

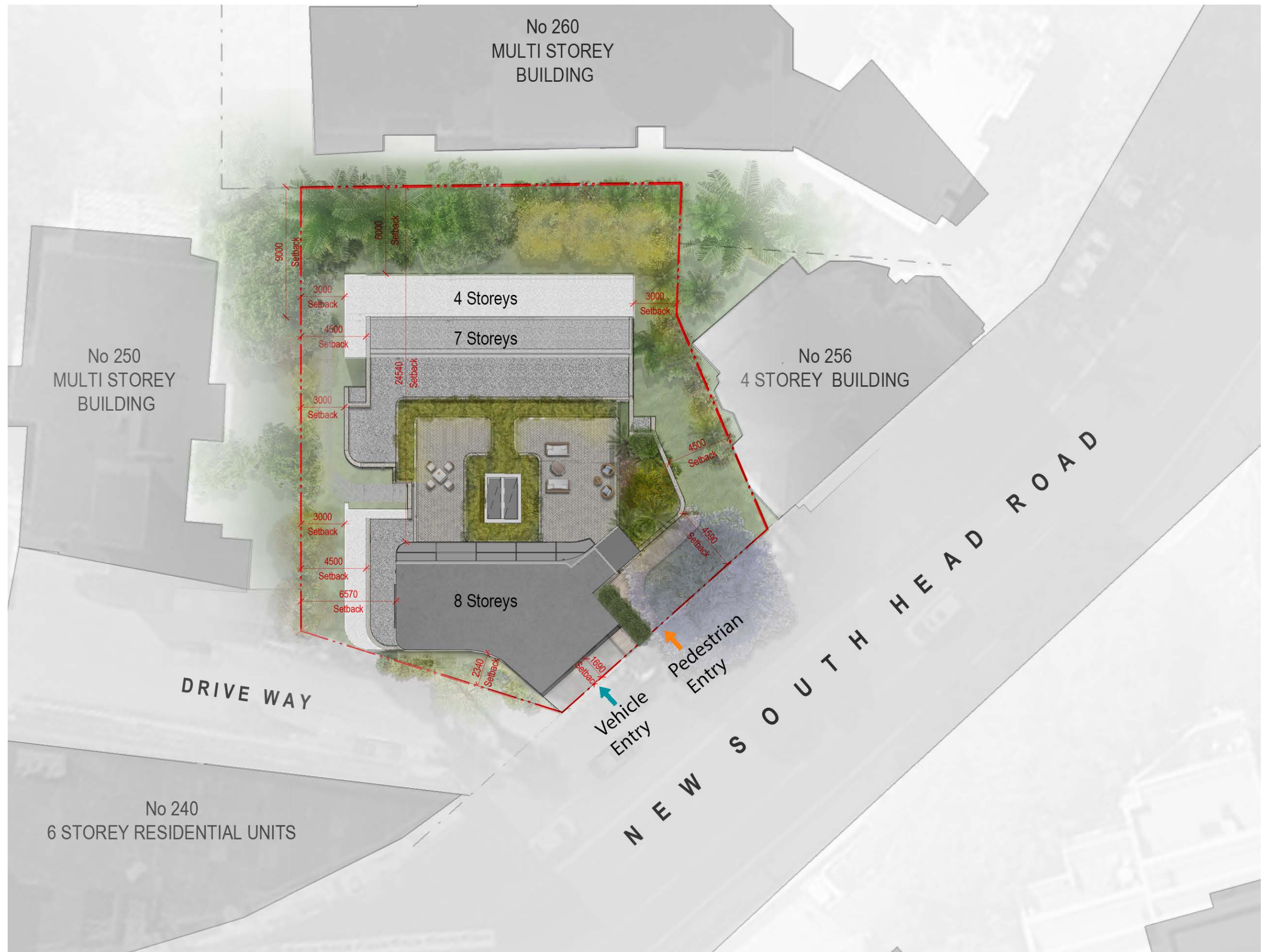
AA.RES.1904

PLANNING PROPOSAL

252-254 NEW SOUTH HEAD ROAD
EDGECLIFF

26 FEB 2020







Legend

- Existing Building
- Existing Tree
- Existing Jacaranda Tree
- Proposed Tree



- Legend
- Existing Building
 - Existing Tree
 - Existing Jacaranda Tree
 - Proposed Tree



Legend

-
- Existing Building
- Existing Tree
- Existing Jacaranda Tree
- Proposed Tree



Legend

- Existing Building
- Existing Tree
- Existing Jacaranda Tree
- Proposed Tree



Legend

- Existing Building
- Existing Tree
- Existing Jacaranda Tree
- Proposed Tree



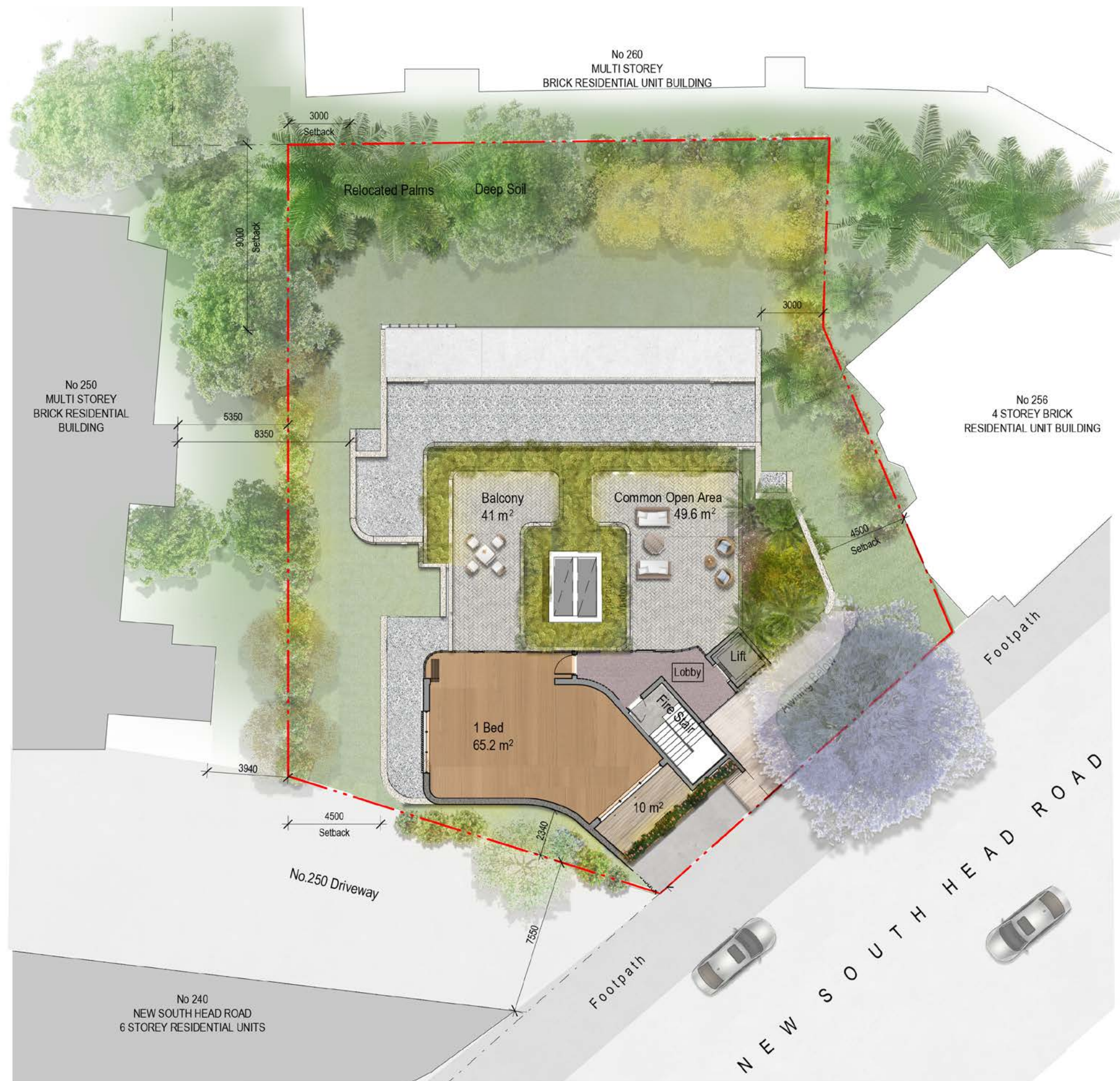
Legend

- Existing Building
- Existing Tree
- Existing Jacaranda Tree
- Proposed Tree



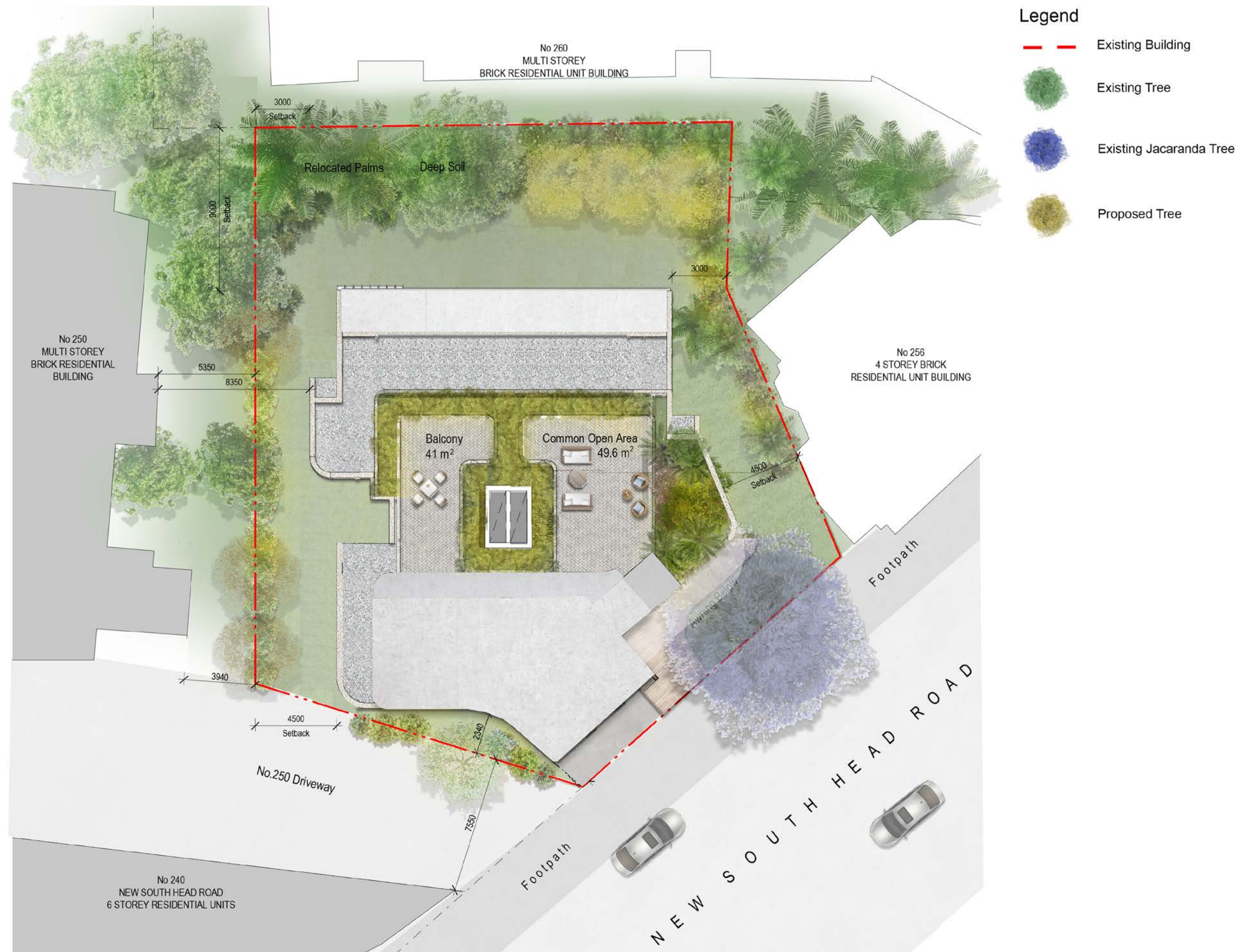
Legend

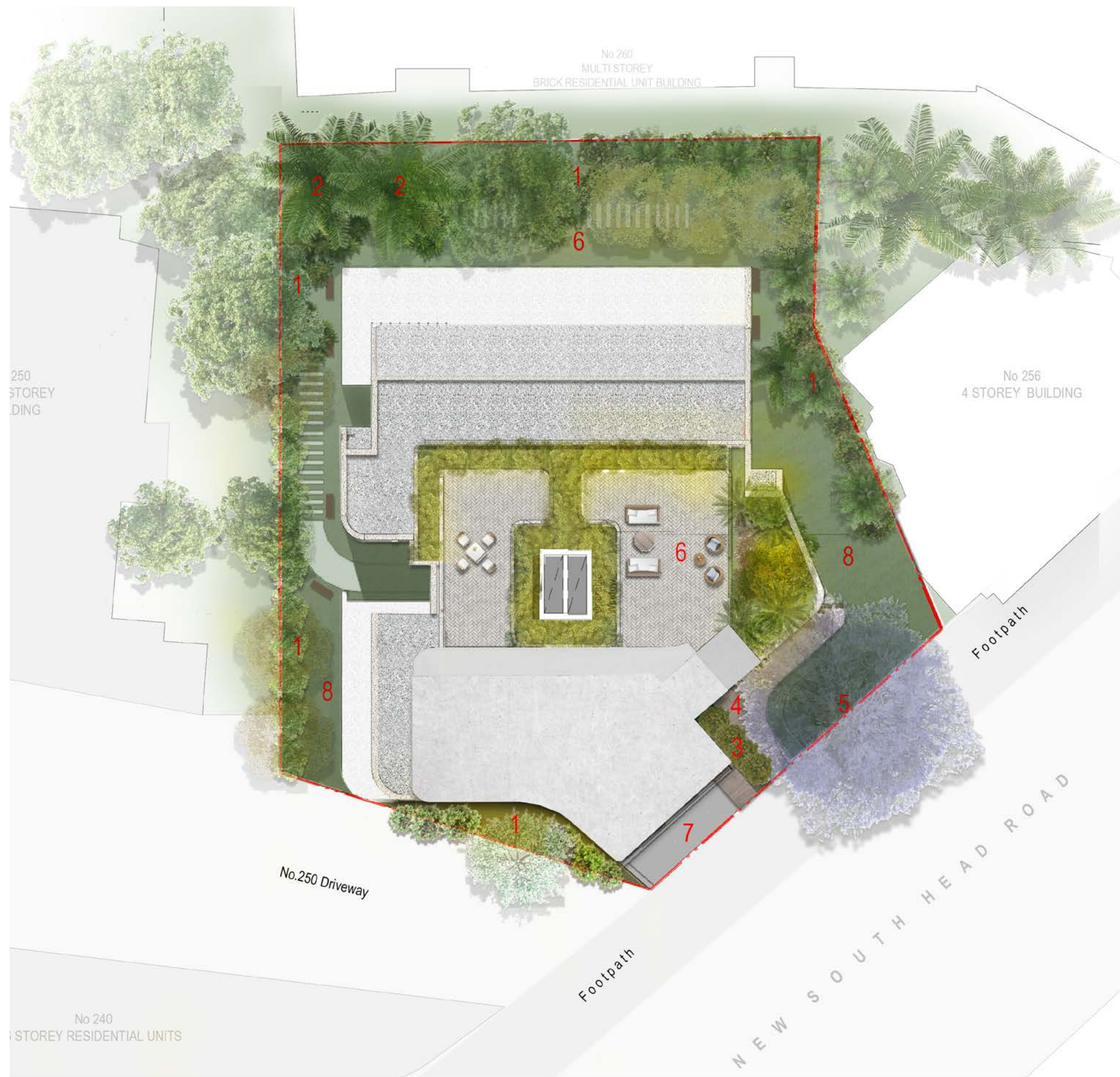
- Existing Building
- Existing Tree
- Existing Jacaranda Tree
- Proposed Tree



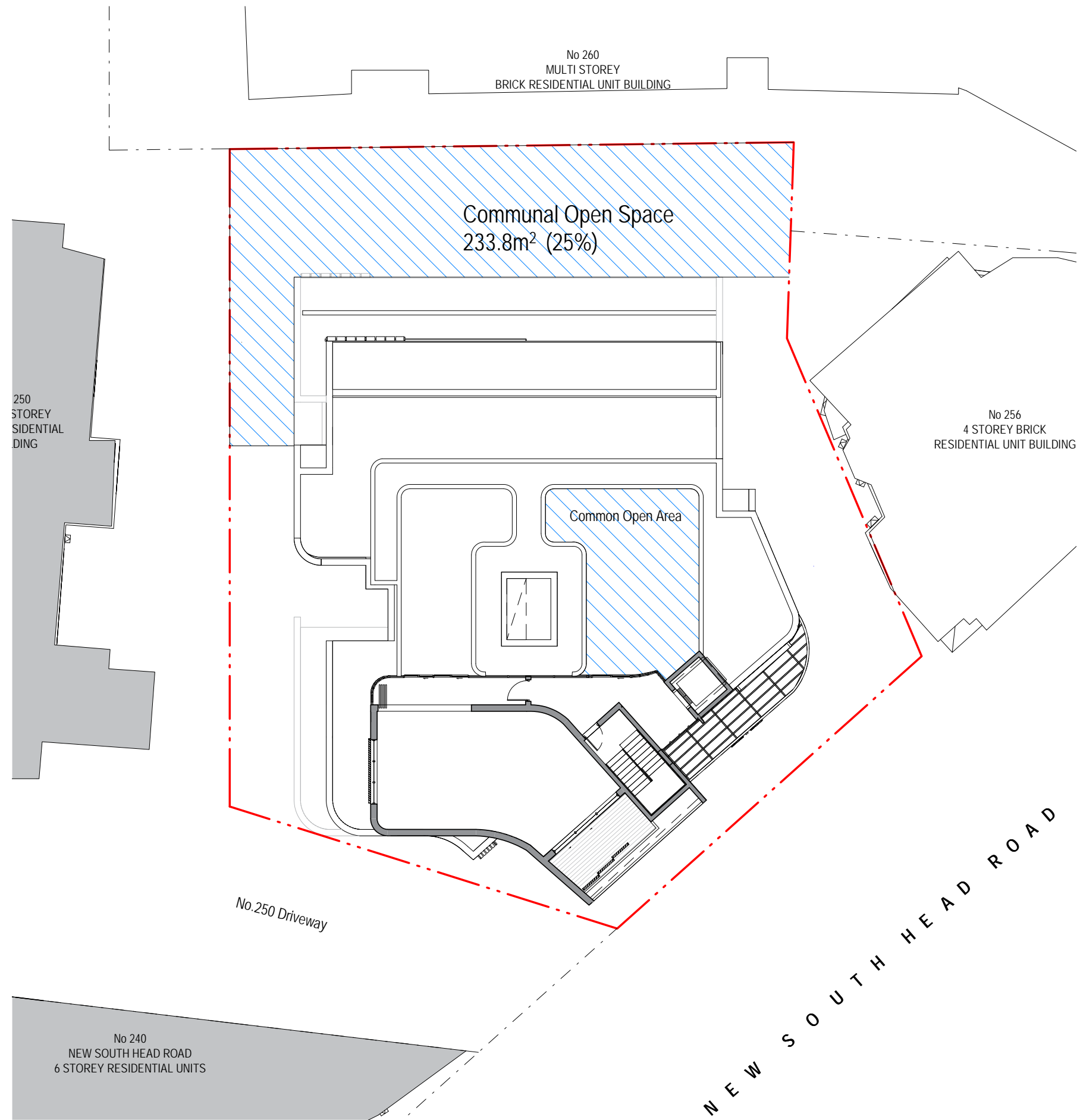
Legend

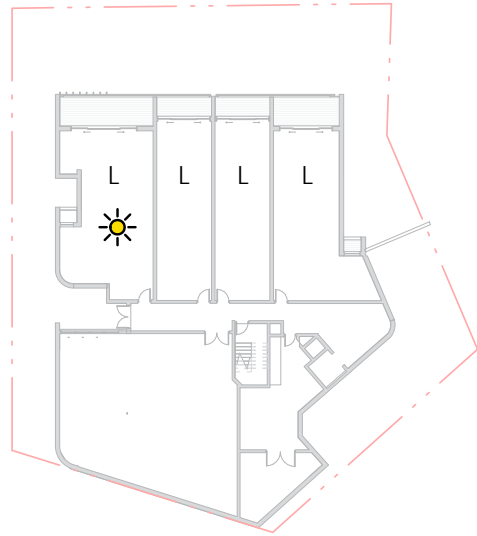
- Existing Building
- Existing Tree
- Existing Jacaranda Tree
- Proposed Tree



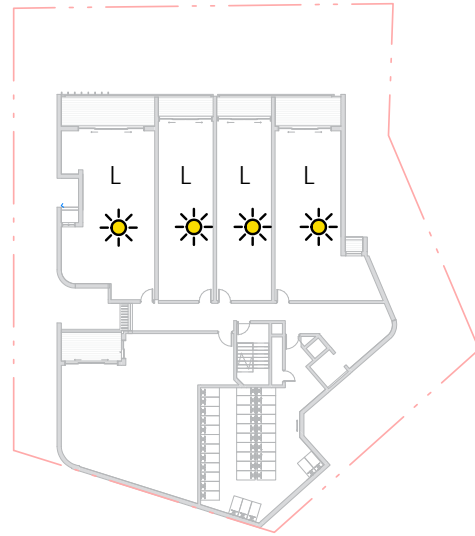


- 1 Buffer Planting
- 2 Relocated Palm Trees
- 3 Garden Bed
- 4 Access Deck from Street to Entry
- 5 Existing Jacaranda Tree
- 6 Communal Open Space
- 7 Driveway
- 8 Lawn
- Landscape on Structure
- Deep Soil

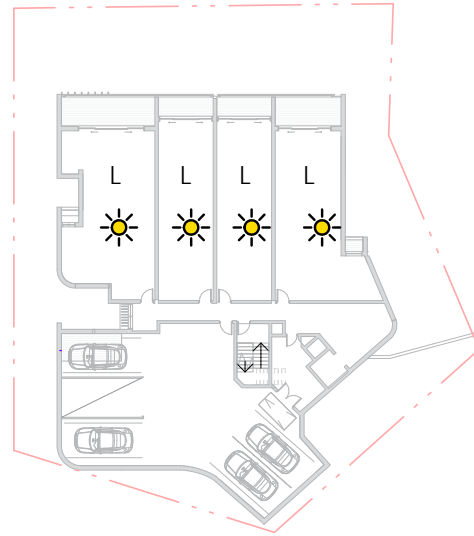




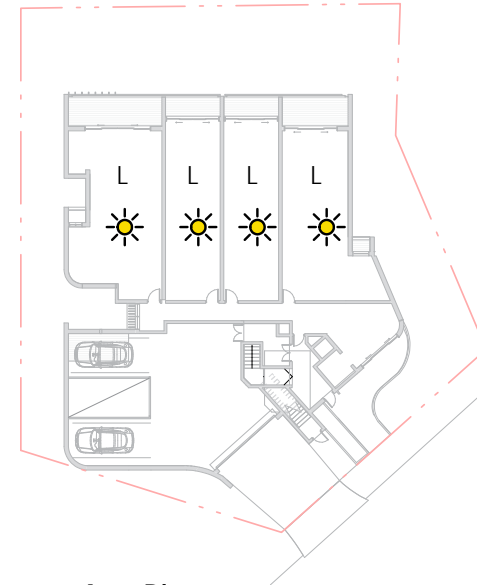
1 Area Plan
Level 01 1 : 500



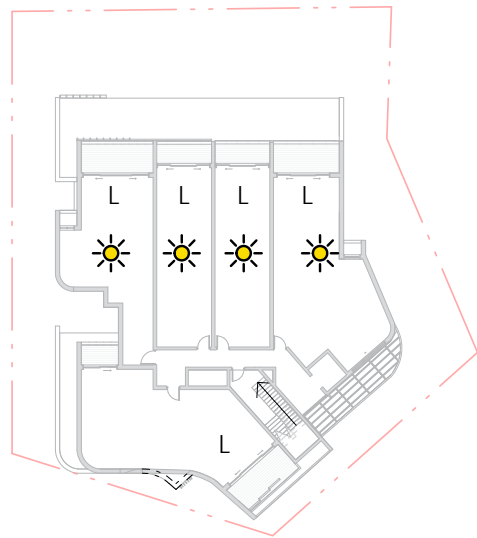
2 Area Plan
Level 02 1 : 500



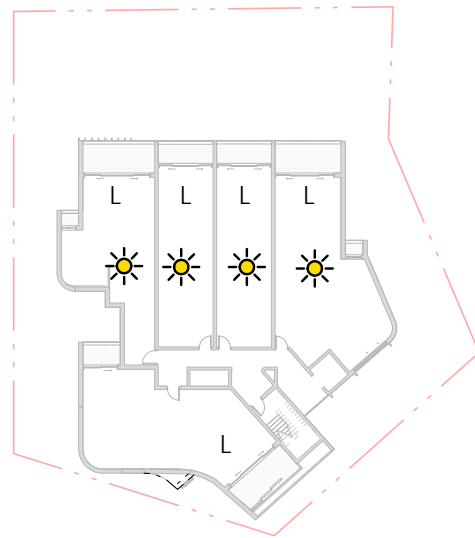
3 Area Plan
Level 03 1 : 500



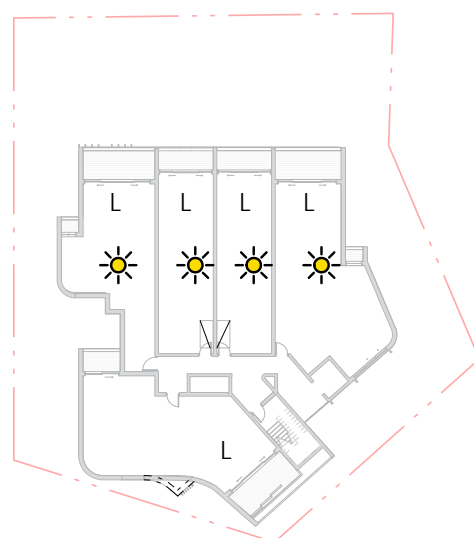
4 Area Plan
Level 04 1 : 500



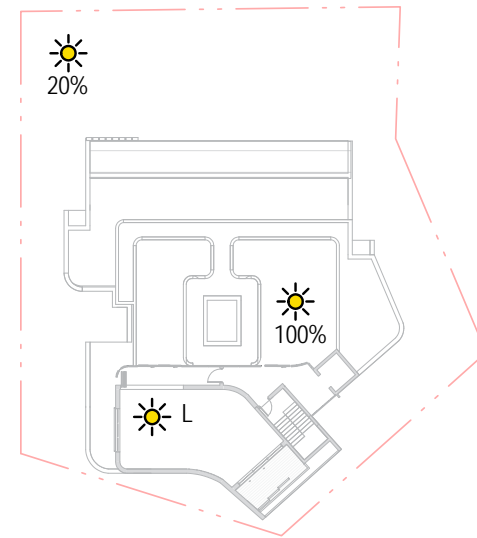
5 Area Plan
Level 05 1 : 500



6 Area Plan
Level 06 1 : 500

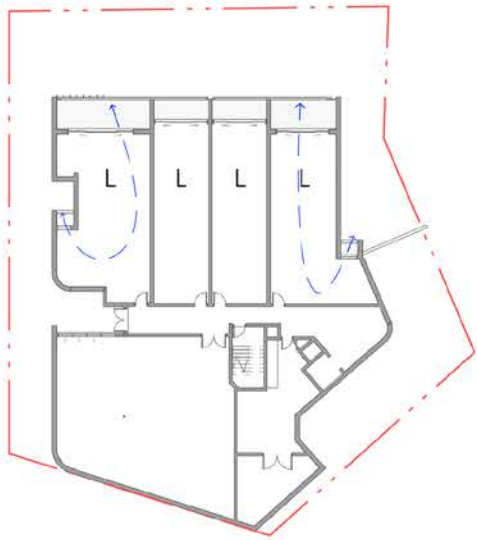


7 Area Plan
Level 07 1 : 500

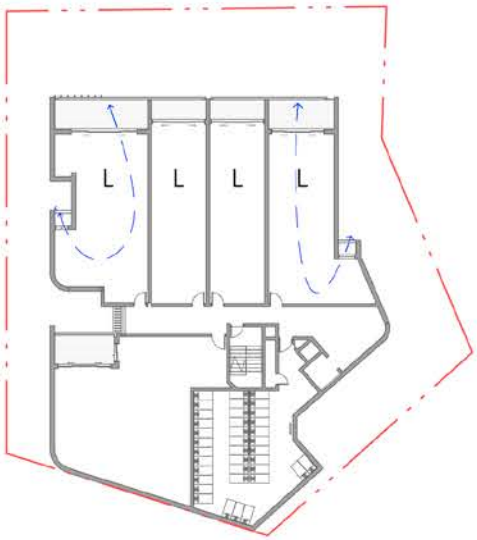


8 Area Plan
Roof 1 : 500

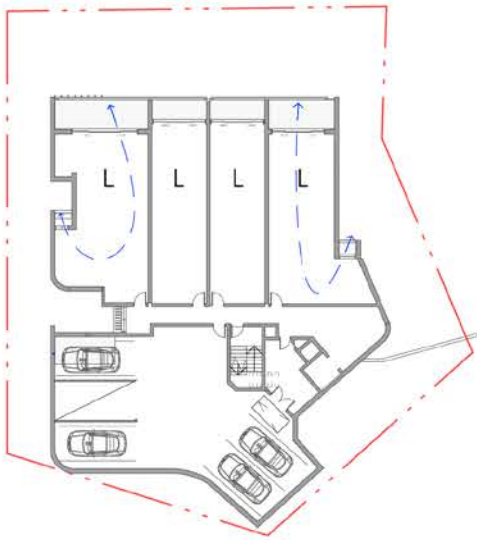
Total Units 33
Solar Access Units (>2hrs) 26 (78.8%)
Solar Access Units (<15mins) 2 (6%)
100 % of Roof Top Communal Open Space
that receives 2 hrs sun
20 % of Ground Floor Communal Open Space
that receives 2 hrs sun
37 % of Total Communal Open Space
that receives 2 hrs sun



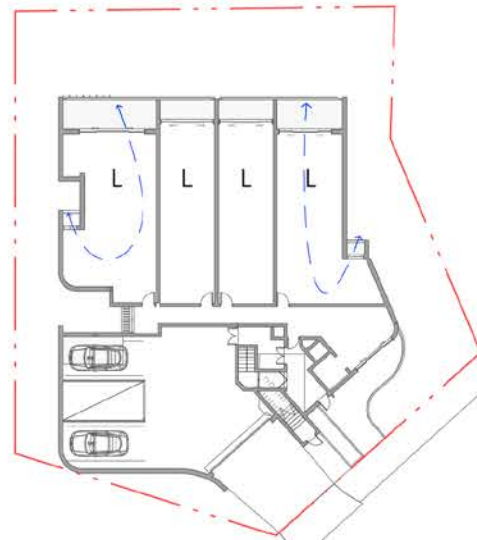
1 Area Plan
Level 01 1 : 500



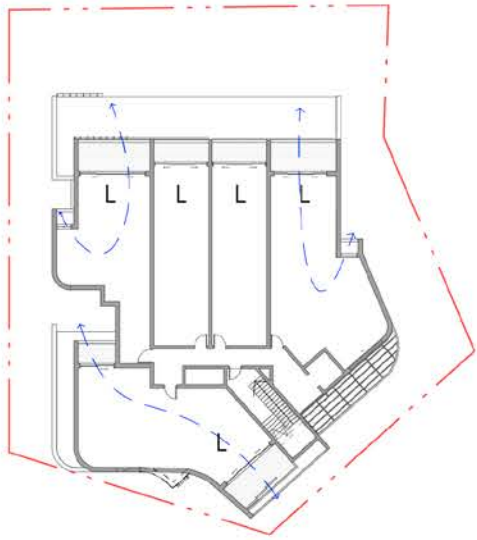
2 Area Plan
Level 02 1 : 500



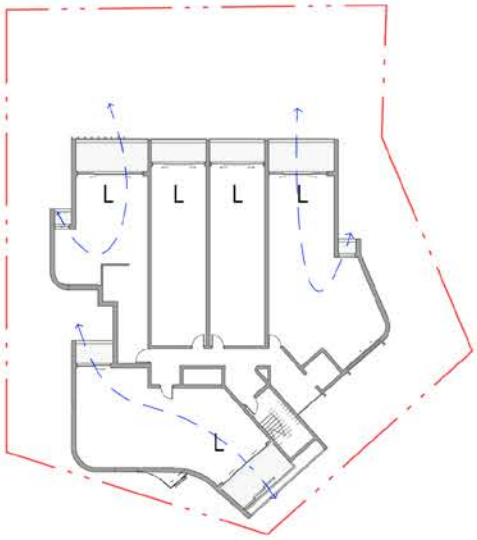
3 Area Plan
Level 03 1 : 500



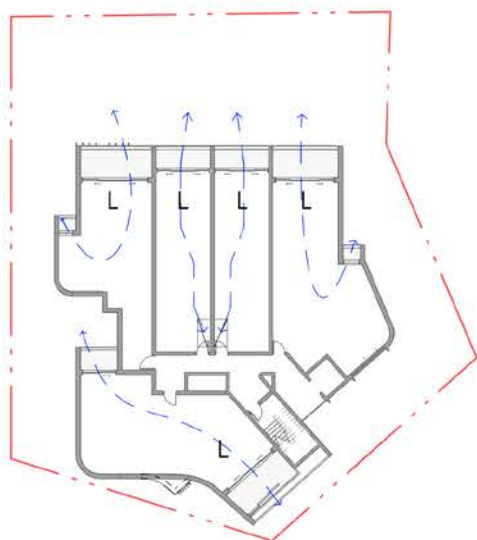
4 Area Plan
Level 04 1 : 500



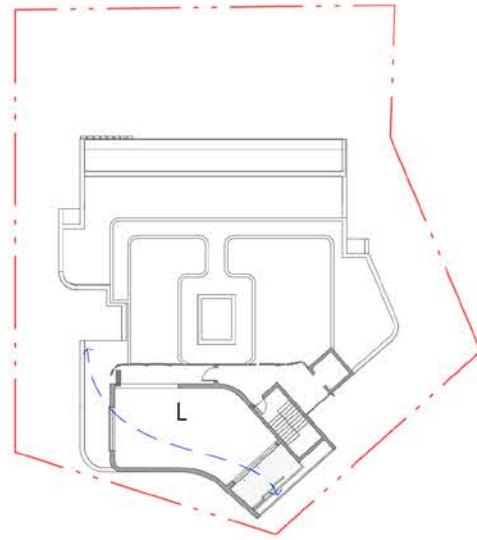
5 Area Plan
Level 05 1 : 500



6 Area Plan
Level 06 1 : 500

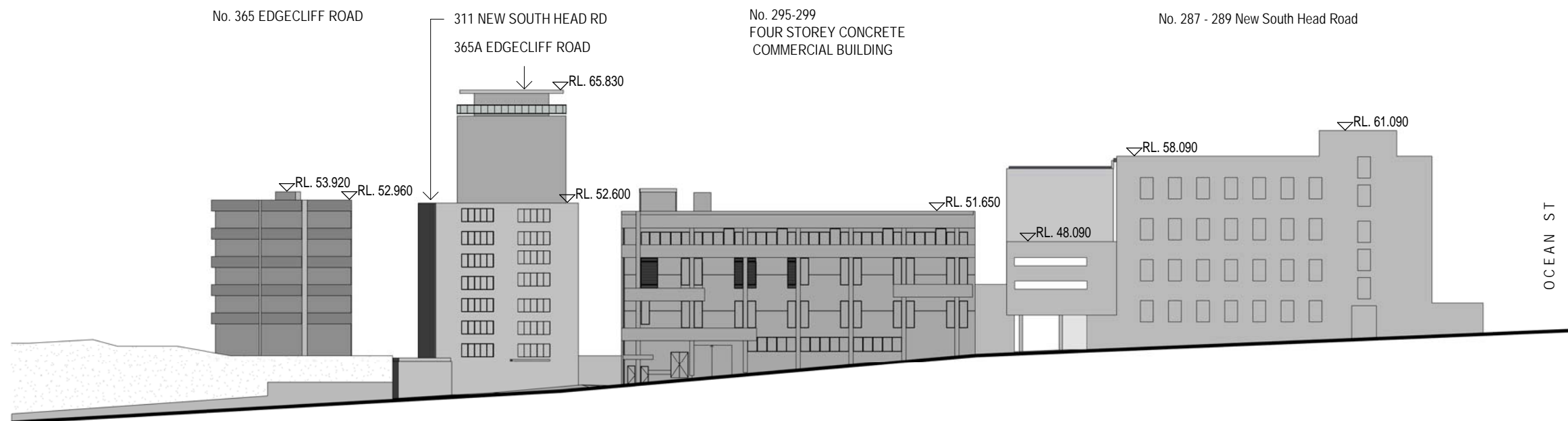
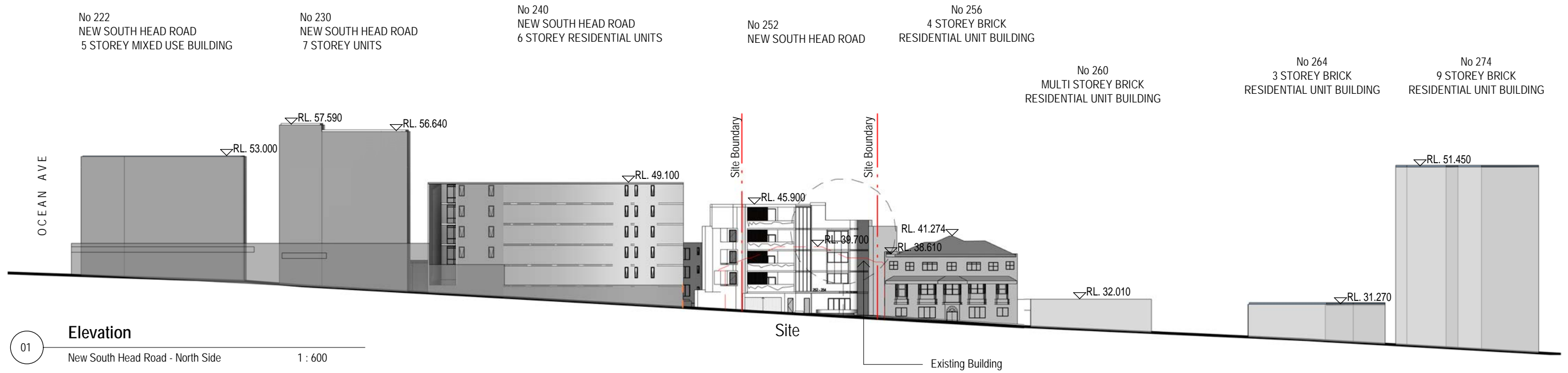


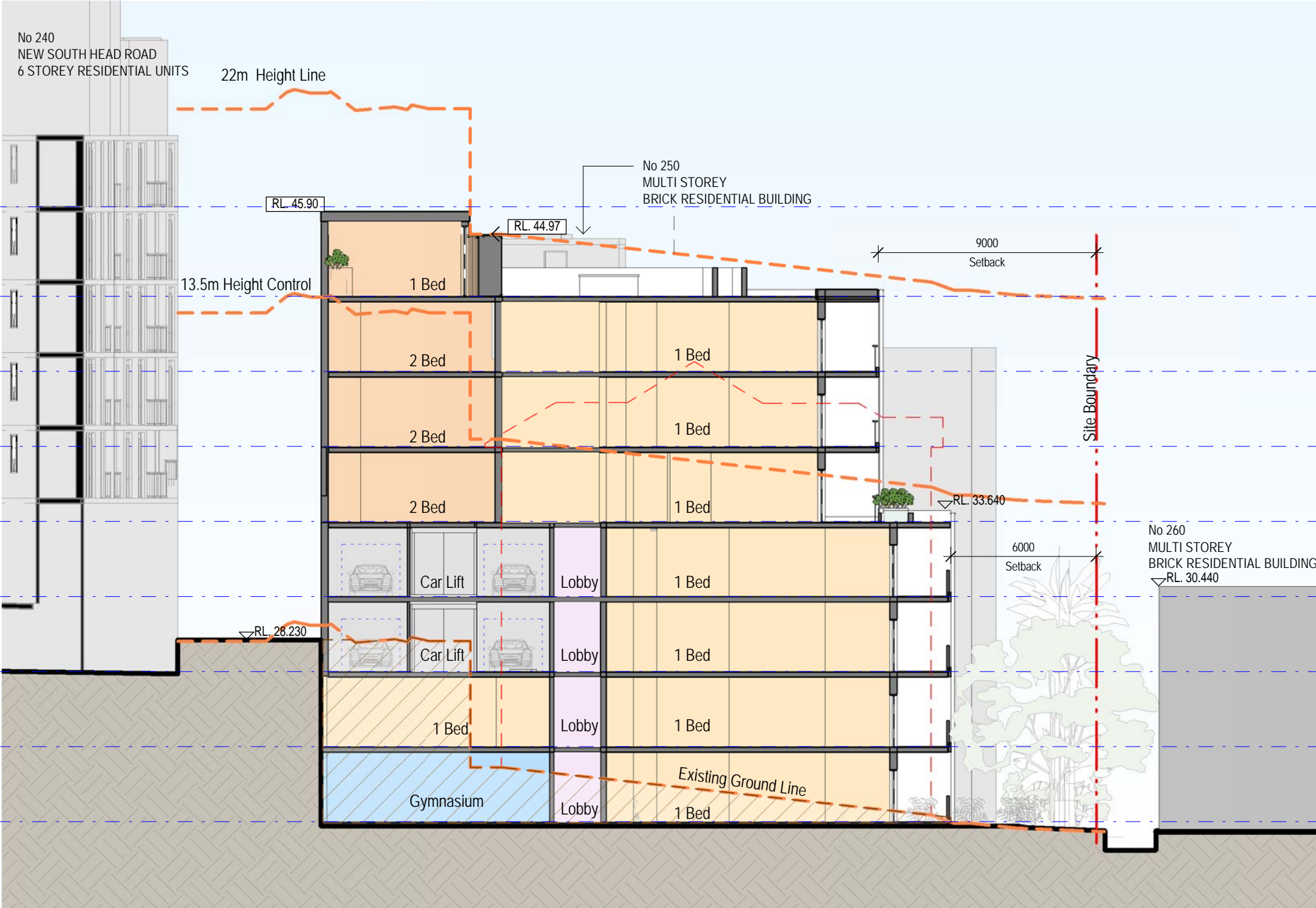
7 Area Plan
Level 07 1 : 500

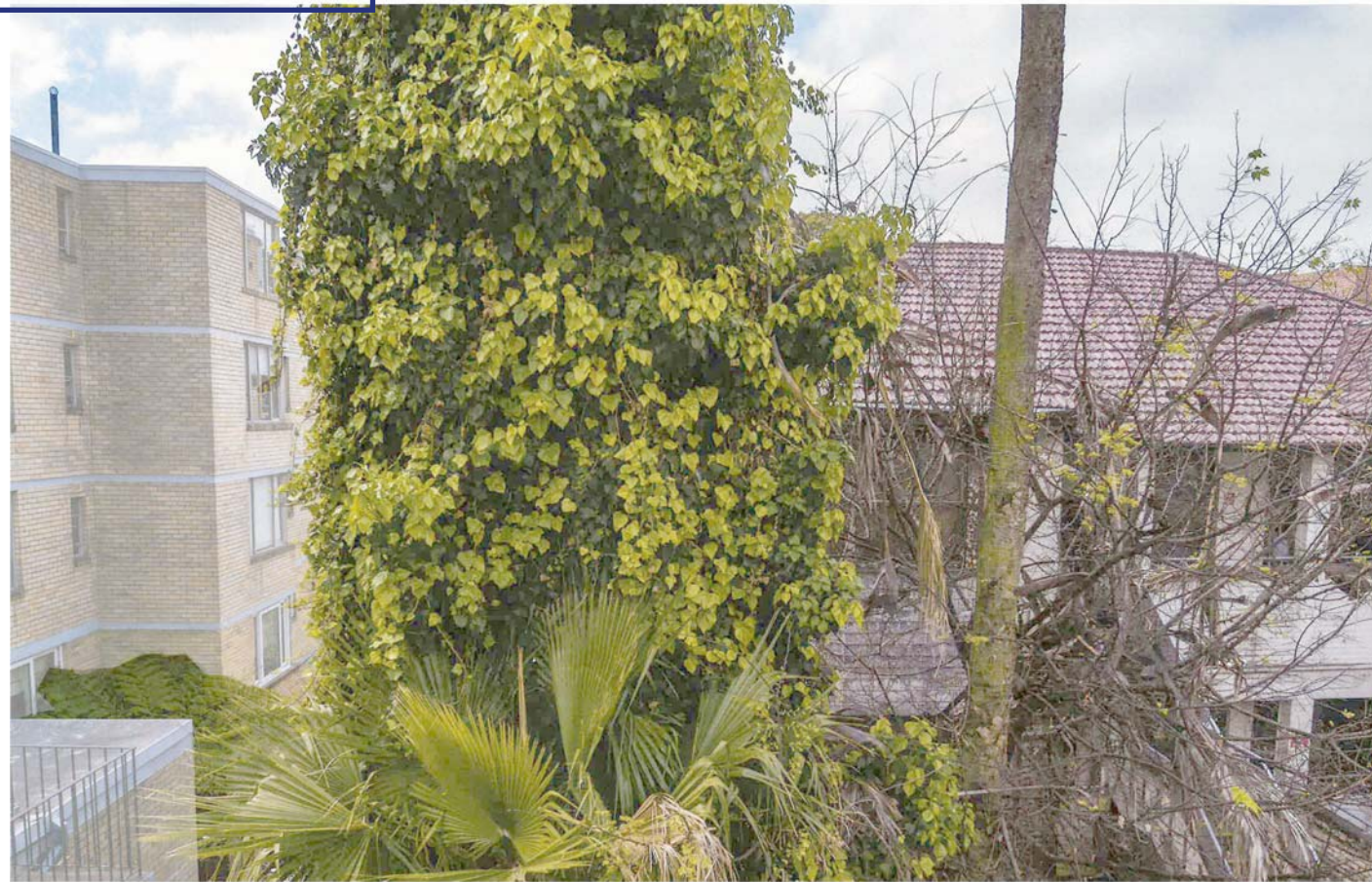


8 Area Plan
Roof 1 : 500

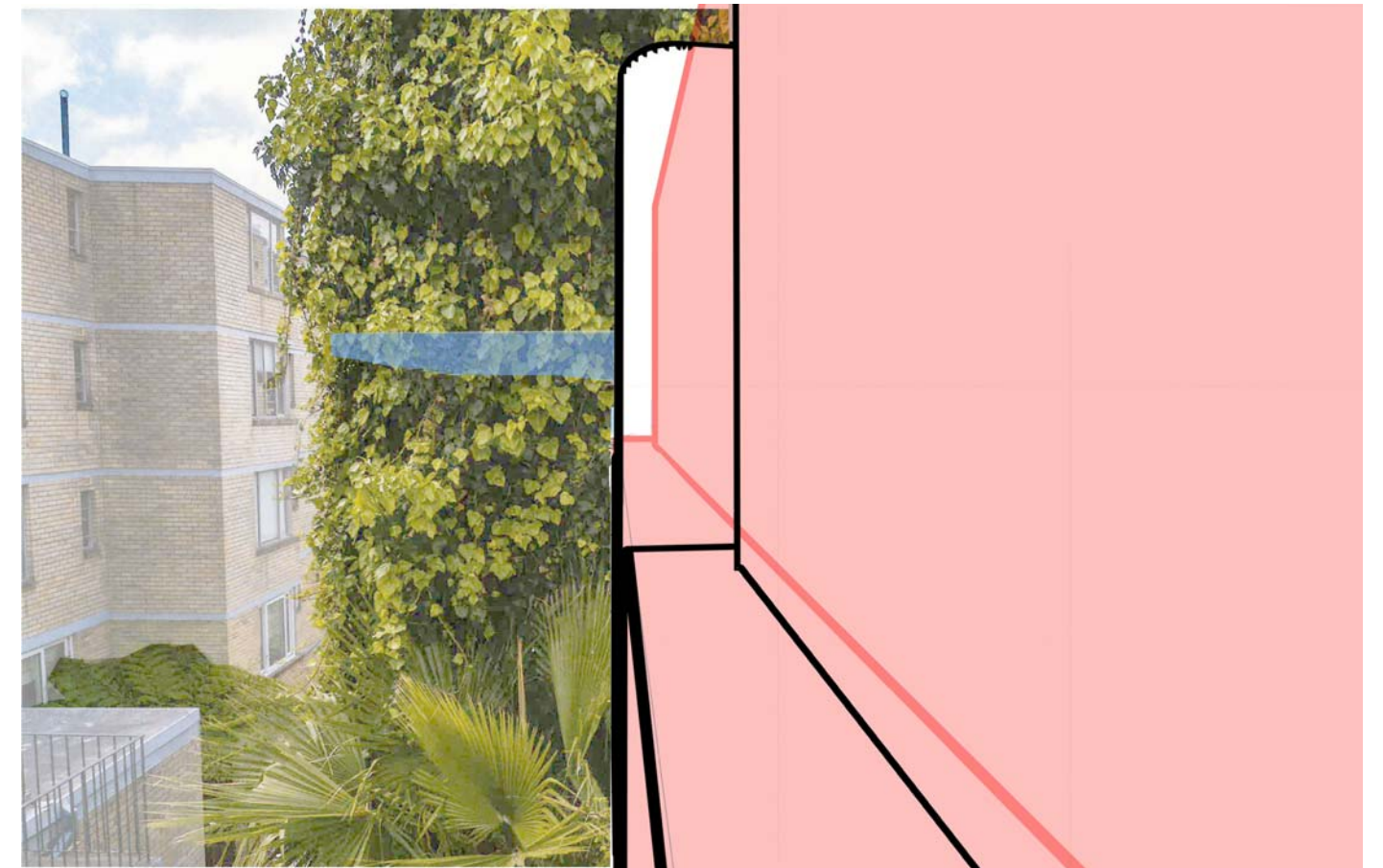
Total Units 33
Cross Ventilation Units 20 (60.6 %)



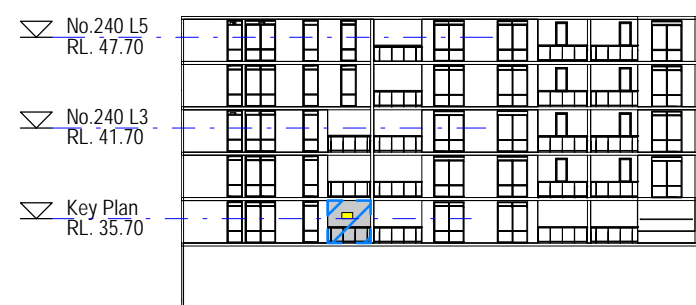




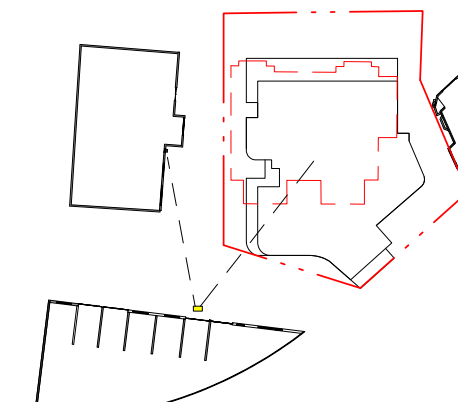
Existing Building



Indicative Scheme & Max. Building Envelope

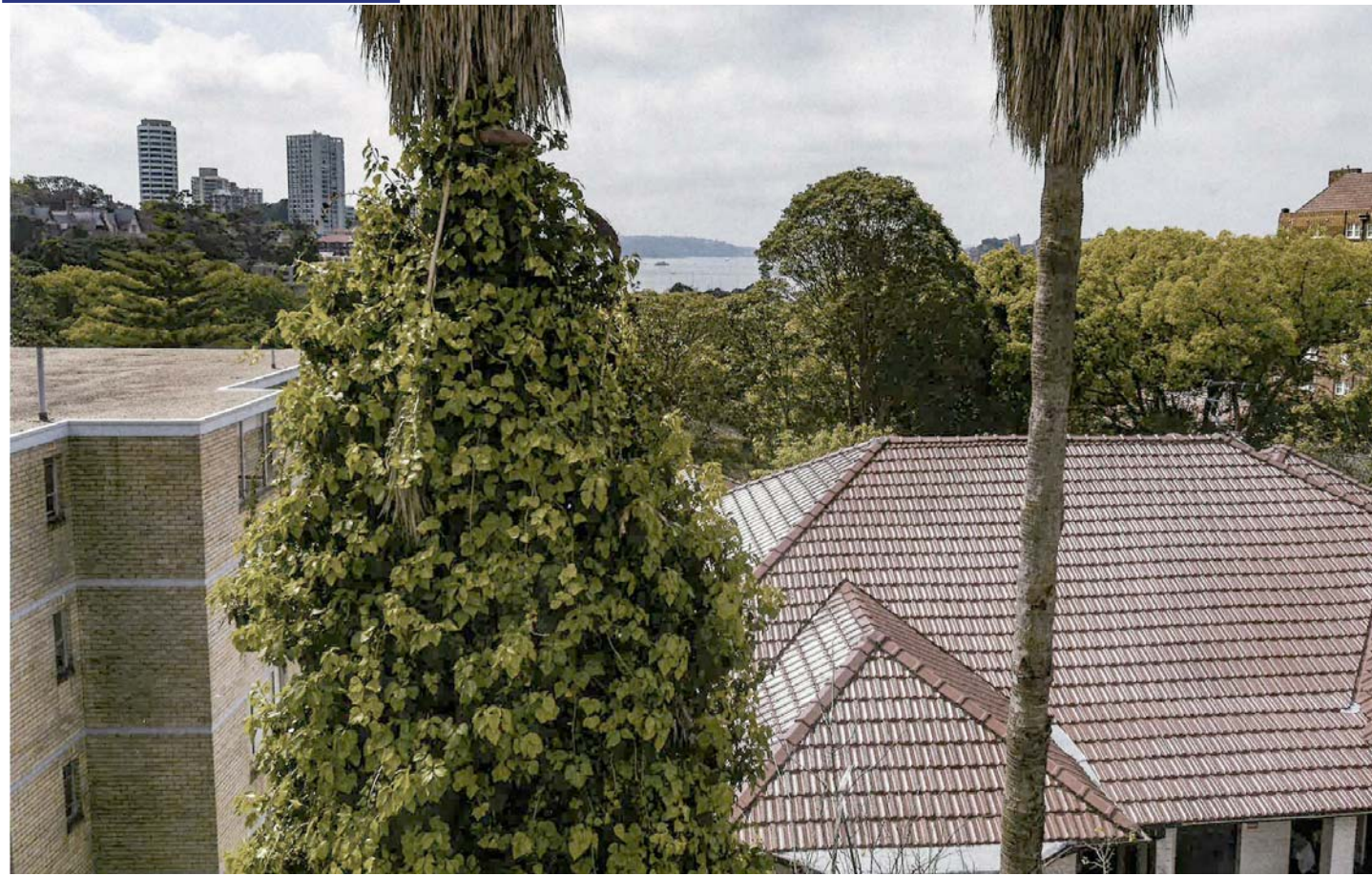


1 Section
View Study Taken from Yellow Box - Level 1 1 : 500

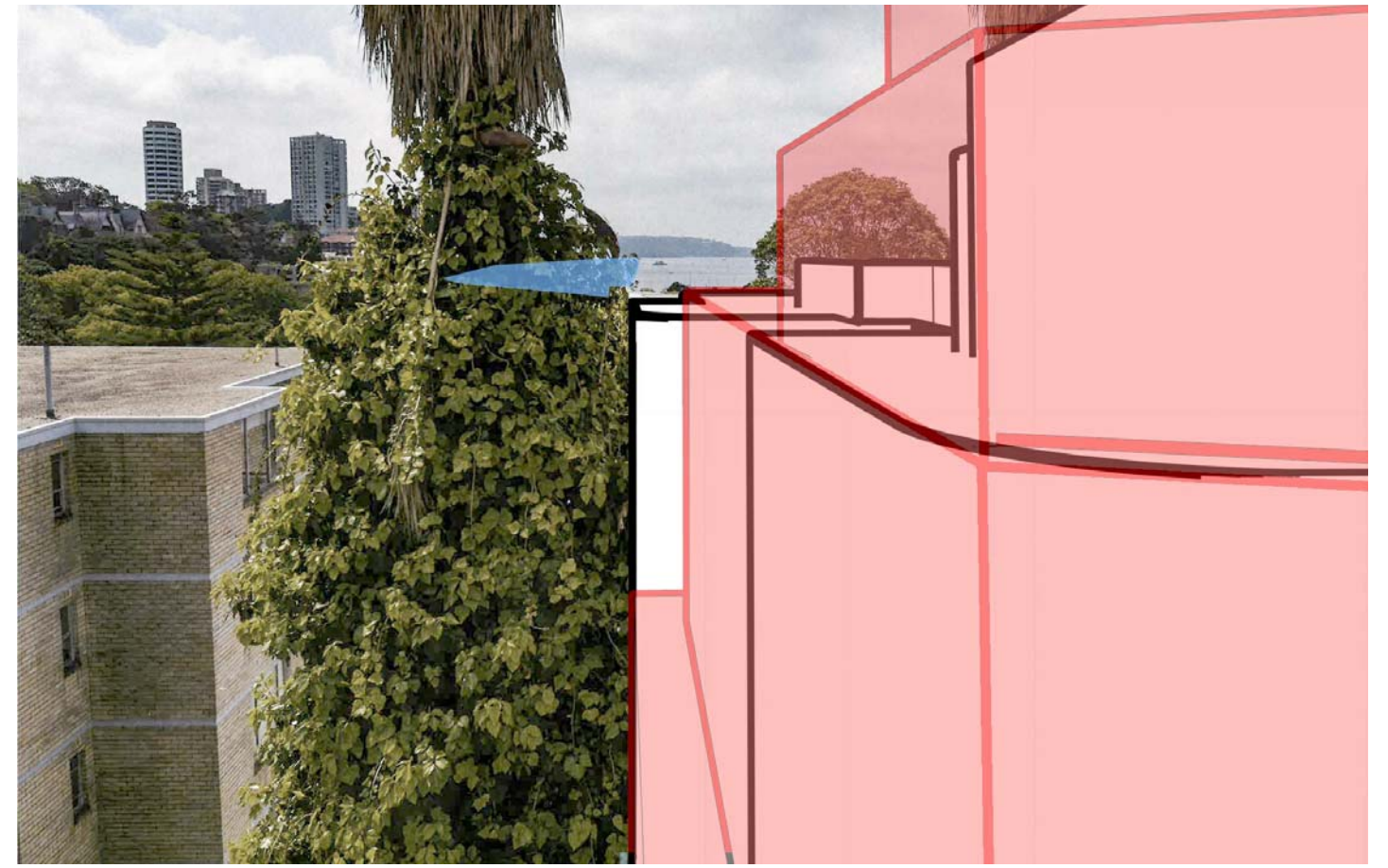


2 Floor Plan
Key Plan - Level 1 1 : 1000

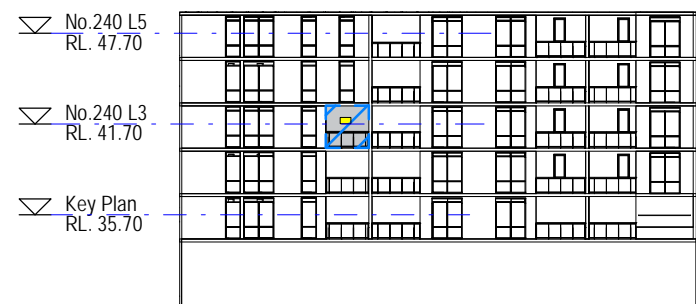
- Sydney Harbour Water View (Ex. Palm Trees Relocated as Part of Proposal)
- Maximum Building Envelope
- Indicative Scheme



Existing Building

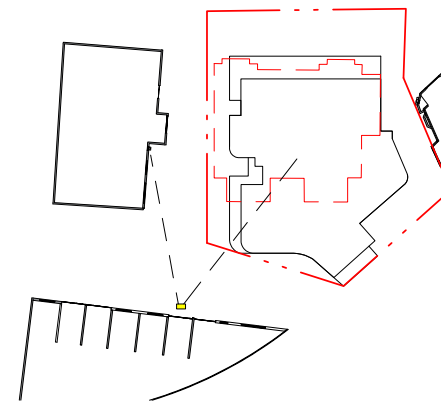


Indicative Scheme & Max. Building Envelope



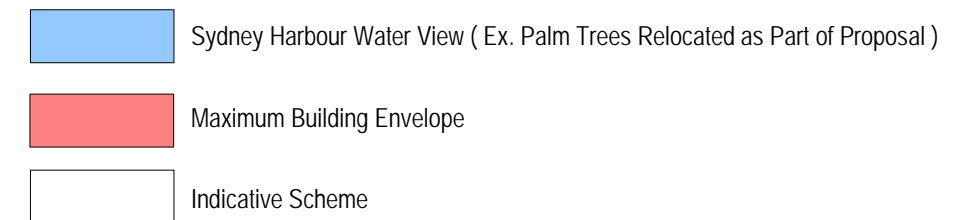
Section

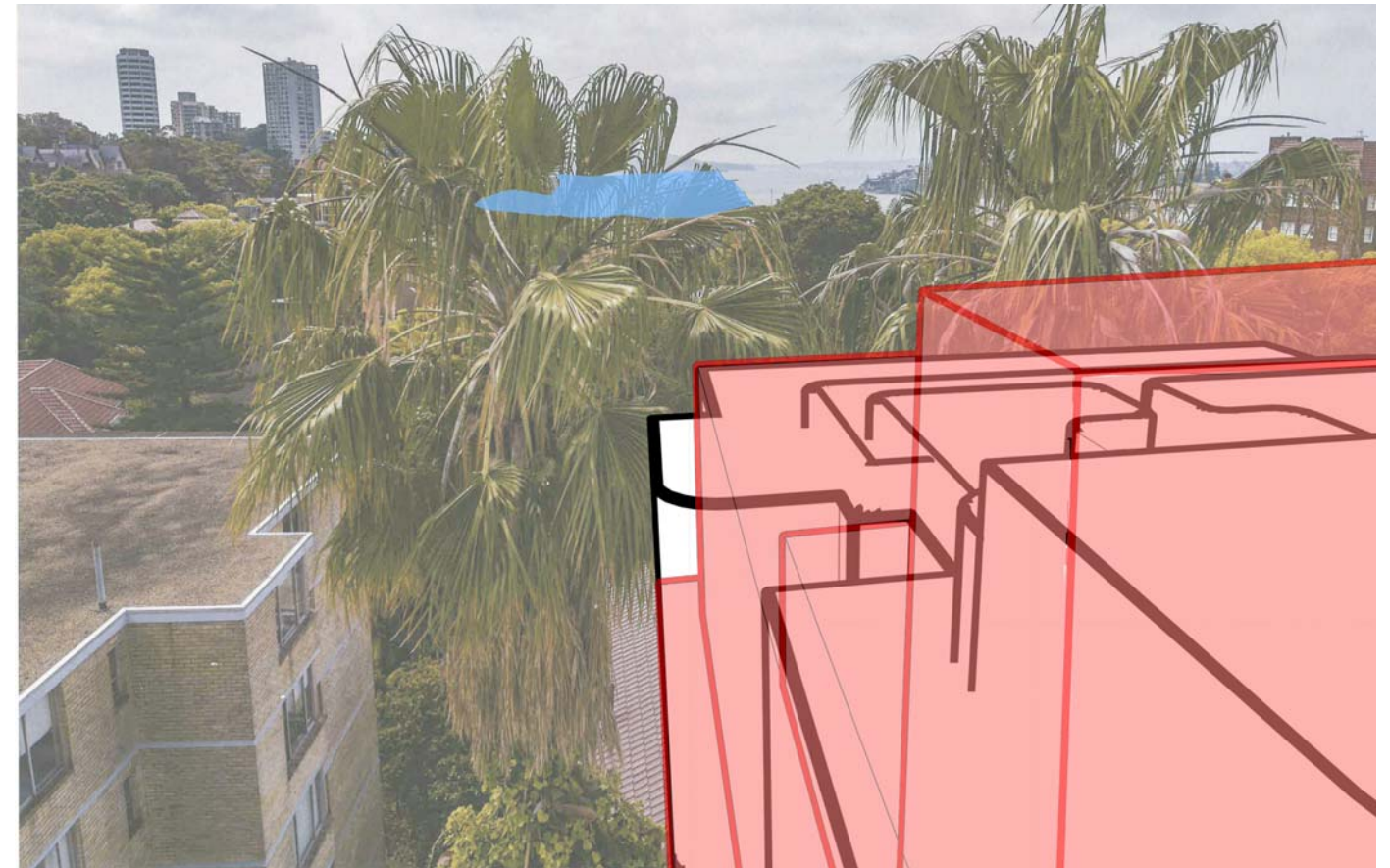
View Study Taken from Yellow Box - Level 3 1 : 500



Floor Plan

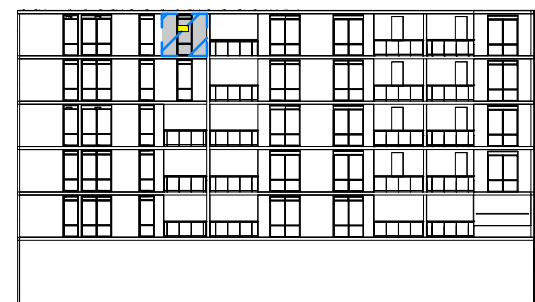
Key Plan - Level 3 1 : 1000





Existing Building

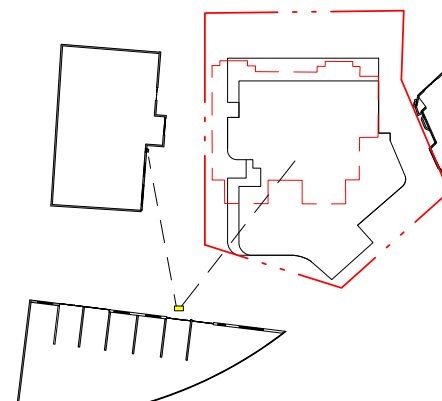
Indicative Scheme & Max. Building Envelope



Section

View Study Taken from Yellow Box - Level 5

1 : 500

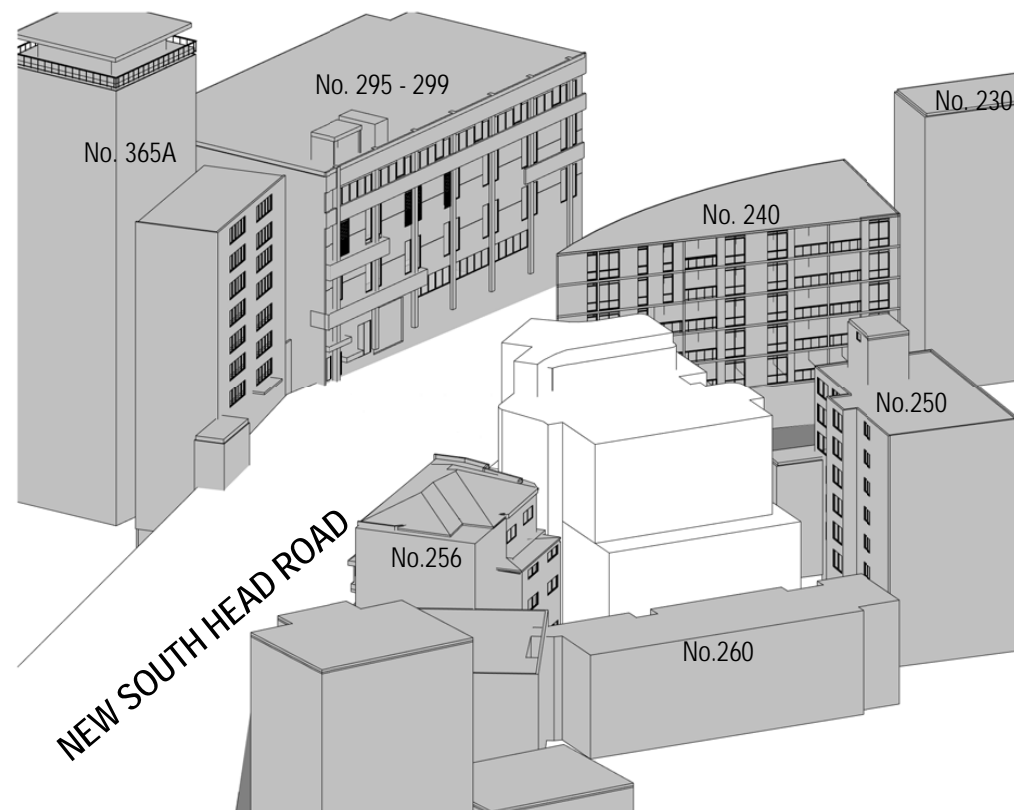


Floor Plan

Key Plan - Level 5

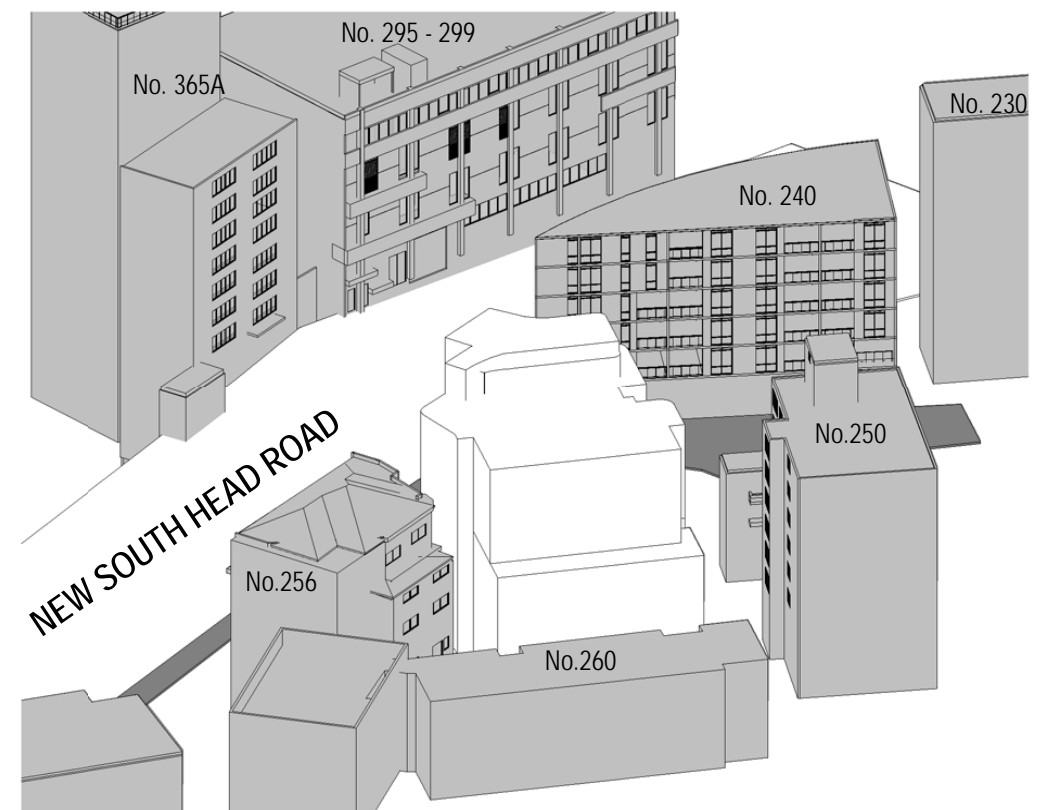
1 : 1000

- Sydney Harbour Water View (Ex. Palm Trees Relocated as Part of Proposal)
- Maximum Building Envelope
- Indicative Scheme



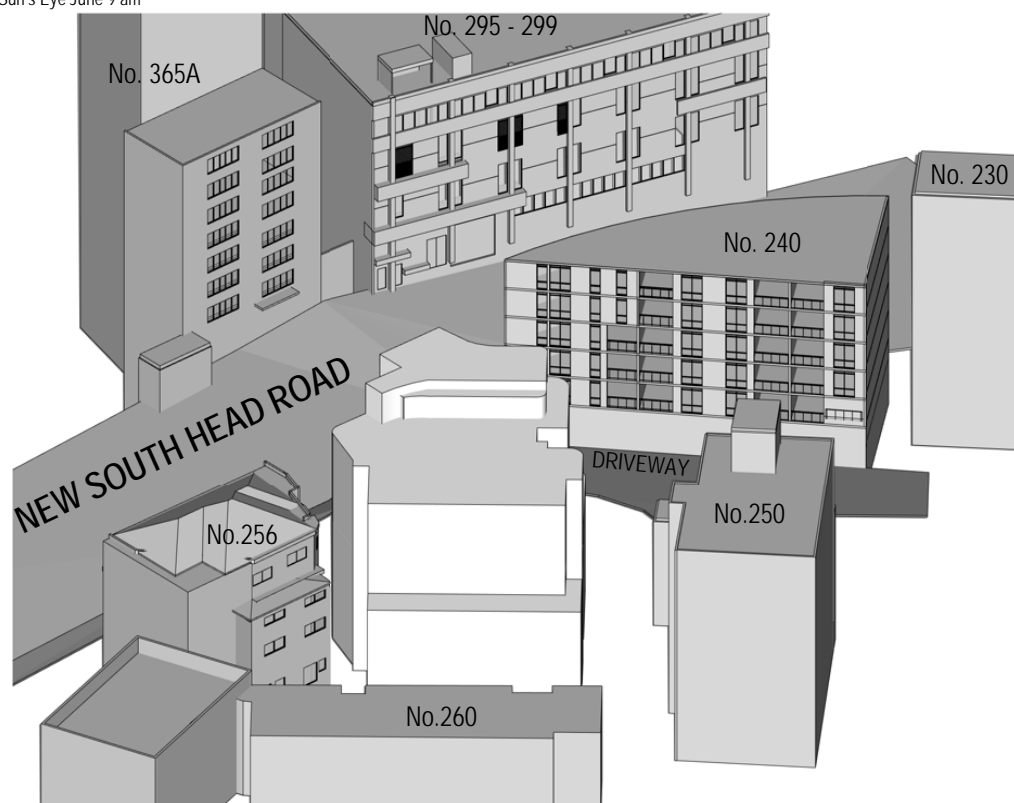
3D View

Sun's Eye June 9 am



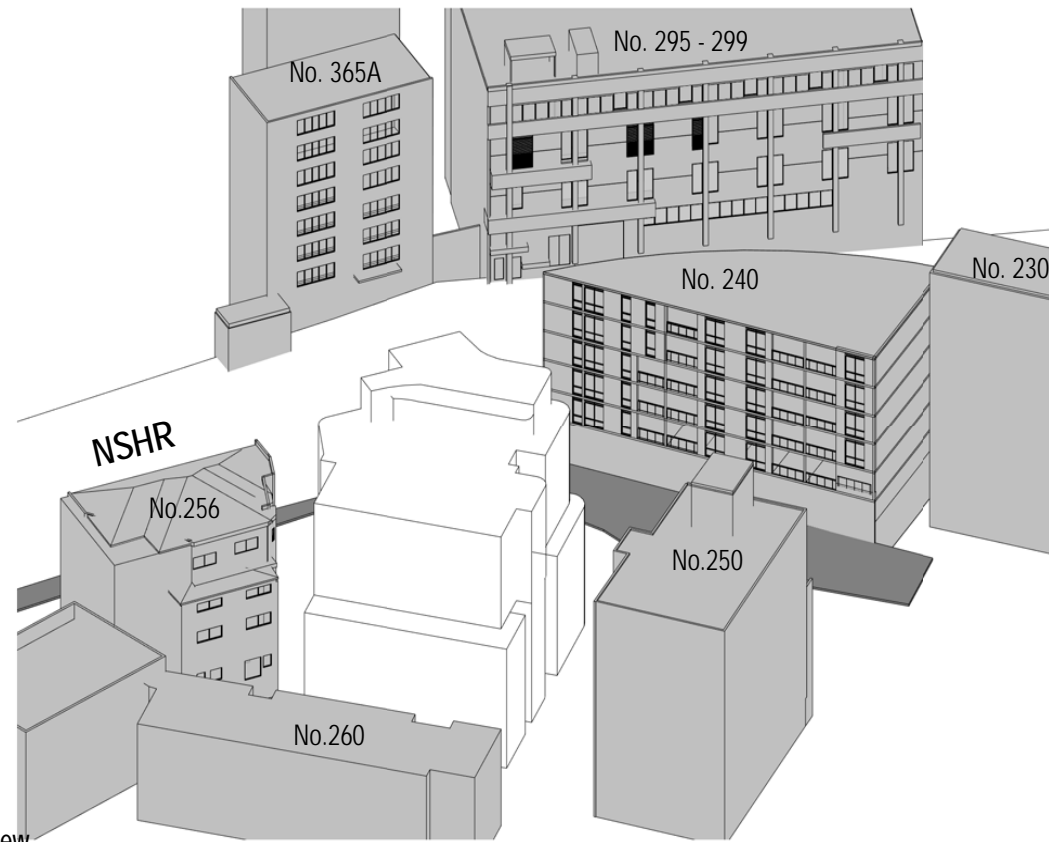
3D View

Sun's Eye June 10 am



3D View

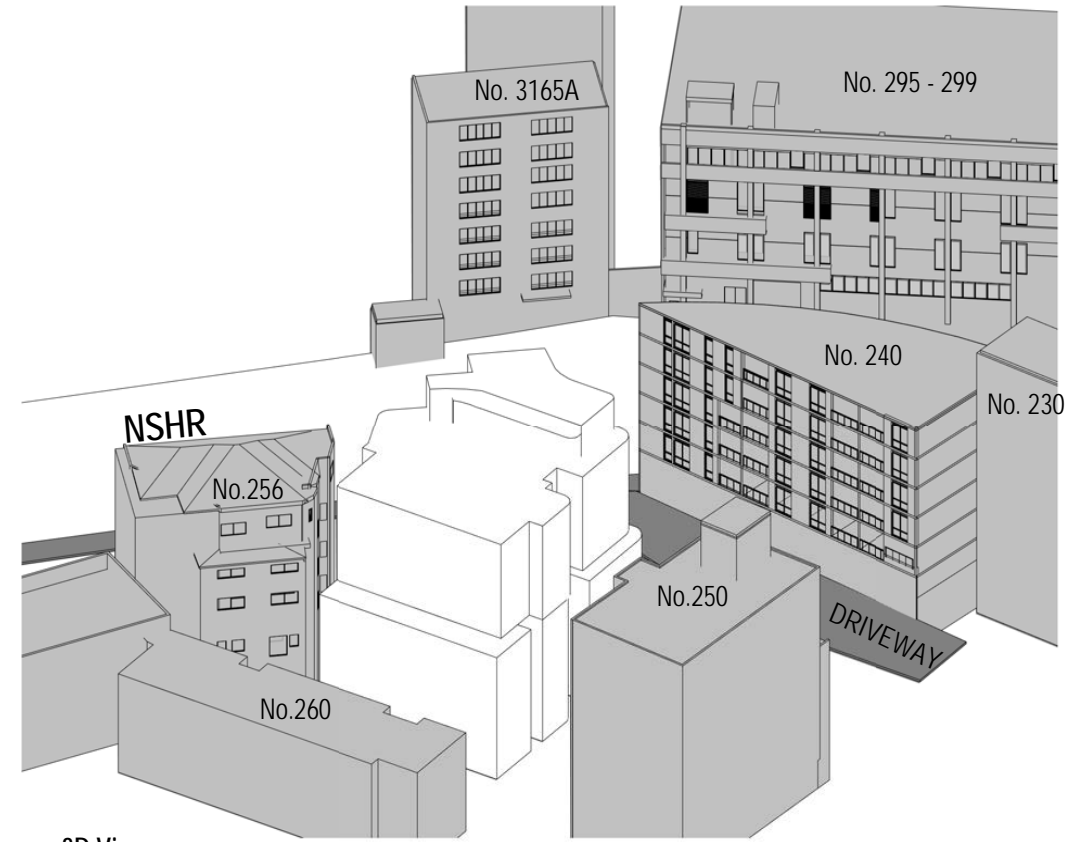
Sun's Eye June 11 am



1

3D View

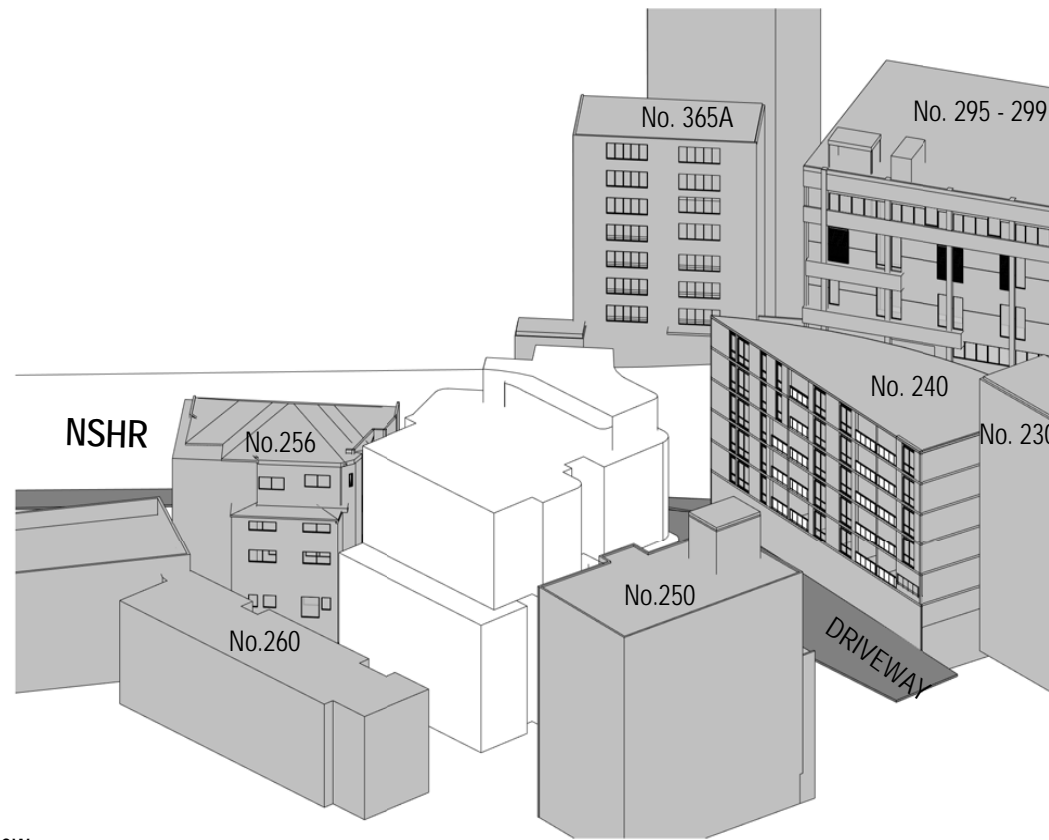
Sun's Eye June 12pm



2

3D View

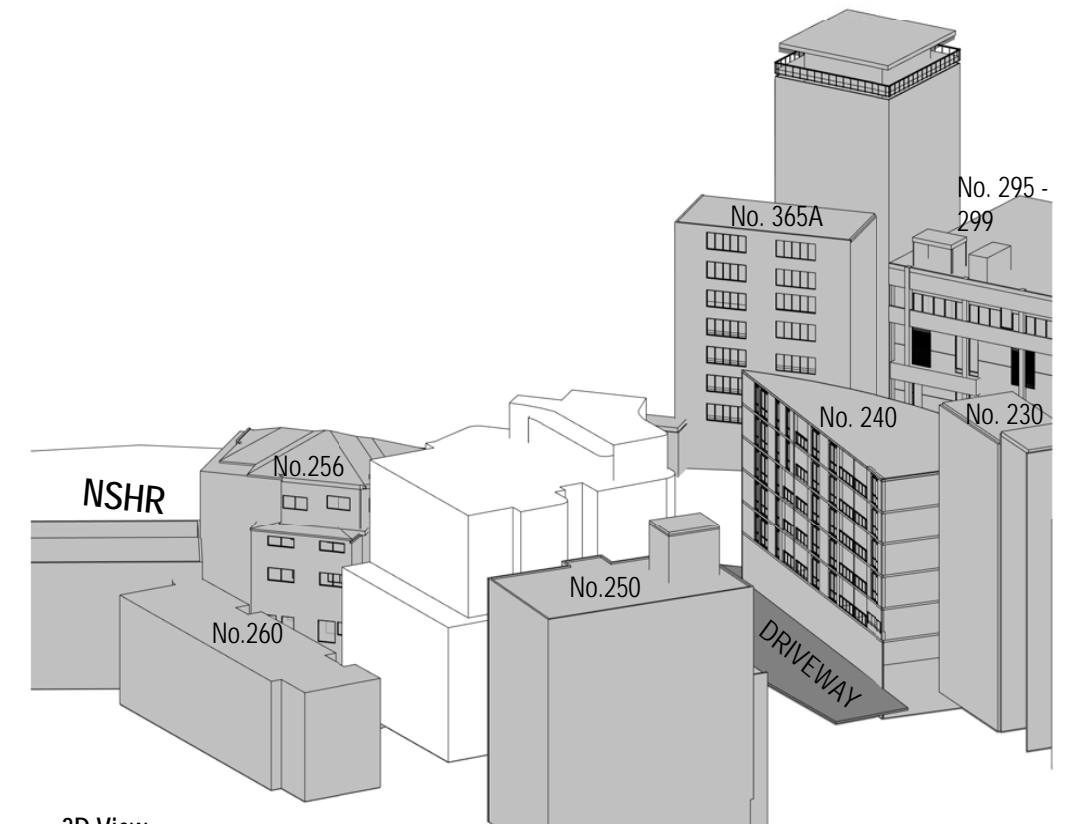
Sun's Eye June 1pm



3

3D View

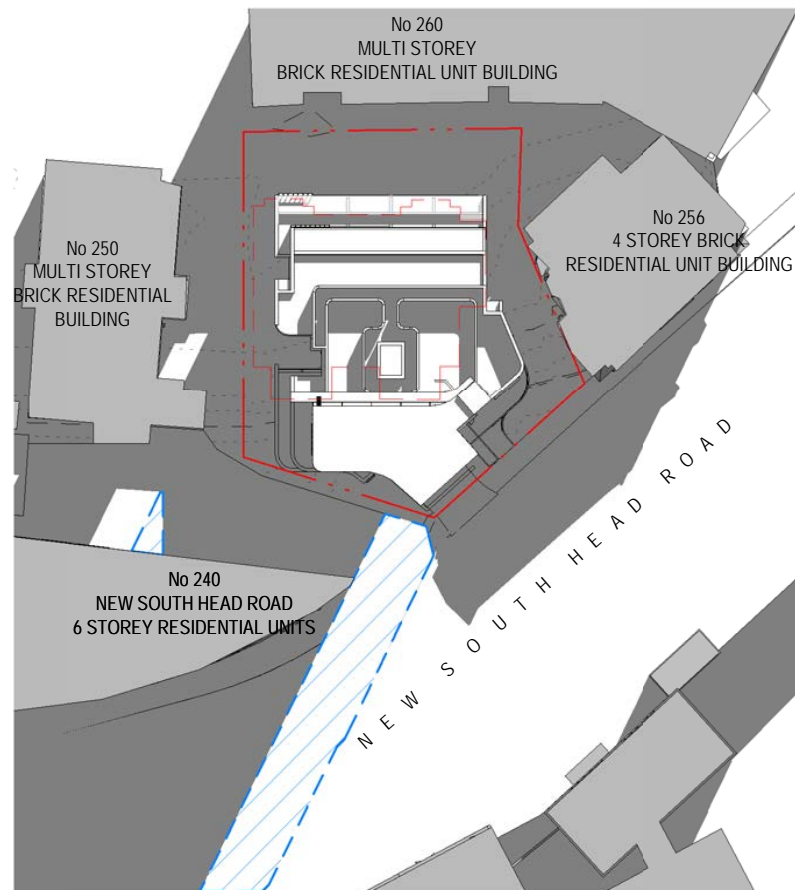
Sun's Eye June 2pm



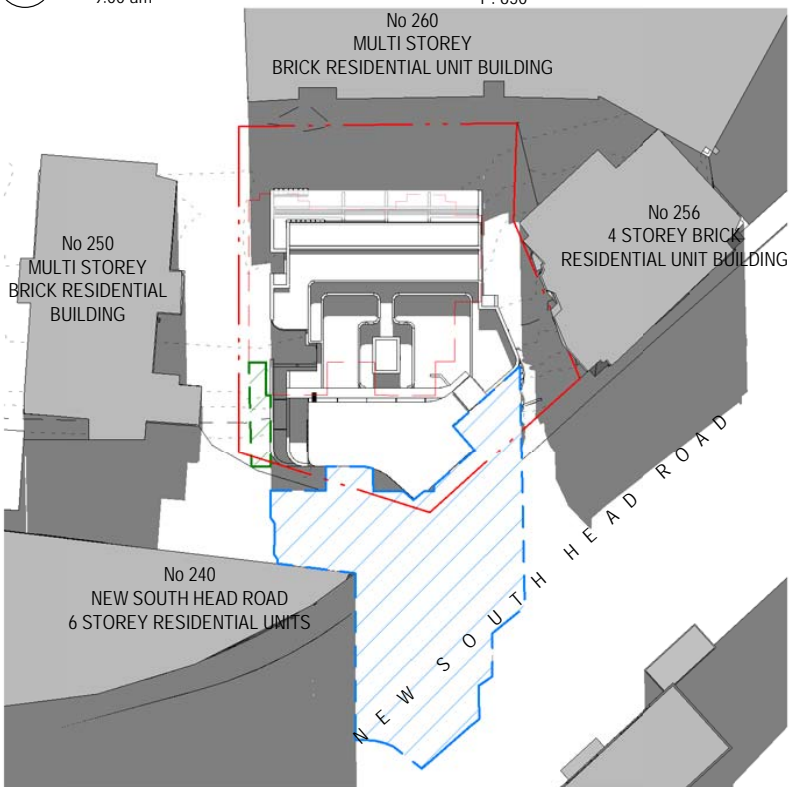
4

3D View

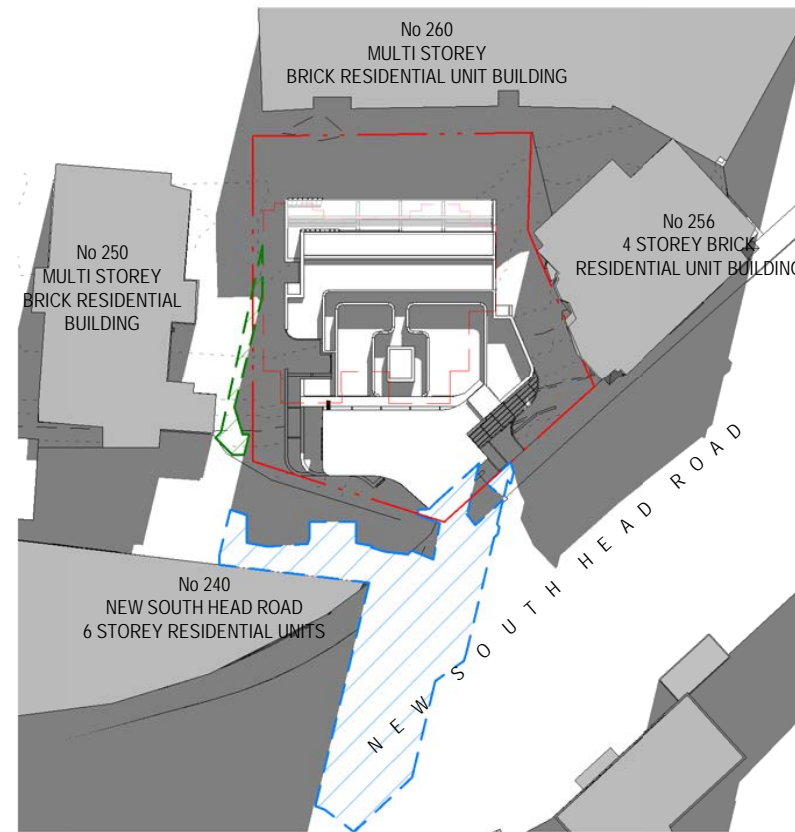
Sun's Eye June 3pm



1 Floor Plan
9.00 am 1 : 650

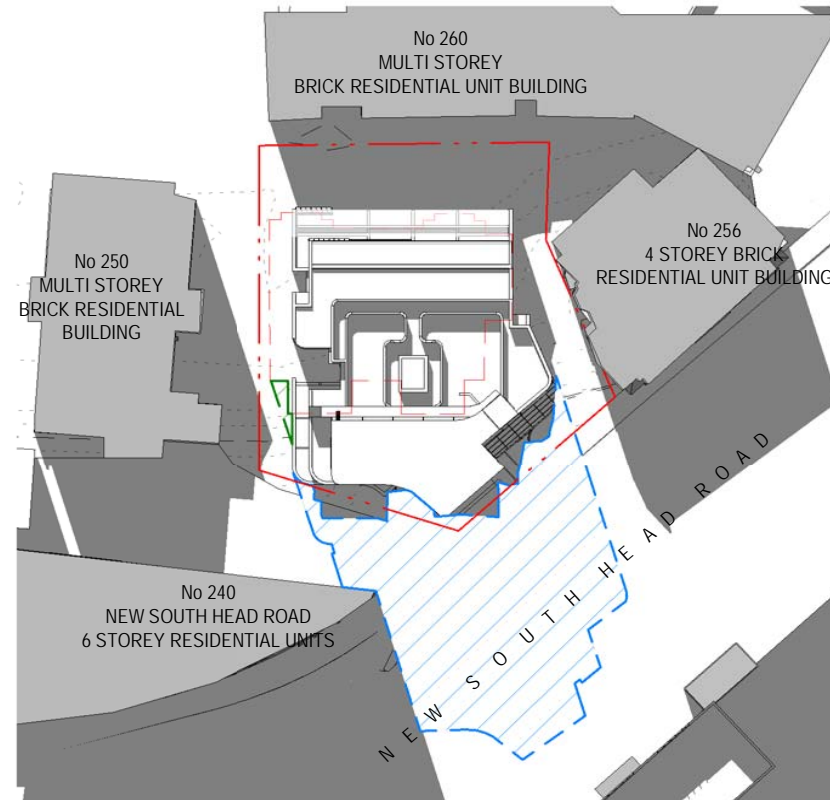


3 Floor Plan
11.00 am 1 : 650

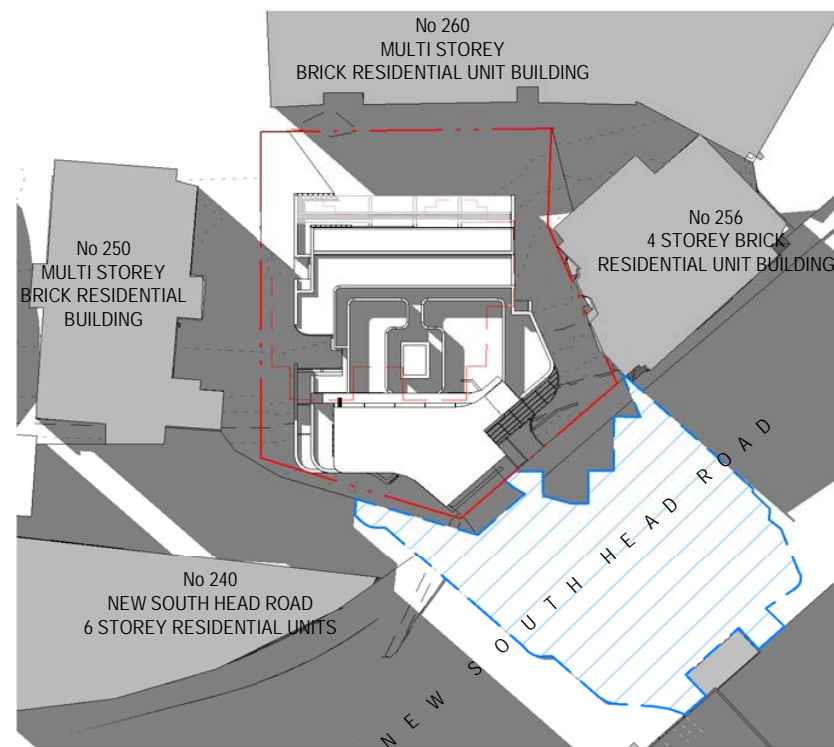


2 Floor Plan
10.00 am 1 : 650

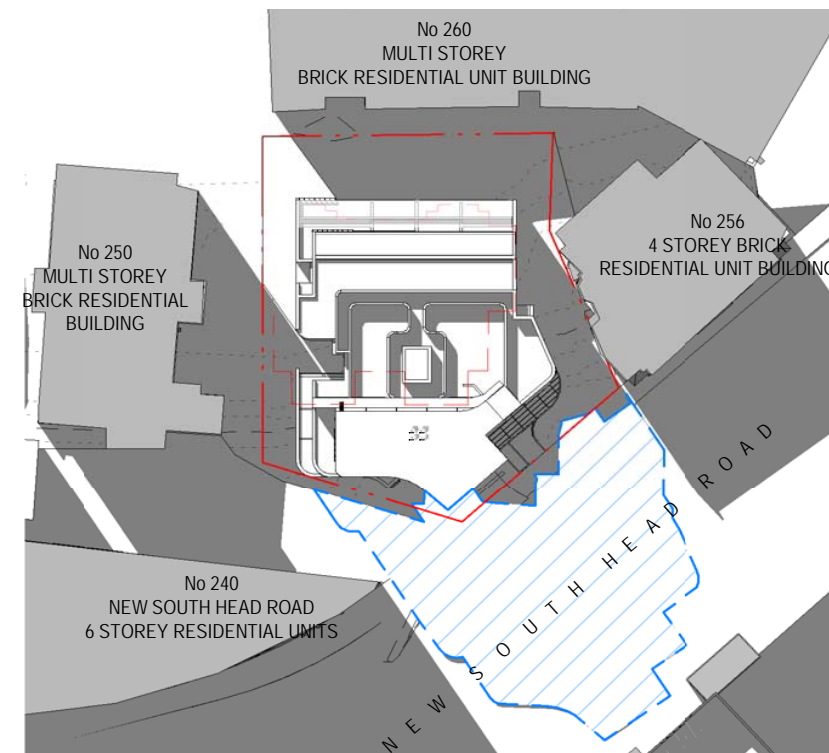
- Existing Building
- Existing Shadow
- Proposed Shadow
- Reduced Shadow



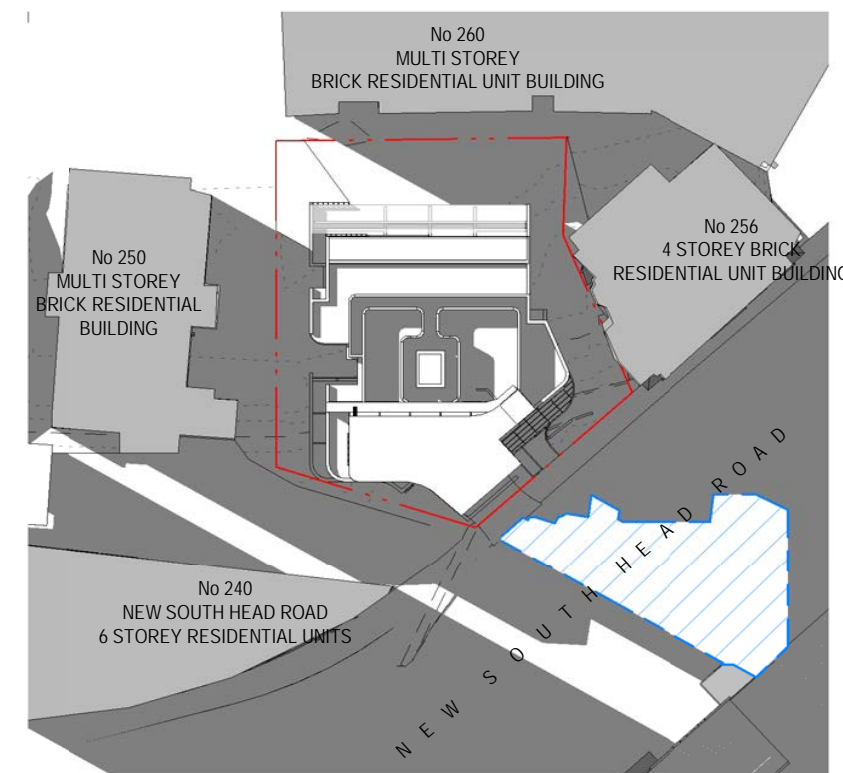
1 Floor Plan
12.00 pm 1 : 650



3 Floor Plan
2.00 pm 1 : 650

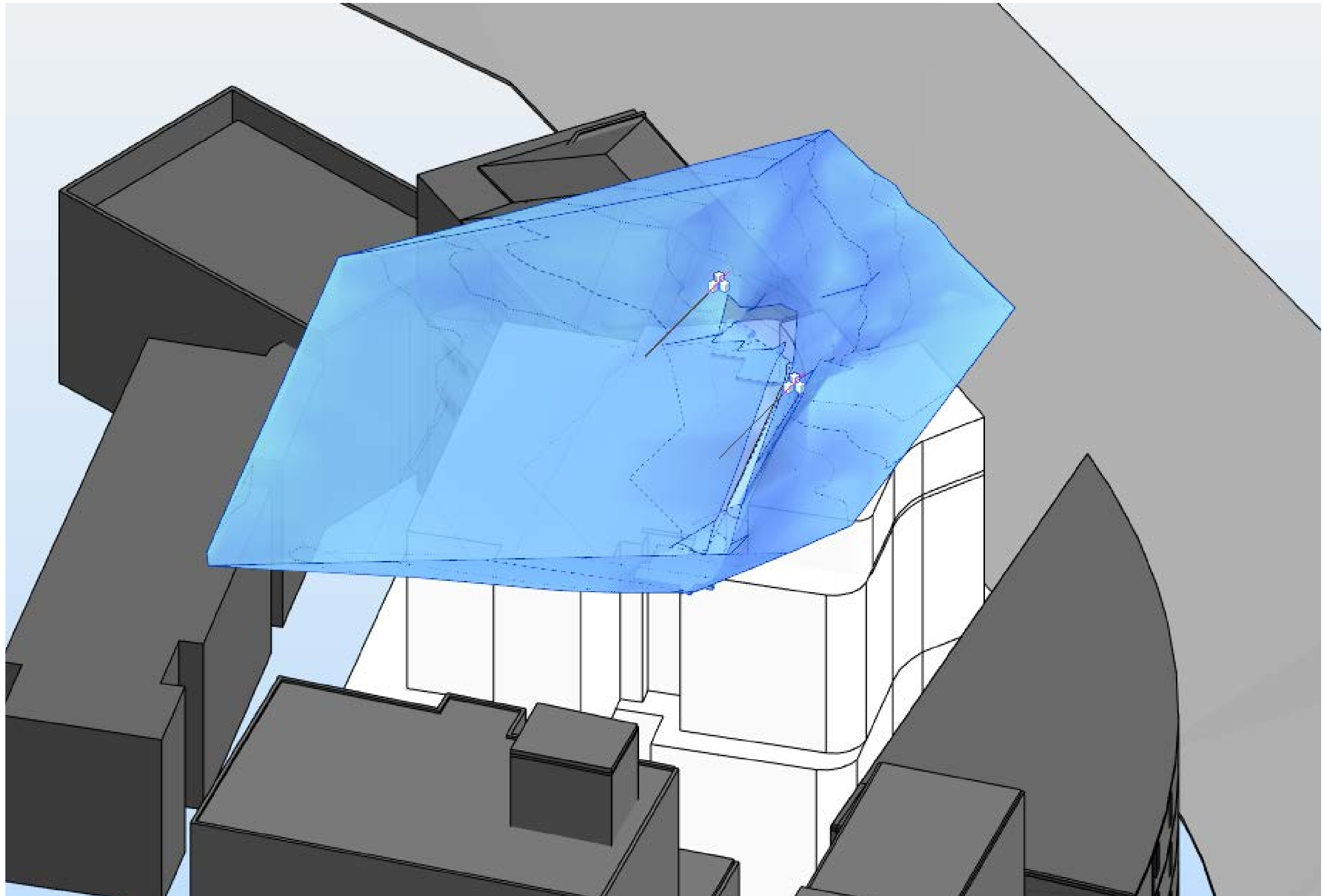


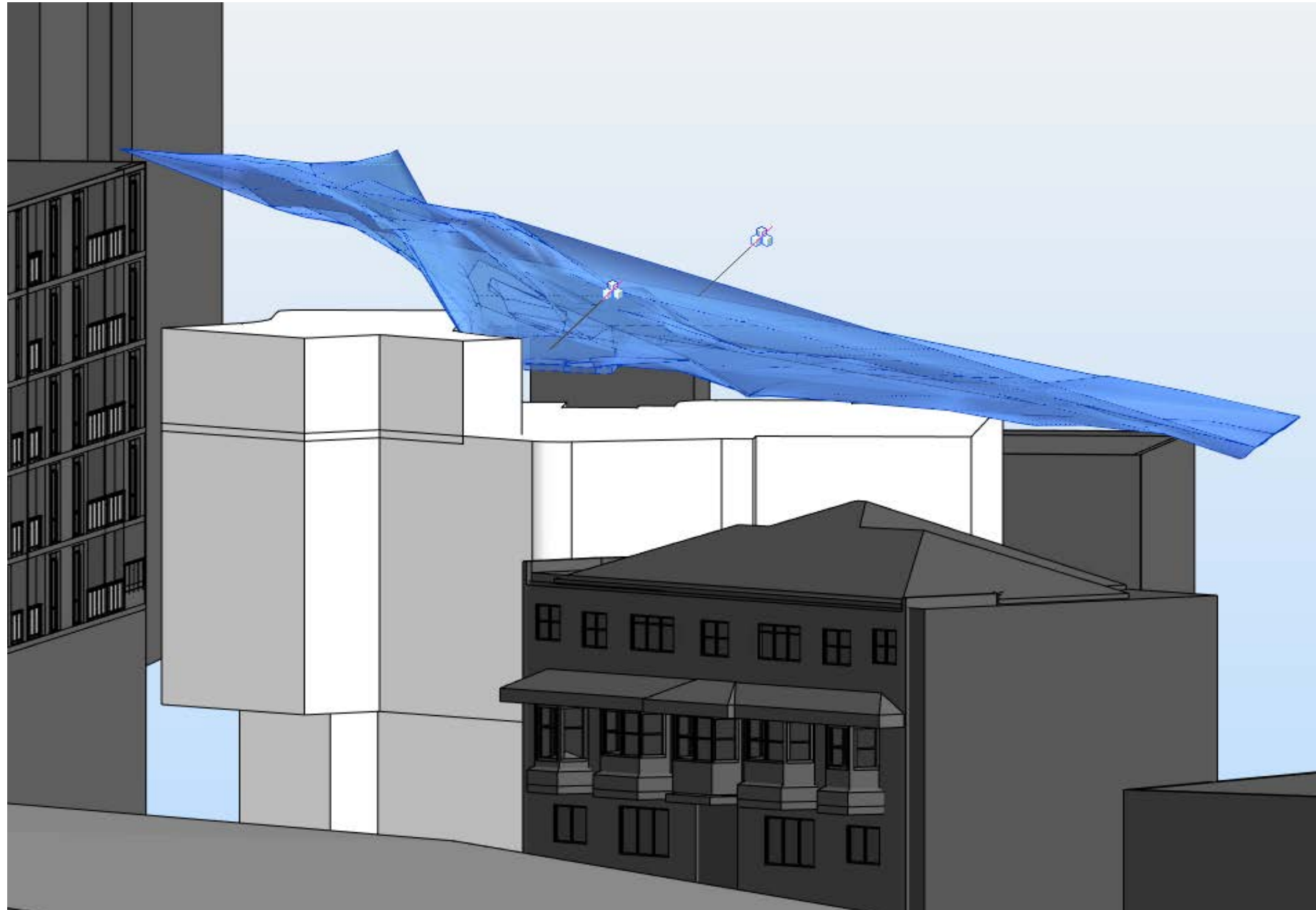
2 Floor Plan
1.00 pm 1 : 650



4 Floor Plan
3.00 pm 1 : 650

- Existing Building
- Existing Shadow
- Proposed Shadow
- Reduced Shadow







DATA SCHEDULE

Date 25/02/2020
Revision N
Author DM

252-254 New South Head Road Egdecliff

AA-RES-1904

Council Woollahra Council
Zoning R3 - Medium Residential
Site Area 934.9m²

PLANNING

	FSR	GFA	Height of Building	Setbacks
Controls & Guidelines	1.3:1	1215m²	13.5m	Front, Average of 4 closest sites, Side 2m, Rear site depth/building depth %
Proposed	2.6:1	2431m²	22m	Front 4.8m & 1.7m, Side min 3m & 4.5m, Rear 6m

* Planning Instruments, Woollahra LEP 2014 & DCP 2015

AMENITY

	Solar Access	Cross Ventilation	Adaptable Apartments	Building depth	Private Open Space	Private Open Space depth	Communal open space
Controls & Guidelines	70%	60%	10% (3.7)	18m	Studio 4m2, 1Bed 8m2, 2Bed 10m2, Ground floor 15m2	Studio 0m, 1Bed 2m, 2Bed 2m, Ground Floor 3m	25% (233.73m2)
Proposed	78.8% (26)	60.6% (20)	TBC	26m	Studio 5.4m2, 1Bed 9m2-13m2, 2Bed 10m2,	Studio 1.3m, 1Bed 2m, 2Bed 2m, Ground Floor 1.3-2m	25% (233.73m2)

MIX

	Studio (+45m2)	1 Bed (+65m2)	2 Bed (+75m2)	3 Bed (+95m2)	Total
Level 01	2	2	0	0	4
Level 02	2	3	0	0	5
Level 03	2	2	0	0	4
Level 04	2	2	0	0	4
Level 05	2	1	2	0	5
Level 06	2	1	2	0	5
Level 07	2	1	2	0	5
Roof	0	1	0	0	1
Total	14	13	6	0	33
%	42.4%	39.4%	18.2%	0.0%	

AREAS

	GFA (sqm)			NSA (sqm)			GBA (sqm)
	Residential	Common Area	Total	Residential	Common Area	Total	Total
Level 01	221m²	124m²	405m²	221m²	124m²	345m²	517m²
Level 02	371m²	0m²	371m²	311m²	0m²	311m²	517m²
Level 03	281m²	0m²	281m²	221m²	0m²	221m²	500m²
Level 04	276m²	0m²	276m²	221m²	0m²	221m²	501m²
Level 05	336m²	0m²	336m²	300m²	0m²	300m²	444m²
Level 06	341m²	0m²	341m²	300m²	0m²	300m²	444m²
Level 07	341m²	0m²	341m²	300m²	0m²	300m²	444m²
Roof	81m²	0m²	81m²	68m²	0m²	68m²	126m²
Total	2247m²	124m²	2431m²	1943m²	124m²	2067m²	3491m²

* GFA calculated Internal face of external wall excluding vertical circulation, plant rooms, BOH, garbage area, loading area, and car parking

Date 25/02/2020
Revision N
Author DM

PARKING (max. 40% of street frontage)

Cars	Studio	1 Bed	2 Bed	Visitor
Rate*	0.5 per 1	1.0 per 1	1.5 per 1	0.25 per 1
Code Requirement	7.0	13.0	9.0	8.25 (8)
Proposed	2 Share cars + 4 Spaces			0.0
Total Requirement	36.75 (37)			
Total Proposed	2 Share cars + 4 Spaces			

Motorcycle	Residents	Visitor
Rate	1 per 10	0.0 per 1
Code Requirement	3.3	0
Proposed	1	0
Total Requirement	3.3 (3)	
Total Proposed	1	

Bicycle	Residents	Visitor
Rate	1	1 per 10
Code Requirement	33	3.3 (3)
Proposed	33	5
Total Requirement	36.3	
Total Proposed	38	

WASTE MANAGEMENT

Bins	Rate	Quantity	Proposal
Recycling	55lts per apartment	1815	7.56 x 240lts (8)
Waste	120lts per apartment	3960	16.5 x 240lts (17)

DISCLAIMER

- All figures presented in this schedule are preliminary and refer to schematic designs prepared by Antoniades Architects Pty Ltd
- All areas and information is subject to further development and confirmation.