

Proposed Envelopes

Podium Forms - New McLean Street (West)

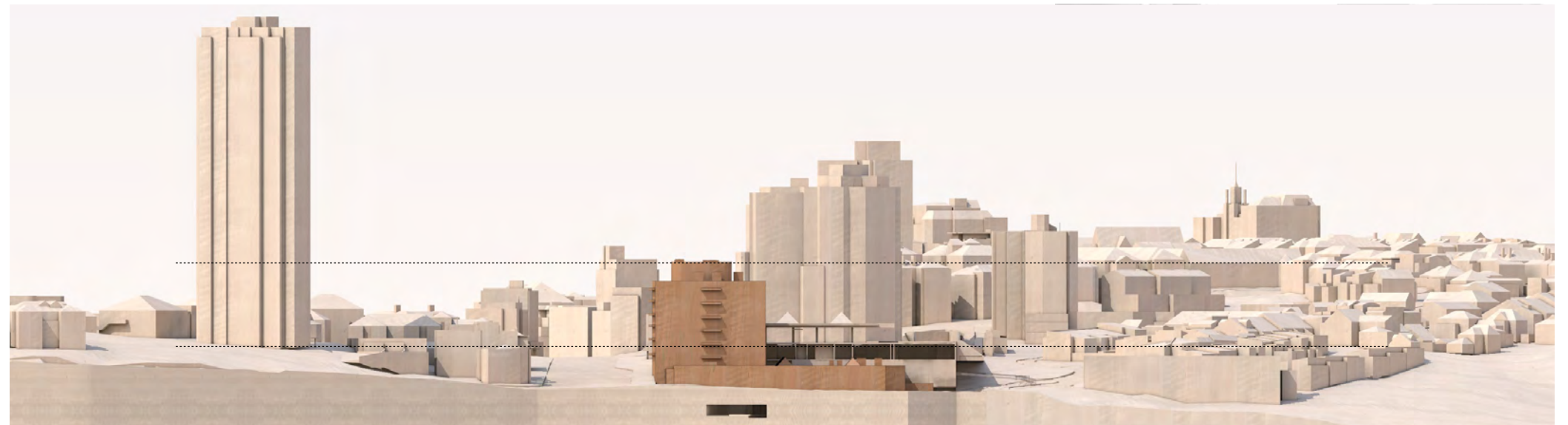
The lower podium form continues the alignment with Eastpoint on the New South Head Road around the corner onto New McLean Street. This form is also responding to the height of the Heritage listed JOM building creating a symmetrical response to the gateway of the eastern suburbs.

The vertical form in front of the residential building seeks to sit below the height of the adjacent approved planning proposal on the corner of Darling Point Road and New South Head Road whilst relating to the surrounding adjoining buildings envisaged within the Draft ECC.

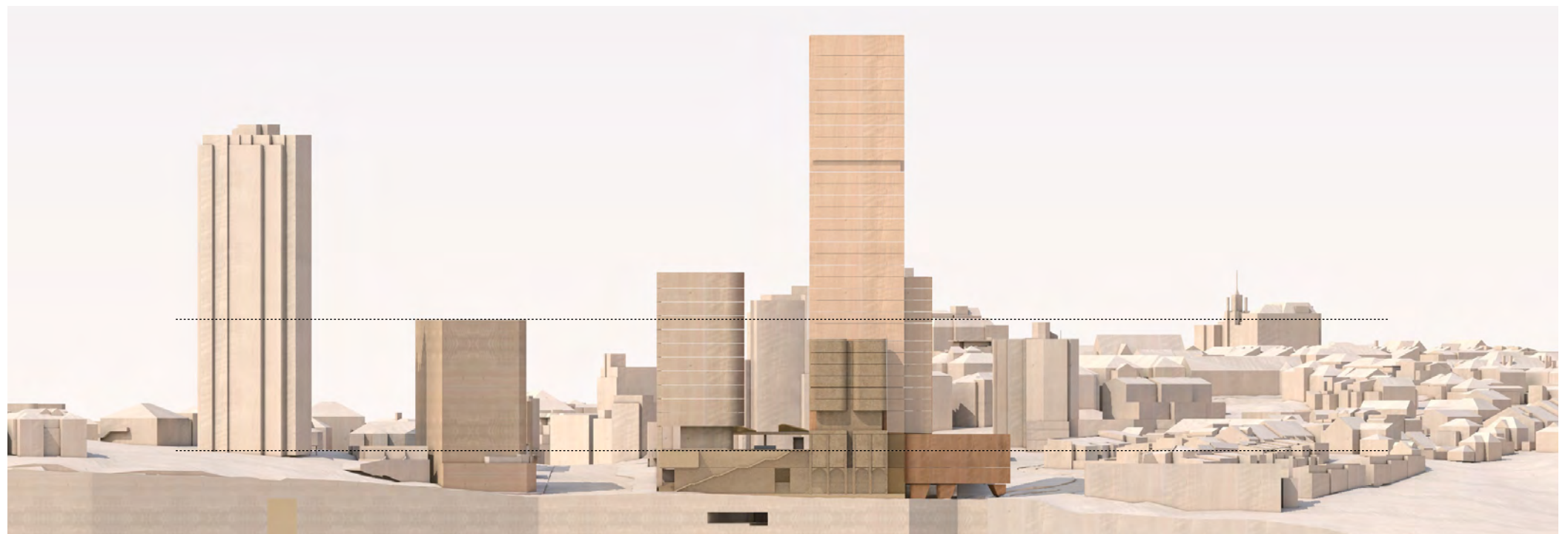
The form to the south of the site picks up its alignment from the roof of the adjacent bus station roof atop Eastpoint whilst improving on the built form envisaged for the site within the Draft ECC study to create a more human scale pedestrian experience reflective of an improved transition to the HCA.



Keyplan



Existing Streetscape



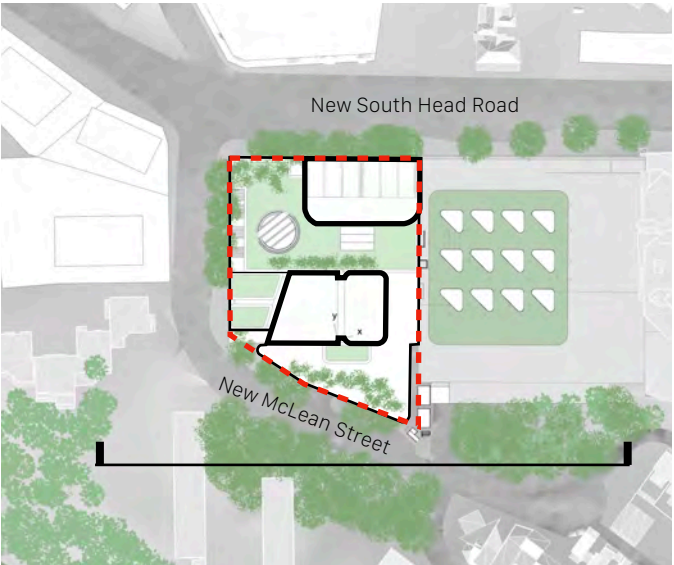
Future Streetscape

Proposed Envelopes

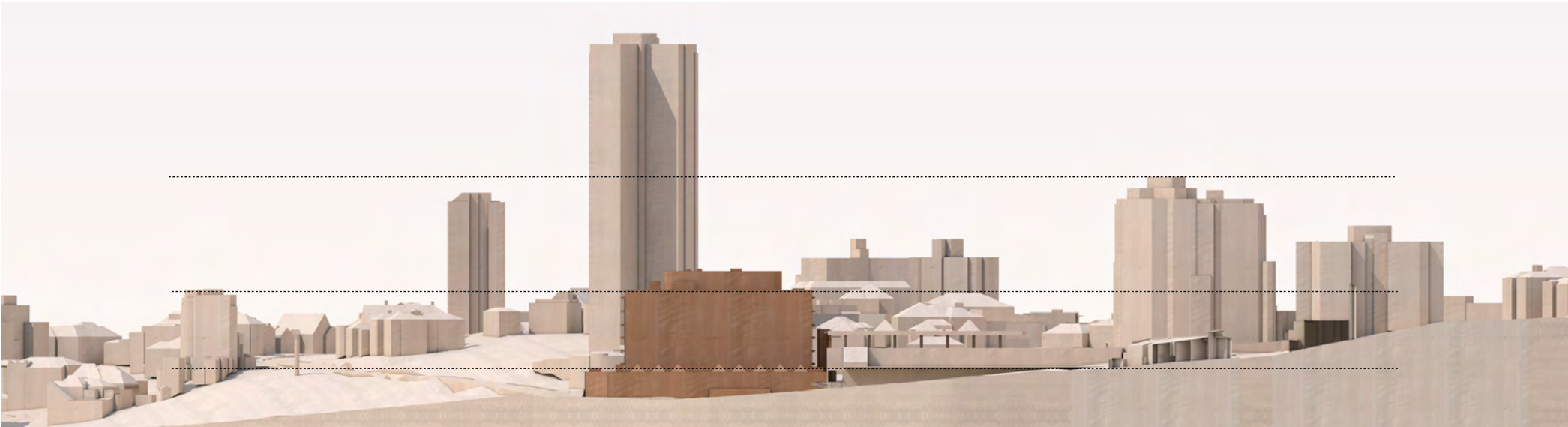
Podium Forms - New McLean Street (South)

The podium predominately relates to the height of the existing Bus Station Roof above Eastpoint. As outlined previously the podium form along the south boundary of New McLean Street seeks to improve on the built form envisaged for the site within the Draft ECC study to create a more human scale pedestrian experience reflective of an improved transition to the HCA.

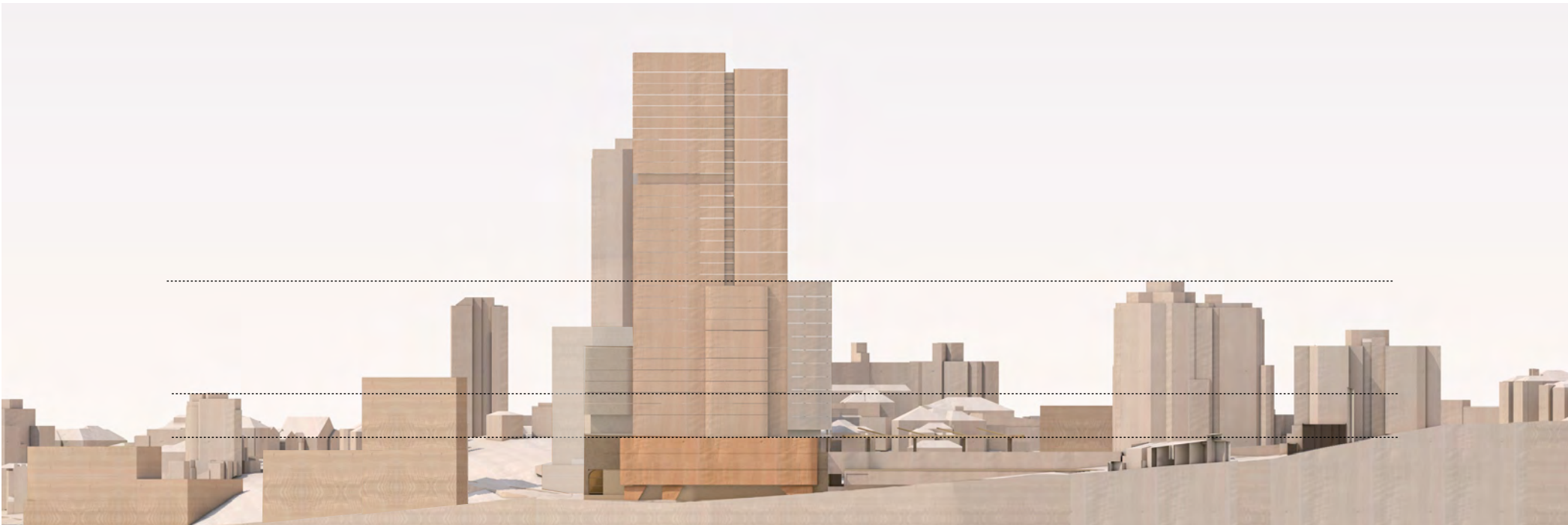
The upper level of the podium building relates to the height of the existing 180 Ocean Street building.



Keyplan



Existing Streetscape



Future Streetscape

Podium Form Transition along West Elevation

Massing

Urban Scale & Bulk

In council workshops it was discussed to explore alternate forms which improve the public interface with New McLean Street to the south and provide opportunity to readdress open space within the site.

The workshops also explored the previous planning proposal's solution for view sharing and overshadowing.

The alternate scheme developed subsequently re-orientated the built forms identified within the Draft ECC, created a dedicated commercial building, lowered the podium along the south and introduced a community facility, lowered the podium in the iconic North West corner to introduce a public stair leading to an elevated open space commensurate to the heritage building adjacent.

This alternate form improved:

- / Minimising overshadowing of Trumper Park Oval
- / Creating iconic view sharing corridors
- / Pedestrianising the interface towards the HCA and along New McLean St
- / Creating an activate public use along New McLean Street
- / Delivering an open space with Iconic views & vistas



View from South East



View from North West

Project Principles

Project Principles

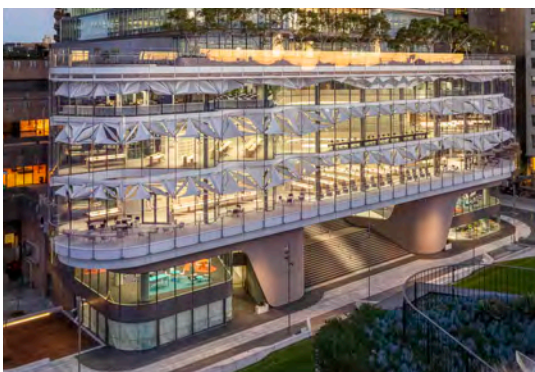
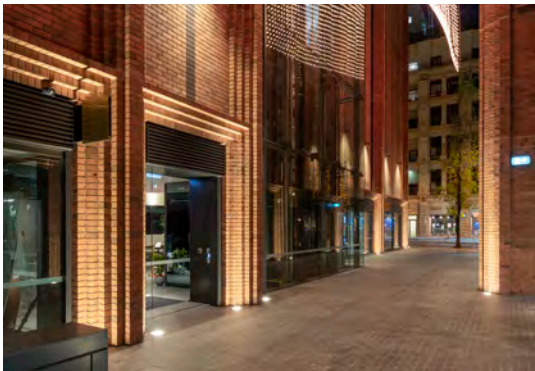
Activation

The project principles prioritise establishing an inviting and dynamic street atmosphere that harmoniously blends with the neighbouring surroundings.

To achieve this, the proposal incorporates ground-level retail areas, outdoor seating spaces, and spacious pedestrian walkways along the north and west sides, contributing to a vibrant and bustling streetscape.

Additionally, the western section is enriched by a welcoming residential lobby and arrival area.

Despite limitations due to easement and access requirements, the southern area is activated through a community space, ensuring continuous liveliness along New McLean Street, overcoming any site constraints.



Green Corner



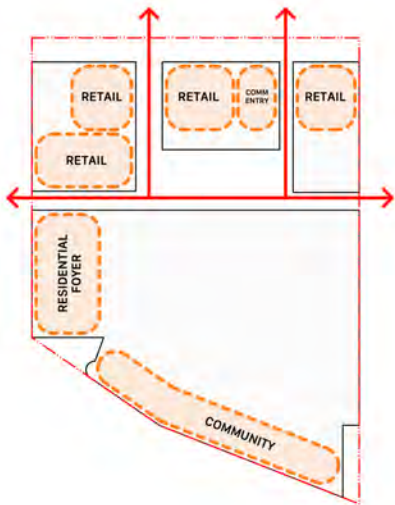
Commercial Lobby Entry



Retail Street Frontage



Community Building



Project Principles

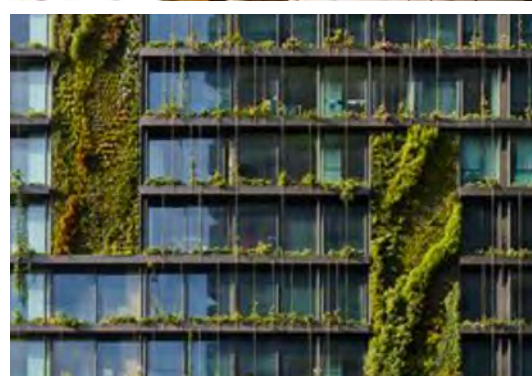
Urban Greening

The planning proposal emphasises the integration of abundant green areas, featuring green lined plazas, open green space, public landscaped gardens as well as courtyards and communal spaces.

These well-designed spaces encourage social interactions and foster a collective sense of responsibility towards the environment, promoting a shared ownership and appreciation of the surroundings.

A series of landscaped terraces throughout the proposal, including a primary terrace at podium level bring significant outdoor green space and amenity to the project.

The greening of the podium facade, particularly at the intersection of New South Head road and New McLean Street substantially enhance the streetscape.



Elevated Public Plaza



Public Open Space



Public Stair



Urban Greenery along New McLean Street

Project Principles

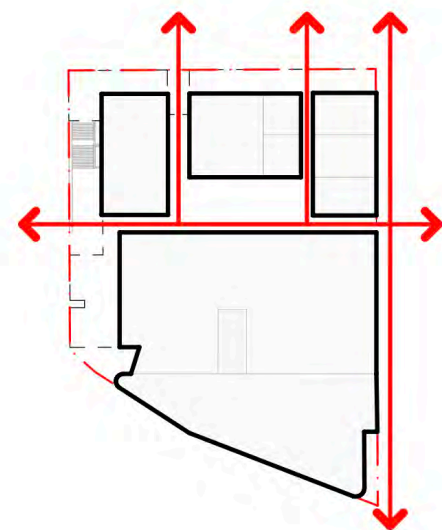
Laneways & Site-Through Links.

The vision for the Edgecliff Centre's public domain revolves around establishing an inviting and inclusive area that seamlessly merges indoor and outdoor spaces.

This objective is pursued through the inclusion of several entry points and vibrant laneways and key site-through links, fostering a smooth flow of pedestrians and providing excellent opportunities for high-quality retail experiences.

The design focuses on creating an open and permeable environment, enhancing sound permeability, and ensuring clear and easily identifiable connections to the upper levels of the building.

The proposal also seeks to improve access to the existing transport infrastructure through vertical and horizontal circulation that connects the North-west of the site through the development to the Train and Bus nodes adjacent to the site.



Ground Level Plan

Project Principles

Mixed Use Precinct with identifiable elements / collection of parts

Rather than the creation of a single monolithic development with little relationship to the surrounding urban grain, the proposal seeks to develop a collection of discrete identifiable buildings and uses that create a sense of an urban village. This cluster of buildings forms and uses, linked together by high quality public urban green spaces help to break down the scale of the development and foster a sense of connected community in line with the current character of the surrounding area.

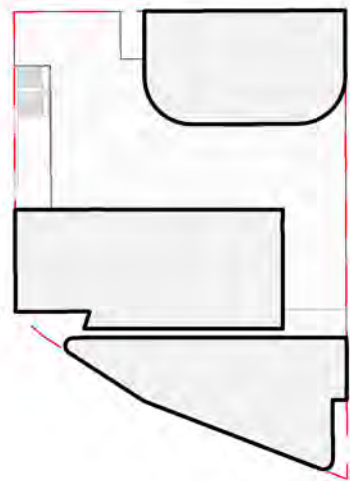
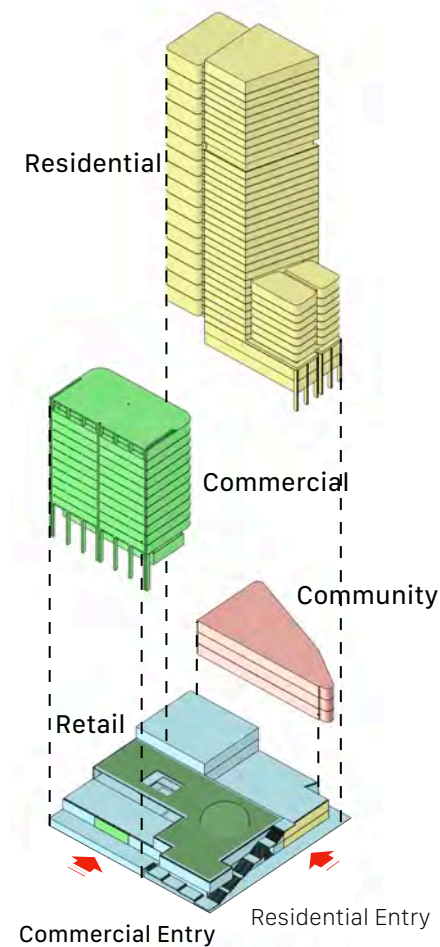
The result of which creates 4 distinct forms & uses;

/ Public Plaza/Retail; which invites the community within utilising key connections for everyday use and services.

/ Commercial Form; dedicated space for work and jobs providing services such as medical uses.

/ Community Podium; a dedicated space own and operated by council for the community.

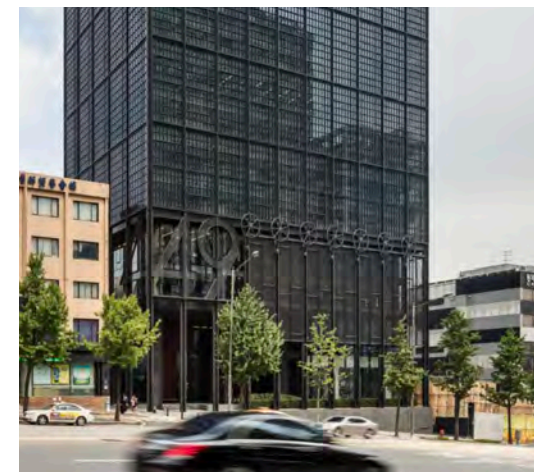
/ Residential Form; creating a front door for residents which fits seamlessly to the existing residential nature of New McLean Street to the south.



Ivy Sydney



Coection of building Forms



Shinsaegae International Seoul



UTS Place Sydney

Project Principles

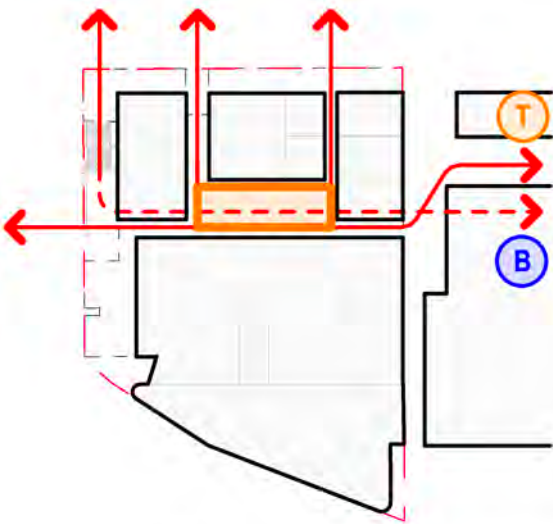
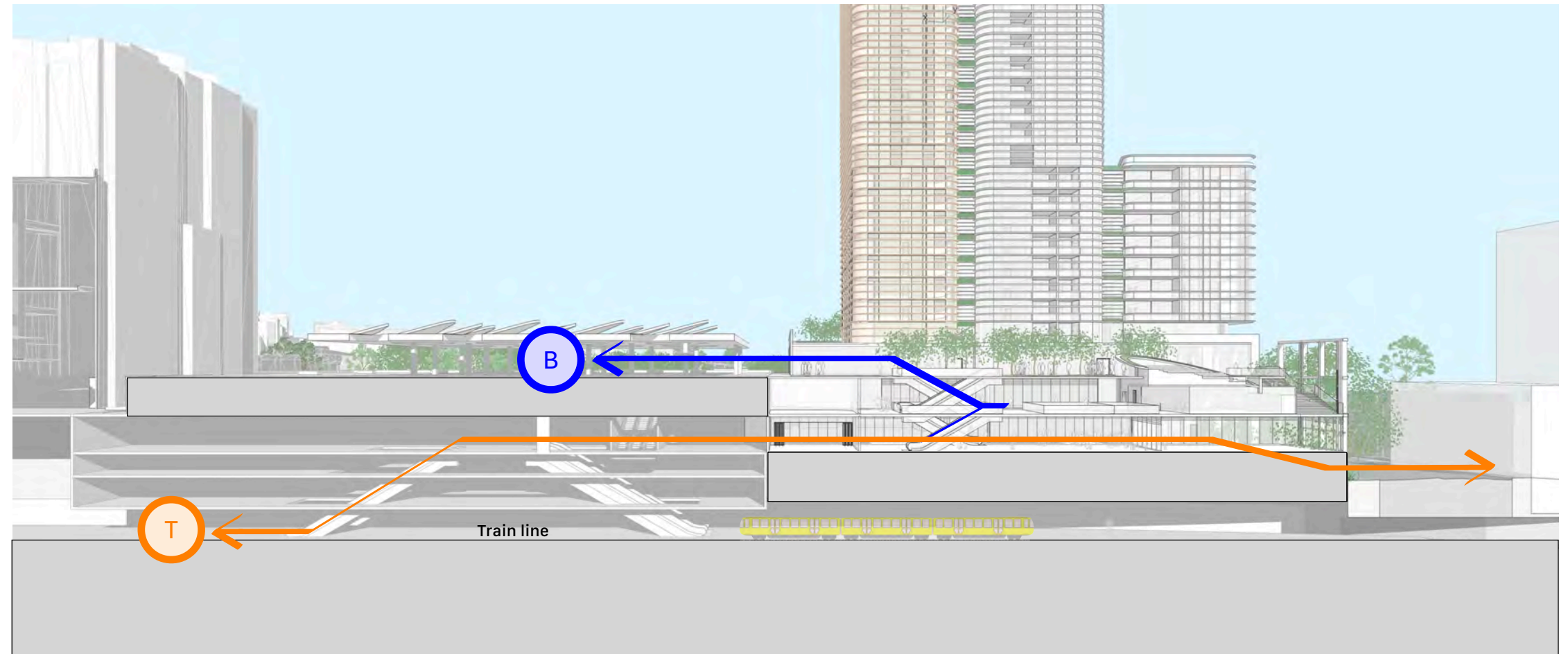
Improved Connection to Transport

The design of the podium level in the Edgecliff Centre prioritises a direct and convenient link to the nearby transport interchange, making it effortlessly accessible to the residents, workers, and visitors.

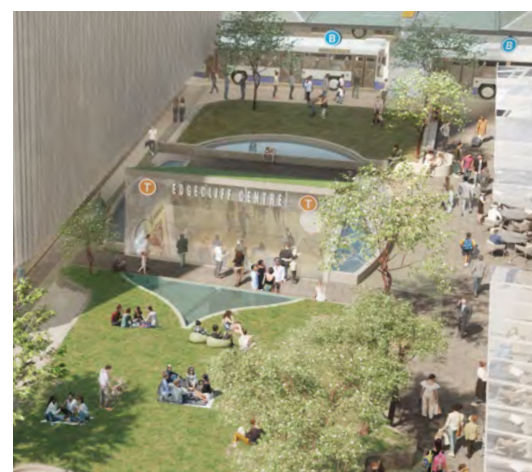
Moreover, the transport interchange directly connects to the public plaza and open green space, offering panoramic views of the CBD to the west but also enables these users to effortlessly choose and utilise public transport.

The focus on accessibility is a crucial aspect of the Edgecliff Centre's design, as it incorporates various features to ensure ease of navigation and enjoyment for residents and visitors with disabilities.

These include easily accessible entrances, wide corridors, doorways, and elevators, providing smooth access to all levels. This emphasis on accessibility is especially significant in line with the aspiration to create a multi-level offering that not only connects to the elevated bus interchange but also maximises the potential for high-quality public spaces with captivating city



Laneway Entry from New South Head Road



Void Connecting the Podium Levels



Void Concept



Barrack Place Sydney

Project Principles

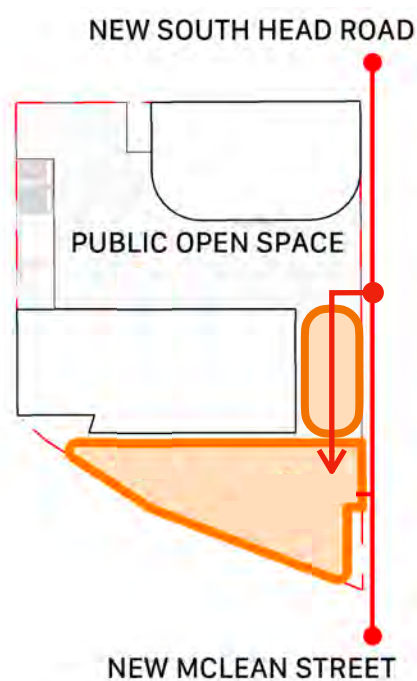
A Place for Community

The provision of a highly activated, easily accessible community facility facing to the New McLean street frontage of the site provides for meaningful activation to the street.

The location of the community facility adjacent to existing residential developments along New McLean street helps maintain the community scale of the area, while revitalising a portion of the site that is currently given over to services and car parking.

The overall location of the site with its excellent transport links make it the perfect place to develop a community facility to service the Edgecliff precinct, which is currently underserved in this regard.

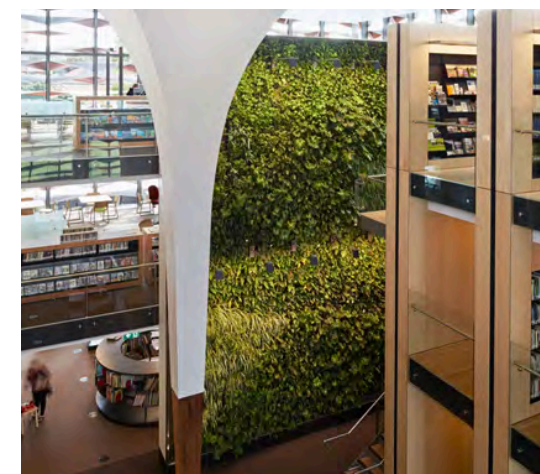
It is proposed that the proponent will deliver a portion of the community space connecting to the plaza and open green space, with land dedication and financial contribution for the council to deliver the remaining space on its land holding.



Southern Site-Through Link Entry



Sports Hall Concept



Void Concept



UTS Sydney

Project Principles

Public Domain - Precinct

The proposal has carefully considered the Club surrounding public domain and crafted the public domain contribution of the Planning Proposal to ensure that it is complimentary and enhances the local public open space network.

The Planning Proposal provides;

- 1. Town square Plaza overlooking the Sydney CBD & Harbour.
- 2. 2,500 sqm of public open green space
- 3. Public forecourt fronting New McLean Street
- 4. Grand public stair case integrated with urban greening.
- 5. Network of retail lined activated laneways
- 6. East - West site through-link.
- 7. 4 level colonnade along New South Head Road & Edgecliff Train Station
- 8. Community public space
- 9. Escalator link down to retail and street level



Project Principles

Public Domain - Urban Plaza



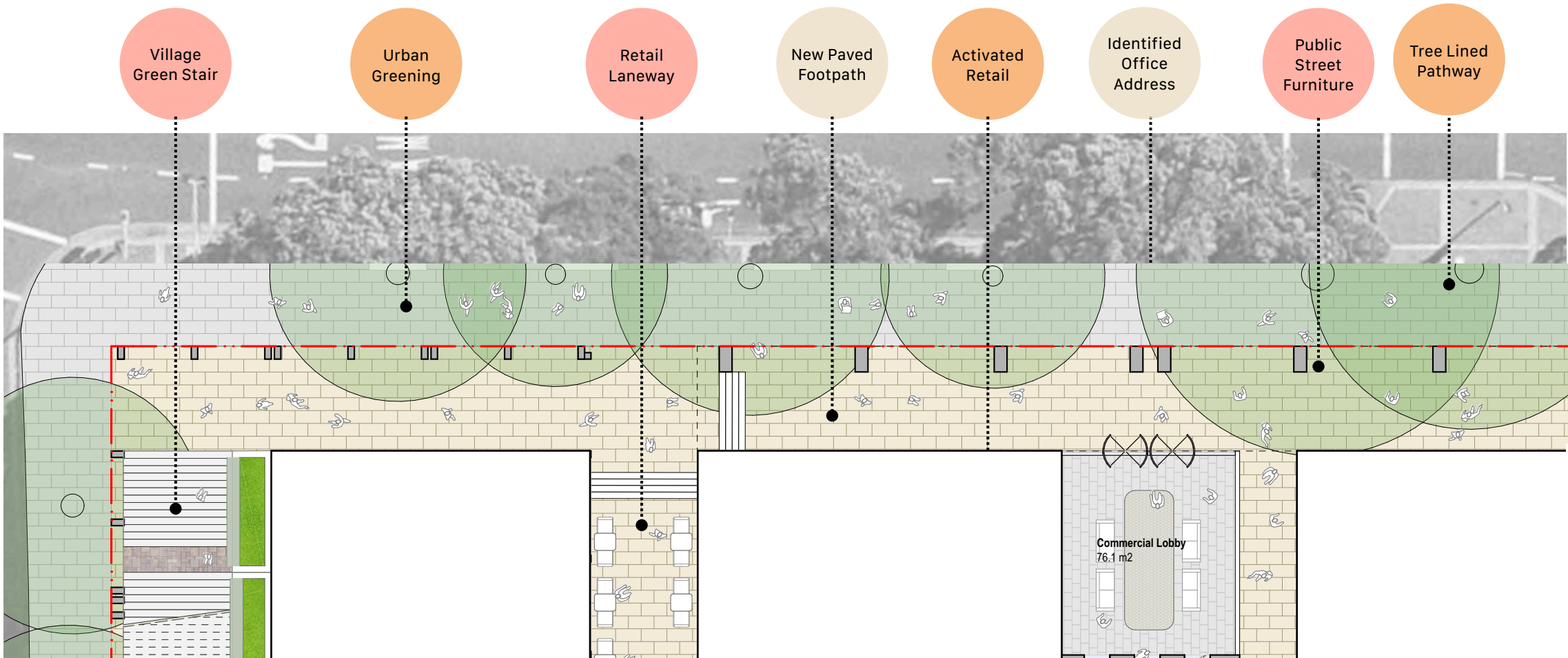
Colonnade

New South Head Road

The 4-level colonnade will stand out within the precinct as a pedestrian friendly juxtaposition against the vehicle dominated New South Head Road.

Providing a generous space for respite and a statement for the commercial building, the form provides a rich understanding of the surrounding context.

Lined with retail and laneways nestled within, it provides key amenity for local community and visitors



Site Through-Link

New McLean Street - Edgecliff Interchange

An East-West spine that connects the Edgecliff Interchange with New McLean Street on the west and the existing Trumper Park walkway towards Glenmore Road.

This will allow for ease of access and interaction between the pedestrian and activated retail.

