation – East
- Drawing #3003 – Envelope Elevation – West
- Drawing #200 – Ground floor plan
- Drawing #201 – Level 1
- Drawing #202 – Level 2
- Drawing #203 – Level 3
- Drawing #204 – Level 4
- Drawing #205 – Level 5
- Drawing #206 – Level 6 and 7
- Drawing #208 – Level 8
- Drawing #209 – Level 9-18
- Drawing #219 – Level 19
- Drawing #220 – Level 20-22
- Drawing #230 – Lower Ground Floor
- Drawing #231 – Basement 1
- Drawing #232 – Basement 2
- Drawing #233 – Basement 3 and 4



3. HERITAGE IMPACT ASSESSMENT

Urbis has provided heritage advice to the project team with regard to the envelope and massing.

Urbis has provided a Peer Review of the Curio Heritage Impact Statement and concurs with the findings of the Curio HIS and the report overall.

It is acknowledged that there is a disparity of scale with proximate development in the Paddington Heritage Conservation area (PHCA) being characterised by residential development typically scaled between 2-4 storeys. The subject PP by contrast seeks approval to increase the maximum height of buildings standard to RL110m (23 storeys) and increase the FSR development standard to 4.5:1.

It is acknowledged that the proposed envelope which allows for development up to 23 storeys is visually prominent within the PHCA however Urbis considers that the subject Planning Proposal is appropriate as it aligns with the scale of future and planned development as per the *Draft Edgecliff Commercial Centre Planning and Urban Design Strategy*. While the subject site is outside the corridor, it is adjacent to the Edgecliff Centre and the site thus presents an opportunity for a more intensified development in line with the strategy. Proposed redevelopment replaces later 20th century development assessed to be of no heritage significance and which does not contribute to the Paddington Heritage Conservation Area, as assessed in the Curio HIS.

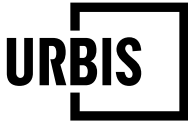
The extant site is somewhat incongruous in the context of the character of the PHCA and does not form part of a consistent streetscape and does not contribute to the predominant character of the HCA. To the south of the site is Trumper Park, to the east, traditional terrace development on Bowes Avenue and Cameron Street, to the north, the rear of the Edgecliff Centre (which is proposed for redevelopment in the *Draft Edgecliff Commercial Centre Planning and Urban Design Strategy*) while to the west, development is of a similar later 20th century residential character but these buildings along with the subject site development, are not characteristic of the HCA. Extant development at Cameron Court does not adopt the established orientation pattern of the street and is set within a landscaped garden which provides a buffer to the street.

Paddington is a unique urban area which is exceptional in its unity, encompassing scale, character, history, architecture and urban form. This significance is primarily vested in its predominant 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 producing a singularly recognisable image. The HCA provides an excellent representative example of the phenomena of land speculation and a 'boom' building period between 1870 and 1895.¹ While the HCA does include development which is representative of all phases of the suburb's historical development including latter 20th century development, the subject Cameron Court is not considered to make a significant contribution to the character of the HCA. The Paddington DCP does not identify intrusive buildings however it does identify that those intrusive buildings within the HCA are typically later 20th century buildings constructed after WWII and which are *characterised by scale, proportions, materials and design idioms which are inappropriate to the significant historic character of Paddington.*²

Therefore, proposed removal and redevelopment in line with the PP envelope is supported in principle.

¹ Woollahra Development Control Plan, Chapter C1 } Paddington HCA, C1.2.1 The significance of the Paddington Heritage Conservation Area, C1 pg.7

² Ibid, C1.3.14 Intrusive buildings, C1 pg.55



The PP envelope massing incorporates a lower scale podium responding to the lower scale development of the HCA (particularly to the east) and the Edgecliff Centre to the north. The podium provides a more pedestrian scale of development with the tower forms setback above the podium with massing articulated into two tower envelopes with the taller tower to RL110. The proposed envelope is considered, incorporating podium setbacks of minimum 12m to the east to mitigate impacts on the adjacent terrace development. The podium envelope is articulated, with podium RLs stepping down at the eastern end (RL+42.100) in recognition of the lower scale terraces, while the podium on the western side steps between RL+45.000 and RL+48.600 responding to the scale of adjacent later 20th century development of 4 storeys. Towers are further setback, although setbacks are varied, with an irregular tower envelope. The tower form is also modulated with a stepped form incorporating further setbacks to the eastern site boundary.

It is noted that development along Cameron Street is visually separated from the subject site, the street is setback from New Mclean Street accessible only via a pedestrian path with no vehicle access at the northwestern end of Cameron Street. The street edge is defined by a row of mature tree plantings which enclose the lower scale development. Proposed eastern setbacks as outlined above will allow for the retention of a landscape buffer, which defines the edge of the terrace development. The proposed podium with setback tower forms, thus assists to articulate the overall site massing adjacent to the HCA. It is critical that future detailed design further consider the eastern/ southeastern interface in order to further mitigate potential impacts of scale. This may include consideration of a further articulation of the podium height and envelope as well as form, materiality and landscape design.

The proposal also includes minimum setbacks of 6m from the south and Trumper Park. The tower envelope will be apparent in views from the park; however, the park maintains dense site landscaping which defines the northeastern park edge with development forming a backdrop to the park.

The subject site is identified as being in the vicinity of a number of heritage items and conservation areas, as outlined in section 1 above. Heritage items are significantly distanced from the subject property but are considered in the assessment owing to the scale of the proposed PP envelope and the fact that the site is visible from the respective items. Similarly, the proposed envelope is visible from the proximate Woollahra and Mona Road conservation areas. Views to the site from the northern heritage items and the Mona Road HCA are partially obscured by the Edgecliff Centre development. Urbis acknowledges that the tower envelope will be visible from the heritage items and the conservation areas however this is not considered to impact on the heritage items or HCAs as it will be viewed in the context of broader district and urban views which include contemporary and high-rise development and further anticipate planned development of a higher scale in line with the *Draft Edgecliff Commercial Centre Planning and Urban Design Strategy*. This is demonstrated by the submitted VIA prepared by Urbaine Design Group and reference should be made to that document.

4. CONCLUSION

Urbis agrees with the concluding findings of the Heritage Impact Statement prepared by Curio as follows:

- That the proposal which involves demolition of the existing 5 storeys residential buildings on site, will have no impact on the site from a heritage perspective.
- That the visual impacts of the proposal will be evidencable on the Paddington HCA and on the heritage items in the vicinity, however these impacts are deemed to be acceptable.

- The podium-tower development typology adopted for the planning proposal allows 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 fit in with low scale, built character of the Paddington HCA, the 19-23 storeys towers will tend to be visually prominent from surrounding areas. The towers will also be visibly noticeable from New South Head Road. The Curio report determines that the visual impact of the proposal is however considered acceptable, as the merits of the proposal in terms of mixed-use development will be matched by proposed design interventions including reduced and varied building heights, staggered massing, and a commitment to considerations of materiality and building form. Urbis further submits that these visual impacts are mitigated by the existing urban context and planned development in line with the *Draft Edgecliff Commercial Centre Planning and Urban Design Strategy*.
- Overall, the planning proposal for the site at 8-10 New McLean Street if developed further and with greater involvement of heritage expertise, has the ability to be a proposal and eventually a development which is both heritage sensitive and progressive in terms of the changes it will enable along New McLean Street, and the area in close proximity to a hub of transport.

The following additional concluding remarks are noted:

- Urbis acknowledges that the tower envelope will be visible from the heritage items and the conservation areas however this is not considered to impact on the heritage items or conservation areas as it will be viewed in the context of broader district and urban views which include contemporary and high-rise development and further anticipate planned development of a higher scale in line with the *Draft Edgecliff Commercial Centre Planning and Urban Design Strategy*.

4.1. RECOMMENDATIONS

Urbis agrees with the recommendations of the Curio Heritage Impact Statement as follows:

- Mitigation of the visual impacts of the towers through involvement of heritage specialist at the detailed design stage, so as to develop heritage sensitive design interventions including advice on the overall massing, built form and materiality of proposed developments on site.
- Development of a Heritage Interpretation Strategy and Heritage Interpretation Plan which captures and highlights the history of the site and its place in the Paddington HCA.

Urbis agrees with the recommendations as outlined above; however, it is further recommended that the Heritage Interpretation Strategy is prepared as part of a subsequent detailed Development Application and incorporated as part of DA conditions of consent. This will allow for a more comprehensive strategy informed by a detailed scope of works.

With regard to future detailed design and applications, it is critical that future proposals in particular consider the eastern/ southeastern interface in order to further mitigate potential impacts of scale adjacent to the two-storey terrace development on Cameron Street and Bowes Avenue.



We trust that the above will assist you in your consideration of the subject Planning Proposal.
Please feel free to contact the undersigned should you have any queries.

Kind regards,

A handwritten signature in black ink, appearing to be "Fiona Binns". The signature is stylized with a large, sweeping flourish that extends to the right.

Fiona Binns
Associate Director
+61 2 8233 7610
fbinns@urbis.com.au