

3.1 KEY CHARACTERISTICS OF THE LOCAL AREA

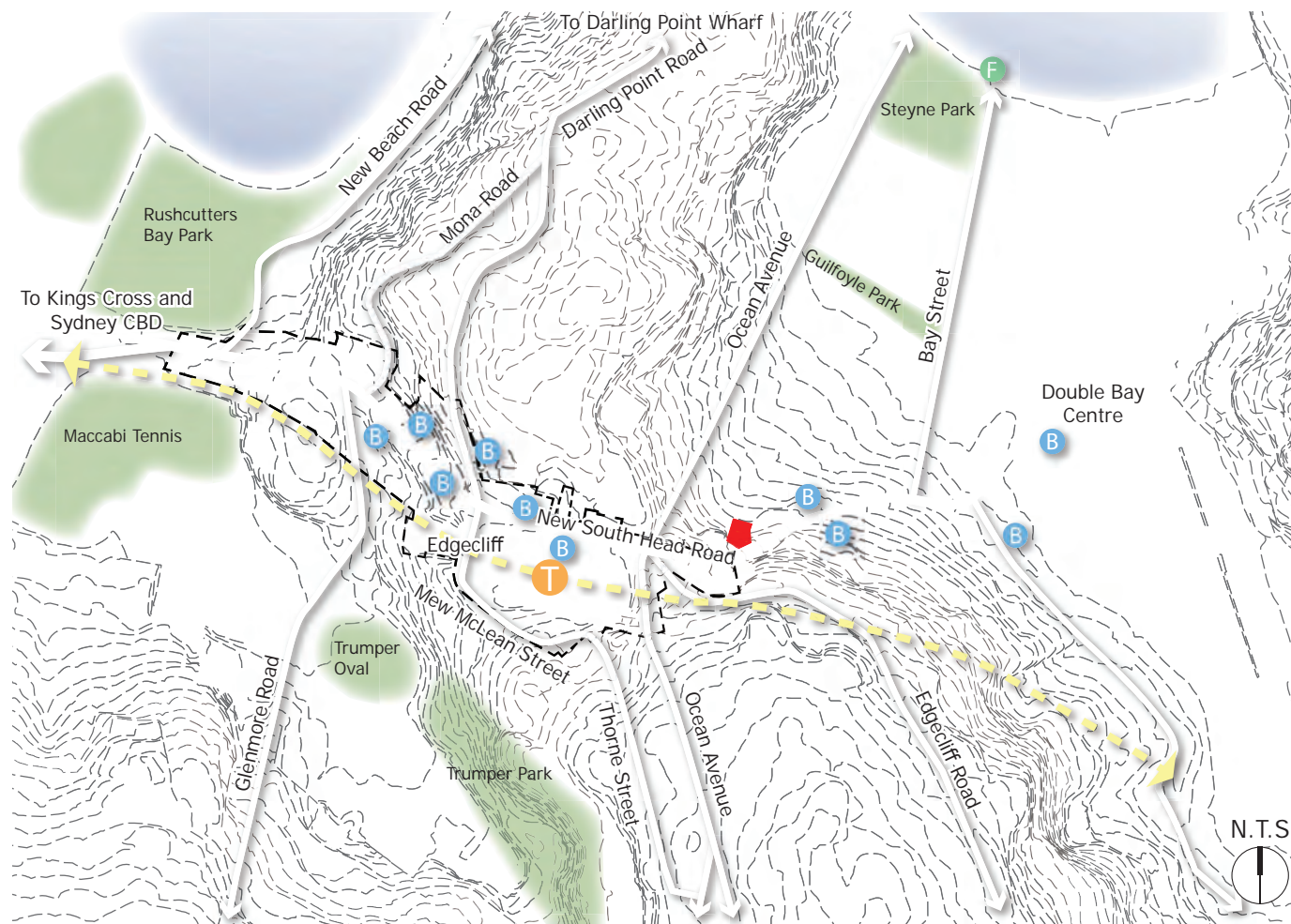


Figure 14. Topography and connectivity.

■ The site ■ Local parks Streets - - - Railway corridor
T Edgecliff Station F Ferry wharf B Bus stops

TOPOGRAPHY AND CONNECTIVITY

The site is located in Double Bay at the edge of the Edgecliff Centre. Edgecliff is the gateway to the eastern suburbs and is well connected to the City and surrounding suburbs. It is well connected through the existing urban street structure and numerous public transport services including bus, train and ferry services at Double Bay Wharf located approximately 800m to the north-east of Edgecliff Centre. The main bus corridor along New South Head Road and Ocean Street connects Edgecliff to Sydney CBD, Centennial Park, Watsons Bay and Bondi Junction.

The subject site is located approximately 200m to the east of the Edgecliff Train Station, close to bus stops which provide frequent access to the city, Bondi Junction and local destinations. The site is located immediately to the east of the Edgecliff Local Centre area as shown in Figure 14 above.

The centre area follows the alignment of New South Head Road and has distinctive topography where the core is located towards the top of the ridge. This provides an opportunity for extended city, district and water view as well as marking the centre. The topography is unique to the area, adding to the character of the villages and the relationship between them. Edgecliff is located on the ridge line whereas Double Bay is located in the valley further east. The subject site is located at the edge of the Edgecliff centre where the sloping terrain descends towards Double Bay and the finer grain subdivision pattern. This is illustrated in Figure 15.

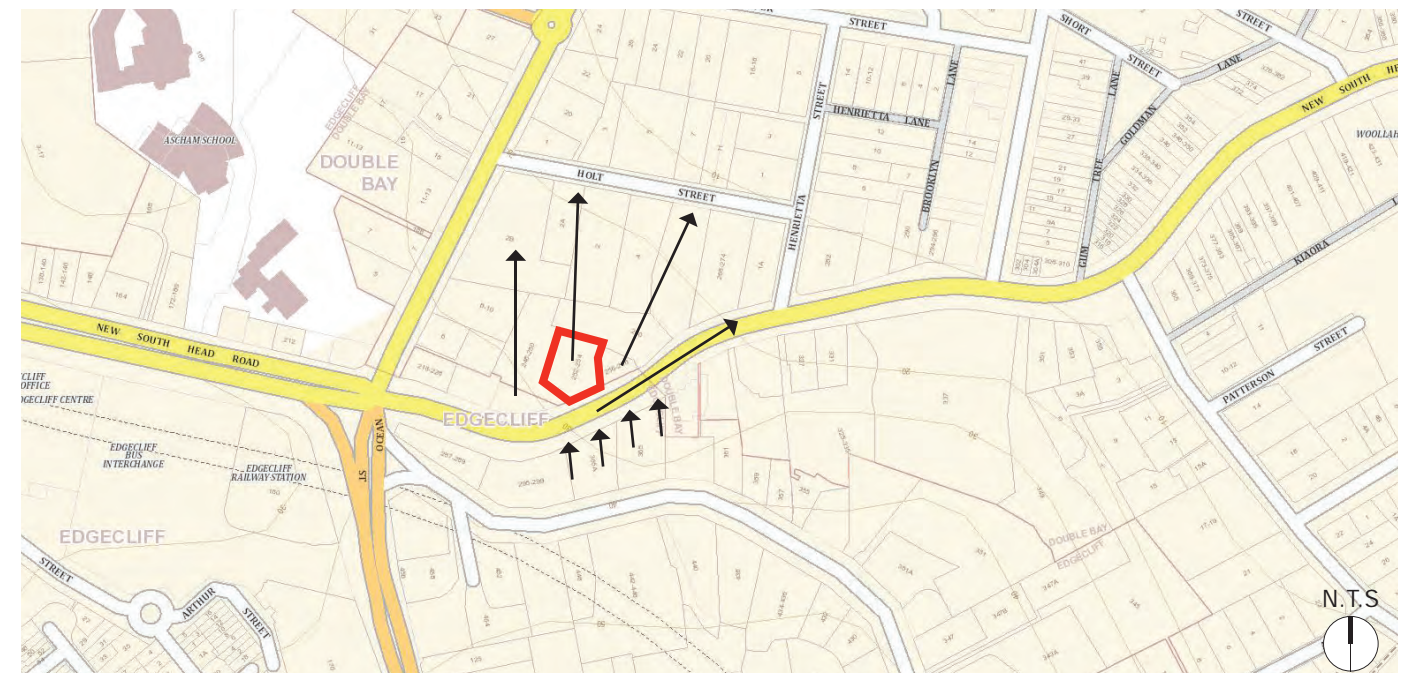


Figure 15. Map adapted from SixMaps showing the variation in the lot subdivision pattern and the topography.

The site fronts New South Head Road where the curvilinear sequence of the road changes alignment, descending to Double Bay centre. This is a characteristic feature of the streetscape within this particular part of the New South Head Road. Furthermore, the terrain also slopes to the north creating a unique setting and a characteristic streetscape profile. Several lots along the southern side of the road are elevated above the footpath whereas lots along the northern part of the road descend with the built form located below the level of the footpath. This is illustrated in the photographs below and streetscape characteristics are further discussed under chapter 3.5 Immediate Context.



Figure 16. Photographs showing the topography and lots fronting New South Head Road

3.2 KEY CHARACTERISTICS OF THE LOCAL AREA



Figure 17. Local destinations and amenity.

- Key**
- The site
 - Local parks
 - Streets
 - Railway corridor
 - Educational facilities
 - Local/community Facilities
 - Edgecliff Mixed Use Centre

LOCAL DESTINATIONS AND AMENITY

As shown in Figure 16, the site is located in proximity to a number of local destinations and community facilities within easy access via the existing roads and public transport services.

Local attractions include Rushcutters Bay and Double Bay Beach, Double Bay Village and Rose Bay Beach which are easily accessed via New South Head Road. Other urban and cultural attractions, business and services in the wider context including Kings Cross/Darlinghurst Area, Sydney CBD are accessible via frequent public transport services.

3.3 PRELIMINARY ADVICE



Figure 18. Aerial showing the site in context and pedestrian crossings.

TRAFFIC AND TRANSPORT

According to the report prepared by TTP, the site is very well serviced by rail and bus services and employment, entertainment and other retail facilities in the City and Bondi Junction etc are easily accessed by the public transport services. The assessment of the potential traffic and parking implications of an envisaged residential apartment development at Edgecliff concludes the following:

- The proposed will provide suitable and adequate parking on-site.
- The proposed will not present any unsatisfactory traffic capacity, safety or environmental related implications.

ARBORIST ADVICE

Advanced Treescape Consulting have prepared an Arboricultural Assessment to inform the proposal. The report discusses 15 existing trees and notes the following:

- One tree is nominated as having High signification rating which is the Jacaranda tree located at the front of the site. The tree is nominated as having High Priority for Retention value (Sustainable Retention Index Value (SRIV)) and is recommended for retention.
- 3 trees are nominated as having Medium Priority for Retention value (SRIV) including two palm trees nominated for re-location.
- 9 trees are nominated as having a Low SRIV rating and one tree has a Priority for Removal.