
Urbaine Design Group Pty Ltd, 19c/74 , The Corso, Manly, NSW 2095



VISUAL IMPACT ASSESSMENT

PROPOSED DEVELOPMENT
8-10 NEW MCLEAN ST, EDGECLIFF

DECEMBER 2, 2024



Camera positions with existing buildings outlined in magenta



Wider camera positions with existing buildings outlined magenta

INTRODUCTION

1.1 Scope and Purpose of Report.

This Visual Impact Report has been prepared by Urbaine Design Group for Mount Street 4 Pty Ltd. The report is provided to accompany a planning proposal presentation at Nos.8-10, New McLean Street, Edgecliff.

This report provides an analysis of the proposed development's visual impact in relation to its visual and statutory contexts and is to be read in conjunction with the drawings and other material submitted with the development application. The Report is being submitted to assist in assessing the proposed development.

1.2 Process

Initially, a 3d model of the proposal with contextual modelling was supplied by FJC Studio with a full site survey in PDF for reference and to scale DWG file by Norton Survey Partners Ltd surveyors.

The contoured 3d model was checked against the survey and surrounding buildings to the extent of the designated viewpoints, with detailed modelling matching the building envelope of the latest FJC Studio design and its associated interaction with the surrounding site.

An RTK GNSS rover was also used for survey and data collection of the camera positions and related back to the original site survey. Elevation and Depth - Foundation Spatial Data Area point clouds from the Intergovernmental Committee on Surveying and Mapping were imported, aligned and checked against the survey data to give an accurate wider context positioning. An additional local context Lidar model, with a Ground Sampling Distance of 7.5cm and Absolute Accuracy (XYZ) of 25cm was purchased and aligned to the survey to act and exceed the specifications of a wireframe for addition confirmation of positioning, pitch, roll and rotation of the camera.

Virtual cameras were then placed into the 3D model to match various selected viewpoints, in both height and position. These locations were measured on-site, relative to known, existing physical elements, such as trees, light poles, walls etc. From these cameras, rendered views have been generated and photomontaged into the existing photos, using the ground plane for alignment (allowing 2 set camera heights for standing and sitting positions being at 1600mm and 1100mm respectively, where appropriate).

The final selection of images shows these stages, including the block montage of the original development application and concluding with an outline, indicating the potential visual impact and view loss. The images within the report are of a standard lens format, as are the views contained within Appendix A. The Visual Impact Assessment includes detailed evaluation of views from several public locations at various levels, as described further below.

1.3 Method of Assessment:

In order to allow a quantitative assessment of the visual impact, photos were selected that represent relevant public viewing locations from the surrounding area. Typically, these were from surrounding roads and residential areas within a 1.5km radius of the site.

A Canon EOS Full Frame Digital Camera with fixed focal length 24mm lens was used to take all viewpoint photos, at an eye level of 1600mm.

The photos include location descriptions, to be read in conjunction with the site map, contained within the report. Additionally, information is supplied as to the distance from the site boundary for each location and the distance to the closest built form is provided.

Written assessments, relating to view loss, visual impact and appropriateness for context, are contained within the report below.

VIEWPOINT NO.01



P3_00 IMG_9369-Pano a.jpg

Existing site photo - static and dynamic, public external viewpoint.

Distance to subject site boundary: 664.5m. Distance to centre of main residential tower: 723m
RL: +4.319



P3_00 IMG_9369-Pano c.jpg

Photomontage of new proposal.



P3_00 IMG_9369-Pano d.jpg

Extent of visual impact of proposed development in cyan with red outline with future massing envelopes of Edgecliff Commercial Centre Planning and Urban Design Strategy in purple.



P3_00 IMG_9369-Pano e.jpg

Photomontage of permitted development envelope.

Viewpoint no.01: Visual Impact Analysis:

This is a public, static and dynamic viewpoint.

The viewpoint is located on the pavement on the northern side of Rushcutters Bay Park. The view is orientated in a south easterly direction towards the subject site. The proposed development will be visible by park visitors along the foreshore and the northern portion of the park. When assessed against the additional envelopes of the Edgecliff Commercial Centre Planning and Urban Design Strategy, the new proposal's visual impact is further diminished.

From this location, an upper portion of the residential tower is visible while the entirety of the podium below is hidden behind the tree line and the rising topography up to the Edgecliff Centre.

The view incorporates several other high rise residential towers to the north of the proposed development, in Darling Point. Many of these are heavily articulated in their massing and materiality, with little attempt to soften the building edges visually, or to integrate into the sky through the glazing, or curved vertical junctions, as is proposed within the new development. There is no existing continuity of form, or height, within these built forms, though the proposed building fits within them and the Edgecliff building skyline

View loss is confined to the sky behind the subject site

From this location, a small portion of the main tower is visible, while the podium is concealed. The proposed form sits almost entirely within the forms currently anticipated by the ECCP UDS. It is clear from here that the overall urban landscape is far more varied, in terms of height and scale, than in the other views. Resulting in an increased appropriateness of the proposal



VIEWPOINT NO.02



Camera 04 v2 IMG_9393 a.jpg

Existing site photo - static and dynamic, public external viewpoint.

Distance to subject site boundary: 458m. Distance to centre of main residential tower: 485m
RL: +42.7



Camera 04 v2 IMG_9393 c.jpg

Photomontage of new proposal.



Camera 04 v2 IMG_9393 d.jpg

Extent of visual impact of proposed development in cyan with red outline with future massing envelopes of Edgecliff Commercial Centre Planning and Urban Design Strategy in purple.



Camera 04 v2 IMG_9393 e.jpg

Photomontage of permitted development envelope.

Viewpoint no.02: Visual Impact Analysis:

This is a public, static and dynamic viewpoint.

The viewpoint is located on the eastern edge of the pavement on the western side of Cascade Street, adjoining the property at No.46. The view is orientated in a north-northeasterly direction towards the subject site. The proposed development will be visible by both pedestrians and vehicular passengers, predominantly travelling from south to north along Cascade Street.

From this location, the podium is visible as is the residential tower above. The podium level obscures much of the Edgecliff Centre behind the subject site, whilst the view loss caused as a result of the main tower massing is largely confined to sky and sits almost entirely within the forms currently anticipated by the ECCP UDS. The view incorporates several other high rise residential towers to the west of the proposed development, in Potts point, Rushcutters Bay and Elizabeth Bay. Many of these are heavily articulated in their massing and materiality, with little attempt to soften the building edges visually, or to integrate into the sky through the glazing, or curved vertical junctions, as is proposed within the new development. There is no existing continuity of form, or height, within these built forms.

When assessed against the additional envelopes of the Edgecliff Commercial Centre Planning and Urban Design Strategy, the new proposal's visual impact represents a continuation of the overall massing and skyline.

The retained mature trees, to the southwest of the subject site, cover much of the southern side of the podium and create a gentle visual transition to the new podium and towers.

View loss is almost entirely confined to the sky behind the subject site, with only a very small portion of the Edgecliff Centre obscured, mostly by the podium massing. From this location, the main tower is visible, while the upper 2 to 3 floors of the adjoining podium are observed above the retained trees. It is clear from here that the overall urban landscape is far more varied, in terms of height and scale, than in the other views, resulting in an increased appropriateness of the proposal. It is also evident that the proposed form sits almost entirely within the form that is currently proposed for the Edgecliff Centre redevelopment under the Edgecliff Centre Corridor Planning and Urbaine Design Strategy/

VIEWPOINT NO.03



P3_07 IMG_9462-Pano a.jpg

Existing site photo - static and dynamic, public external viewpoint.

Distance to subject site boundary: 65.2m. Distance to centre of main residential tower: 115.9m
RL: +33.36



P3_07 IMG_9462-Pano c.jpg

Photomontage of new proposal.



P3_07 IMG_9462-Pano d.jpg

Extent of visual impact of proposed development in cyan with red outline with future massing envelopes of Edgecliff Commercial Centre Planning and Urban Design Strategy in purple.



P3_07 IMG_9462-Pano e.jpg

Photomontage of permitted development envelope.

Visual Impact Analysis:

This is a public, static and dynamic viewpoint, representing a standing position on the pavement.

This viewpoint is located on the eastern pedestrian pathway approximately 20 meters from the New South Head Road junction. The view is looking due south, with the subject site partially concealed behind the mature tree line which is located on the south side of New McLean Road. The proposed development will be visible by both pedestrians and vehicular passengers, predominantly traveling down New South Head Road towards the parking at the Edgecliff Centre

From this location, the subject site is sufficiently distant from the commercial buildings along the southern side of New South Head Road that the visual impact is significantly reduced. The lower podium levels align, in perspective, with the commercial premises on the corner of New McLean Street and New South Head Road, western side. The main high-rise, residential tower sits visually below the massing of The Edgecliff Centre and, as the observer travels east, so the main tower will be entirely obscured from New South Head Road.

There are many mature trees along New McLean Street that will be retained and these will provide a softening of the visual impact at the lower levels, particularly around the western end of the podium component of the development. Where trees are removed the intention is to replace them with advanced species to retain their contribution to softening building form. The scale of the podium level is visually appropriate for this area, which contains a mixture of commercial and residential mid-rise properties already.

View loss is largely confined to the sky behind the subject site and the relationship of solid to void (glazing) will determine the development proposal's ability to blend into its context. The slender nature of the tower's proportions, combined the curved corner features, ensure that the visual impact is softened, relative to many large-scale residential developments in the area, particularly those to the north of New South Head Road in Double Bay and Darling Point.



VIEWPOINT NO.04



Camera 03 v2 IMG_2057-Pano a.jpg

Existing site photo - static and dynamic, public external viewpoint.

Distance to subject site boundary: 145m. Distance to centre of main residential tower: 184.7m
RL: +7.36



Camera 03 v2 IMG_2057-Pano c.jpg

Photomontage of new proposal.



Camera 03 v2 IMG_2057-Pano d.jpg

Extent of visual impact of proposed development in cyan with red outline with future massing envelopes of Edgecliff Commercial Centre Planning and Urban Design Strategy in purple.



Camera 03 v2 IMG_2057-Pano e.jpg

Photomontage of permitted development envelope.

Visual Impact Analysis:

This is a public, static viewpoint.

This viewpoint is located at the south western boundary of Trumper Oval, looking east-northeast towards the subject site. This is a view that will be experienced by those using the oval and general pedestrians walking through and around Trumper Park. The topography of the land rises from the northwest perimeter of the oval towards the subject site, which is surrounded, to the south, by dense, mature trees, mostly eucalypts.

From this location, the upper plant rooms of the Edgecliff Centre are visible above the tree line and the Darling Point Tower. The new proposal obscures this small portion of the existing buildings and rises above the tree line to conceal the sky behind. The form and materiality of the new proposal will ensure that the sharp edges of other, older existing residential towers, will not be repeated and that the main tower will blend into the sky, as much as is possible.

An example of a more articulated, older style of apartment tower is visible in this viewpoint, to the north-northwest at Nos.3-17, Darling Point Road.

The retained mature trees cover much of the southern side of the podium and create a gentle visual transition to the new podium and tower. This is an important visual element, considering the openness of this view to the new development.

Actual view loss is almost entirely confined to the sky behind the subject site, with only a very small portion of the Edgecliff Centre obscured. From this location, almost the entirety of the main tower is clearly visible, while the upper 2 to 3 floors of the adjoining podium are observed above the retained trees. The residential tower to the north assists in defining an existing visual verticality to an otherwise horizontally focused view. When assessed against the additional envelopes of the Edgecliff Commercial Centre Planning and Urban Design Strategy, the new proposal's visual impact represents a continuation of the overall massing and skyline, which rises in elevation from north to south.



VIEWPOINT NO.05



P3_21 IMG_9684 a.jpg

Existing site photo - static and dynamic, public external viewpoint.

Distance to subject site boundary: 18.5m. Distance to centre of main residential tower: 76.6m
RL: +33.34



P3_21 IMG_9684 c.jpg

Photomontage of new proposal.



P3_21 IMG_9684 d.jpg

Extent of visual impact of proposed development in cyan with red outline.

Visual Impact Analysis:

This is a public, static and dynamic viewpoint.

This viewpoint is located on northern side of New McLean Street, approximately 10m from the pedestrian crossing and southerly entrance of the Edgecliff Centre. The view is looking southwest towards the subject site, which is framed by a line of mature eucalypt trees.

The view can be considered as representative of both a pedestrian standpoint, or as observed from a vehicle traveling along New McLean Street. The view looks across to Cameron Street and the existing terrace buildings which are terminated at the end of New McLean Street by mature landscaping and the proposal

From this location, the podium levels of the new proposal are offset from the southern pavement edge by 6m along New McLean Street and 13.7 meters from the terrace houses along Cameron Street to the south. The strongly defined horizontal proportions of the podium, in combination with the curved corner elements, create an appropriate response to the street scape in terms of the decreased visual impact.

The incorporation of street trees will soften the transition between the podium and the street, whilst linking visually to the retained trees on the northern side of New McLean Street. The intention to activate the lower levels of the podium will ensure that there is strong visual activity in this area, linking it to the pedestrian traffic towards the Edgecliff Centre and the train links below.

View loss, as a result of the new proposal, is largely confined to the existing car park, existing trees and to the sky behind the subject site. The relationship of solid to void (glazing) will determine the development proposal's ability to blend into its context. From this location, only a very small portion of the main tower is visible and, as in all the viewpoints, the use of expansive glazing will assist in allowing the tower to blend into the environment. Extensive glazing at the lower podium levels will assist in reflecting the retained mature trees to the north, further assisting in the proposal's ability to integrate into its surroundings. Where trees are removed the intention is to replace them with advanced species to retain their contribution to softening building form.



P3_45 IMG_1986 a.jpg

Existing site photo - static and dynamic, public external viewpoint.

Distance to subject site boundary: 90.1m. Distance to centre of main residential tower: 149.7m
RL: +35.07



P3_45 IMG_1986 c.jpg

Photomontage of new proposal.



P3_45 IMG_1986 d.jpg

Extent of visual impact of proposed development in cyan with red outline with future massing envelopes of Edgecliff Commercial Centre Planning and Urban Design Strategy in purple.



P3_45 IMG_1986 e.jpg

Photomontage of permitted development envelope.

Visual Impact Analysis:

This is a public, static and dynamic viewpoint.

This viewpoint is located on Cameron Street, adjoining No.43. The view is directly down the street in a northwesterly direction towards the subject site, which can be observed behind the many street trees along the western pavement of the road.

The view can be considered as representative of both a pedestrian standpoint, or as observed from a vehicle traveling along New Cameron Street and is terminated by the existing mature trees on the southeastern corner of the subject site.

From this location, parts of the podium levels of the new proposal can be observed between the existing trees at the end of Cameron Street. However most of the main tower element is filtered through the street and garden trees to the west-northwest.

The incorporation of further street trees will soften the transition between the podium and the street in this view, whilst linking visually to the retained trees. The design intention to activate the lower levels of the podium will ensure that there is strong visual activity in this area, linking it to the pedestrian traffic along Cameron Street, towards the Edgecliff Centre and the train links below.

View loss, as a result of the new proposal, is largely confined to the existing car park, existing trees and to the sky behind the subject site. The relationship of solid to void (glazing) will determine the development proposal's ability to blend into its context. From this location, only a very small portion of the main tower is visible and, as in all the viewpoints, the use of expansive glazing will assist in allowing the tower to blend into the environment. Extensive glazing at the lower podium levels will assist in reflecting the retained mature trees to the north, further assisting in the proposal's ability to integrate into its surroundings. Where trees are removed the intention is to replace them with advanced species to retain their contribution to softening building form.

The visual impact of the proposal is Negligible-to-Minor and in keeping with the future desired character of the area. The transition from low level residential to the tower structure is facilitated through the dense mature trees - both existing and proposed.

VIEWPOINT NO.07



P3_49 IMG_2043 a.jpg

Existing site photo - static and dynamic, public external viewpoint.

Distance to subject site boundary: 31.2m. Distance to centre of main residential tower: 89.6m
RL: +34.82



P3_49 IMG_2043 c.jpg

Photomontage of new proposal.



P3_49 IMG_2043 d.jpg

Extent of visual impact of proposed development in cyan with red outline with future massing envelopes of Edgecliff Commercial Centre Planning and Urban Design Strategy in purple.



P3_49 IMG_2043 e.jpg

Photomontage of permitted development envelope.

Visual Impact Analysis:

This is a public, static and dynamic viewpoint.

This viewpoint is located at the northwestern end of Cameron Street, adjoining the entry staircase to No.27. The view is at the turning circle that terminates the street and in a west-northwesterly direction towards the subject site, which can be observed behind the many street trees along the perimeter of the site

The view can be considered as representative of both a pedestrian standpoint, or as observed from a vehicle traveling along New Cameron Street and is terminated by the existing mature trees on the southeastern corner of the subject site.

From this location, parts of the podium levels of the new proposal can be observed between the existing trees at the end of Cameron Street. However most of the main tower element is filtered through the street and garden trees to the west.

The incorporation of further street trees will soften the transition between the podium and the street in this view, whilst linking visually to the retained trees. The design intention to activate the lower levels of the podium will ensure that there is strong visual activity in this area, linking it to the pedestrian traffic along Cameron Street, towards the Edgecliff Centre and the train links below.

View loss, as a result of the new proposal, is largely confined to the existing car park, existing trees and to the sky behind the subject site. The relationship of solid to void (glazing) will determine the development proposal's ability to blend into its context. From this location, only a very small portion of the main tower is visible and, as in all the viewpoints, the use of expansive glazing will assist in allowing the tower to blend into the environment. Extensive glazing at the lower podium levels will assist in reflecting the retained mature trees to the north, further assisting in the proposal's ability to integrate into its surroundings. Where trees are removed the intention is to replace them with advanced species to retain their contribution to softening building form.

The visual impact of the proposal is Minor-to-Moderate and in keeping with the future desired character of the area. The transition from low level residential to the tower structure is facilitated through the dense mature trees - both existing and proposed.
