

Assessment

Assessment

Building Heights

The scale of the proposed form is commensurate with the surrounding built form, ensuring that it blends into the future surrounding environment.

This has been achieved through careful analysis of factors such as height, massing, and architectural style of nearby buildings.

The proposed podium envelope responds to the surrounding context creates a harmonious and balanced design that enhances the overall aesthetic of the building.

The commercial building along with the residential podium respond to surrounding building heights whilst the residential tower creates a contextual response to Ranelagh across New South Head Road.





Assessment

Bulk and Scale

The proposed podium envelope is commensurate to the existing and evolving surrounding forms ensuring an appropriate street scale. This has been achieved through careful analysis of factors such as height, massing, and architectural style of nearby buildings. The proposed podium envelope responds to the surrounding context to create a balanced outcome that responds to both the existing and future built scale.

/ The colonnade and podium aligns with the bus terminal and existing street wall heights along New South Head Road having regard for the evolving and future desired character of the area. The form seeks to transition the set backs & street walls with the proposed uplift sites in the Draft ECC study.

/ The commercial building responds to the current and evolving desired character providing a transition between the 180 Ocean Street form which is 16 storeys and the future 136 New South Head Rd form proposed to be 12 storeys.

/ The Residential podium transitions built form to limit overshadowing on Trumper Park Oval inline with existing controls and establishes appropriate scale with the existing 170 Ocean Street apartments and the proposed building heights surrounding the site in the Draft ECC Study.

/ The 3 storey Community volume to New McLean Street forms a transition to the existing residential precinct to the South of the site, ensuring an appropriate scale to the streetscape along with a relevant use that helps invigorate the area.





Assessment

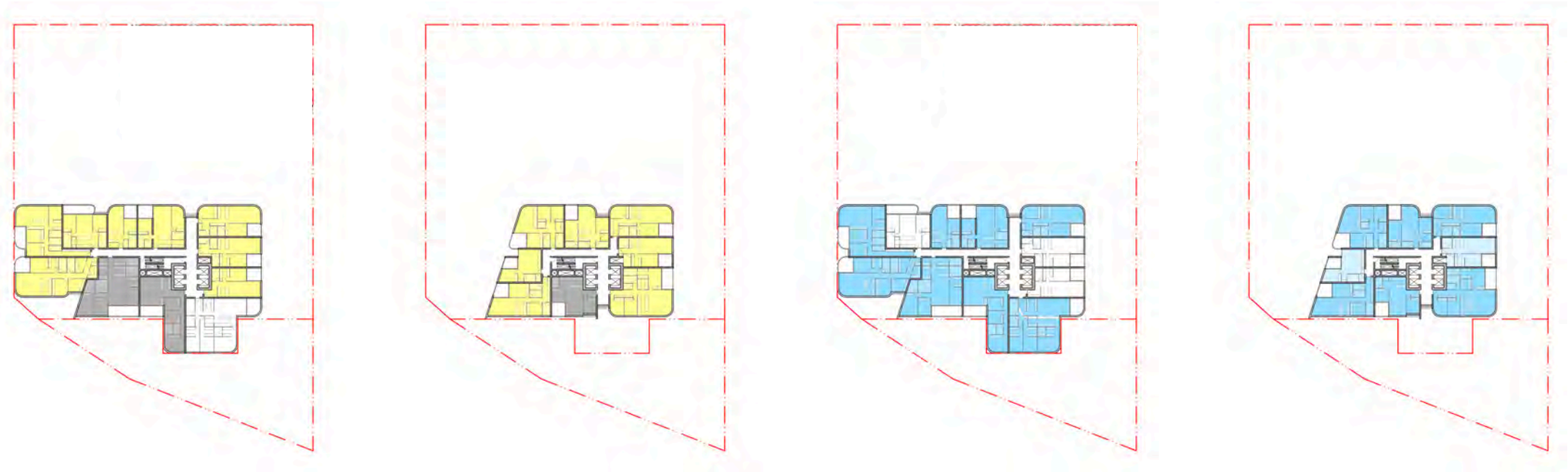
ADG and Residential Amenity

The residential tower design for Edgecliff Centre is optimised for solar and daylight access. More than the required 70% of all apartments are designed to receive ample natural light, ensuring a comfortable living environment. Solar access to habitable rooms and private open spaces is measured during mid-winter (21 June), and the design ensures that maximum sunlight exposure is achieved during this period.

In addition to maximising solar access, the residential tower is also designed to provide natural cross ventilation to more than the required 60% of apartments. This feature helps improve indoor air quality and reduce the reliance on air conditioning, resulting in lower energy consumption and costs for residents. The apartments are also equipped with high-performance glazing to minimise heat gain and maximise thermal comfort.

To ensure that every resident enjoys a comfortable living environment, the tower design limits the number of apartments that receive no direct sunlight between 9 am and 3 pm at mid-winter to a maximum of 15%. This is achieved by careful consideration of the building orientation, and the placement of apartments within the tower. The design also prioritises the creation of private open spaces, with every apartment having access to a balcony or terrace.

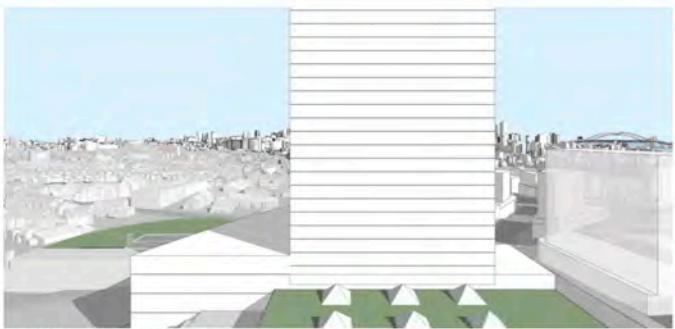
Overall, the residential tower design for Edgecliff Centre is a thoughtfully planned and sustainable solution that prioritises the comfort and wellbeing of its residents while minimising its environmental impact. The design's emphasis on natural light, ventilation, and private open spaces ensures a pleasant and enjoyable living experience for all residents.



Assessment

View Sharing - 180 Ocean Street

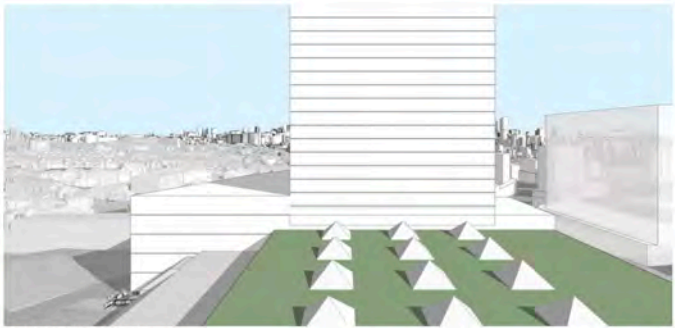
This section demonstrates the impact on shared views from surrounding residential builds of the ECC scheme vs. our proposal. We have modelled current conditions against the envisioned form under the ECC strategy and the proposal from key private view points towards significant views.



RL83.5 (ECC)



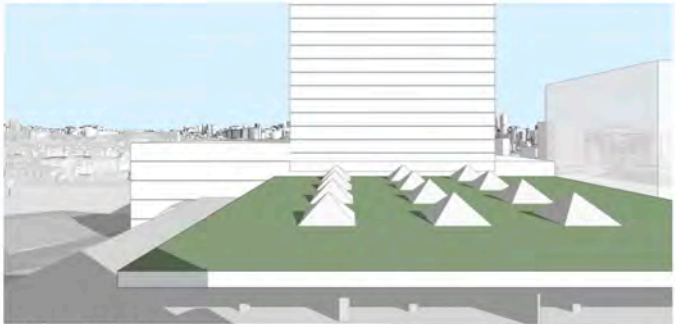
RL83.5 (Proposed)



RL70 (ECC)



RL70 (Proposed)



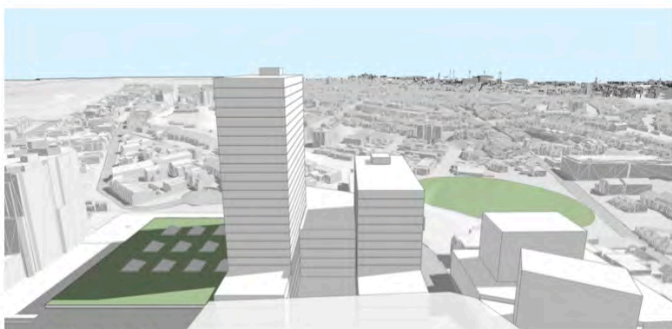
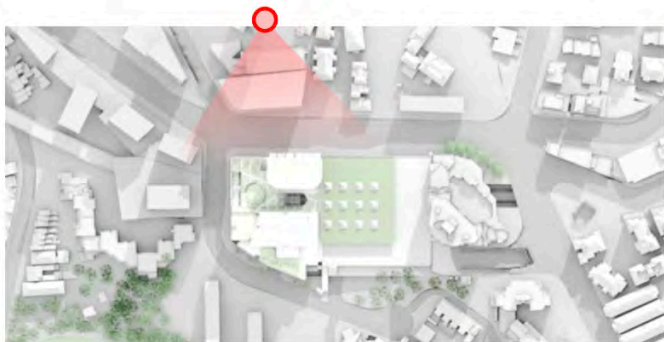
RL58 (ECC)



RL58 (Proposed)

Assessment

View Sharing - 3 Darlington Point



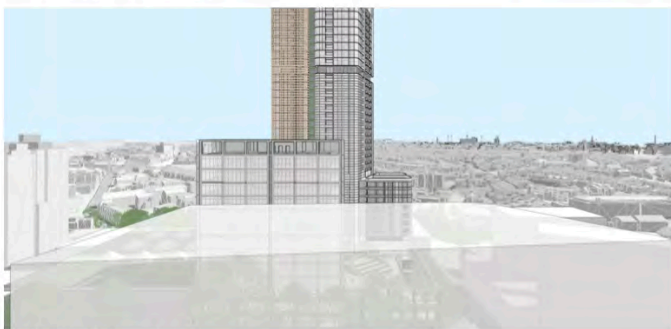
RL123 (ECC)



RL123 (Proposed)



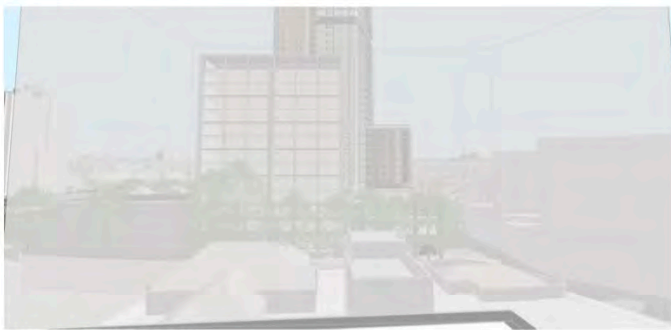
RL90 (ECC)



RL90 (Proposed)



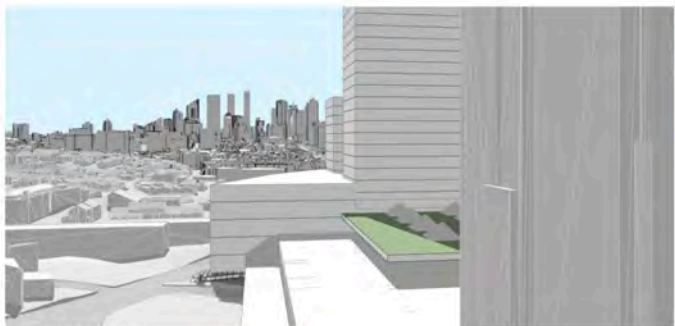
RL58 (ECC)



RL58 (Proposed)

Assessment

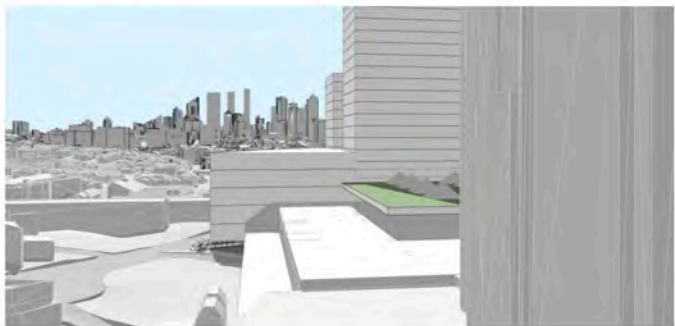
View Sharing - 170 Ocean Street



RL68 (ECC)



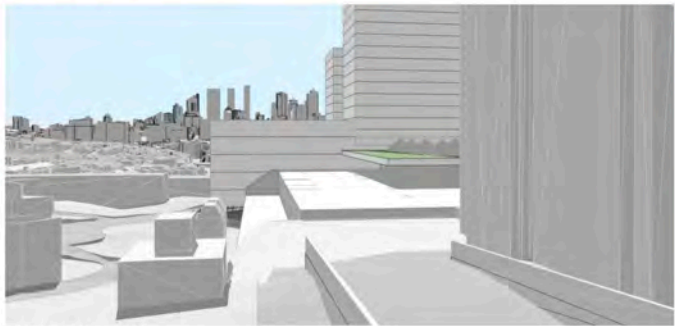
RL68 (Proposed)



RL60 (ECC)



RL60 (Proposed)



RL52 (ECC)



RL52 (Proposed)

Assessment

Overshadowing and Solar Access

Proposed Draft ECC Envelope vs. Proposed Planning Proposal Envelope

The proposed design ensures there will be no overshadowing impact on Trumper Park Oval at 10am.

The residential tower has been angled in such a way that it will not cast any shadows on the park at 10am on the 21 of June, ensuring that the park will receive ample sunlight during this time.



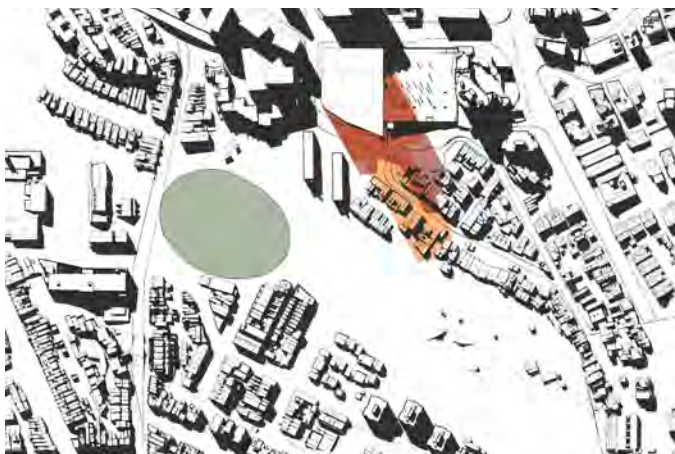
21 June 10am



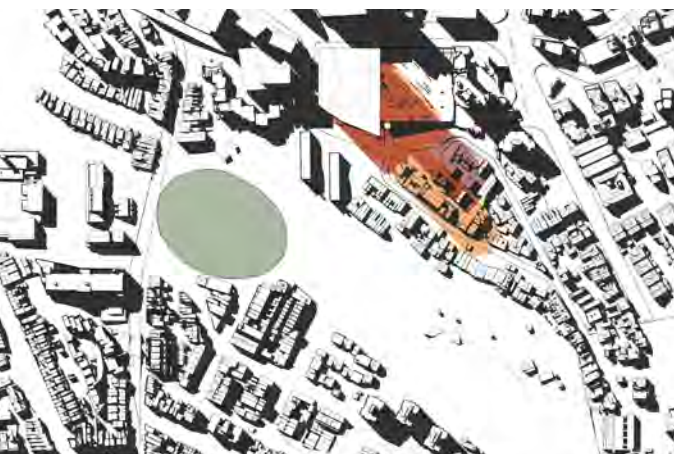
21 June 11am



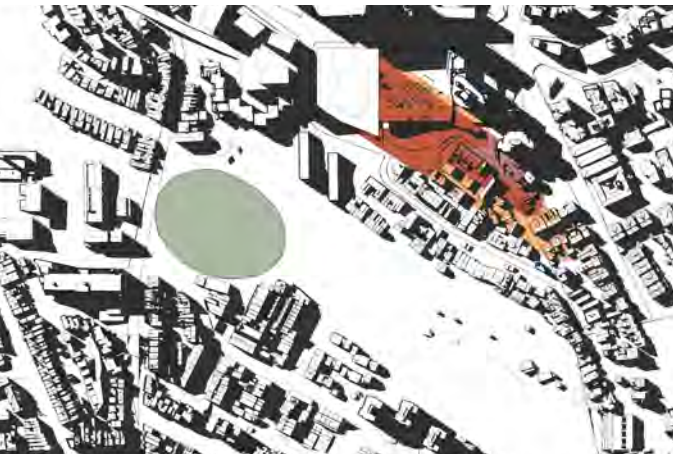
21 June 12pm



21 June 1pm



21 June 2pm



21 June 3pm

- Existing Shadow
- Draft ECC Envelope
- Planning Proposal Envelope

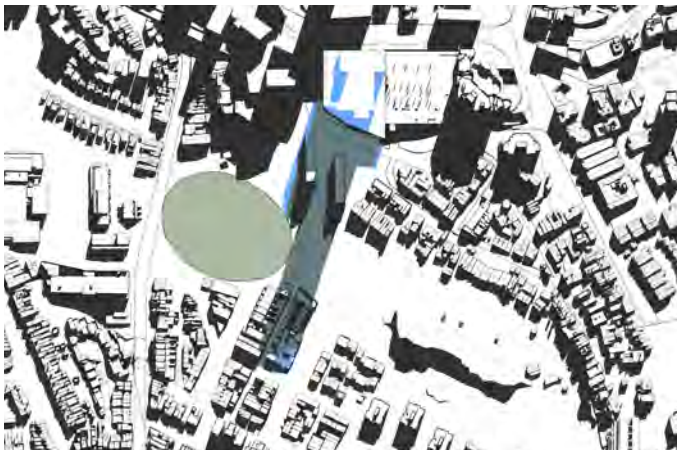
Assessment

Overshadowing and Solar Access

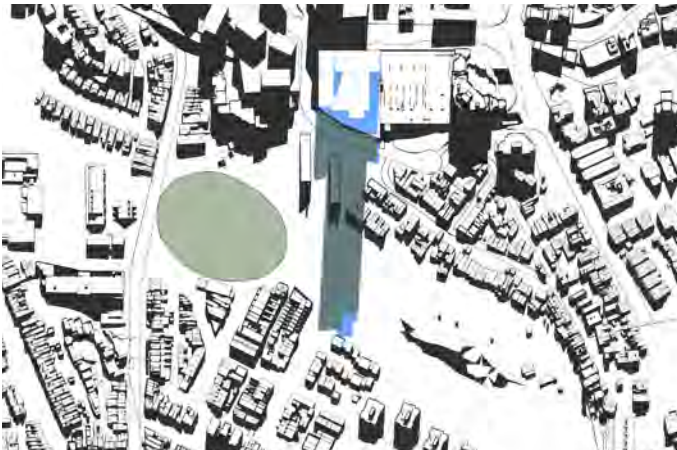
Proposed Planning Proposal Envelope vs. Reference Scheme Massing

The proposed design ensures there will be no overshadowing impact on Trumper Park Oval at 10am.

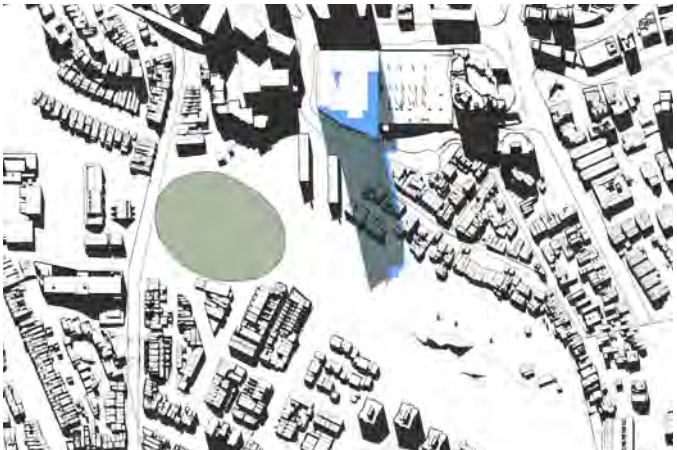
The residential tower has been angled in such a way that it will not cast any shadows on the park at 10am on the 21 of June, ensuring that the park will receive ample sunlight during this time.



21 June 10am



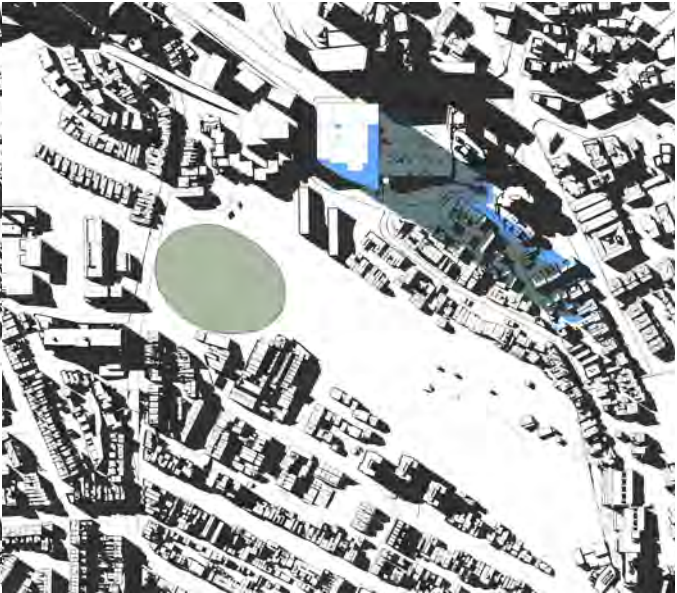
21 June 11am



21 June 12pm



21 June 1pm



- Existing Shadow
- Planning Proposal Envelope
- Reference Scheme Massing

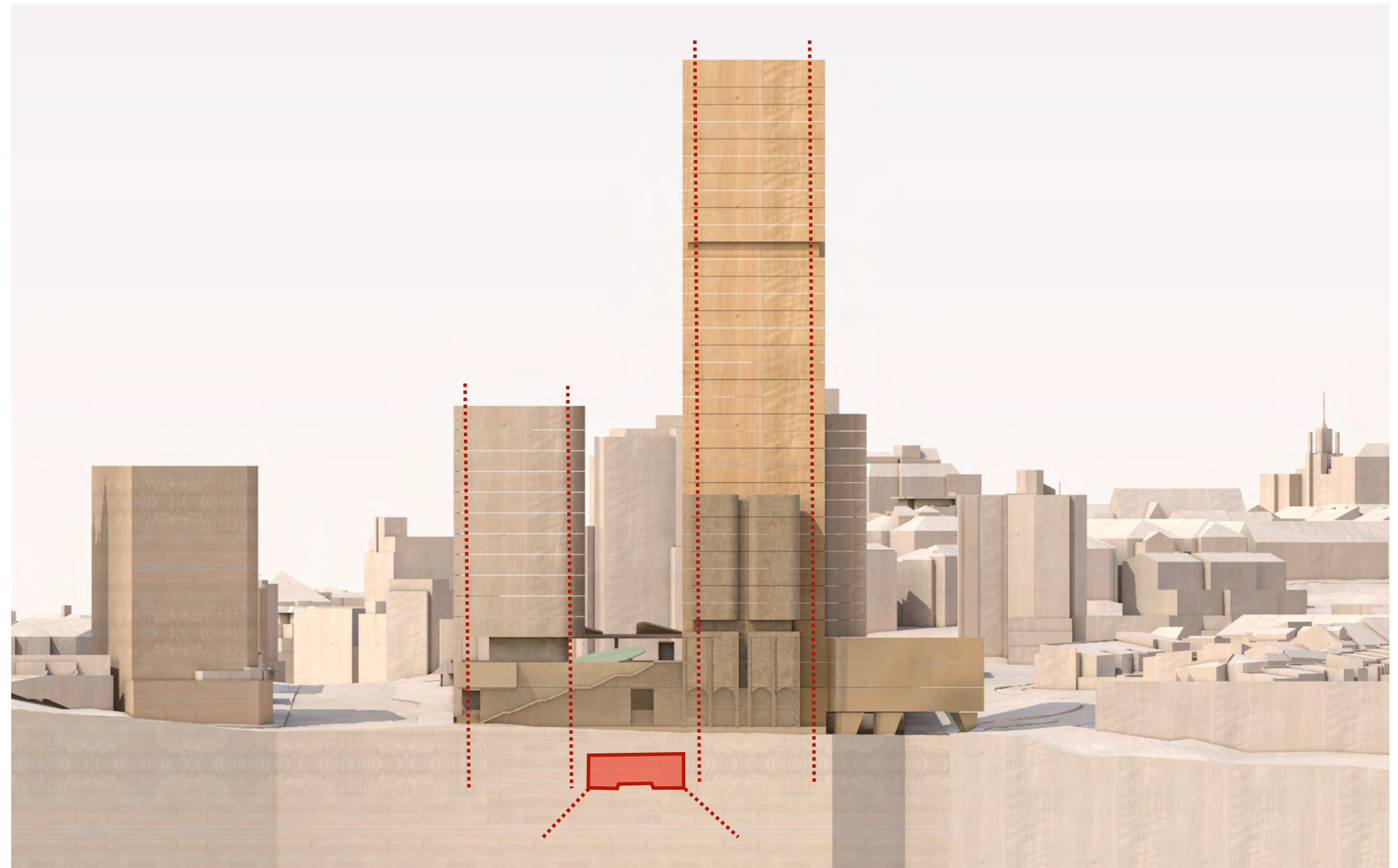
Assessment

Rail Impact and Tower Positioning

The Edgecliff Centre project requires careful consideration of the rail impact and tower positioning to ensure the safe and effective integration of the building over the existing train line. With the train line located in the basement, the podium of the building will need to be carefully positioned to maximise the use of space and minimise any impact on the rail infrastructure.

To achieve this, the tower design must prioritise the safety of the train line, ensuring that it is structurally sound and able to support the weight of the building. Furthermore, the tower must be positioned to minimise the potential impact on the rail line, avoiding any interference with existing infrastructure and allowing for future maintenance and upgrades.

By carefully considering these factors, the Edgecliff Centre project can achieve a seamless integration with the train line while maximising the use of available space and ensuring the safety and functionality of the building.

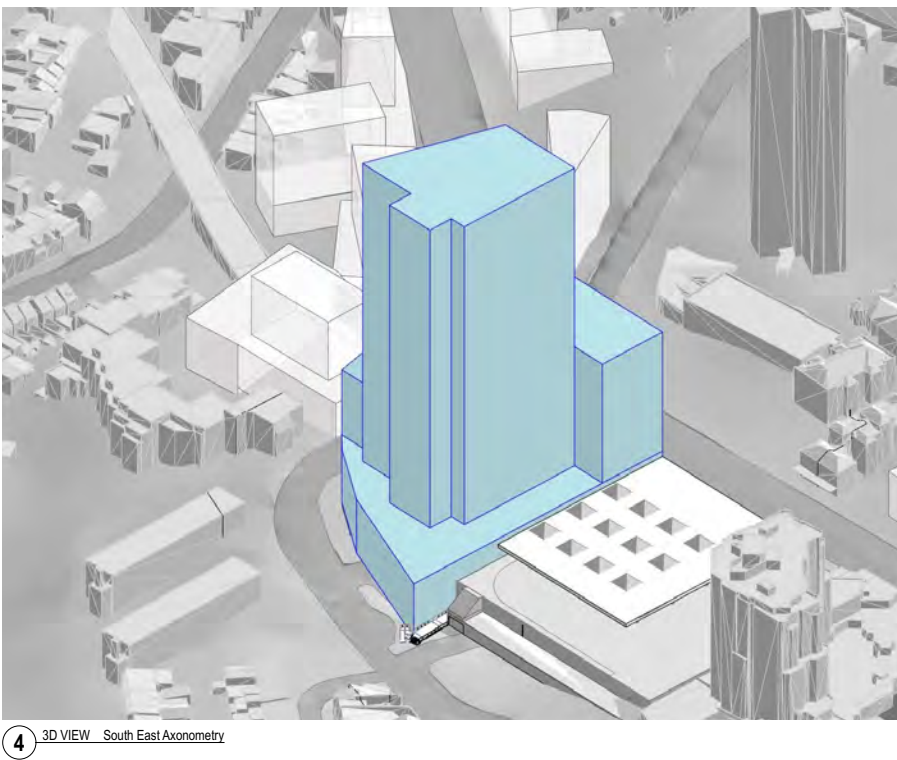
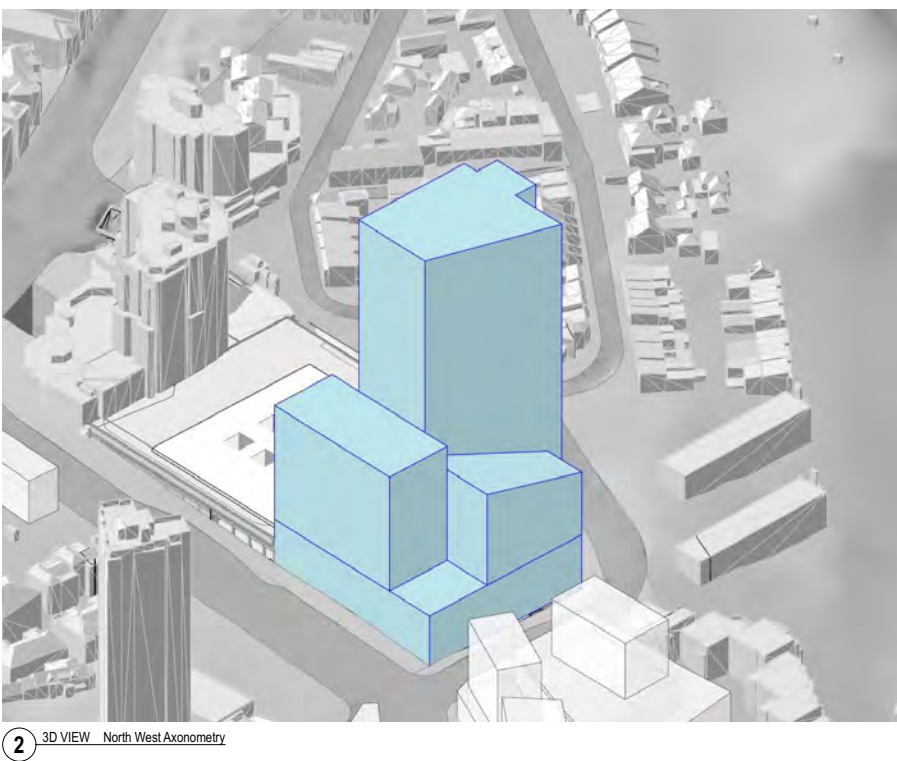
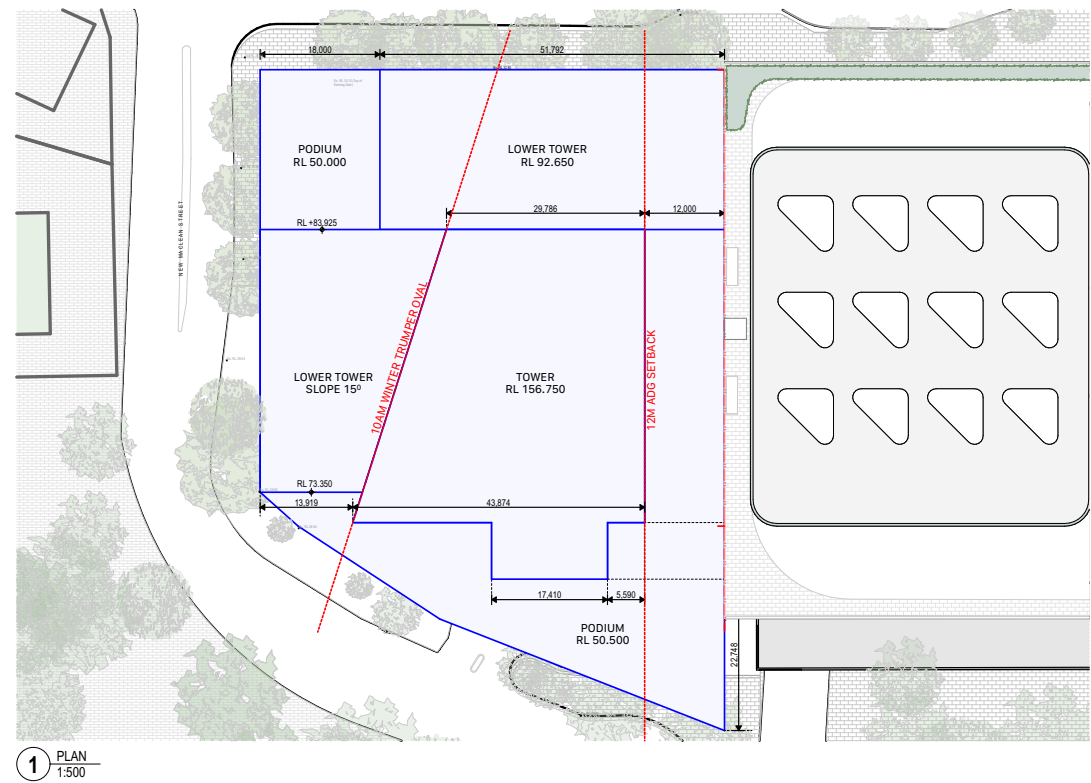




Appendix i - Envelope Drawings

Envelope Drawing

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formerly fjmtstudio

2201 — Envelope Plan
<Longhurst Property> — Edgecliff Centre

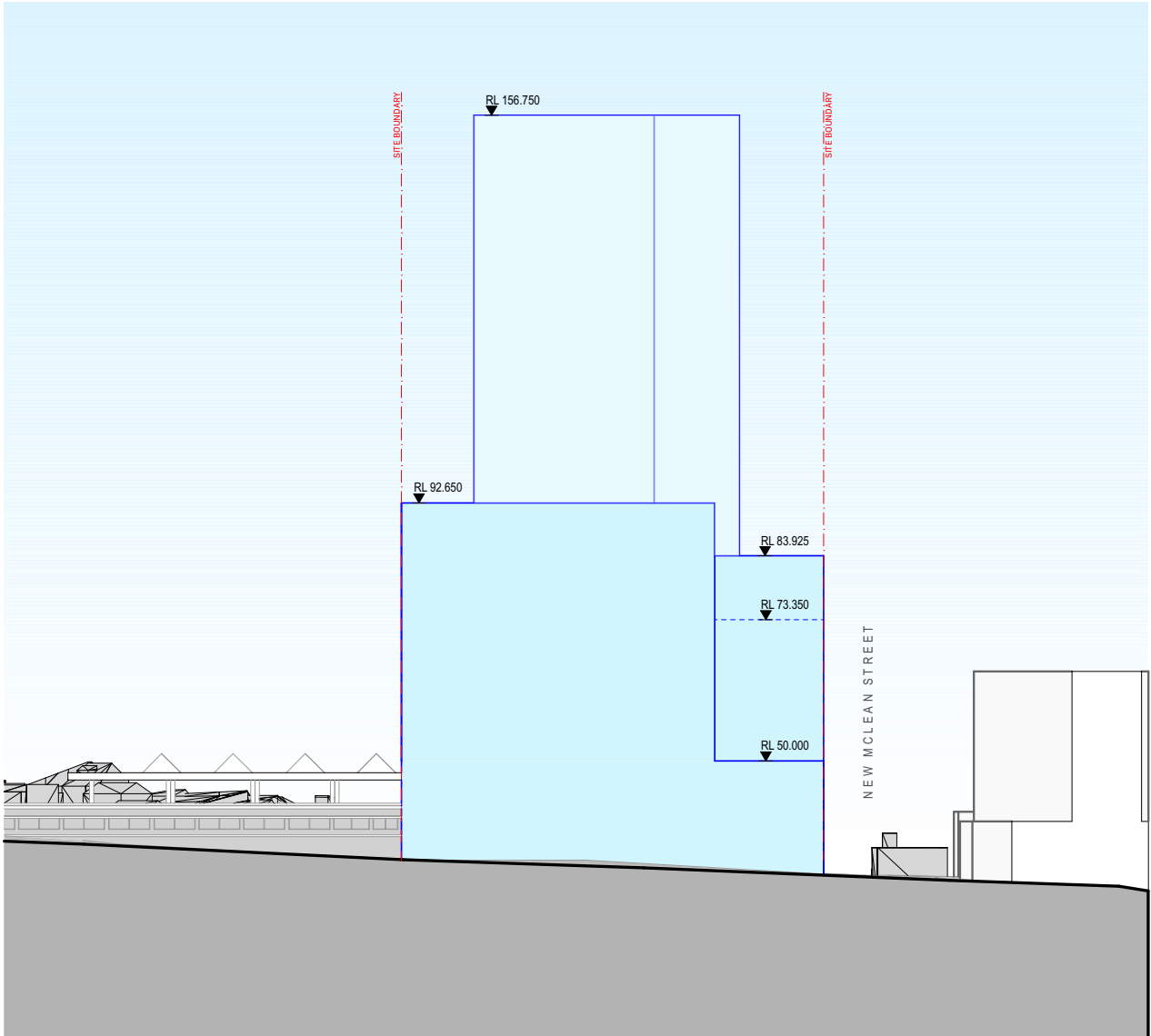
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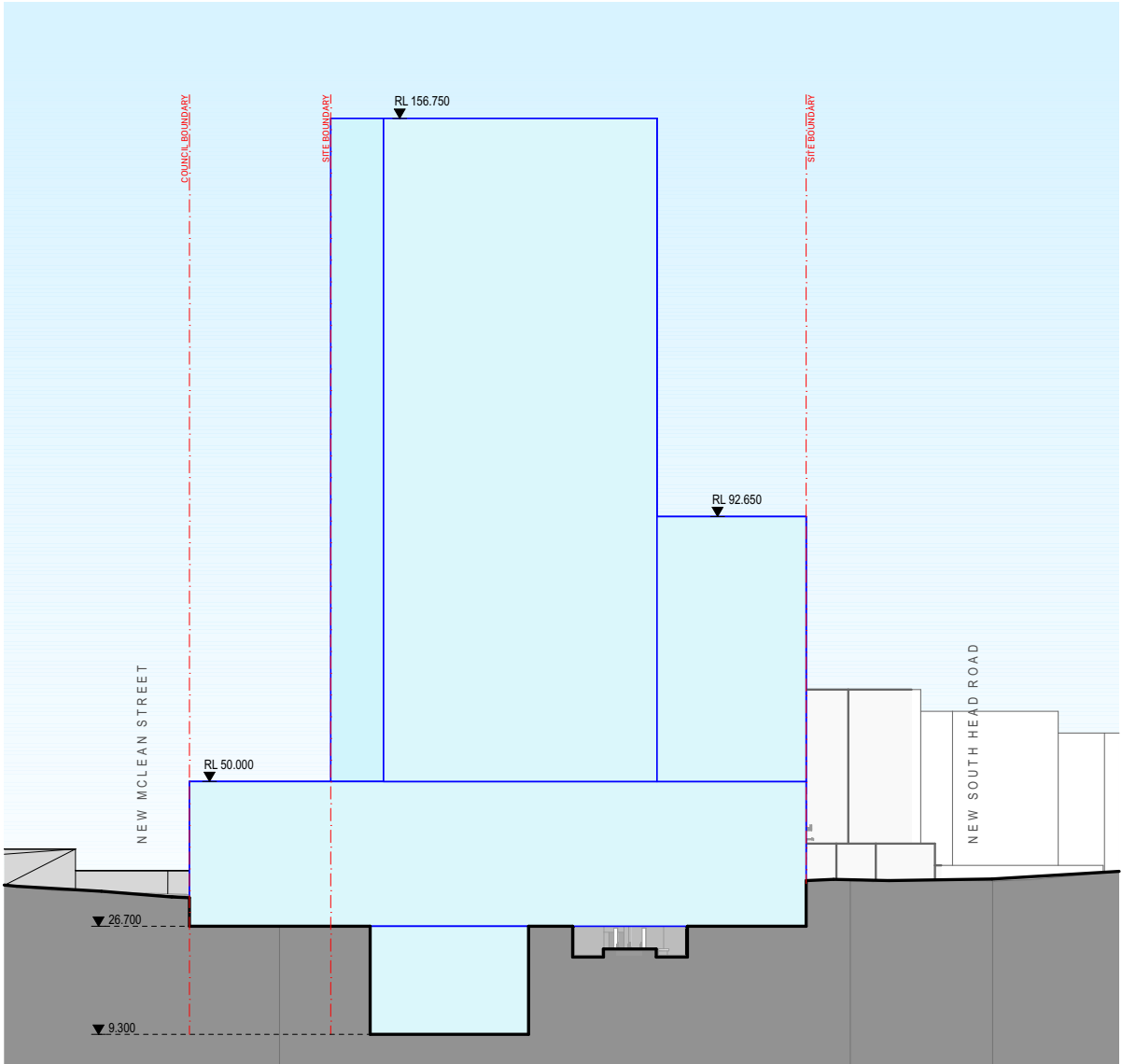


Envelope Drawing

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1 ELEVATION North Elevation
1:500



2 ELEVATION East Elevation
1:500

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2202 — Envelope Elevation North & East
<Longhurst Property> — Edgecliff Centre

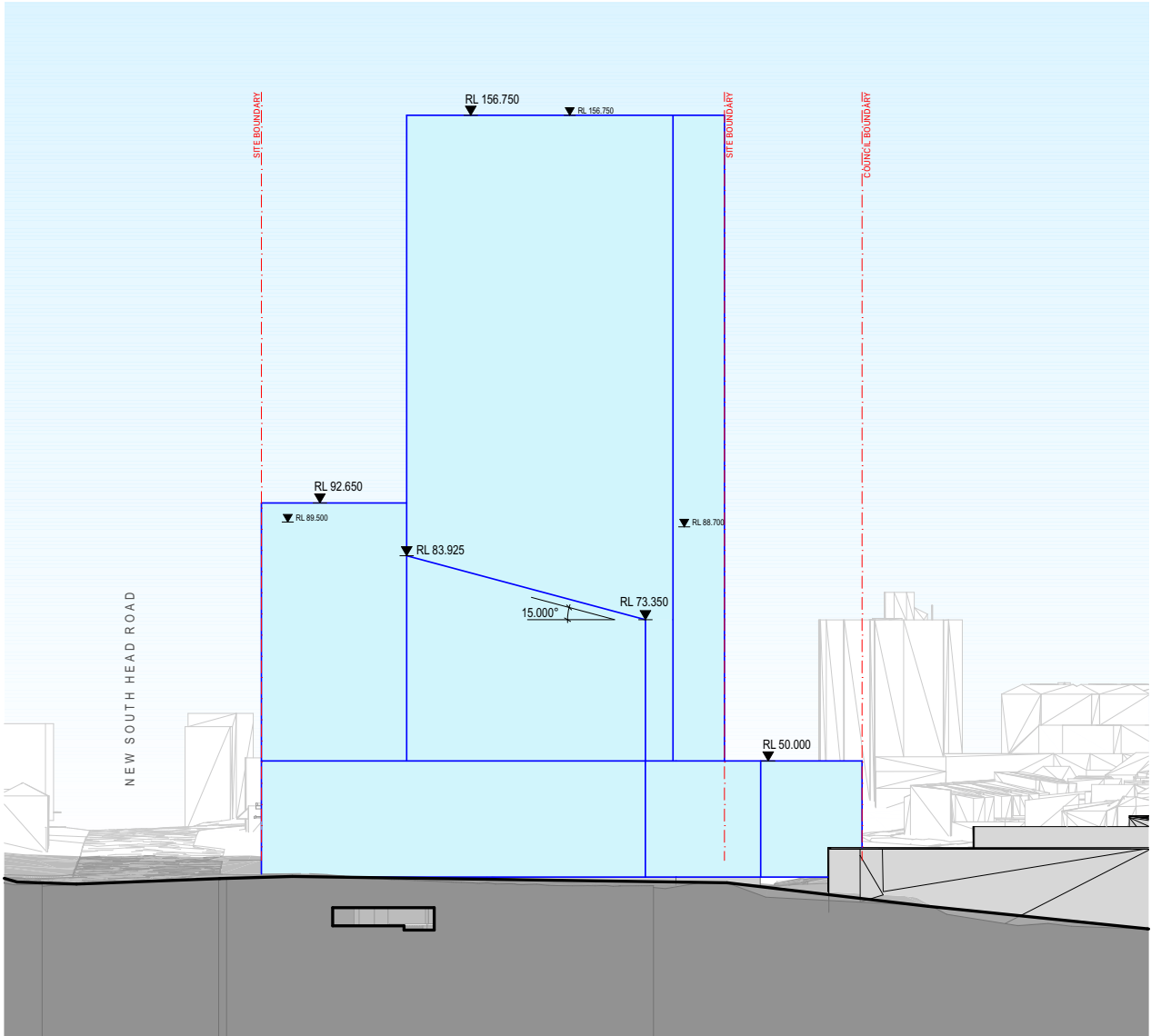
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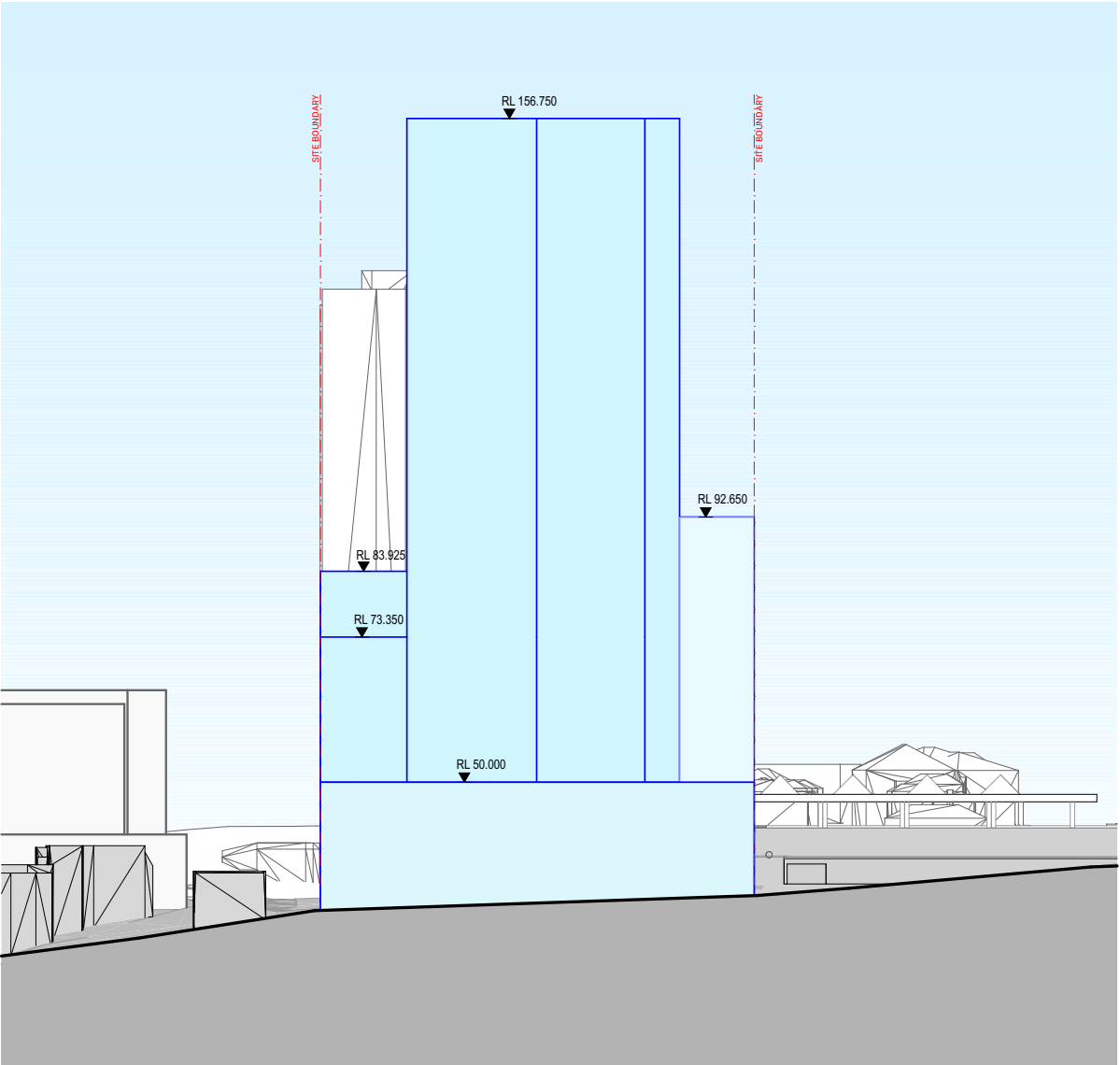


Envelope Drawing

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1 ELEVATION West Elevation
1:500



2 ELEVATION South Elevation
1:500

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2203 — Envelope Elevation West & South
<Longhurst Property> — Edgecliff Centre

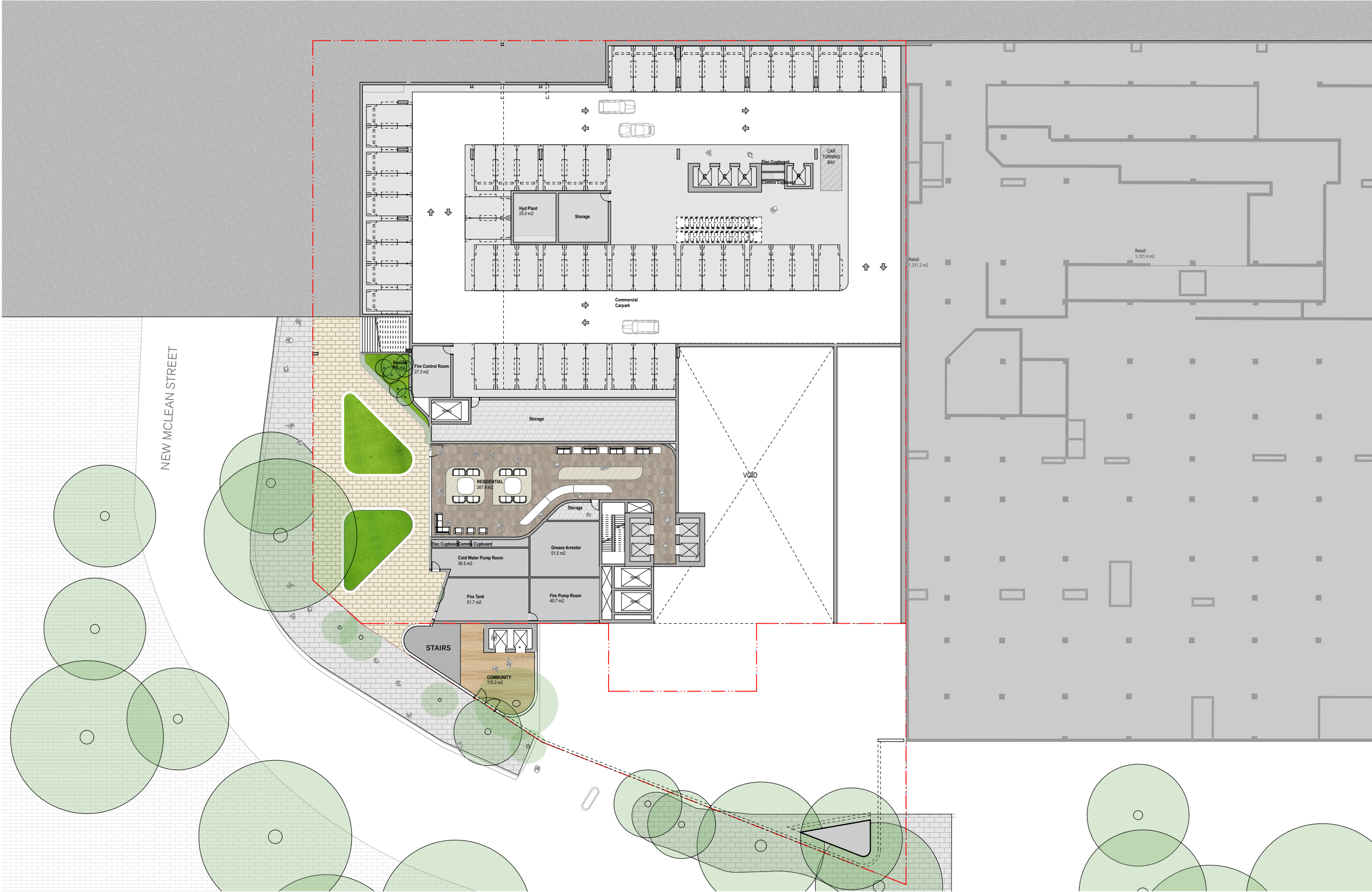
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Appendix ii - Reference Design Drawings

Indicative Architectural Drawing

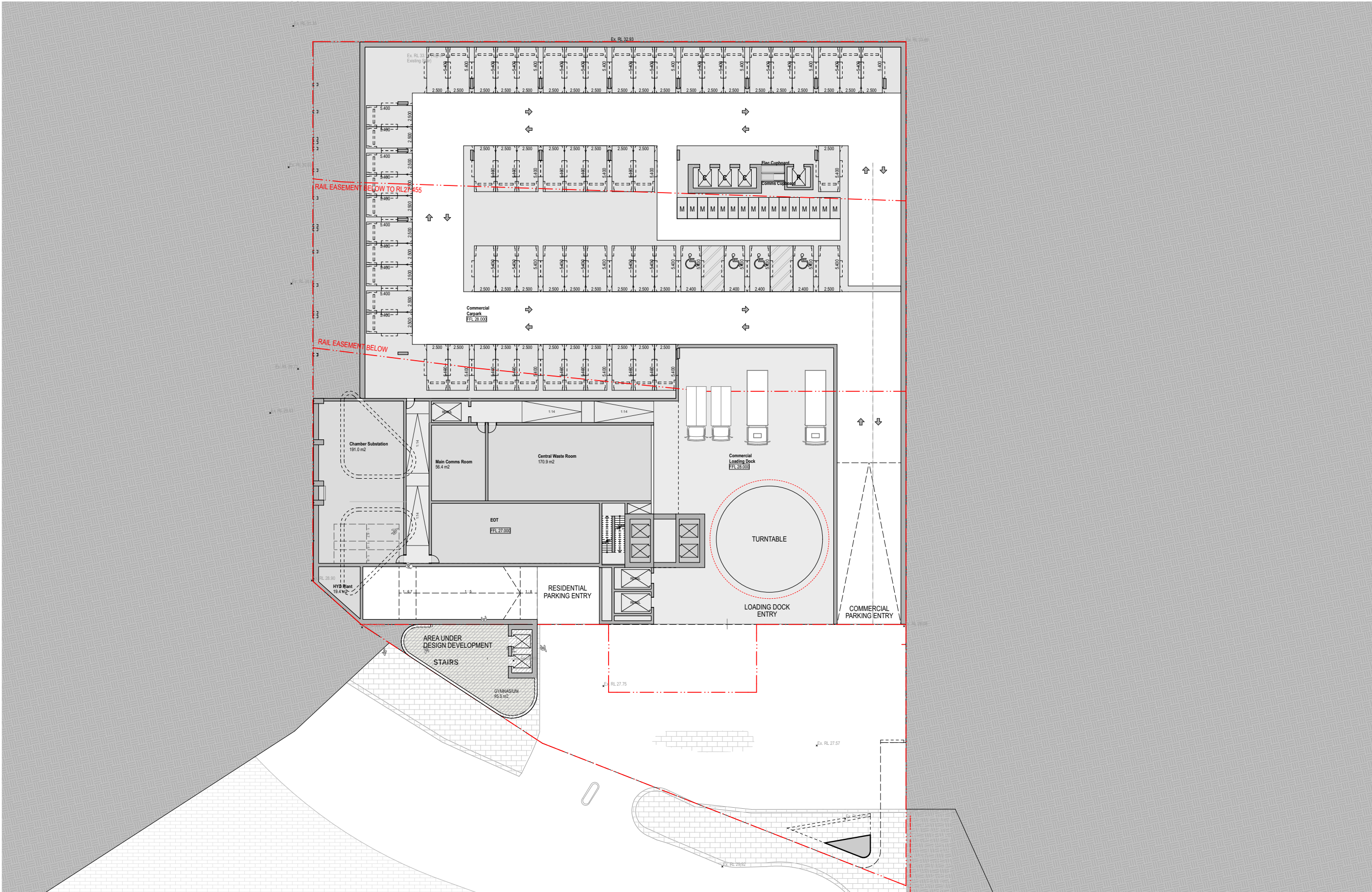


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20B1 — Basement 1 Plan
<Longhurst Property> — Edgecliff Centre

Scale
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Indicative Architectural Drawing



7/3/2024

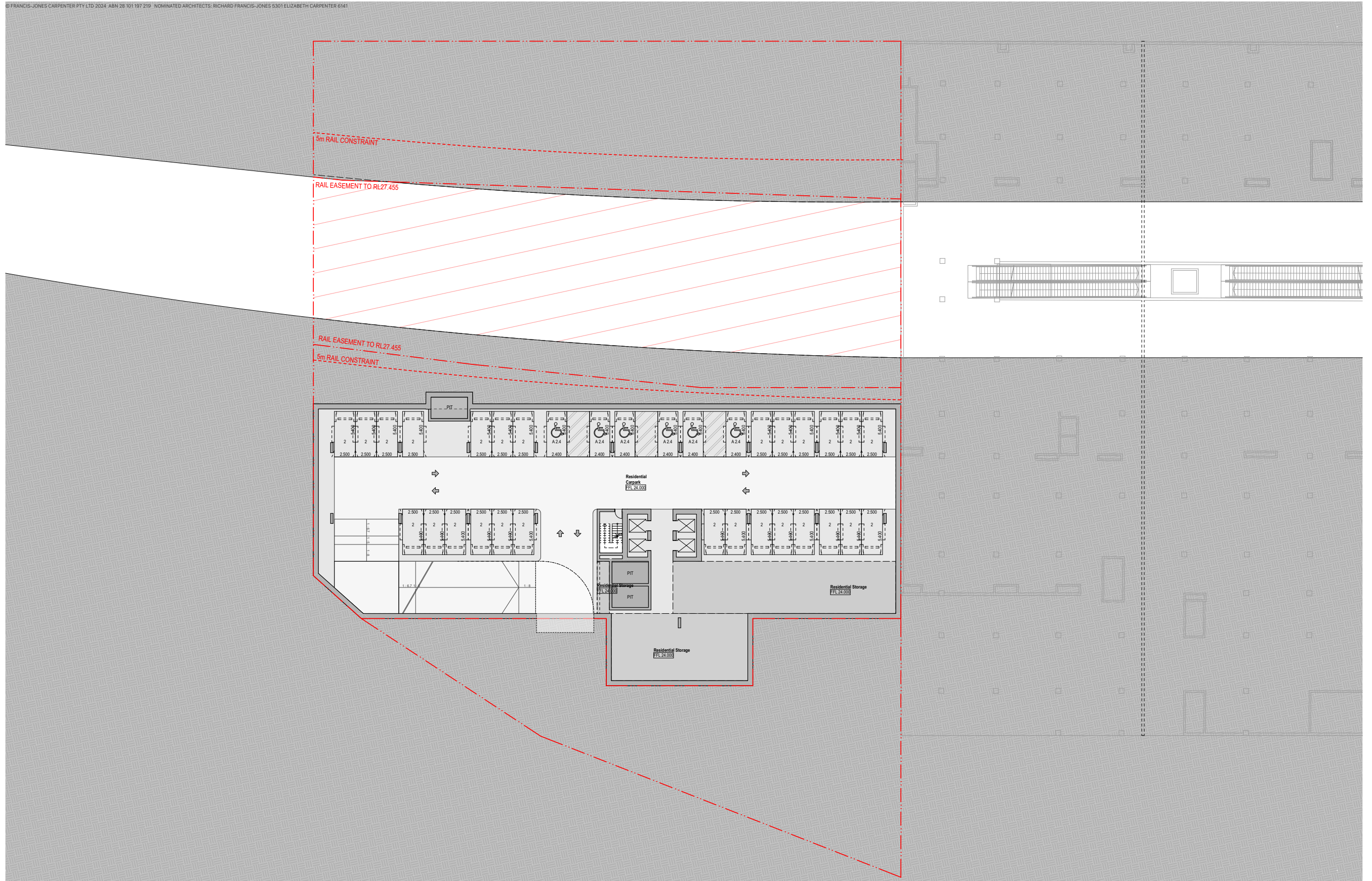
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Scale
1:100 @ A1



Indicative Architectural Drawing

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20B3 — Basement 3 Plan / Railway Platform Level
 <Longhurst Property> — Edgecliff Centre

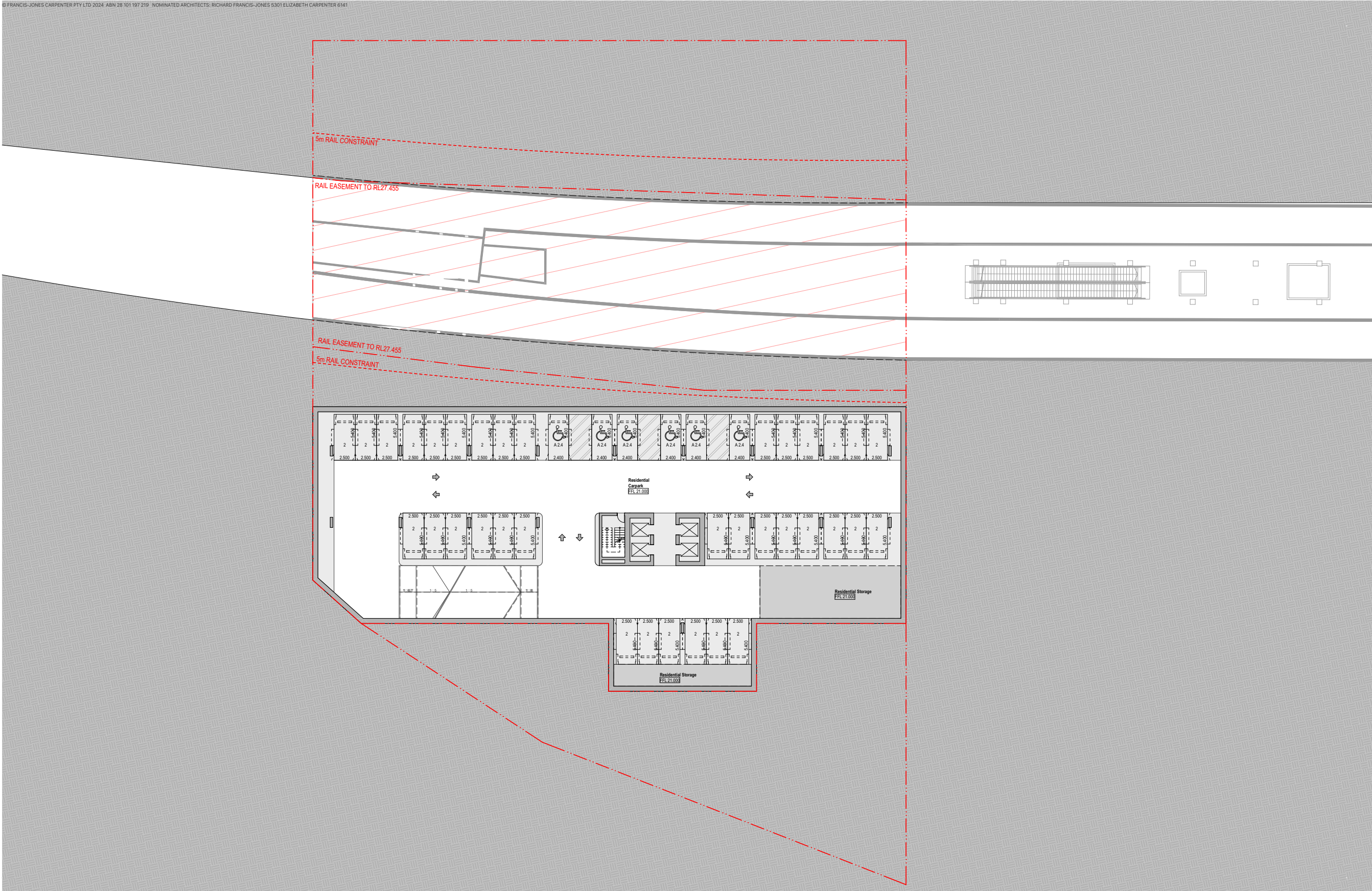
Scale
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Indicative Architectural Drawing

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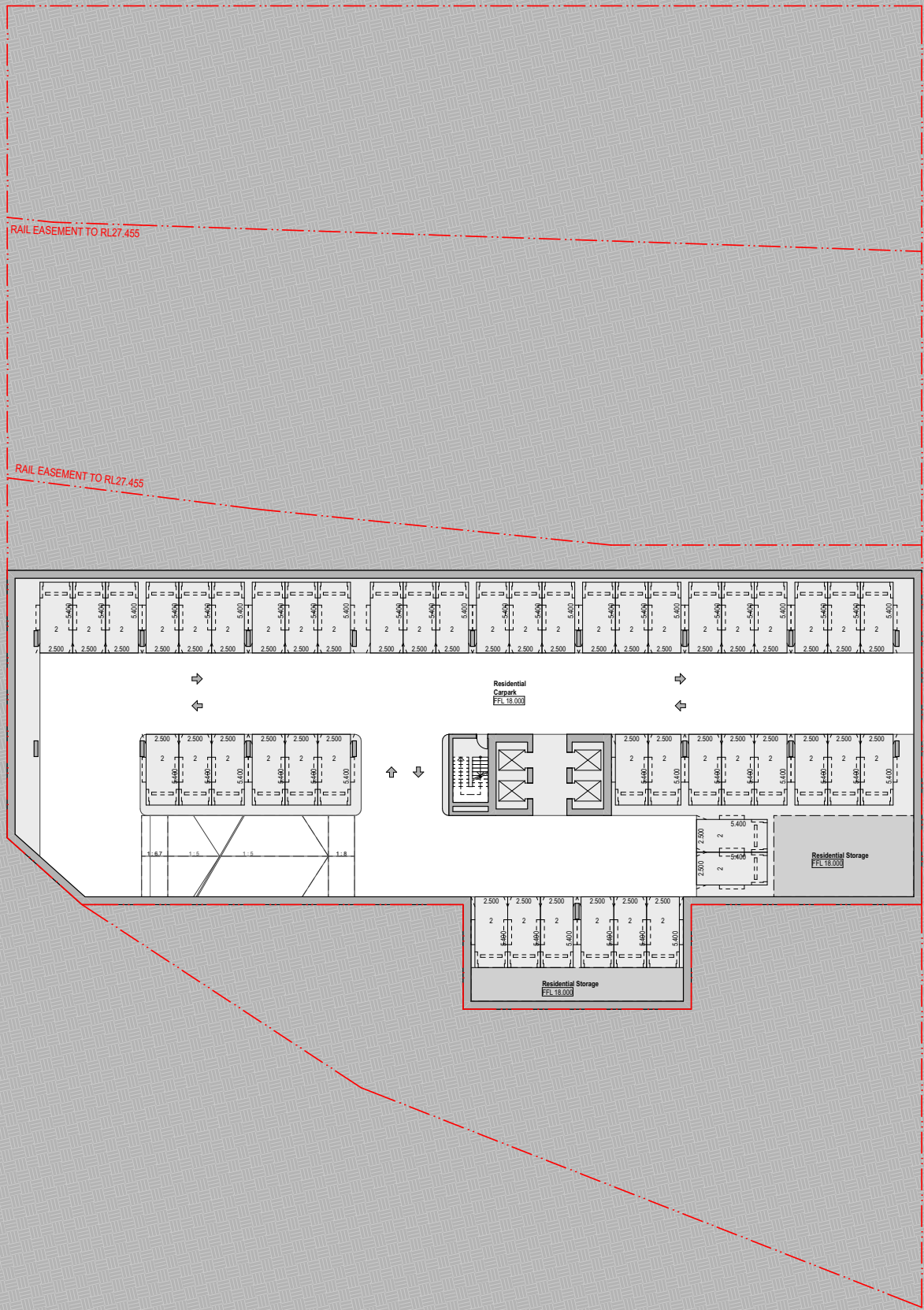
20B4 — Basement 4 Railway Platform (Level 4-7 Similar)
<Longhurst Property> — Edgecliff Centre

Scale
1:200 @ A1



Indicative Architectural Drawing

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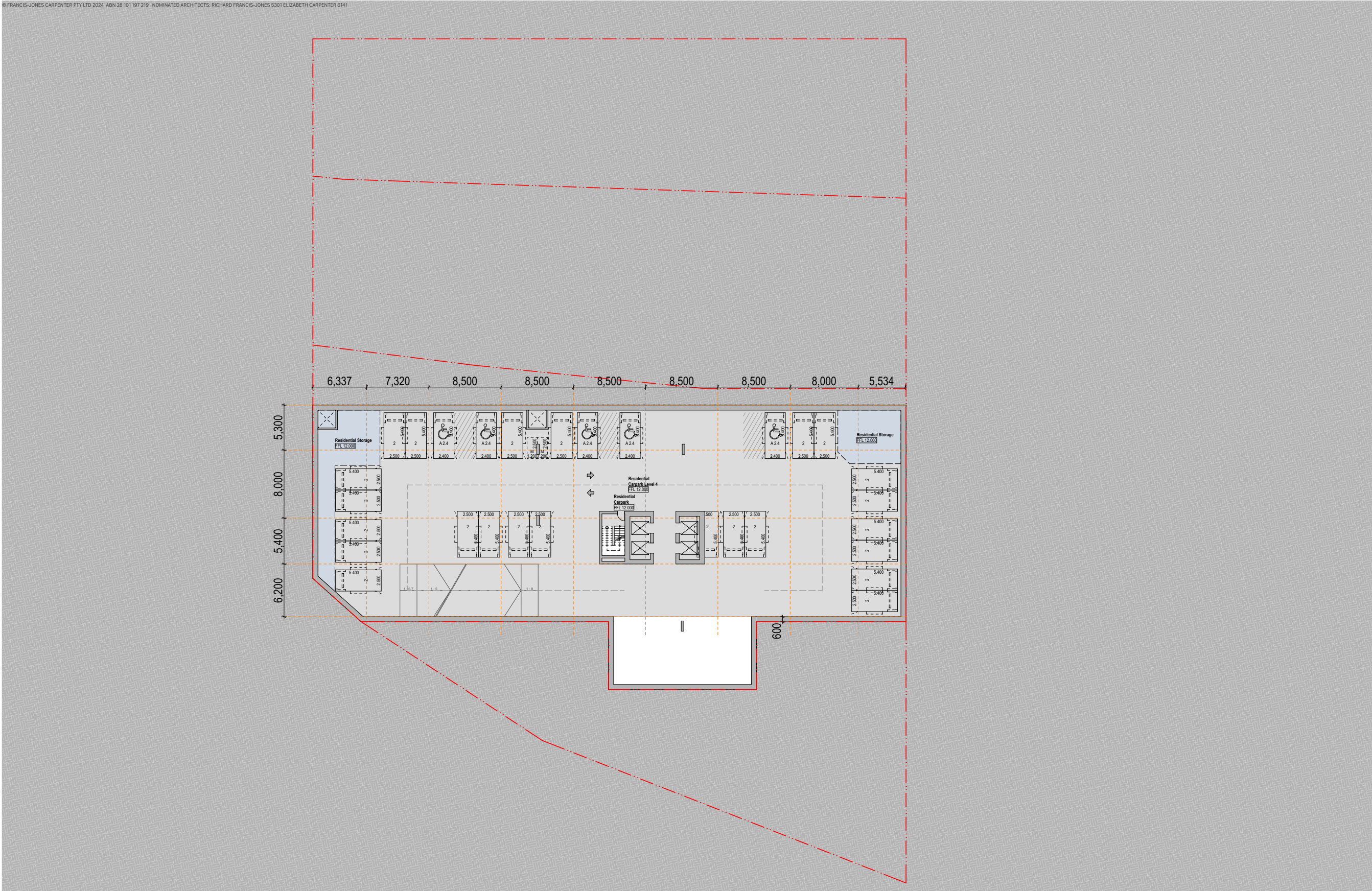
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20B5 — Basement 5 - 7 Plan Typical
<Longhurst Property> — Edgecliff Centre

Scale
1:200 @ A1



Indicative Architectural Drawing



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20B8 — Basement 8 Plan
<Longhurst Property> — Edgecliff Centre

Scale
1:200 @ A1



Indicative Architectural Drawing

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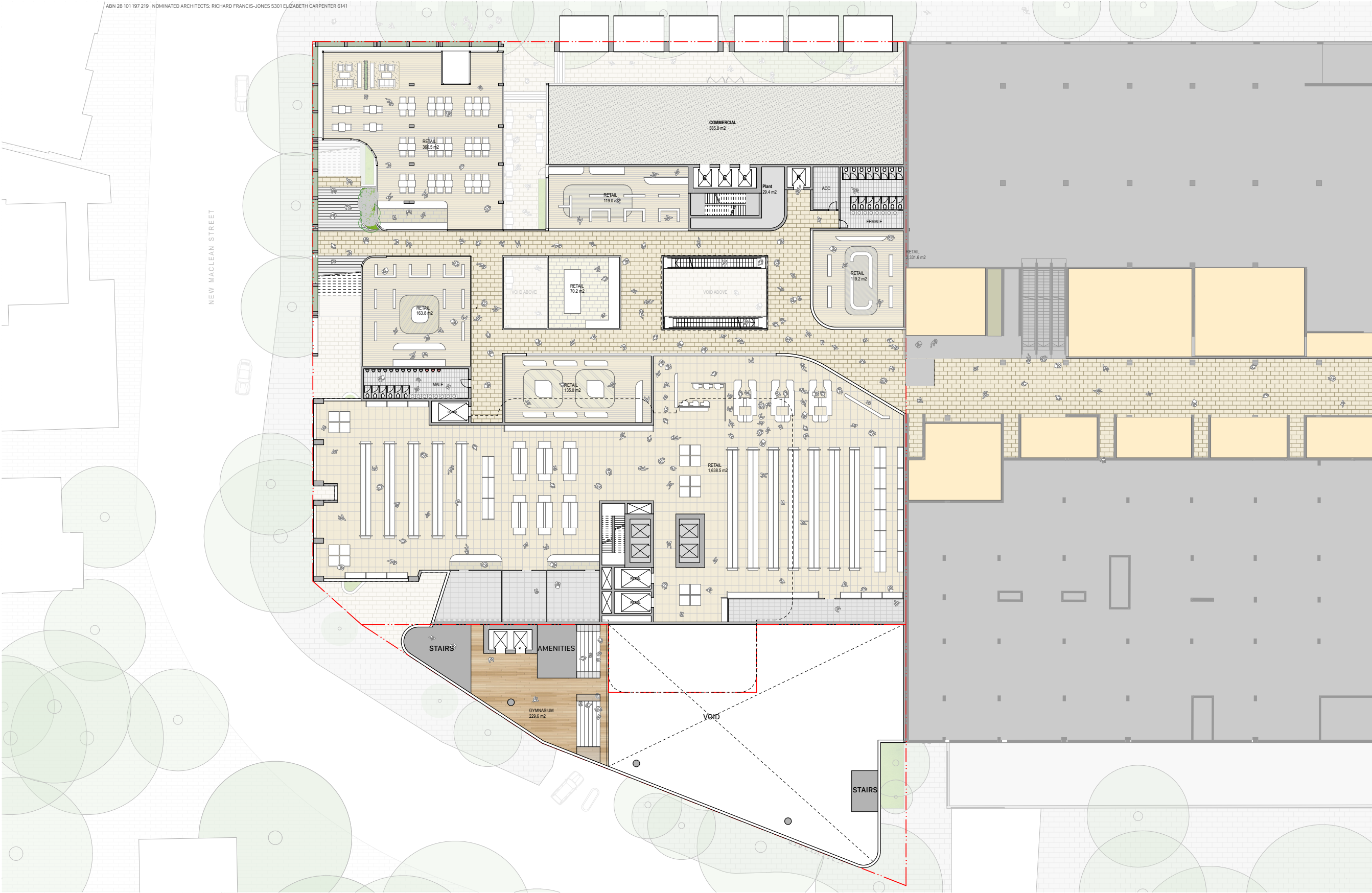


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2000 — Ground Floor Plan
<Longhurst Property> — Edgecliff Centre

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Indicative Architectural Drawing



12/3/2024

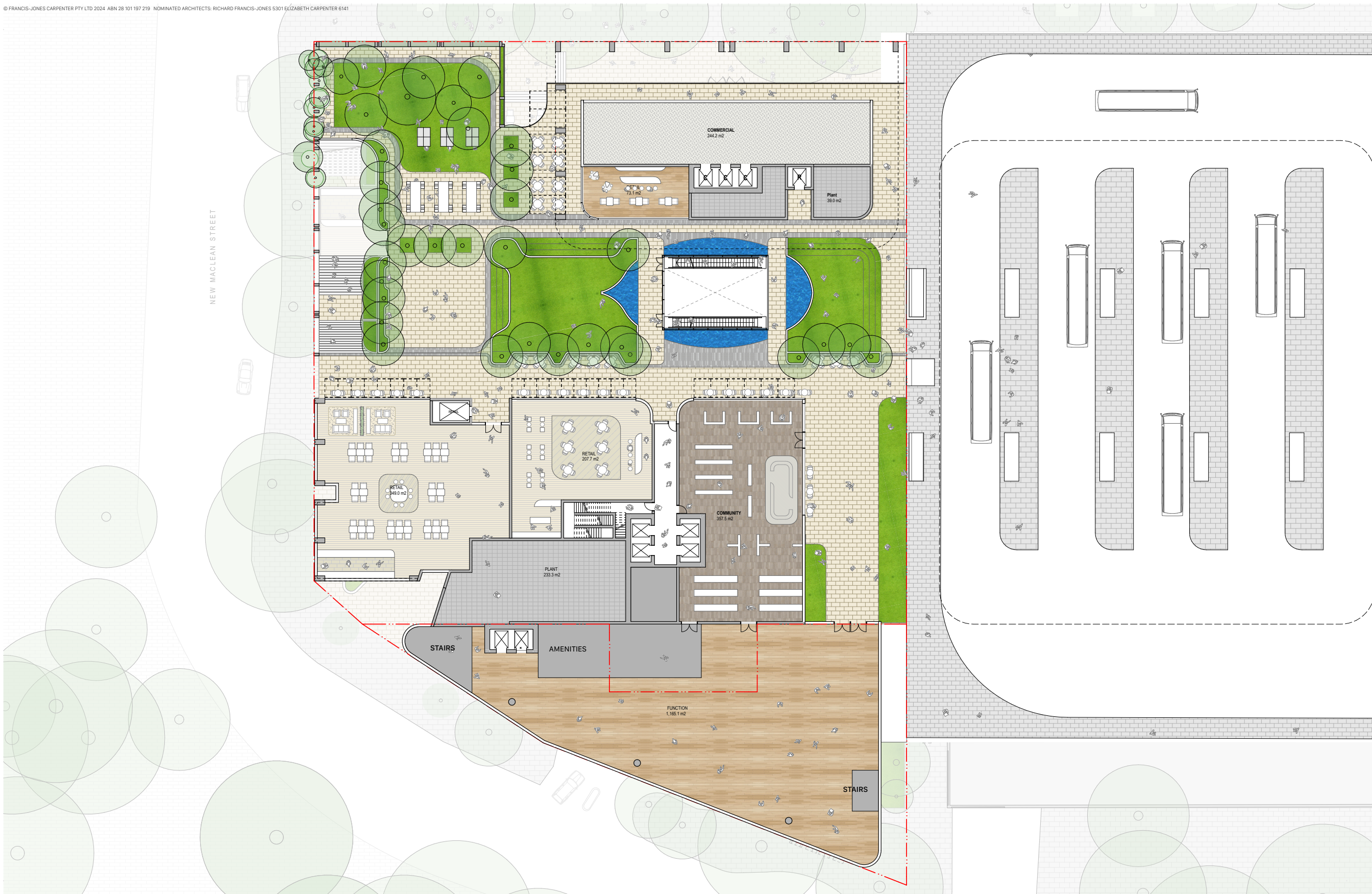
2001 — Level 1 Plan
<Longhurst Property> — Edgecliff Centre

Scale
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Indicative Architectural Drawing

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2002 — Level 2 Plan
<Longhurst Property> — Edgecliff Centre

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2003 — Level 3 Plan
<Longhurst Property> — Edgecliff Centre

Scale
1:200 @ A1

