

AA.RES.1904
PLANNING PROPOSAL
252-254 NEW SOUTH HEAD ROAD
EDGECLIFF
10 JUN, 20





ORIGINAL DRONE PHOTO



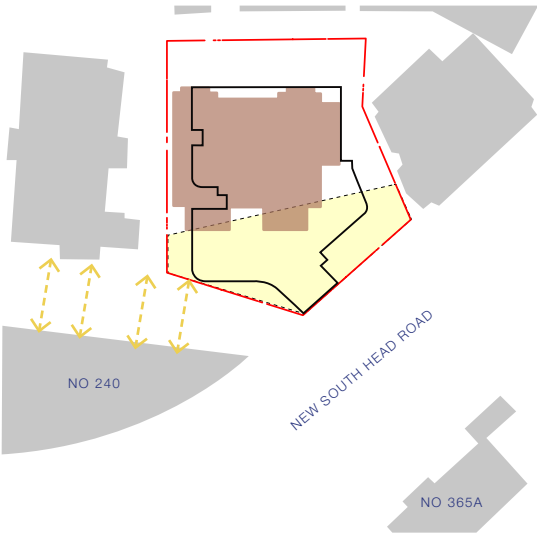
01 LEVEL 01 VIEW 1 EXISTING



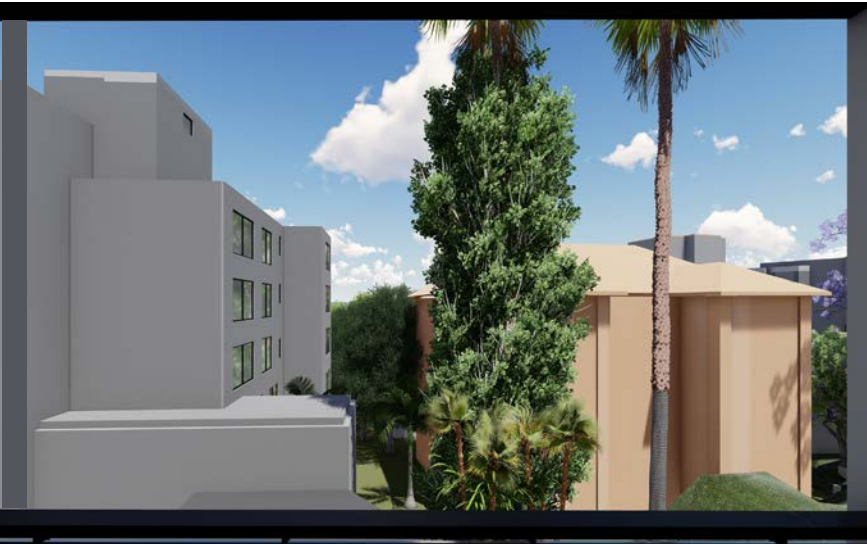
01 LEVEL 01 VIEW 1 PROPOSED

- 01 BALCONY VIEW NUMBER
- VIEW DIRECTION
- PROPOSED BUILDING ENVELOPE
- SITE BOUNDARY
- EXISTING BUILDING (SUBJECT SITE)
- EXISTING BUILDINGS
- PLANE HEIGHT B (RL 45.900m)

VIEWS DIRECTION - KEY PLAN
1:500



LEVEL 01 VIEWS - ELEVATION
1:500



02 LEVEL 01 VIEW 2 EXISTING



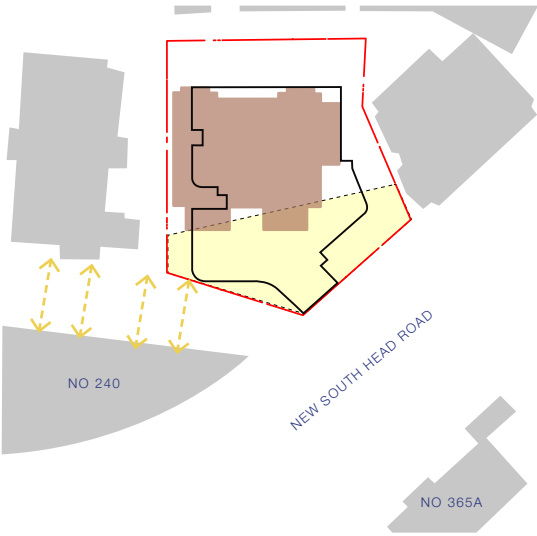
02 LEVEL 01 VIEW 2 PROPOSED

▼ RL 35.70

* Views set at 1.6m above FFL

- 01 BALCONY VIEW NUMBER
- VIEW DIRECTION
- PROPOSED BUILDING ENVELOPE
- SITE BOUNDARY
- EXISTING BUILDING (SUBJECT SITE)
- EXISTING BUILDINGS
- PLANE HEIGHT B (RL 45.900m)

VIEWS DIRECTION -KEY PLAN
1:500



LEVEL 01 VIEWS - ELEVATION
1:500



* Views set at 1.6m above FFL



03 LEVEL 01 VIEW 3 EXISTING



03 LEVEL 01 VIEW 3 PROPOSED



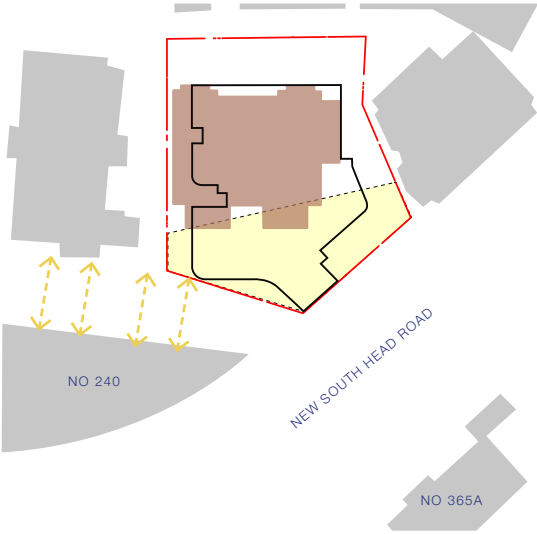
04 LEVEL 01 VIEW 4 EXISTING



04 LEVEL 01 VIEW 4 PROPOSED

- 01 BALCONY VIEW NUMBER
- VIEW DIRECTION
- PROPOSED BUILDING ENVELOPE
- SITE BOUNDARY
- EXISTING BUILDING (SUBJECT SITE)
- EXISTING BUILDINGS
- PLANE HEIGHT B (RL 45.900m)

VIEWS DIRECTION -KEY PLAN
1:500



LEVEL 02 VIEWS - ELEVATION
1:500

▼ RL 38.70



* Views set at 1.6m above FFL



01 LEVEL 02 VIEW 1 EXISTING



01 LEVEL 02 VIEW 1 PROPOSED



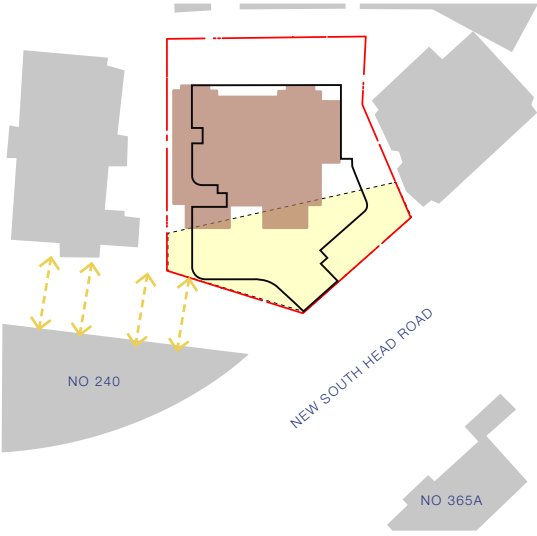
02 LEVEL 02 VIEW 2 EXISTING



02 LEVEL 02 VIEW 2 PROPOSED

- 01 BALCONY VIEW NUMBER
- VIEW DIRECTION
- PROPOSED BUILDING ENVELOPE
- SITE BOUNDARY
- EXISTING BUILDING (SUBJECT SITE)
- EXISTING BUILDINGS
- PLANE HEIGHT B (RL 45.900m)

VIEWS DIRECTION -KEY PLAN
1:500



LEVEL 02 VIEWS - ELEVATION
1:500

▼ RL 38.70



* Views set at 1.6m above FFL



03 LEVEL 02 VIEW 3 EXISTING



03 LEVEL 02 VIEW 3 PROPOSED



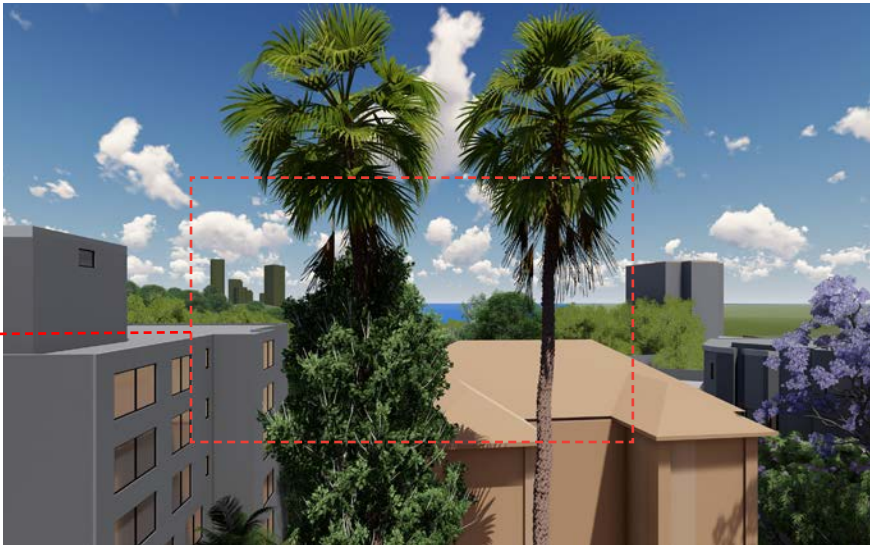
04 LEVEL 02 VIEW 4 EXISTING



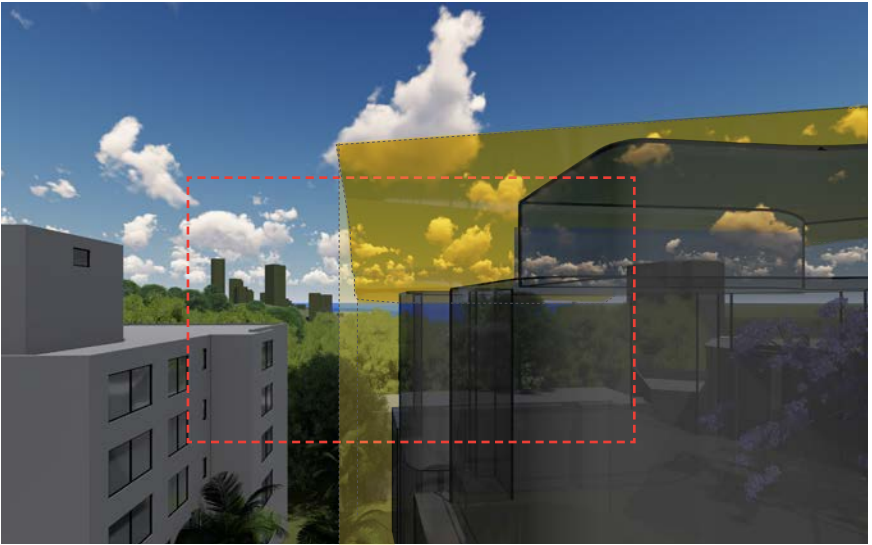
04 LEVEL 02 VIEW 4 PROPOSED



ORIGINAL DRONE PHOTO



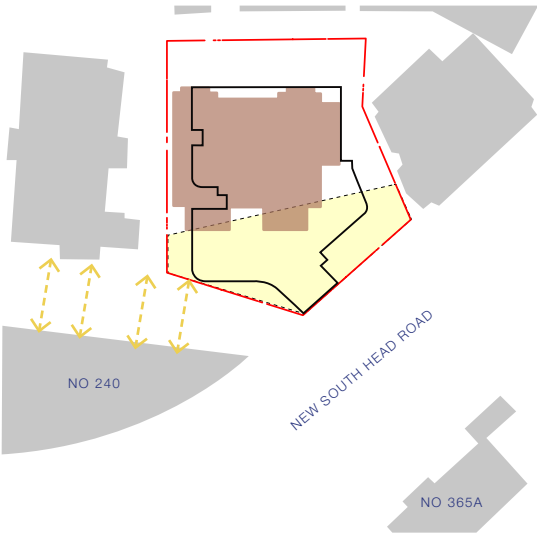
01 LEVEL 03 VIEW 1 EXISTING



01 LEVEL 03 VIEW 1 PROPOSED

- 01 BALCONY VIEW NUMBER
- VIEW DIRECTION
- PROPOSED BUILDING ENVELOPE
- SITE BOUNDARY
- EXISTING BUILDING (SUBJECT SITE)
- EXISTING BUILDINGS
- PLANE HEIGHT B (RL 45.900m)

VIEWS DIRECTION - KEY PLAN
1:500

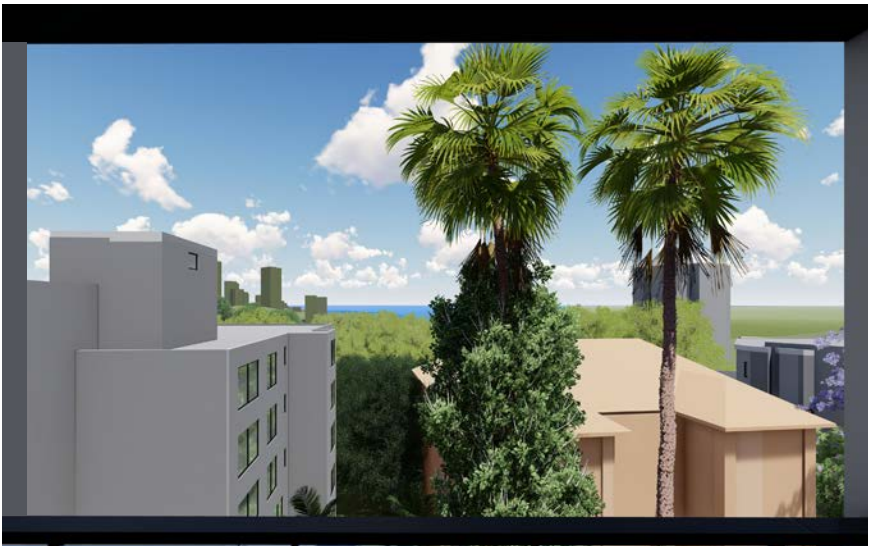


LEVEL 03 VIEWS - ELEVATION
1:500

▼ RL 41.70



* Views set at 1.6m above FFL



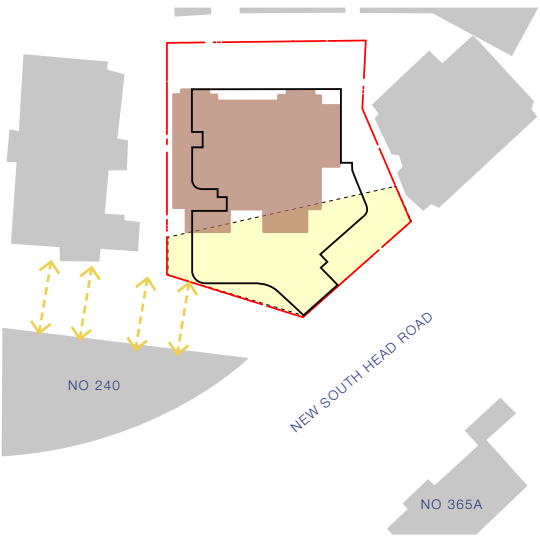
02 LEVEL 03 VIEW 2 EXISTING



02 LEVEL 03 VIEW 2 PROPOSED

- 01 BALCONY VIEW NUMBER
- VIEW DIRECTION
- PROPOSED BUILDING ENVELOPE
- SITE BOUNDARY
- EXISTING BUILDING (SUBJECT SITE)
- EXISTING BUILDINGS
- PLANE HEIGHT B (RL 45.900m)

VIEWS DIRECTION -KEY PLAN
1:500

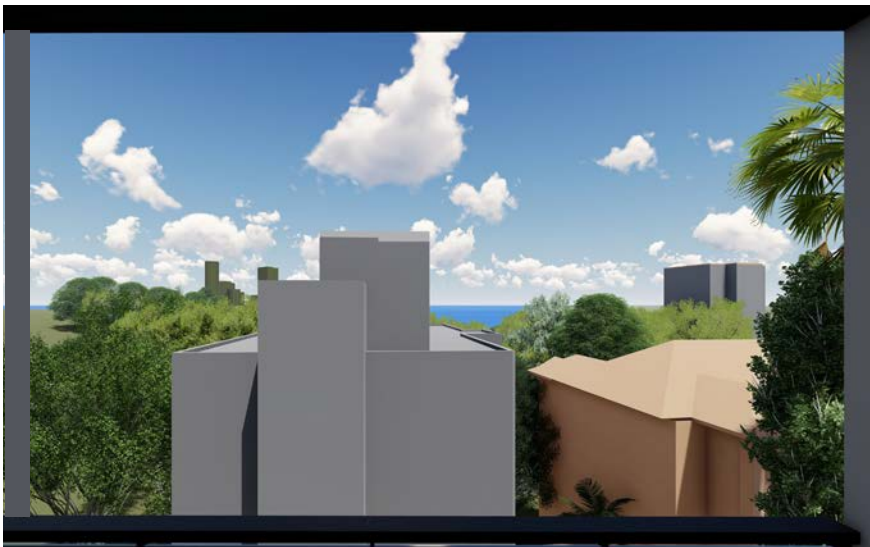


LEVEL 03 VIEWS - ELEVATION
1:500

▼ RL 41.70



* Views set at 1.6m above FFL



03 LEVEL 03 VIEW 3 EXISTING



03 LEVEL 03 VIEW 3 PROPOSED



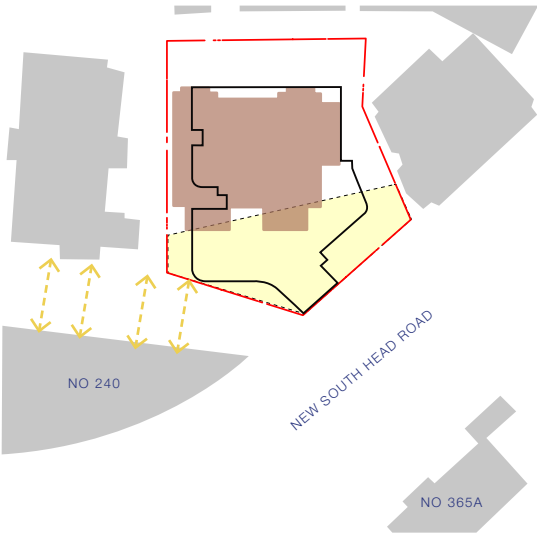
04 LEVEL 03 VIEW 4 EXISTING



04 LEVEL 03 VIEW 4 PROPOSED

- 01 BALCONY VIEW NUMBER
- VIEW DIRECTION
- PROPOSED BUILDING ENVELOPE
- SITE BOUNDARY
- EXISTING BUILDING (SUBJECT SITE)
- EXISTING BUILDINGS
- PLANE HEIGHT B (RL 45.900m)

VIEWS DIRECTION -KEY PLAN
1:500



LEVEL 04 VIEWS - ELEVATION
1:500

▼ RL 44.70



* Views set at 1.6m above FFL



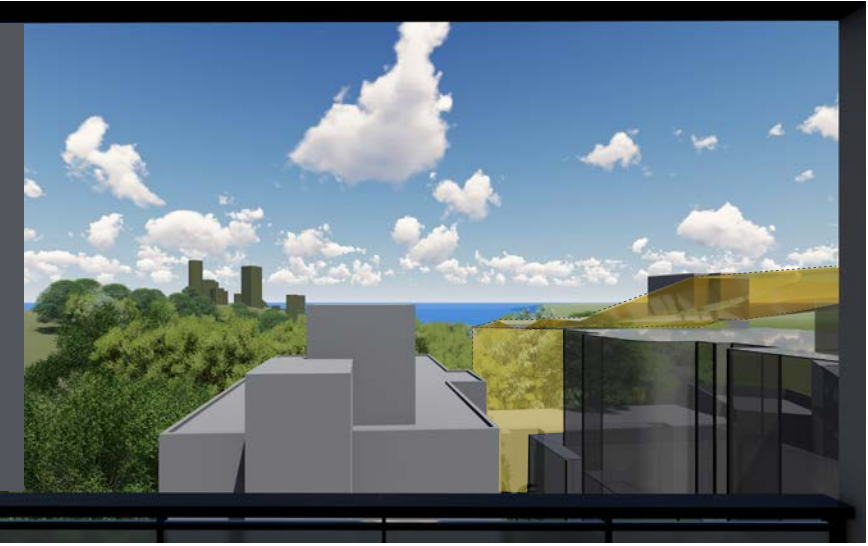
01 LEVEL 04 VIEW 1 EXISTING



01 LEVEL 04 VIEW 1 PROPOSED



02 LEVEL 04 VIEW 2 EXISTING



02 LEVEL 04 VIEW 2 PROPOSED

- 01 BALCONY VIEW NUMBER
- VIEW DIRECTION
- PROPOSED BUILDING ENVELOPE
- SITE BOUNDARY
- EXISTING BUILDING (SUBJECT SITE)
- EXISTING BUILDINGS
- PLANE HEIGHT B (RL 45.900m)

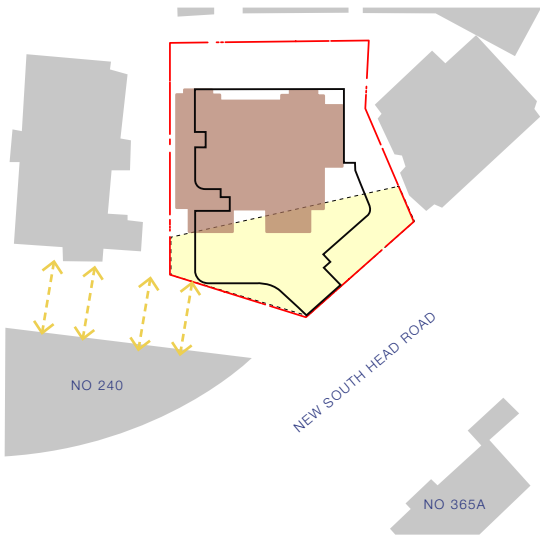


03 LEVEL 04 VIEW 3 EXISTING



03 LEVEL 04 VIEW 3 PROPOSED

VIEWS DIRECTION -KEY PLAN
1:500

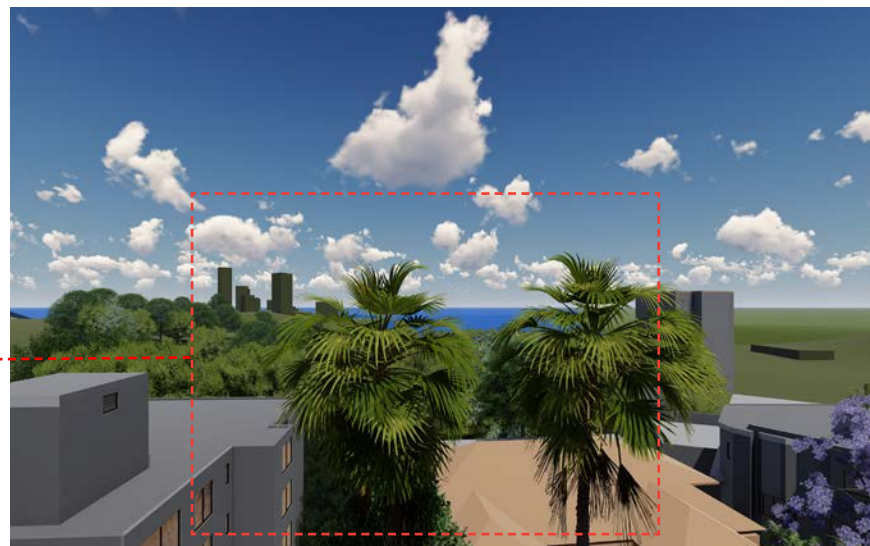


LEVEL 04 VIEWS - ELEVATION
1:500

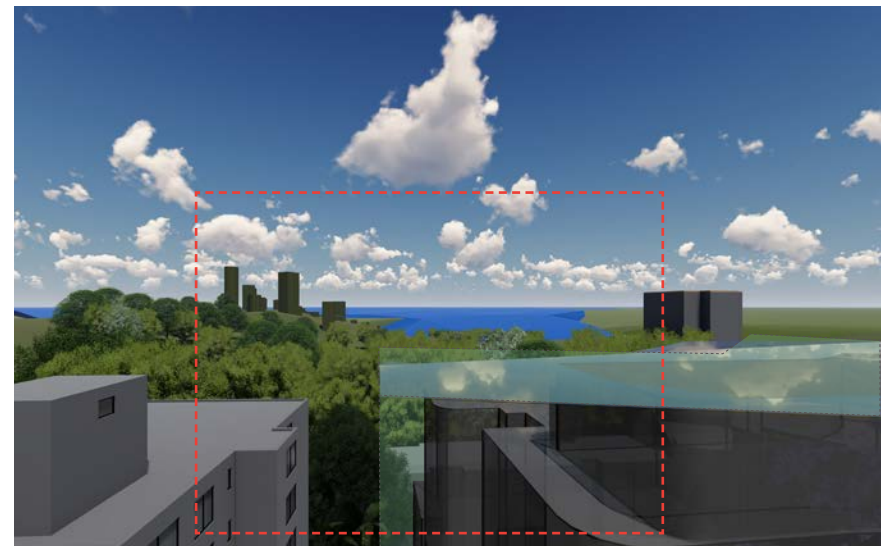
▼ RL 44.70



* Views set at 1.6m above FFL



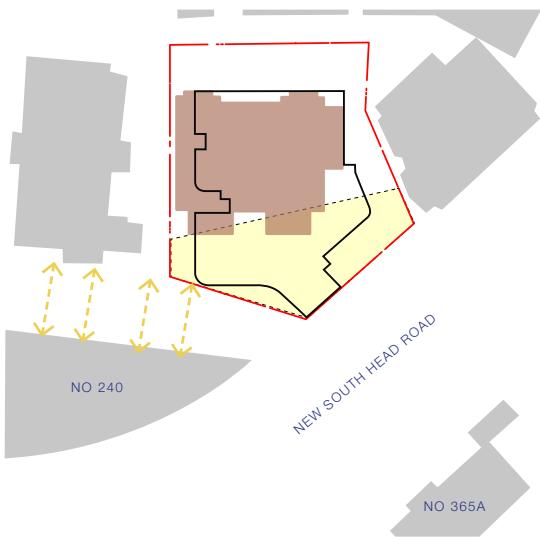
01 LEVEL 05 VIEW 1 EXISTING



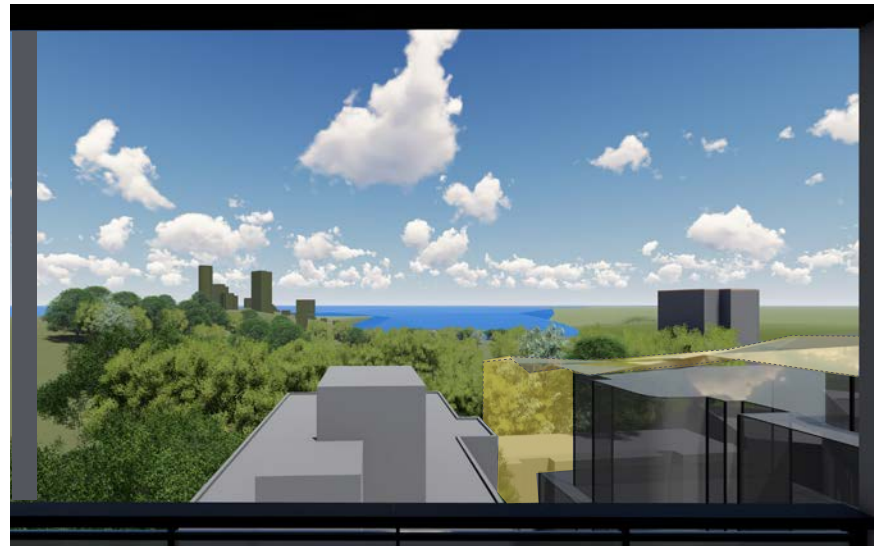
01 LEVEL 05 VIEW 1 PROPOSED

- 01 BALCONY VIEW NUMBER
- VIEW DIRECTION
- PROPOSED BUILDING ENVELOPE
- SITE BOUNDARY
- EXISTING BUILDING (SUBJECT SITE)
- EXISTING BUILDINGS
- PLANE HEIGHT B (RL 45.900m)

VIEWS DIRECTION -KEY PLAN
1:500



02 LEVEL 05 VIEW 2 EXISTING



02 LEVEL 05 VIEW 2 PROPOSED

LEVEL 05 VIEWS - ELEVATION
1:500

▼ RL 47.70



* Views set at 1.6m above FFL

- 01 BALCONY VIEW NUMBER
- VIEW DIRECTION
- PROPOSED BUILDING ENVELOPE
- SITE BOUNDARY
- EXISTING BUILDING (SUBJECT SITE)
- EXISTING BUILDINGS
- PLANE HEIGHT B (RL 45.900m)

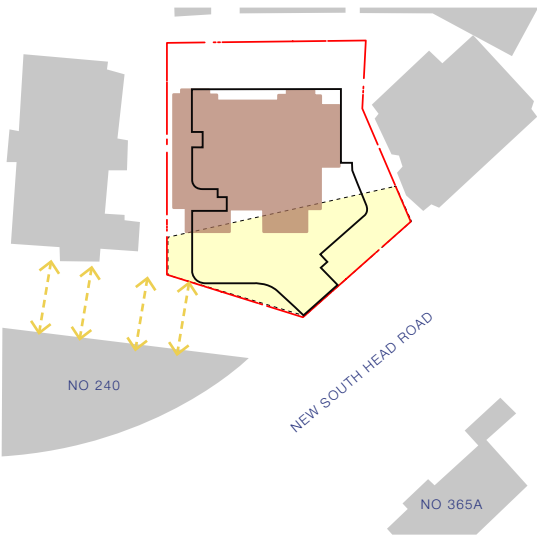


03 LEVEL 05 VIEW 3 EXISTING



03 LEVEL 05 VIEW 3 PROPOSED

VIEWS DIRECTION -KEY PLAN
1:500



LEVEL 05 VIEWS - ELEVATION
1:500

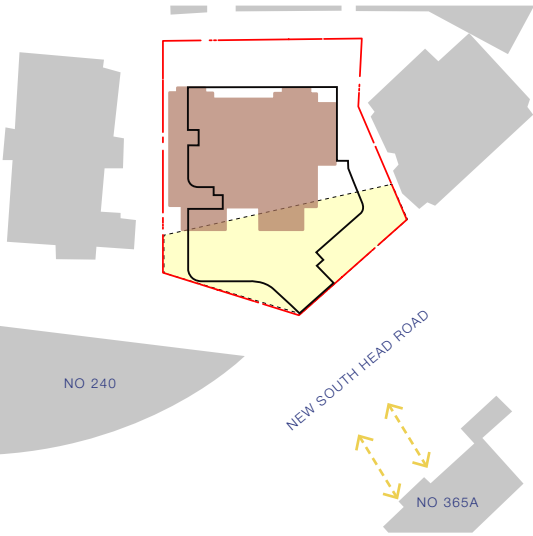
▼ RL 47.70



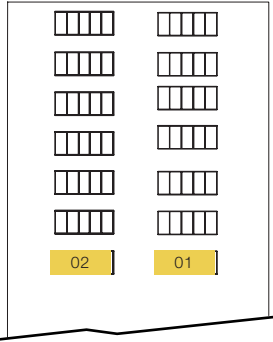
* Views set at 1.6m above FFL

- 01 BALCONY VIEW NUMBER
- VIEW DIRECTION
- PROPOSED BUILDING ENVELOPE
- SITE BOUNDARY
- EXISTING BUILDING (SUBJECT SITE)
- EXISTING BUILDINGS
- PLANE HEIGHT B (RL 45.900m)

VIEWS DIRECTION -KEY PLAN
1:500



LEVEL 01 VIEWS - ELEVATION
1:500



▼ RL 35.69

* Views set at 1.6m above FFL



01 LEVEL 01 VIEW 1 EXISTING



01 LEVEL 01 VIEW 1 PROPOSED



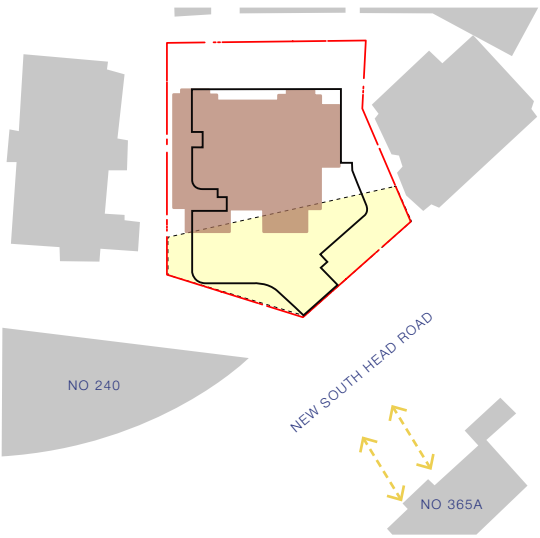
02 LEVEL 01 VIEW 2 EXISTING



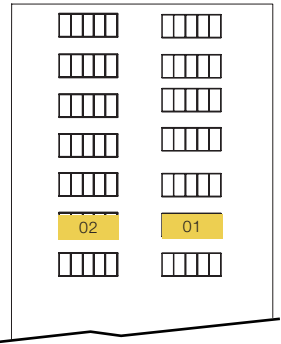
02 LEVEL 01 VIEW 2 PROPOSED

- 01 BALCONY VIEW NUMBER
- VIEW DIRECTION
- PROPOSED BUILDING ENVELOPE
- SITE BOUNDARY
- EXISTING BUILDING (SUBJECT SITE)
- EXISTING BUILDINGS
- PLANE HEIGHT B (RL 45.900m)

VIEWS DIRECTION - KEY PLAN
1:500



LEVEL 02 VIEWS - ELEVATION
1:500



▼ RL 38.32

* Views set at 1.6m above FFL



01 LEVEL 02 VIEW 1 EXISTING



01 LEVEL 02 VIEW 1 PROPOSED



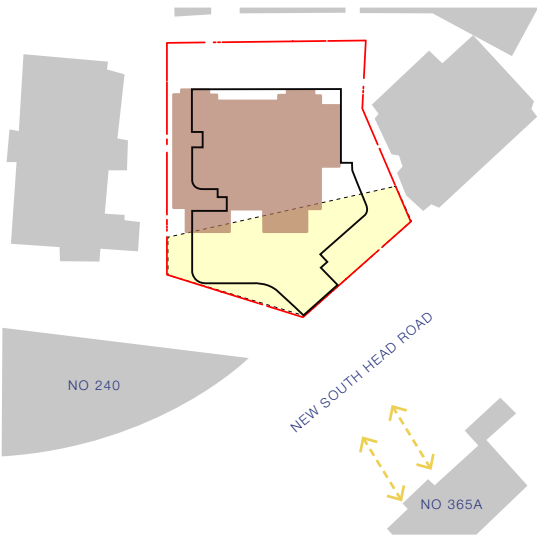
02 LEVEL 02 VIEW 2 EXISTING



02 LEVEL 02 VIEW 2 PROPOSED

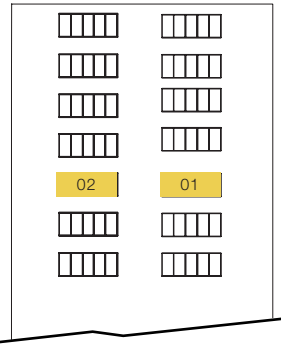
- 01 BALCONY VIEW NUMBER
- VIEW DIRECTION
- PROPOSED BUILDING ENVELOPE
- SITE BOUNDARY
- EXISTING BUILDING (SUBJECT SITE)
- EXISTING BUILDINGS
- PLANE HEIGHT B (RL 45.900m)

VIEWS DIRECTION - KEY PLAN
1:500



LEVEL 03 VIEWS - ELEVATION
1:500

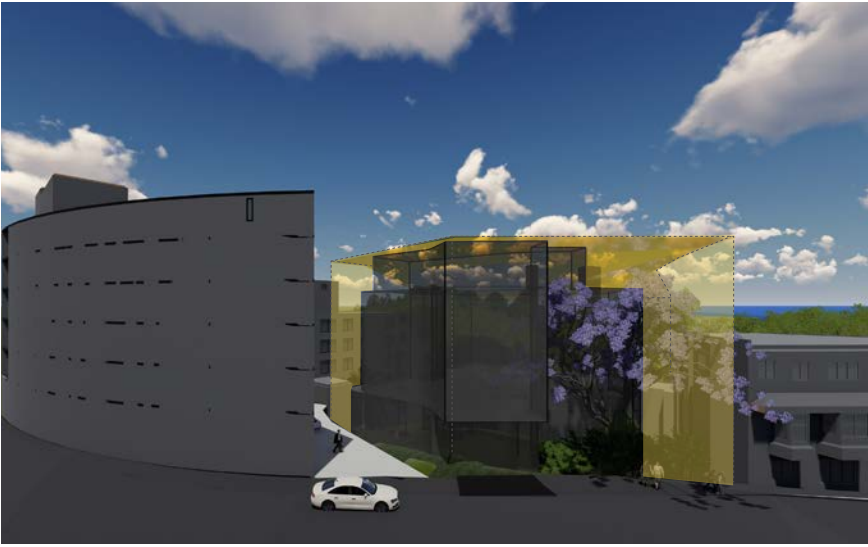
▼ RL 40.96



* Views set at 1.6m above FFL



01 LEVEL 03 VIEW 1 EXISTING



01 LEVEL 03 VIEW 1 PROPOSED



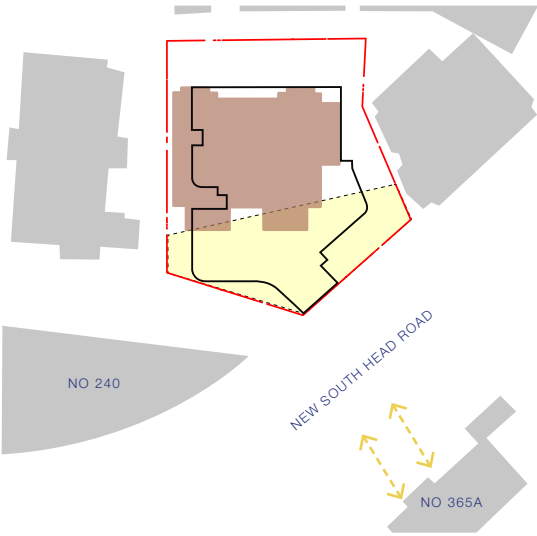
02 LEVEL 03 VIEW 2 EXISTING



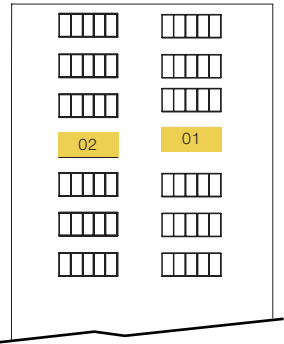
02 LEVEL 03 VIEW 2 PROPOSED

- 01 BALCONY VIEW NUMBER
- VIEW DIRECTION
- PROPOSED BUILDING ENVELOPE
- SITE BOUNDARY
- EXISTING BUILDING (SUBJECT SITE)
- EXISTING BUILDINGS
- PLANE HEIGHT B (RL 45.900m)

VIEWS DIRECTION -KEY PLAN
1:500



LEVEL 04 VIEWS - ELEVATION
1:500

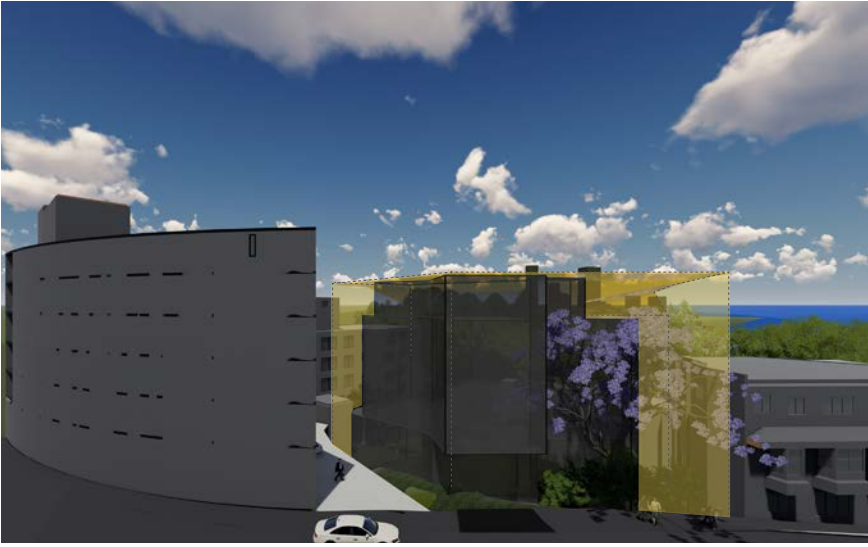


▼ RL 43.59

* Views set at 1.6m above FFL



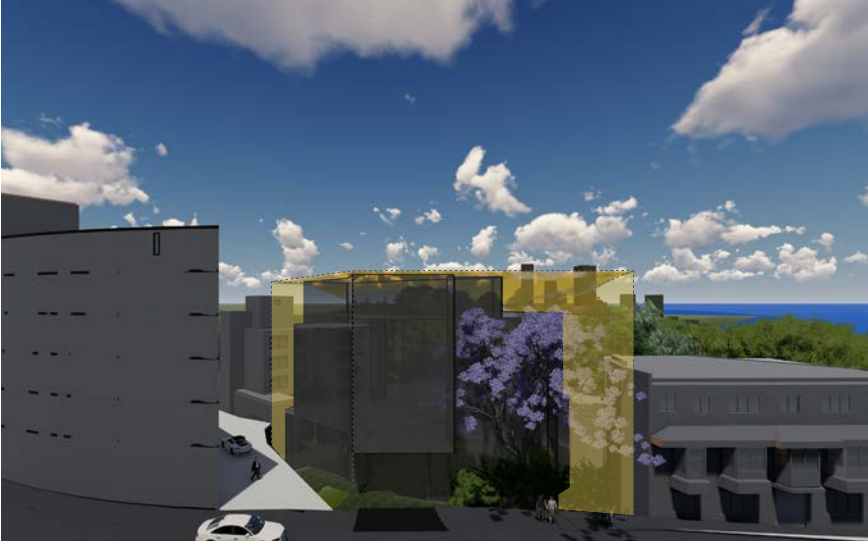
01 LEVEL 04 VIEW 1 EXISTING



01 LEVEL 04 VIEW 1 PROPOSED



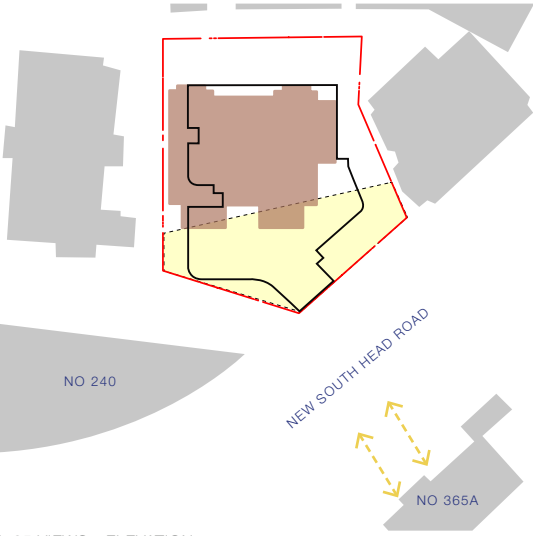
02 LEVEL 04 VIEW 2 EXISTING



02 LEVEL 04 VIEW 2 PROPOSED

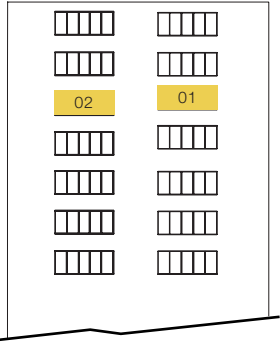
- 01 BALCONY VIEW NUMBER
- VIEW DIRECTION
- PROPOSED BUILDING ENVELOPE
- SITE BOUNDARY
- EXISTING BUILDING (SUBJECT SITE)
- EXISTING BUILDINGS
- PLANE HEIGHT B (RL 45.900m)

VIEWS DIRECTION -KEY PLAN
1:500



LEVEL 05 VIEWS - ELEVATION
1:500

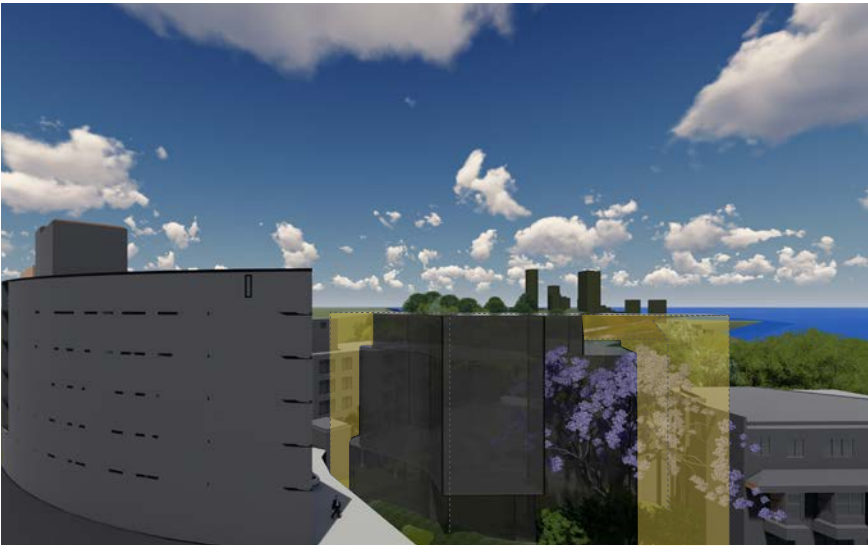
▼ RL 46.18



* Views set at 1.6m above FFL



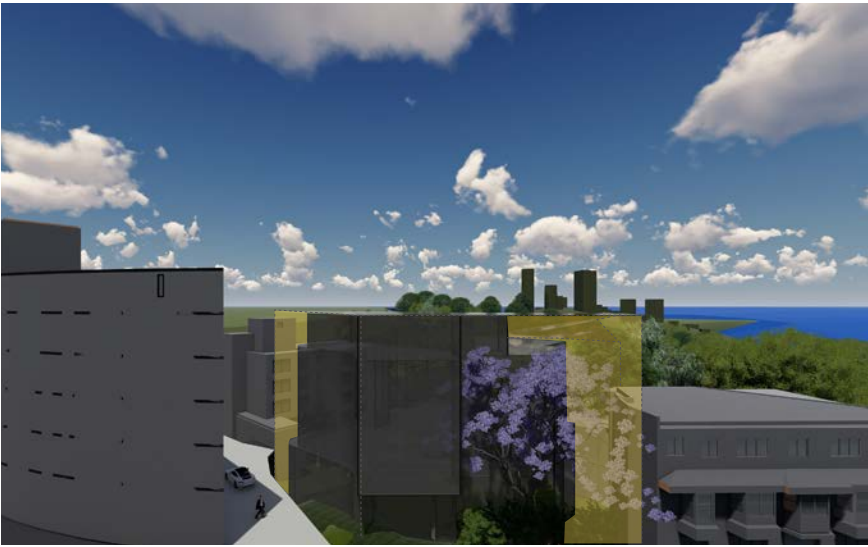
01 LEVEL 05 VIEW 1 EXISTING



01 LEVEL 05 VIEW 1 PROPOSED



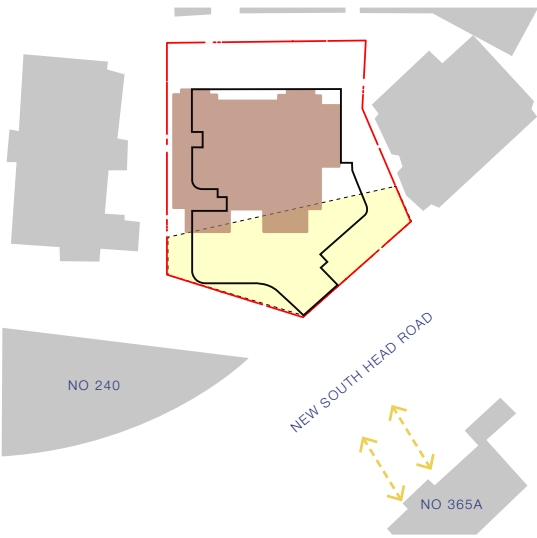
02 LEVEL 05 VIEW 2 EXISTING



02 LEVEL 05 VIEW 2 PROPOSED

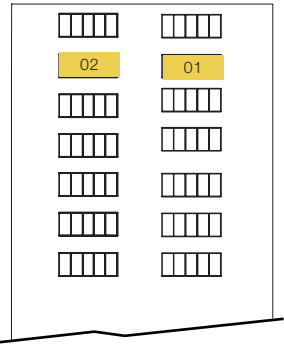
- 01 BALCONY VIEW NUMBER
- VIEW DIRECTION
- PROPOSED BUILDING ENVELOPE
- SITE BOUNDARY
- EXISTING BUILDING (SUBJECT SITE)
- EXISTING BUILDINGS
- PLANE HEIGHT B (RL 45.900m)

VIEWS DIRECTION - KEY PLAN
1:500



LEVEL 06 VIEWS - ELEVATION
1:500

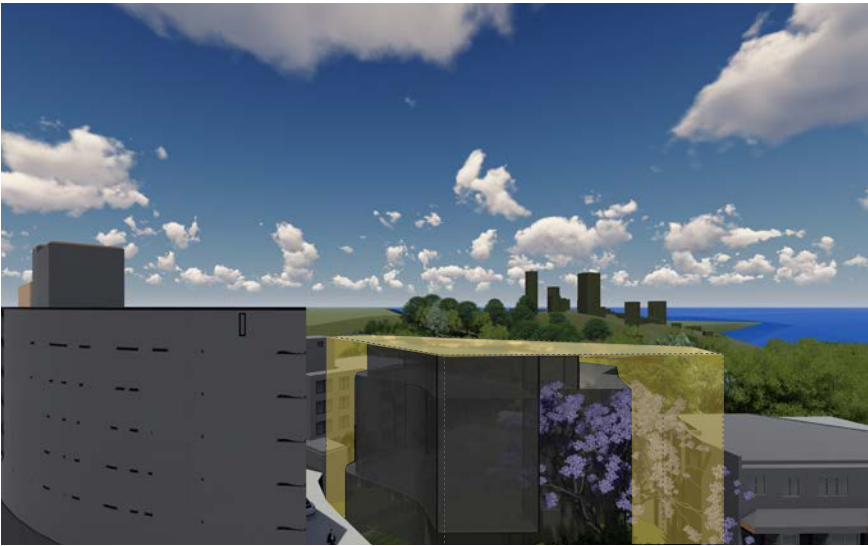
▼ RL 48.82



* Views set at 1.6m above FFL



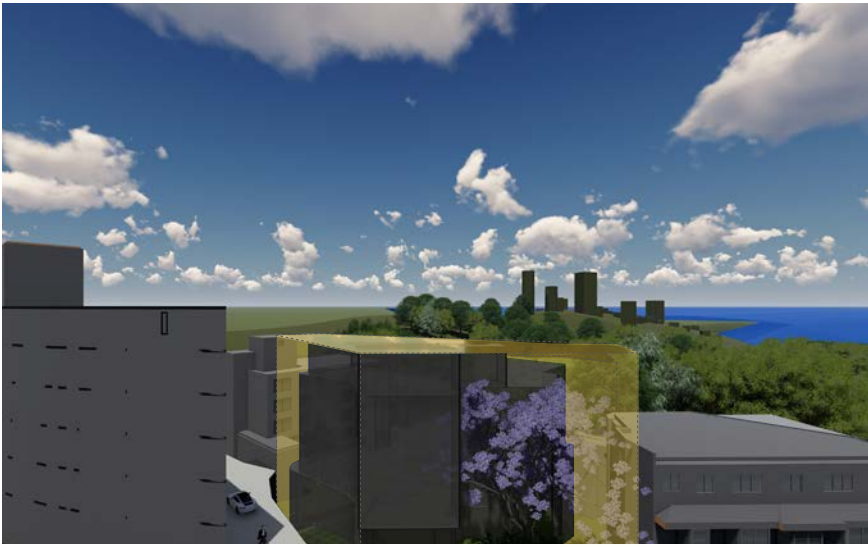
01 LEVEL 06 VIEW 1 EXISTING



01 LEVEL 06 VIEW 1 PROPOSED



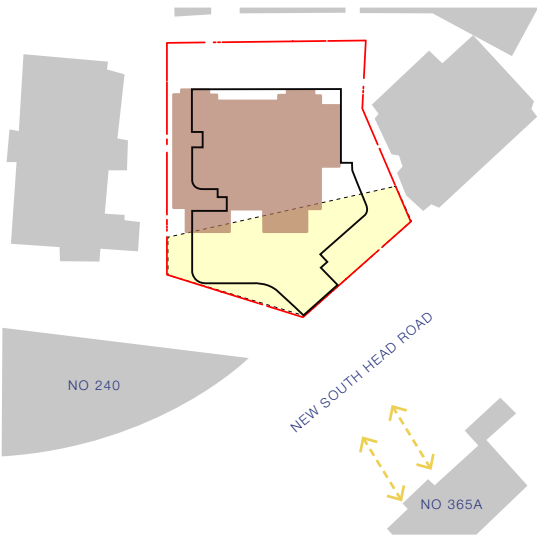
02 LEVEL 06 VIEW 2 EXISTING



02 LEVEL 06 VIEW 2 PROPOSED

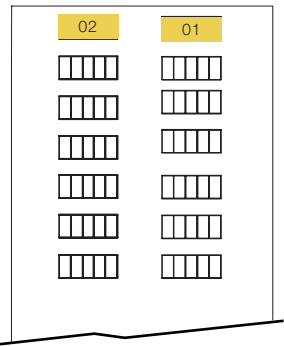
- 01 BALCONY VIEW NUMBER
- VIEW DIRECTION
- PROPOSED BUILDING ENVELOPE
- SITE BOUNDARY
- EXISTING BUILDING (SUBJECT SITE)
- EXISTING BUILDINGS
- PLANE HEIGHT B (RL 45.900m)

VIEWS DIRECTION -KEY PLAN
1:500



LEVEL 07 VIEWS - ELEVATION
1:500

▼ RL 51.47



* Views set at 1.6m above FFL



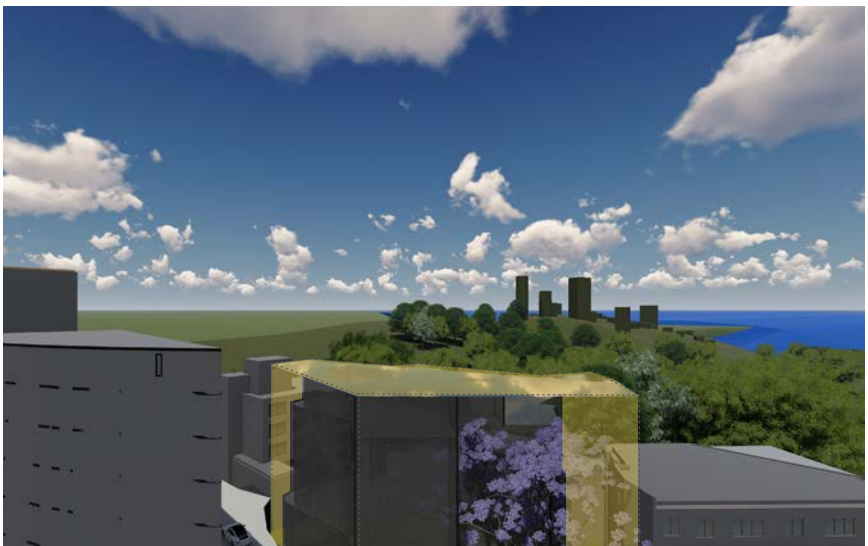
01 LEVEL 07 VIEW 1 EXISTING



01 LEVEL 07 VIEW 1 PROPOSED



02 LEVEL 07 VIEW 2 EXISTING



02 LEVEL 07 VIEW 2 PROPOSED