

3.7 SITE CONSTRAINTS

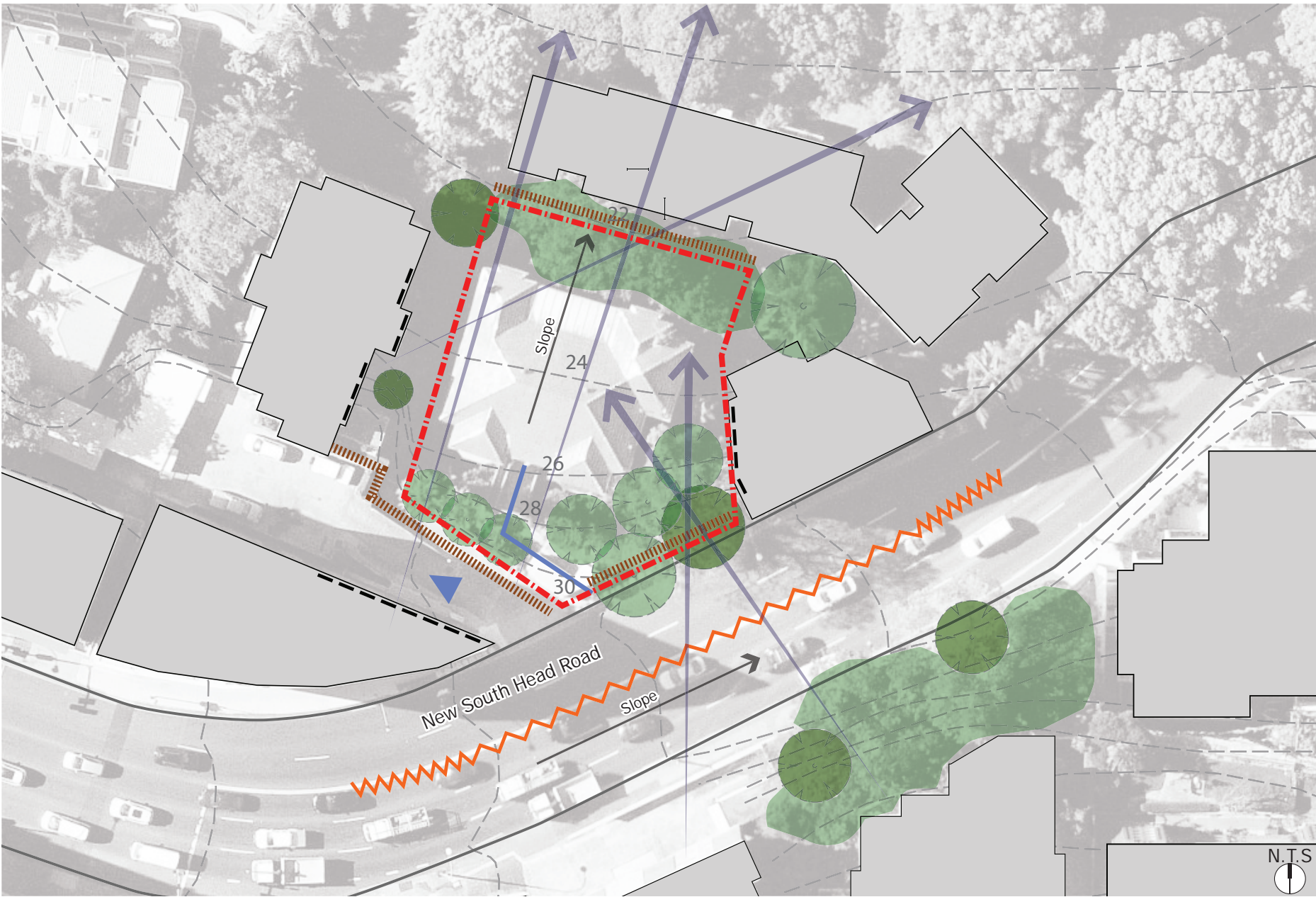


Figure 24. Diagram showing key site constraints.

Key

	Subject site		Existing buildings		Edge condition/retaining wall
	Existing Pedestrian access		Existing vegetation		Existing slope
	Vehicular access		Residential windows facing common boundaries		Potential cross site views
	Traffic movements				Topography

GMU has investigated the main constraints of the subject site. The key constraints include the following:

- The site fronts New South Head Road which is an arterial road with significant traffic volumes.
- The lot is irregular in shape with limited street frontage.
- The site includes substantial landscaping and a number of mature trees are also located on adjoining sites, close to the boundary.
- The site can currently be accessed via two separate pedestrian entrances off New South Head Road but no vehicle parking is available on site.
- The site slopes to the north and is located below street level.
- Compromised outcomes to site edges due to the significant slope.
- The vehicular entry to the adjoining site is located along the southwestern site edge.
- The adjoining residential properties provide insufficient setbacks and habitable windows overlooking side boundaries.
- Potential view impacts to residential developments to the east, south and west.
- Potential for additional overshadowing to the southern and eastern neighbours.

3.8 SITE OPPORTUNITIES

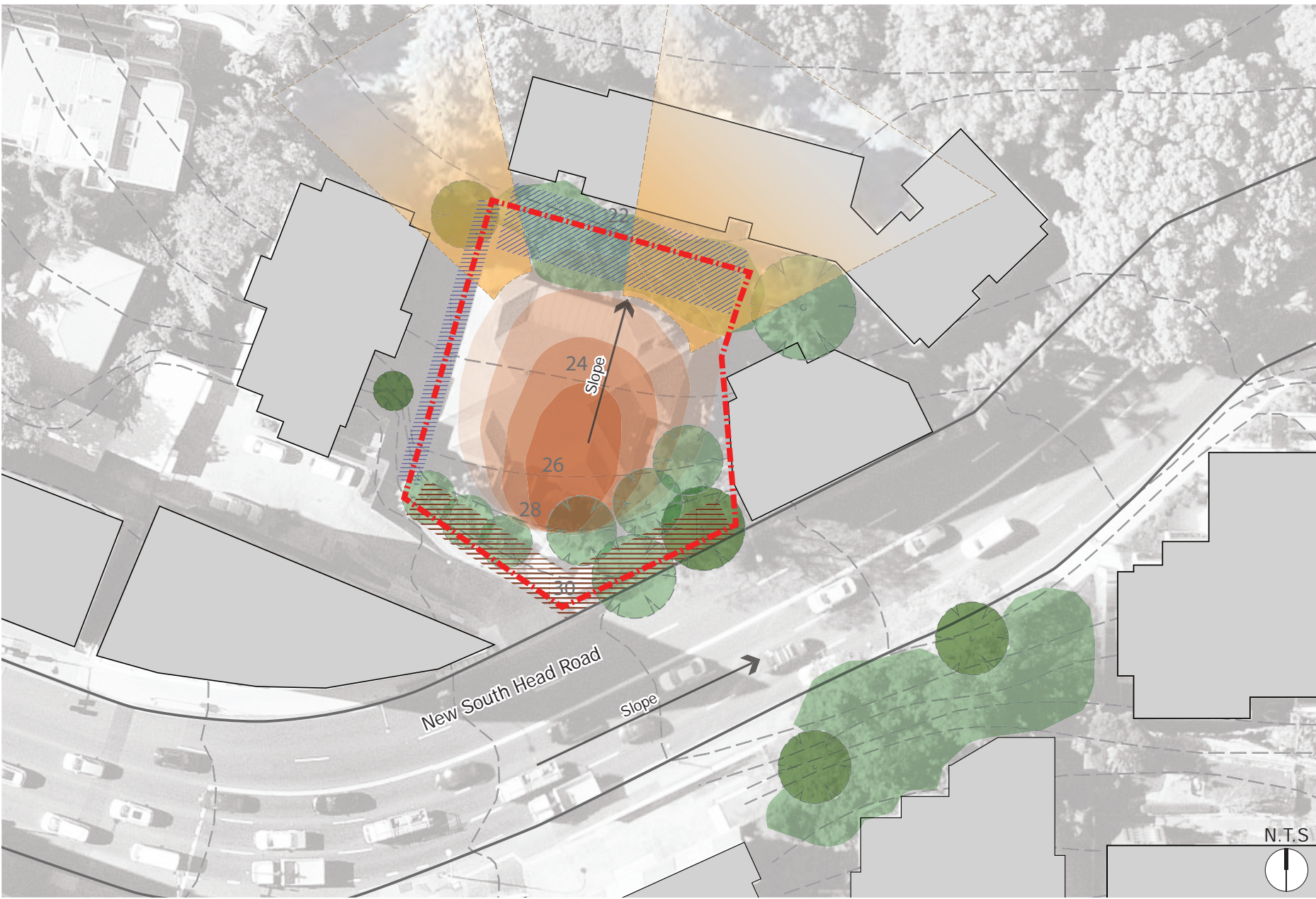


Figure 25. Diagram showing key site opportunities.

Key

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|------------------------|-------------------------|--|
| Subject site | Improved street address | 'Stepped' built form in response to the topography |
| Significant vegetation | Filtered canopy views | Improved cross boundary interface |
| Existing buildings | Existing slope | Terrain |

GMU consider that the site has the ability to:

- Enhance to the unique character of the streetscape, responding to the location at the edge of the Edgecliff Town Centre area.
- Respond to the unique site characteristics and the sloping terrain, to provide a stepped built form consistent with the outcomes sought by the DCP.
- Provide improved outcomes to site edges and high-quality landscape outcomes to improve on-site amenity and amenity to adjoining sites.
- Provide appropriate scale fronting New South Head Road, responding to the scale of adjoining properties.
- Provide a vegetated front setback, retaining high-value trees where possible to compliment the existing streetscape character.
- Provide side setbacks to maintain amenity to adjacent development.
- Sculpt built form to minimise overshadowing impacts to adjoining properties. Carefully consider the configuration of building footprints to minimise adverse impacts and maximise landscaping opportunities.
- Test view impacts and sculpt built form to minimise view impacts to adjoining residential properties.
- Provide access to public transport services in proximity to the site. We note parking provisions are maximum controls and ample bicycle parking is provided as part of the indicative scheme.
- Provide design excellence and high-quality outcomes to compliment the character of the area.
- Provide a unique lifestyle setting close to public transport, community facilities, the shopping village and open space amenity.

3.9 SECTION CONCLUSION

Our analysis of the local context and streetscape suggests that the subject site has capacity to deliver improved development outcomes to meet the outcomes sought by the local strategic plans and the DCP.

Development heights and densities are likely to increase in coming years in Edgecliff and Double Bay Local Centres. Both centres have capacity to provide high-quality housing outcomes consistent with key strategic aims. The favourable location of the subject site provides potential to contribute to the future desired character of the area with high quality built form outcomes.

Redevelopment of the site will provide an opportunity to deliver improved streetscape outcomes, improved conditions to site edges, enhanced architectural quality to compliment the character of the area. The site is well-placed for redevelopment into a contemporary residential building close to public transport, village setting and unique open space amenity.

4. BUILT FORM STRATEGY AND DESIGN PRINCIPLES

