

Strategic & Corporate Committee

Items with Recommendations from the Committee Meeting of Monday 29 March 2021 Submitted to the Council for Determination

Item No: R1 Recommendation to Council
Subject: **REVIEW OF THE EDGECLIFF COMMERCIAL CENTRE PLANNING CONTROLS**
Author: Deeksha Nathani, Strategic Planner
Approvers: Kelly McKellar, Team Leader Strategic Planning
Anne White, Manager - Strategic Planning
Nick Economou, Acting Director Planning & Development
File No: 20/10752
Reason for Report: To provide Council with the package of documents that form the Review of the Edgecliff Commercial Centre Planning Controls
To obtain a decision of Council to publicly exhibit the package of documents which form the Review of the Edgecliff Centre Planning Controls.

Note: Late correspondence was tabled by Council's Manager Strategic Planning, Anne White.

Motion moved by Councillor Price Seconded by Councillor Cullen

- A. THAT the Report on the Review of the Edgecliff Commercial Centre Planning Controls to the Strategic & Corporate Committee (S&CC) of 29 March 2021 is received and noted.
- B. THAT Council defers publicly exhibiting the documents which form the review of the Edgecliff Commercial Centre Planning Controls until:
- i. The Planning and Urban Design Strategy (the Strategy) is revisited and amended (including but not limited to amendments to the Guiding Principles on p.24 of the Strategy) to better protect impacts on amenity, solar access and view sharing to existing public open spaces, streets, existing residential areas and Heritage Conservation Areas;
 - ii. Council staff have further discussions with Transport for NSW and the Department of Planning Industry and Environment to ascertain the likelihood (or otherwise) of removing the existing road reservations on New South Head Road;
 - iii. the JLL Edgecliff Commercial Centre Study of December 2017 is updated to reflect recent market and economic developments (including but not limited to the impacts of the COVID 19 global pandemic);
 - iv. Council's Housing Strategy is finalised;
 - v. Council reports further to the Strategic & Corporate Committee (S&CC) on the matters referred to in paragraphs B(i) - (iv) above; and
 - iv. prior to the matter proceeding that Council develop its implementation strategy to facilitate monetary contribution.
- C. THAT agenda papers for any future Strategic & Corporate Committee (S&CC) meeting are published at least 10 days (excluding weekends) prior to the scheduled meeting.

**Amendment moved by Councillor Zeltzer
Seconded by Councillor McEwin**

- A. THAT the report on the *Review of the Edgecliff Commercial Centre Planning Controls* to the Strategic & Corporate Committee of 29 March 2021 is received and noted.
- B. THAT Council resolves to publicly exhibit the documents which form the *Review of the Edgecliff Commercial Centre Planning Controls* which consists of the:
- i. *Draft Edgecliff Commercial Centre Planning and Urban Design Strategy (as contained in Attachment 1 of the late correspondence to the Council meeting on 26 April 2021)*
 - ii. *Draft Edgecliff Commercial Centre Public Domain Strategy (as contained in Attachment 2 to the late correspondence to the Council meeting of 26 April 2021) and supporting studies being:*
 - iii. *SJB Planning and Urban Design Study (Annexure 3)*
 - iv. *JLL Market Analysis (Annexure 4)*
 - v. *SCT Transport Analysis (Annexure 5)*
- C. THAT Council requests staff to:
- i. proactively engage with residents of Arthur Street and New McLean Street in relation to obstacles and opportunities arising from their location in the immediate 'transition zone'.
 - ii. proactively engage with Edgecliff residents (and representative resident groups) from that part of the Paddington Heritage Conservation Area adjacent to the Edgecliff Commercial Centre in relation to treatment of the broader transition zone between the commercial centre and the Paddington Heritage Conservation Area.
 - iii. remain open to revising the draft vision statement of the Draft Edgecliff Commercial Centre Planning and Urban Design Strategy and the vision and urban design principle of the draft Edgecliff Commercial Centre Public Domain Strategy to include prioritisation of the interface between the Edgecliff Commercial Centre and the Paddington Heritage Conservation Area in terms of design and heritage conservation excellence.
- D. THAT the submissions received during public exhibition are reported to a future meeting of the Strategic & Corporate Committee.
- E. THAT Council investigates opportunities for mandating electric vehicle infrastructure within the Edgecliff Commercial Centre.
- F. THAT Council revisits solar access and building impacts of the preferred option on the adjacent Heritage Conservation Area.
- G. THAT the Council examines the potential for a separated bike path.

**The Amendment was put and carried.
The Amendment became the Motion
The Motion put and carried**

Note: In accordance with Council's Code of Meeting Practice a Division of votes is recorded on this matter.

For the Amendment

Councillor Cavanagh
Councillor Jarvis
Councillor Marano
Councillor Maxwell
Councillor McEwin
Councillor Robertson
Councillor Shapiro
Councillor Shields
Councillor Wynne
Councillor Zeltzer

Against the Amendment

Councillor Cullen
Councillor Elsing
Councillor Price
Councillor Regan
Councillor Silcocks

10/5

(Zeltzer/McEwin)

45/21 Resolved:

- A. THAT the report on the *Review of the Edgecliff Commercial Centre Planning Controls* to the Strategic & Corporate Committee of 29 March 2021 is received and noted.
- B. THAT Council resolves to publicly exhibit the documents which form the *Review of the Edgecliff Commercial Centre Planning Controls* which consists of the:
- Draft Edgecliff Commercial Centre Planning and Urban Design Strategy (as contained in Attachment 1 of the late correspondence to the Council meeting on 26 April 2021)*
 - Draft Edgecliff Commercial Centre Public Domain Strategy (as contained in Attachment 2 to the late correspondence to the Council meeting of 26 April 2021) and supporting studies being:*
 - SJB Planning and Urban Design Study (Annexure 3)*
 - JLL Market Analysis (Annexure 4)*
 - SCT Transport Analysis (Annexure 5)*
- C. THAT Council requests staff to:
- proactively engage with residents of Arthur Street and New McLean Street in relation to obstacles and opportunities arising from their location in the immediate 'transition zone'.
 - proactively engage with Edgecliff residents (and representative resident groups) from that part of the Paddington Heritage Conservation Area adjacent to the Edgecliff Commercial Centre in relation to treatment of the broader transition zone between the commercial centre and the Paddington Heritage Conservation Area.
 - remain open to revising the draft vision statement of the Draft Edgecliff Commercial Centre Planning and Urban Design Strategy and the vision and urban design principle of the draft Edgecliff Commercial Centre Public Domain Strategy to include prioritisation of the interface between the Edgecliff Commercial Centre and the Paddington Heritage Conservation Area in terms of design and heritage conservation excellence.
- D. THAT the submissions received during public exhibition are reported to a future meeting of the Strategic & Corporate Committee.

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