

3.4 DEVELOPMENTS HEIGHTS

GMU have review existing development heights in the area.

Existing development along New South Head Road offers a diverse mix of architectural styles and building heights ranging from 2 to approximately 30+ storeys. GMU's study of the existing building heights within the centre and its fringe areas has the following character:

- 3-5 storey residential and mixed use developments within Edgecliff Centre along New South Head Road from New Beach Road to Ocean Avenue.
- Existing higher density developments at the eastern and western arrival points of the Edgecliff centre are 12-14 storeys.
- The existing 7-storey building of the Edgecliff Centre and a 32-storey residential building located at No. 1-3 Darling Point Road.
- Development at No. 6-10 & No. 51 Darling Point Road are 7-13 storeys.
- Recent DA approval at Nos. 80-84 & 90 New South Head Road will deliver 7 storeys.
- No. 311 New South Head Road comprises an 8-storey residential flat building (Edgecliff Towers).
- No. 240 New South Head Road a recently developed contemporary residential flat building with a flat roof presents as part 5, part 6 storeys.
- A Planning Proposal was recently been approved to increase the height and FSR controls at Nos. 80-84 and 90 New South Head Road to 23.5m (7 storeys).
- Recently, a Planning Proposal was approved for the site located at No. 374 and 376-382 enabling a 6 storey development.

Our analysis shows an inconsistent height character for the Edgecliff and Double Bay area along New South Head Road, due to the low-scale older stock and heritage items adjacent to newer higher density development.

GMU have also examined the local development pattern and we note that larger lots are generally found in Edgecliff whereas Double Bay includes a 'fine-grain' subdivision pattern with smaller lot frontages.

Overall, a street wall height of 3-8 storeys exists along New South Head Road. The concentration of larger scale developments occurs at the arrival points, on corner sites and around the station (shown in Figure 19). Furthermore, some instances of existing isolated large towers are located in close proximity to the subject site. These tend to dominate the streetscape profile unrelated in their form to the setting and character of the centre.



Figure 19. Existing and approved development heights.

Key	
[---] Mixed Use Centre	5-6 storeys
[Red] Subject site	7-8 storeys
[Light Yellow] 1-2 storeys	9-10 storeys
[Yellow] 3-4 storeys	10+ storeys



No. 1-3 Darling Point Road viewed from New South Head Road.



No. 272 New South Head Road viewed from the corner of Henrietta Street.



Indicative design (PP) for No. 3743-382 New South Head Road (Eeles Trelease).



No. 100 New South Head Road view looking east.



No. 286 New South Head Road view looking north (Google Streetview).



No. 311 New South Head Road.