



136-148 NEW SOUTH HEAD ROAD, EDGECLIFF

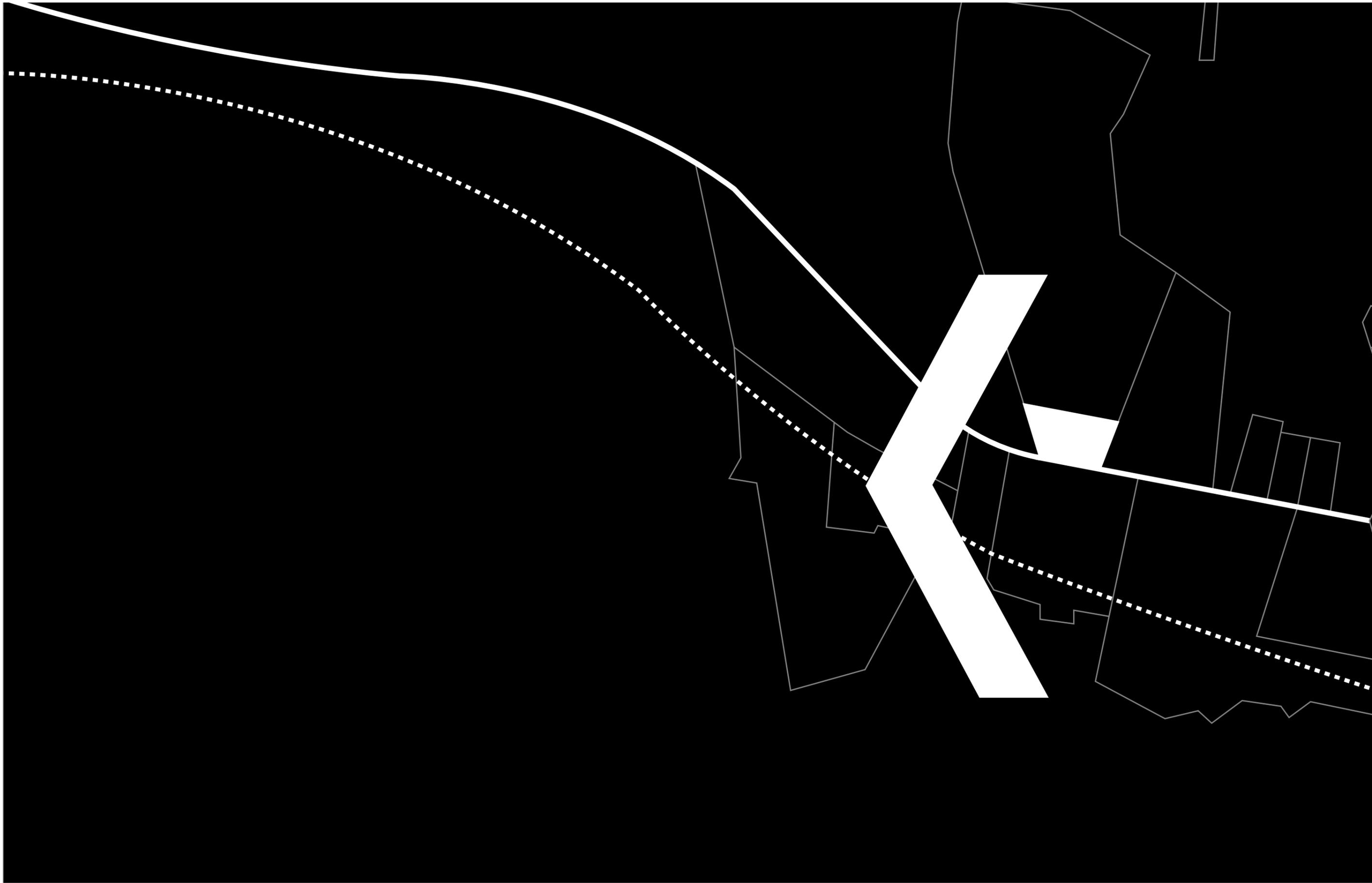
Indicative Concept Report

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	23/08/21	NO/DD/DN	AE/JK
5	Draft issue for review	30/08/21	NO/DD/DN	AE/JK
6	Draft issue for review	03/09/21	DN	AE/JK
7	Issue for Lodgement	07/09/21	DN	AE/JK
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**INDICATIVE
CONCEPT
DESIGN**

01

INTRODUCTION

This Indicative Concept Report has been prepared by GroupGSA Architects on behalf of Edgecliff Central Pty Ltd.

This report forms part of a Planning Proposal to Woollahra Council.

The report is prepared in relation to a proposal for a site known as 136-148 New South Head Road, Edgecliff and which is identified as Lot 1 in Deposited Plan 663495, Lot 1 in DP 1092696, and Lots A and B in DP 443992.

The planning proposal follows a client initiated design excellence competition involving a number of top-tier architectural practices, and also several discussions with Woollahra Council on the potential of this site, and how this will contribute to Council's vision for the Edgecliff Corridor.

Based on this process the Planning Proposal seeks to amend Woollahra LEP to permit a 12 storey building, an FSR of 5:1 and introduce site specific planning controls into the DCP.

This report demonstrates a development outcome for this site that sits within the proposed building envelope and demonstrates that the intended outcome of the Planning Proposal can be achieved. The indicative scheme includes approximately 41 apartments, ground floor retail & commercial tenancies, first, second and third floor commercial suites, as well as ancillary parking, loading, landscaping and plant. The proposed built form is for a 12 storey building with a strongly articulated and sculpted podium and setback tower, and includes up to 3 levels of below ground basement parking.

It is the applicant's intention to prepare a DA for lodgement based on the concept scheme if Council supports the Planning Proposal.



THE VISION

Located atop an important and historic ridgeline on one of Sydney's prime peninsulas, our proposal reflects the opportunity to create a gateway building and new focal point in a metamorphosis of the Edgecliff Commercial Centre.

Located on the highly prominent corner at 136-146 New South Head Road, this building will set a new benchmark for the reimagined New South Head Road Corridor and become a landmark that helps reinvigorate and define the urban core of Edgecliff as a place.

Taking cues from the art deco influenced facades of the immediate context and site, this curvilinear 12 storey mixed-use building seeks to compliment and enhance the existing character of its place.

Mitigating the shift from four to two storeys in the northern street-wall heights, the soft form of a new commercial podium seamlessly transitions in scale, allowing the heritage corner element to be both part of the new vision and also to retain its prominence and be celebrated.

Growing out from the podium, the butterfly shaped residential floorplates of varying sizes provide for a naturally sculpted tower that both holds the prominent corner at an urban scale but peels back to celebrate the heritage below.

The smooth lines and forms are evidenced across both old and new, and the depth of the protective podium facade and resulting solidity extends the dialogue between expression. However, it is the introduction of warm tones in lower levels and the honest, open, and residential expression in the tower above that allows the passer by to easily distinguish the new from the old in this proposed composition.

As part of the development, the public realm is enhanced with the new 'heritage plaza' offering that not only becomes a new dwell space for the public, but also provides entrance and visual break to celebrate the former bank building that is retained on site.

On plan, the tower plates have been carefully shaped to maximise the amenity of the future residents with generous perimeter balconies offering an outdoor lifestyle and allowing the fully operable facades to maximise natural cross flow to almost all apartments. In addition, the floorplates have been sculpted to ensure neighbouring buildings retain their access to natural daylight and to ensure their amenity is not compromised.



New South Head Road - Looking East Artist's Impression of potential building

THE SITE

Site Description

The sites, 136-148 New South Head Road Edgecliff, for a combined site of 1746m² and form the corner block with frontages on New South Head Road and Darling Point Road.

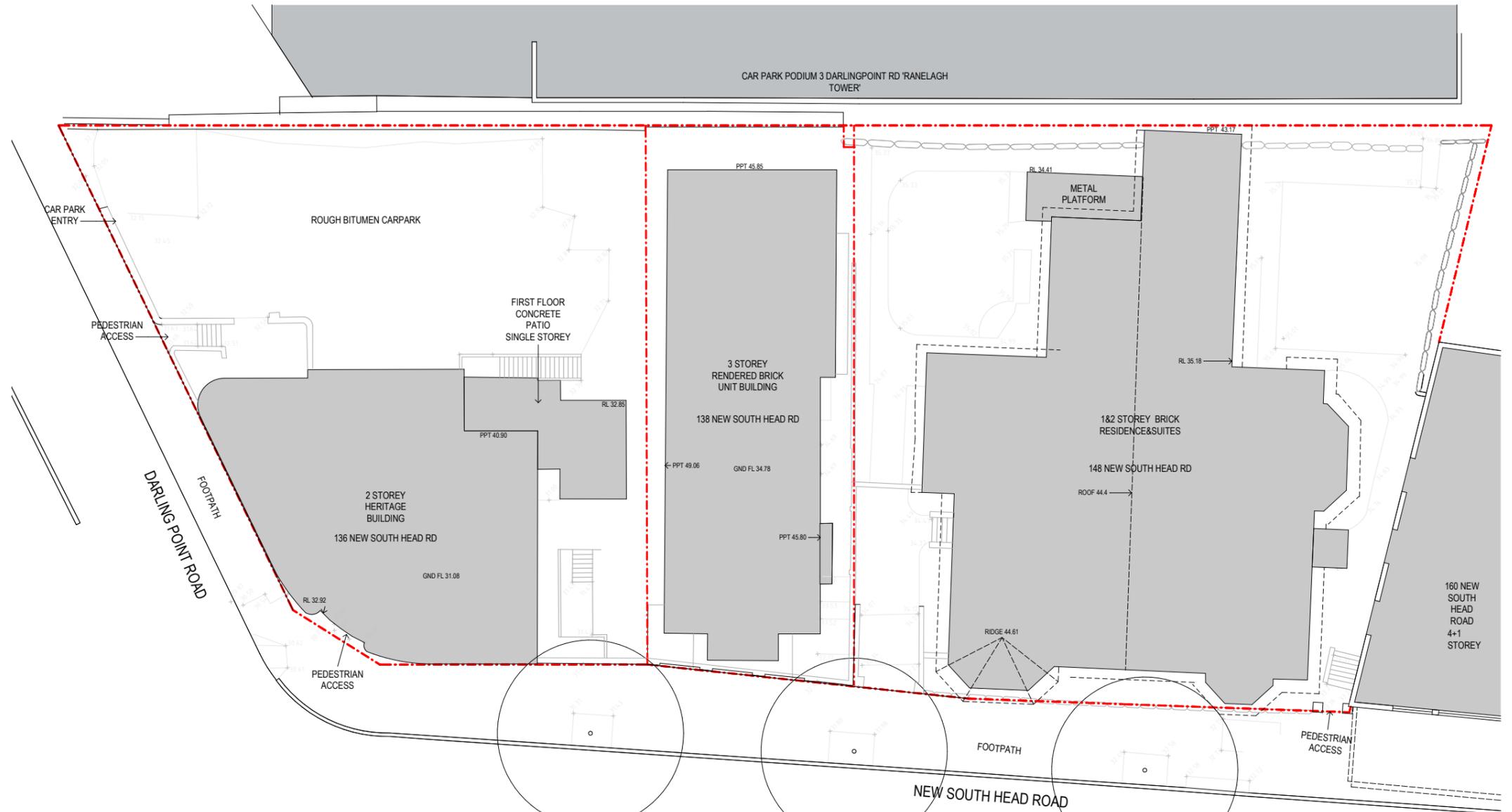
The other boundary conditions include the 3 storey height concrete podium car park and retaining brick wall of 'Ranelagh Tower' to the North, and the 4-5 storey brick commercial & residential building of 160 New South Head Road to the East.

The subject site is currently occupied by a 2 storey rendered brick heritage building known as 136 New South Head Road and is currently used for commercial and residential purposes, a 3-4 storey rendered brick apartment building known as 138-140 New South Road, and a 2 storey brick former residential building now used for commercial and medical suites, known as 142 & 148 New South Head Road.

Only the corner lot, occupied by the heritage building, that has vehicular access and onsite parking. The driveway is located on Darling Point Road.

In this concept, only the heritage building is proposed to remain.

The site has a variable fall of approximately 3m east to west, and equally of around 3m north to south.



THE SITE

Boundary Interfaces

The subject site interfaces with a loading dock and 3-4 storey car parking podium of 3 Darling Point Road (Ranelagh Tower) to the North, and the retail and residential mixed-use building of 160 New South Head Road to the East.

Both of these conditions present opportunities and constraints for the future development.



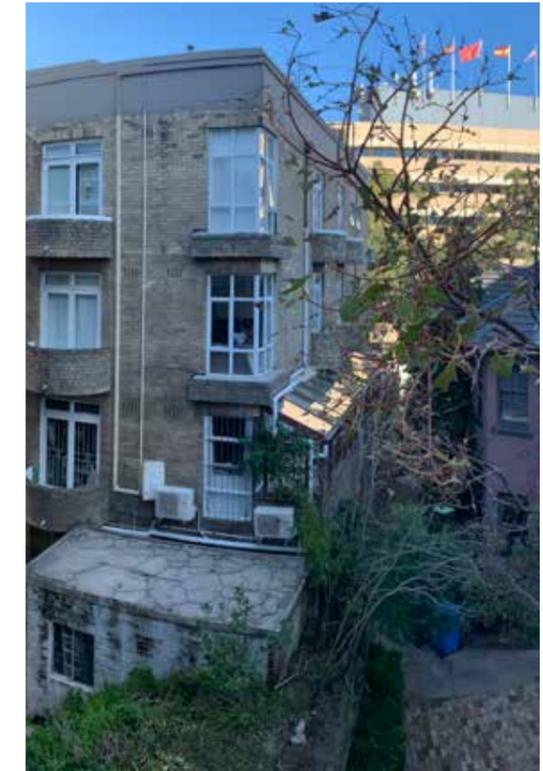
Northern Interface: blank brick retaining wall to loading dock and car parking of 3 Darling Point Road - Ranelagh Tower



Northern Interface: concrete & block wall to loading 3 storey + roof deck podium car parking of 3 Darling Point Road - Ranelagh Tower



Eastern Interface: blank brick wall to ground floor retail, and minimal setback to brick residential floors above, of 160 New South Head Road



Eastern Interface: retaining wall to ground floor service courtyard and minimal setback to upper level residential floors above, of 160 New South Head Road. The eastern fenestration relies on borrowed light from the subject site, with some glazing having been built on the boundary.

THE SITE



Elevated Views

The elevation of the site will afford the upper level and rooftop level to enjoy panoramic views of Sydney CBD to the West, Sydney Harbour to Rose Bay in the North, and district views over Paddington and the Eastern Suburbs to the South and East respectively.

Lower views will largely be to the Paddington, district and the Sydney CBD. It is expected that some views would be built out with the development of the Edgecliff Corridor.



DESIGN PRINCIPLES

A building of its place

Respond to and celebrate the architectural language of heritage, thereby creating a unique new building of its place, and help define a new character for Edgecliff Commercial Centre. To achieve this, this concept proposes to:

- Take cues from the art deco language of the context borrowing the strong horizontal lines and to soften the edges of the proposed new building.
- Introduce a void between tower volume and heritage to reinforce the important corner and celebrate the heritage building, thus setting the new building as backdrop to the old
- Recess podium and align with parapet of heritage item
- Break down volume of tower to reduce bulk to the street and maximize views from residences
- Create a welcoming entrance to heritage with a new plaza, which will become a place for pedestrian relief along New South Head Road as well provide opportunity to increase the visual prominence of the heritage item.

Improving the New South Head Road Interface:

The immediate vicinity is characterised by a mix of development and eras. The southern site is predominantly late twentieth century buildings constructed after the road widening. The north side of the road is more intact and the site is located in a line of early twentieth century 2-4 storey high buildings.

Overall the existing street wall height of 3-5 storeys exists along New South Head Road. The concentration of higher density developments along New South Head Road predominantly occurs at the arrival points and around the station.

Overall, streetscape character is lacking and the proposal is an opportunity to connect and knit in with the surrounding context.

Accessible, connected, amenable

Immediately opposite Edgecliff station, the future transit oriented development has great immediate access to train services to both the CBD and Bondi Junction as well as an array of Bus services.

Having a new heritage plaza as part of the proposal only adds to the potential benefit this development would have to increasing the accessibility of Edgecliff and its surrounding context. The plaza provides three main benefits;

- **Accessible** – suitable for use by people of all ages and abilities.
- **Activation** – has a human scale and elements of interest including heritage features and activation
- **Amenable** – safe, direct and comfortable.

Modulate built form to engage with public domain

Ground floor setback to plaza, tapering podium to parapet height, to create generous plaza entrance. Provide a space for pedestrian relief and activation along the defensive New South Head Road.

Upper floor podium setbacks to reinforce datum set by heritage item



New South Head Road - Looking West
Artist's Impression of potential building

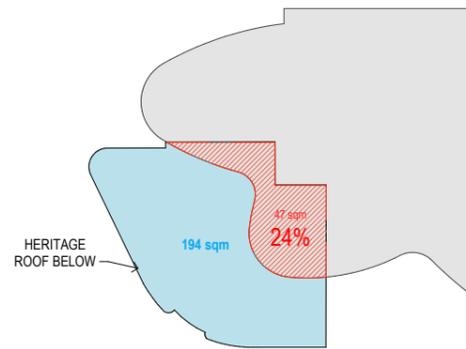
DCP RESPONSE

Heritage Curtilage

The concept design has been developed to allow for the heritage item to be clearly read as an independent building.

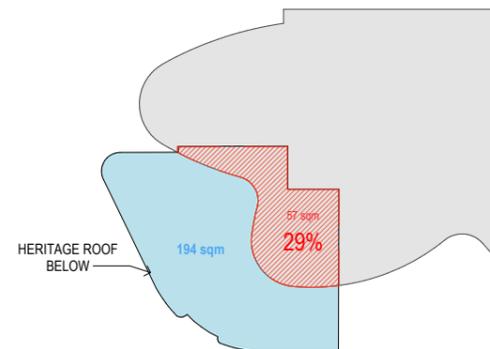
The concept proposes to align with Council's recommendation to not extend over the heritage item by more than one third by utilizing a varying setback in the design that goes above and beyond expectations where levels are closest to the heritage building

This approach achieves it's greatest setback at the lowest floors where there is only a 24% overlay to building below, and at the upper floors extends to a 39% overhang. This overhang achieves an average of 31% and less than 1/3 of the heritage footprint.



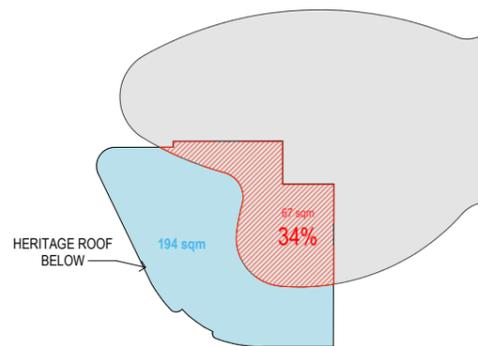
TOTAL EXISTING HERITAGE ROOF AREA: 194 m²
CURRENT OVERLAY AREA: 47 m² (24%)

OVERLAY LEVEL 3 & HERITAGE BUILDING



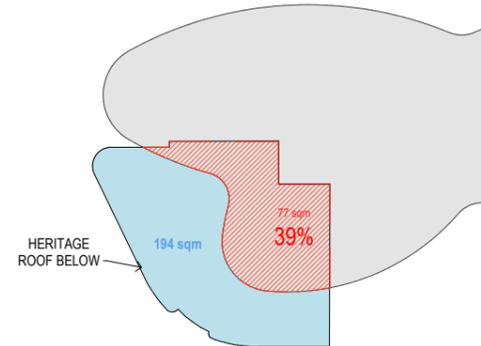
TOTAL EXISTING HERITAGE ROOF AREA: 194 m²
CURRENT OVERLAY AREA: 57 m² (29%)

OVERLAY LEVEL 4 & HERITAGE BUILDING



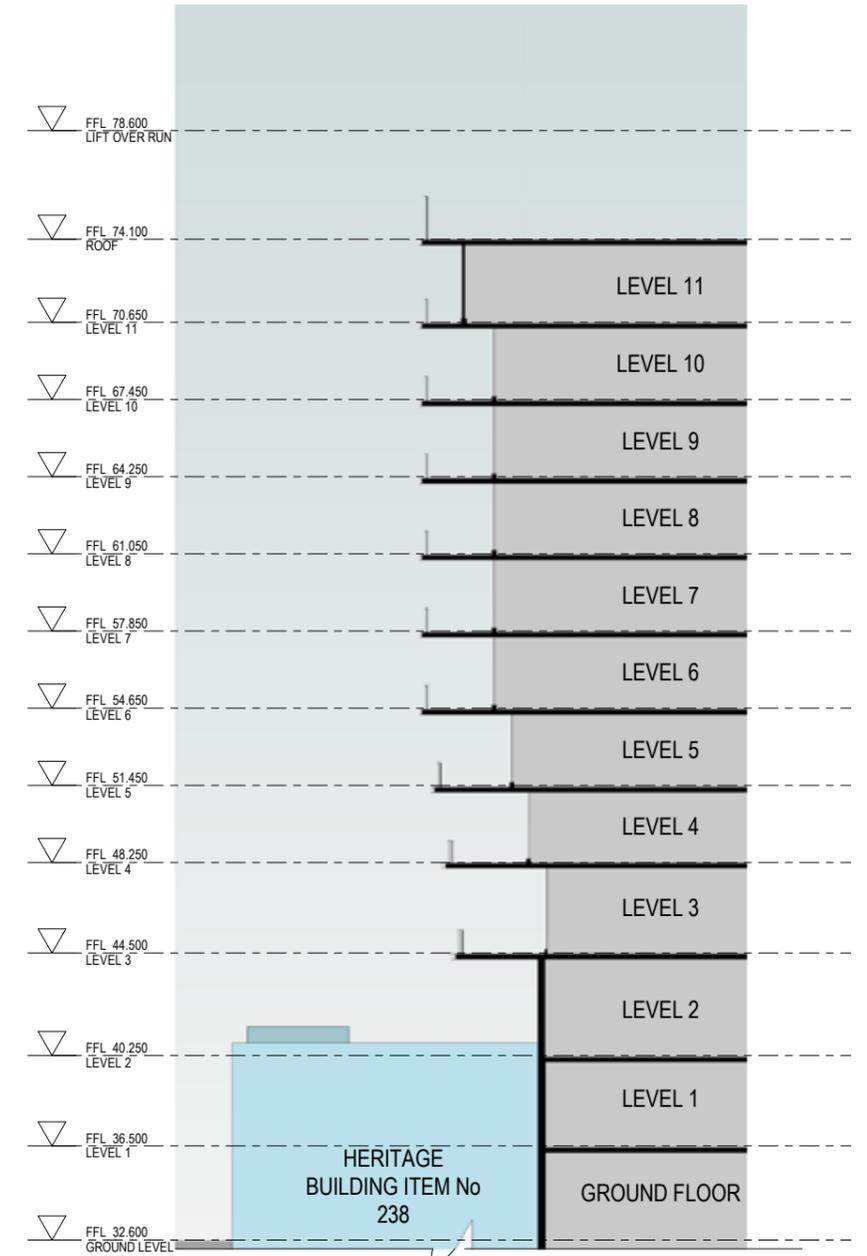
TOTAL EXISTING HERITAGE ROOF AREA: 194 m²
CURRENT OVERLAY AREA: 67 m² (34%)

OVERLAY LEVEL 5 & HERITAGE BUILDING



TOTAL EXISTING HERITAGE ROOF AREA: 194 m²
CURRENT OVERLAY AREA: 77 m² (39%)

TYPICAL LEVEL 6 & HERITAGE BUILDING



INDICATIVE SECTION

DCP RESPONSE

Land Use

The concept proposes for a mixed-use building with an appropriate mix of retail, commercial and residential floorspace that will contribute to the aims of the Edgecliff commercial centre.

From Ground Floor to Level 03, the proposed non-residential uses will ensure that the employment generation needs are met, and the levels above are to provide a suitable mix of unit sizes to cater for a wide range of housing needs.

Pages 28-29 provide a breakdown of the yield for the concept building.

Heritage Response

The subject proposal is one which has respected the important heritage context of the precinct.

Based on advice from our Heritage Consultant, the former bank building on the corner of Darling Point Road is conserved. The envelope should provide an appropriate contemporary backdrop to the building and respects the opportunity for the building to be appreciated in a three dimensional manner.

Detailed design of the building would intend to provide an appropriate distance above the item and thereby respects its parapet form.

The conserved heritage item forms an important element in the podium base for the building, contributing to a two storey datum along New South Head Road. The conceived base for the building should provide an appropriate scale in height and width to link the heritage item to the 4 storey street-wall of the non-listed interwar flat buildings to the east and provide an appropriate context for the entrance to the heritage listed Ascham School.

The proposed envelope respects the entrance to Darling Point Road and the listed retaining walls and balustrade to the divided street.

Building Exterior

The indicative design proposes a sculptural built form for this highly prominent corner site, and will set a new benchmark for the future character of the Edgecliff Commercial Centre, become a new landmark and define the urban core of Edgecliff as a place.

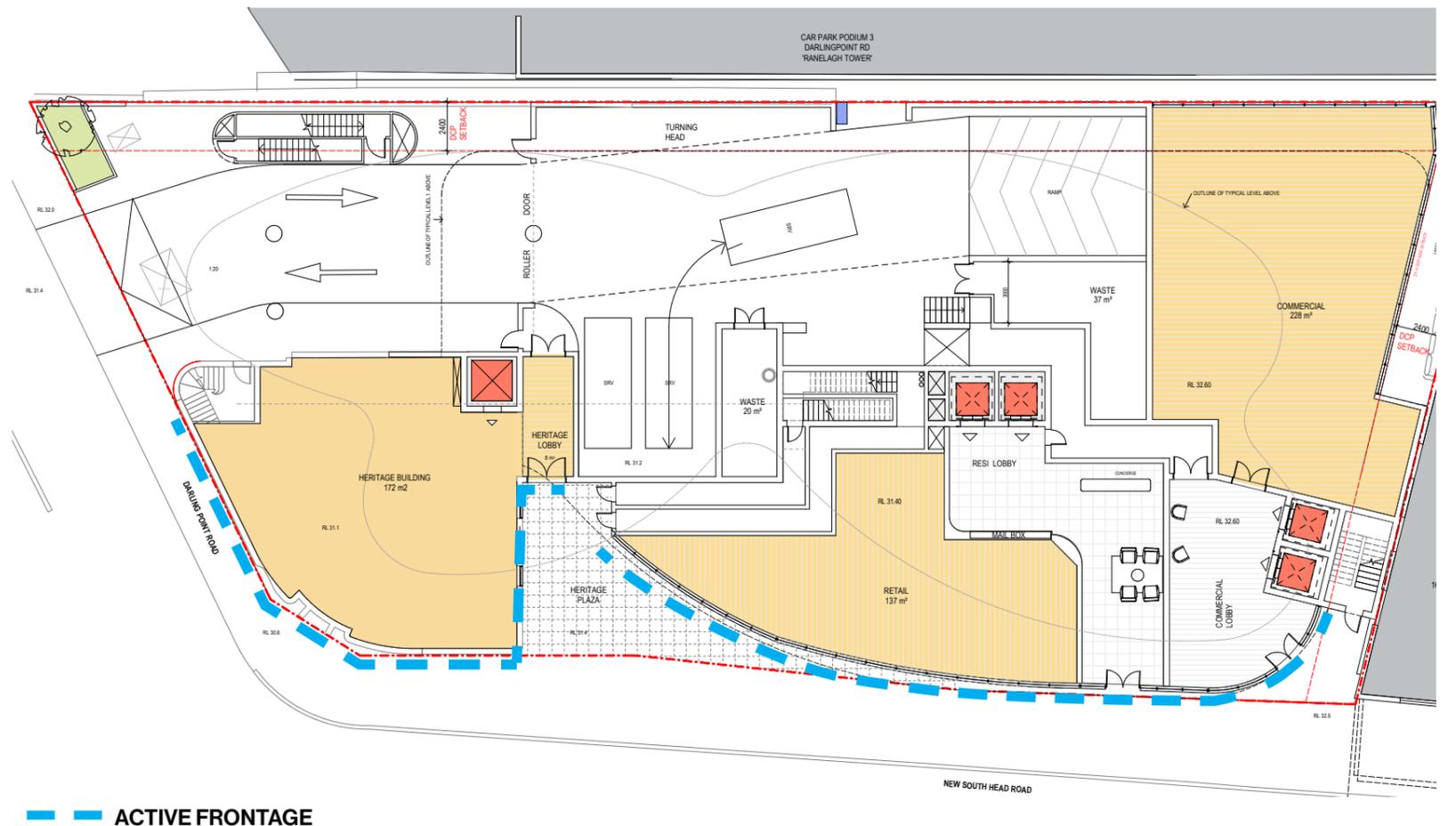
The art deco inspired facades of this new 12 storey building have strong horizontal banding that accentuate the curvilinear floorplates and naturally assist the design to soften the mass and bulk of the building.

Whilst the tower expresses its residential nature with extensive use of glazing and continuous balconies, the podium facade is composed of solid elements and a stronger use of vertical elements to achieve a balance of shading and protection to the interior, and also to compliment the architecture of the adjacent heritage item. The podium seeks to extend the same facade treatment around all facades, as part of a consistent approach, however the glazed office space will incorporate colourback glass or more solidity to avoid privacy impacts to the neighbouring residential property.

Active Frontages

The concept proposes for a mix of retail and commercial tenancies and residential and commercial lobbies to provide activation along length of the New South Head Road frontage. In addition, this concept proposes for new openings and 'heritage lobby' to the Eastern wall of the heritage building to provide a new address and increased activation to this older building, and to increase surveillance to the public realm. The extents of new openings would require detailed review with a heritage consultant at development application stage.

We note that the existing building currently provides activation to this intersection, with the existing windows and original entrance, which are not proposed to be altered or modified.



— ACTIVE FRONTAGE

PART 3 & 4 SEPP65 ADG

Apartment Design

The residential tower consists of 41 apartments suited to a variety of lifestyle. The dwelling mix is 9 x 1 bedroom (22%), 18 x 2 bedroom (44%), 12 x 3 bedroom (29%), 1 x 4 bedroom (2%) and 1 x 5 bedroom (2%) apartments.

Most apartments have been designed as oversized apartments to allow flexible living, including work from home, and well exceed the ADG minimum standards. The average apartment sizes range from 60m² 1 Bed, 107m² 2 Bed, 157m² 3 Bed, 294m² 4 Bed, and 317m² 5 Bed apartments.

The residential floors will have 2.7m ceilings throughout, and a flush threshold between internal and external spaces. To achieve this, the floor to floor height is typically 3.2m.

There are 35 apartments (85%) with dual aspect, providing enhanced daylight and natural cross ventilation.

A minimum of 2 hours direct sunlight between 9am and 3pm in mid winter will be enjoyed by more than 70% of the apartments. Similarly more than 70% of apartments (in the first 9 levels) will be naturally cross ventilated.

Each apartment will have access to the required private storage space via a combination of space within the apartment or secure storage cage within the apartment.

Floor Area and Envelope

The proposed envelope is consistent with SEPP65 ADG 2B Building Envelopes. The envelope is the three dimensional volume that defines the outer most part of a site that the building can occupy.

The proposed envelope is more than 30% larger than the floor area of the concept floorplan and allows for flexibility with the design and building components that do not count as floor space but contribute to building design and articulation, such as the wrap around balcony.

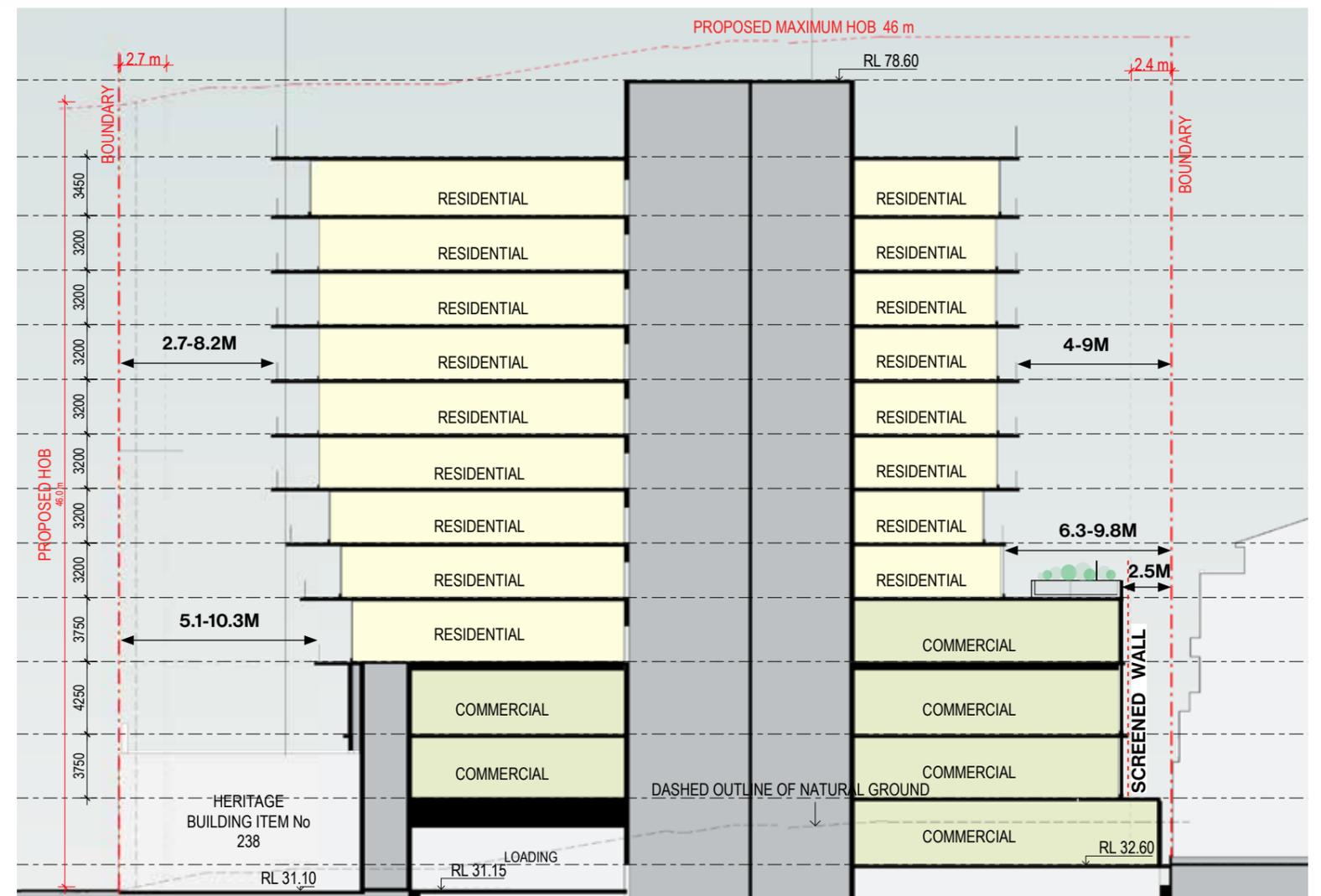
Visual Privacy

The commercial podium follows the setbacks as described in the DCP, with 0m setback to ground floor retail and commercial uses, and a 2.4m setback for the levels above.

Where the commercial podium interfaces with the adjacent residential building to the East, a screened wall is proposed to ensure visual privacy of the existing apartments of 160 New South Head Road is not compromised.

To the upper levels of the tower the curvilinear tower has setbacks varying from 4-9.8m, depending on location and storey. At level 4, deep planters and setback privacy screens would be incorporated where adjacencies are most sensitive. Above this level, there are no impacts expect to the neighbouring building as there is no provision for this building to increase in height or FSR and, therefore, would not be expected to be redeveloped.

To the North, the concept building interfaces with the podium car park of the strata sub-divided residential Ranelagh Tower, with the neighbouring residential tower some 33m away. As result, there are no impacts with the proposed setback to this boundary.



PART 3 & 4 SEPP65 ADG

Communal Open Space

The proposed rooftop will provide residents with a communal area greater than the 436sqm minimum required under the ADG (25% x site area).

This rooftop area is well positioned to provide all residents with harbour and district views, and could accommodate a range of spaces for various activities. This space will enjoy 2 hours of direct sunlight in mid winter to 50% of the area.

At Level 03, an additional communal external terrace is offered to residents. This external terrace will function together with the adjacent communal internal room, which may allow for private dining, a residents lounge or residents cinema.

Level 02 provides the users of the commercial tenancies with a range of external spaces, including a new landscaped terrace located above the former bank building, where elevated views of the CBD can be enjoyed.

Private Open Space

Each apartment has access to private open space with average terraces or balconies well exceeding the ADG minimum sizes. The average sizes are 13/35/38/86/82 for 1 Bed through to 5 Bed units.

Public Open Space

The proposed concept would retain the existing street trees, with no vehicular cross-overs proposed within close proximity.

A new 'heritage plaza', as forecourt to the heritage will provide pedestrians with some relief within the busy New South Head Road context.

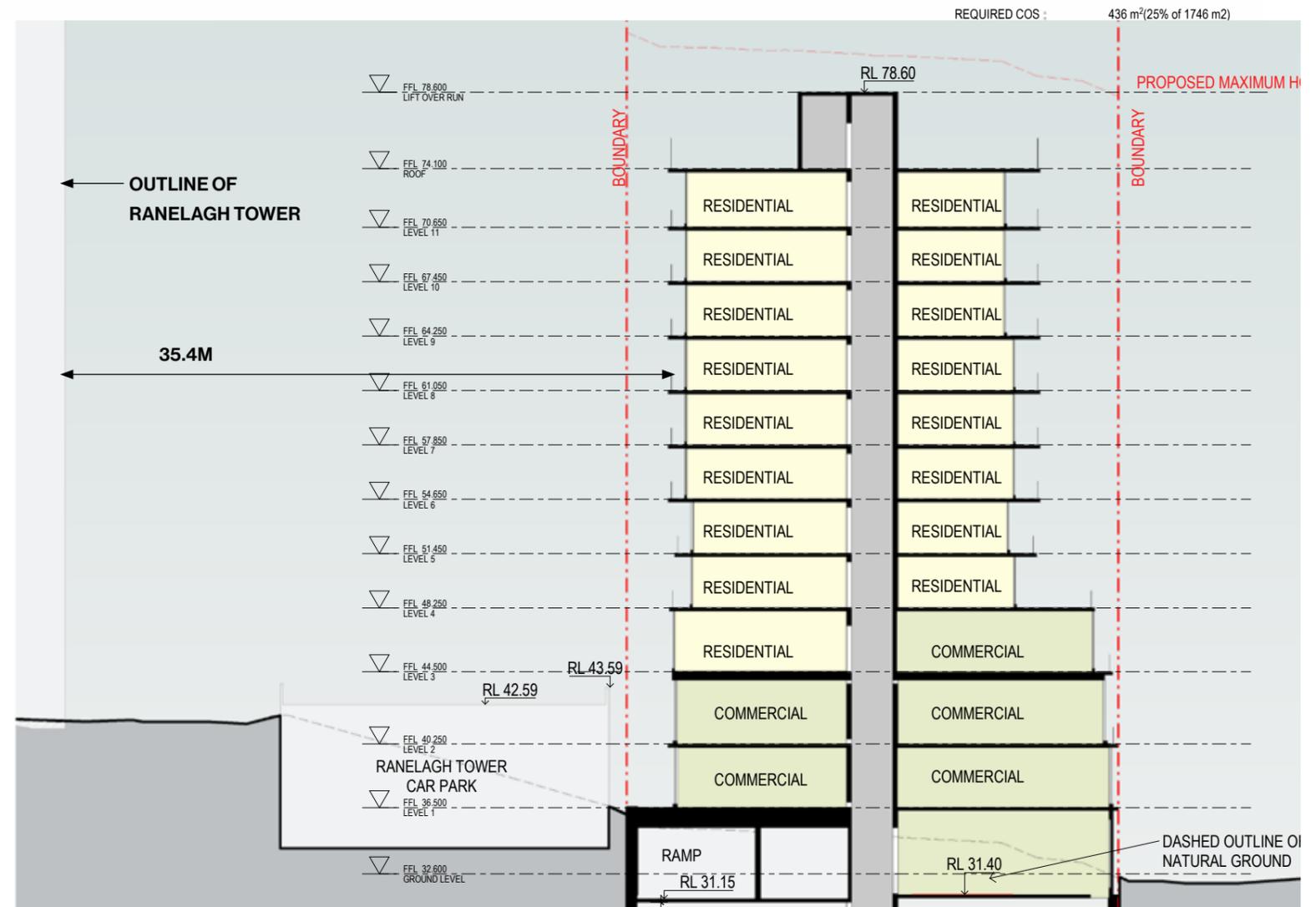
Deep Soil

Due to the location, site peculiarities and also the building typology proposed within this reference scheme, it may not be possible to provide deep soil within the site. The site is constrained by the existing heritage item and resulting traffic strategy, and also sits with a high density local centre context. Naturally, there are only non-residential uses proposed for the ground floor and, as per the ADG, deep soil would not be a criteria expected from this site. However, the concept has capacity to provide deep planter boxes in the communal and private open space of both residential and commercial floors, and can accommodate appropriate soil depths to add to the urban greening of the environment, and to provide high quality open space for residents and workers.

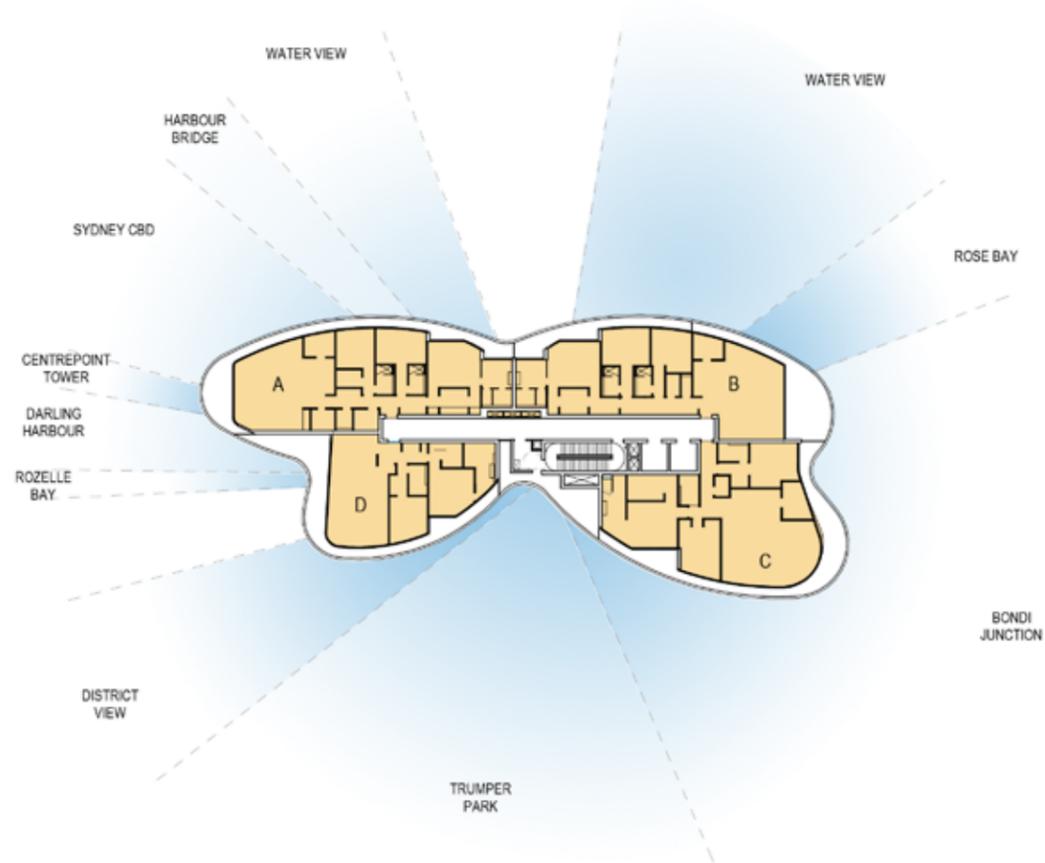
SEPP65 ADG Principle 3: Landscape

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood.

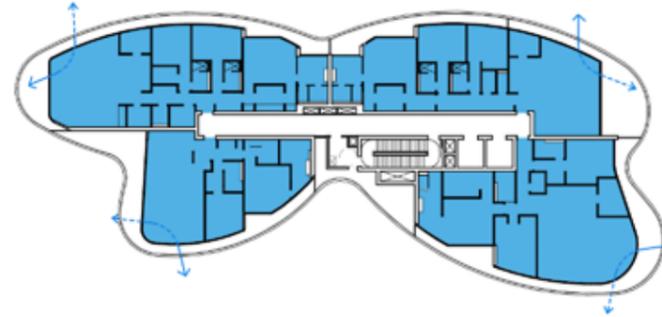
Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values, and preserving green networks. Good landscape design optimises usability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity, provides for practical establishment and long term management.



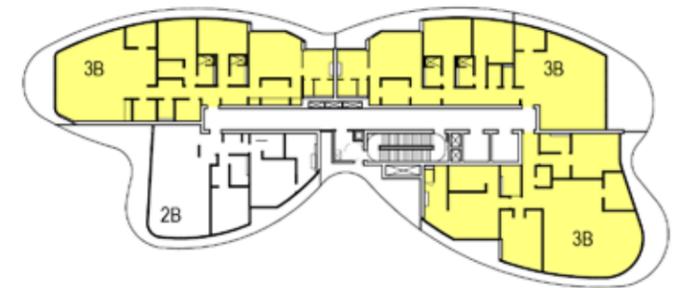
PART 3 & 4 SEPP65 ADG



VIEW STUDY



CROSS VENTILLATION: 4/4



SOLAR: 3/4

Indicative Compliance Schedule

DESIGN CRITERIA	REQUIRED MIN.	AVERAGE TOTAL
3D.1 Communal Open Space - Area	25%	36%
3D.2 Communal Open Space - Solar	50%	100%
3E Deep Soil	7%	0%
3F Visual Privacy	0-12m	0-9m

Indicative Compliance Schedule

DESIGN CRITERIA	REQUIRED MIN.	AVERAGE TOTAL
4A Solar Acces	70%	71%
4B. Natural Ventilation	60%	71%
4C. Ceiling Height	100%	100%
4D. Size & Layout	100%	100%
4E. Private Open Space	100%	100%
4F. Common Circulation	100%	100%
4G. Private Storage	100%	100%

SEPP65 ADG Principle 6: Amenity

Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well being.

Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, and ease of access for all age groups and degrees of mobility.



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TRAFFIC

The site is comprised of four lots, one of which has frontage to a road other than New South Head Road. The potential amalgamation of these lots offered by the proposal provides a significant benefit in terms of traffic issues.

All traffic is proposed to enter and exit the site on Darling Point Road, as shown on the plan and CGI opposite. The driveway location is the only viable option, as access from New South Head Road would not be possible.

The loading & waste strategy would see a loading dock located at the closest point to the driveway entrance, as basement access for larger vehicles would not be viable on a small constrained basement footprint such as this.

Within the basement, the design allows for 3 levels of car parking and achieves approximately 77 car spaces.

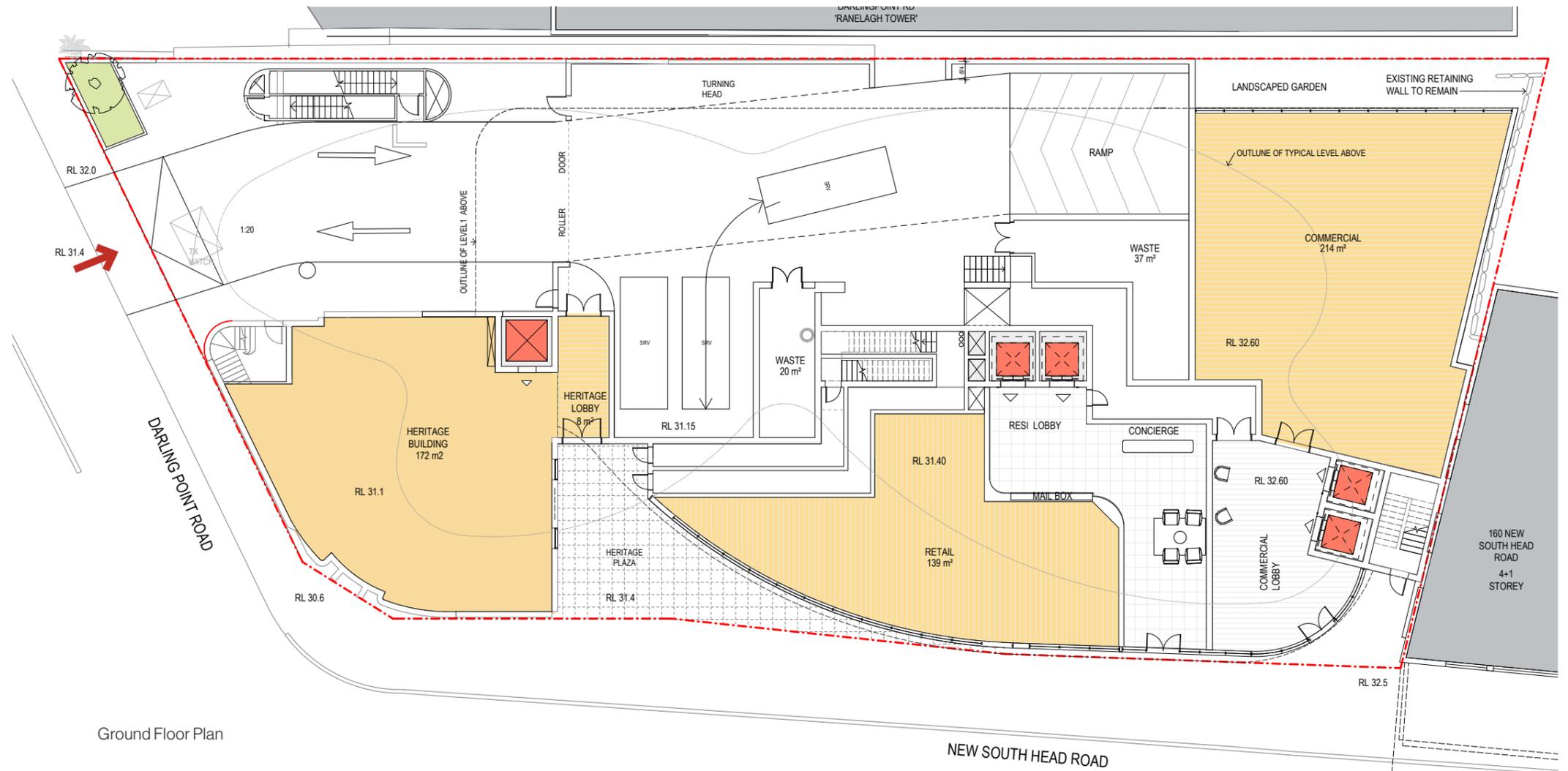
Car Parking

Level	Parking (min)
Basement 01 =	24 spaces (comm. parking)
Basement 02 =	29 spaces (resi. parking)
Basement 03 =	24 spaces (resi. parking)
Total =	77 spaces

Motorcycles

Level	Parking (min)
Basement 01 =	2 spaces (comm. parking)
Basement 02 =	4 spaces (resi. parking)
Basement 03 =	2 spaces (resi. parking)
Total =	8 spaces

Advice from our traffic engineer is that the low level of traffic generated from the proposed development would not have noticeable effects on the operation of the surrounding road network.



Ground Floor Plan



Darling Point Road - Looking South
Artist's Impression only

SUSTAINABILITY & INNOVATION

In addition to the best practice contributions aligned with NABERS and BASIX, the design should allow for additional sustainability features including:

Towards Zero

Use of low carbon construction materials. Wherever possible, concrete re-use from the existing building and lime-free / Portland cements to all new concrete, should be explored in the primary structure.

Self-finished materials, such as natural stone and exposed concrete soffit to the RFB lobby add further to reducing unnecessary layering of building materials and reduction of embodied energy within the building.

Smart building systems

The building operator will have the flexibility and the ability to control all power intensive services necessary to the successful function of the building. Building services such as lifting and lighting can be centrally controlled with the potential to shutdown lifts and reduce lighting in off-peak modes.

Electric vehicle charging infrastructure to both residential and commercial car parking will be installed.

Integrated solar PV will form part of any rooftop design, used as screening devices of rooftop plant, where applicable.

Passive design

The development will consist of passive design strategies that respond to a range of environmental conditions the building is exposed to. The floorplate design will optimise amenity to the common areas and apartments. Corridors will feature natural ventilation and natural light at each level.

With over 85% of the apartments having a dual frontage, the residents will have the opportunity to naturally cool their residences and have less reliance upon mechanical ventilation systems.

The wrap around balcony serves function to shade the building and also, in addition to a well designed rooftop, will encourage occupants outdoors, decreasing reliance on heating and cooling.

Facade design

The facade has also been designed to maximise the 360 degree views available whilst avoiding unnecessary heat loading to the controlled internal spaces. The proposed design has provided for a deep perimeter balcony that will protect the glazing and internal spaces during warm summer months. The podium is designed with use of strong vertical fins and the deep facade will protect the working environment within this space. The self shading of facade will allow for increased natural daylighting during daylight hours, and avoid the need for tinted glazing. Low emissivity and/or double glazed units will also be installed on the S.East to South to S.West facades.

Food Production and Waste Reduction

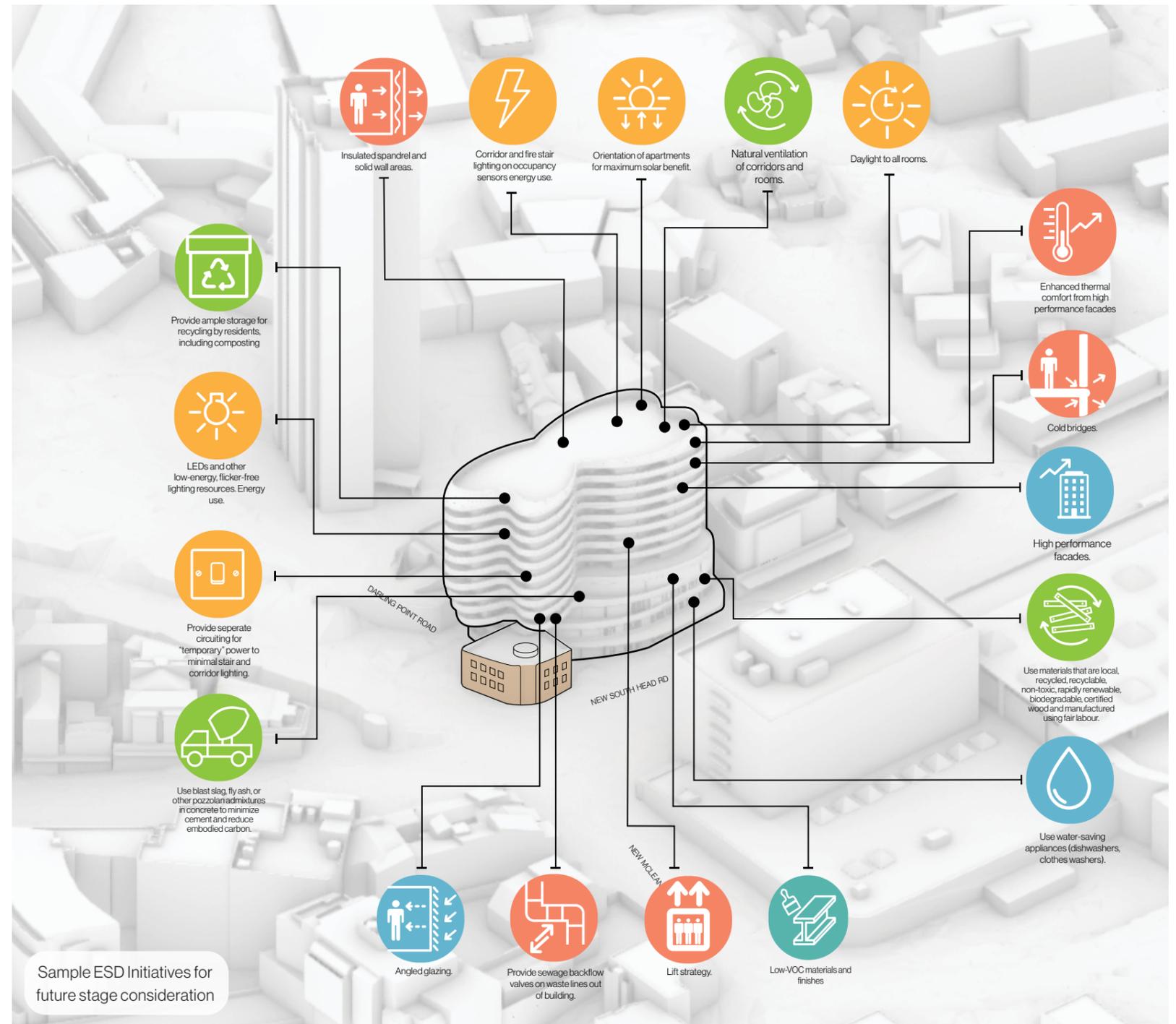
It is envisaged that some residents will have the opportunity for localised food production opportunities with direct connection to their kitchen and apartment. As part of completing the food cycle, on-site composting would allow residents to re-use food waste and help reduce household garbage and landfill.

Urban Ecology

The design provides for new trees on the landscaped rooftop, that will contribute to the goals and along with the local native plant species selected for the communal gardens, provide means of reducing the urban heat island effect. Not only will this encourage a healthier lifestyles through biophilic design, enhance biodiversity and ensure ecological resilience.

SEPP65 ADG Principle 4: Sustainability

Good design combines positive environmental, social and economic outcomes. Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs.

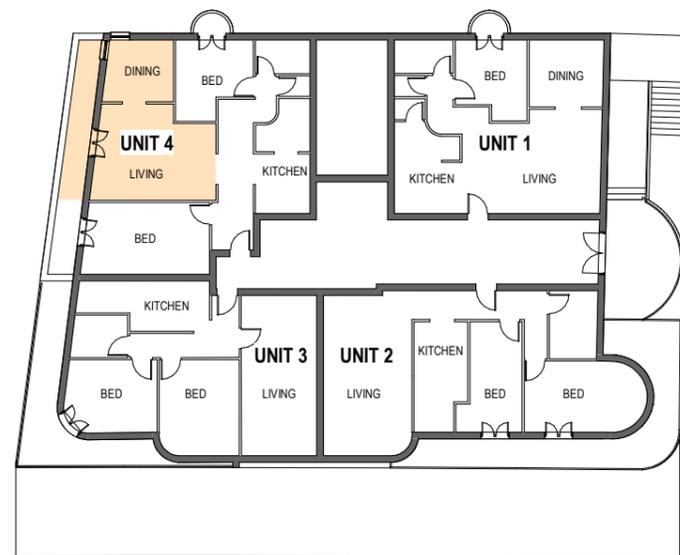


DCP: SHADOW STUDY

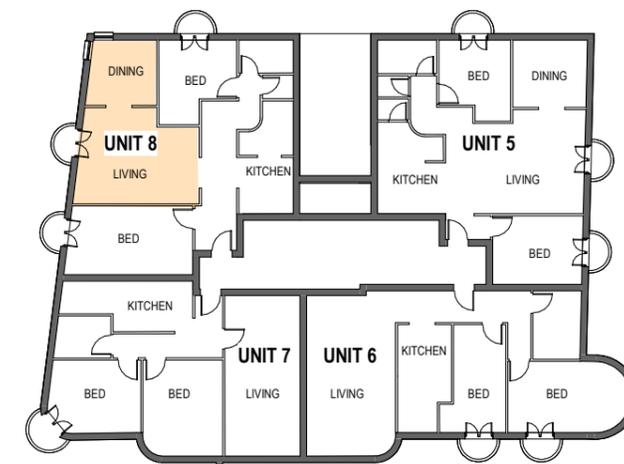
160 New South Head Road - View From Sun Diagrams

This analysis was undertaken to test the solar access to the neighbouring building and, in particular, the west and north-west facing apartments of 160 New South Head Road, as identified in the reference plans below.

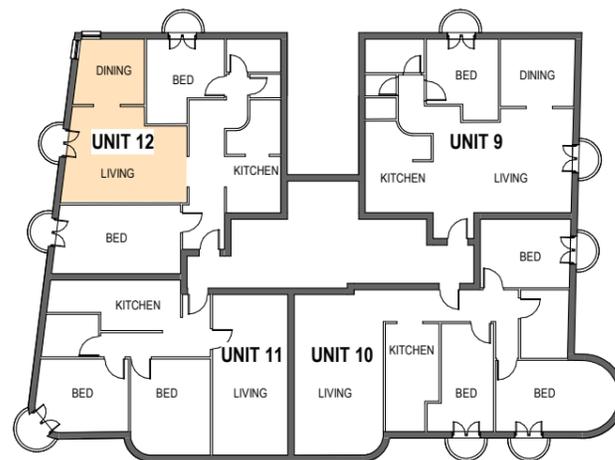
As demonstrated with the concept design, the existing solar access to living spaces can be retained during mid winter.



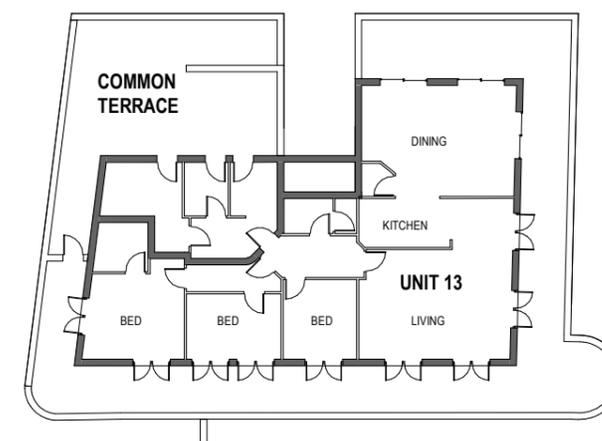
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR

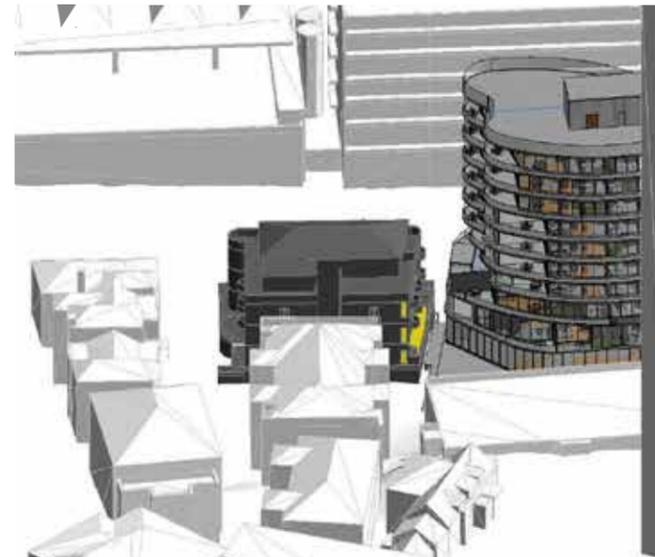
DCP: SHADOW STUDY



0900 - View From Sun - 21 Jun



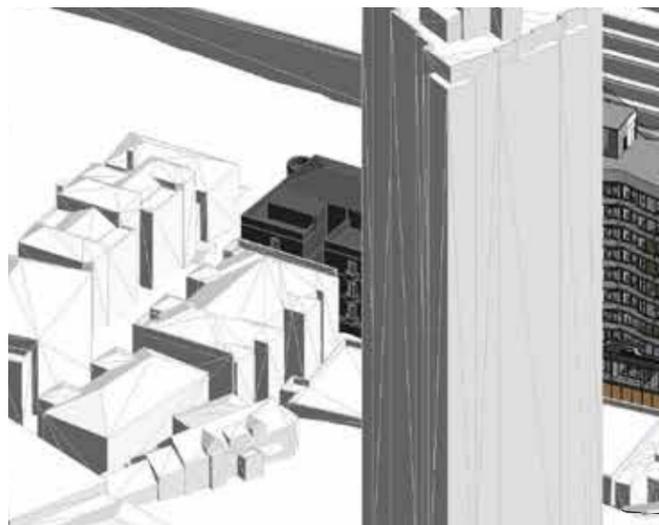
1000 - View From Sun - 21 Jun



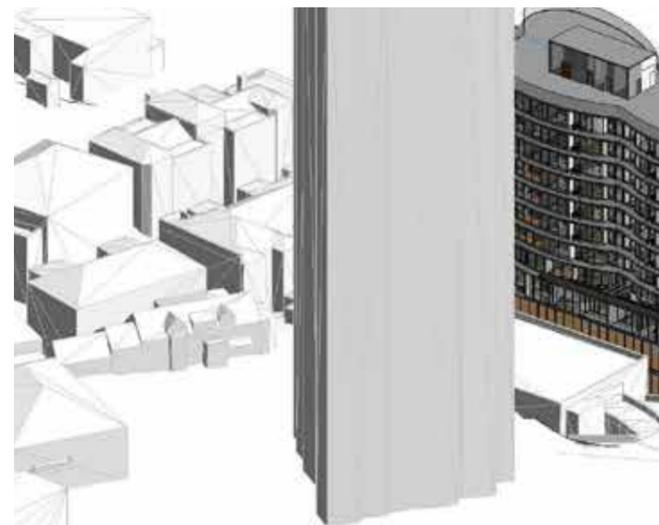
1100 - View From Sun - 21 Jun



1200 - View From Sun - 21 Jun



1300 - View From Sun - 21 Jun

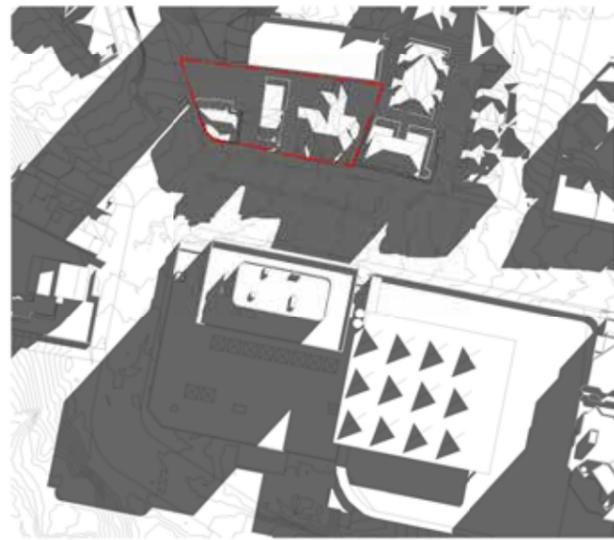


1400 - View From Sun - 21 Jun

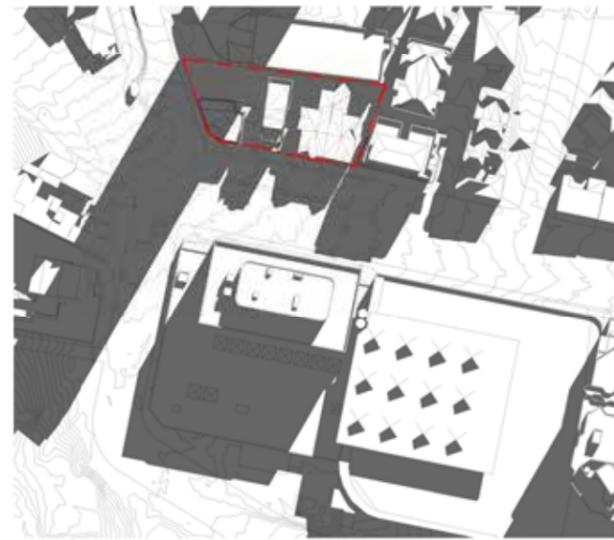


1500 - View From Sun - 21 Jun

SHADOW DIAGRAMS



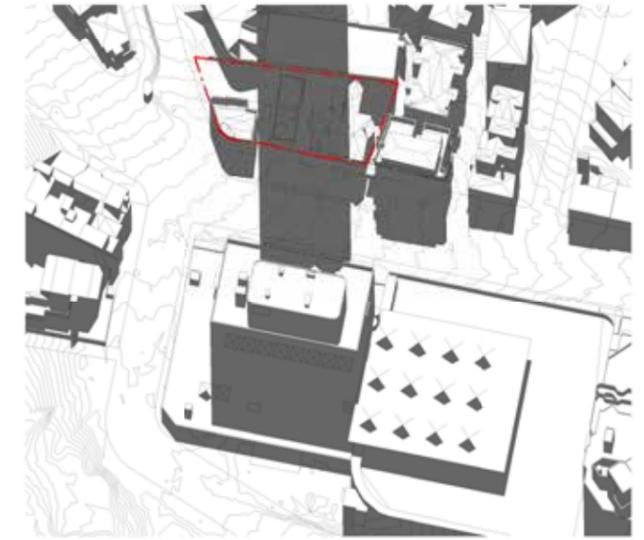
① SHADOW DIAGRAM - 9AM 21ST JUN - EXISTING CONTEXT
1:1250



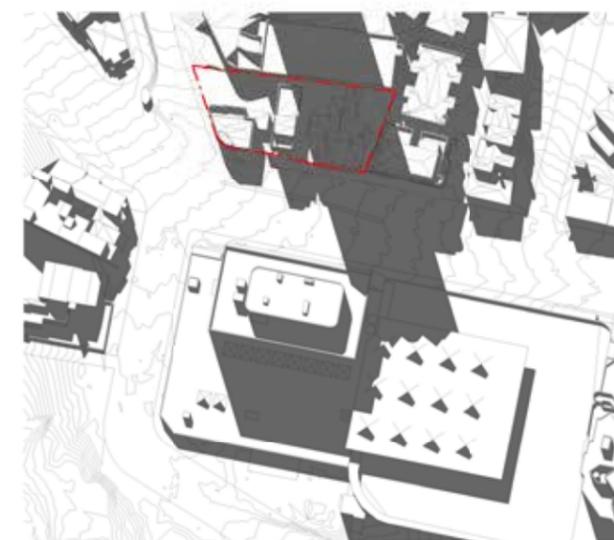
② SHADOW DIAGRAM - 10AM 21ST JUN - EXISTING CONTEXT
1:1250



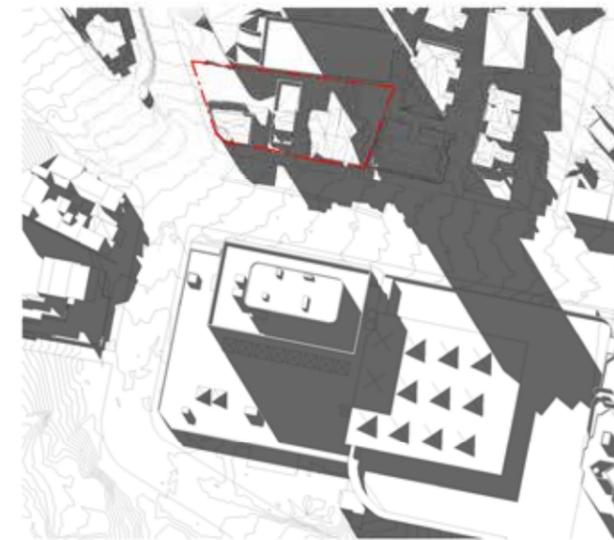
③ SHADOW DIAGRAM - 11AM 21ST JUN - EXISTING CONTEXT
1:1250



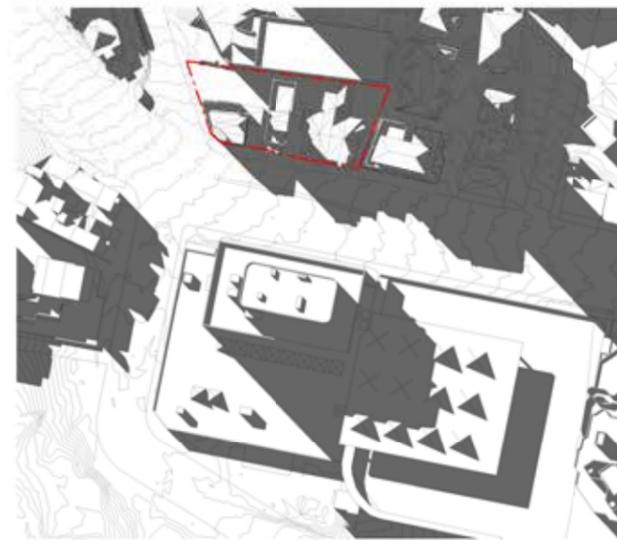
④ SHADOW DIAGRAM - 12PM 21ST JUN - EXISTING CONTEXT
1:1250



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



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

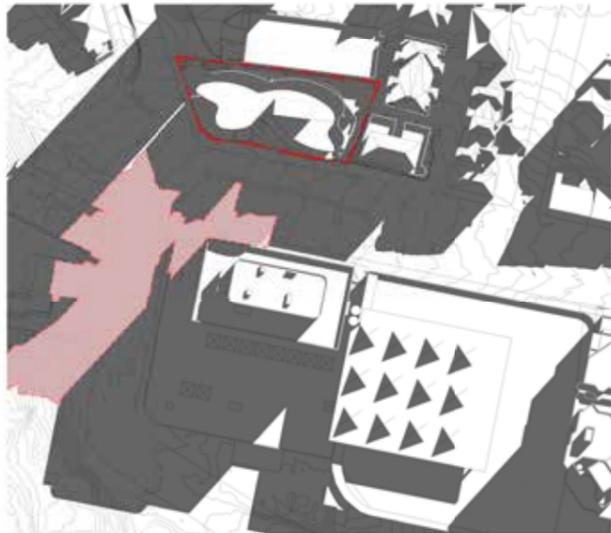


⑦ SHADOW DIAGRAM - 3PM 21ST JUN - EXISTING CONTEXT
1:1250

Existing Shadow Diagrams

These diagrams illustrate the shadows created from the existing context and buildings on the subject site.

SHADOW DIAGRAMS



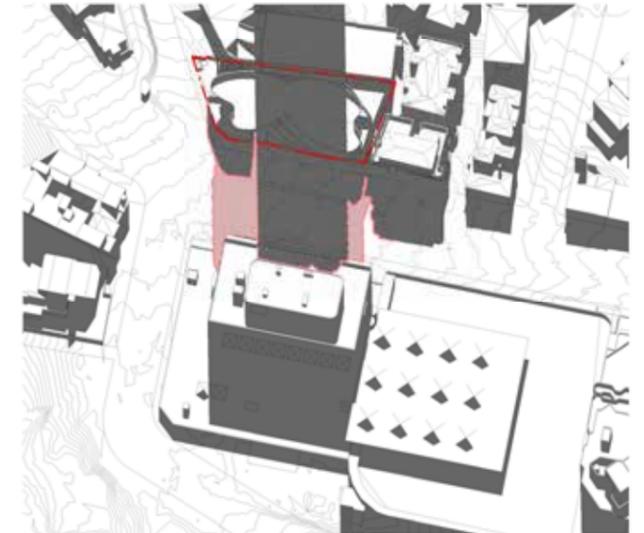
1 SHADOW DIAGRAM - 9AM 21ST JUN - PROPOSED SHADOWS
1:1250



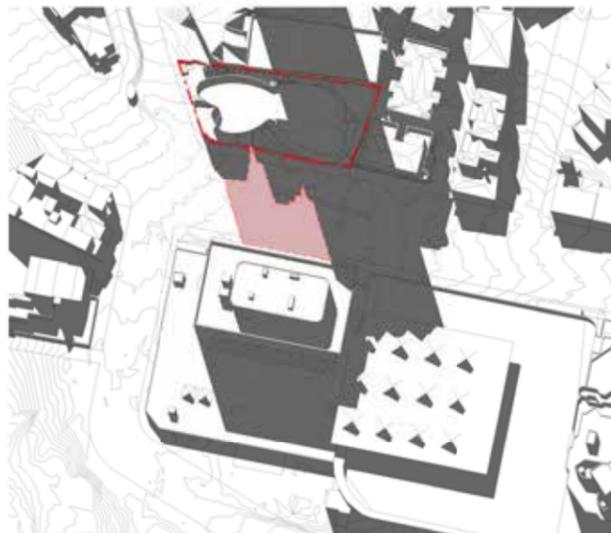
2 SHADOW DIAGRAM - 10AM 21ST JUN - PROPOSED SHADOWS
1:1250



3 SHADOW DIAGRAM - 11AM 21ST JUN - PROPOSED SHADOWS
1:1250



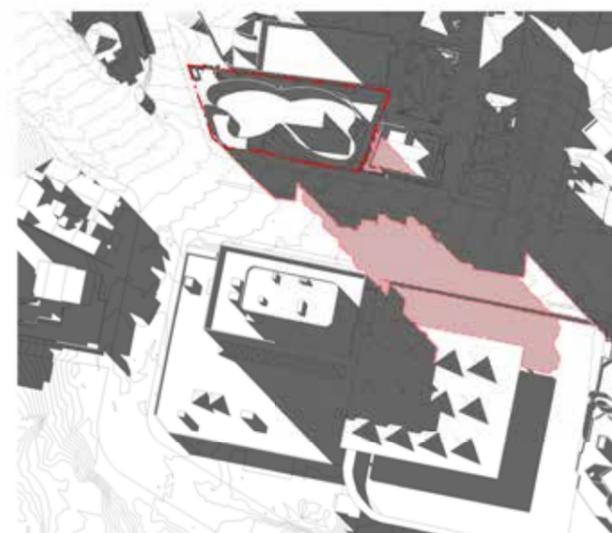
4 SHADOW DIAGRAM - 12PM 21ST JUN - PROPOSED SHADOWS
1:1250



5 SHADOW DIAGRAM - 1PM 21ST JUN - PROPOSED SHADOWS
1:1250



6 SHADOW DIAGRAM - 2PM 21ST JUN - PROPOSED SHADOWS
1:1250



7 SHADOW DIAGRAM - 3PM 21ST JUN - PROPOSED SHADOWS
1:1250

Proposed Shadow Diagrams

These diagrams illustrate the shadows created from the existing context and the concept design proposed for the subject site, as contained within this section of the report.

Where the proposed building shadow falls outside of the existing Ranelagh Tower shadow, the additional shadows have negligible impacts, with shadows largely falling onto New South Head Road, lower levels of the Edgecliff Centre commercial building, or the hardstand of the bus interchange to the south.

 Additional shadow from indicative concept design

TRUMPER PARK OVAL

9AM - VIEW FROM THE SUN

This analysis was undertaken to demonstrate that solar access to Trumper Park Oval will not be impacted from the proposed 12 storey building, and aligns with the Woollahra DCP principles for the Edgecliff Commercial Centre.



VIEW SHARING

Concept Design View Impact

As demonstrated with a more resolved building, the view impacts from surrounding buildings can be moderated.

View corridors between the proposed envelope and Ranelagh tower can be achieved for the Northern apartments in Eastpoint Tower. Similarly, Harbour Bridge view impacts from Oceanpoint Tower can be reduced.



LAND USE AND DENSITY

Commercial opportunities

The proposed building form indicates that around 2851sqm of commercial & retail floor space could be provided in the podium. This is slightly more than double that presently exists on this site.

Residential yield

The proposed tower will provide opportunity for around 5872sqm GFA of residential floorspace, up from the existing 740sqm, which could achieve around 41 new dwellings, and assumed to provide a diverse mix of 1 bed, 2 bed, 3 bed, 4 bed, and 5 bed apartments, all with fantastic amenity and great lifestyle opportunities being located only a short train ride from the city and the sea, and with convenience of the open space of Trumper Park and Rushcutters Bay. This will contribute towards meeting the mandated local housing targets.

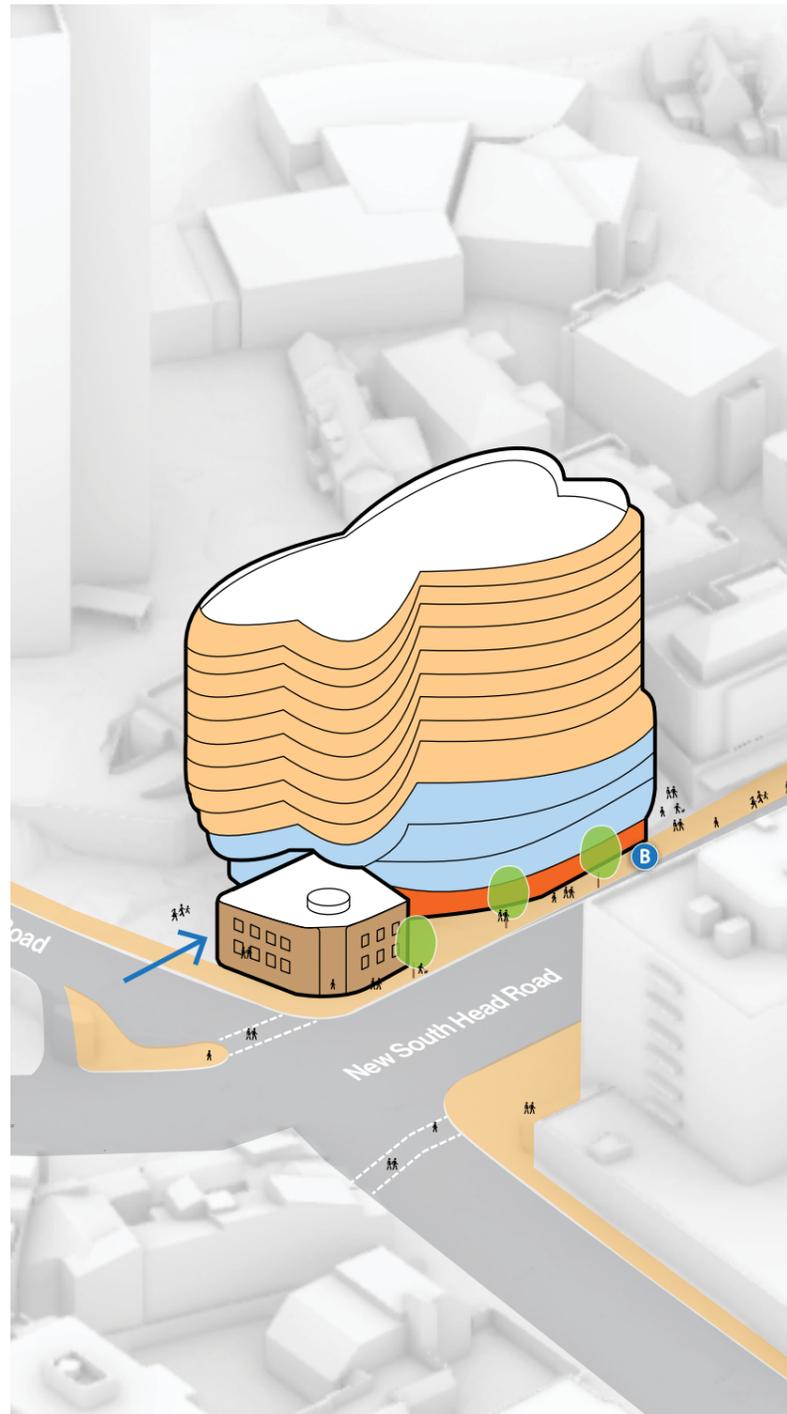
Density

With a site area of 1748sqm, the indicative building form will provide an FSR of 5:1 (1.63:1 commercial floor space and 3.36:1 residential floor space). This amount of floor space is typical of what can be expected in a well located centre such as this.

SEPP65 ADG Principle 3: Density

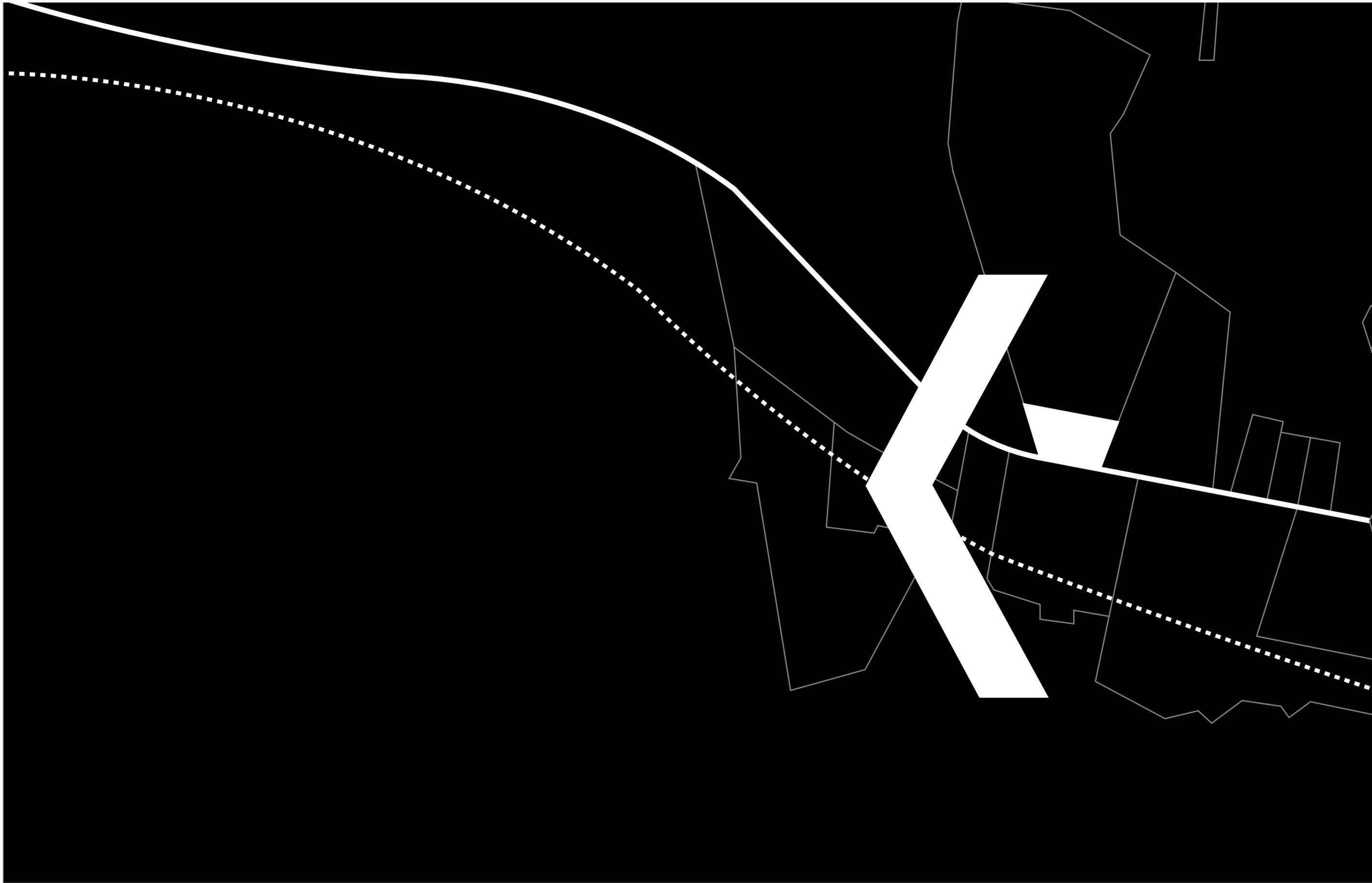
Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.

Appropriate densities are consistent with the area's existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.



SUMMARY





**INDICATIVE
CONCEPT
DESIGN
DRAWINGS**

02

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
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Australia

PERTH

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Perth WA 6000
Australia

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Shanghai 200041
PR China

HO CHI MINH CITY

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Ben Thanh Ward, District 1, Ho Chi Minh City
Vietnam

