



136-148 NEW SOUTH HEAD ROAD, EDGECLIFF

View Impact Studies for Planning Proposal

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	Final draft issue	31/08/21	MK	AE
2				
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1.0 RANELAGH TOWER VIEWS

01

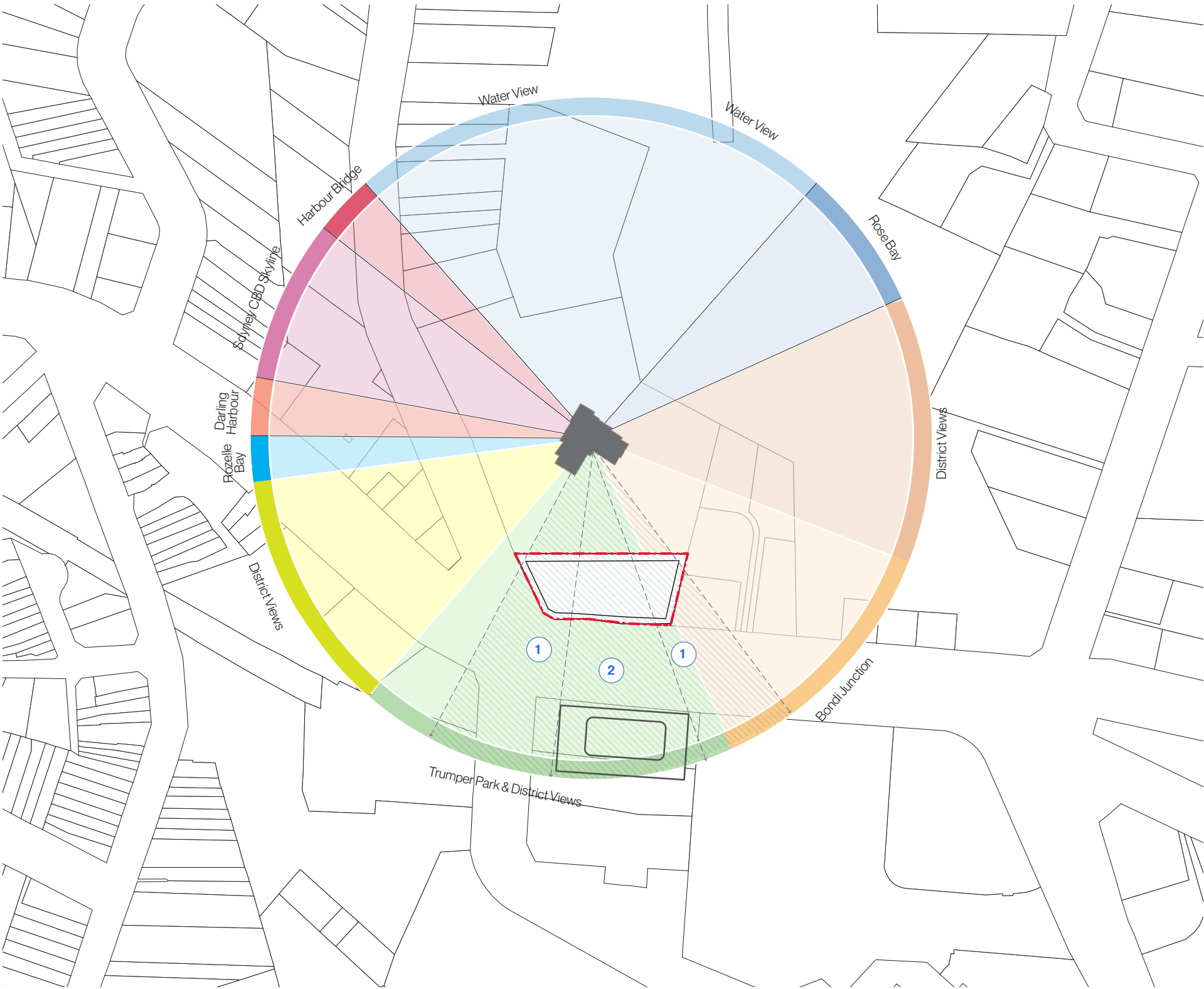
1.1 RANELAGH TOWER VIEWS

Existing Views

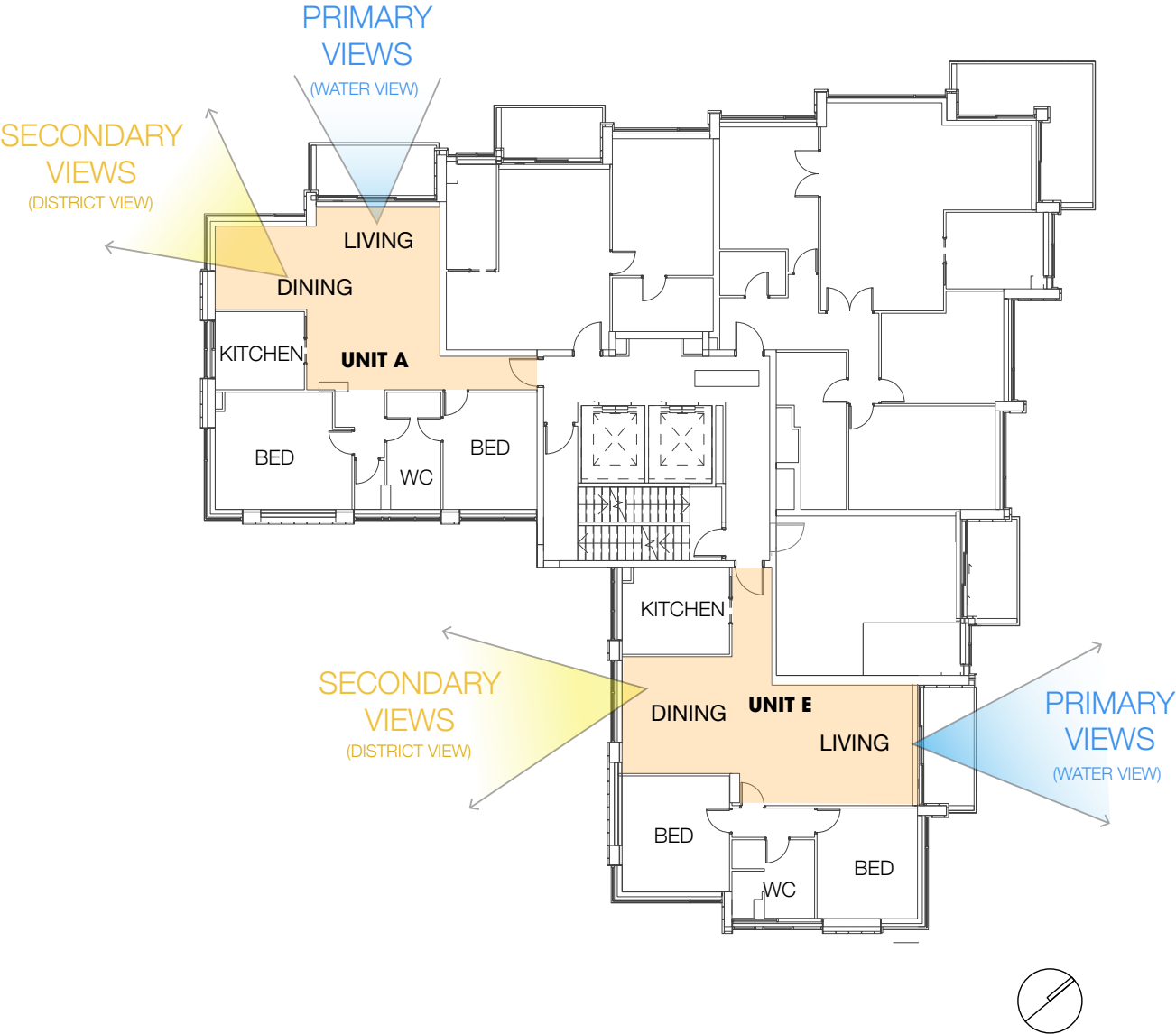
'Ranelagh' tower currently sits higher than much of the surrounding context and, therefore, enjoy wide views from most levels. From about Level 06, most apartments would have a water view, with all apartments orientated towards the North. .

For the two through apartment typologies, a secondary view towards the district of Paddington can also be experienced, where the apartments are sitting higher than the Edgecliff Centre, which currently blocks southern views for those units on lower levels.

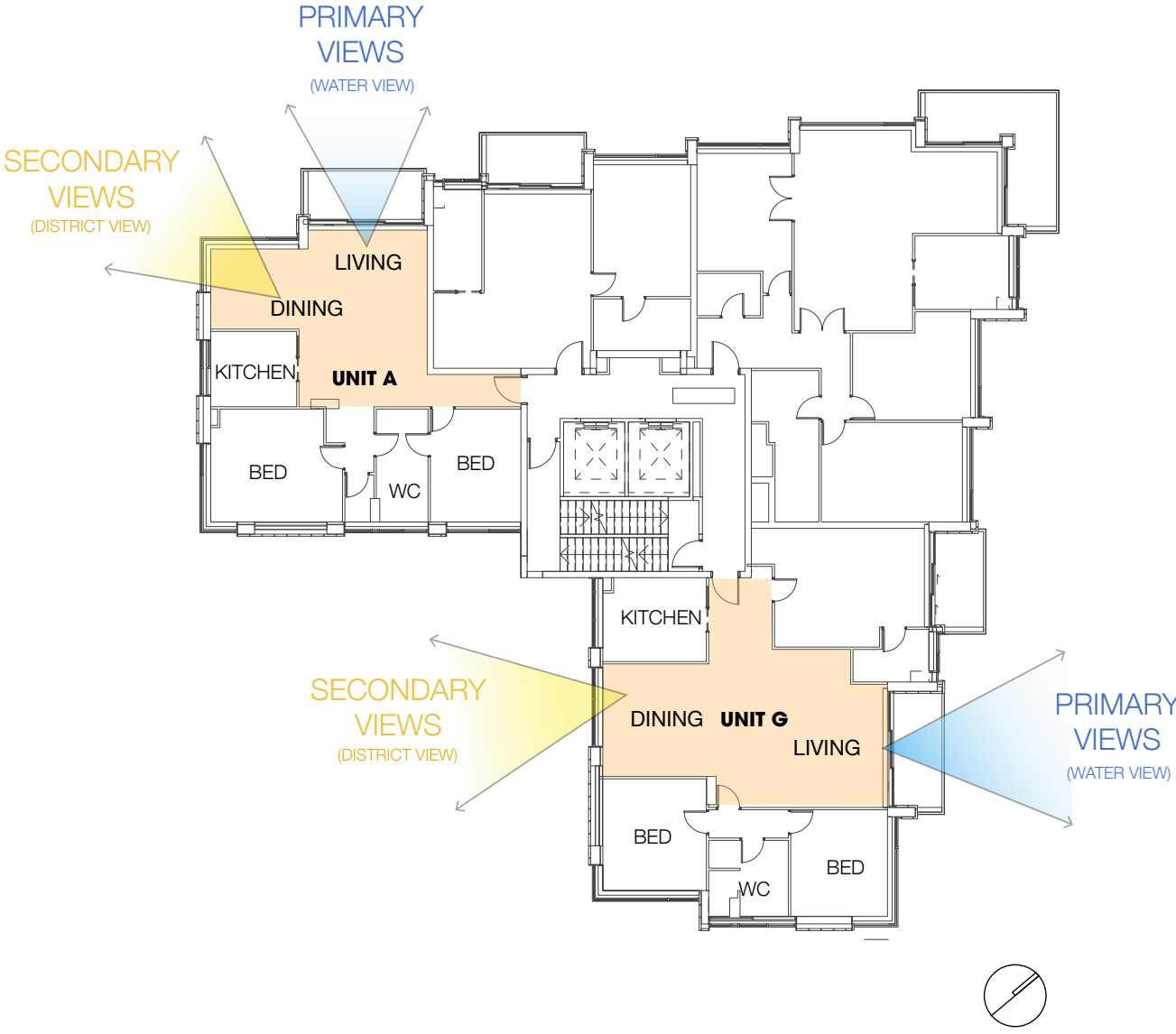
- 1 IMPACTED VIEWS
- 2 LIMITED VIEWS



1.2 RANELAGH TOWER TYPICAL PLANS

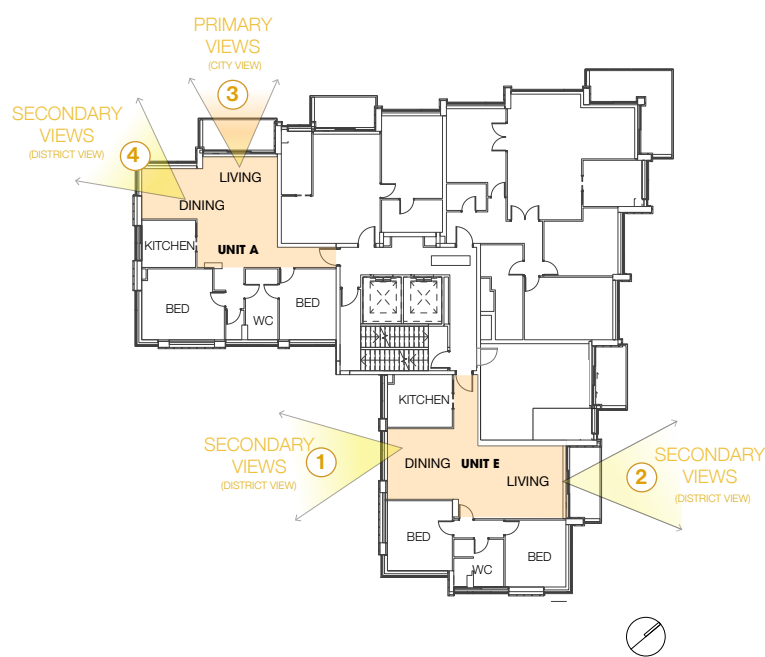


LEVEL 6-11
NOTE: WATER VIEWS ARE AVAILABLE FROM L6



LEVEL 12-29

1.3 EXISTING VIEWS L2-L5



VIEW 1,
UNIT E,LEVEL 5



VIEW 2,
UNIT E,LEVEL 5

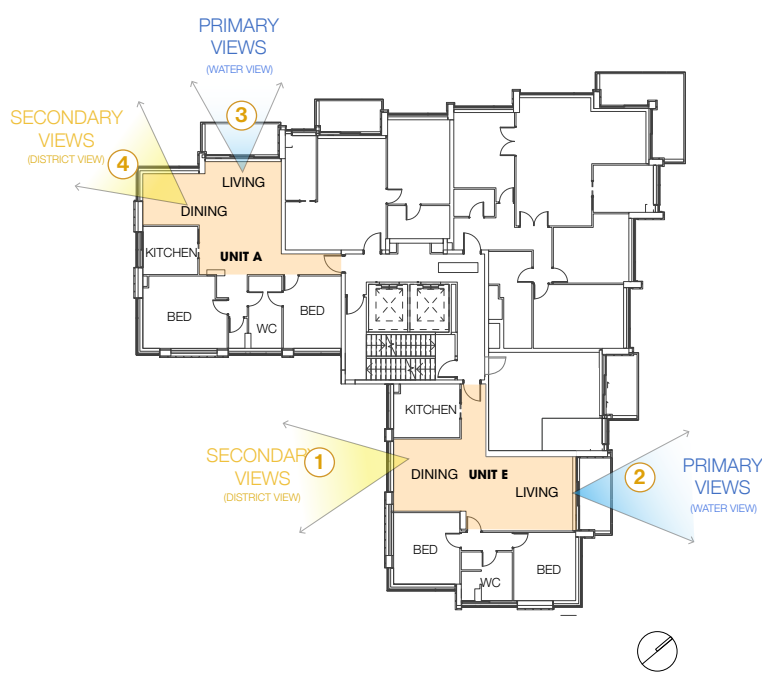


VIEW 3,
UNIT A,LEVEL 4



VIEW 4,
UNIT A,LEVEL 4

1.4 EXISTING VIEWS L6-11



VIEW 2,
UNIT E,LEVEL 6



VIEW 1,
UNIT E,LEVEL 8

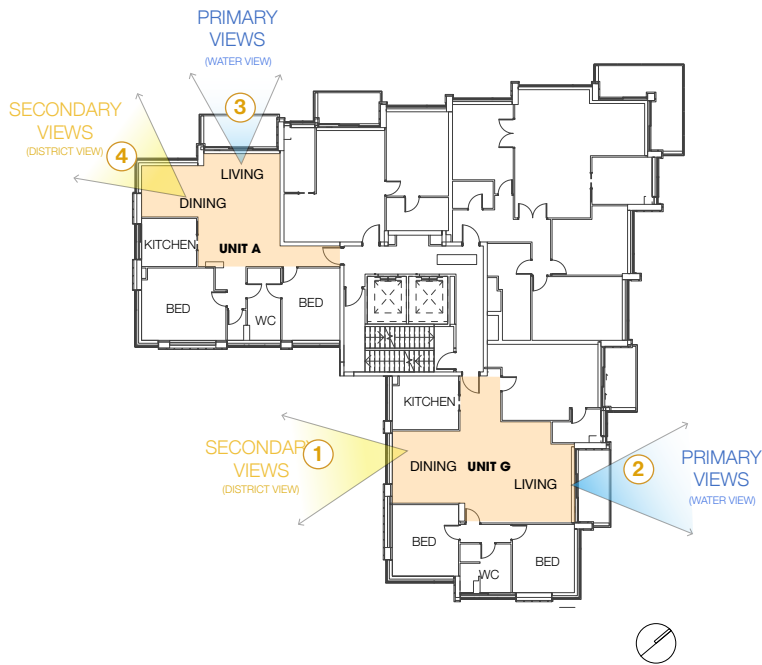


VIEW 3,
UNIT A,LEVEL 6



VIEW 4,
UNIT A,LEVEL 7

1.5 EXISTING VIEWS L12-L29



VIEW 2,
UNIT G,LEVEL 12



VIEW 2,
UNIT G,LEVEL 14

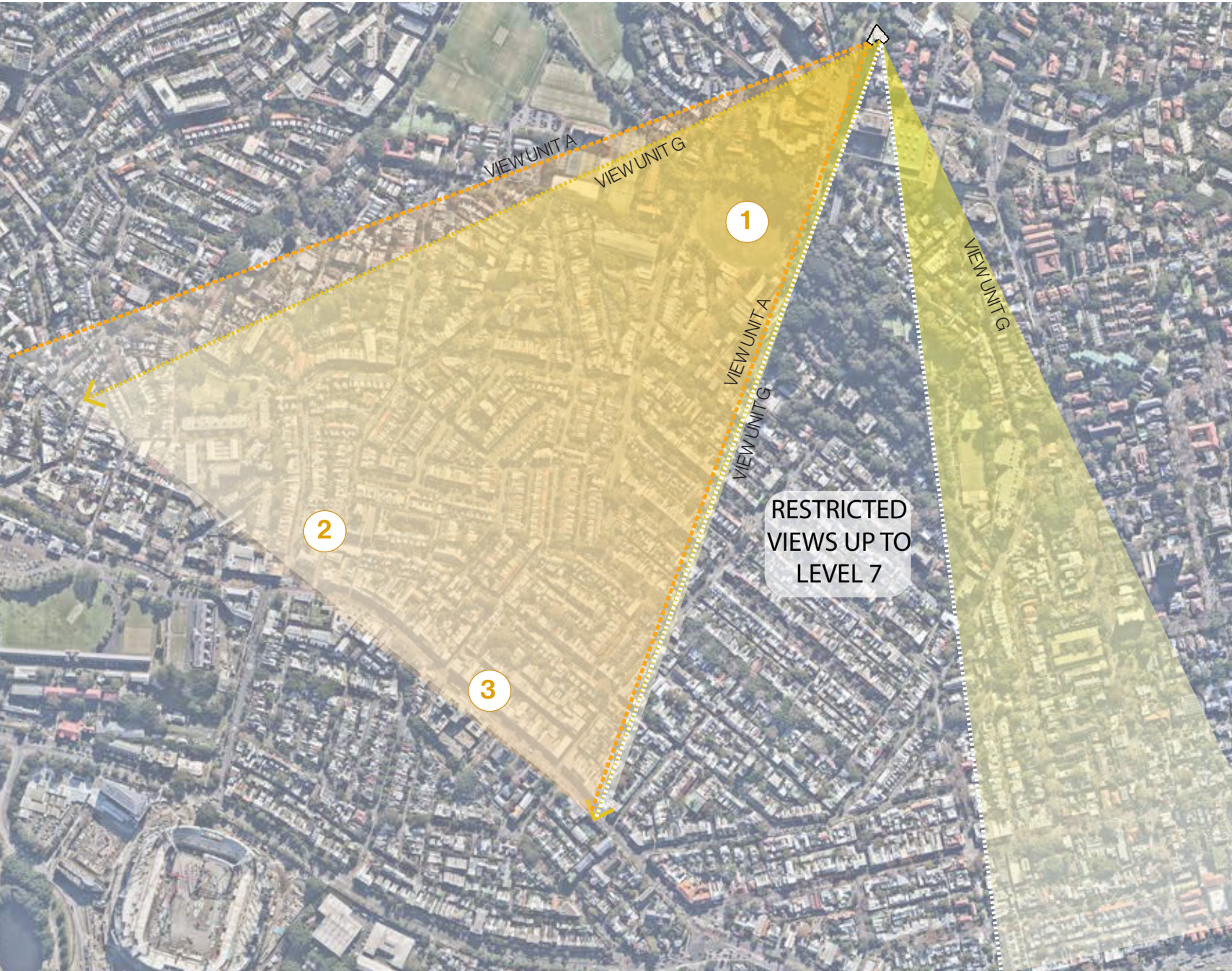
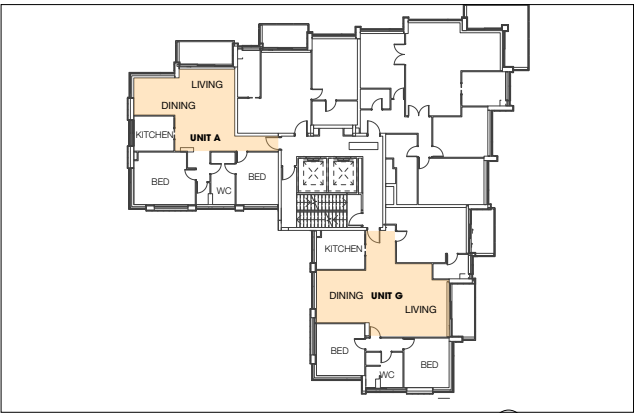


VIEW 3,
UNIT A,LEVEL 15



VIEW 4,
UNIT A,LEVEL 16

1.6 EXISTING DISTRICT VIEWS



- 1 TRUMPER PARK
- 2 PADDINGTON
- 3 OXFORD STREET

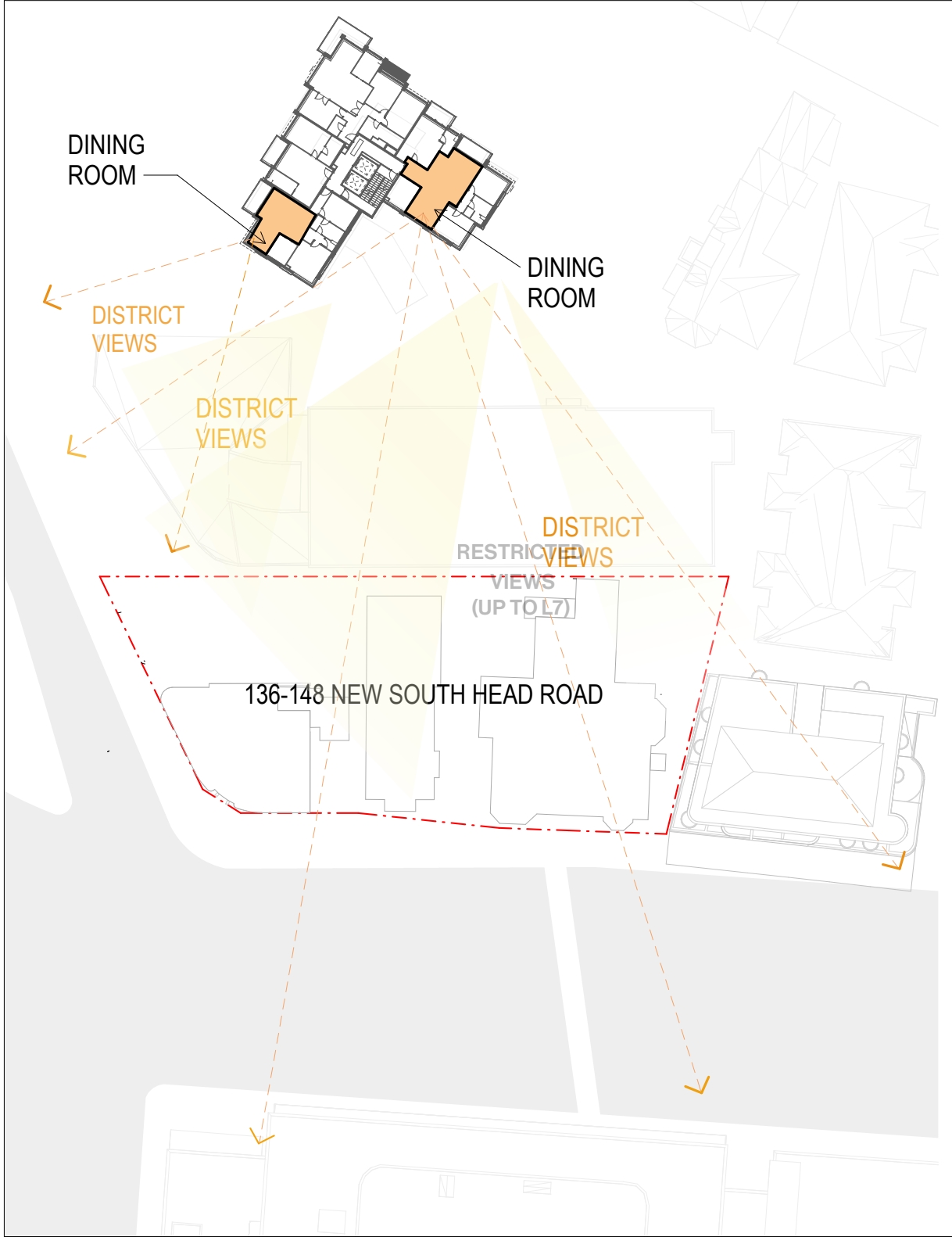
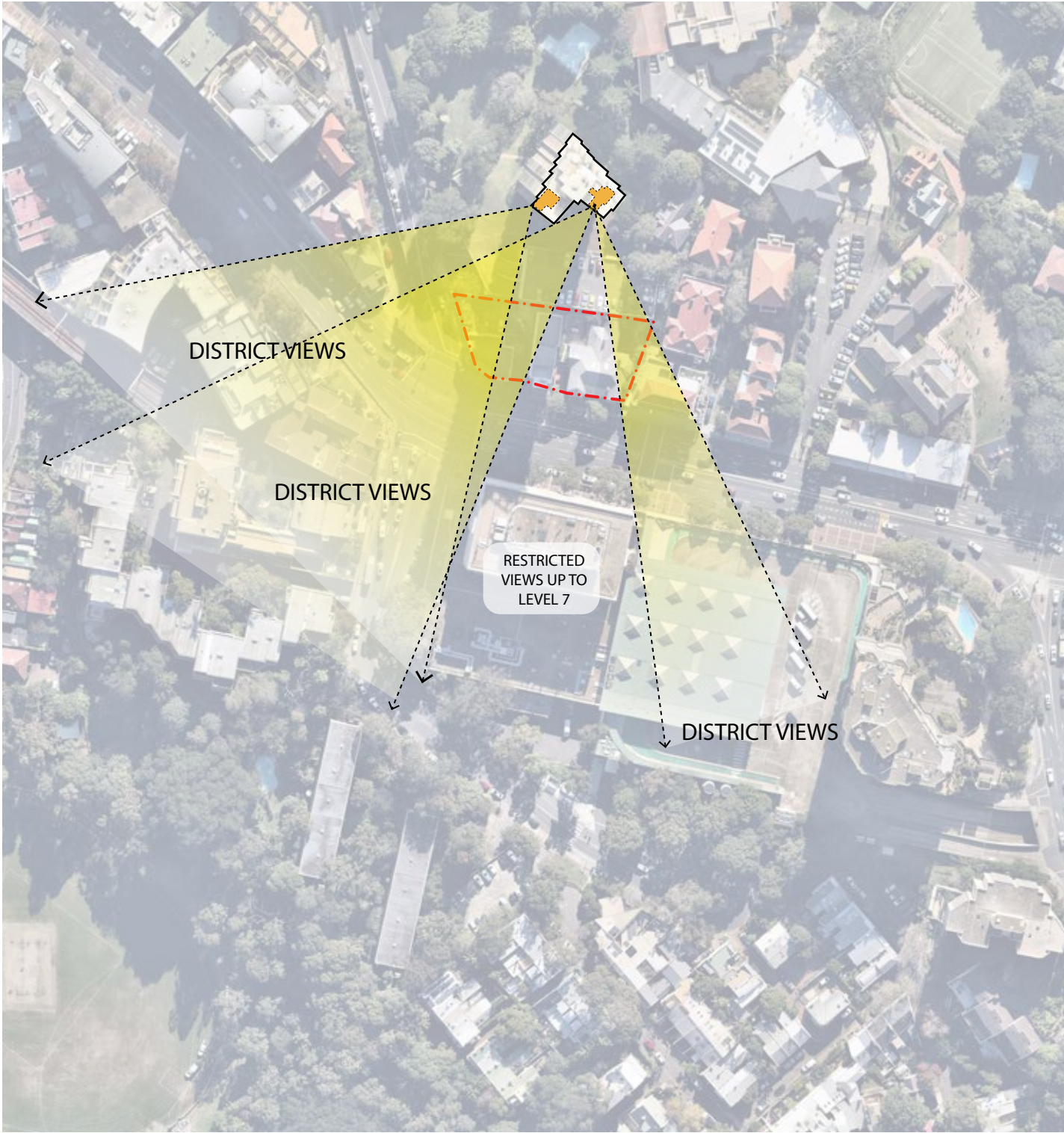


DISTRICT VIEW FROM LEVEL 5 (UNIT E)



DISTRICT VIEW FROM LEVEL 23 (UNIT G)

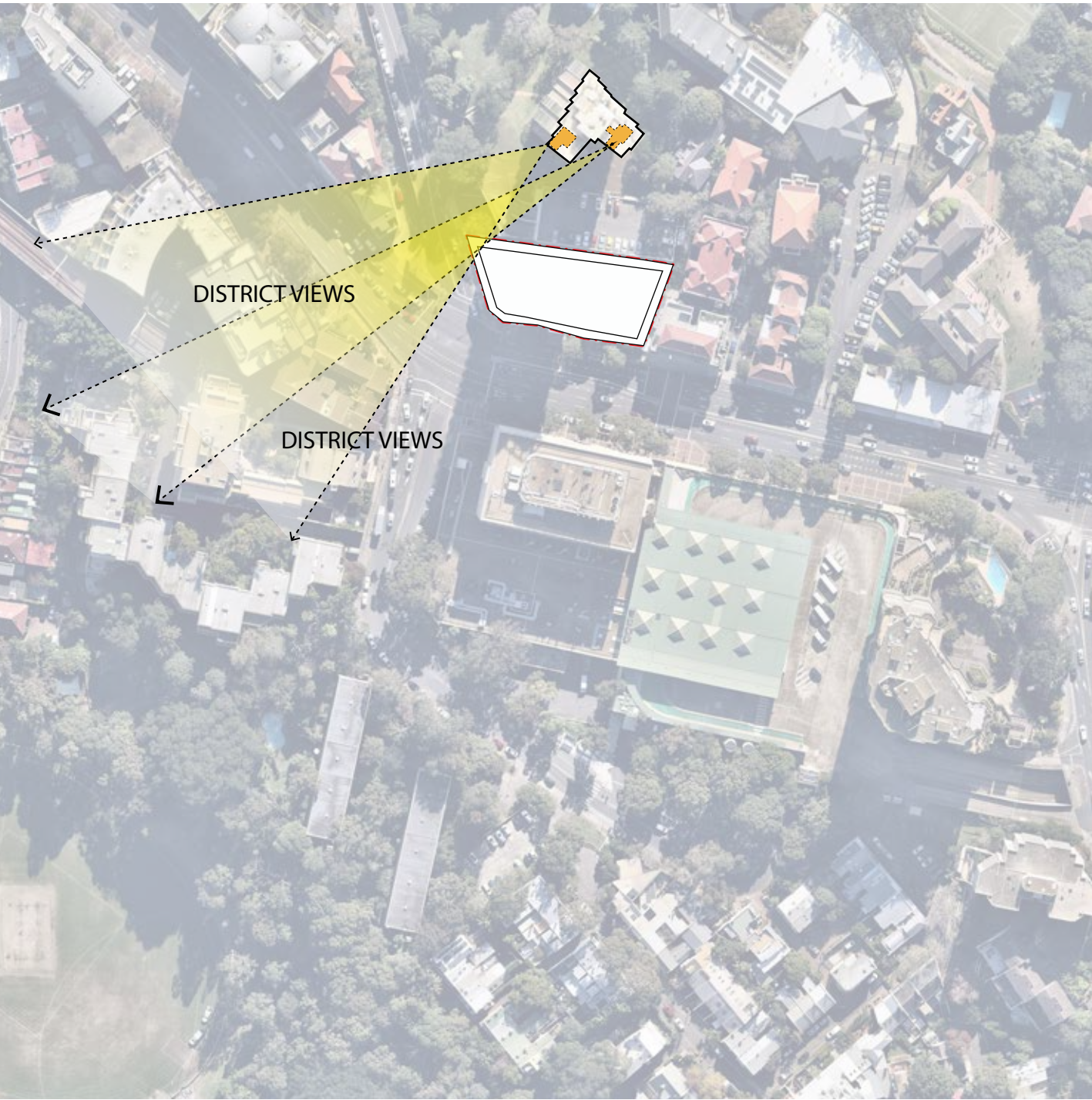
1.7 EXISTING VIEWS



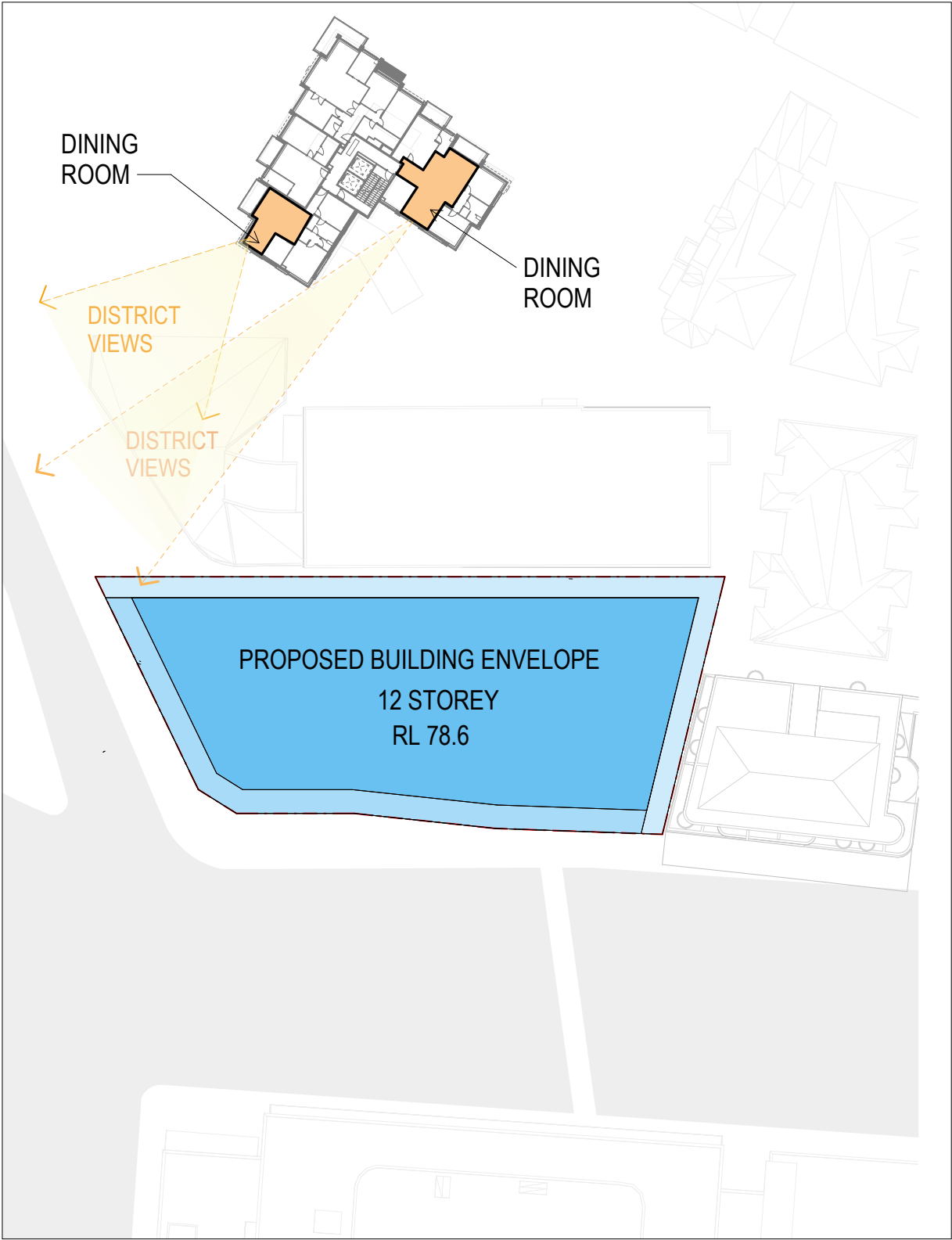
EXISTING VIEWS DISTRICT PLAN

EXISTING VIEWS PLAN

1.8 VIEWS WITH PROPOSED ENVELOPE

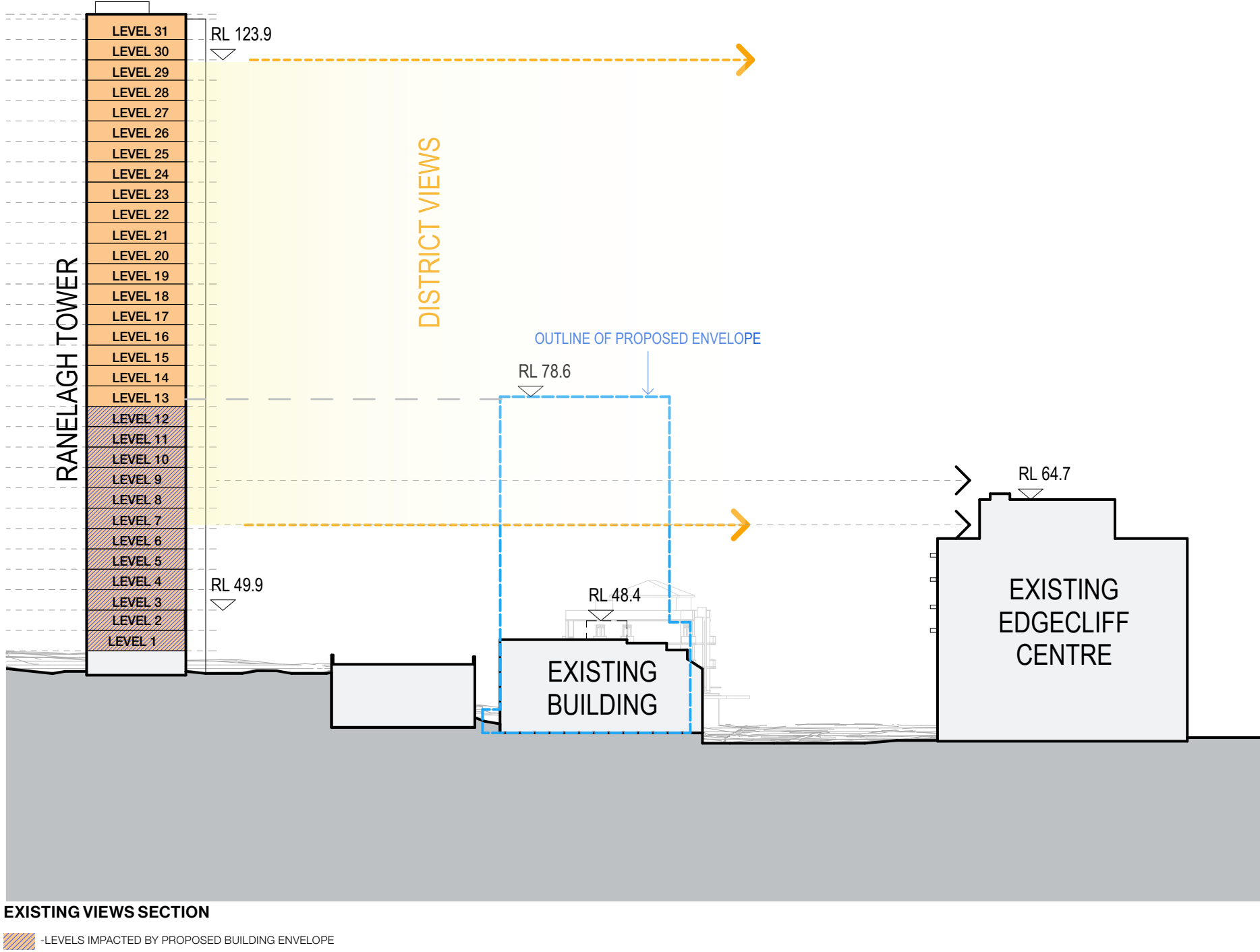


VIEWS DISTRICT PLAN WITH PROPOSED ENVELOPE



PLAN : VIEWS WITH PROPOSED ENVELOPE

1.9 SECTION







2.0 OCEANPOINT VIEW STUDY

02

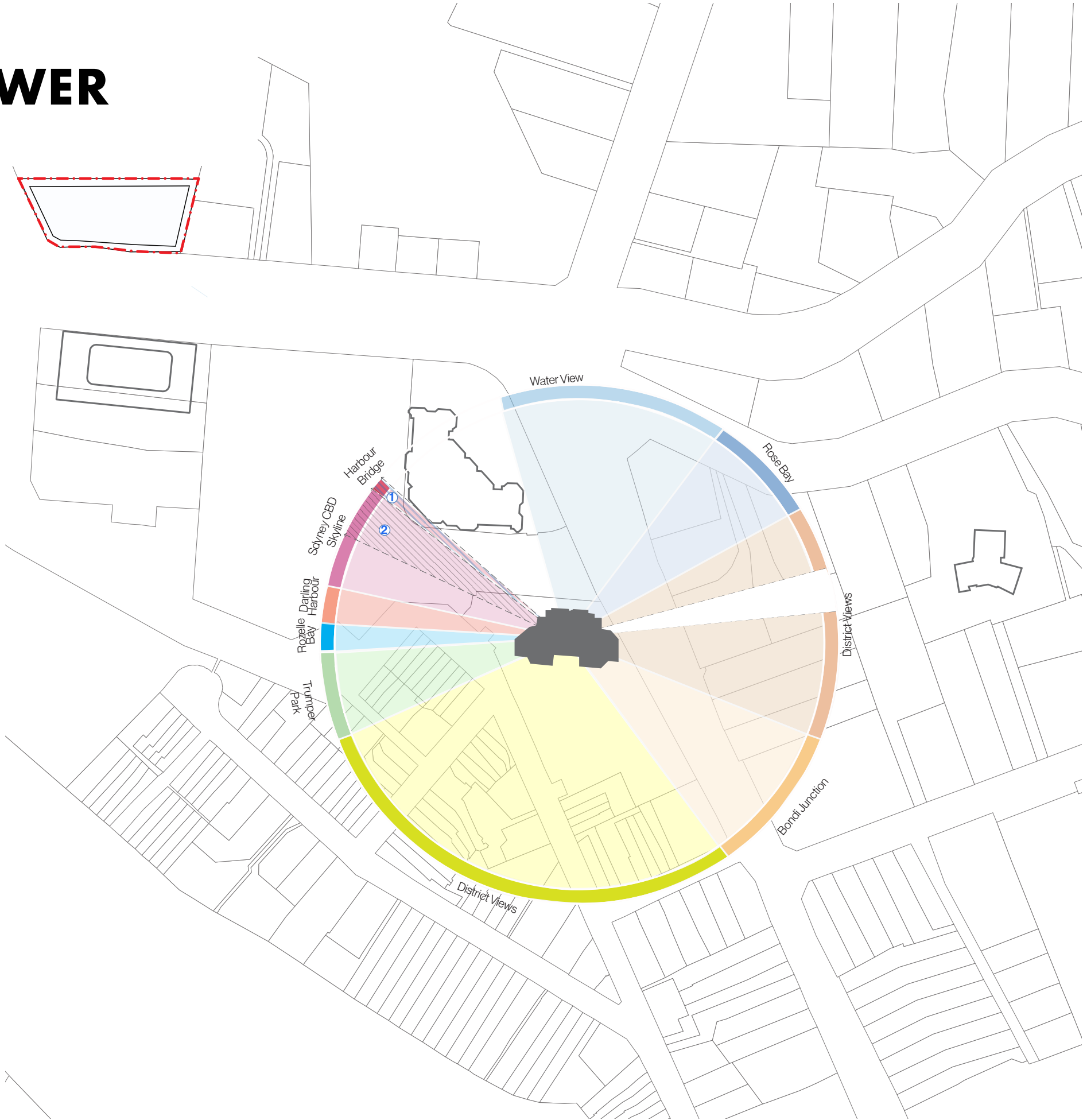
2.1 OCEAN POINT TOWER

Existing Views

Eastpoint & Oceanpoint Towers currently sit higher than much of their surrounding context and, therefore, enjoy panoramic views from upper levels, with views to Bondi Junction, Sydney Harbour, Manly, Paddington, North Sydney, Sydney CBD and various district views being possible.

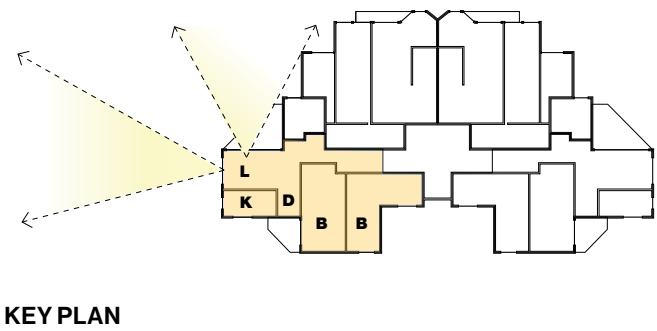
In addition to both buildings being an obstruction to one another's views, the tower forms of 3-17 Darling Point road ('Ranelagh'), 203-233 New South Head Road ('Edgecliff Centre'), 442-446 Edgecliff Road and a cluster of towers on the Darling Point Peninsula also form minor blockages at various levels in the wide and generous view cones from these towers.

- 1 IMPACTED VIEWS
- 2 LIMITED VIEWS



2.2 VIEWS IMPACT LEVEL 4, UNIT 03

(LOWEST LEVEL OF DWELLINGS)



This study represents the South Western apartments in this tower. The proposed envelope does not interrupt CBD views to the West or views of Darling Point Peninsula to the North. Limited views of the Harbour Bridge would be blocked.



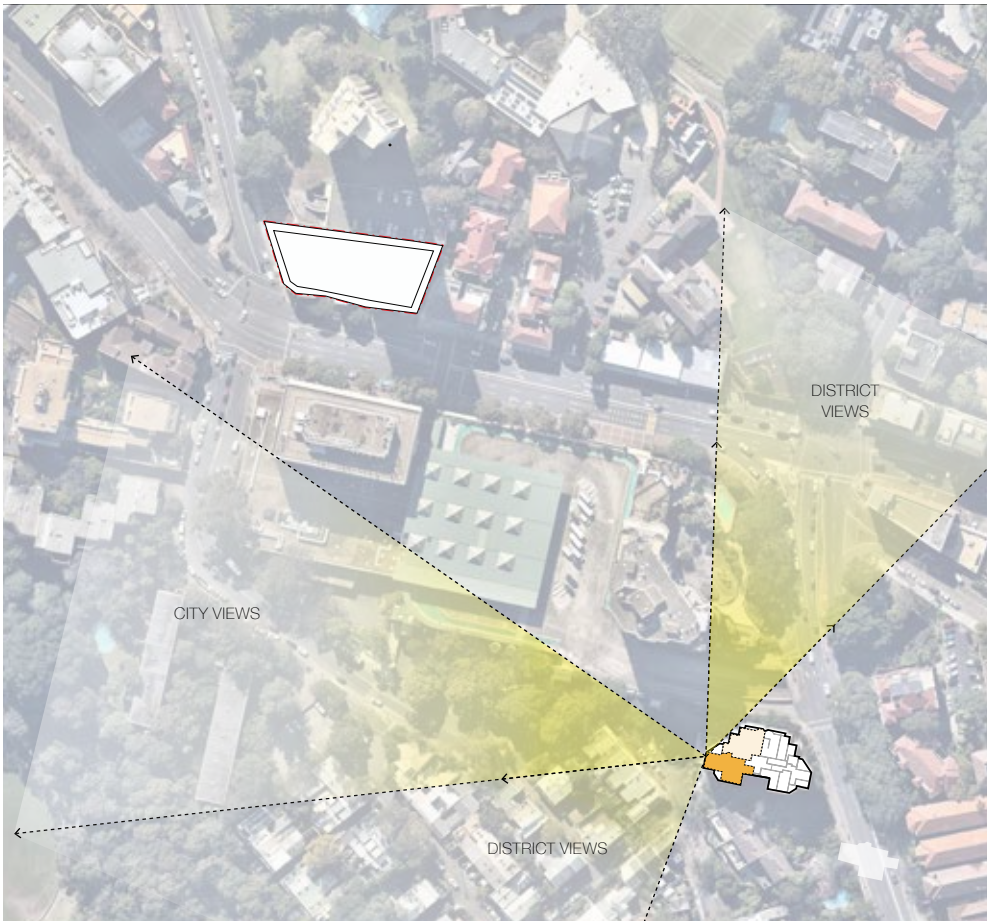
WESTERN / PRIMARY VIEW



NORTHERN / SECONDARY VIEW

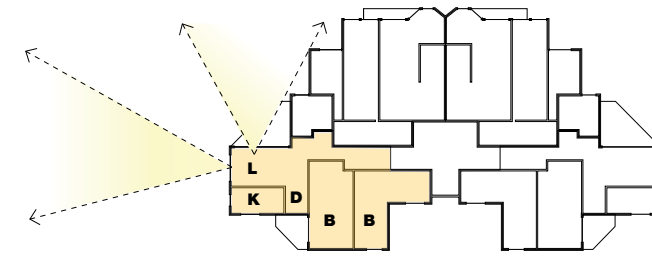


EXISTING VIEWS LEVEL 4, UNIT 03



IMPACTED VIEWS LEVEL 4, UNIT 03

2.3 VIEWS IMPACT LEVEL 11, UNIT 03 (HIGHEST LEVEL OF DWELLINGS)



KEY PLAN

This study represents the South Western apartments in this tower. The proposed envelope does not interrupt CBD views to the West or views of Darling Point Peninsula and water to the North.



WESTERN VIEW

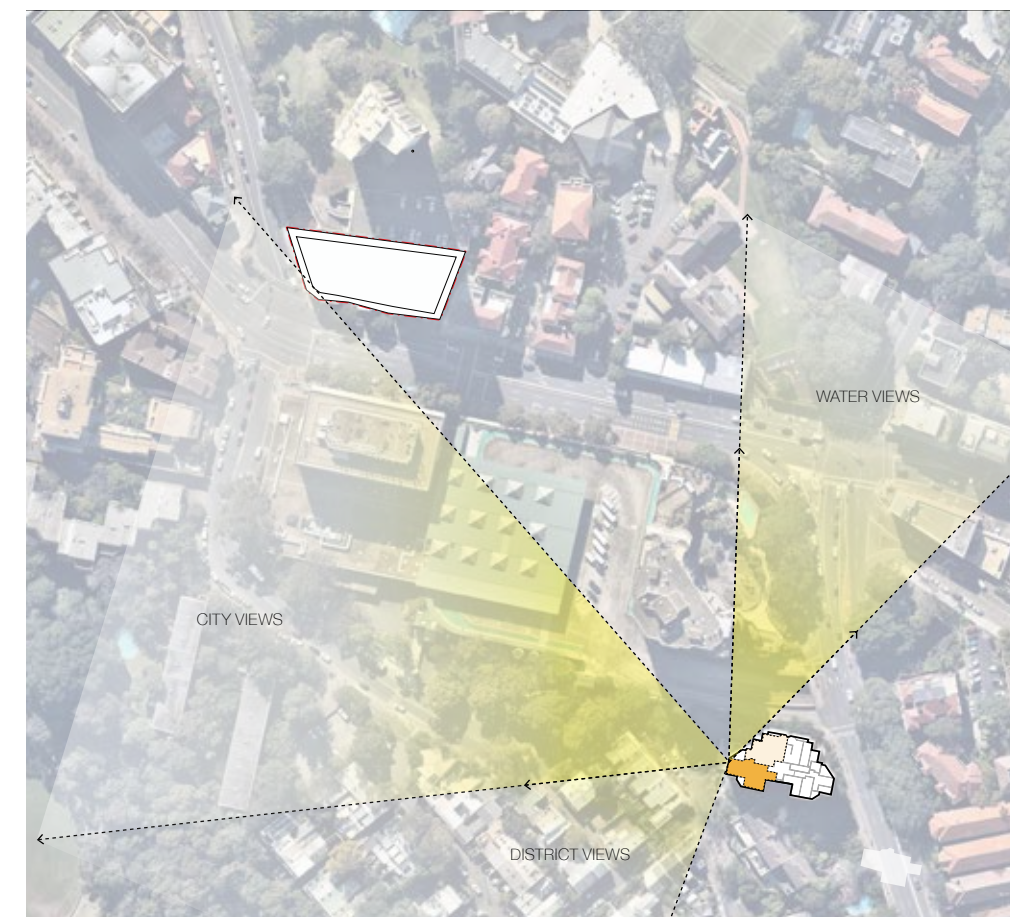


NORTHERN VIEW

The extents of this survey model does not extend beyond the Darling Point Peninsula. This particular view would also capture Middle Head and Manly beyond.



EXISTING VIEWS LEVEL 11, UNIT 03

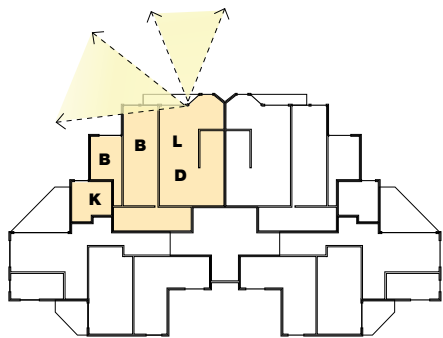


IMPACTED VIEWS LEVEL 11, UNIT 03

2.4 VIEWS IMPACT LEVEL 11, UNIT 04

(HIGHEST LEVEL OF DWELLINGS)

This apartment represents the impact analysis to all North Eastern apartments in this tower. As demonstrated, the proposed envelope does not interrupt primary views of the harbour or Darling Point Peninsula, nor of secondary views to the CBD.



KEY PLAN



WESTERN / SECONDARY VIEW



NORTHERN / PRIMARY VIEW

The extents of this survey model does not extend beyond the Darling Point Peninsula. This particular view would also capture Middle Head and Manly beyond.



EXISTING VIEWS LEVEL 11, UNIT 04



IMPACTED VIEWS LEVEL 11, UNIT 04





3.0 EASTPOINT VIEW STUDY

03

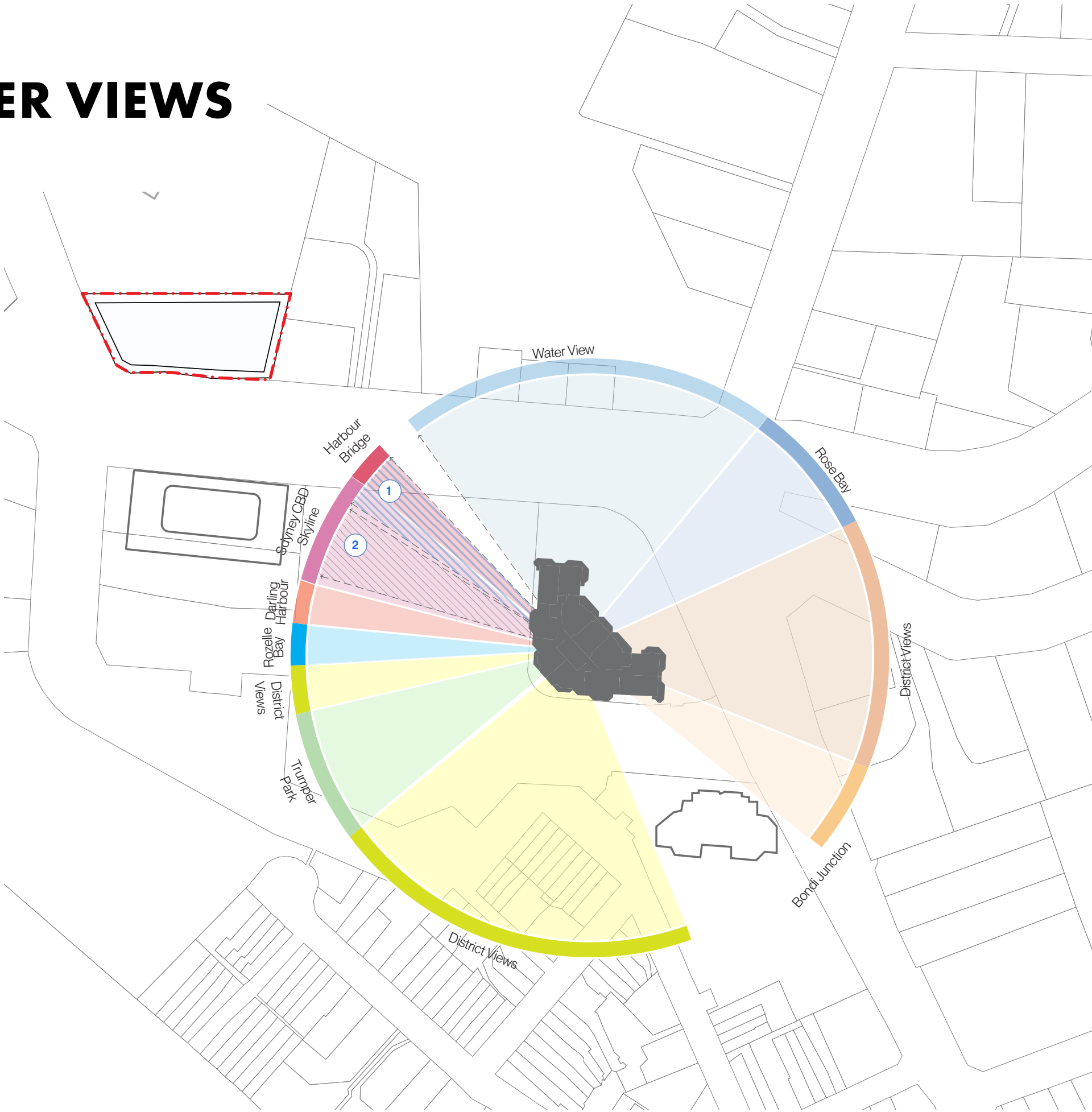
3.1 EASTPOINT TOWER VIEWS

Existing Views

Eastpoint & Oceanpoint Towers currently sit higher than much of their surrounding context and, therefore, enjoy panoramic views from upper levels, with views to Bondi Junction, Sydney Harbour, Manly, Paddington, North Sydney, Sydney CBD and various district views being possible.

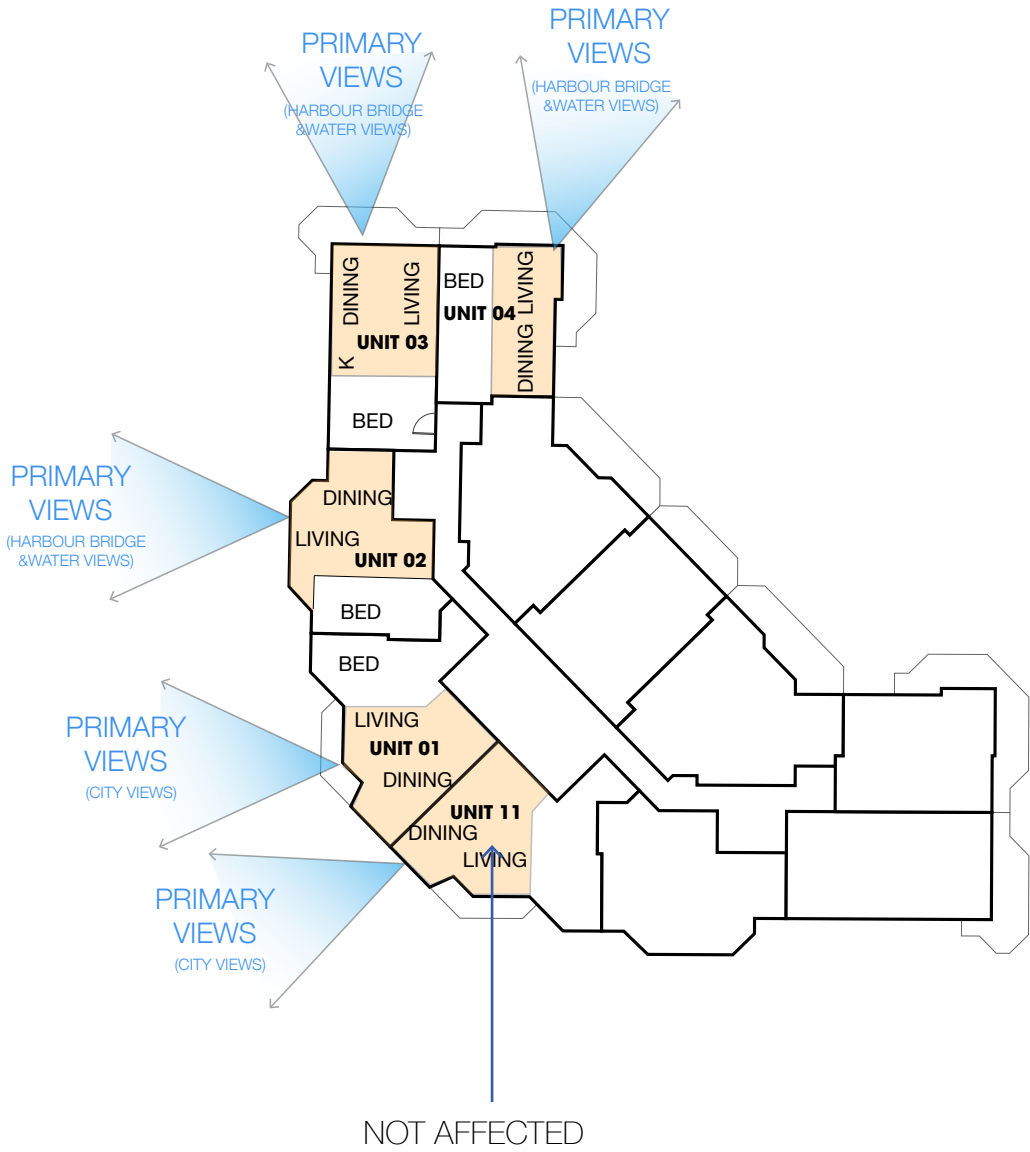
In addition to both buildings being an obstruction to one another's views, the tower forms of 3-17 Darling Point road ('Ranelagh'), 203-233 New South Head Road ('Edgecliff Centre'), 442-446 Edgecliff Road and a cluster of towers on the Darling Point Peninsula also form minor blockages at various levels in the wide and generous view cones from these towers.

- 1 IMPACTED VIEWS
- 2 LIMITED VIEWS

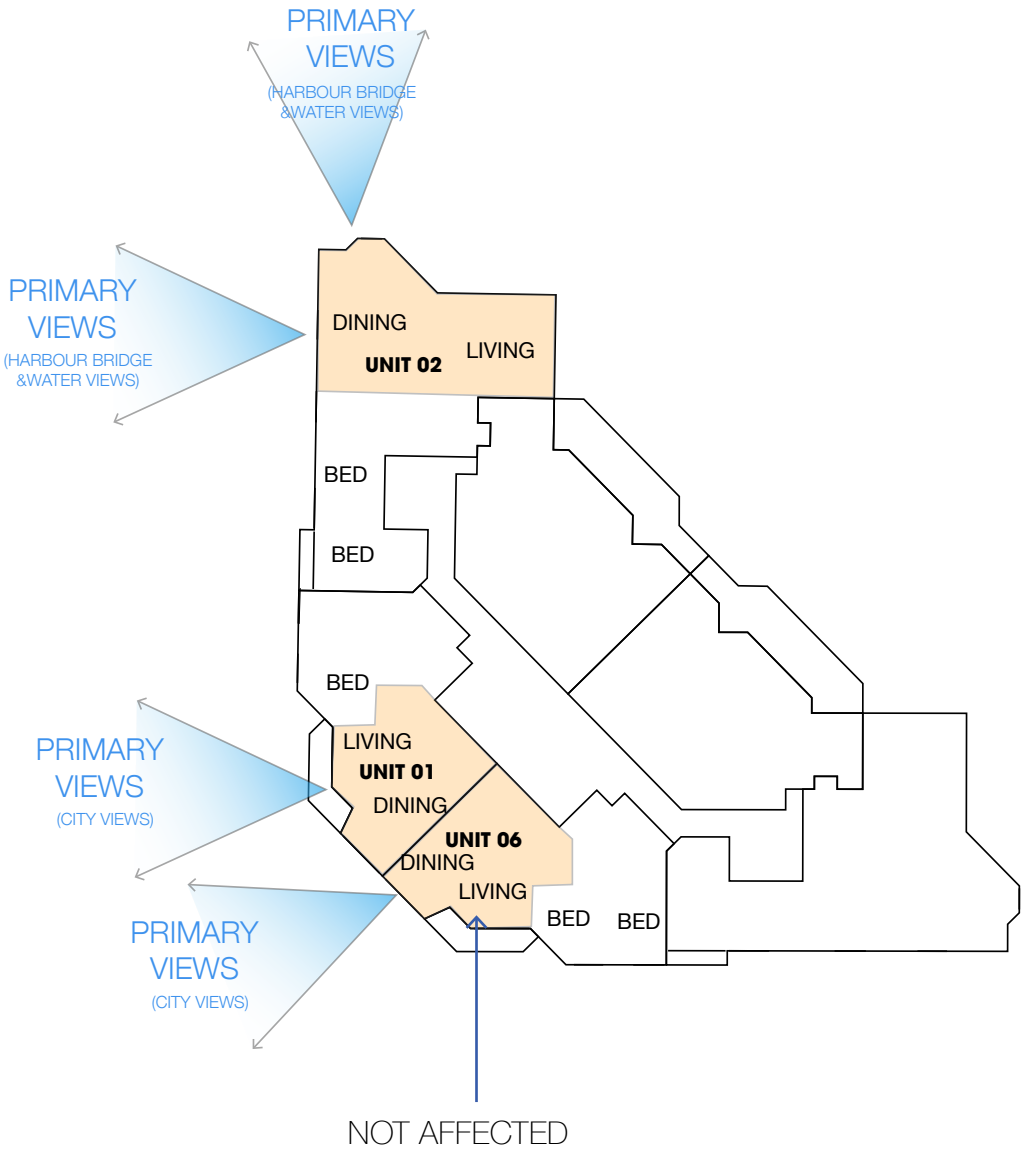


3.2 EASTPOINT TOWER TYPICAL PLANS

This analysis seeks to provide a summary of the potential impacts of the proposed envelope and the indicative concept. As the concept is around ??% smaller than the envelope, the impacts are reduced. Only 4 of the 11 units at Levels 8-12 will be affected to a notable degree. As indicated the Unit 11 views are barely affected. At Levels 13-19 only 2 of the 6 units will be affected to a notable degree. As indicated the Unit 6 views are barely affected.



LEVEL 8-12



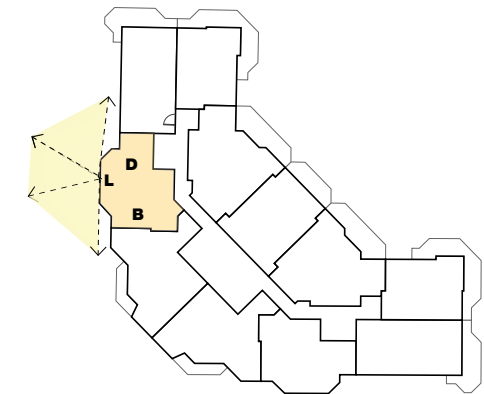
LEVEL 13-19



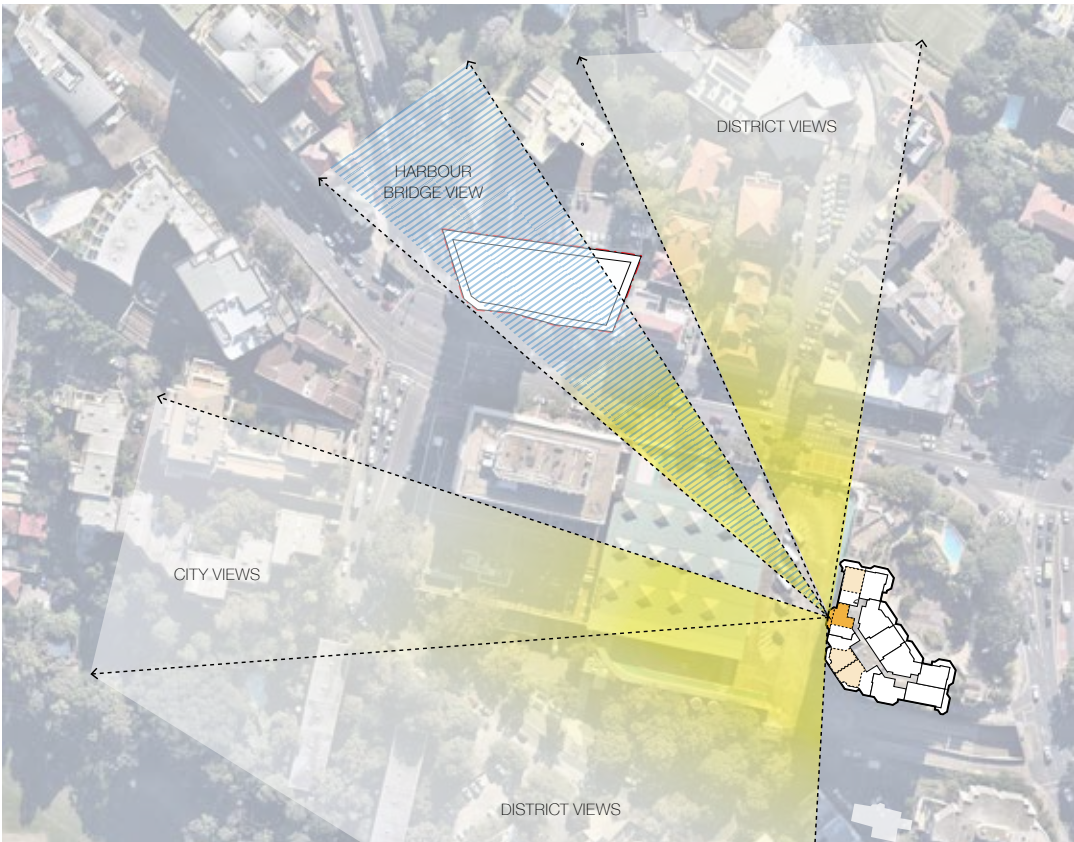
3.3 VIEWS IMPACT LEVEL 8, UNIT 02

(LOWEST LEVEL OF DWELLINGS)

This study represents the lowest unit in the centre of the building . Being from a low position this view is very susceptible to any redevelopment (indicated by the extent to which existing buildings already obscure views). Bridge views are affected but iconic CBD skyline views are retained. District views to the north and south are retained.



KEY PLAN



VIEW IMPACT LEVEL 08, UNIT 02

EXISTING VIEWS IMPACTED VIEWS



PROPOSED ENVELOPE, WESTERN / PRIMARY VIEW



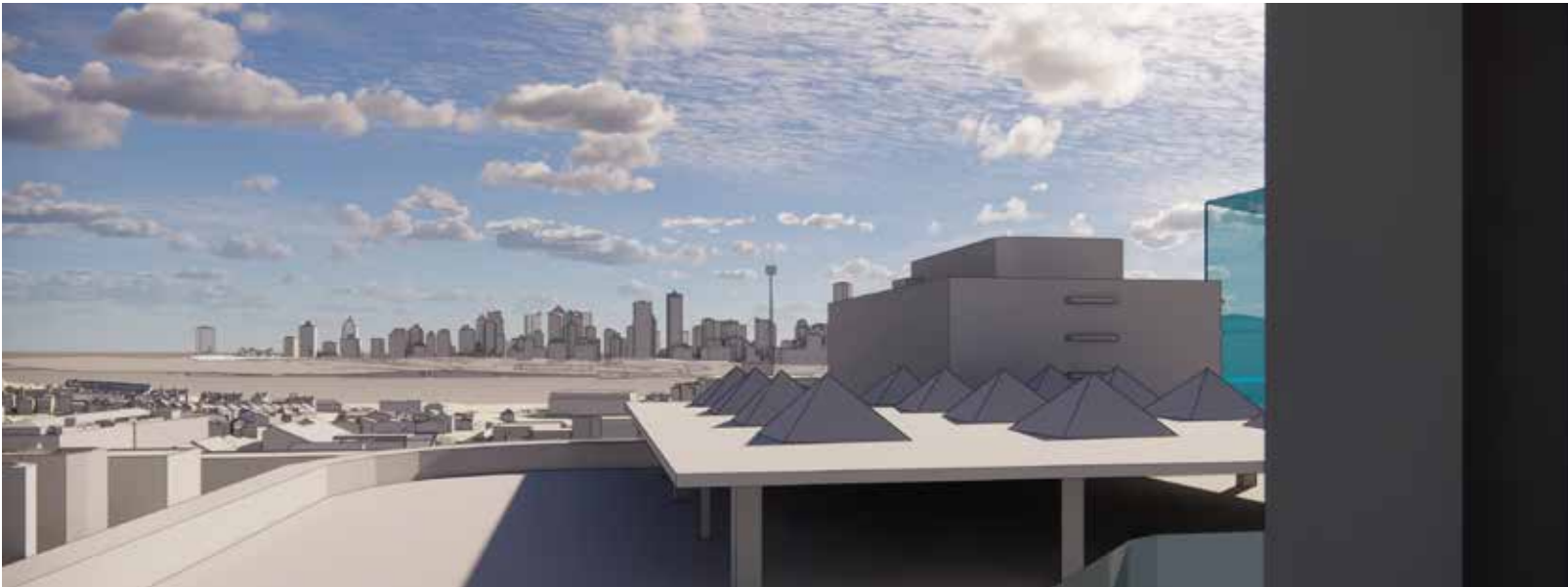
CONCEPT IMAGE, NORTHERN/ SECONDARY VIEW

3.4 VIEWS IMPACT LEVEL 8, UNIT 011

(LOWEST LEVEL OF DWELLINGS)



CONCEPT IMAGE , WESTERN / PRIMARY VIEW



PROPOSED ENVELOPE , WESTERN / PRIMARY VIEW



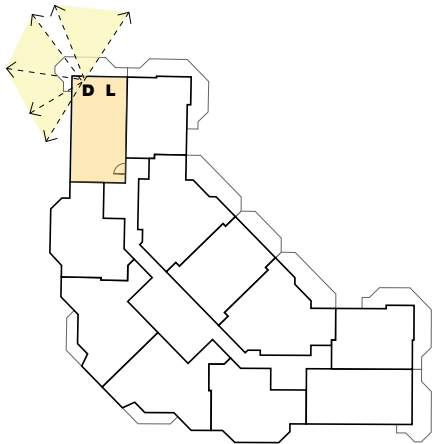
SOUTHERN/ SECONDARY VIEW



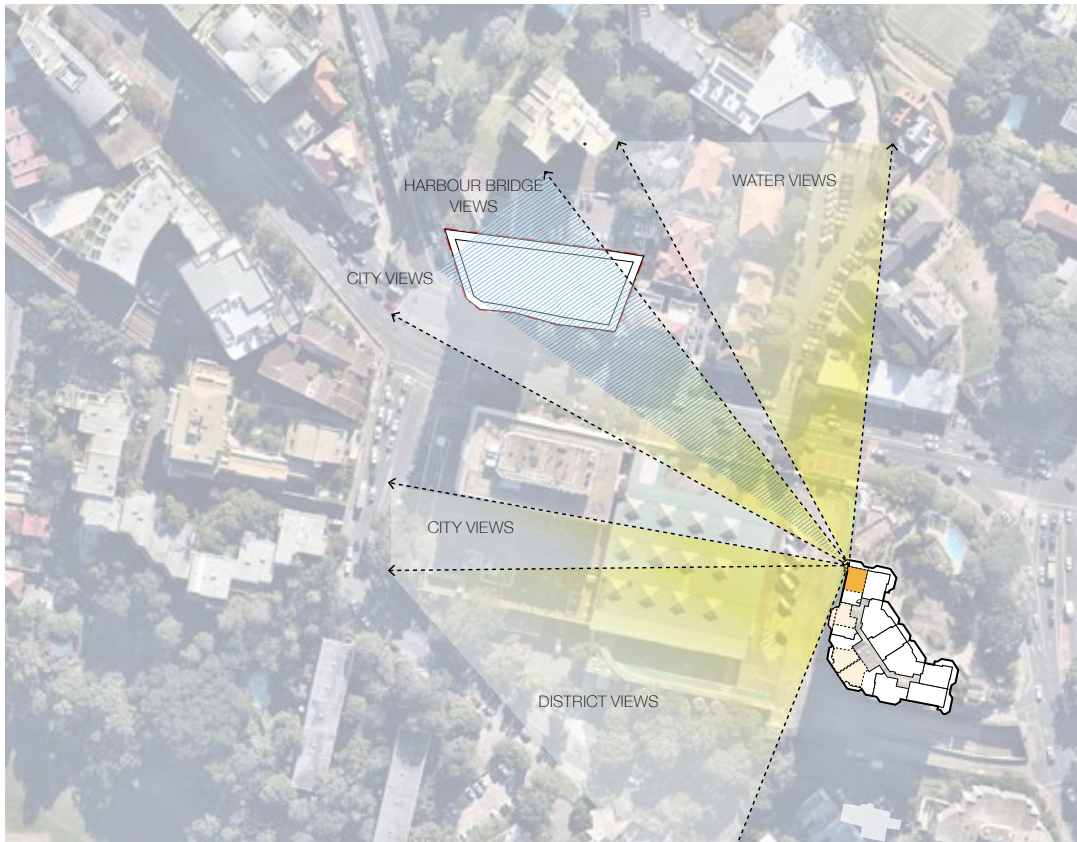
SOUTHERN/ SECONDARY VIEW

3.5 VIEWS IMPACT LEVEL 9, UNIT 03

This study represents the lowest unit in the North-Western corner of the building that has impacts from the proposed envelope.



KEY PLAN

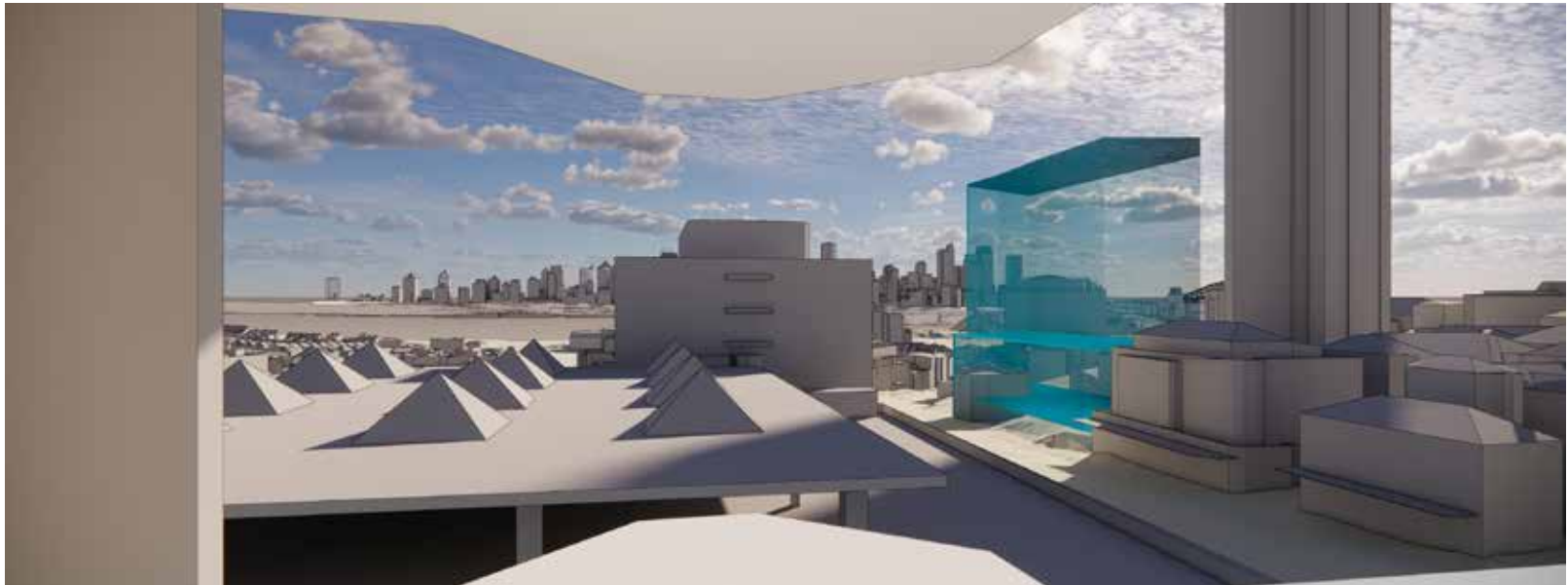


VIEW IMPACT LEVEL 09, UNIT 03

EXISTING VIEWS IMPACTED VIEWS



CONCEPT IMAGE , WESTERN / PRIMARY VIEW



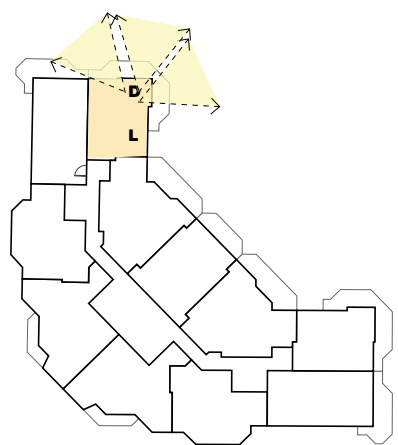
PROPOSED ENVELOPE, WESTERN / PRIMARY VIEW



NORTHERN / PRIMARY VIEW

3.6 VIEWS IMPACT LEVEL 9, UNIT 04

This study represents the lowest unit in the North-Eastern corner of the building that has impacts from the proposed envelope.



KEY PLAN



VIEW IMPACT LEVEL 09, UNIT 04



CONCEPT IMAGE , WESTERN / PRIMARY VIEW



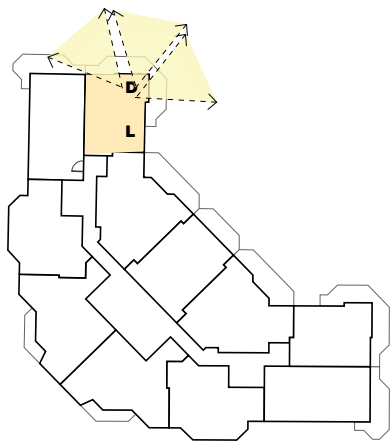
PROPOSED ENVELOPE, WESTERN / PRIMARY VIEW



NORTHERN / PRIMARY VIEW

3.7 VIEWS IMPACT LEVEL 12, UNIT 04

This study represents the lowest unit in the North-Eastern corner of the building that has impacts from the proposed envelope.



KEY PLAN



VIEW IMPACT LEVEL 12, UNIT 04

EXISTING VIEWS IMPACTED VIEWS



CONCEPT IMAGE , WESTERN / PRIMARY VIEW



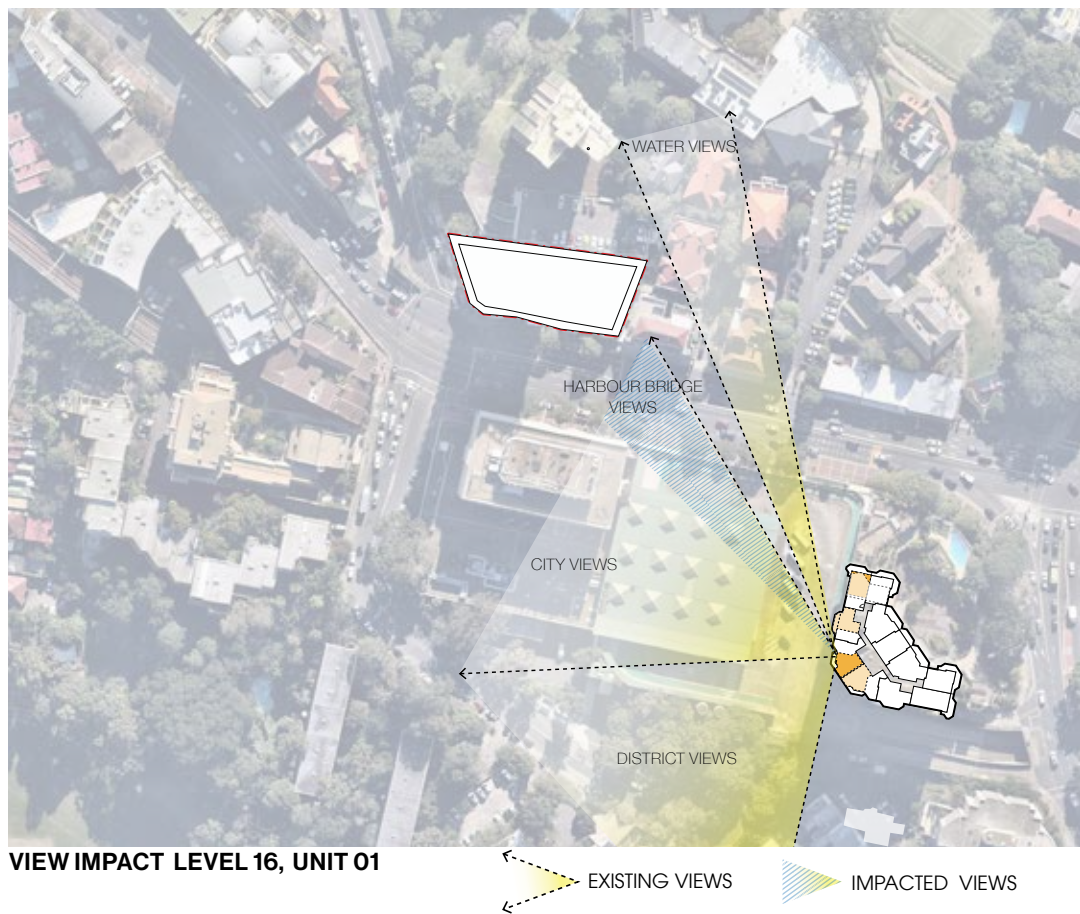
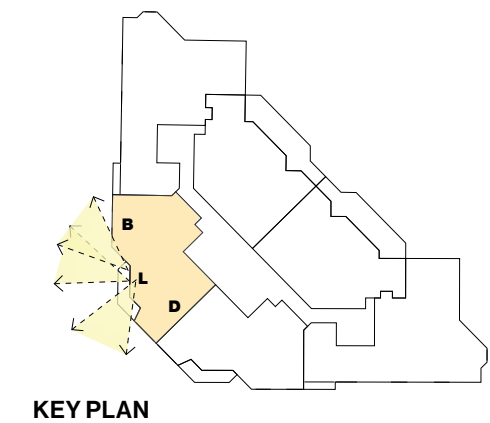
PROPOSED ENVELOPE, WESTERN / PRIMARY VIEW



NORTHERN / PRIMARY VIEW

3.8 VIEWS IMPACT LEVEL 16, UNIT 01

This study represents the highest unit in the South-Western corner of the building where Bridge views are affected. Overall though only a small part of the view is affected with iconic CBD skyline views being retained as well as harbour and district views.



CONCEPT IMAGE , WESTERN / PRIMARY VIEW



PROPOSED ENVELOPE, WESTERN / PRIMARY VIEW



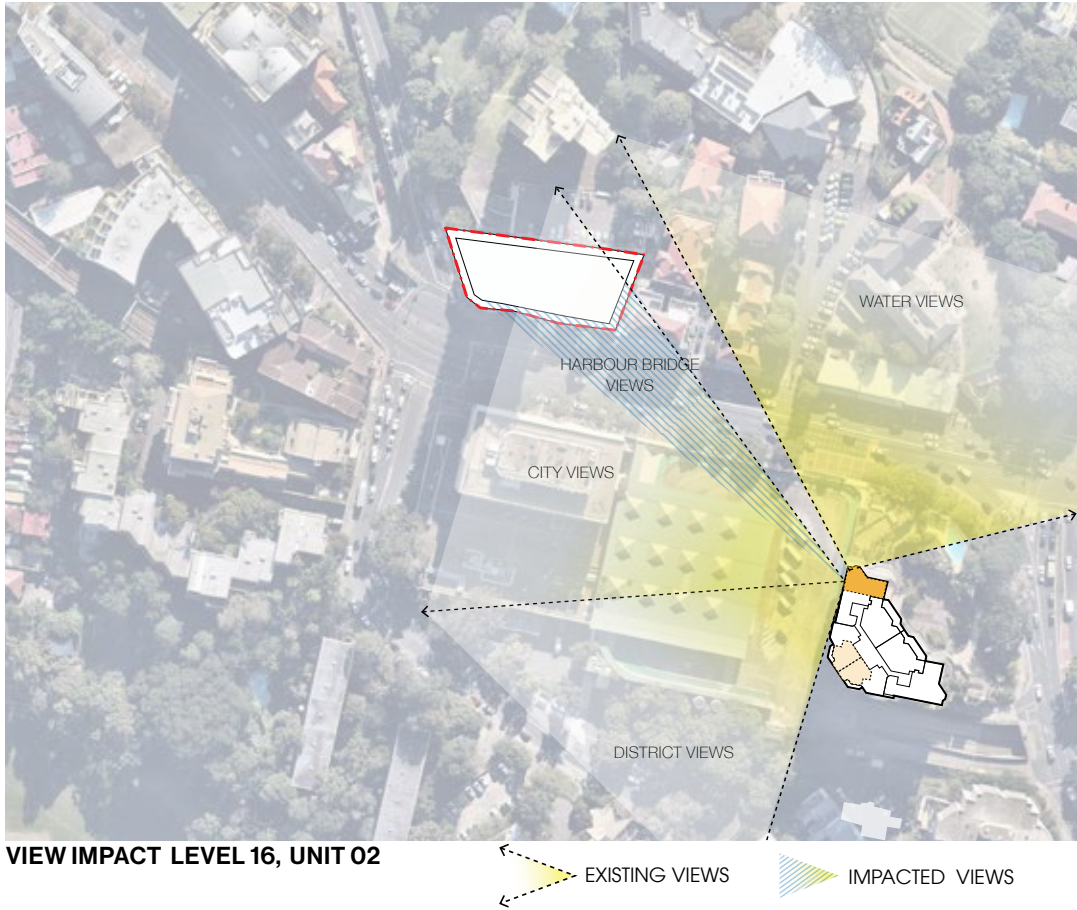
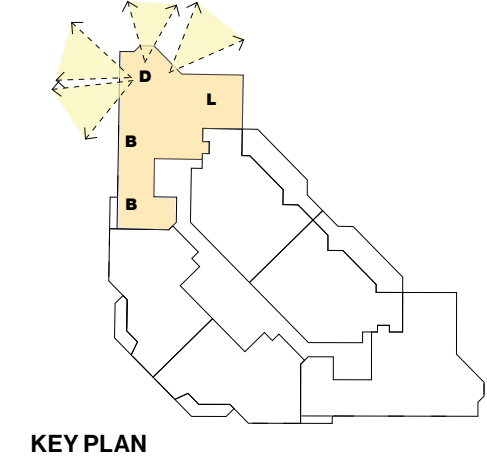
SOUTHERN / PRIMARY VIEW



NORTHERN VIEW

3.9 VIEWS IMPACT LEVEL 16, UNIT 02

This study represents the highest unit in the North-Western corner of the building where Bridge views are affected. Overall though, only a small part of the view is affected with iconic CBD skyline and harbour views being retained as well as district views.



CONCEPT IMAGE , WESTERN / PRIMARY VIEW



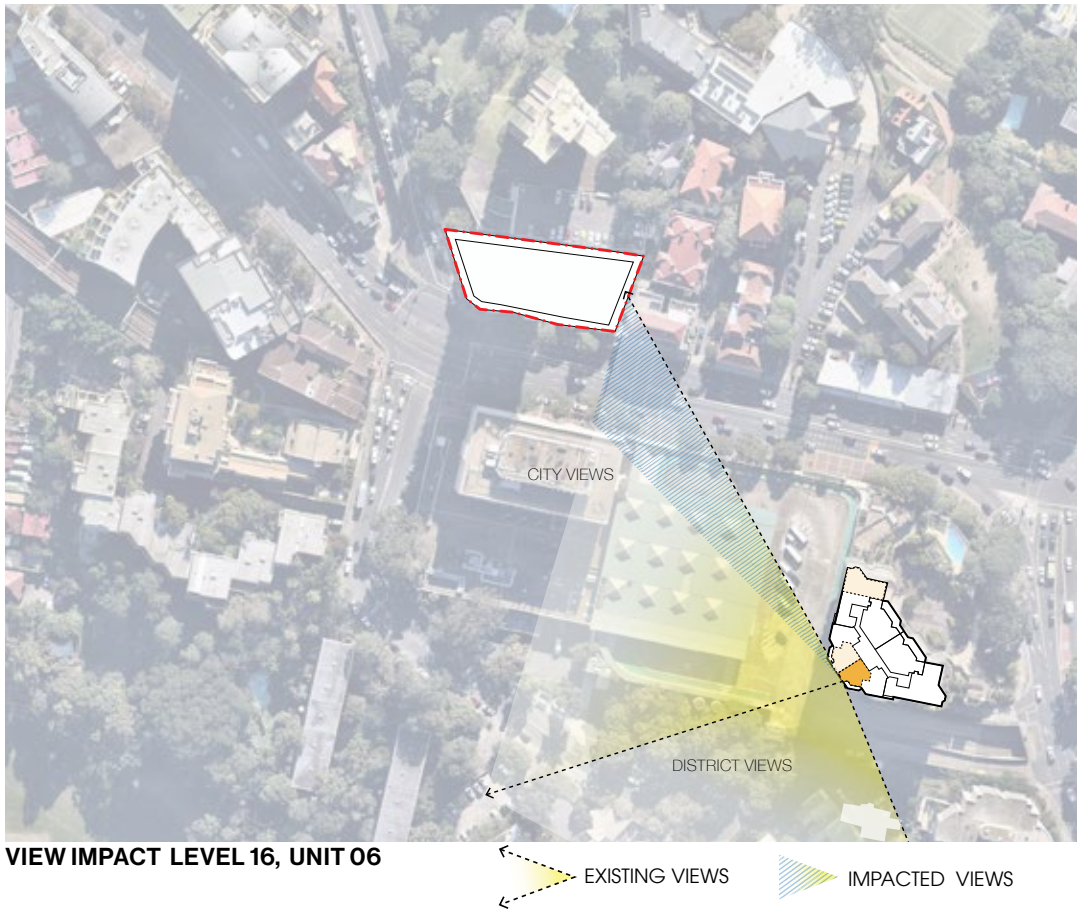
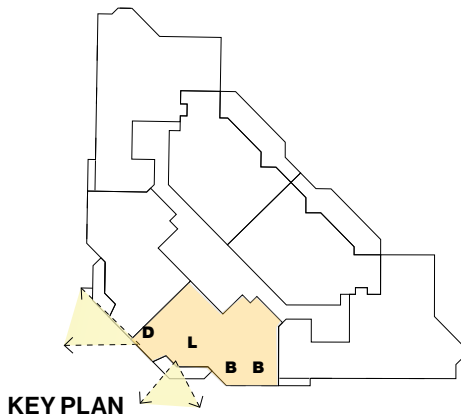
PROPOSED ENVELOPE, WESTERN / PRIMARY VIEW



NORTHERN VIEW

3.10 VIEWS IMPACT LEVEL 16, UNIT 06

This study represents the highest unit in the South-Western corner of the building that has a degree of impact from the proposed envelope.



CONCEPT IMAGE , WESTERN / PRIMARY VIEW



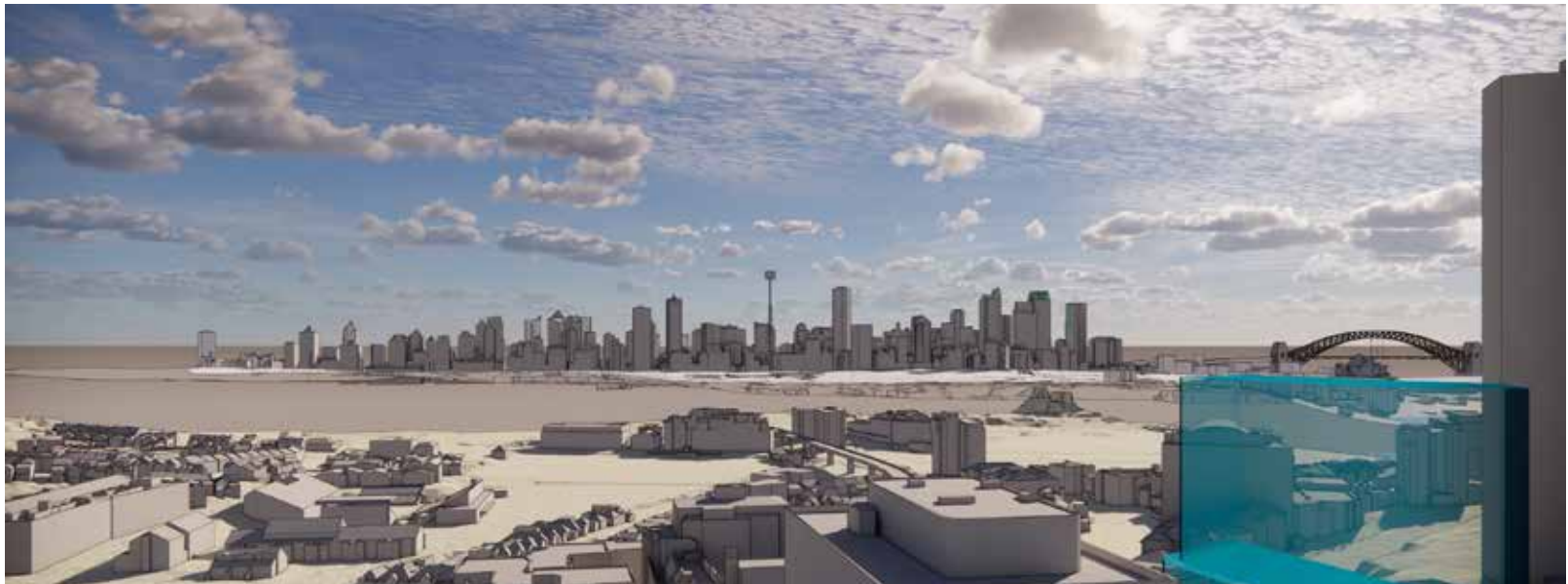
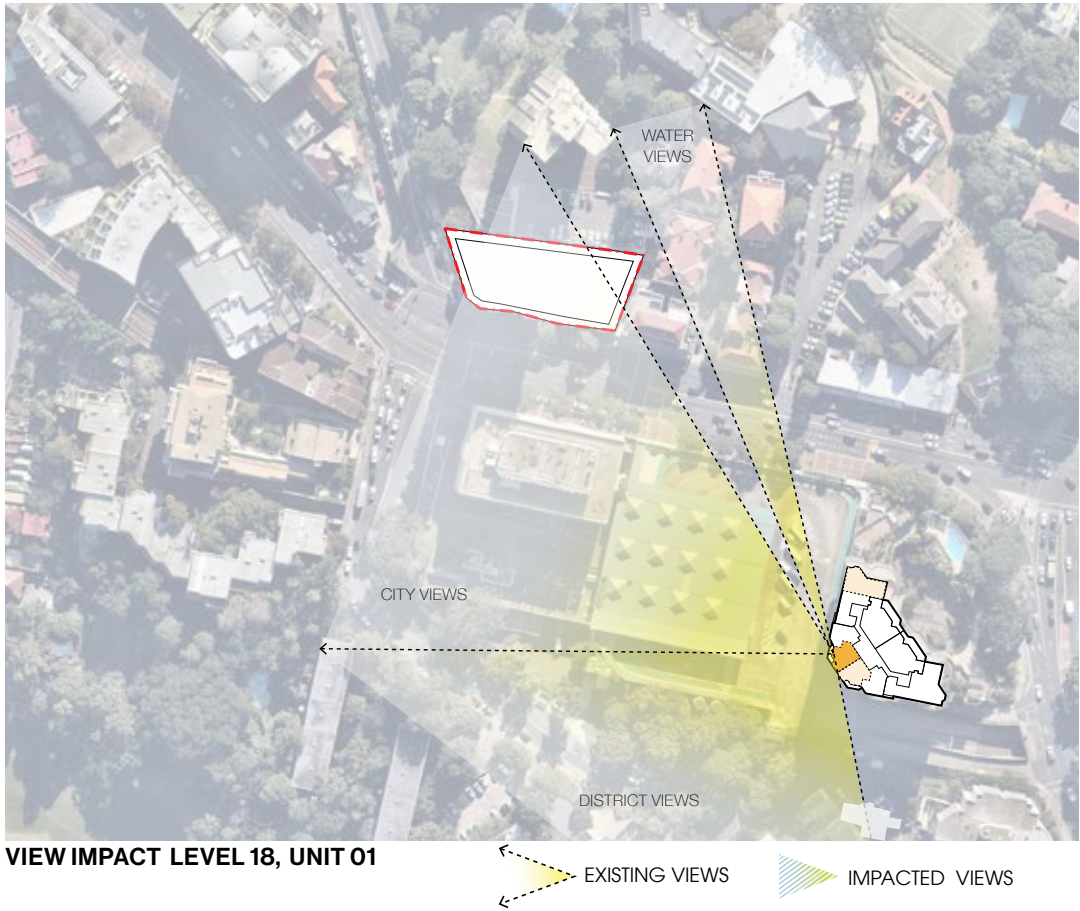
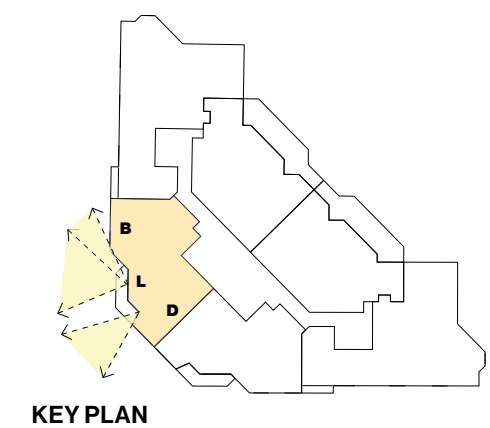
PROPOSED ENVELOPE, WESTERN / PRIMARY VIEW



SOUTHERN / SECONDARY VIEW

3.11 VIEWS IMPACT LEVEL 18, UNIT 01

This study represents the highest unit in the South-Western corner of the building. Only a small part of the overall view is affected. Iconic Bridge, Opera House and CBD views are unaffected.



PROPOSED ENVELOPE, WESTERN / PRIMARY VIEW



SOUTHERN / SECONDARY VIEW

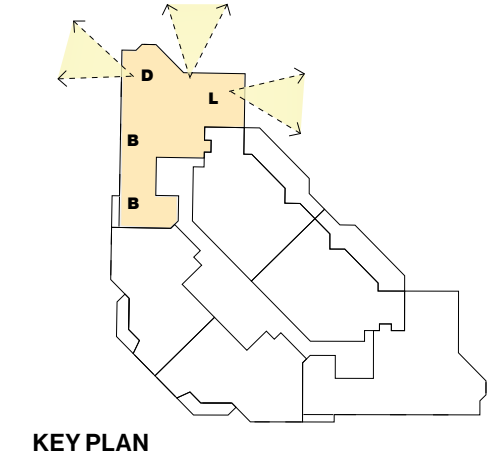


NORTHERN / PRIMARY VIEW

3.12 VIEWS IMPACT LEVEL 18, UNIT 02

(HIGHEST LEVEL OF DWELLINGS)

This study represents the highest unit in the Northern corner of the building. This study represents the highest unit in the Northern corner of the building. Only a small part of the overall view is affected. Iconic Bridge, Opera House, CBD and harbour views are unaffected.



PROPOSED ENVELOPE, WESTERN / PRIMARY VIEW

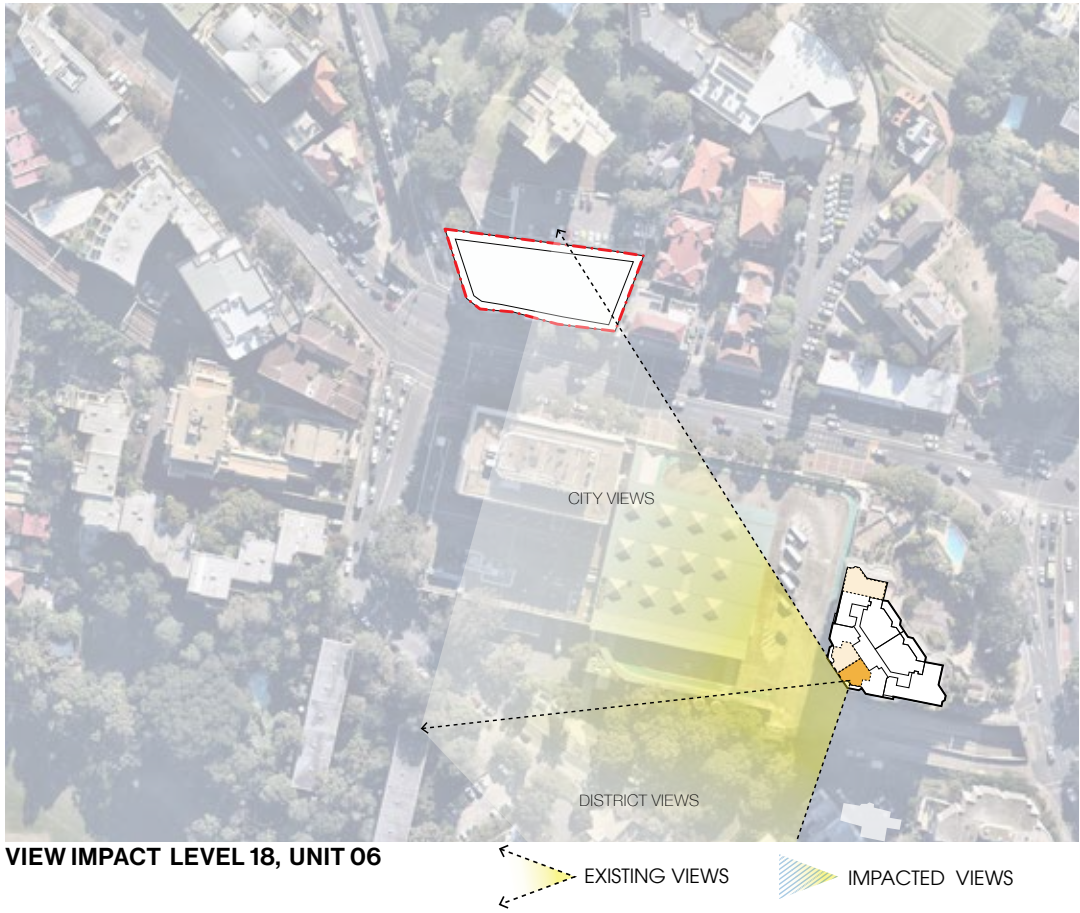
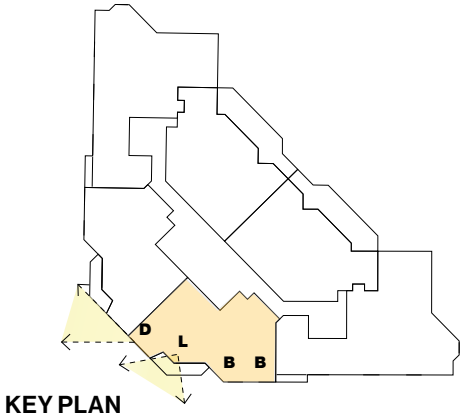


NORTHERN / PRIMARY VIEW

3.13 VIEWS IMPACT LEVEL 18, UNIT 06

(HIGHEST LEVEL OF DWELLINGS)

This study represents the highest unit in the South-Western corner of the building.
The analysis confirms that the units in this location of the building are only minimally affected by the proposal.



PROPOSED ENVELOPE, WESTERN / PRIMARY VIEW



NORTHERN DISTRICT VIEWS / SECONDARY VIEW

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