



136-148 NEW SOUTH HEAD ROAD, EDGECLIFF

Urban Design Report for Planning Proposal
Appendix C

We acknowledge the Gadigal and Birrabirragal people who are traditional custodians of the land, and pay our respects to their elders past present and emerging, recognising their continuing connection to land, waters and culture.

Issue	Title	Date	Prepared	Checked
1	Pre-lodgement Draft Issue	08/02/21	AE/JK/JC/HR/DN	AE/JK
2	Pre-lodgement Issue	10/02/21	AE/JC/DN	JC
3	Draft issue for review	06/08/21	NO/DD/DN	JK
4	Draft issue for review	24/08/21	NO/DD/DN	JK
5	Draft issue for review	27/08/21	NO/DD/DN	JK
6	Draft issue for review	30/08/21	NO/DD/DN	JK
7	Issue for Lodgement	01/09/21	NO/DD/DN	JK
8	Issue for Lodgement	03/09/21	NO/DD/DN	JK
9	Issue for Lodgement	06/09/21	NO/DD/DN	JK
10	Issue for Lodgement	07/09/21	NO/DD/DN	JK
11	Appendix C	21/07/2023	PL	AE
12	Appendix C for Public Exhibition	24/07/2023	PL/JK	AE/JK

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1.0 SOLAR ACCESS - 160 NEW SOUTH HEAD ROAD

01

1.1 160 NEW SOUTH HEAD ROAD

The following diagrams have been prepared to illustrate the solar access to the adjacent shop-top housing building at 160 New South Head Road.

The below is a summary of testing and compliance to be reviewed in relation to this development.

Woollahra DCP 2015

Chapter D4 Edgecliff Centre, Part D > Business Centres:

Objective O18: To protect the amenity of adjoining residential zoned land.

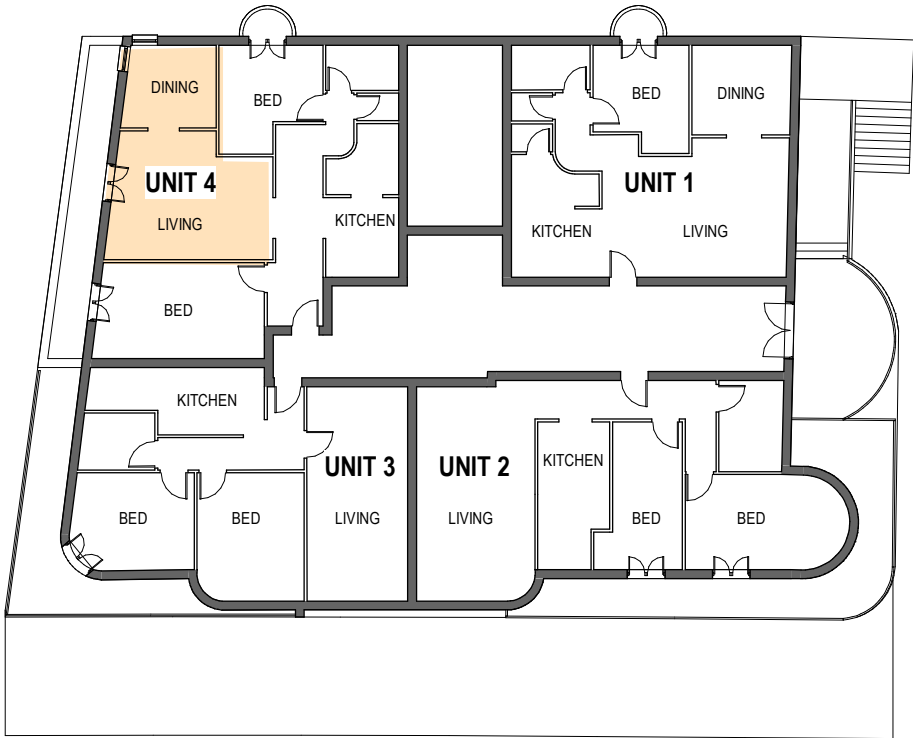
Controls C28: Development maintains solar access to existing adjoining dwellings for a period of two hours between 9am and 3pm on 21 June to existing north facing windows of habitable rooms, and for at least two hours to at least 50% of the private open space. Where existing overshadowing is greater than this, sunlight is not to be further reduced.

SEPP65 ADG

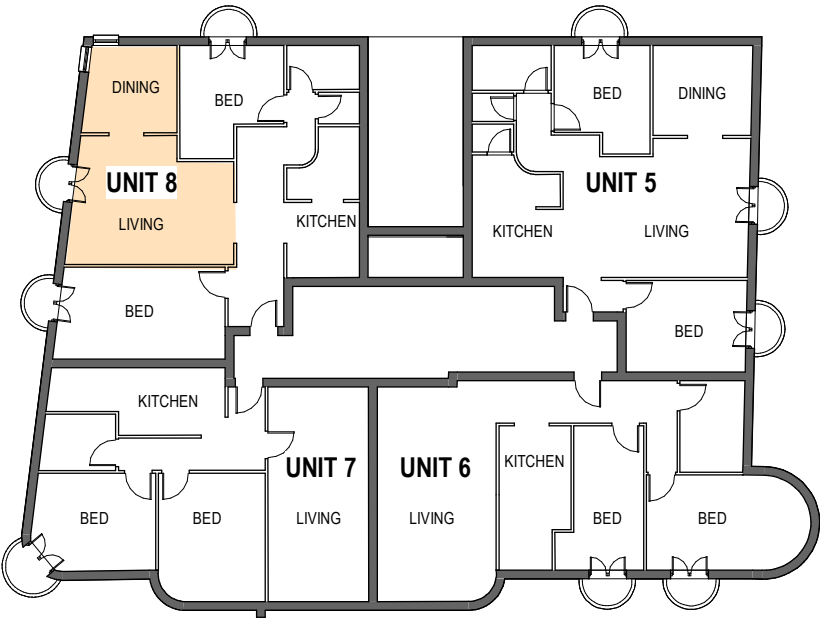
In relation to Objective 3D-1, relating to communal open space. Design Criteria 2 states: Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid winter).

To Objective 4A-1, relating to direct sunlight to living rooms and private open space. Design Criteria 1 states: Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at midwinter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas.

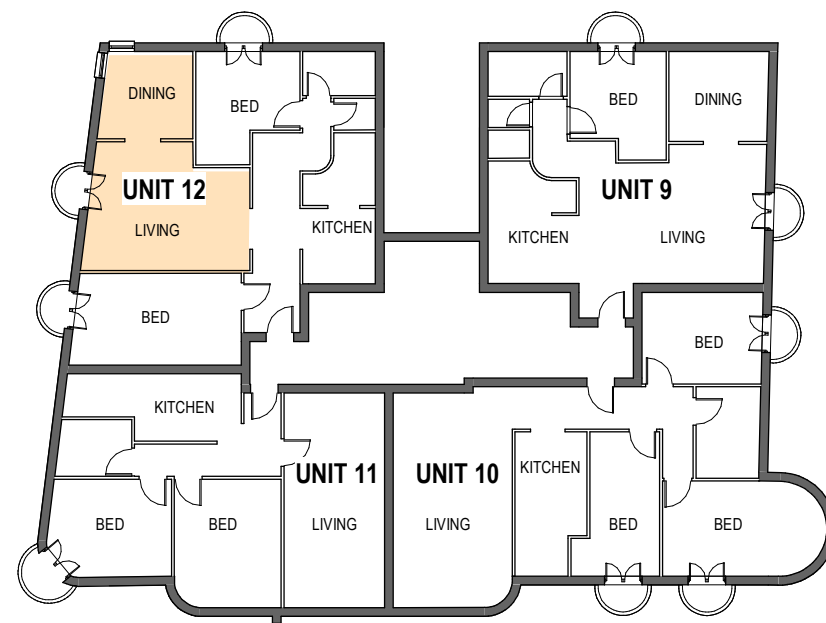
Comment - as can be seen in the plans for No 160, the only potentially affected apartment with north facing living areas is the dwelling in the NW corner of the building. The dwelling in the SW corner of the building has south facing living areas (and west facing secondary windows) and as such pursuant to the DCP, to solar access requirements do not apply. These apartments also have access to the rooftop communal space. Therefore the following analysis relates only to the communal space and the NW apartment.



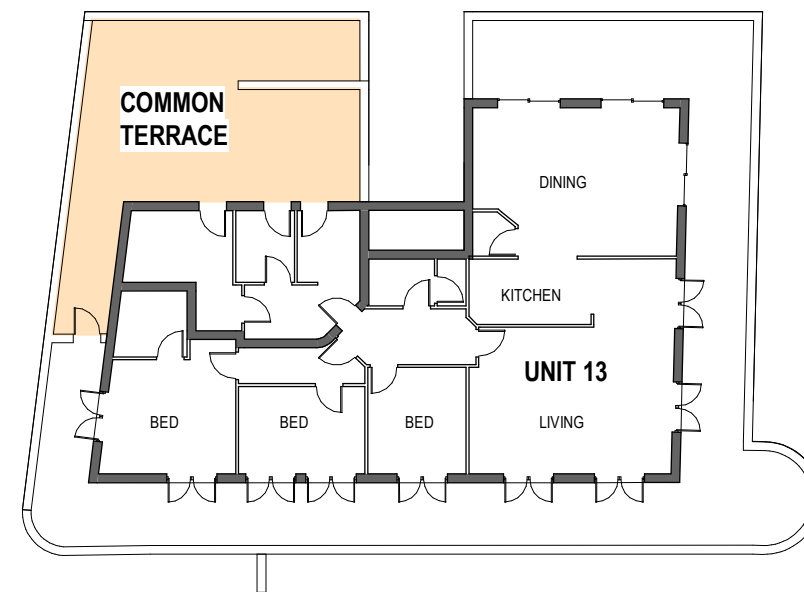
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR

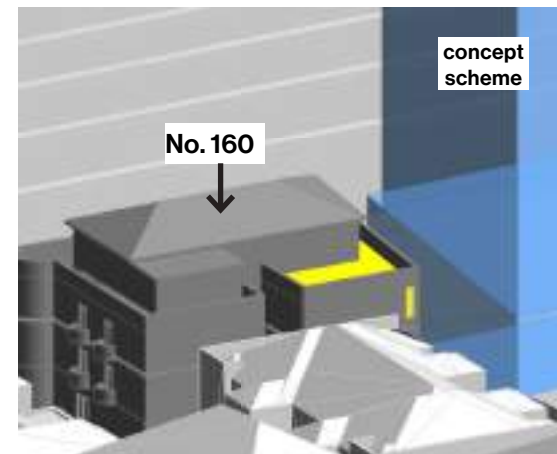
VIEW FROM SUN DIAGRAM

160 NEW SOUTH HEAD ROAD

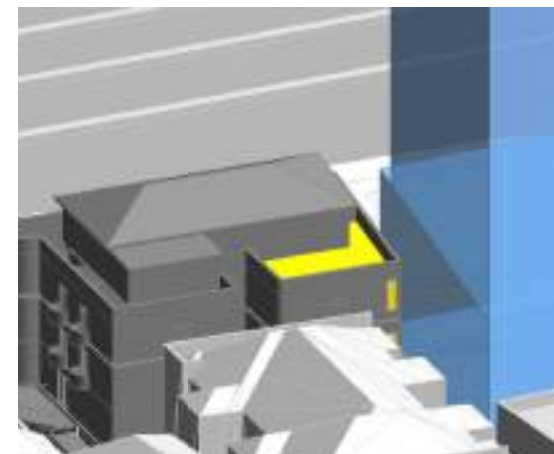
The following diagrams have been prepared to illustrate the solar access to the adjacent shop-top housing building at 160 New South Head Road.

The adjacent diagrams test the solar access to the adjoining building, with a particular focus on the living rooms of the north west apartment and the communal space.

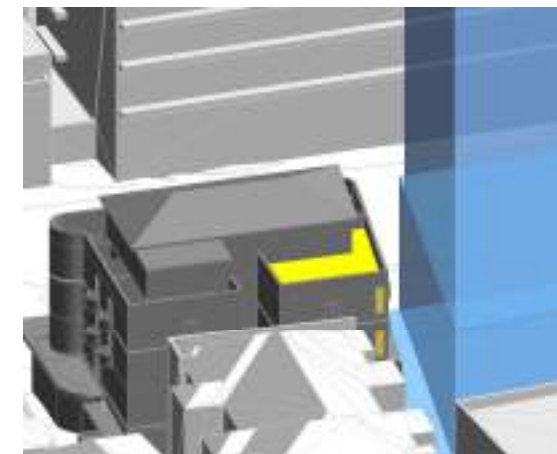
In these diagrams, we have coloured these areas in yellow, to assist the review.



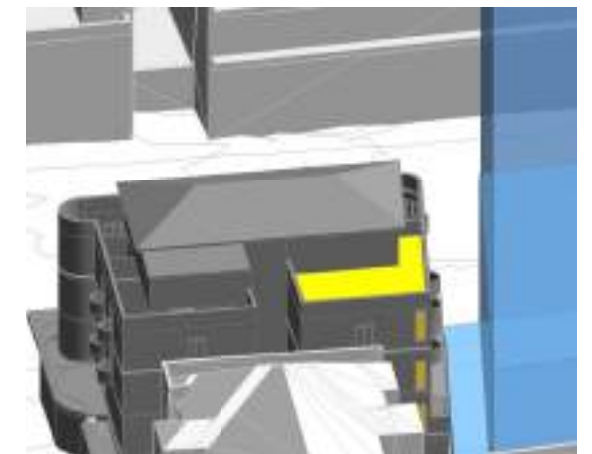
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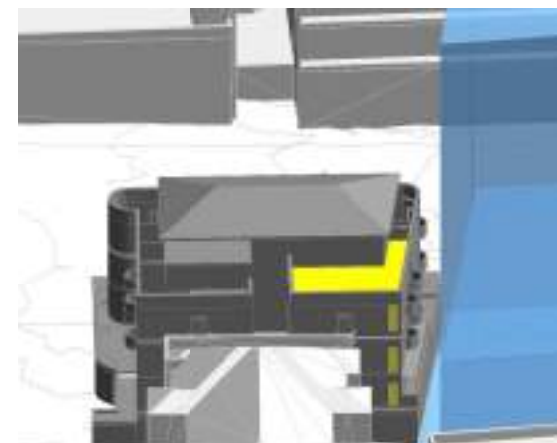
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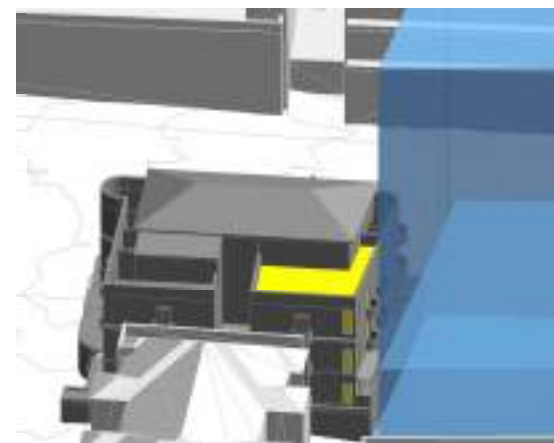
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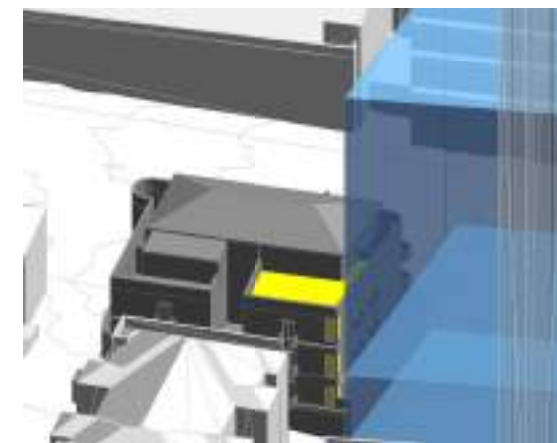
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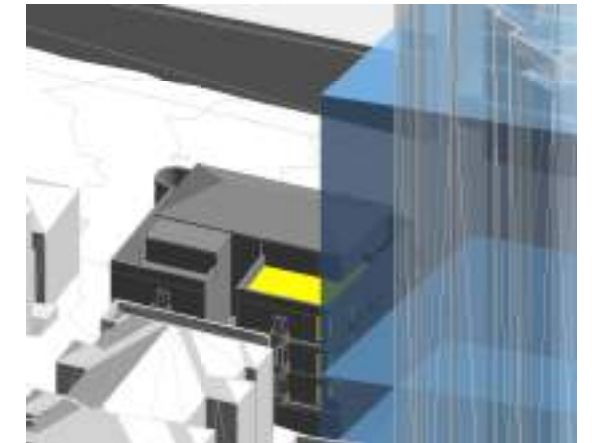
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11:30



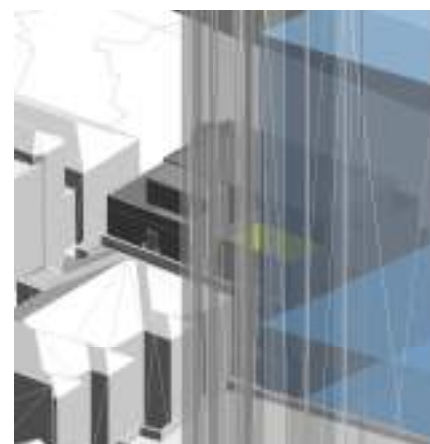
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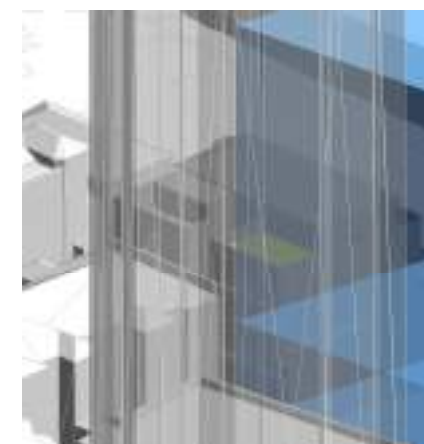
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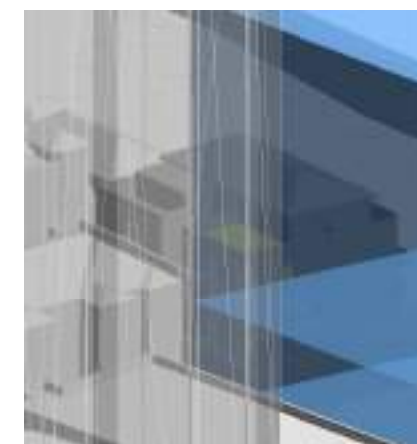
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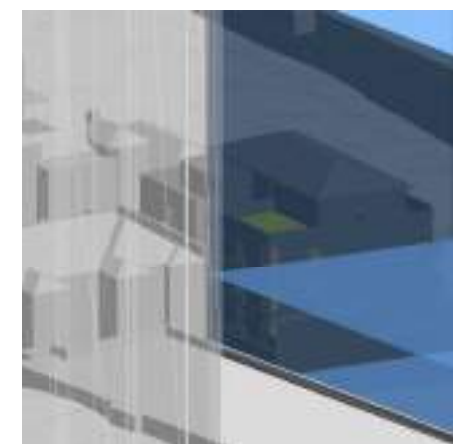
13:30



14:00



14:30



15:00

SOLAR ANALYSIS

160 NEW SOUTH HEAD ROAD

The following table provides a summary of when the living/dining room of the north west apartments and communal space receives midwinter solar access taking into account the impact of the proposed concept plan.

As can be seen, all of the subject apartments and the communal space receive a minimum of 2 hours solar access at midwinter. In fact as can be seen, the vast majority of impact is caused by the existing Ranelagh building with the concept having only limited impact at 3pm.

Subject Unit	09:00	09:30	10:00	10:30	11:00	11:30	12:00	12:30	13:00	13:30	14:00	14:30	15:00
UNIT 4 (NW - 1st Floor)	-	-	-	Y	Y	Y	Y	Y	-	-	-	-	Y
UNIT 8 (NW - 2nd Floor)	-	-	Y	Y	Y	Y	Y	Y	-	-	-	-	Y
UNIT 12 (NW - 3rd Floor)	Y	Y	Y	Y	Y	Y	Y	Y	-	-	-	-	Y
COMMUNAL SPACE - 4TH FLOOR	Y	Y	Y	Y	Y	Y	Y	Y	Y	-	-	-	Y





2.0 SOLAR ACCESS - PROPOSED PLAZA OPTION

02

2.1 PUBLIC DOMAIN PLAN - 'PREFERRED'

The subject Public Domain Plan and the 'Preferred' and 'Alternate' location of the Plaza have only been included in the draft Edgecliff Commercial Centre Strategy documentation for its initial public exhibition.

This exhibition occurred around September 2021 and it has not yet been reported back to Council almost 2 years later. There are many steps in the process before the plaza location can be enshrined in any planning legislation and for these reasons there is absolutely no certainty that it will ultimately be located where it is presently shown.

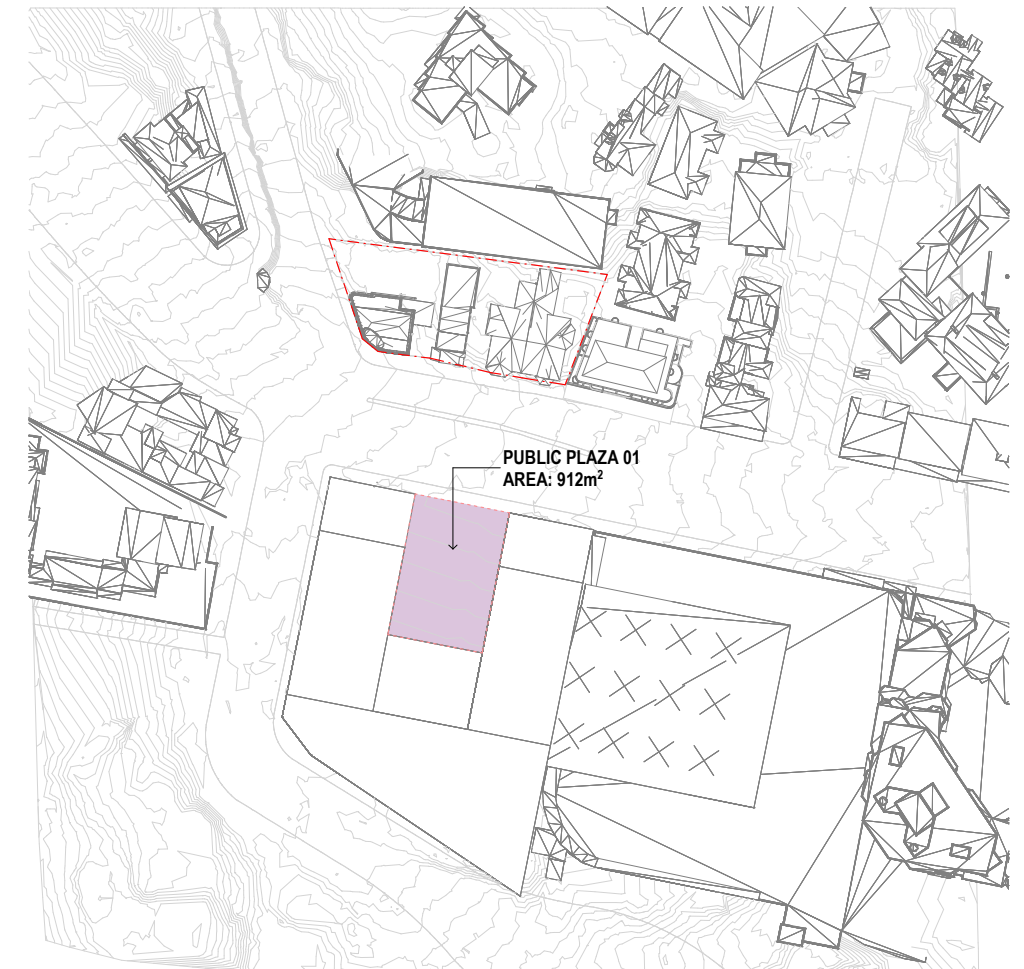
Therefore, notwithstanding the following analysis, it is the applicants position that such analysis should not be taken into account in the assessment of the subject planning proposal, particularly when the redevelopment of the subject site was not taken into account in the draft Strategy documents.



Figure 26 - Concept plan of preferred option,
page 30 from the Draft Edgecliff Commercial Centre
Public Domain Plan, dated May 2021.

- sites with redevelopment potential
- Potential street front setback- footway widening
- ⊗ Wayfinding features
- ■ ■ Investigate opportunities for a cycleway*
- Existing trees
- Potential new trees
- Opportunity for pedestrian-scale lighting
- Special lighting features- Enhance the gateway character
- Rooftop green public space
- Opportunity for PUBLIC ART
- Opportunities for outdoor dining
- Active commercial or retail frontage
- Pedestrian link
- Potential Pedestrian access
- ■ ■ Road widening
- ■ ■ Existing and proposed pedestrian crossing

*Note: Opportunities for active transport improvements will be refined as the concepts in the ongoing Active Transport Plan are progressed.



Approximate area study of the preferred plaza option
produced by GroupGSA

2.2 'PREFERRED' PLAZA - SHADOW STUDY

This set of shadow diagrams demonstrates the available sunlight to this particular Plaza configuration, during midwinter, June 21.

These diagrams have adopted the assumed massing for the Edgecliff Centre potential redevelopment as noted within the Draft Edgecliff Commercial Centre Planning and Urban Design Strategy, and also assumes no development on the subject site.

It is noted that the assumed massing of the Edgecliff Centre and the tall residential tower of 'Ranelagh' are prohibitive in achieving direct sunlight through the day. This characteristic is recognised within the Draft Edgecliff Commercial Centre Public Domain Plan where other schemes are highlighted for their improved solar access.



① SHADOW DIAGRAM - 9AM 21ST JUN - 01 EXISTING
1:1250



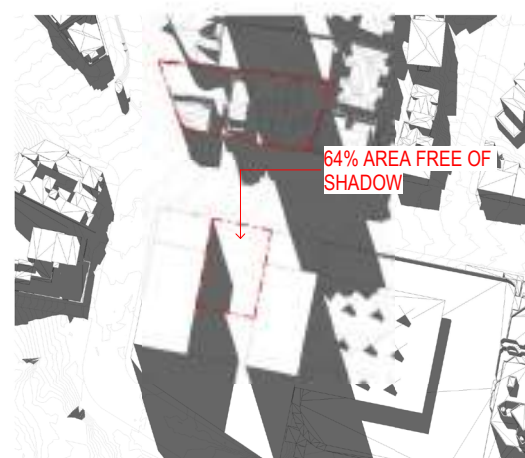
② SHADOW DIAGRAM - 10AM 21ST JUN - 01 EXISTING
1:1250



③ SHADOW DIAGRAM - 11AM 21ST JUN - 01 EXISTING
1:1250



④ SHADOW DIAGRAM - 12PM 21ST JUN - 01 EXISTING
1:1250



⑤ SHADOW DIAGRAM - 1PM 21ST JUN - 01 EXISTING
1:1250



⑥ SHADOW DIAGRAM - 2PM 21ST JUN - 01 EXISTING
1:1250



⑦ SHADOW DIAGRAM - 3PM 21ST JUN - 01 EXISTING
1:1250

LEGEND

CONTEXT SHADOW

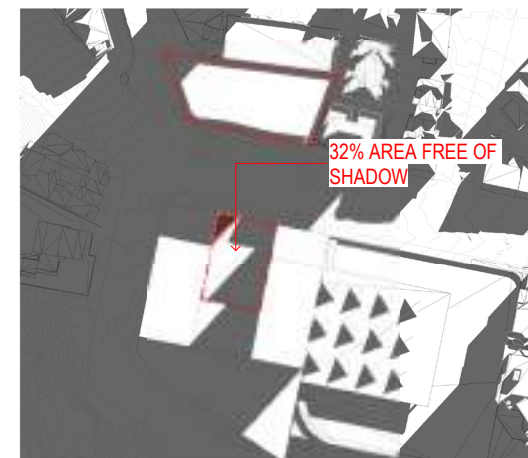
Plaza - Shadow Study, produced by GroupGSA

2.3 PUBLIC DOMAIN PLAN - 'PREFERRED'

As can be seen below, the indicative 'Preferred' plaza receives solar access in varying degrees throughout the day from 9am to 3pm at midwinter, even accounting for the proposal. This is also the case for the 10am-2pm period which is noted in the draft Strategy as the period when existing and proposed public spaces should receive a minimum of 2 hours solar access. There are parts of the plaza that would meet this requirement and so a technical compliance with this requirement could be argued.

However, the overall level of solar access particularly at the critical core hour of 12-1pm is limited. As can be seen below, in this hour, it is not the proposed concept that creates the vast majority of the shadow – it is the Ranelagh building. This indicates that this location is a poor choice in terms of lunchtime amenity for workers in the area. Limiting the height of the proposal would only make a material difference from 11-1130am and 1-130pm, which is insufficient justification to retain the plaza in this location. It would also sterilise the subject site from redevelopment. There are also significant amenity impacts from road noise and pollution that make this location undesirable.

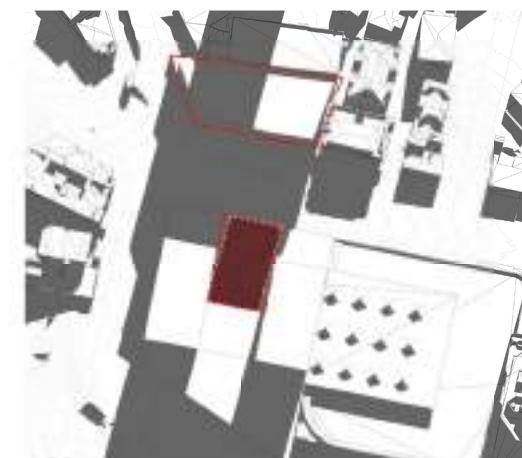
Notwithstanding the above, as indicated in Appendix D, the concept plan can reduce the potential impacts compared to the indicative building envelope.



1 SHADOW DIAGRAM - 9AM 21ST JUN - 01A
1:1250



2 SHADOW DIAGRAM - 10AM 21ST JUN - 01A
1:1250



3 SHADOW DIAGRAM - 11AM 21ST JUN - 01A
1:1250



4 SHADOW DIAGRAM - 12PM 21ST JUN - 01A
1:1250



5 SHADOW DIAGRAM - 1PM 21ST JUN - 01A
1:1250



6 SHADOW DIAGRAM - 2PM 21ST JUN - 01A
1:1250



7 SHADOW DIAGRAM - 3PM 21ST JUN - 01A
1:1250

LEGEND

- CONTEXT SHADOW
- CONCEPT BUILDING SHADOW IMPACT

Plaza - Shadow Study, produced by GroupGSA





3.0 SOLAR ACCESS - ALTERNATIVE PLAZA OPTION

02

3.1 ALTERNATE PLAZA DESIGN

The subject Public Domain Plan and the 'Preferred' and 'Alternate' location of the Plaza have only been included in the draft Edgecliff Commercial Centre Strategy documentation for its initial public exhibition.

This exhibition occurred around September 2021 and it has not yet been reported back to Council almost 2 years later. There are many steps in the process before the plaza location can be enshrined in any planning legislation and for these reasons there is absolutely no certainty that it will ultimately be located where it is presently shown.

Therefore, notwithstanding the following analysis, it is the applicants position that such analysis should not be taken into account in the assessment of the subject planning proposal, particularly when the redevelopment of the subject site was not taken into account in the draft Strategy documents.



Figure 27 - Concept plan of alternate option,
page 30 from the Draft Edgecliff Commercial Centre
Public Domain Plan, dated May 2021.

- sites with redevelopment potential
- - - Potential street front setback- footway widening
- ⊗ Wayfinding features
- ■ ■ Investigate opportunities for a cycleway*
- Existing trees
- Potential new trees
- Opportunity for pedestrian-scale lighting
- Special lighting features- Enhance the gateway character
- Rooftop green public space
- Opportunity for PUBLIC ART
- Opportunities for outdoor dining
- Active commercial or retail frontage
- - - Pedestrian link
- ▶ Potential Pedestrian access
- ■ ■ Road widening
- ■ ■ Existing and proposed pedestrian crossing

*Note: Opportunities for active transport improvements will be refined as the concepts in the ongoing Active Transport Plan are progressed.



Approximate area study of the alternate plaza option
produced by GroupGSA

3.2 ALTERNATE PLAZA - SHADOW STUDY

This set of shadow diagrams demonstrates the available sunlight to this particular Plaza configuration, during midwinter, June 21.

These diagrams have adopted the assumed massing for the Edgecliff Centre potential redevelopment as noted within the Draft Edgecliff Commercial Centre Planning and Urban Design Strategy, and also assumes no development on the subject site.

It is noted that the assumed massing of the Edgecliff Centre and the tall residential tower of 'Ranelagh' are prohibitive in achieving direct sunlight through the day. This characteristic is recognised within the Draft Edgecliff Commercial Centre Public Domain Plan where other schemes are highlighted for their improved solar access.



① SHADOW DIAGRAM - 9AM 21ST JUN - 02 EXISTING
1:1250



② SHADOW DIAGRAM - 10AM 21ST JUN - 02 EXISTING
1:1250



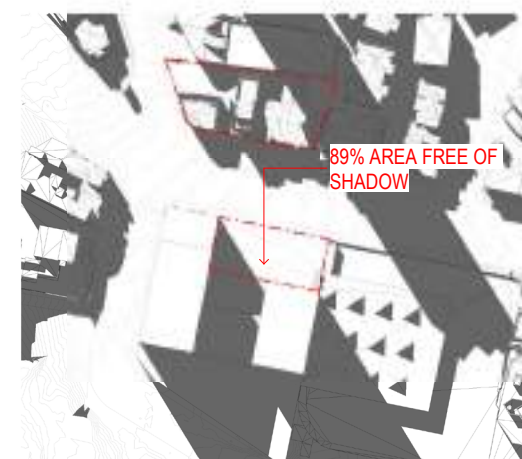
③ SHADOW DIAGRAM - 11AM 21ST JUN - 02 EXISTING
1:1250



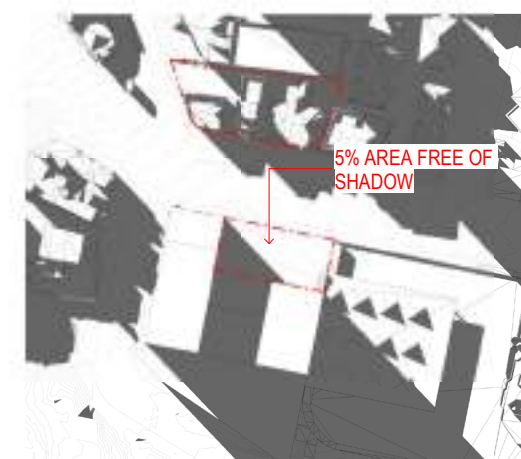
④ SHADOW DIAGRAM - 12PM 21ST JUN - 02 EXISTING
1:1250



⑤ SHADOW DIAGRAM - 1PM 21ST JUN - 02 EXISTING
1:1250



⑥ SHADOW DIAGRAM - 2PM 21ST JUN - 02 EXISTING
1:1250



⑦ SHADOW DIAGRAM - 3PM 21ST JUN - 02 EXISTING
1:1250

LEGEND

CONTEXT SHADOW

Plaza - Shadow Study, produced by GroupGSA

3.3 'ALTERNATE' PLAZA - ADDITIONAL SHADOW

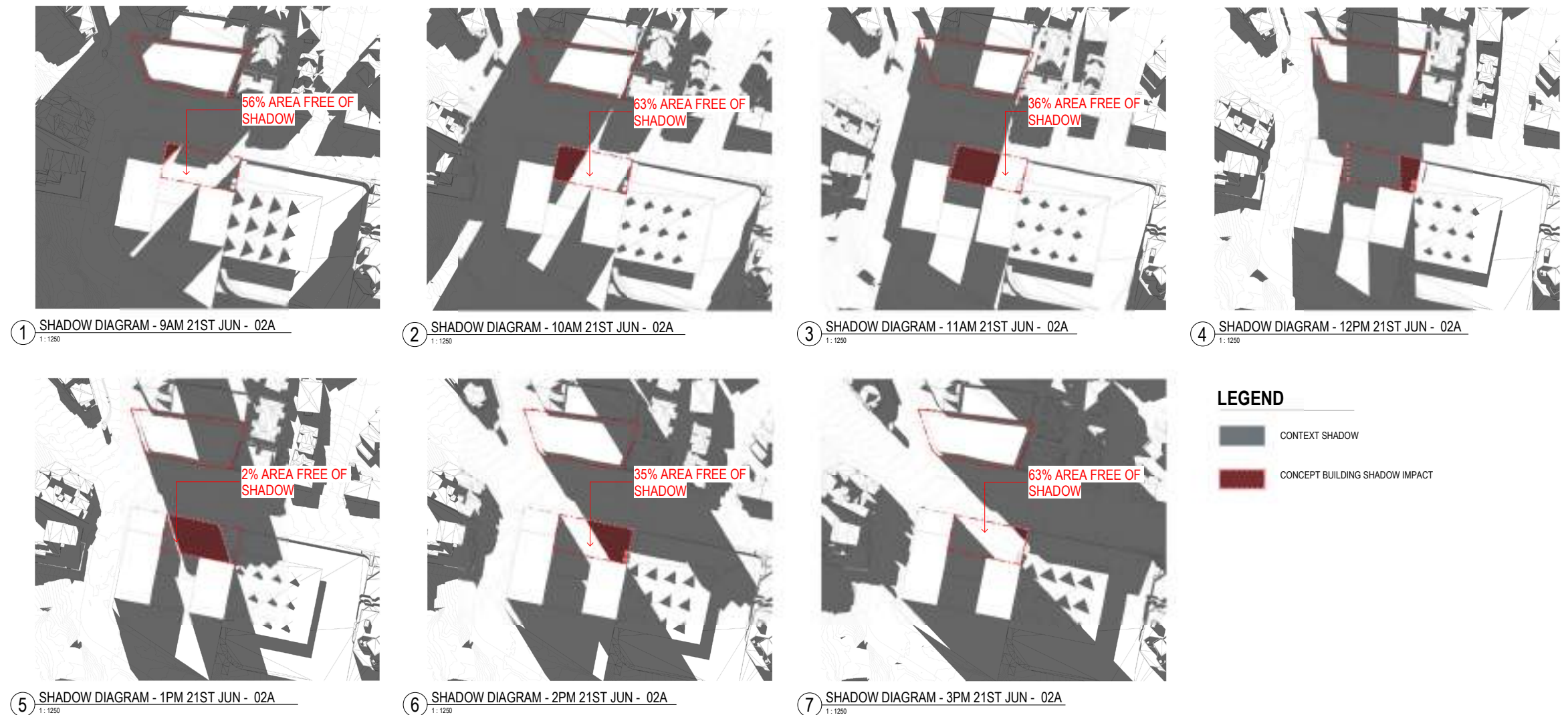
In relation to the 'Alternate' plaza location shown here, whilst the overall level of solar access is better than the Preferred location, it performs even more poorly in the critical 12-1pm period.

The proposal has minimal impact at 12 noon (when the impact is predominantly from Ranelagh) but at 1pm it is significant. Again there are parts of the plaza that would meet the 2 hours requirement and so a technical compliance could be argued.

However the overall outcome is not ideal and the impact of traffic noise and pollution would be worse than the Preferred Option as it has a longer frontage to New South Head Road.

Limiting the height of the proposal would have only limited benefit and would have the effect of sterilising the redevelopment of the subject site. Given the overall poor amenity achieved from this location, this outcome could not be justified.

Notwithstanding the above, as indicated in Appendix D, the concept plan can reduce the potential impacts compared to the indicative building envelope.



Plaza - Shadow Study, produced by GroupGSA

SYDNEY

Level 7, 80 William Street
East Sydney NSW 2011
Australia

MELBOURNE

Level 1, 104 Exhibition Street
Melbourne VIC 3000
Australia

BRISBANE

Level 14, 100 Edward Street
Brisbane QLD 4000
Australia

PERTH

Level 2, 307 Murray Street
Perth WA 6000
Australia

SHANGHAI

Room 407, No. 71, Xi Suzhou Road Jingan District
Shanghai 200041
PR China

HO CHI MINH CITY

19th Floor – Havana Tower, 132 Ham Nghi,
Ben Thanh Ward, District 1, Ho Chi Minh City
Vietnam