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PLANNING PROPOSAL AT 8-10 NEW MCLEAN STREET, EDGECLIFF

Attention: The General Manager, Woollahra Municipal Council

This letter is offered in ongoing support of a Planning Proposal (as now amended) for land controlled at 8-10 New McLean Street in Edgecliff.

I was formally engaged by the project proponent on 2 February 2022, and from this date onwards have attended a series of design team meetings with the architect (FJC Studio), landscape architect (Turf Design Studio), heritage consultant (Curio Projects) and statutory planner (Planning Ingenuity) to develop a coordinated site planning, landscape and architectural proposal to accompany a pre-Planning Proposal submission to Woollahra Municipal Council.

The initial pre-Planning Proposal was presented to Council officers on 14 November 2022 and comprehensive feedback was subsequently shared with the project proponent and design team on 13 December 2022.

Since receiving Council officers' feedback I have continued to support the extended design team as a peer reviewer of the amended built form and landscape design proposal, seeking to ensure the amended Planning Proposal continues to represent a high quality urban renewal proposition, and meaningfully responds to concerns raised in Council's feedback. I have also sought to ensure the amended Planning Proposal continues to demonstrate the greatest possible strategic alignment with Council's Edgecliff Commercial Centre Planning and Urban Design Strategy document dated April 2021.

I am satisfied the amended Planning Proposal - described in FJC's documentation dated July 2023 - continues to represent a logical and positive extension of the Edgecliff Commercial Centre, bringing with it a significant range of public benefits which are discussed later in this letter, but include:

- Contributing to the ongoing urban renewal of Edgecliff, in close proximity to the train station and consistent with identified Metropolitan and local strategic planning objectives.
- Facilitating improved public access to and enjoyment of Trumper Park via a connected network of publicly accessible open spaces, a through site link and activated plaza space.
- Introducing new community facilities of approximately 1,000sqm in internal area, with a legible public address and situated within the strong landscape setting of Trumper Park.
- Public domain enhancements along the site's New McLean Street frontage, including new street tree planting, retention of significant trees and the provision of indoor/outdoor dining uses to complement the renewal of the Edgecliff Commercial Centre.
- A building form and complementary uses that carefully reflect the planned scale and nature of renewal in the Edgecliff Commercial Centre, and more sensitively resolve its integration within the Paddington Heritage Conservation Area.

This letter of support deals primarily with urban design issues, site planning considerations and the resultant urban form. To a lesser degree, it also addresses aspects of the amended building configuration and its general arrangement - to the extent these factors influence the presentation of the project to the public domain and the immediate context.

I confirm I have visited the site and its immediate context to appreciate the character of the area, neighbouring buildings and general landscape and architectural qualities of the immediate vicinity.

As noted earlier, my role in this project has been to contribute to the development of the initial pre-Planning Proposal in discussion with the wider design team, support its refinement in response to the formal feedback received from Council in December 2022, and to prepare this peer review of the amended proposal.

This review doesn't undertake any detailed assessment of the amended proposal against the NSW Apartment Design Guide (ADG), which will be addressed by FJC Studio. In any event, I don't perceive there to be any obvious shortcomings in the proposal that would bring it into conflict with the objectives and targets set out within the ADG.

Considering the amended Planning Proposal and supporting documentation - its relationship to the local landscape features and neighbouring built form, including that situated within the Paddington Heritage Conservation Area - I note the following points:

- The key siting strategy adopted by the proposal - which delivers meaningful public benefit - is the introduction of a centrally located, publicly accessible through-site-link, serving to improve permeability and connectivity within the local area.
- This fundamental siting strategy establishes a clear, direct physical connection between the Edgecliff Commercial Centre and Trumper Park, which is highly visible along the alignment of New McLean Street where it intersects with New South Head Road.
- This publicly accessible through-site-link makes the significant local open space of Trumper Park more immediately visible, connected and accessible to people within the Edgecliff Commercial Centre, elevating the park's role and value to the broader community and similarly making the commercial centre and station more accessible to residents from Paddington to the south.
- The landscaped spaces provided at the eastern and western site boundaries serve as more intimate and informal buffer spaces, greening the site and serving to retain existing trees, whilst the central link is conceived of as a more public, formal and active threshold between the Edgecliff Commercial Centre and Trumper Park.
- For this reason, the proposal is configured to provide a direct line of sight through its centre, with generous vertical and horizontal dimensions, offering universal access and coinciding with a 1,000sqm community facility (over two levels) that has a legible address from the primary street address but also provides an outlook into the densely vegetated landscape setting of Trumper Park.
- This siting strategy, the primary central link and the building form and mass have each been configured around the retention of a series of mature, high-value existing 'hero' trees, which are located along New McLean Street and along the southern boundary with Trumper Park.

- A podium with a comfortable street wall scale defines New McLean Street and serves to anchor the proposal into the existing locality, mediating between the lower-scale terrace houses to the east and the mid-rise residential apartment buildings to the west.
- The amended proposal serves to further articulate and scale this street wall podium to comfortably reflect the lower-scale residential buildings further east along New McLean Street and along Cameron Street.
- This amended street wall defining the New McLean Street site frontage also introduces non-residential uses at the ground level (including food and beverage uses), which are intended to animate the street in an environment that is not directly affected by the traffic noise and pollution experienced along New South Head Road.
- Importantly, this improved animation along New McLean Street within the subject site provides an opportunity for the renewal of the Edgecliff Centre to bring complementary street-activating uses to the opposite side of New McLean Street, where the environment benefits from greater urban amenity than the site's other street frontages.
- The notion of a new public connection from the heart of the Edgecliff Commercial Centre, passing through an inviting, well-activated link that features retained existing large canopy trees, the provision of a new community facility over two levels, and connecting to the natural amenity of Trumper Park is a compelling series of public benefits delivered by the proposal.
- The balance of the site has been structured as a series of inter-locking residential podium buildings configured toward the centre of the site, with increased generous side setbacks to the east, communal open space and with a clear presentation to the surrounding street network and to New McLean Street.
- The proposed setbacks to the east, west and south of the site have been carefully refined to retain further existing high-value trees, allow for replacement planting in deep soil contiguous with vegetation on adjacent sites, whilst also bringing relief and increased greening to the neighbouring properties.
- The more sensitive eastern boundary, which interfaces with two traditional rows of terrace houses along Cameron Street, has been amended to present with a three-storey podium scale that is more comfortable within the heritage conservation area and incorporates a more generous side setback.
- Acknowledging the site's strategic planning value, which is derived from its close proximity to Edgecliff Station and to Trumper Park, the amended proposal maintains a single, stepped tower form with a reduced maximum height, located in a manner that minimises the impacts that would typically accompany taller tower forms.
- The single, stepped tower seeks to maximise the achievement of internal solar access whilst also avoiding overshadowing impacts upon Trumper Oval, an objective consistent with Council's DCP.
- All overshadowing impact generated by the amended proposal upon Trumper Oval during the control times (commencing at 10am during mid-winter) fall within the extent of shadows already cast by the densely vegetated park edge.
- The tower presents as a slender form from critical vantage points, follows the geometry of towers identified in the Edgecliff Commercial Centre Planning and Urban Design Strategy, and adopts generous setbacks from all site boundaries (particularly to the east).

- The resultant Floor Space Ratio provided by the amended proposal is reduced from the initial proposal, but remains equivalent to comparable sites identified for intensification within the Edgecliff Commercial Centre, and is consistent with densities on similar sites with good proximity to transport links and open space assets elsewhere across the metropolitan area.

In conclusion, the amended Planning Proposal has been carefully considered in its urban design and contextual fit, balancing the strategic planning objectives articulated by Council, the provision of material public benefits and the aspirations of the proponent to contribute to a positive urban renewal project.

In its amended form, the proposal continues to provide significant public benefit through the introduction of a 1,000sqm community facility sited within a strong landscape setting, and configures a publicly accessible through-site-link, active street frontages and plaza space to improve public activation, permeability and connectivity with Trumper Park.

By intelligently responding to the opportunities presented by a larger consolidated site, close to the Edgecliff local centre, the amended proposal represents a well-mannered, well-designed and considerate contribution to the ongoing renewal of Edgecliff Commercial Centre.

Please feel free to contact me to discuss any aspect of this letter.

Regards,

A handwritten signature in black ink that reads "Matthew". The letters are cursive and fluid, with a long, sweeping tail on the final 'w'.

Matthew Pullinger LFRAIA

Registered Architect: 6226

Concise Curriculum Vitae

Matthew Pullinger is an award-winning architect and urban designer, whose experience lies in the design of the city and urban centres, residential apartment buildings, commercial office buildings and also in the design of residential dwellings.

Matthew has attained the following formal qualifications:

- _Master of Urban Design, University of Sydney, 2000
- _Bachelor of Architecture (Hons), University of Sydney, 1995
- _Bachelor of Science (Architecture), University of Sydney, 1992
- _NSW Registered Architect - 6226

Matthew is a Past President and Life Fellow of the Australian Institute of Architects (NSW) and a respected leader of the architecture profession.

Since 2009 he has served as a member of a number of design advisory panels, whose function has been to provide clear, constructive advice on matters of design excellence in the built environment.

- _2009 to date - City of Ryde, Urban Design Review Panel
- _2014 to date - Inner West Council, Architectural Excellence Panel
- _2018 to date - City of Sydney, Design Advisory Panel, Residential Sub-committee
- _2018 to date - Member, NSW State Design Review Panel
- _2023 - Member, Canterbury Bankstown Council, Design Review Panel

Earlier in his career, Matthew worked with the NSW Department of Planning's Urban Design Advisory Service (UDAS) on urban design and public policy projects such as the State Government's initiatives to lift the design quality of residential apartment development across New South Wales, and was an author of State Environmental Planning Policy SEPP 65.