

4.1 HEIGHT STRATEGY

HEIGHT STRATEGY FOR THE SITE

Figure 26 (right) shows the existing taller developments along New South Head Road. Maximum existing heights generally range between 5-7 storeys up to 10-14 storeys with a few scattered taller towers; however, these do not have frontages to New South Head Road.

The subject site is located just to the east of the Edgecliff Town Centre area in a prominent location where the road changes alignment. As discussed in the previous chapter of this report, the heights along the northern side of Edgecliff Road vary and due to the sloping topography and lot geometry, some of the buildings are setback from street alignment or located below the level of the footpath.

GMU's streetscape analysis has concluded, that a 4-6 storey streetwall scale will be appropriate for the subject site to provide harmonious streetscape proportions.



Figure 26. Diagram showing existing or approved building heights in the surrounding area of the subject site.

The diagrams on the following page summarise the findings of GMU's streetscape analysis, demonstrating that a 5 storey streetwall presentation compliments the streetscape profile and the surrounding development pattern.

The proposed scale integrates with the development heights along the northern side of New South Head Road, stepping with the sloping topography to the lower scale built forms further east in Double Bay.

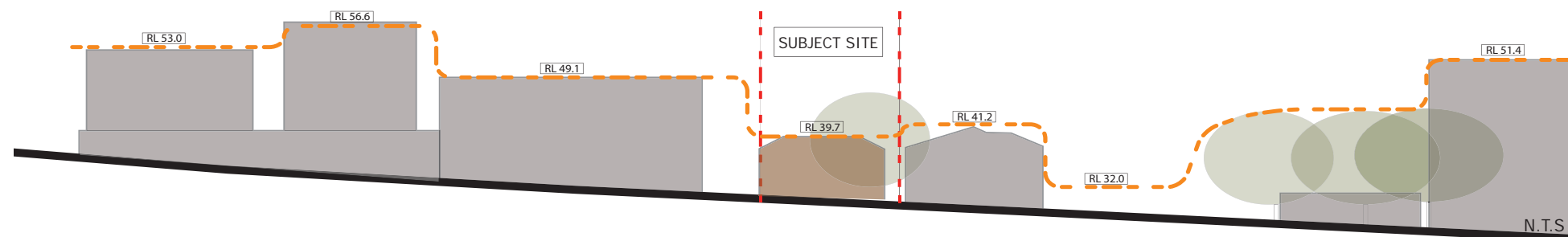


Figure 27. Existing Streetscape profile along the northern side of New South Head Road.

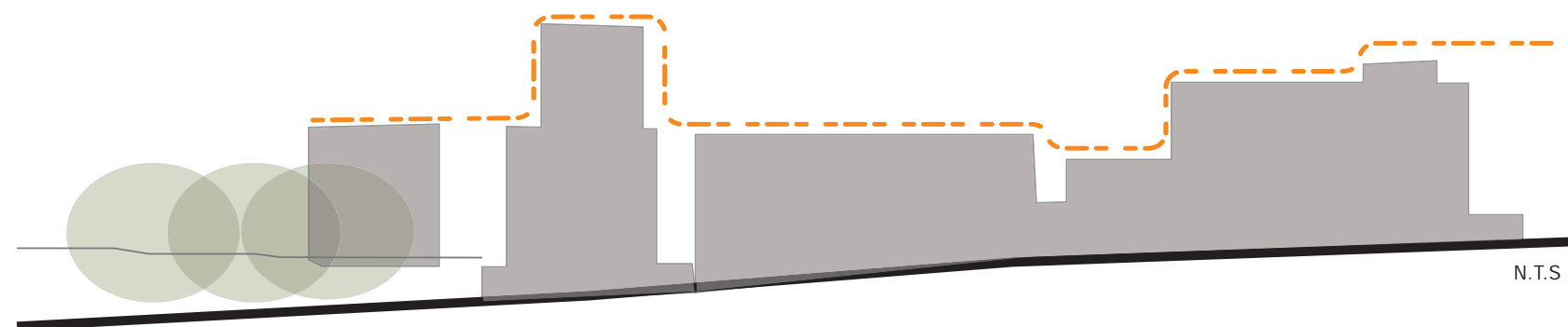


Figure 29. Existing Streetscape profile along the southern side of New South Head Road.

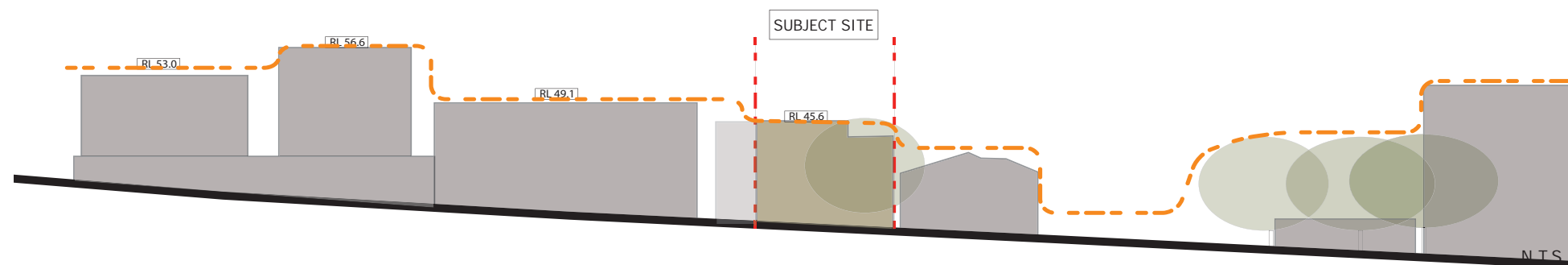


Figure 28. Proposed streetscape profile (northern side of New South Head Road).

Key

- Subject site
- Existing building (subject site)
- Proposed development
- Road section
- Streetscape profile

4.2 THE VISION

In collaboration with the project team, GMU have developed a vision for the future redevelopment of the site.

The subject site will be located at the edge of the area identified in the DCP as Edgecliff Town centre area. The site will take advantage of its central location, good connectivity and unique scenic qualities of the locality and provide diverse high-quality housing offerings, in accordance with state and local strategic aims.

GMU's analysis of the built form context, the constraints and opportunities applicable to the site as well as the existing and potential future streetscape profile suggests that increased scale and density on the subject site will provide a more balanced built form outcome for this part of New South Head Road, adjoining the retail strip and Edgecliff Town Centre where the evolving skyline or profile will gradually cascade with the topography and the slope of the road.

The redevelopment of the site would create harmonious streetscape proportions, transitioning to the taller forms within Edgecliff Town Centre area in response to the existing development pattern and the sloping terrain along New South Head Road.

The proposal will minimise impacts to neighbouring properties due to the aspect and the natural topography of the site which provide opportunity to accommodate built form to the northern part of the site. In the context of recently approved developments, a carefully considered design will elevate the visual qualities of the site and the streetscape, providing high-amenity residential dwellings while taking advantage of the central location close to Sydney's CBD, within walking distance of the Edgecliff Centre, high-frequency public transport, schools, local shops and the unique open space amenity of Double Bay.



Figure 30. Vision images and hand sketches prepared by Antoniadis Architects.

4.3 URBAN DESIGN PRINCIPLES

Based on our analysis to date, the following are 'place-based' urban design principles for the site, which are informed by the constraints and opportunities applicable to the site and are intended to guide future development enabling good design outcomes. They aim to:

- Provide a contemporary high-quality residential development to elevate the visual qualities of the site and surrounding streetscape.
- Improve the streetscape proportions by transitioning to the Edgecliff Town Centre area to the west, in response to the existing terrain.
- Respond to the existing street wall height and the proportions of the neighbouring developments to reinforce the continuity of the streetscape.
- Respond to the sloping topography to minimise impacts to adjoining residential properties.
- Provide improved responses to site edges, improving the interface to the neighbouring lots to the east and west.
- Compliment the scale and proportions of the streetscape along New South Head Road.
- Retain significant trees including the prominent Jacaranda to the southern part of the site.
- Compliment and enhance the existing landscape character of the site and the area.
- Provide a stepped building form in response to the topography of the site.
- Ensure appropriate built form articulation to minimise perceived visual bulk.
- Provide landscape screening to site edges adjoining residential lots.
- Apply view sharing principles to minimise impacts to existing residential views.
- Provide appropriate building separation to minimise privacy impacts to adjoining residential uses.
- Provide a diverse apartment mix.
- Provide high-amenity apartments to compliment the favourable location of the site.
- Improve the vehicular access and car parking arrangement.

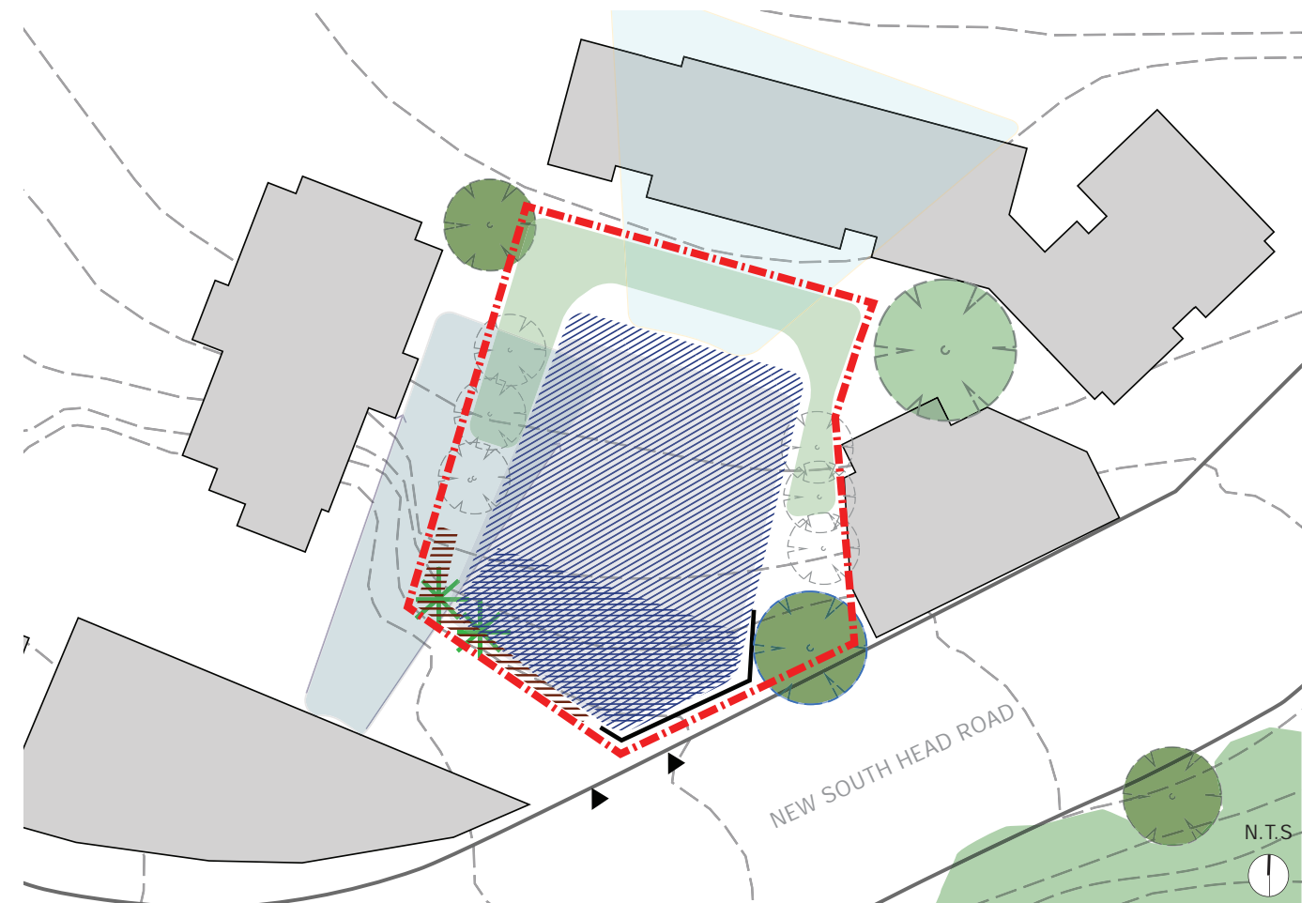


Figure 31. Principles diagram.

Key

- | | | |
|---------------------------------------|---------------------------------------|-----------------------------|
| Subject site | Terrain | Private district views |
| Significant vegetation | Area for potential future development | Building frontage |
| Existing Palm Trees (to be relocated) | Interface improvements | Potential residential views |

4.4 SECTION CONCLUSION

GMU consider the proposed scale and built form strategy to be appropriate for the site and the wider streetscape along New South Head Road. Sensitive design solutions will be underpinned by GMU's urban design principles to ensure compatible and robust built form outcomes to compliment the locality.

5. PREFERRED MASTERPLAN



5.1 PREFERRED MASTERPLAN



Figure 32. Diagram showing the preferred masterplan (prepared by Antoniades Architects).

N.T.S

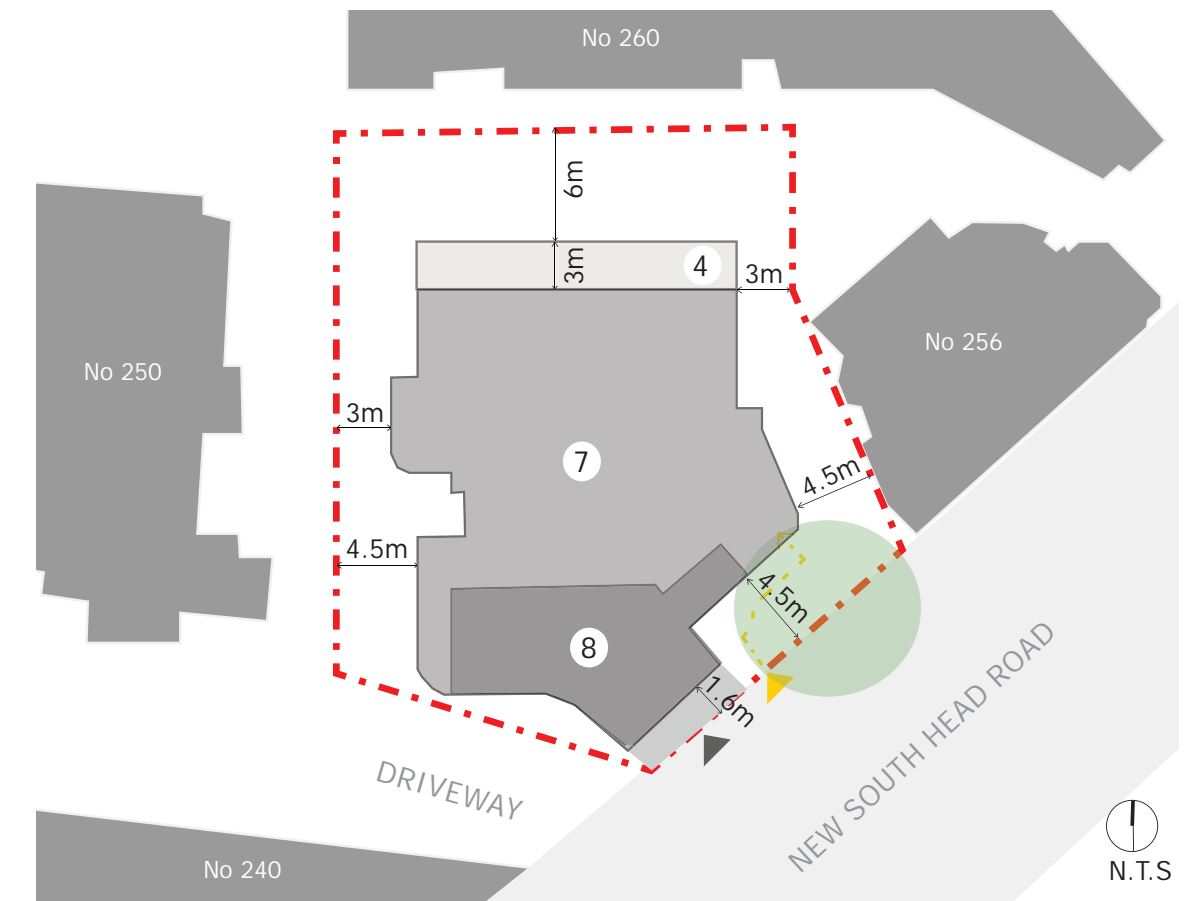








Figure 33. Diagram showing the preferred site configuration.

Key

-  Subject site
  Number of storeys
  Pedestrian entry
-  Significant vegetation
  Existing buildings
  Vehicular entry

The preferred master plan seeks to provide a built form which is compatible with the streetscape scale. The preferred built form pattern responds to the various alignments created by the irregular site edges improving key cross-boundary relationships as follows:

- Part 5-6 storey streetwall scale in response to adjoining development scales. A small footprint for the upper level to minimise visual bulk and amenity impacts.
- Pedestrian entry sequence to the southern corner of the site, where the existing Jacaranda tree is retained.
- The vehicular entry is located to the adjoining the driveway of the neighbouring site to the south.
- 3m to 4.5m setbacks for improved side boundary conditions with well articulated built forms to accommodate buffer vegetation and improved amenity for future residents as well as for the occupants of the adjoining sites.
- Improved built form response to the sloping terrain ensuring forms 'step' with the topography, taking advantage of the northern aspect and view opportunities.

Preferred built form outcomes include:

- A maximum height up to 8 storeys (maximum RL 46.15 including plant and lift overrun).
- A maximum of 6 storeys to the street (RL 45.90).
- A minimum setback of 1.6m to the southern (front) boundary.
- A minimum setback of 6m to the northern (rear) boundary.
- A minimum setback of 3m to the eastern boundary.
- A minimum setback of 3m to the western boundary.
- Vehicle access from New South Head Road.
- Communal open space on roof top (RL 42.40).

The diagrams below illustrate the preferred massing in context. The proposed increased allowable building height is shown (in blue). Figure 34-36 illustrate how the preferred massing cascades with the sloping topography, proving lesser development scale to New South Head Road.

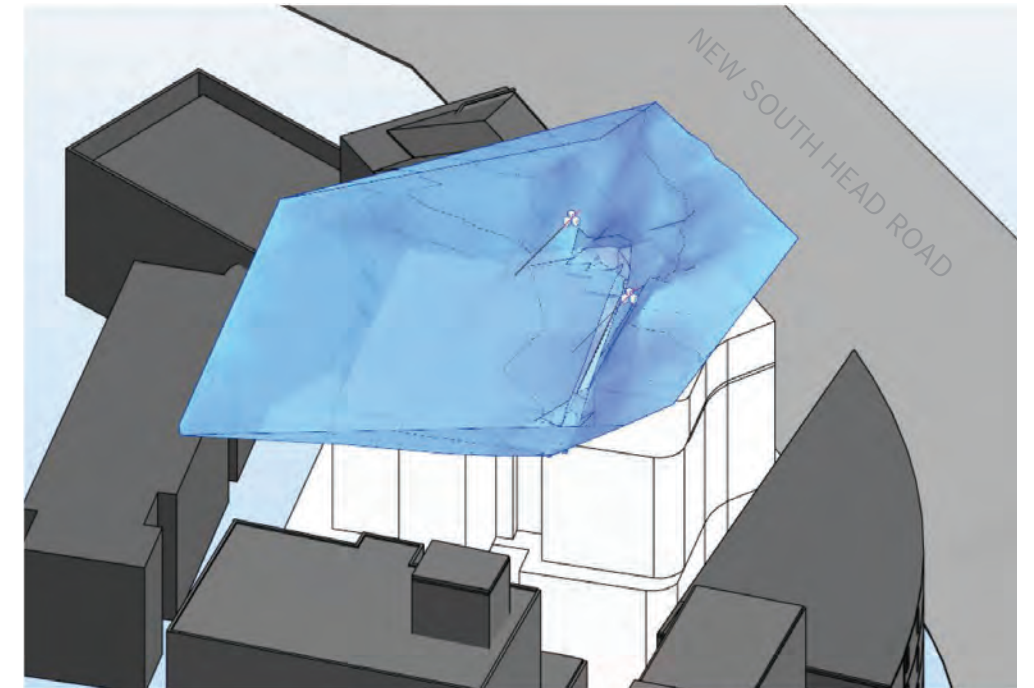


Figure 34. Indicative built form with 22m height plane (Antoniades Architects).

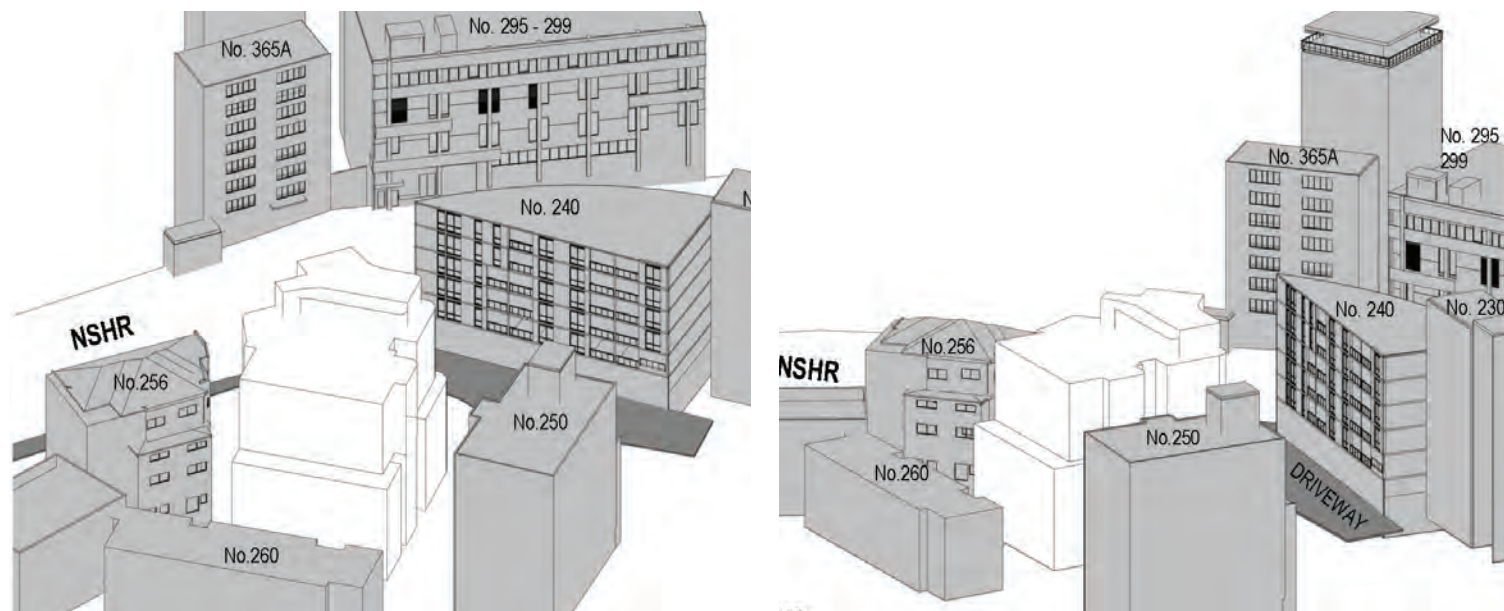


Figure 36. Diagram showing preferred massing which is stepped in response to the sloping site.

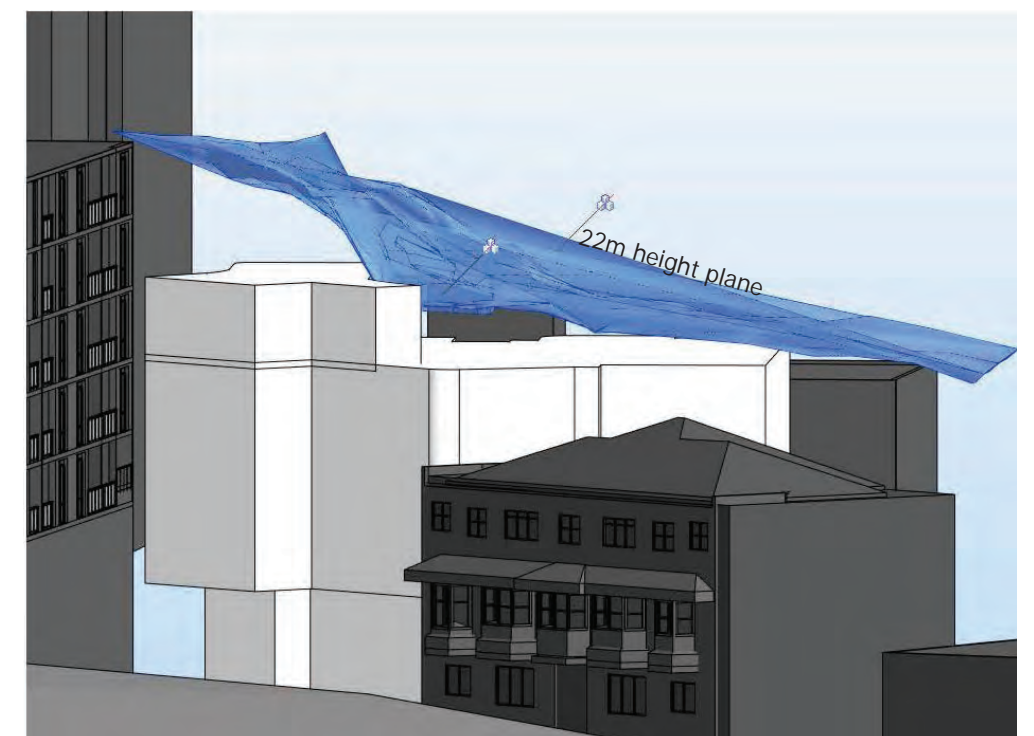


Figure 35. Indicative built form with 22m height plane (Antoniades Architects).

5.2 INDICATIVE LAYOUTS

In order to ensure the preferred building envelope has the capacity to provide reasonable development outcomes and high-quality residential amenity, Antoniades Architects have developed typical layouts as shown below. The layouts are indicative subject to a future Development Application.



Figure 38. Indicative scheme Level 03 Plan (Antoniades Architects).

Level 03 is located at street level (FFL RI 26.90) and includes the car park entry from New South Head Road. Level 03 also includes the main residential entry and associated lobby areas. 4 residential units are orientated to the north. Privacy impacts and improvements to site edges have been carefully considered.



Figure 39. Indicative scheme Typical Floor Plan Level 05 (Antoniades Architects).

The typical Level 05 plan accommodates 4 north facing units plus one unit orientated towards the street (south). Increased setbacks are provided to the northern and western boundaries to reduce visual bulk and minimise adverse impacts to adjoining sites.



Figure 37. Indicative scheme Roof Level (Antoniades Architects).

The Roof Level accommodates one penthouse apartment within a reduced building footprint. The level also provides access to the north facing communal open space located on the roof.

5.3 SECTIONAL STUDIES

Antoniades Architects have developed typical sections indicating distribution of bulk and scale relative to the sloping site levels. The diagram shows the extent of additional excavation.

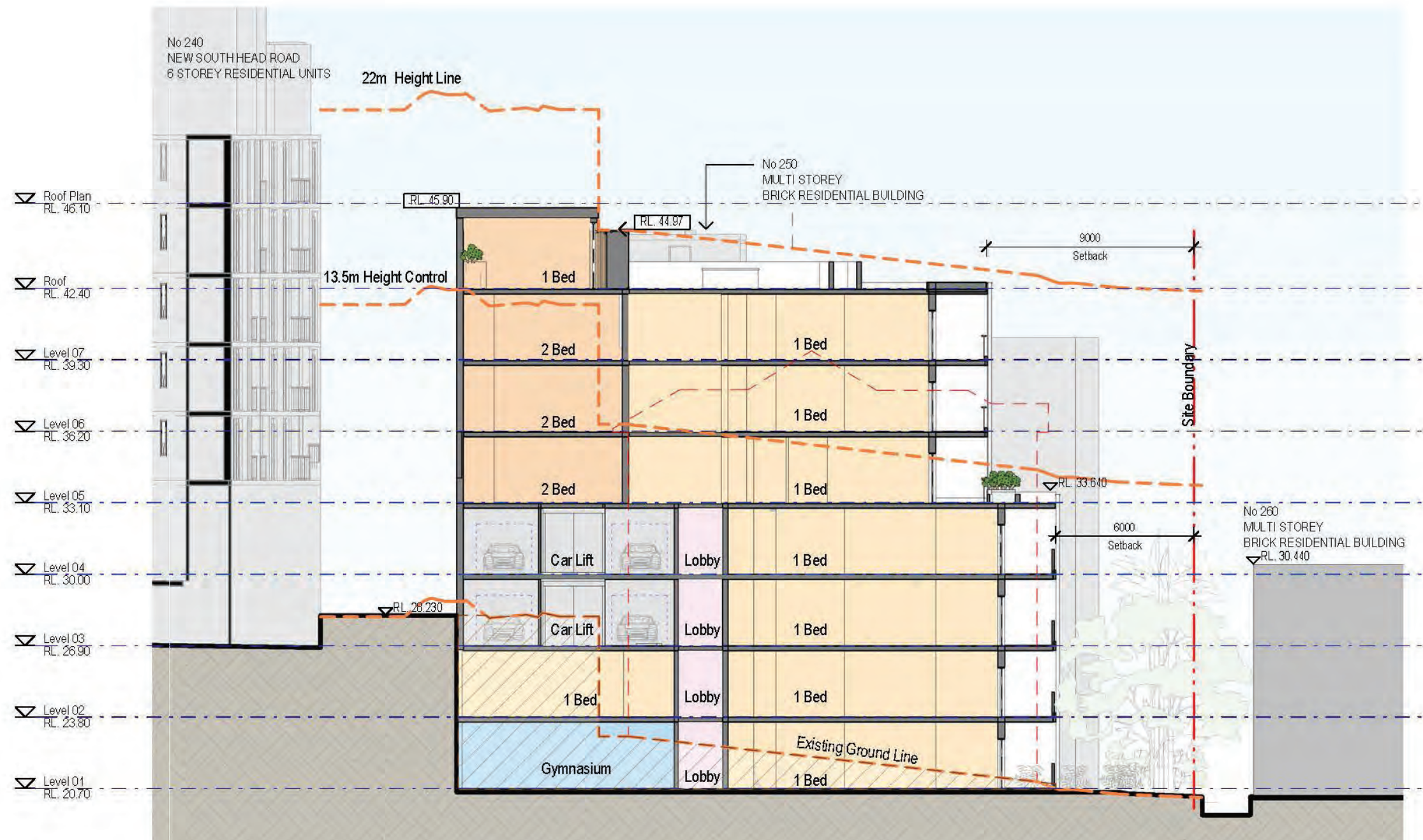


Figure 40. Indicative scheme. Section (by Antoniades Architects).

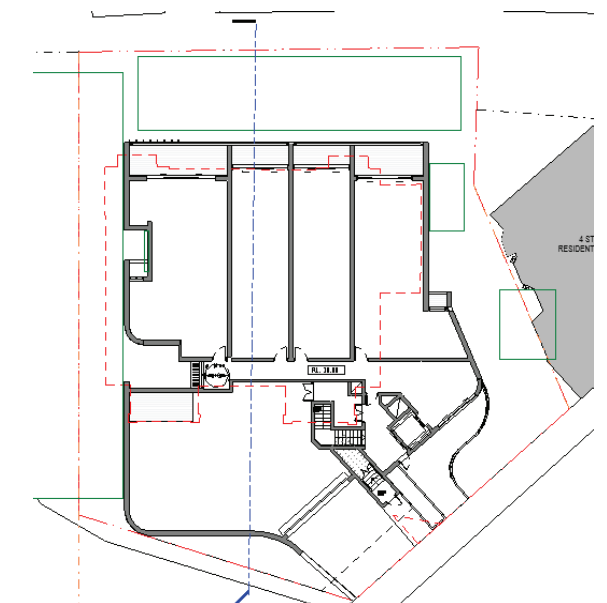


Figure 41. Section plan (by Antoniades Architects).

5.4 STREETSCAPE ELEVATIONS

A variety of development heights are found along New South Head Road, as demonstrated in GMU's context analysis. Photographs shown on the right illustrate examples of existing mixed use and residential typologies in proximity to the site.

Informed by the height strategy and the preferred massing option, Antonades Architects have developed indicative streetscape elevations (below), demonstrating how future development may respond to the existing development pattern and compliment the streetscape profile.

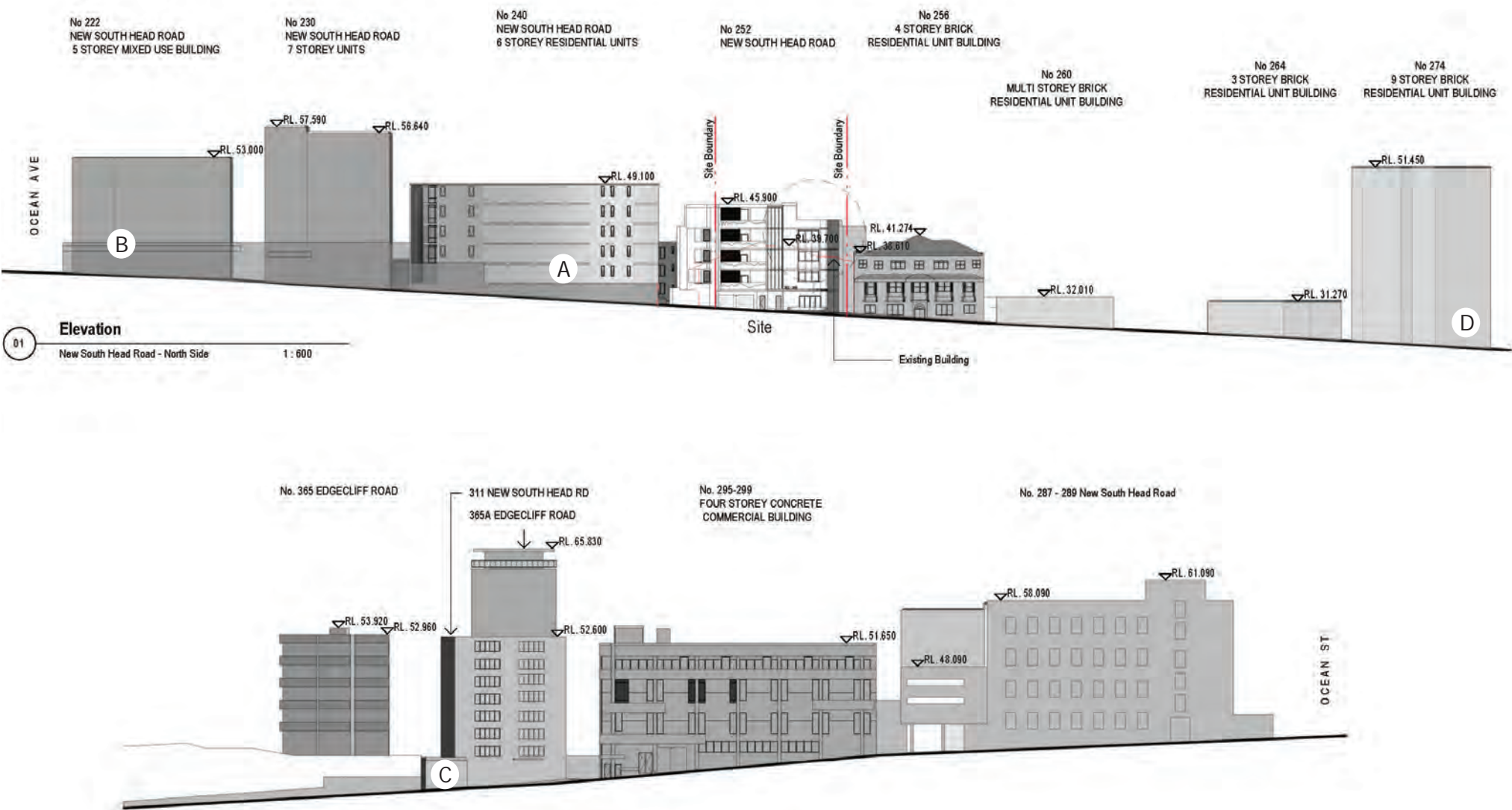


Figure 42. Indicative streetscape elevations (Adapted from elevations by Antoniadis Architects).

5.5 LANDSCAPE STRATEGY

A strong landscape and open space concept will compliment the surrounding character and enhance the unique visual amenity of the area. This chapter summarises the landscape concept for the subject site, prepared by Antonades Architects.

Along New South Head Road, clusters of mature trees define nodes along the road sequence, forming a series of characteristic 'green' gateways. Canopy views are available throughout the area from the public and private domains, due to the undulating topography. In response to the existing landscape qualities, the open space should include the following:

- Retention of the existing Jacaranda tree to the southeastern corner of the site. The mature tree provides a visually prominent landscape feature within the streetscape at the entry to the Edgecliff Town Centre area on approach from the east. The tree should be incorporated into future development, marking the pedestrian site entry.
- Relocation of the existing palm trees to a more suitable location at the northeastern site edge.
- Provision of high-quality landscaped communal open space along the northern part of the site. The communal area will include deep soil plantings and trees contributing to the existing mid-block landscape corridor, enhancing the canopy coverage.
- Provision of generous landscape screening and deep soil areas to the northern, eastern and western boundaries to minimise amenity impacts to adjoining properties and improve visual amenity and outlook.
- Provision of landscaped areas (above structure) along the southern boundary to improve the edge condition to the adjoining site and contribute to the 'greening' of the streetscape, when viewed from the pedestrian environment along New South Head Road.
- Green roof at treatments at the upper level, improving the visual quality of the roofscape as well as separating the private open space from the communal open space.
- A roof top communal space contributing to residential amenity, offering district views and high-amenity recreational spaces for gatherings and social interaction.

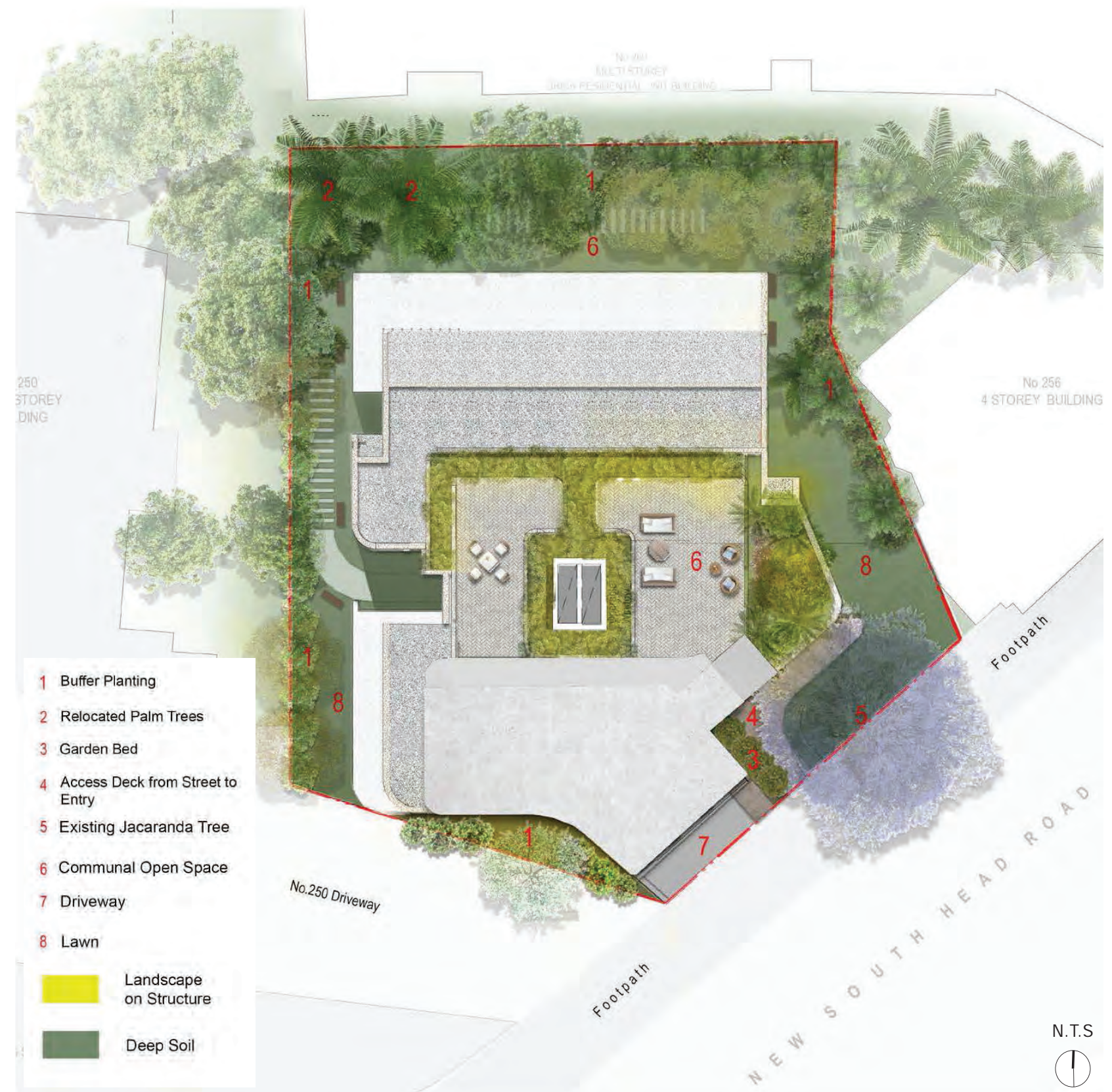


Figure 43. Landscape Concept Plan (Prepared by Antonades Architects).

5.6 VIEW IMPACT STUDY

As discussed in previous chapters of this report, the scenic quality of Edgecliff and Double Bay is an important part of the character of the locality. Hence, view studies exploring impacts to the public domain and adjoining residential uses have informed the preferred massing option and the indicative layouts.

The sloping terrain and the orientation of the site means both district view and water views are available from the site, in particular towards the north and northeast. This includes water views to Double Bay and Diendagulla Bay. Taller developments at Darling Point are also visible, forming part of the backdrop. Similar views are also available to other residential properties in the area and therefore, potential view impacts to adjoining sites have been carefully analysed as part of the design process to minimise adverse impacts.

Antoniades Architects have modelled the potential impacts using a 3D model of the site and surrounding areas based on survey data, topography information sourced from Six Maps, Google Earth, Cad Mapper and drone photographs.

The comparative analysis prepared by Antoniades Architects concludes public views are largely unaffected by the proposed amendments to the existing controls. However, some impacts would be associated with the proposal to the recently completed property directly to the south at No. 240 New South Head. The potential view impacts to selected habitable views are discussed on the following pages.

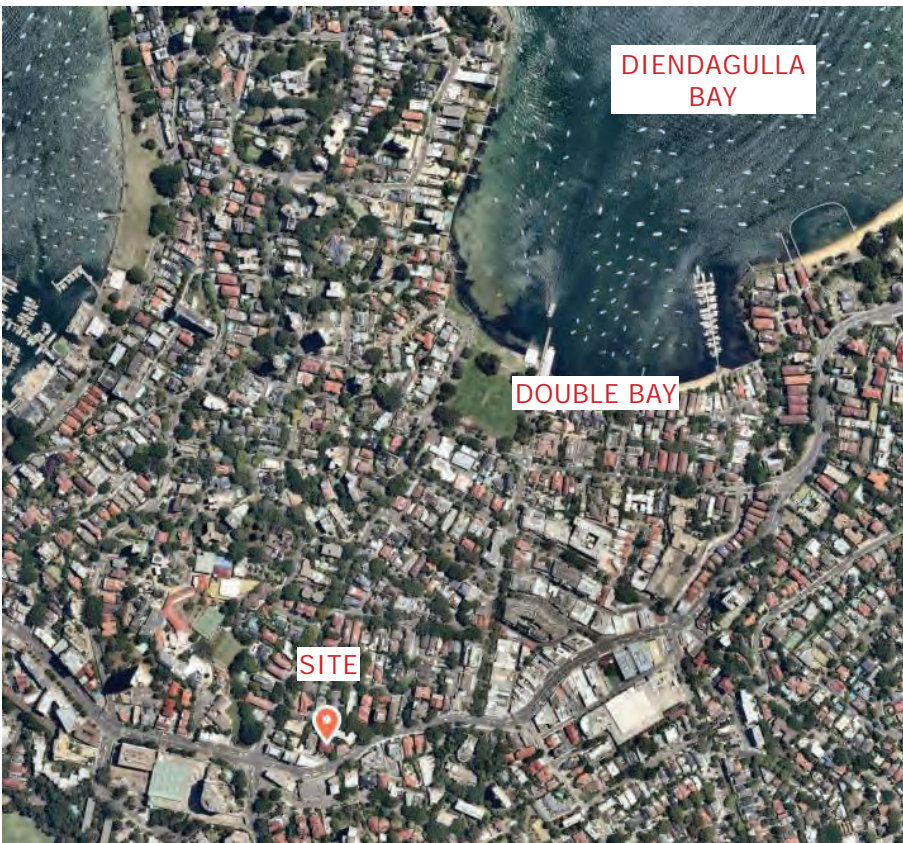


Figure 44. General views (adapted from Google Maps).

The analysis shows that the north facing district views from the lower level units at No. 240 New South Head Road are currently obstructed by the existing development on the subject site and mature vegetation, including the palm trees along the western site boundary.

From mid- and upper-level north facing units at No. 240, distant water views are available. These views are currently partially obscured by the existing mature vegetation but water glimpses and land-water interfaces (Bradley's head) are visible in the distance. These habitable views are considered important and should be substantially retained as part of future redevelopment on the subject site. Potential view affectation should be examined in detail as part of future development applications and view impacts should be assessed against the Tenacity Principles in accordance with court certifiable standards (NSW Land & Environment Court).



Figure 46. Photo showing north facing habitable windows/balconies at No. 240.

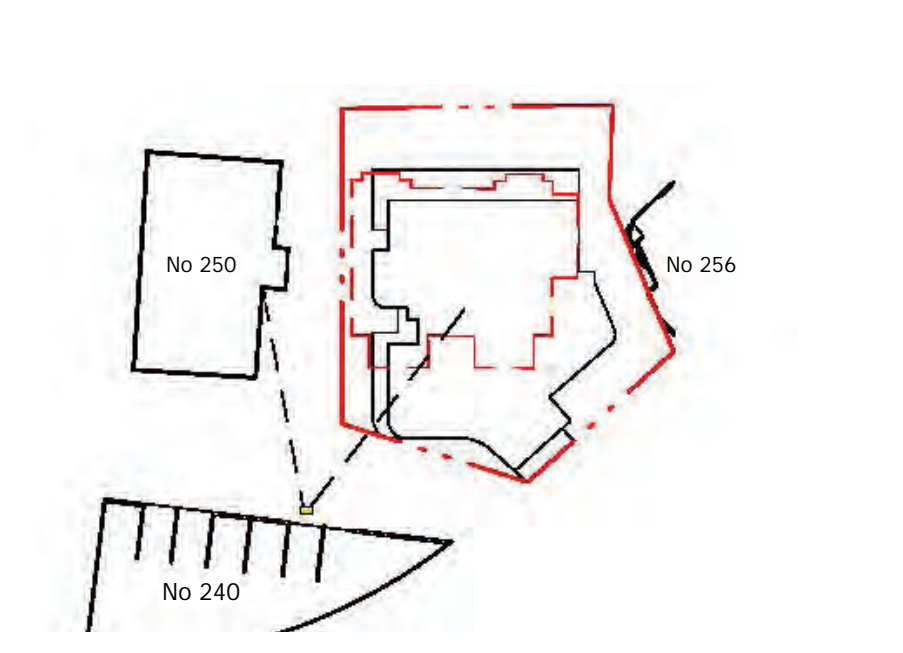


Figure 45. View Analysis location plan (courtesy of Antoniades Architects).

Level 5

Antoniades Architects have modelled the maximum building envelope as well as the indicative scheme. The analysis shows that existing water views as well as land/water interface views are retained. The proposal results in minor loss of foreground canopy views which is considered to be reasonable.

Level 3

The analysis shows existing water glimpses will be largely retained due to the small building footprint of the upper level.

Ground Floor

The analysis shows no water views are available to the unit at Ground Floor Level. The proposal will result in limited sky exposure. However, a vegetated outlook will still be available to the unit at Ground Floor Level. We note the removal of existing vegetation may enable additional water glimpses to some adjoining units.



Figure 47. View location - Level 5 (Antoniades Architects).

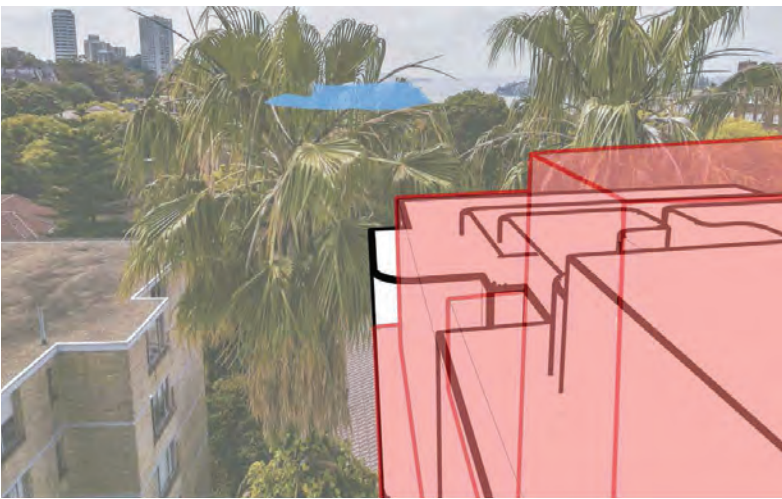
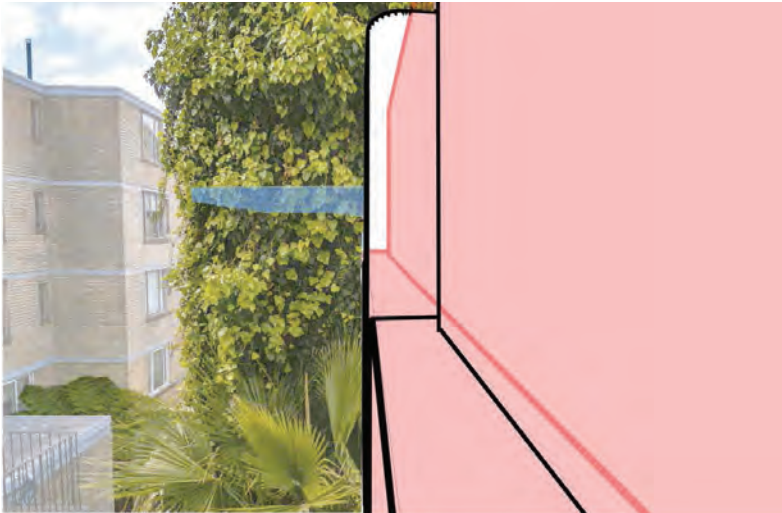


Figure 48. View location - Level 3 (Antoniades Architects).



Figure 49. View location - Ground floor (Antoniades Architects).



- Key**
- Water glimpse
 - Indicative scheme
 - Maximum building envelope