

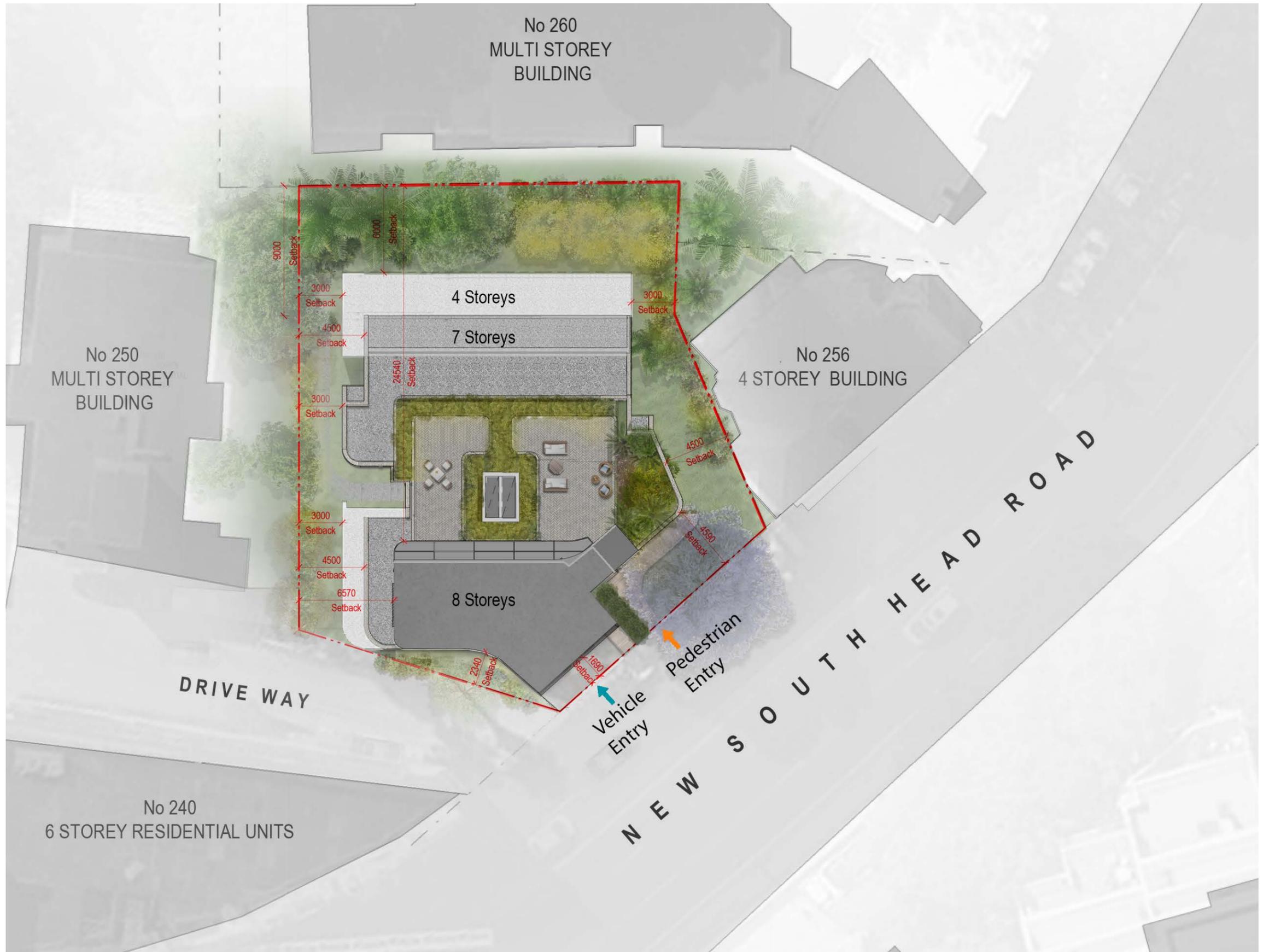
AA.RES.1904

PLANNING PROPOSAL

252-254 NEW SOUTH HEAD ROAD
EDGECLIFF

26 FEB 2020







Legend

- Existing Building
-  Existing Tree
-  Existing Jacaranda Tree
-  Proposed Tree



Legend

- Existing Building
-  Existing Tree
-  Existing Jacaranda Tree
-  Proposed Tree



Legend

- Existing Building
-  Existing Tree
-  Existing Jacaranda Tree
-  Proposed Tree



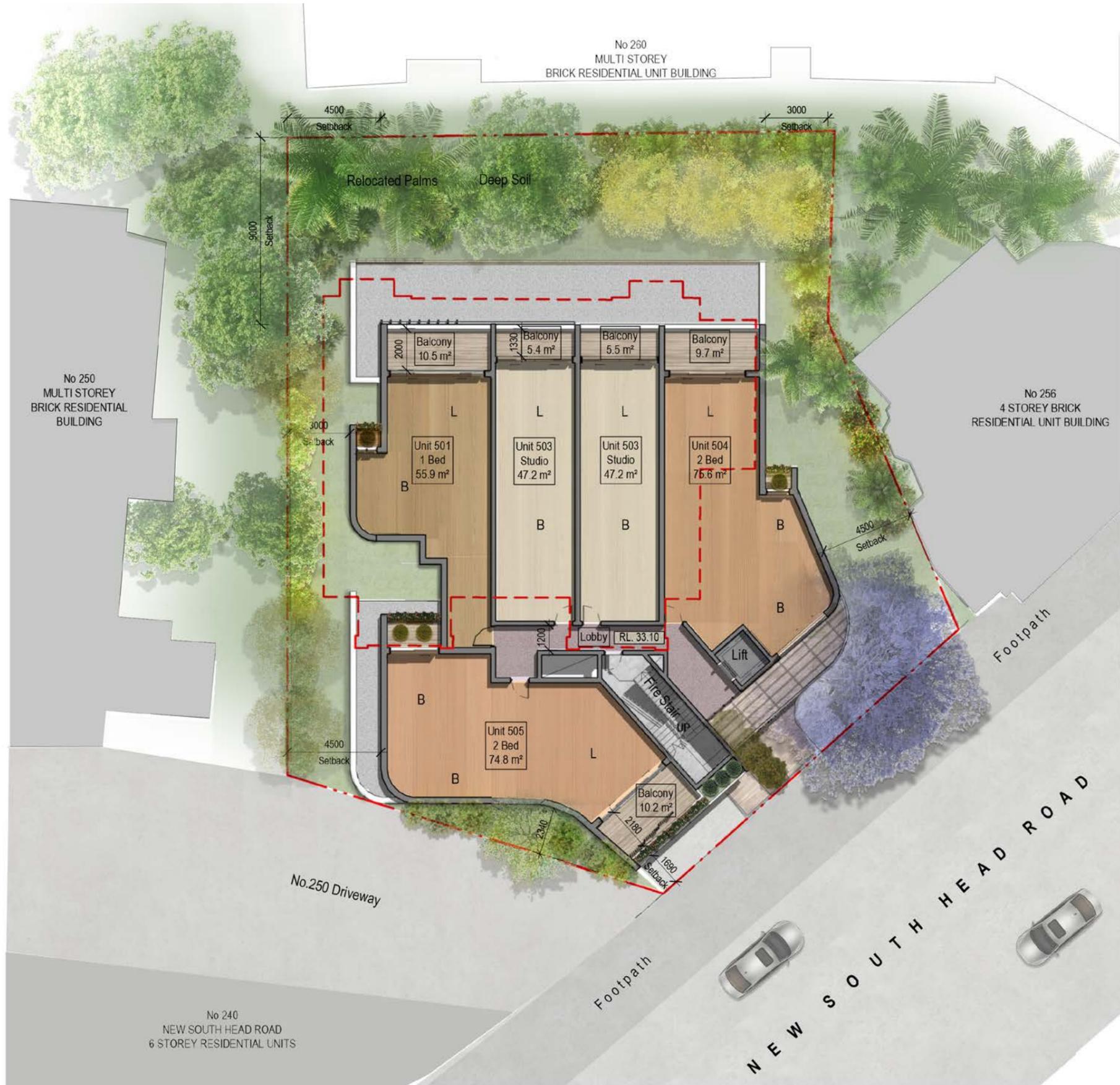
Legend

- Existing Building
-  Existing Tree
-  Existing Jacaranda Tree
-  Proposed Tree



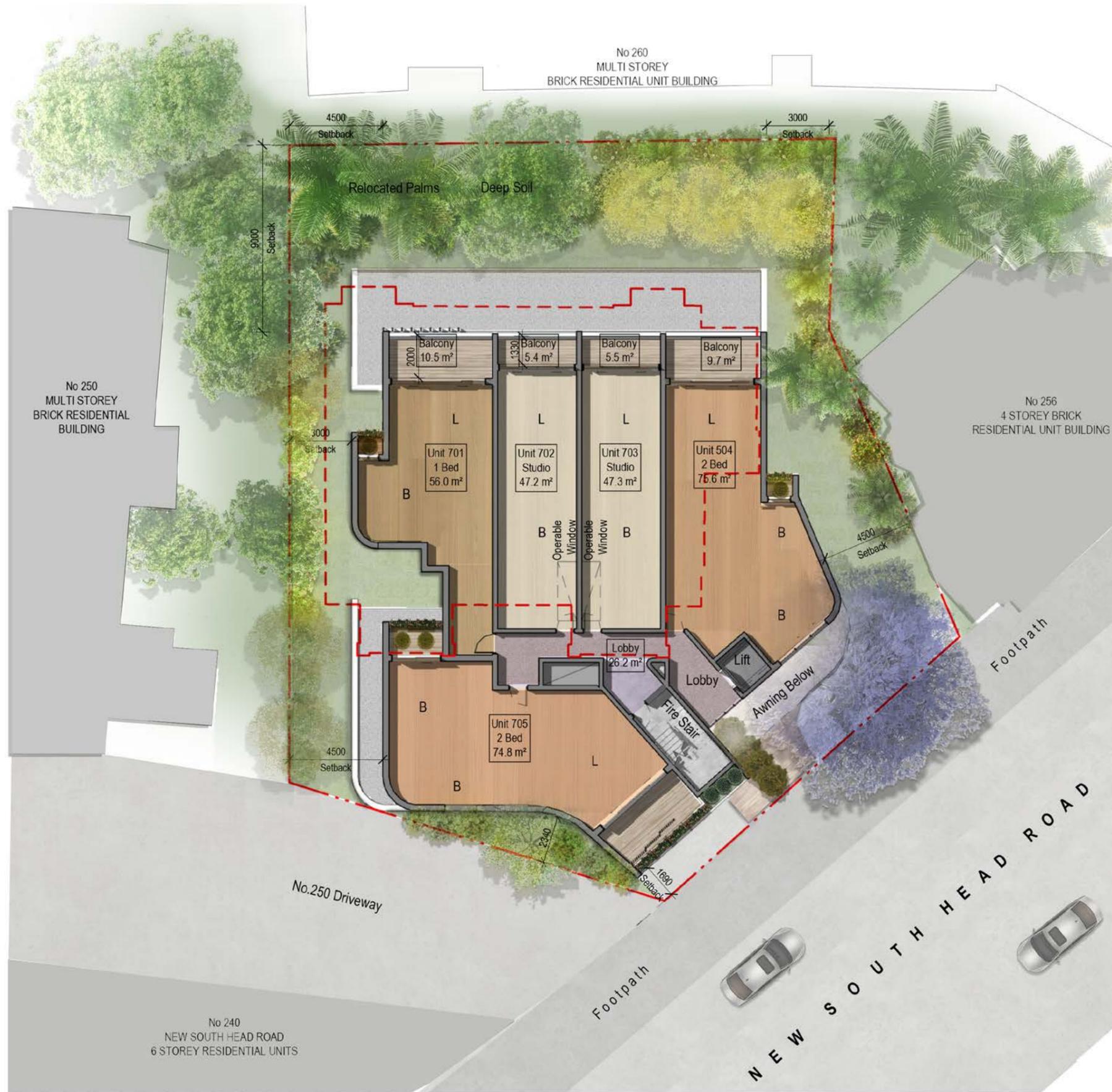
Legend

- Existing Building
-  Existing Tree
-  Existing Jacaranda Tree
-  Proposed Tree



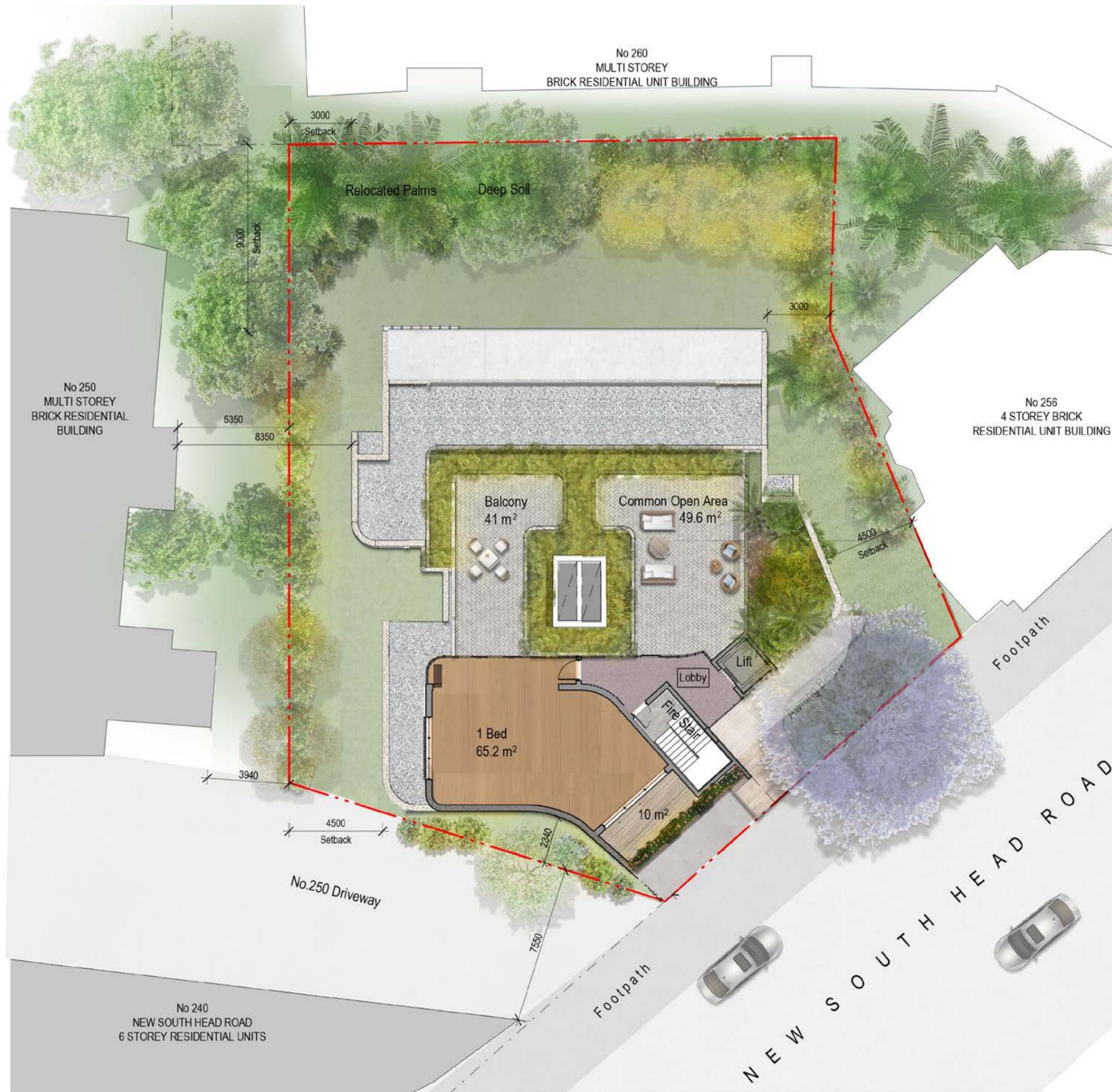
Legenda

- Existing Building
-  Existing Tree
-  Existing Jacaranda Tree
-  Proposed Tree



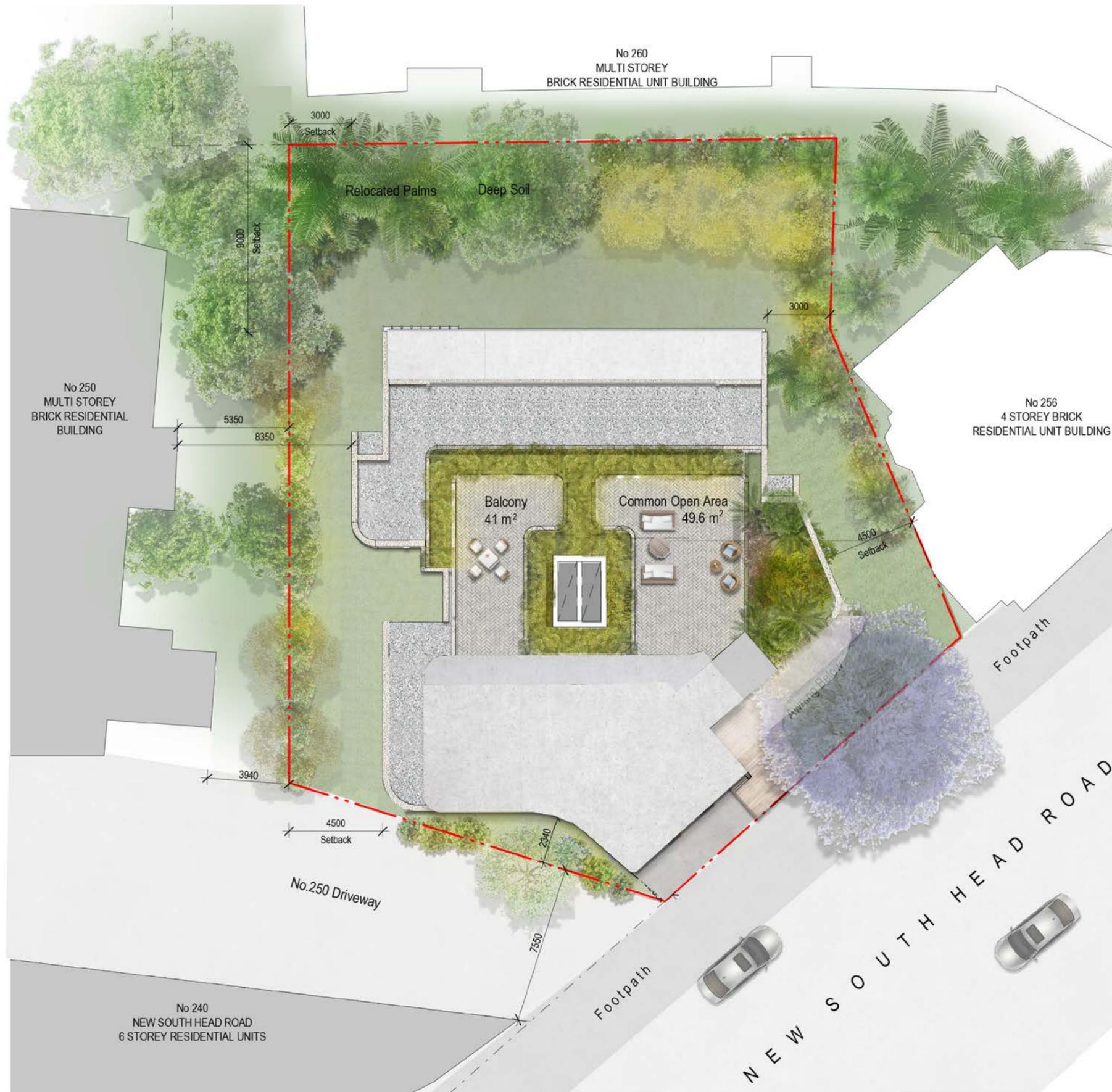
Legend

- Existing Building
-  Existing Tree
-  Existing Jacaranda Tree
-  Proposed Tree



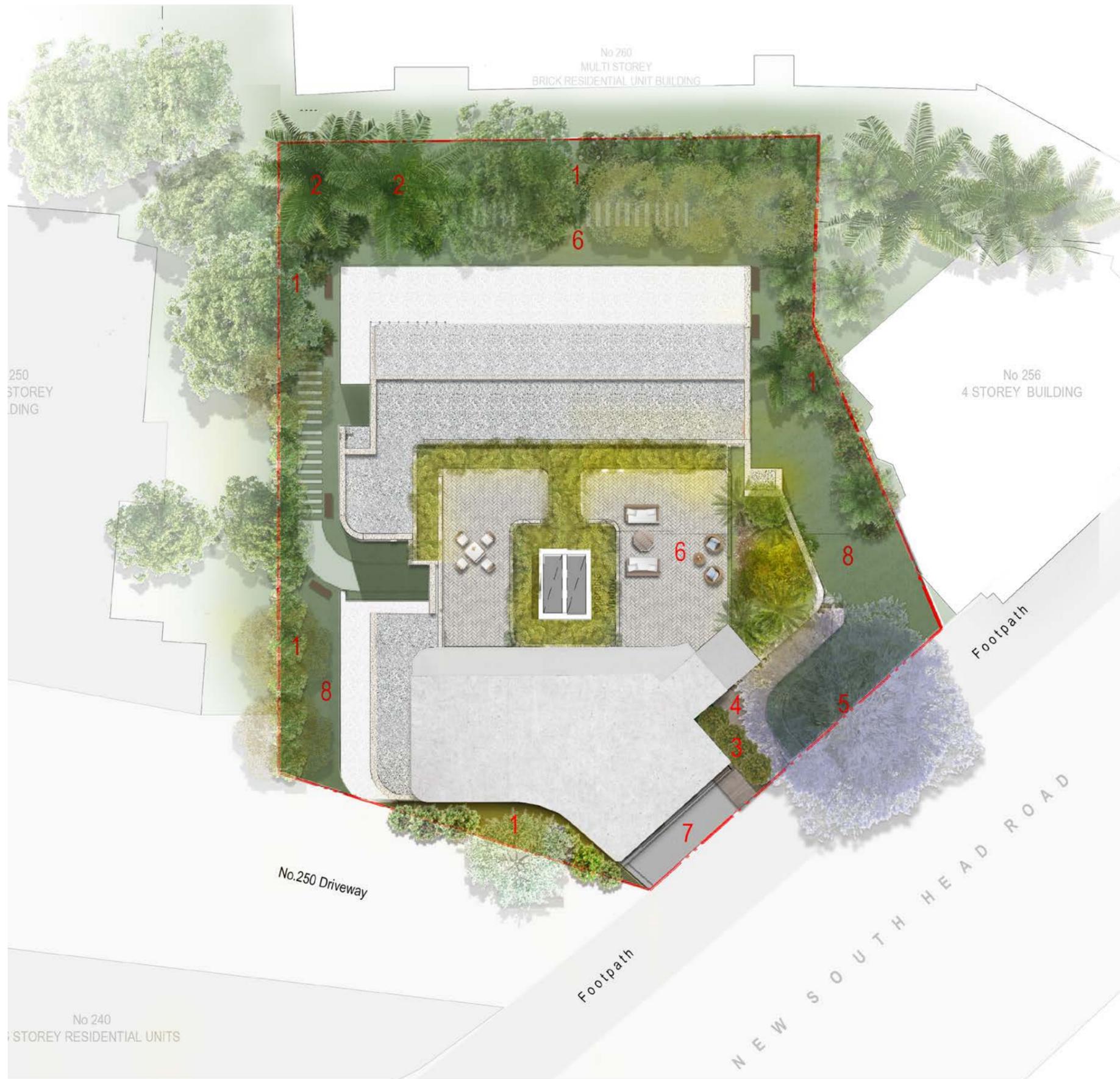
Legend

- Existing Building
-  Existing Tree
-  Existing Jacaranda Tree
-  Proposed Tree

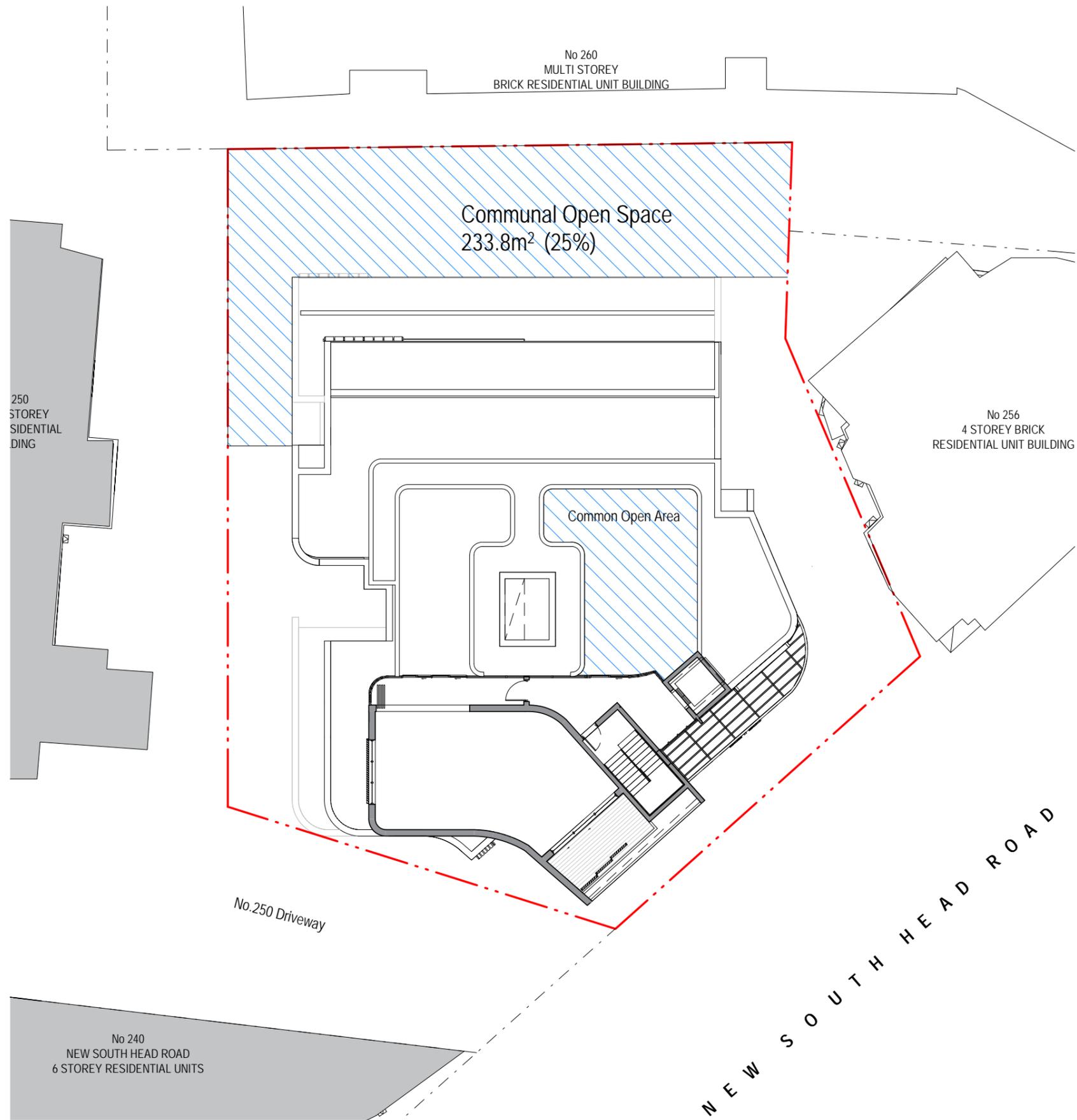


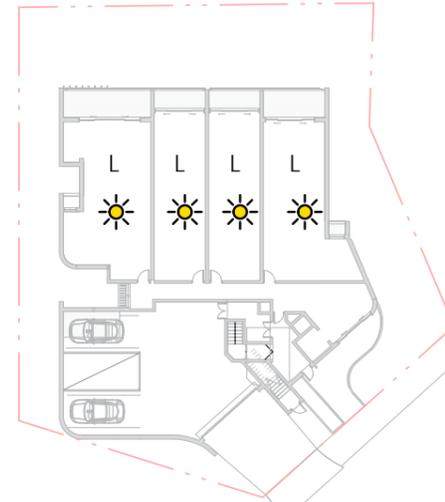
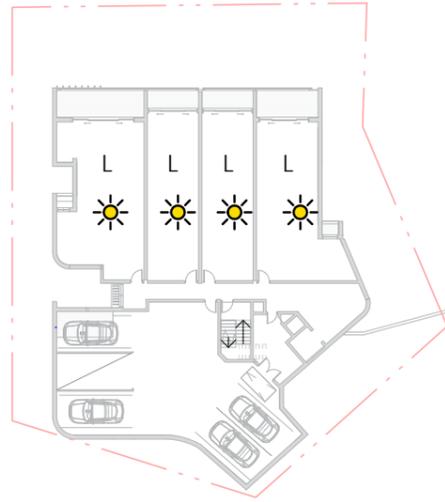
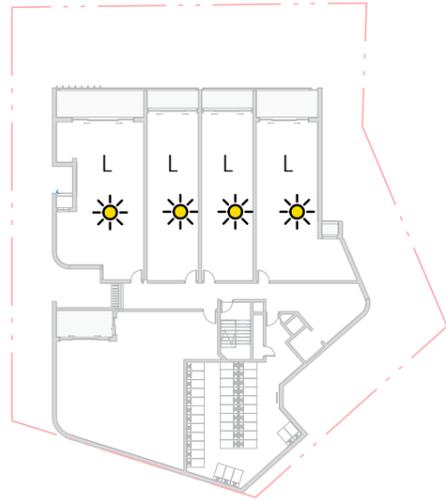
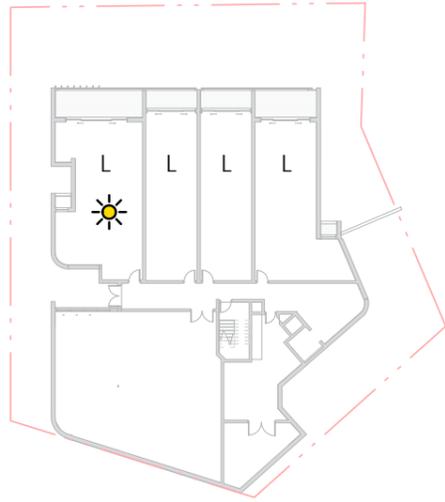
Legend

- Existing Building
-  Existing Tree
-  Existing Jacaranda Tree
-  Proposed Tree



- 1 Buffer Planting
 - 2 Relocated Palm Trees
 - 3 Garden Bed
 - 4 Access Deck from Street to Entry
 - 5 Existing Jacaranda Tree
 - 6 Communal Open Space
 - 7 Driveway
 - 8 Lawn
- Landscape on Structure
 - Deep Soil



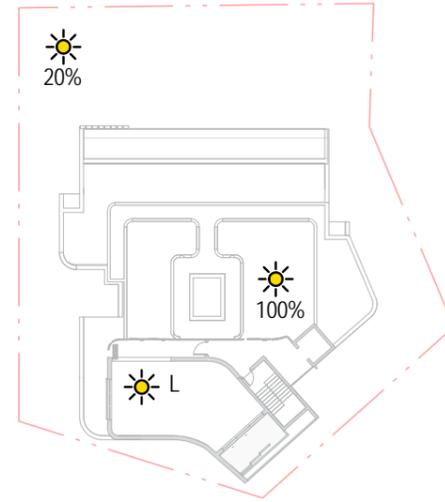
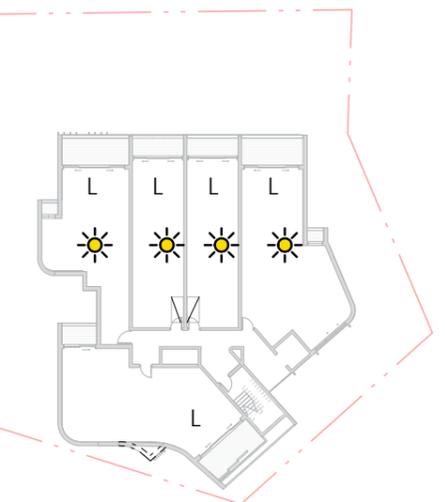
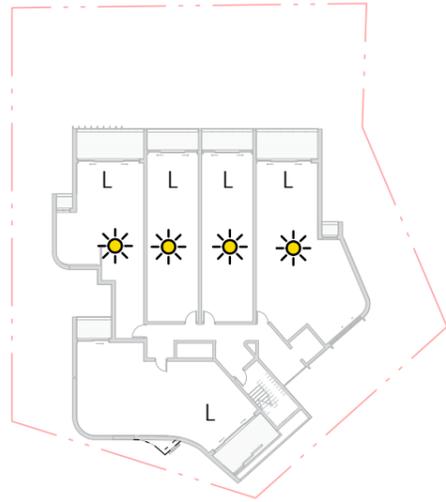
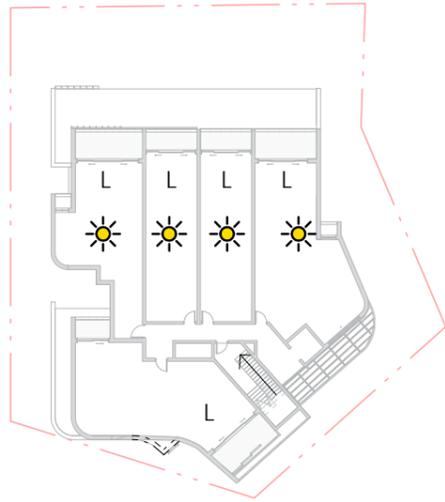


1 Area Plan
Level 01 1:500

2 Area Plan
Level 02 1:500

3 Area Plan
Level 03 1:500

4 Area Plan
Level 04 1:500



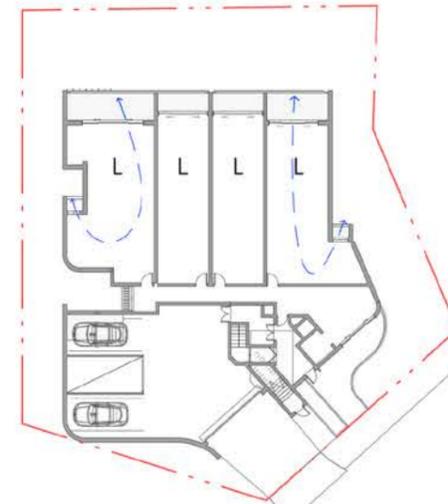
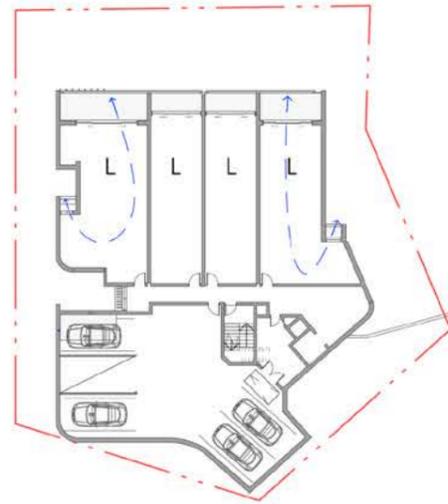
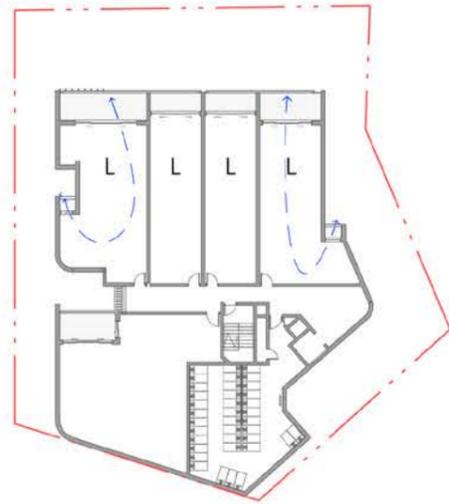
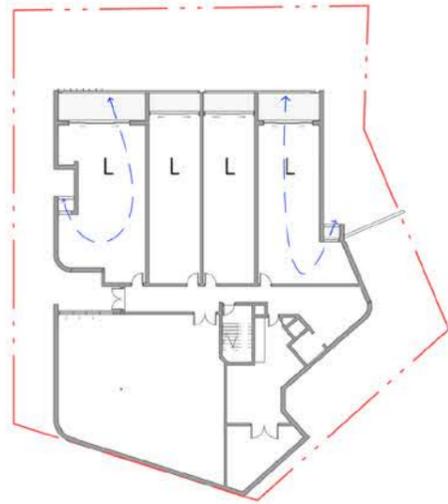
5 Area Plan
Level 05 1:500

6 Area Plan
Level 06 1:500

7 Area Plan
Level 07 1:500

8 Area Plan
Roof 1:500

Total Units 33
 Solar Access Units (>2hrs) 26 (78.8%)
 Solar Access Units (<15mins) 2 (6%)
 100% of Roof Top Communal Open Space that receives 2 hrs sun
 20% of Ground Floor Communal Open Space that receives 2 hrs sun
 37% of Total Communal Open Space that receives 2 hrs sun

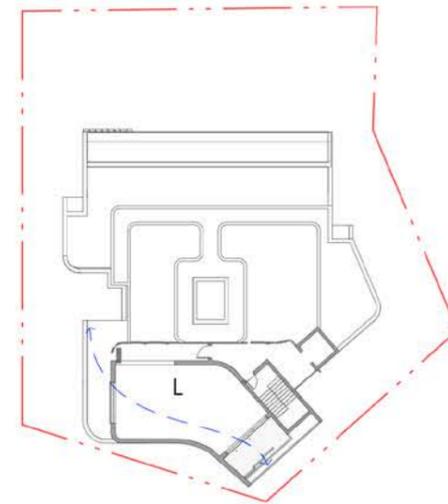
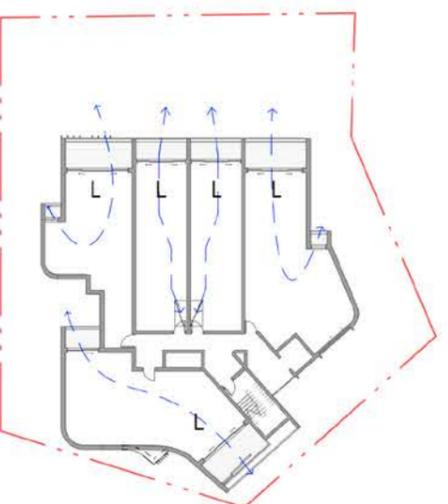
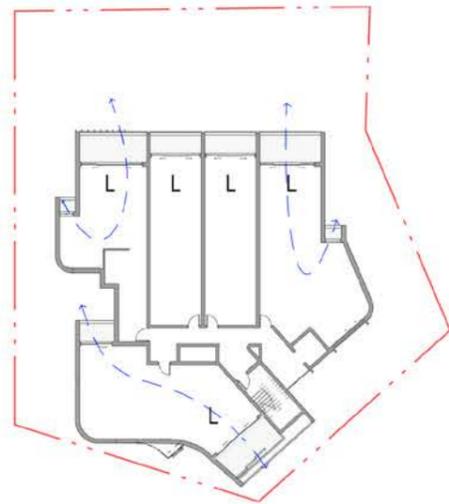
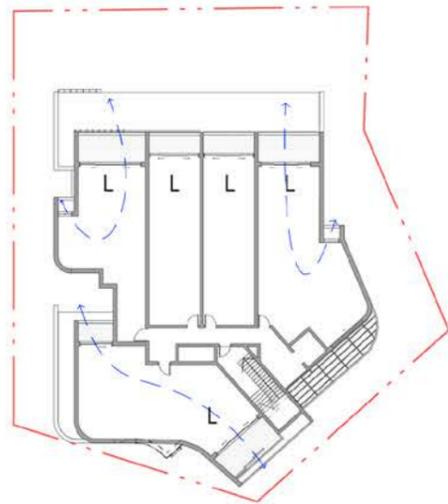


1 **Area Plan**
Level 01 1:500

2 **Area Plan**
Level 02 1:500

3 **Area Plan**
Level 03 1:500

4 **Area Plan**
Level 04 1:500



5 **Area Plan**
Level 05 1:500

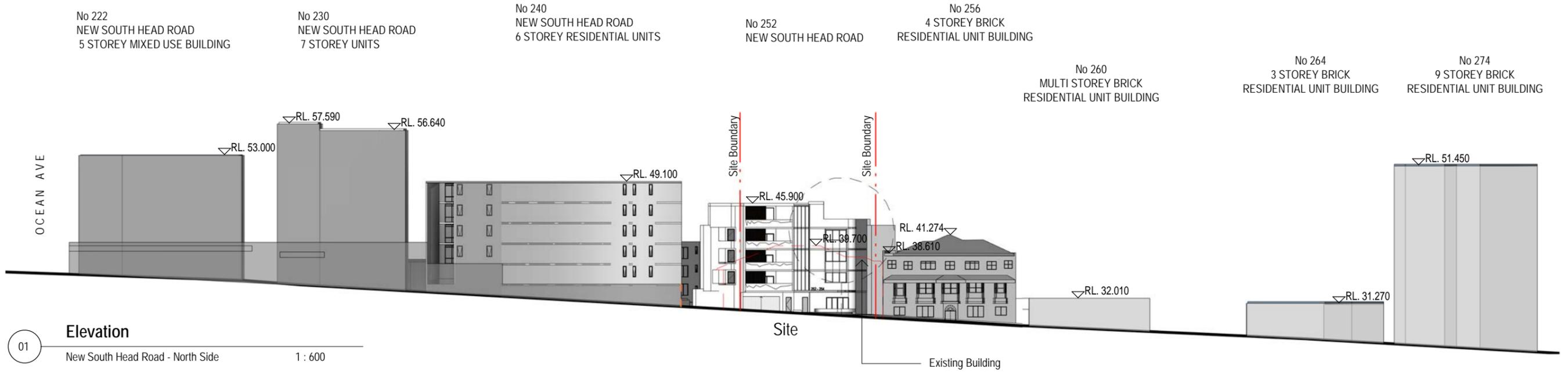
6 **Area Plan**
Level 06 1:500

7 **Area Plan**
Level 07 1:500

8 **Area Plan**
Roof 1:500

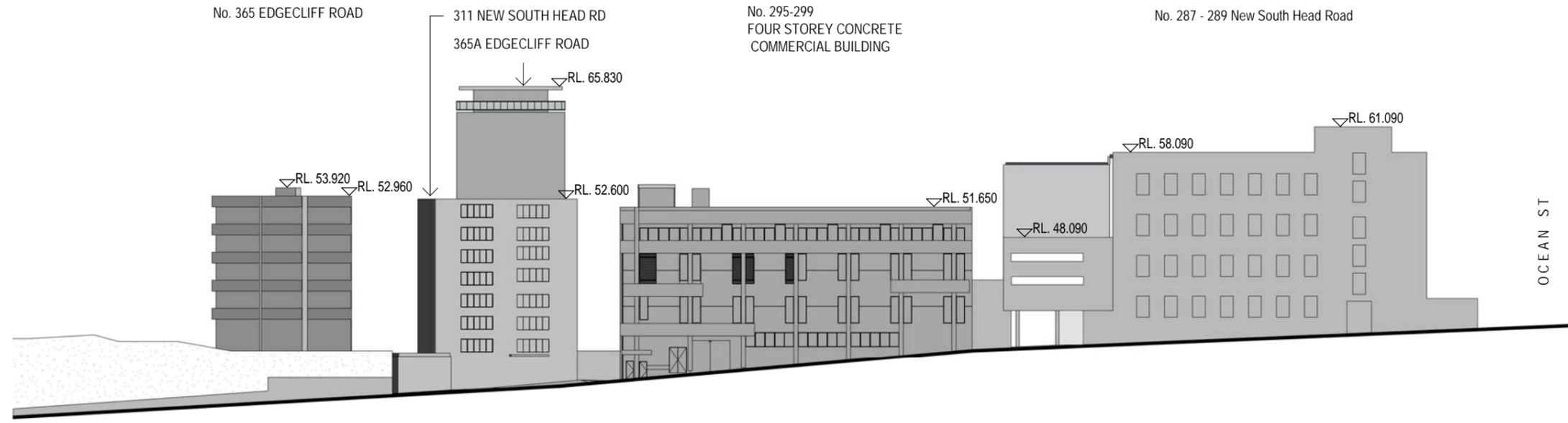
Total Units 33
Cross Ventilation Units 20 (60.6%)

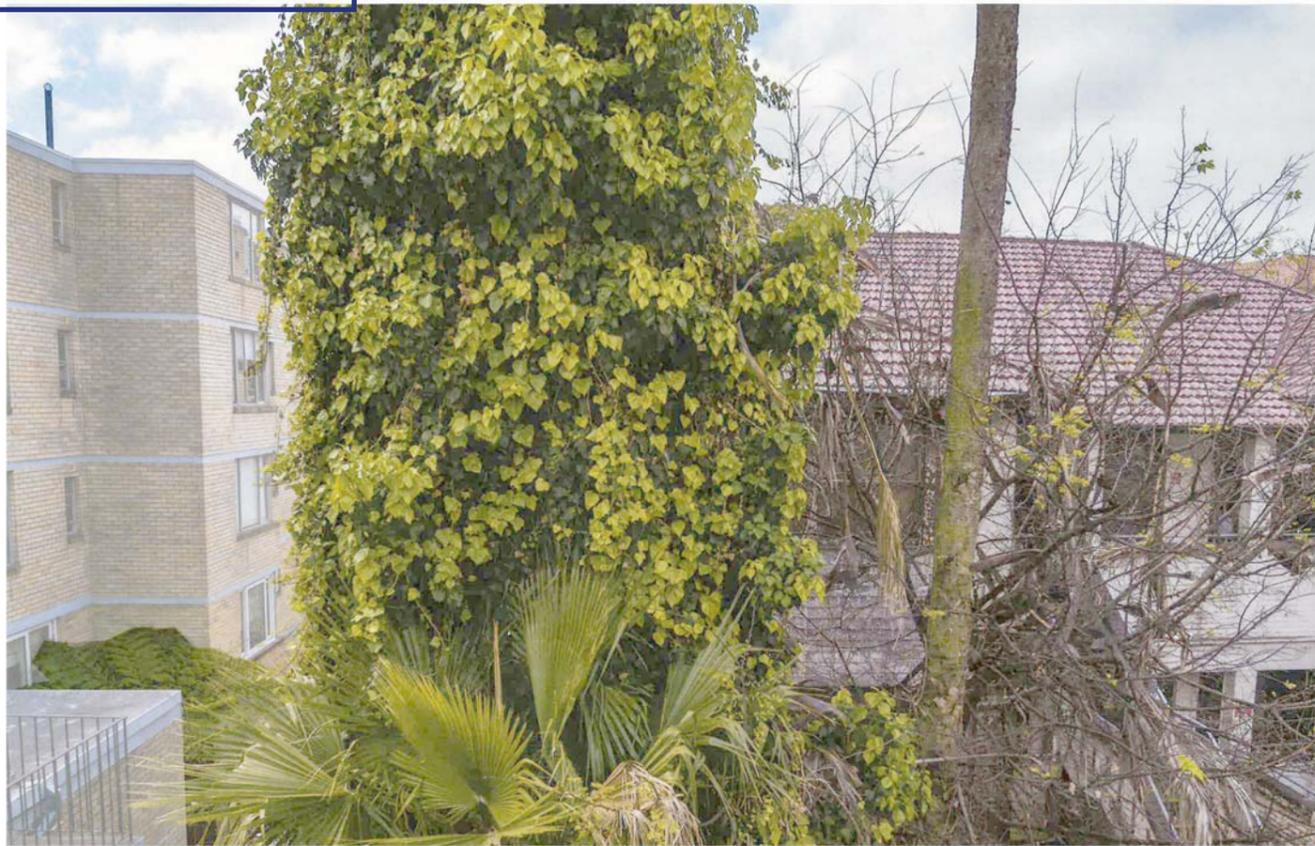
STREET ELEVATION



01

Elevation
New South Head Road - North Side 1 : 600





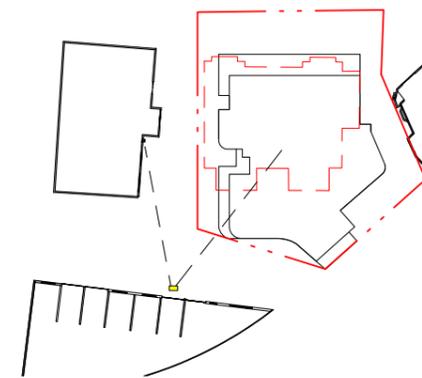
Existing Building



Indicative Scheme & Max. Building Envelope

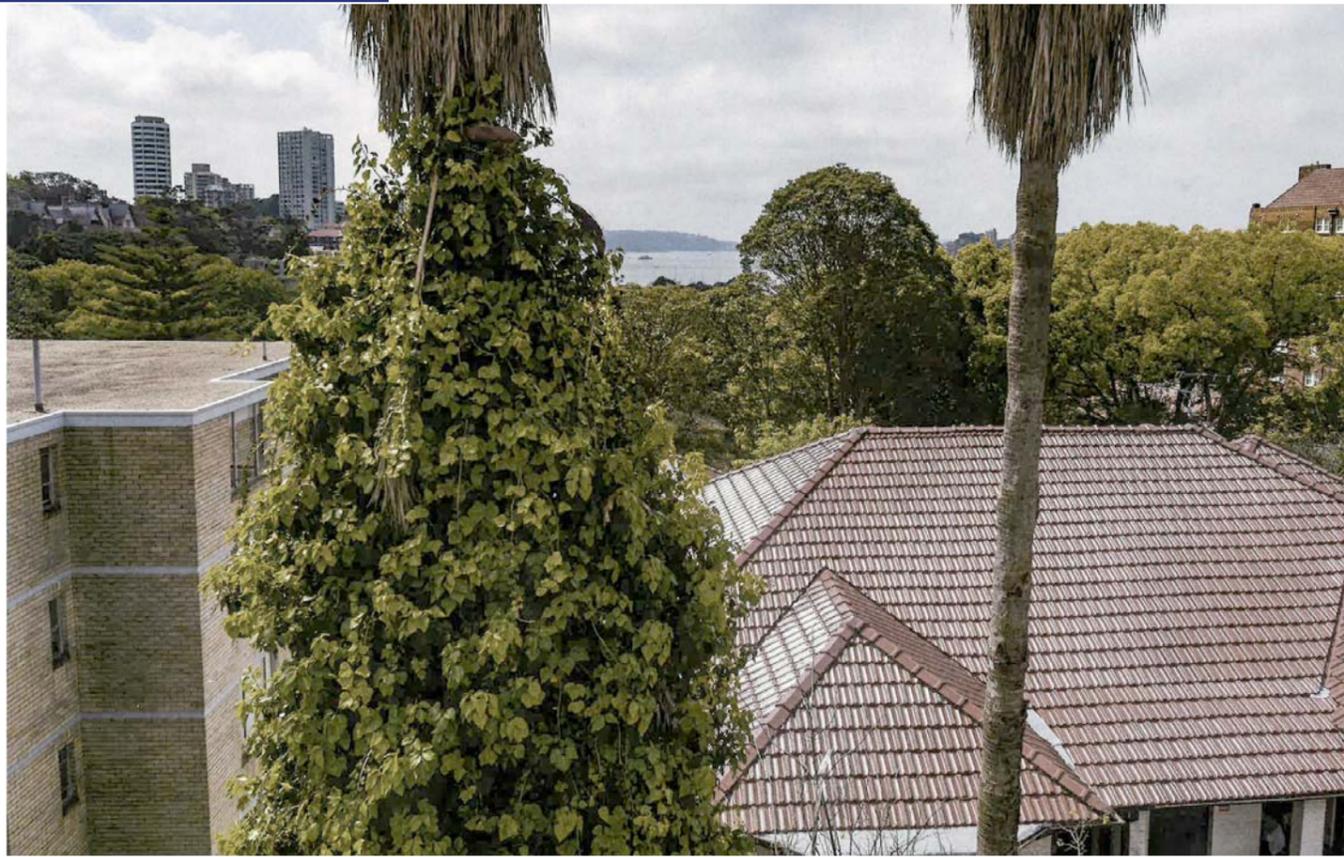


1 Section
View Study Taken from Yellow Box - Level 1 1 : 500



2 Floor Plan
Key Plan - Level 1 1 : 1000

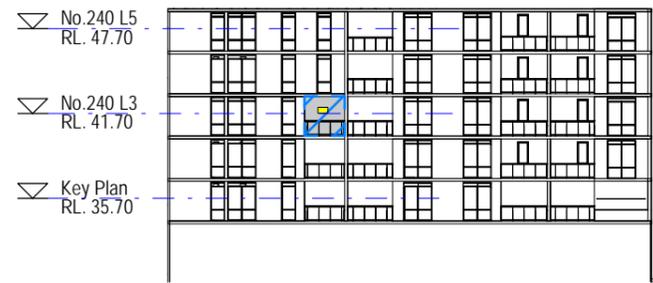
- Sydney Harbour Water View (Ex. Palm Trees Relocated as Part of Proposal)
- Maximum Building Envelope
- Indicative Scheme



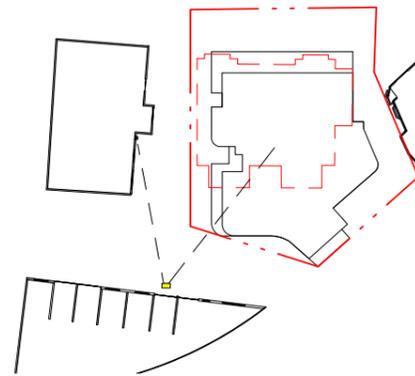
Existing Building



Indicative Scheme & Max. Building Envelope



1 Section
View Study Taken from Yellow Box - Level 3 1 : 500



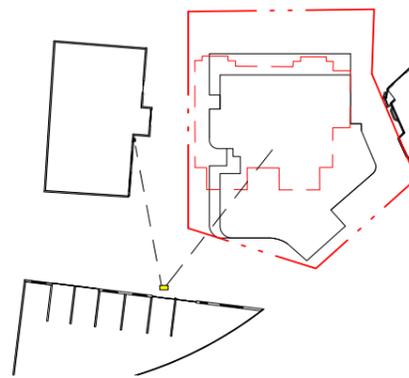
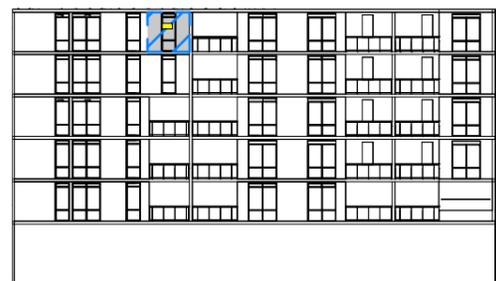
2 Floor Plan
Key Plan - Level 3 1 : 1000

- Sydney Harbour Water View (Ex. Palm Trees Relocated as Part of Proposal)
- Maximum Building Envelope
- Indicative Scheme



Existing Building

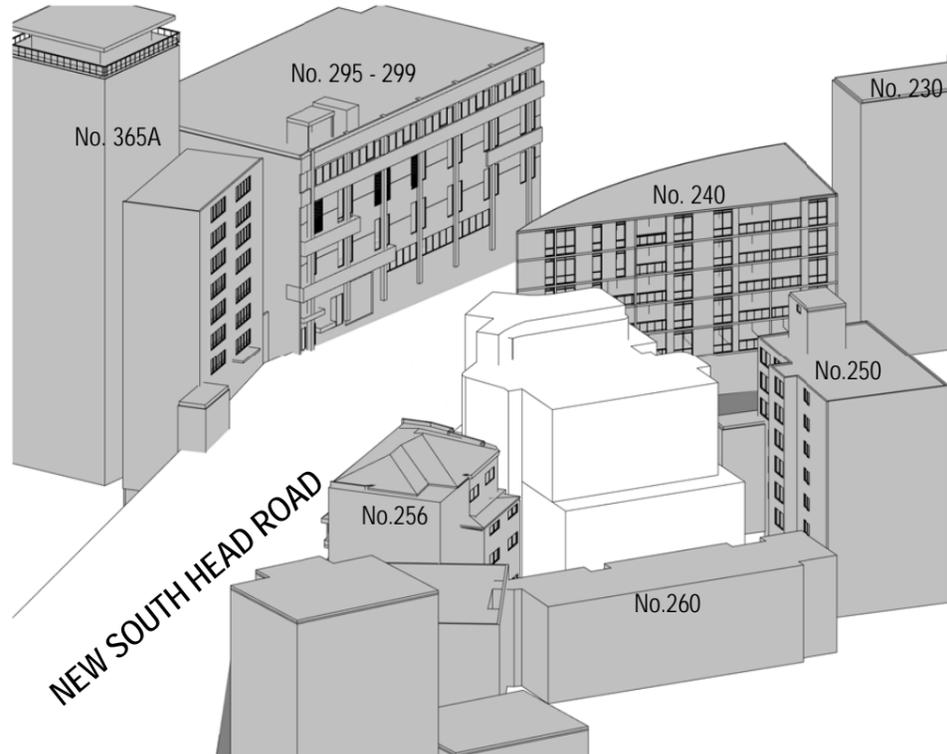
Indicative Scheme & Max. Building Envelope



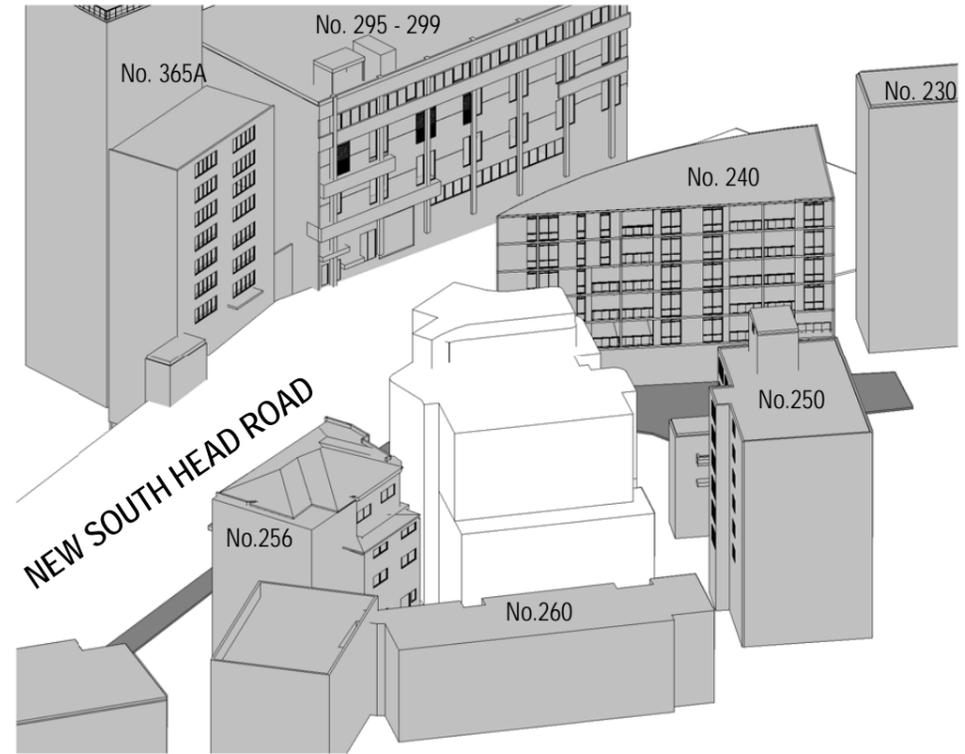
- Sydney Harbour Water View (Ex. Palm Trees Relocated as Part of Proposal)
- Maximum Building Envelope
- Indicative Scheme

1 Section
View Study Taken from Yellow Box - Level 5 1 : 500

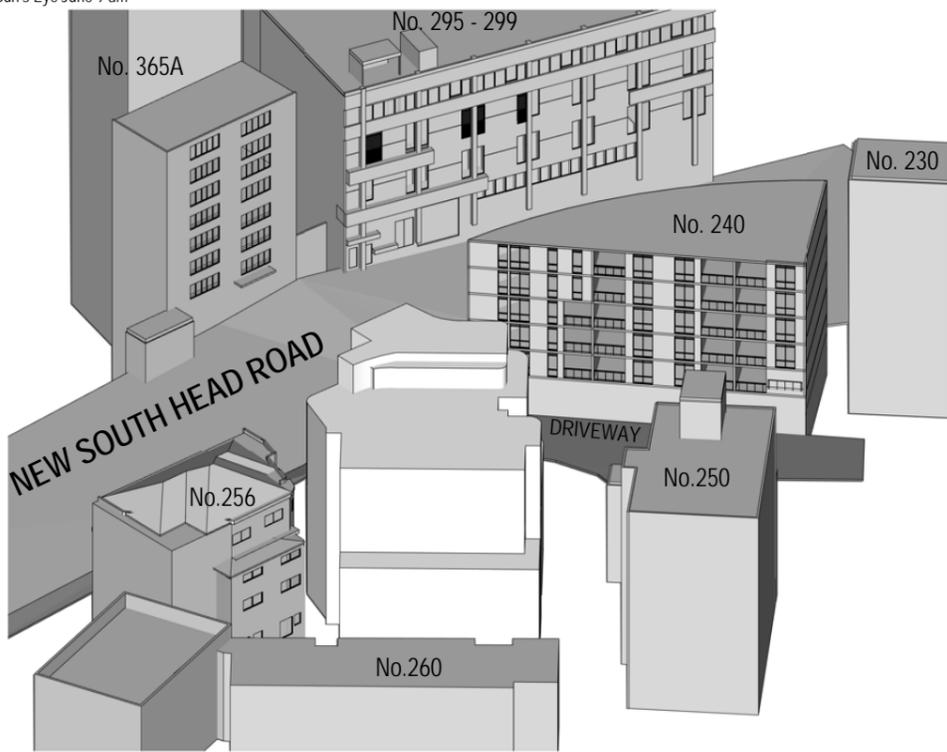
2 Floor Plan
Key Plan - Level 5 1 : 1000



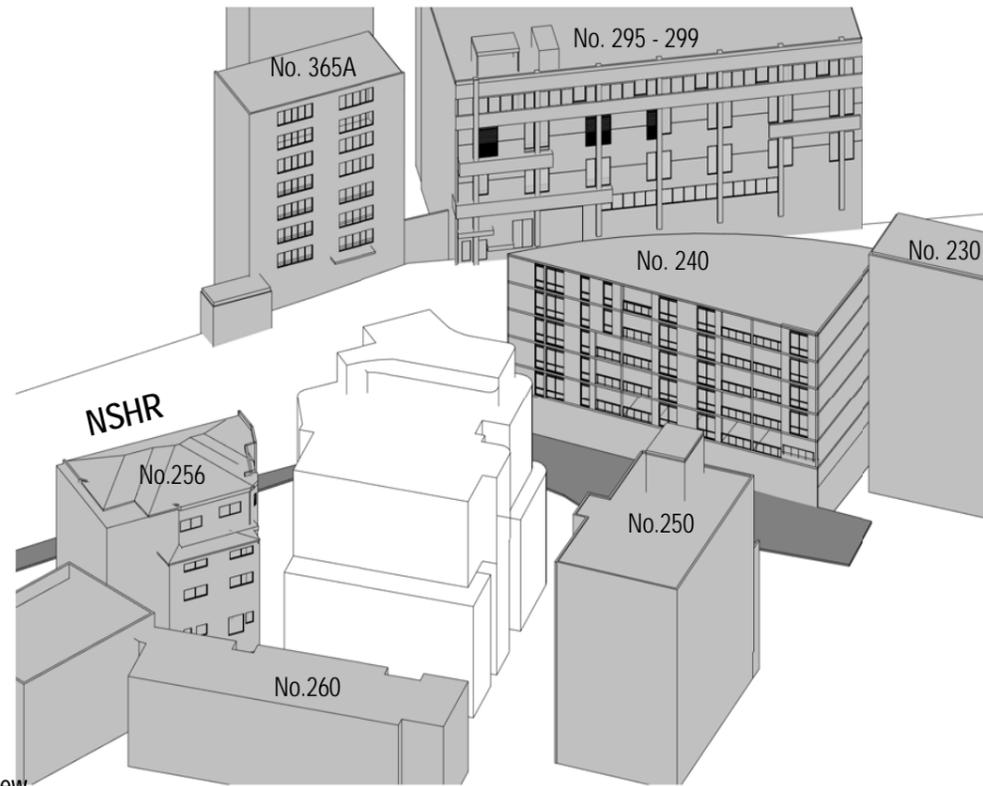
1 3D View
Sun's Eye June 9 am



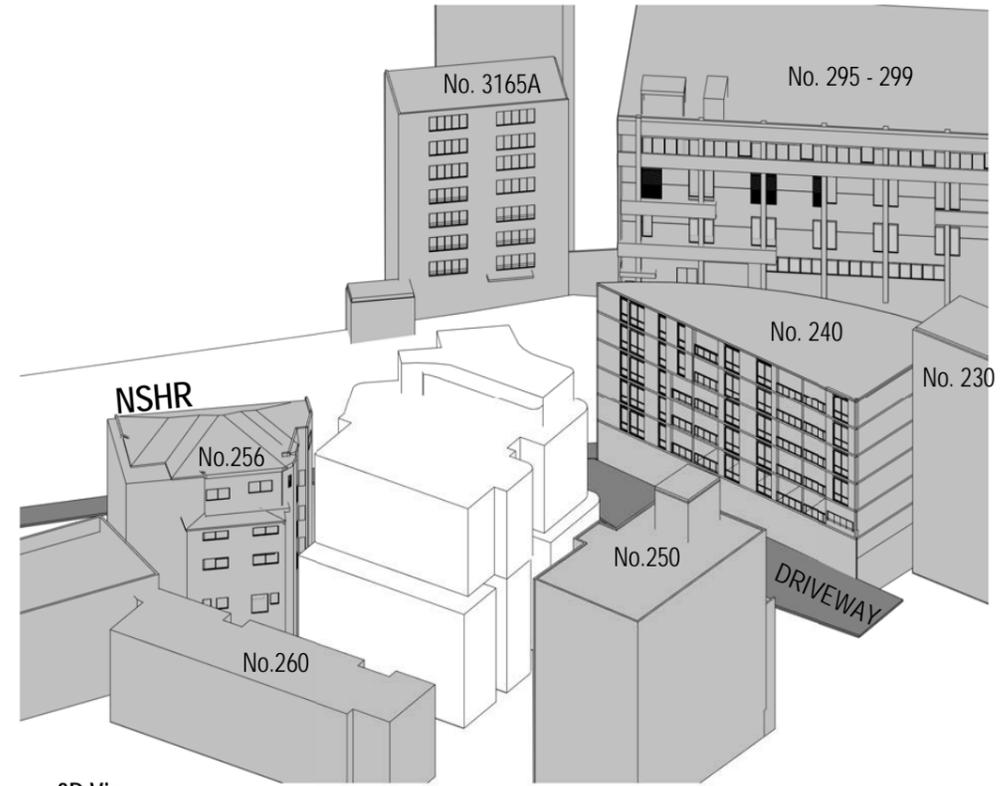
2 3D View
Sun's Eye June 10 am



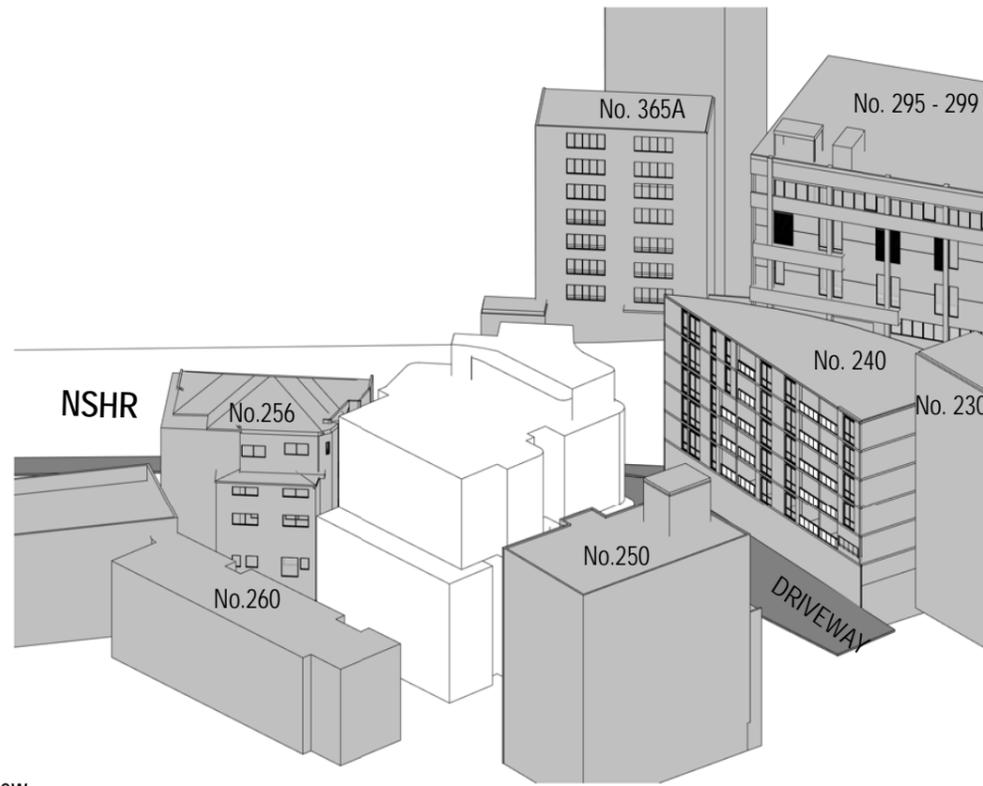
3 3D View
Sun's Eye June 11 am



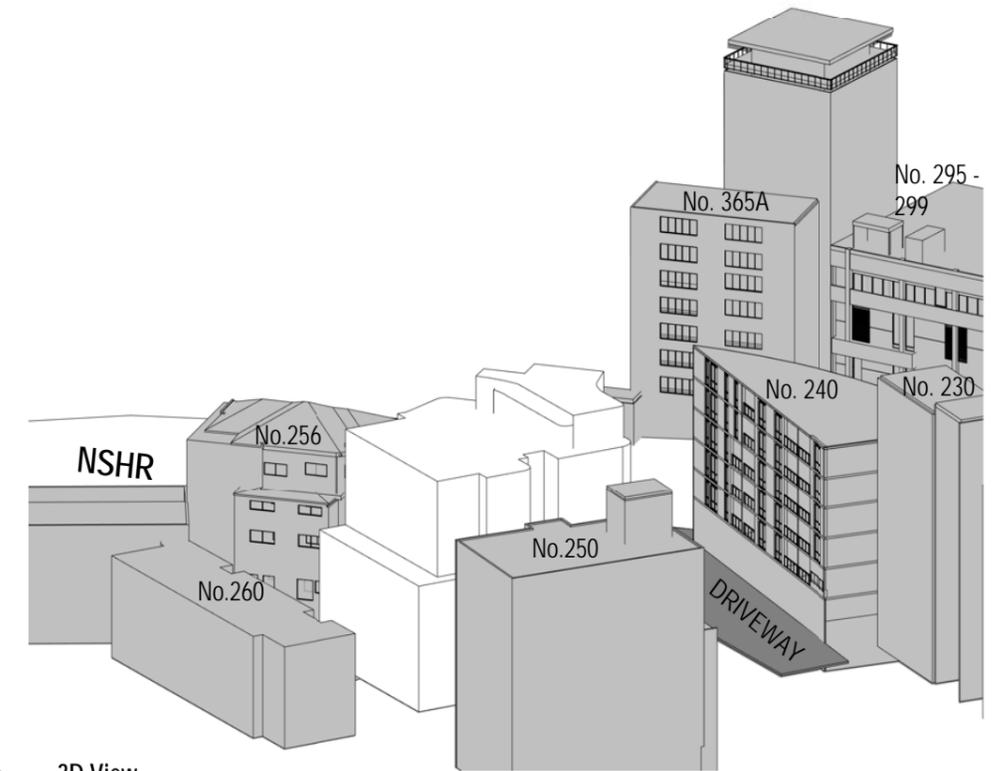
1 3D View
Sun's Eye June 12pm



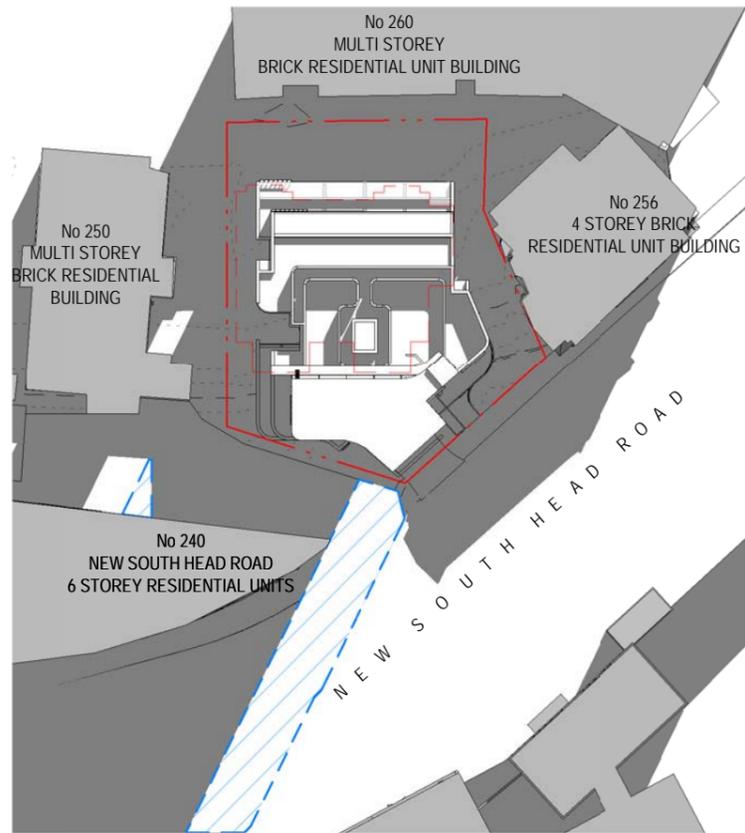
2 3D View
Sun's Eye June 1pm



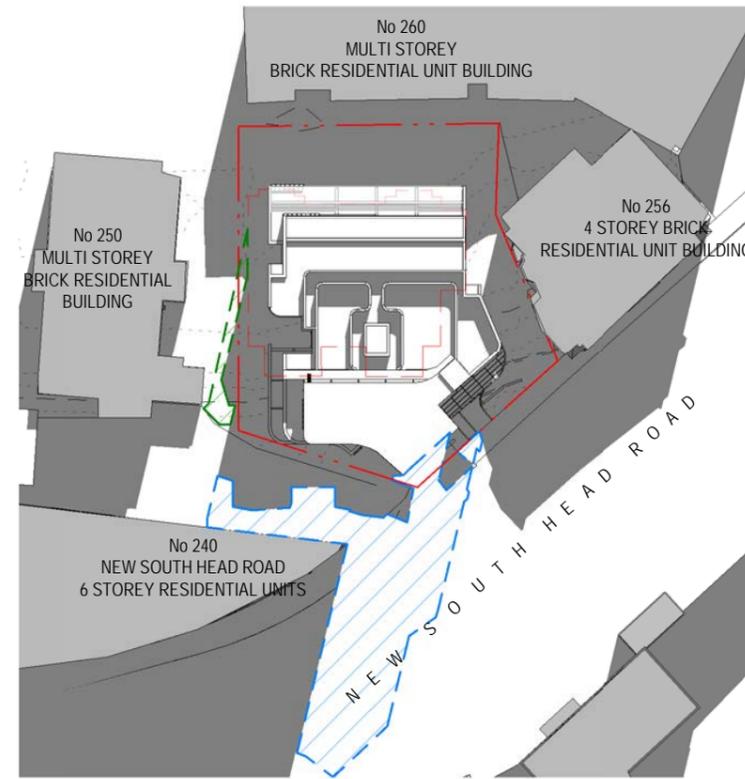
3 3D View
Sun's Eye June 2pm



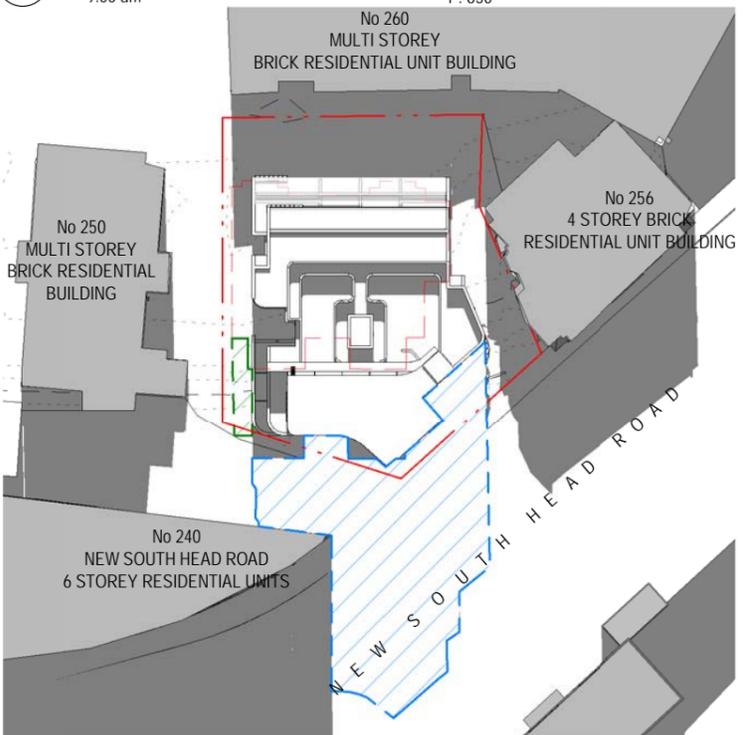
4 3D View
Sun's Eye June 3pm



1 Floor Plan
9.00 am 1:650

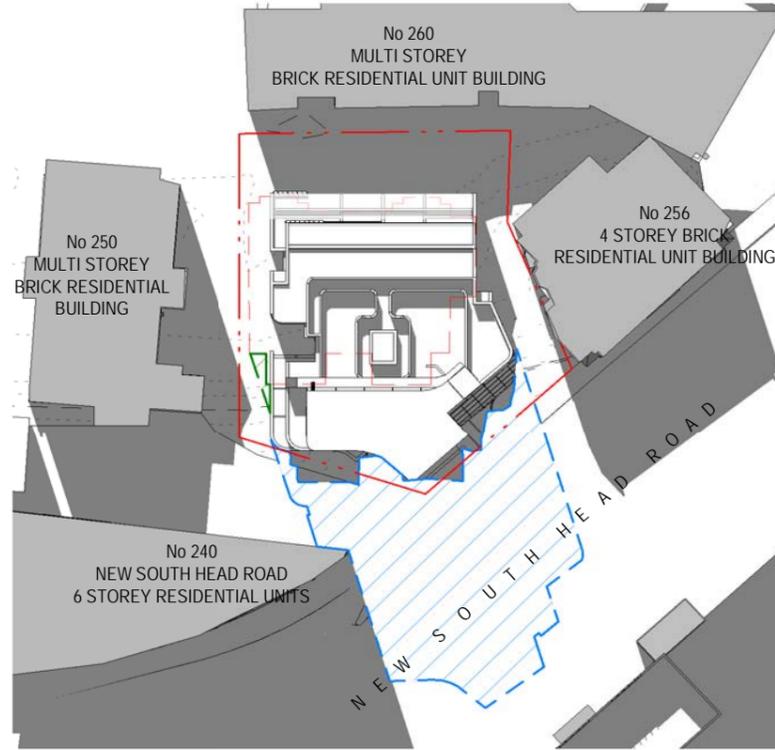


2 Floor Plan
10.00 am 1:650

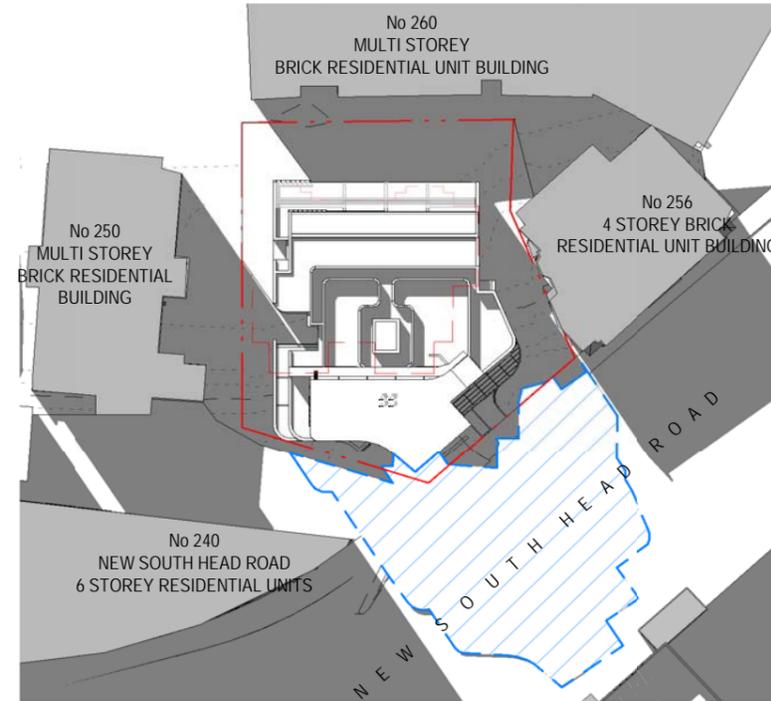


3 Floor Plan
11.00 am 1:650

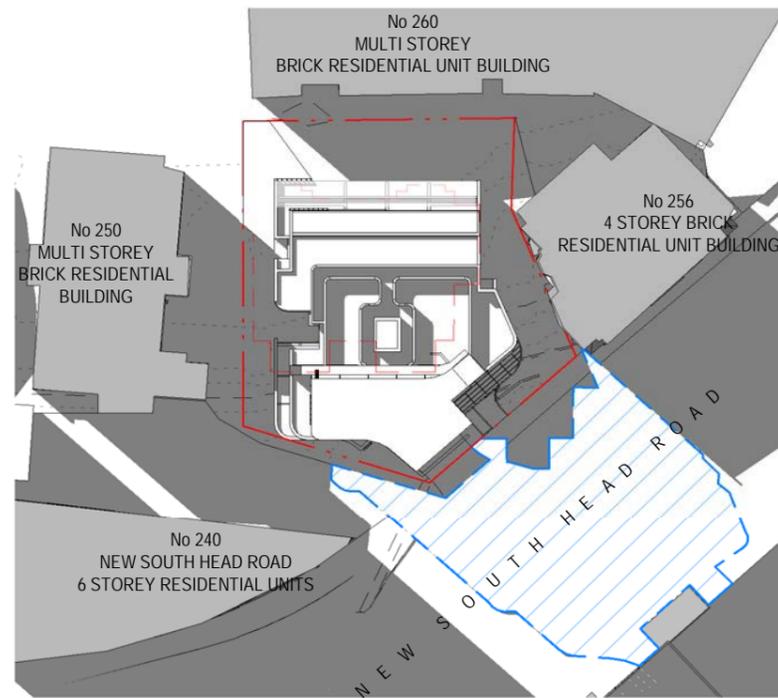
- - - Existing Building
- Existing Shadow
- Proposed Shadow
- Reduced Shadow



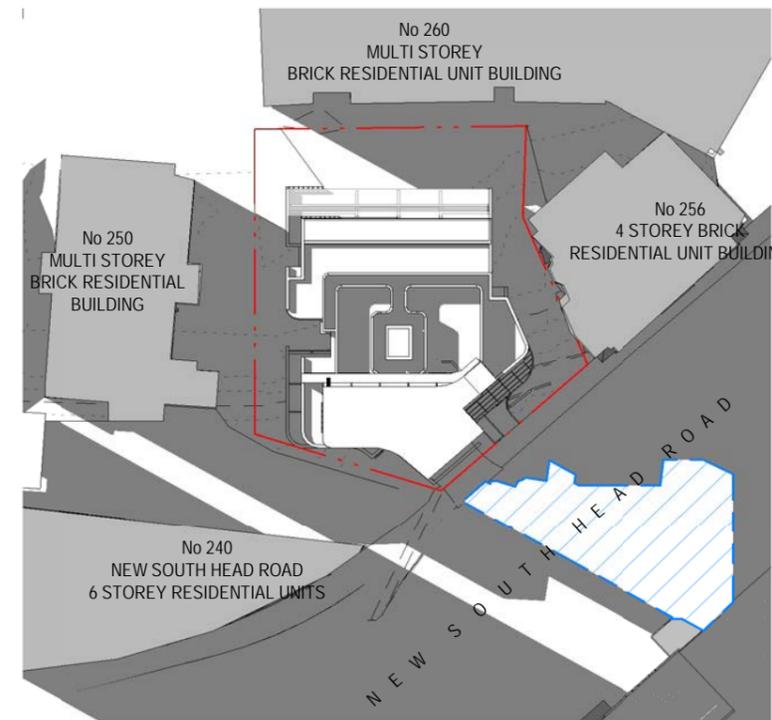
1 Floor Plan
12.00 pm 1 : 650



2 Floor Plan
1.00 pm 1 : 650

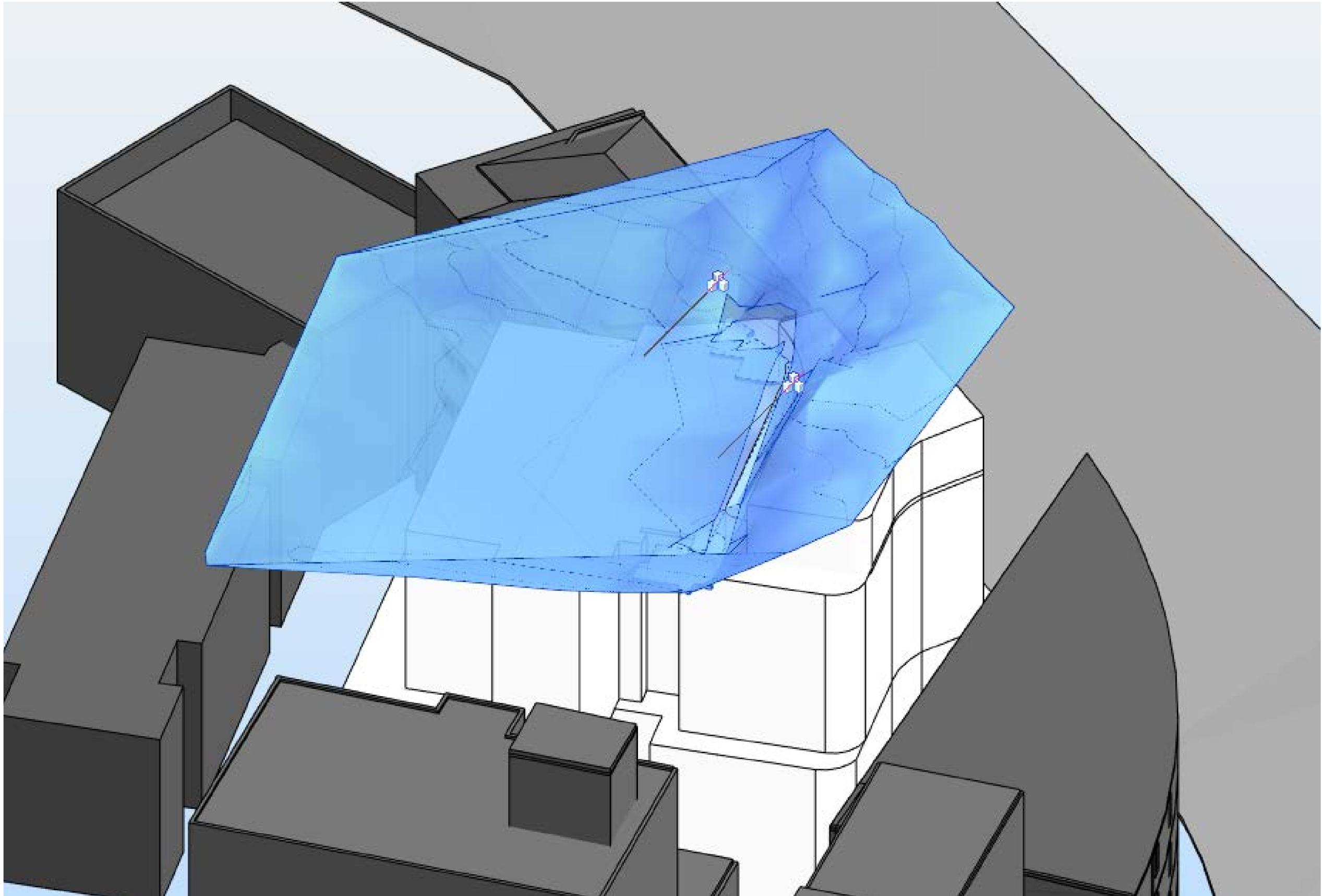


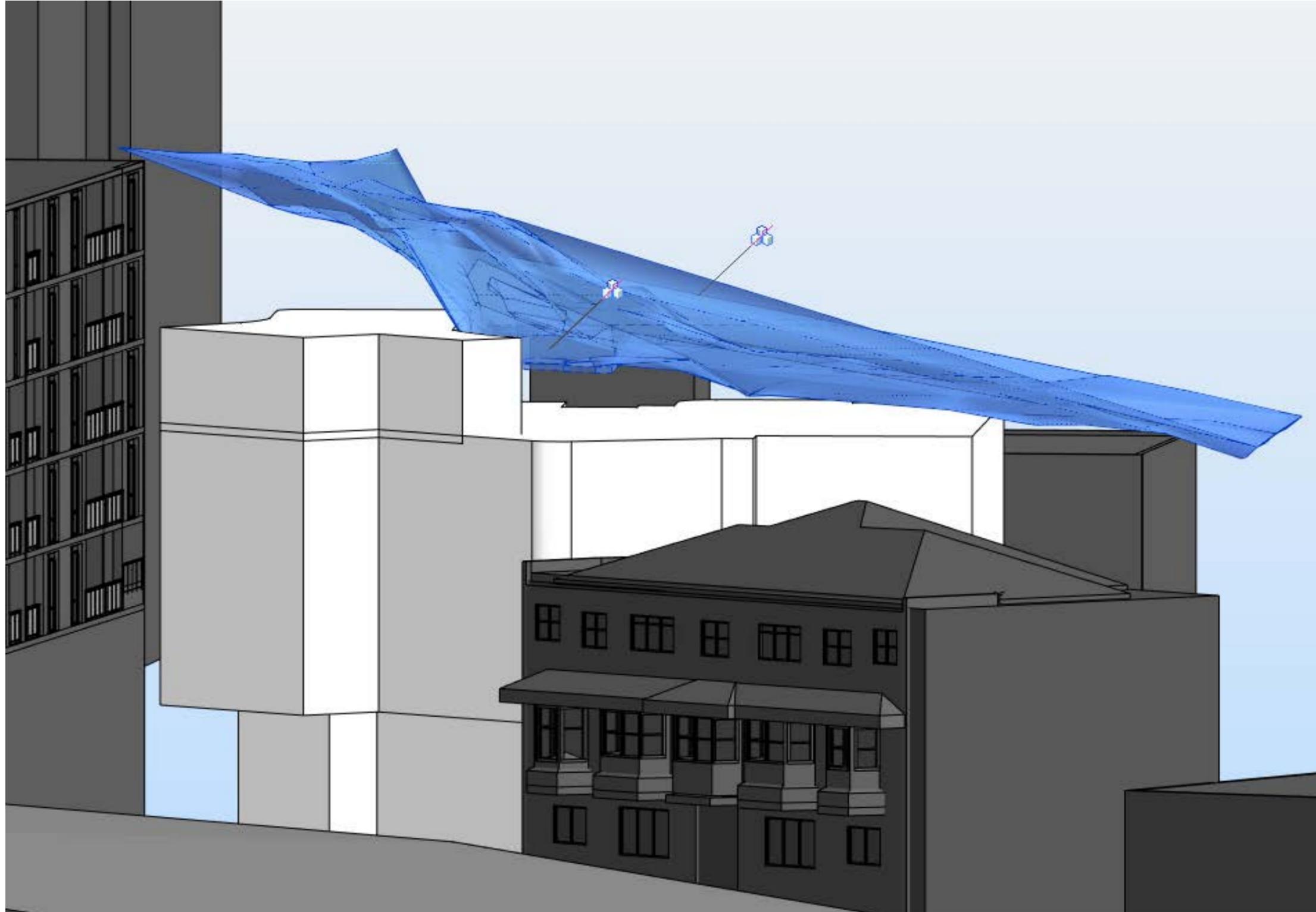
3 Floor Plan
2.00 pm 1 : 650



4 Floor Plan
3.00 pm 1 : 650

- - - Existing Building
- Existing Shadow
- Proposed Shadow
- Reduced Shadow







Date 25/02/2020
 Revision N
 Author DM

252-254 New South Head Road Egdecliff

AA-RES-1904

Council Woollahra Council
 Zoning R3 - Medium Residential
 Site Area 934.9m²

PLANNING

| | FSR | GFA | Height of Building | Setbacks |
|-----------------------|-------|--------------------|--------------------|--|
| Controls & Guidelines | 1.3:1 | 1215m ² | 13.5m | Front, Average of 4 closest sites, Side 2m, Rear site depth/building depth % |
| Proposed | 2.6:1 | 2431m ² | 22m | Front 4.8m & 1.7m, Side min 3m & 4.5m, Rear 6m |

* Planning Instruments, Woollahra LEP 2014 & DCP 2015

AMENITY

| | Solar Access | Cross Ventilation | Adaptable Apartments | Building depth | Private Open Space | Private Open Space depth | Communal open space |
|-----------------------|--------------|-------------------|----------------------|----------------|--|--|-----------------------------|
| Controls & Guidelines | 70% | 60% | 10% (3.7) | 18m | Studio 4m2, 1Bed 8m2, 2Bed 10m2, Ground floor 15m2 | Studio 0m, 1Bed 2m, 2Bed 2m, Ground Floor 3m | 25% (233.73m ²) |
| Proposed | 78.8% (26) | 60.6% (20) | TBC | 26m | Studio 5.4m2, 1Bed 9m2-13m2, 2Bed 10m2, | Studio 1.3m, 1Bed 2m, 2Bed 2m, Ground Floor 1.3-2m | 25% (233.73m ²) |

MIX

| | Studio (+45m ²) | 1 Bed (+65m ²) | 2 Bed (+75m ²) | 3 Bed (+95m ²) | Total |
|--------------|-----------------------------|----------------------------|----------------------------|----------------------------|-----------|
| Level 01 | 2 | 2 | 0 | 0 | 4 |
| Level 02 | 2 | 3 | 0 | 0 | 5 |
| Level 03 | 2 | 2 | 0 | 0 | 4 |
| Level 04 | 2 | 2 | 0 | 0 | 4 |
| Level 05 | 2 | 1 | 2 | 0 | 5 |
| Level 06 | 2 | 1 | 2 | 0 | 5 |
| Level 07 | 2 | 1 | 2 | 0 | 5 |
| Roof | 0 | 1 | 0 | 0 | 1 |
| Total | 14 | 13 | 6 | 0 | 33 |
| % | 42.4% | 39.4% | 18.2% | 0.0% | |

AREAS

| | GFA (sqm) | | | NSA (sqm) | | | GBA (sqm) |
|--------------|--------------------------|-------------------------|--------------------------|--------------------------|-------------------------|--------------------------|--------------------------|
| | Residential | Common Area | Total | Residential | Common Area | Total | Total |
| Level 01 | 221m ² | 124m ² | 405m ² | 221m ² | 124m ² | 345m ² | 517m ² |
| Level 02 | 371m ² | 0m ² | 371m ² | 311m ² | 0m ² | 311m ² | 517m ² |
| Level 03 | 281m ² | 0m ² | 281m ² | 221m ² | 0m ² | 221m ² | 500m ² |
| Level 04 | 276m ² | 0m ² | 276m ² | 221m ² | 0m ² | 221m ² | 501m ² |
| Level 05 | 336m ² | 0m ² | 336m ² | 300m ² | 0m ² | 300m ² | 444m ² |
| Level 06 | 341m ² | 0m ² | 341m ² | 300m ² | 0m ² | 300m ² | 444m ² |
| Level 07 | 341m ² | 0m ² | 341m ² | 300m ² | 0m ² | 300m ² | 444m ² |
| Roof | 81m ² | 0m ² | 81m ² | 68m ² | 0m ² | 68m ² | 126m ² |
| Total | 2247m² | 124m² | 2431m² | 1943m² | 124m² | 2067m² | 3491m² |

* GFA calculated Internal face of external wall excluding vertical circulation, plant rooms, BOH, garbage area, loading area, and car parking

Date 25/02/2020
 Revision N
 Author DM

PARKING (max. 40% of street frontage)

| Cars | Studio | 1 Bed | 2 Bed | Visitor |
|-------------------|-------------------------|-----------|-----------|------------|
| Rate* | 0.5 per 1 | 1.0 per 1 | 1.5 per 1 | 0.25 per 1 |
| Code Requirement | 7.0 | 13.0 | 9.0 | 8.25 (8) |
| Proposed | 2 Share cars + 4 Spaces | | | 0.0 |
| Total Requirement | 36.75 (37) | | | |
| Total Proposed | 2 Share cars + 4 Spaces | | | |

| Motorcycle | Residents | Visitor |
|-------------------|-----------|-----------|
| Rate | 1 per 10 | 0.0 per 1 |
| Code Requirement | 3.3 | 0 |
| Proposed | 1 | 0 |
| Total Requirement | 3.3 (3) | |
| Total Proposed | 1 | |

| Bicycle | Residents | Visitor |
|-------------------|-----------|----------|
| Rate | 1 | 1 per 10 |
| Code Requirement | 33 | 3.3 (3) |
| Proposed | 33 | 5 |
| Total Requirement | 36.3 | |
| Total Proposed | 38 | |

WASTE MANAGEMENT

| Bins | Rate | Quantity | Proposal |
|-----------|----------------------|----------|--------------------|
| Recycling | 55lts per apartment | 1815 | 7.56 x 240lts (8) |
| Waste | 120lts per apartment | 3960 | 16.5 x 240lts (17) |

DISCLAIMER

- All figures presented in this schedule are preliminary and refer to schematic designs prepared by Antoniadis Architects Pty Ltd
- All areas and information is subject to further development and confirmation.