



Our ref 19031
8 February 2022

Lousie Menday – Strategic Planning
Woollahra Council
by email

Dear Louise

RE: Planning Proposal for 136-148 New South Head Road Edgecliff

As requested by you in our recent phone discussion, we attach an analysis of the impact of the proposal on No 164 New South Head Road, the property immediately to the east of the subject land.

We have reviewed this information and provide the following comments regarding the potential impacts. As can be seen in this information, this 5 level shop top housing development is designed with its apartments predominantly orientated to the north (toward the rear boundary) and to the south (towards New South Head Road) and not to the side boundaries (including the western side boundary adjoining the subject site). Whilst there are some windows facing the site, these tend to be mainly bedrooms. There are some living areas also but these are either not the main living areas or have alternate orientation, further they are at the lower levels where the Planning Proposal will have no additional impact.

Where views do occur they are over a side boundary and as noted in the LEC's *Tenacity* Planning Principle for view sharing, such views are difficult to maintain and requiring retention of such views would unreasonably sterilize any redevelopment on the subject site. In this regard as can be seen in the section drawing provided, all but the top level of No 164 is below the existing 14.5m height control and so the majority of the potential impacts arise from the existing controls.

At the top level there is only one apartment and its main open space and living areas are in the NE corner, away from the subject site. Whilst there are some views available from a bedroom and narrow streetfront terrace, again these are over a side boundary and therefore are harder to protect. Further it is likely that redevelopment beyond the subject site, which is subject to a higher 20.5m height control, would impact on these views in any event. Given that these views are not related to the main living areas of the dwelling, are over a side boundary, are potentially affected by existing development controls and that requiring their retention would prevent any

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feasible redevelopment of the subject site, these impacts are not considered to be unreasonable.

Further we have reviewed the potential impacts of Council's Edgecliff Commercial Centre Strategy recommended building heights as noted in the attached. As can be seen here, future development in accordance with the Strategy will significantly impact on views. It is noted that this is likely to be the case with many surrounding developments (including the subject site). Such impacts need to be considered having regard to the broader benefits to the community of a revitalized and vibrant Edgecliff commercial centre.

As discussed in the submitted Planning Proposal documentation, there are also many public benefits that arise from the Planning Proposal. Whilst any reduction in amenity is unfortunate, the broader benefits of redevelopment of the site need to be taken into account. Given the very minimal additional impact likely to result from the Planning Proposal, it is considered that the benefits of redevelopment far outweigh these minor impacts.

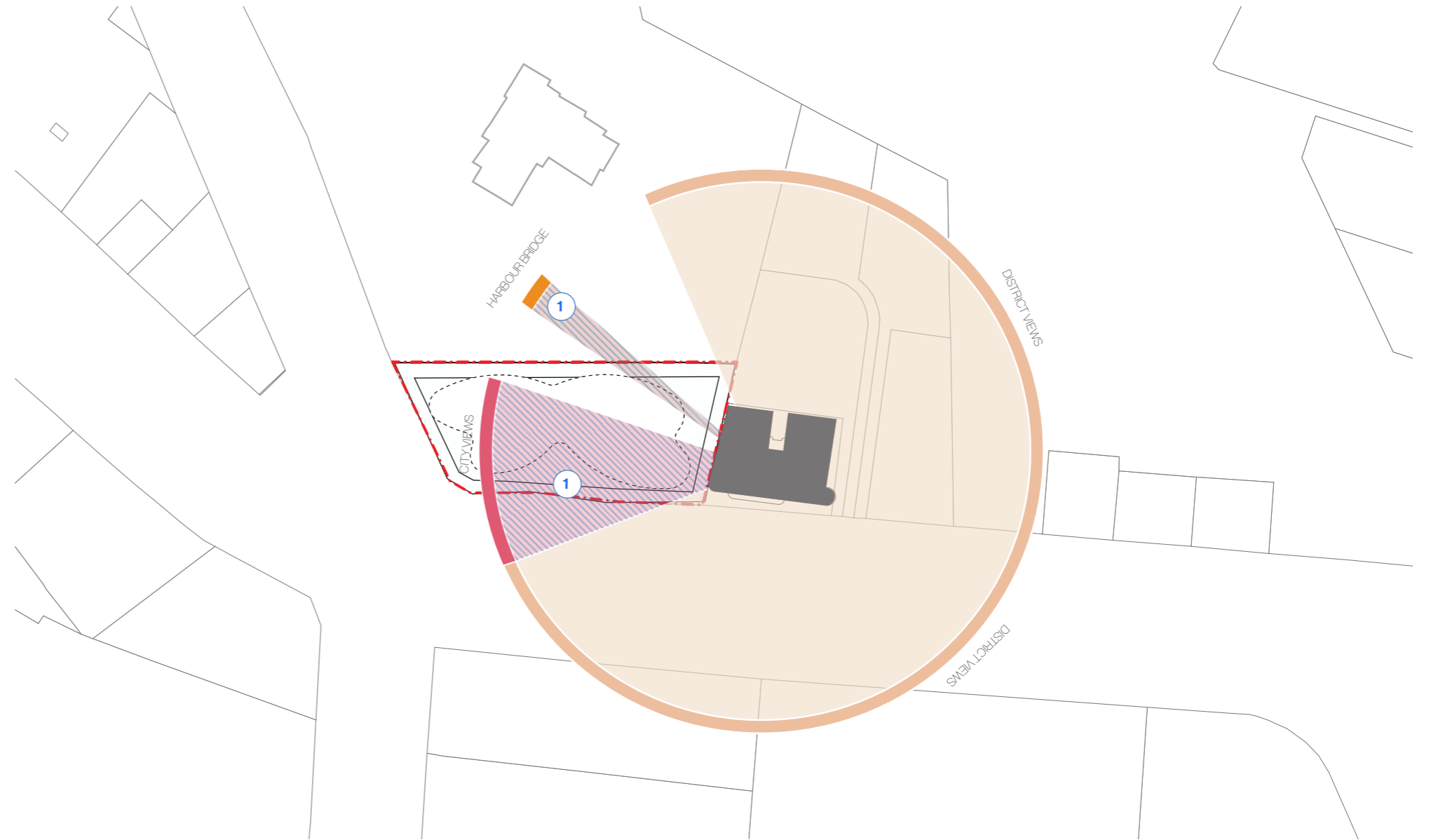
We trust this information is sufficient to allow you now finalise your report and recommend that the Planning Proposal be supported by Council at next month's Environment Committee meeting. Please contact Brett Brown, Director if you would like to discuss further..

Yours faithfully



INGHAM PLANNING PTY LTD

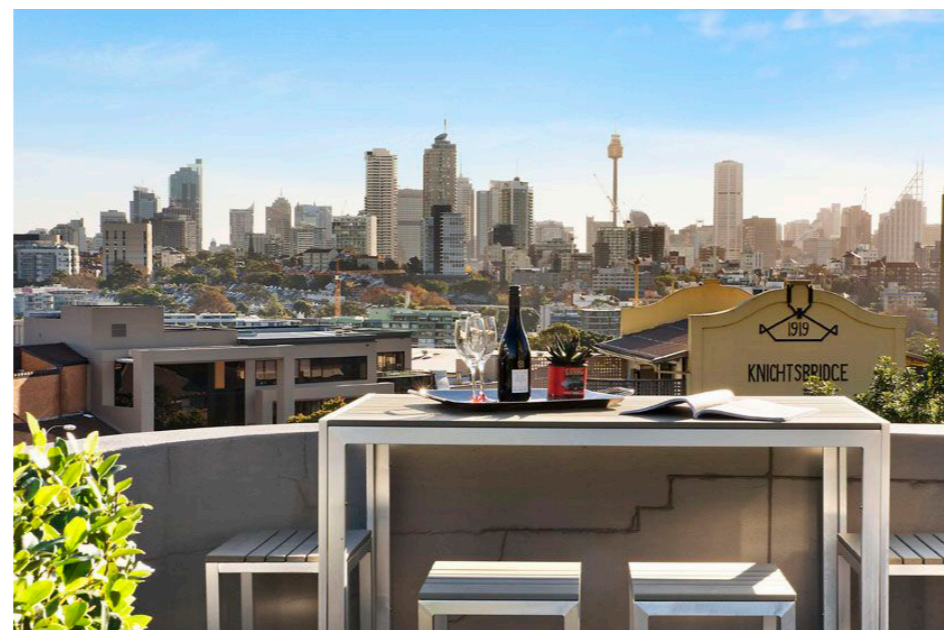
164 NSHR VIEWS



① IMPACTED VIEWS

NOTE: CITY, HARBOUR BRIDGE AND DISTRICT VIEWS SHOWN ARE GENERALLY ONLY AVAILABLE AT UPPER LEVELS OF THIS BUILDING.

NOTE: IMAGES SOURCED FROM ONLINE REAL-ESTATE WEBSITES.



CITY VIEWS EXAMPLE

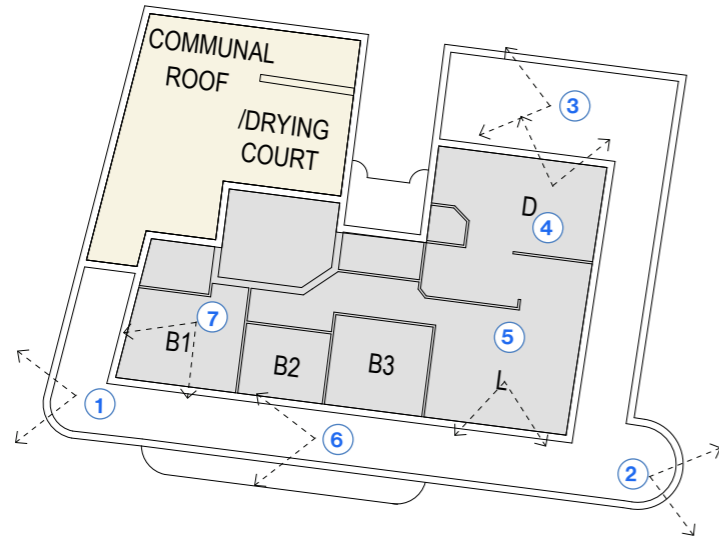


DISTRICT VIEWS EXAMPLE

EXISTING VIEWS LEVEL 3 (UNIT 13) (HIGHEST LEVEL OF DWELLINGS)

NOTE: IMAGES SOURCED FROM ONLINE REAL-ESTATE WEBSITES.

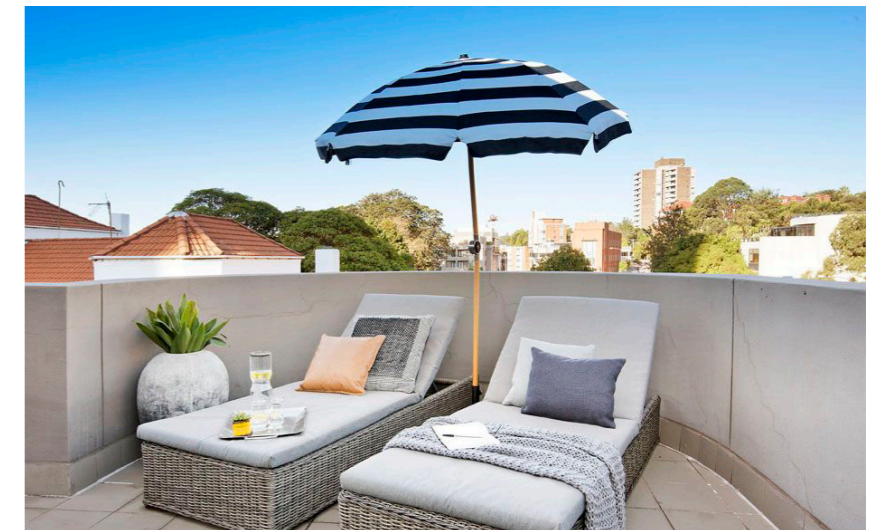
NOTE: PLAN GENERATED FROM A SURVEY MODEL AND MERGED WITH PLANS SOURCED FROM ONLINE REAL-ESTATE WEBSITES. SOME MINOR DISCREPANCIES MAY EXIST.



VIEW IMPACT LEVEL 03(UNIT 13)



VIEW 1



VIEW 2 (NOT AFFECTED)



VIEW 3



VIEW 4-PRIME VIEW (NOT AFFECTED)



VIEW 7-PRIME VIEW (NOT AFFECTED)



VIEW 5-PRIME VIEW (NOT AFFECTED)

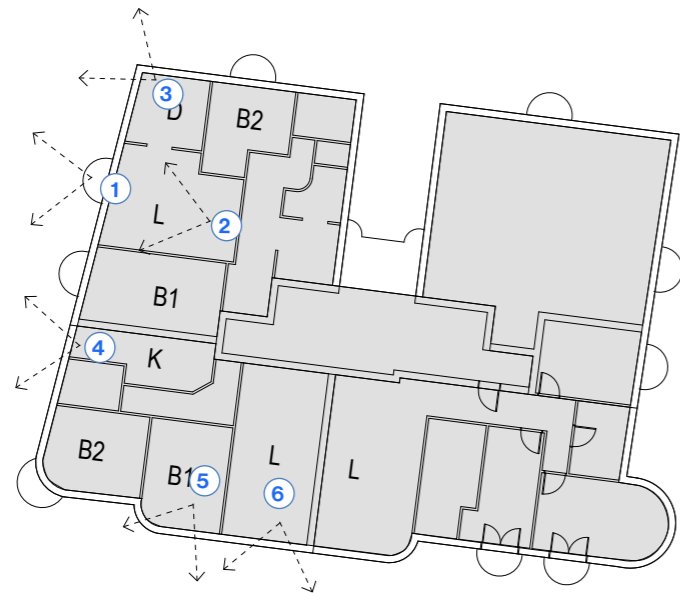


VIEW 6

EXISTING VIEWS LEVEL 2

NOTE: IMAGES SOURCED FROM ONLINE REAL-ESTATE WEBSITES.

NOTE: PLAN GENERATED FROM A SURVEY MODEL AND MERGED WITH PLANS SOURCED FROM ONLINE REAL-ESTATE WEBSITES. SOME MINOR DISCREPANCIES MAY EXIST.



VIEW IMPACT LEVEL 02(UNIT 11&12)



VIEW 1. UNIT 12



VIEW 2. UNIT 12



VIEW 3. UNIT 12 (NOT AFFECTED)



VIEW 4. UNIT 11

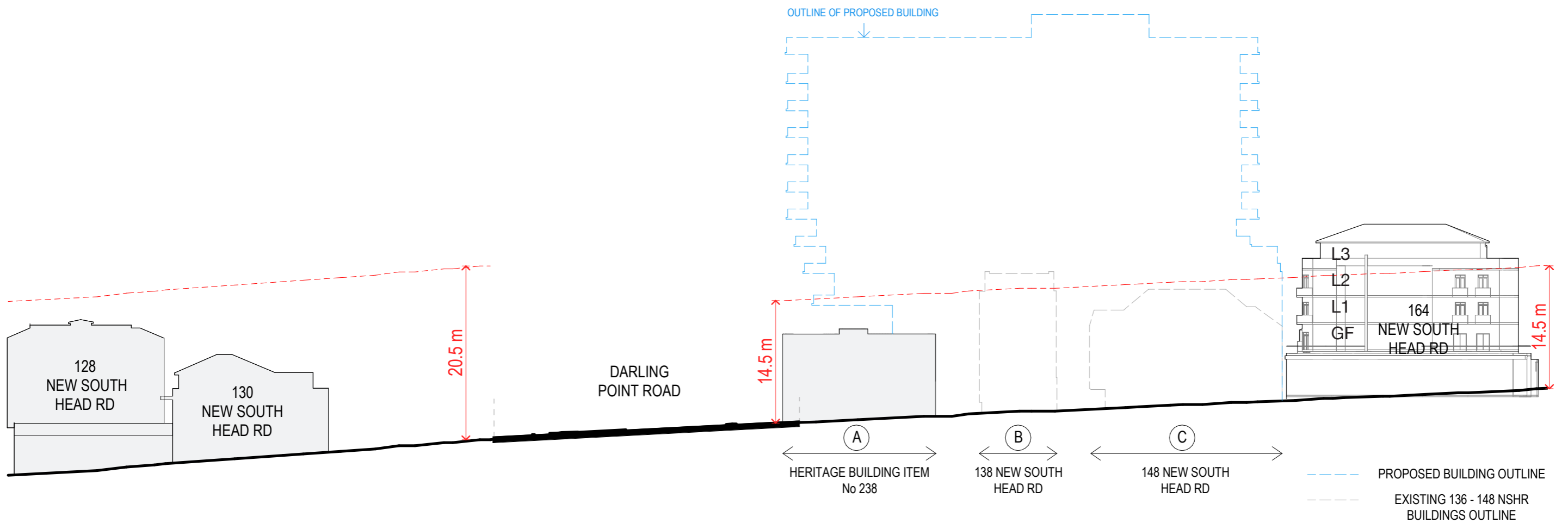
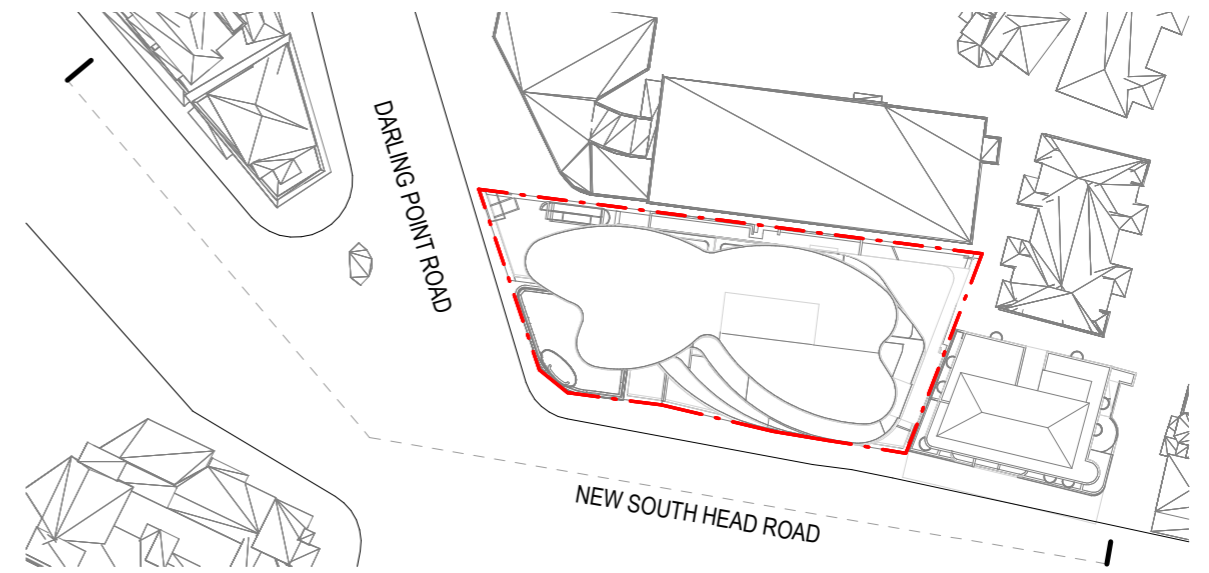


VIEW 5 (NOT AFFECTED) . UNIT 11

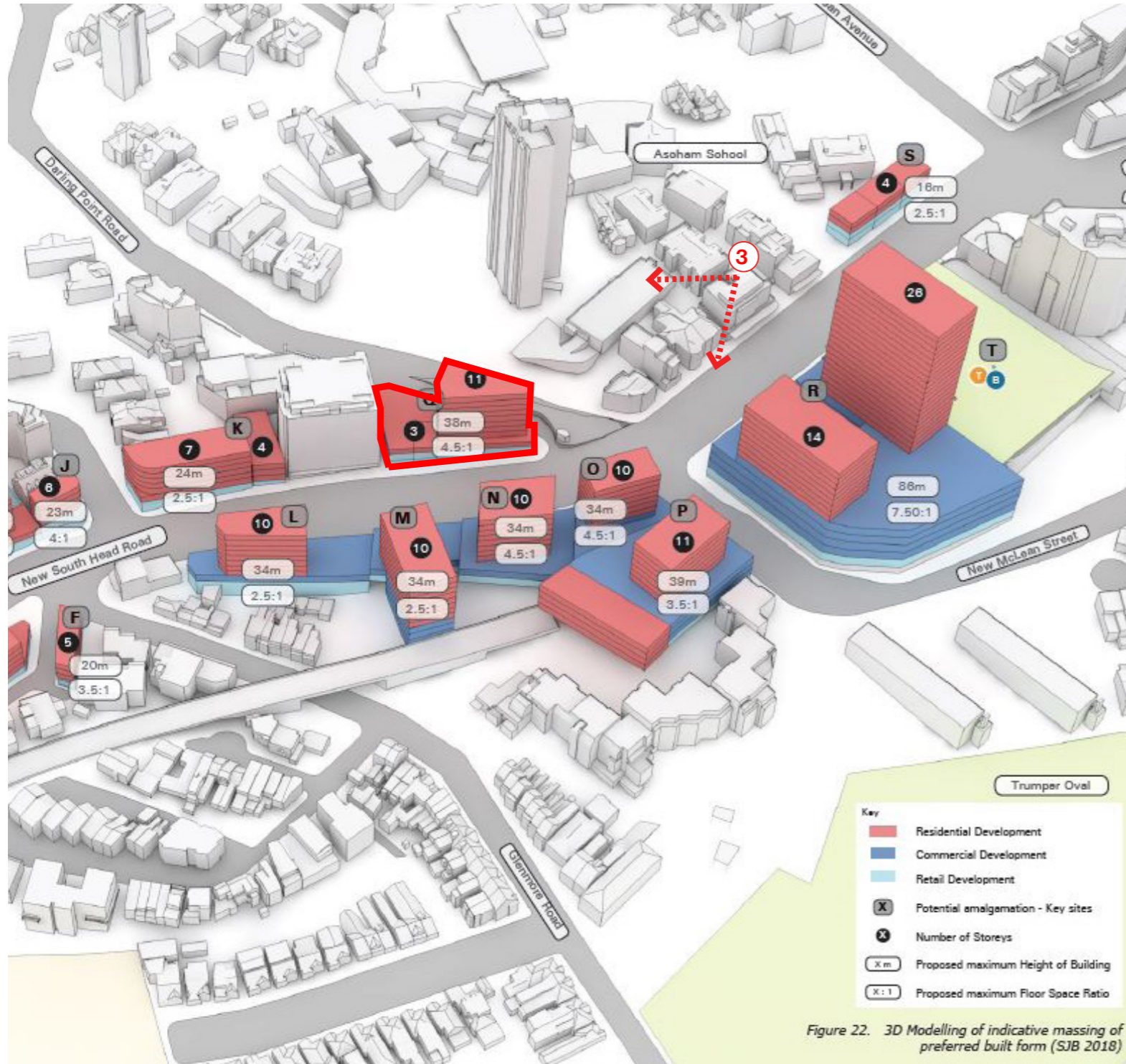


VIEW 6 - PRIME VIEW (NOT AFFECTED). UNIT 11

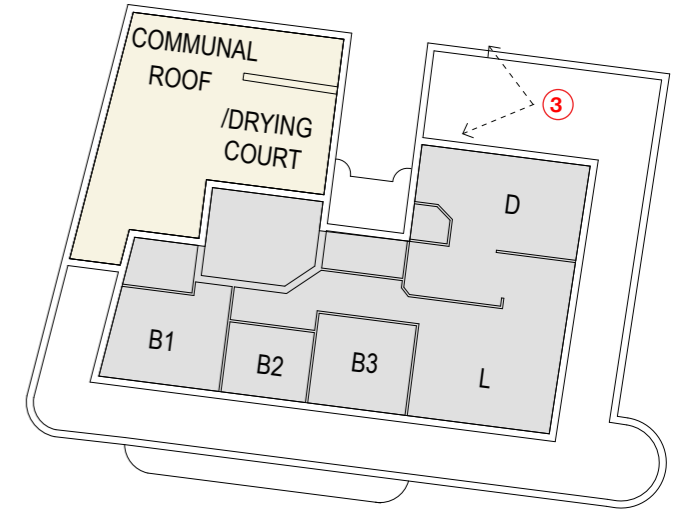
INDICATIVE SECTION



EDGECLIFF COMMERCIAL CENTRE STRATEGY



WOOLLAHRA COUNCIL DRAFT EDGECLIFF COMMERCIAL CENTRE PLANNING AND URBAN DESIGN STRATEGY



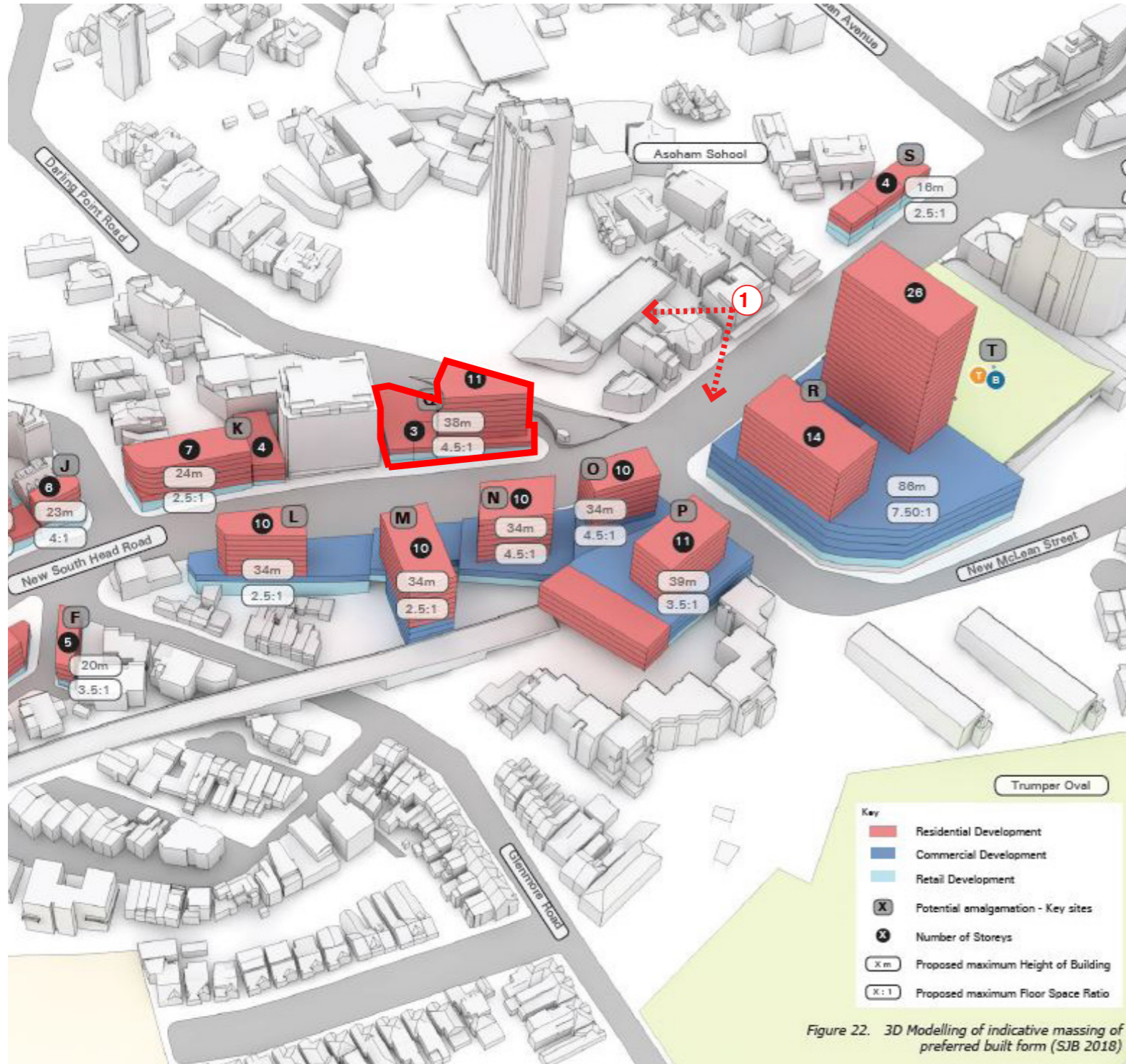
164 NSHR VIEW IMPACT LEVEL 03 (UNIT 13)

THE ENVELOPES OF WOOLLAHRA COUNCIL DRAFT EDGECLIFF COMMERCIAL CENTRE

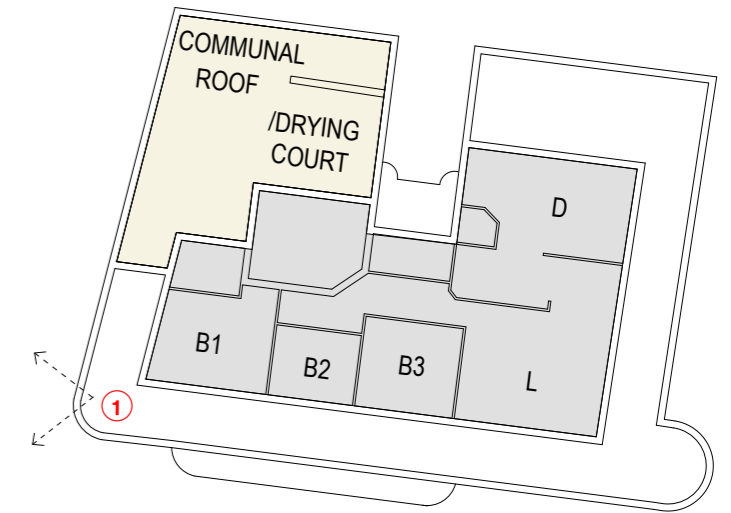


VIEW 3. THE ENVELOPES OF WOOLLAHRA COUNCIL DRAFT EDGECLIFF COMMERCIAL CENTRE PLANNING AND URBAN DESIGN STRATEGY AND VIEW IMPACT ON LEVEL 03 (UNIT 13)

EDGECLIFF COMMERCIAL CENTRE STRATEGY

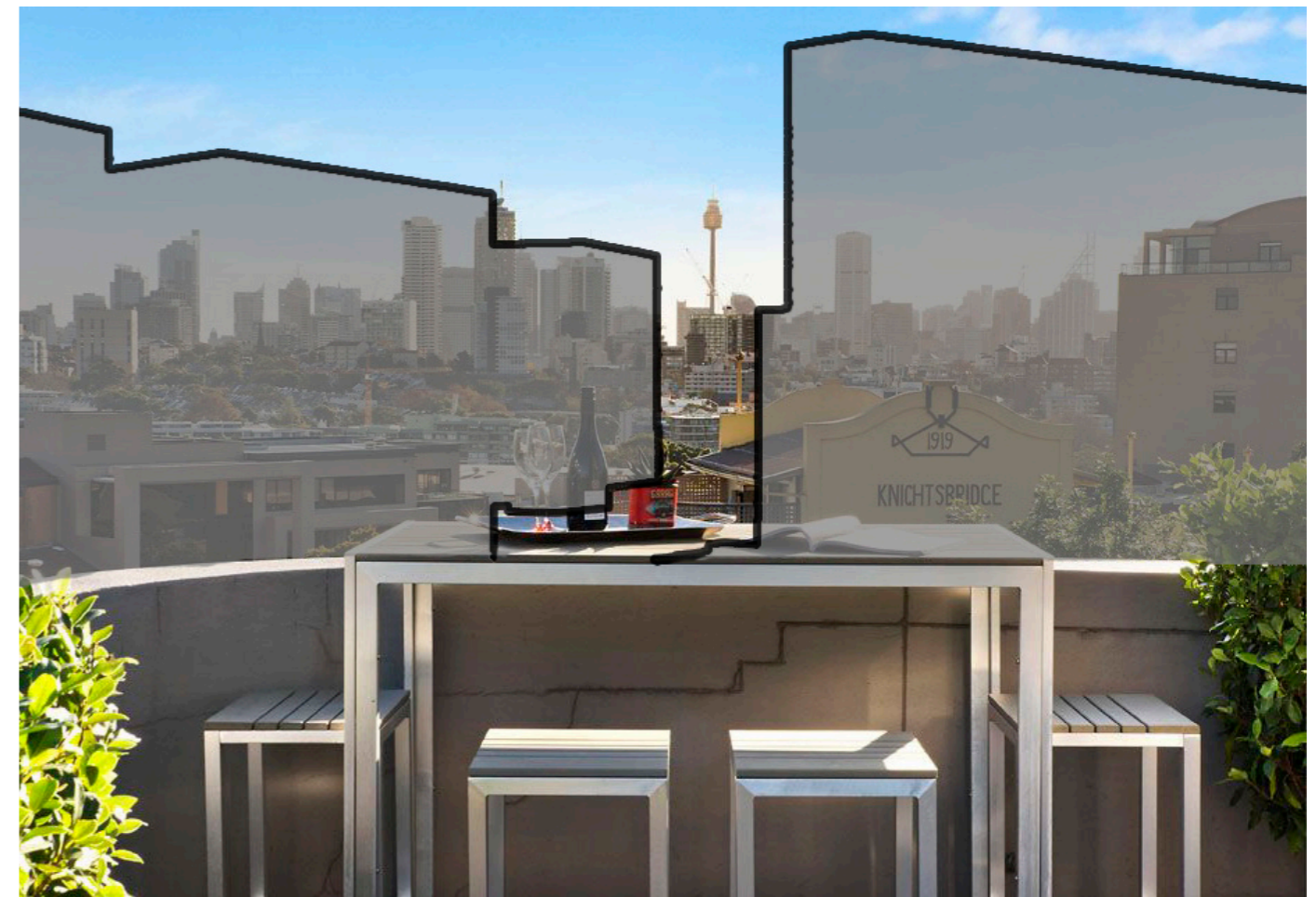


WOOLLAHRA COUNCIL DRAFT EDGECLIFF COMMERCIAL CENTRE PLANNING AND URBAN DESIGN STRATEGY



164 NSHR VIEW IMPACT LEVEL 03(UNIT 13)

THE ENVELOPES OF WOOLLAHRA COUNCIL DRAFT EDGECLIFF COMMERCIAL CENTRE



VIEW 1. THE ENVELOPES OF WOOLLAHRA COUNCIL DRAFT EDGECLIFF COMMERCIAL CENTRE PLANNING AND URBAN DESIGN STRATEGY AND VIEW IMPACT ON LEVEL 03(UNIT 13)



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				
3				
4				
5				
6				
7				
8				

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1.0 RANELAGH TOWER VIEWS

01

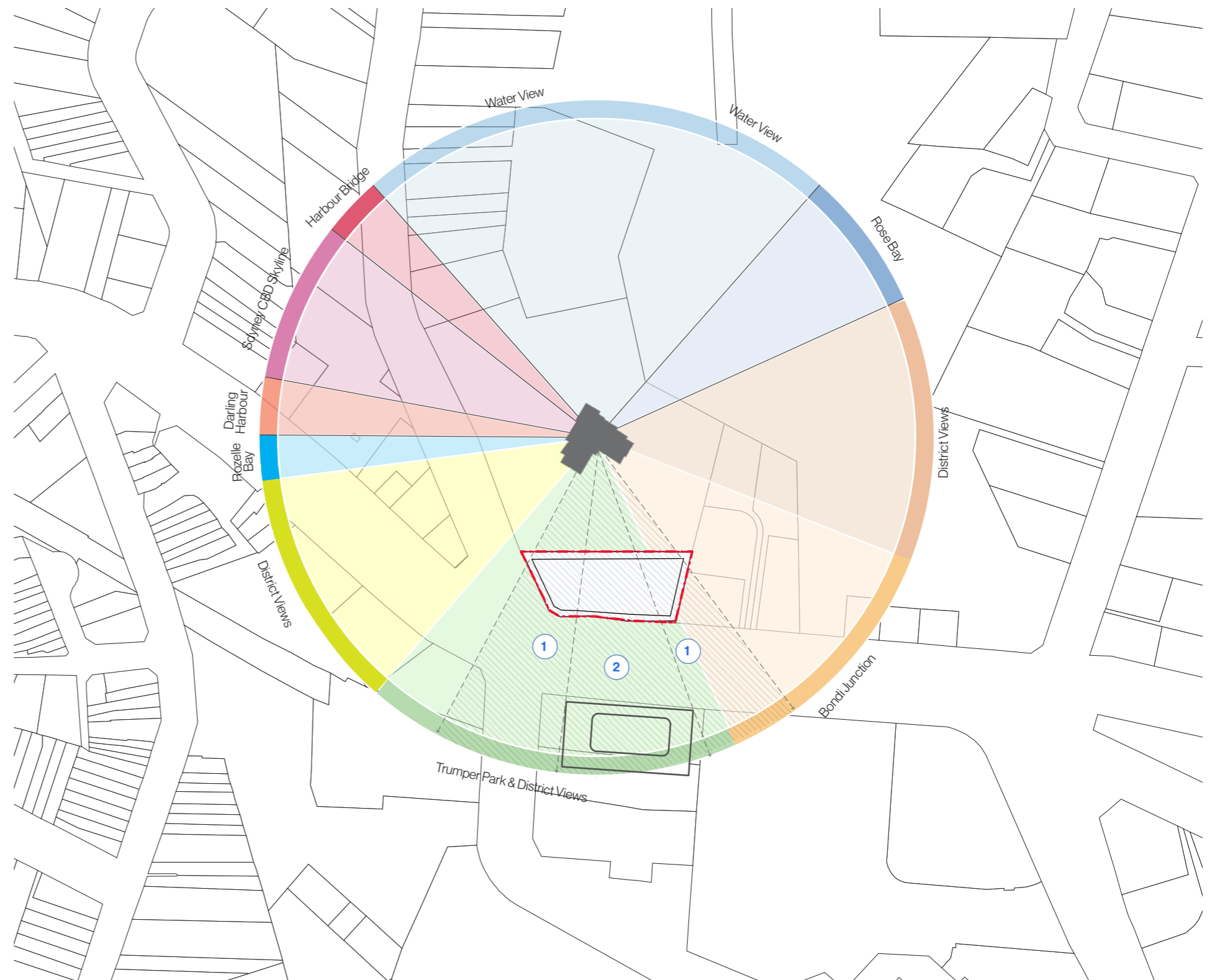
1.1 RANELAGH TOWER VIEWS

Existing Views

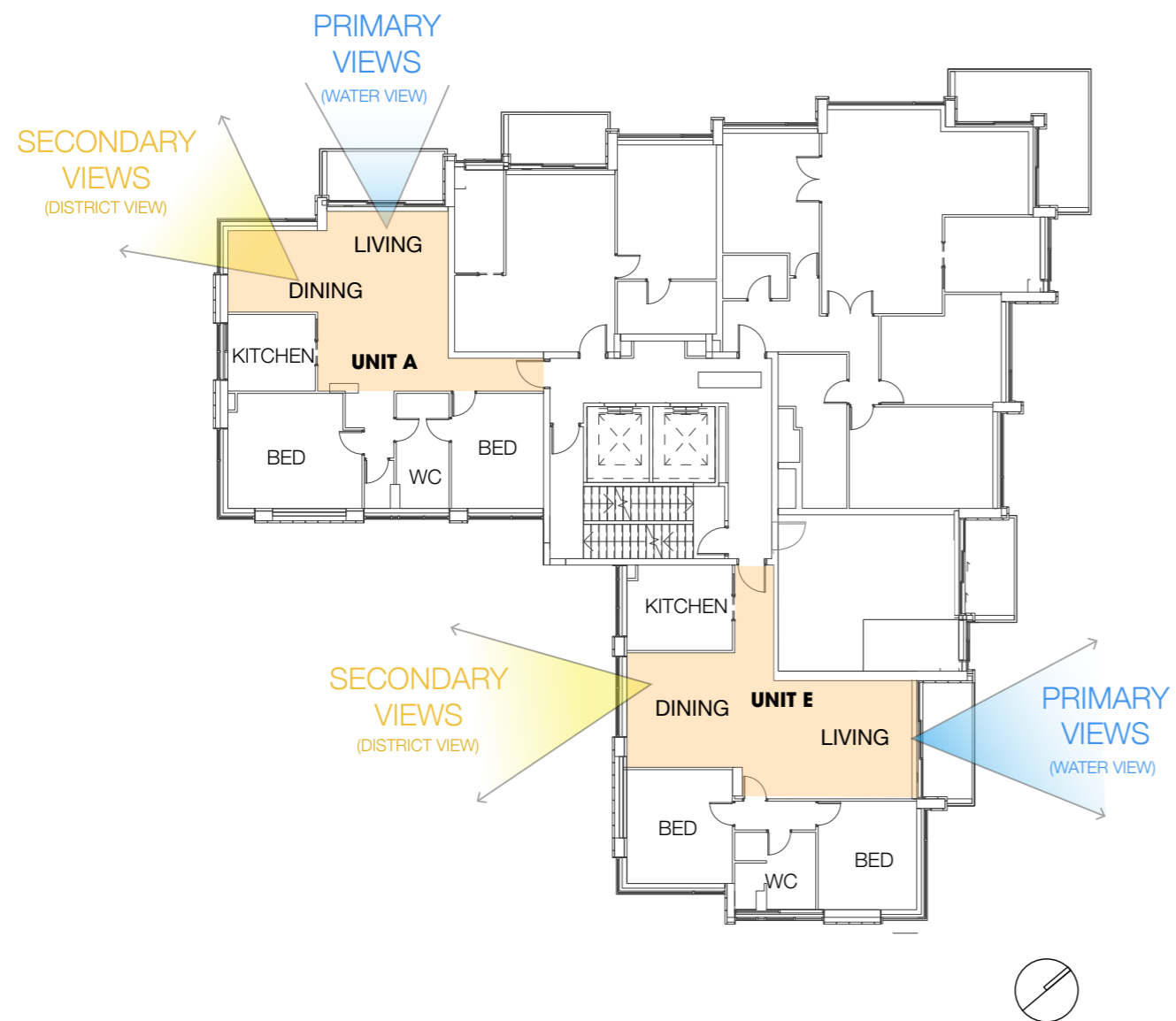
'Ranelagh' tower currently sits higher than much of the surrounding context and, therefore, enjoy wide views from most levels. From about Level 06, most apartments would have a water view, with all apartments orientated towards the North..

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

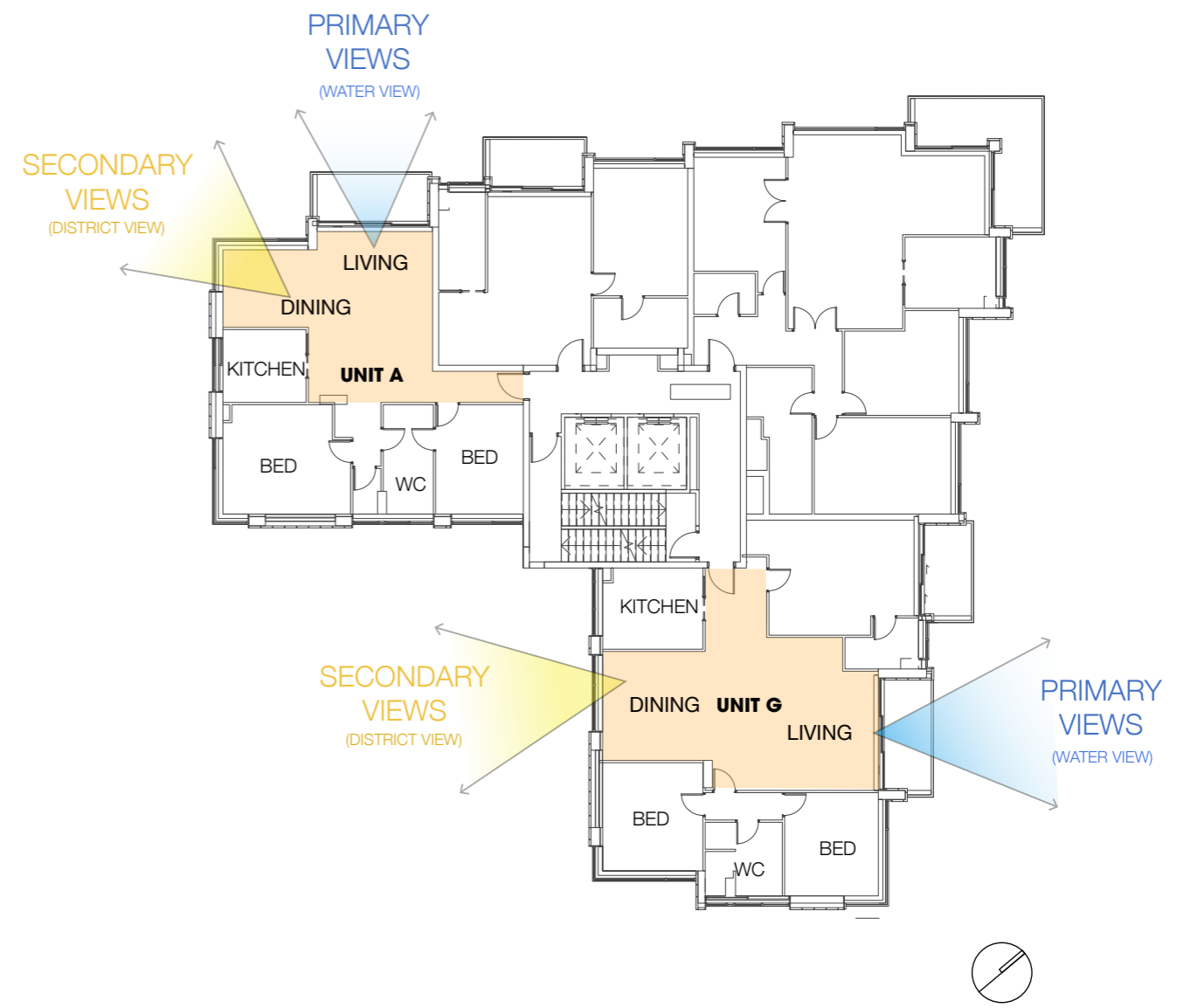


1.2 RANELAGH TOWER TYPICAL PLANS



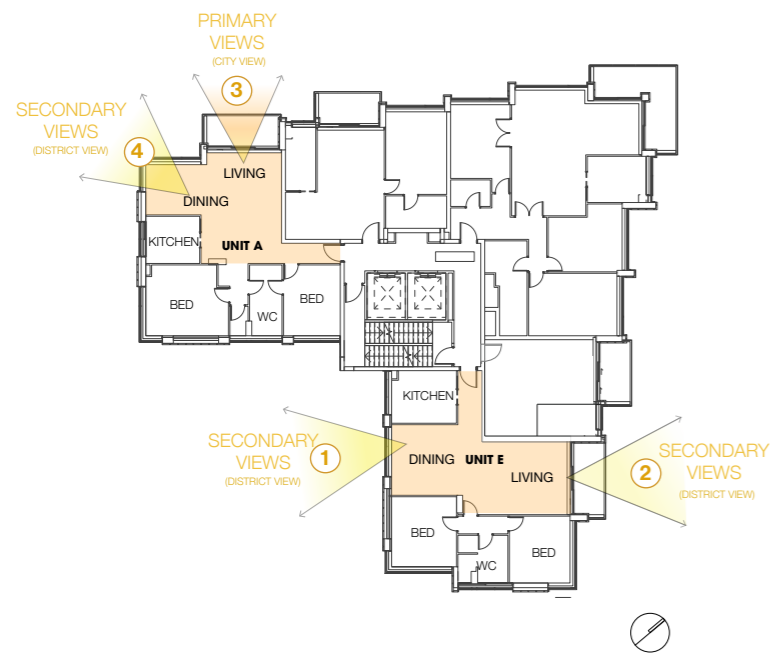
LEVEL 6-11

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**

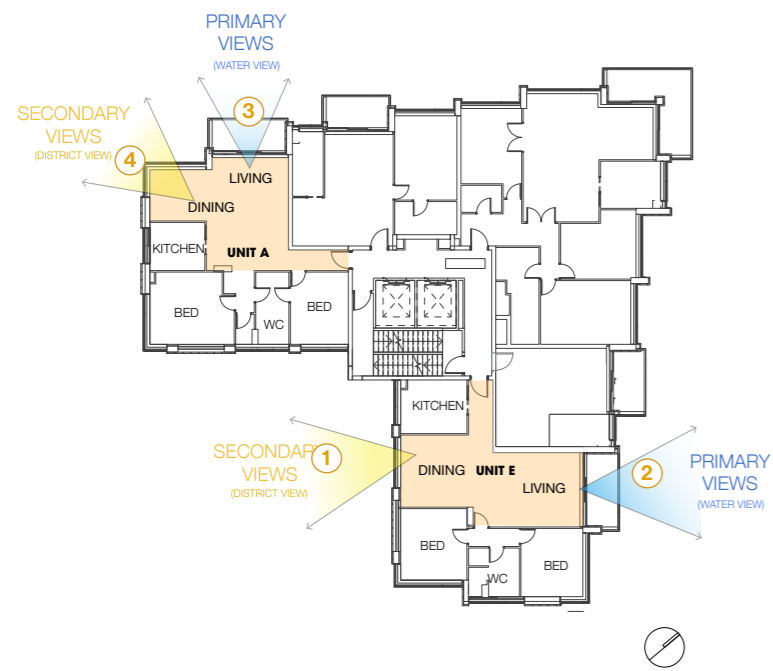


**VIEW 3,
UNIT A, LEVEL 4**



**VIEW 4,
UNIT A, LEVEL 4**

1.4 EXISTING VIEWS L6-11



**VIEW 2,
UNIT E, LEVEL 6**



**VIEW 1,
UNIT E, LEVEL 8**

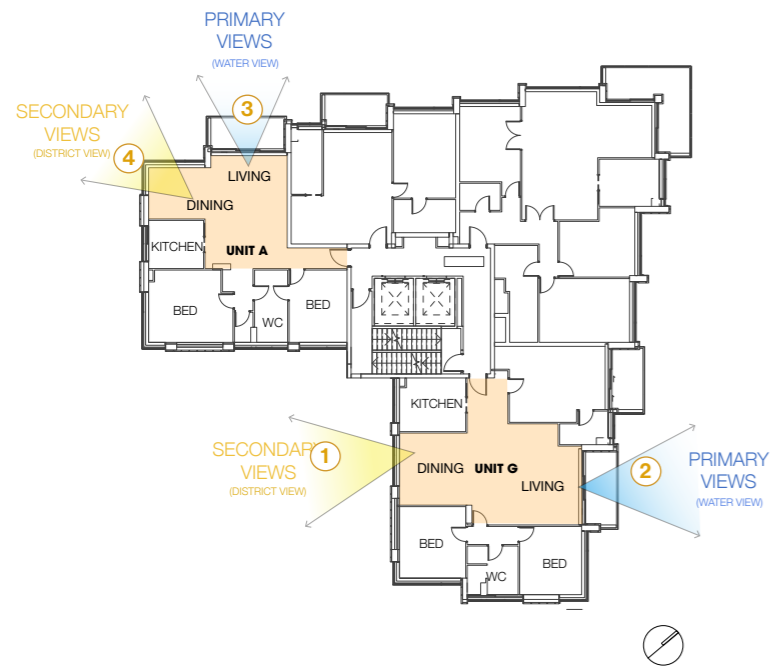


**VIEW 3,
UNIT A, LEVEL 6**



**VIEW 4,
UNIT A, LEVEL 7**

1.5 EXISTING VIEWS L12-L29



**VIEW 2,
UNIT G, LEVEL 12**



**VIEW 2,
UNIT G, LEVEL 14**

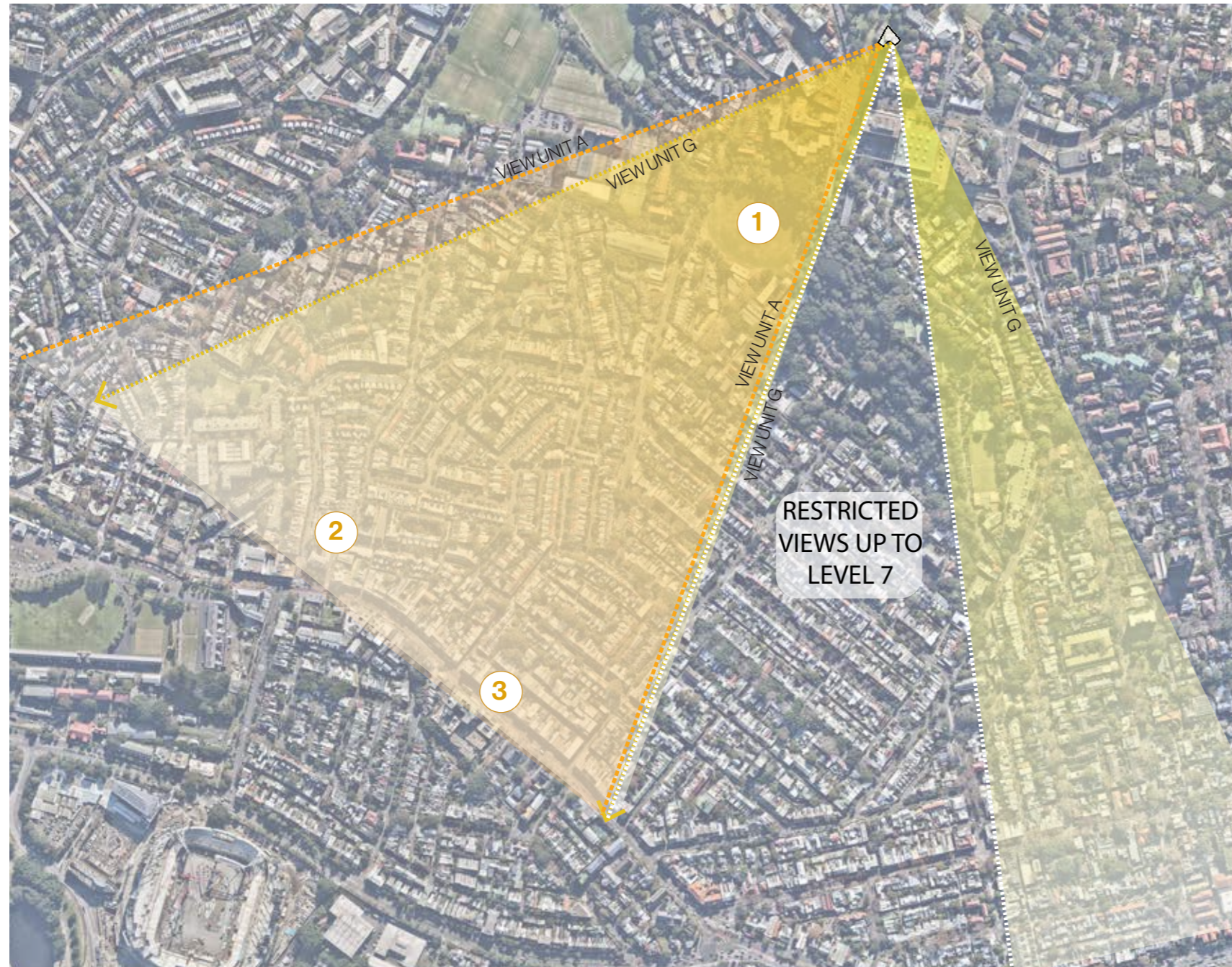
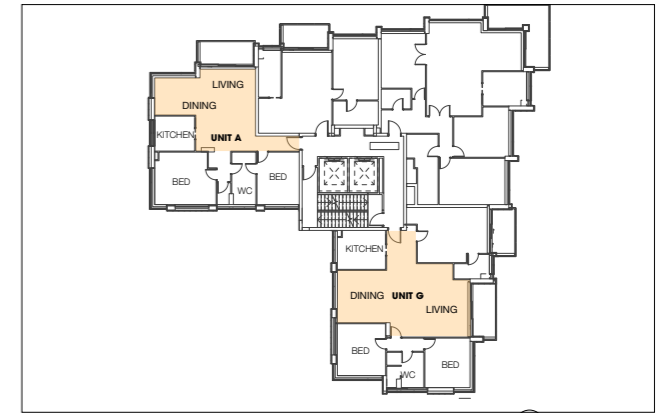


**VIEW 3,
UNIT A, LEVEL 15**



**VIEW 4,
UNIT A, LEVEL 16**

1.6 EXISTING DISTRICT VIEWS



- 1 TRUMPER PARK
- 2 PADDINGTON
- 3 OXFORD STREET

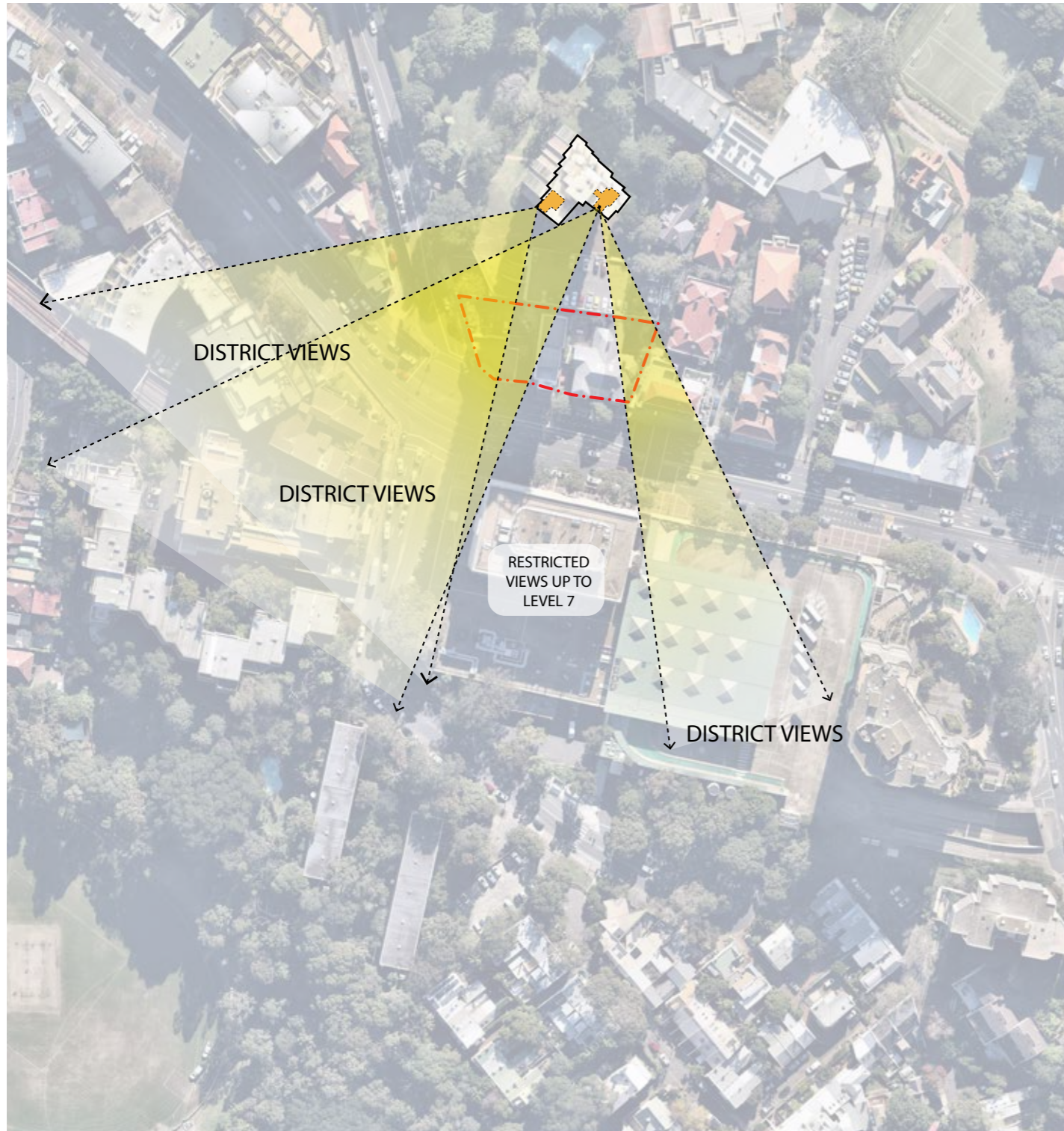


DISTRICT VIEW FROM LEVEL 5 (UNIT E)

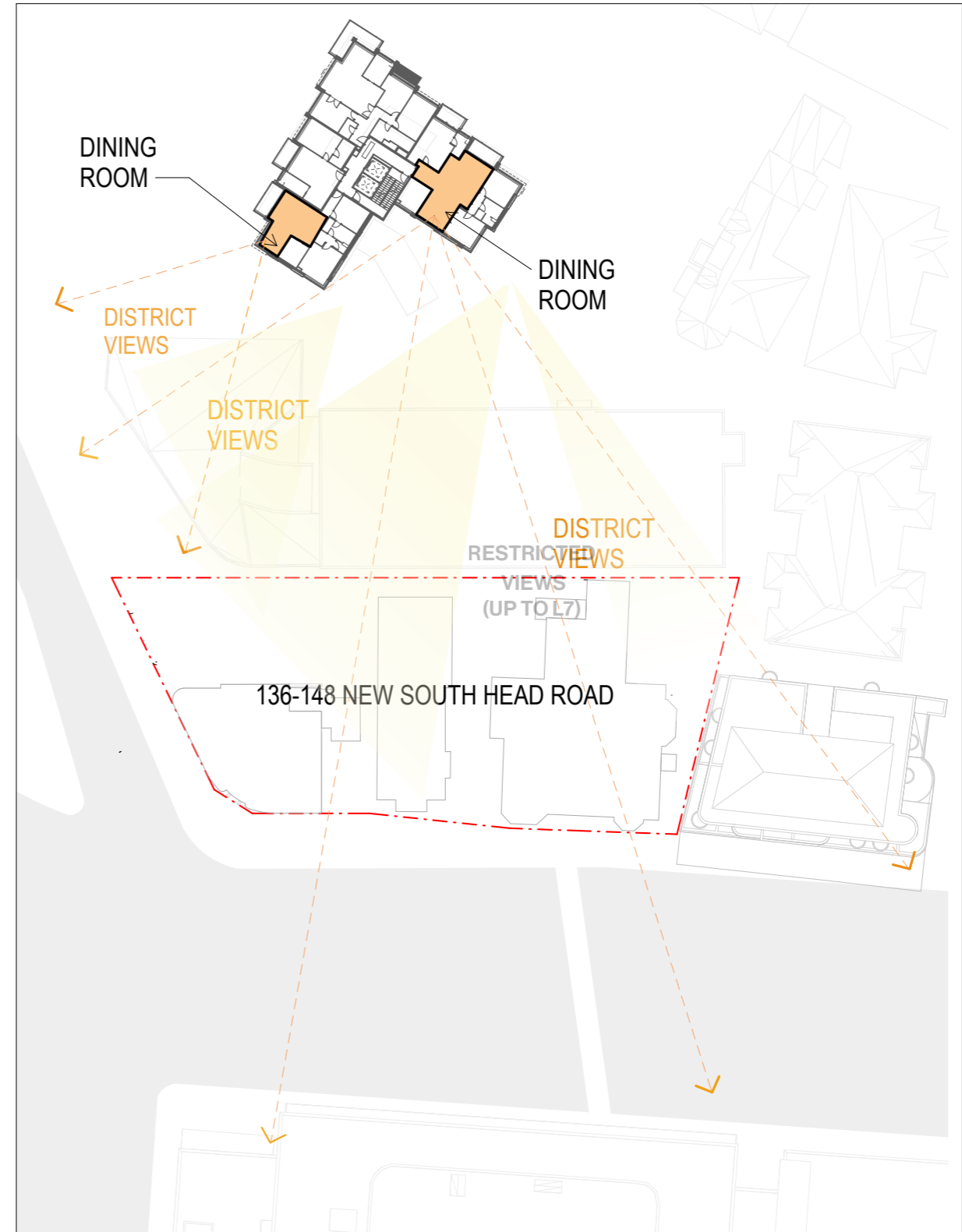


DISTRICT VIEW FROM LEVEL 23 (UNIT G)

1.7 EXISTING VIEWS

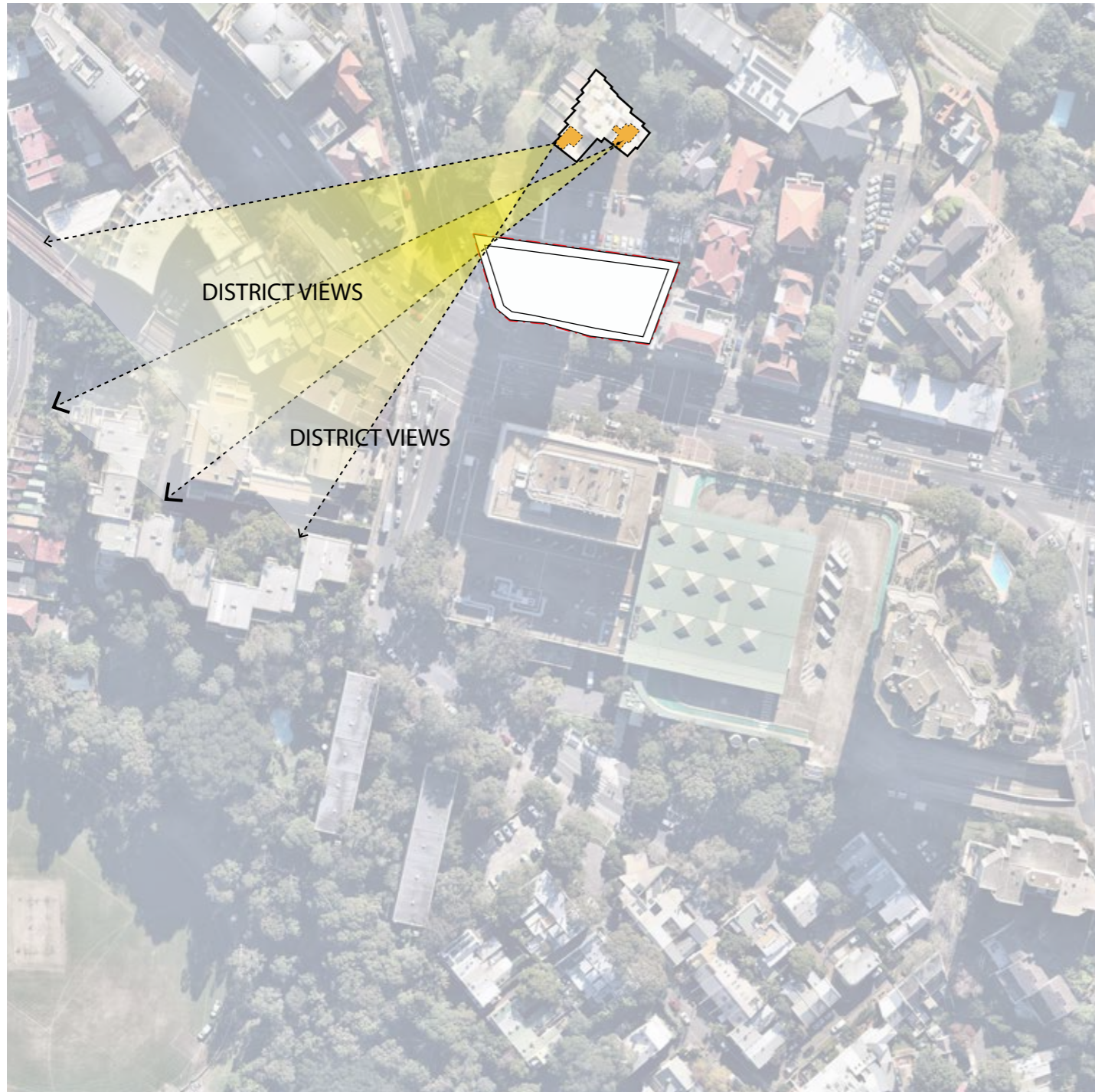


EXISTING VIEWS DISTRICT PLAN

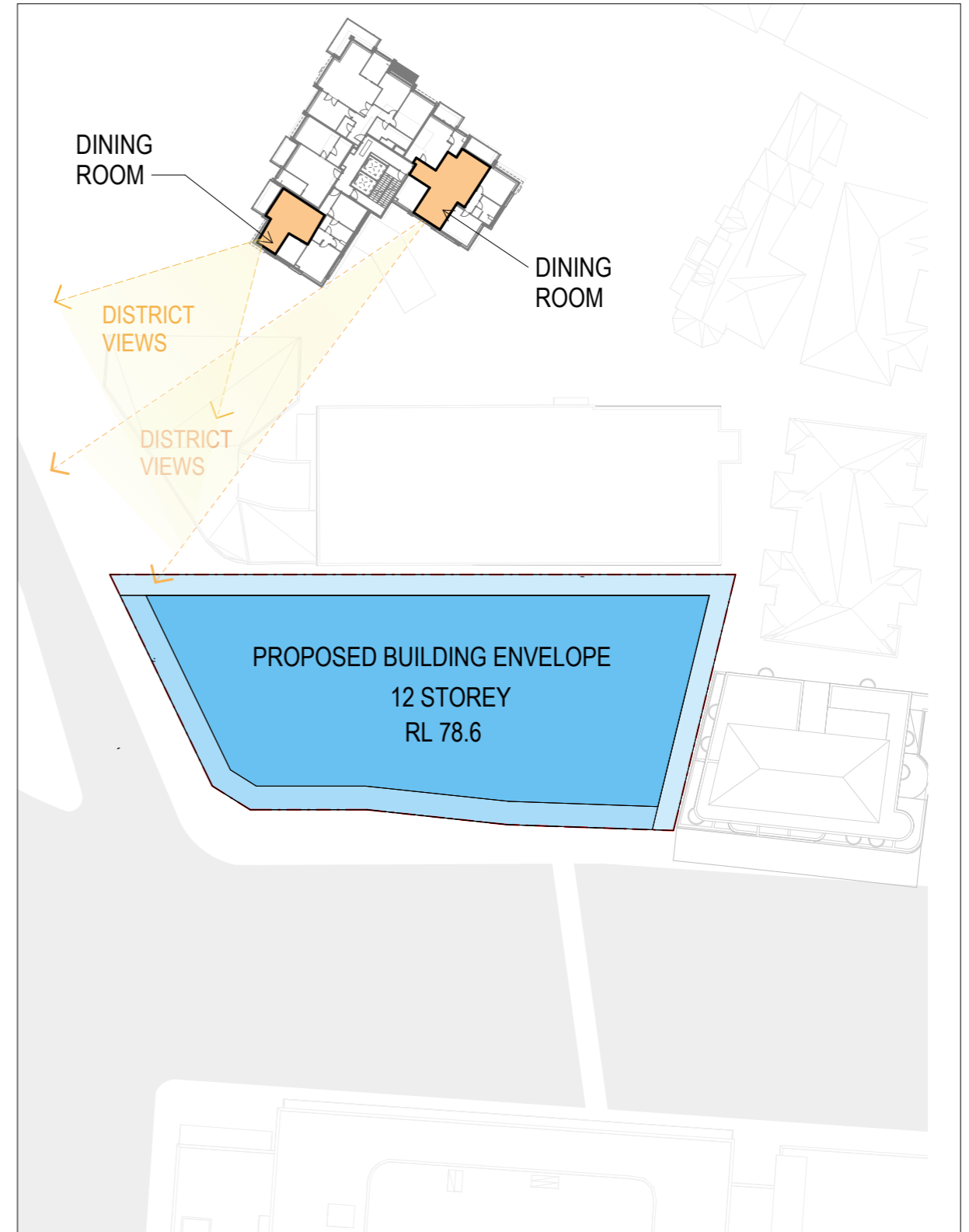


EXISTING VIEWS PLAN

1.8 VIEWS WITH PROPOSED ENVELOPE

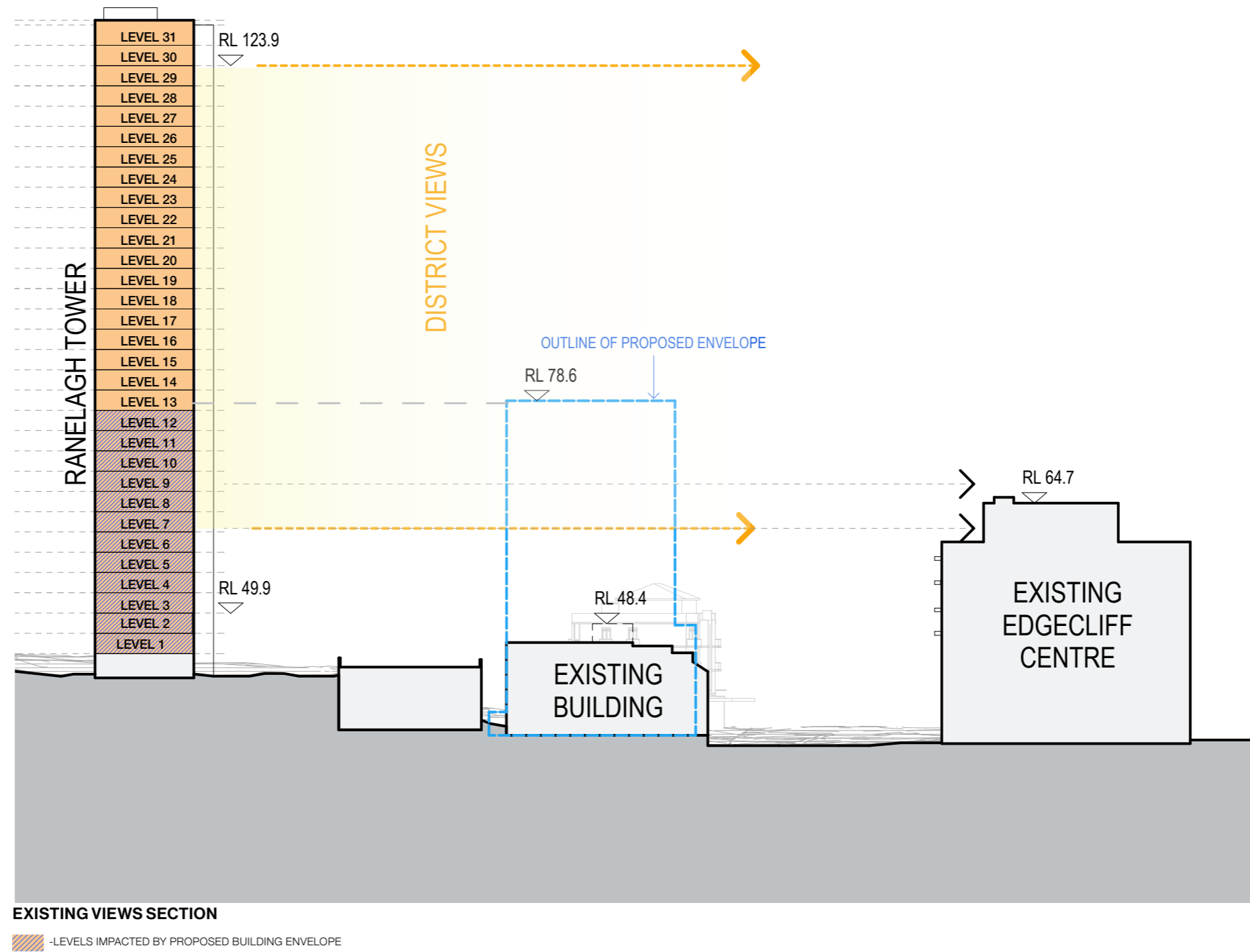


VIEWS DISTRICT PLAN WITH PROPOSED ENVELOPE



PLAN : VIEWS WITH PROPOSED ENVELOPE

1.9 SECTION







2.0 OCEANPOINT VIEW STUDY

02

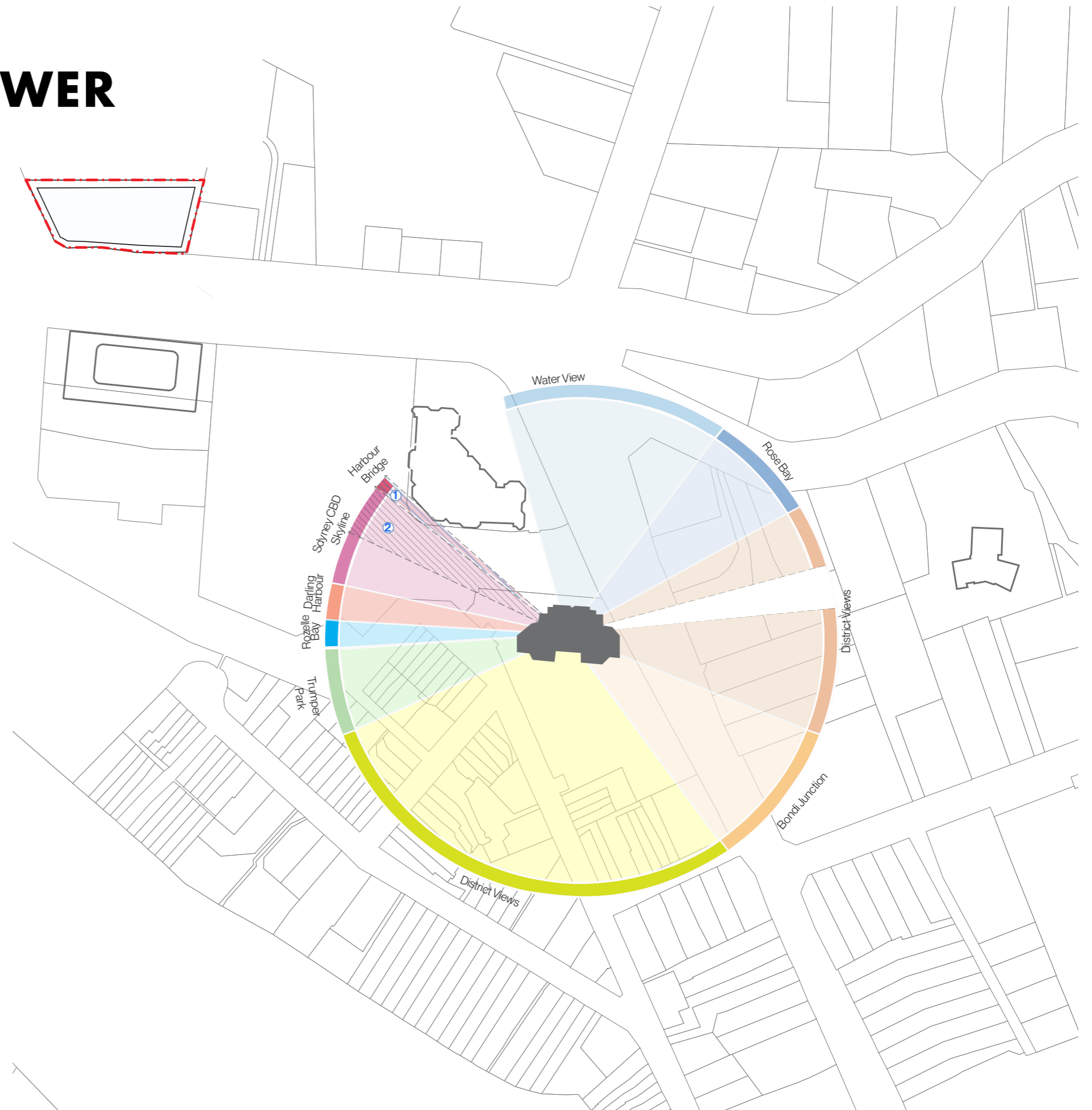
2.1 OCEAN POINT TOWER

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.

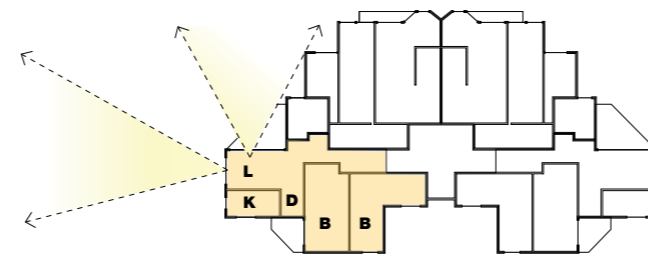
- 1 IMPACTED VIEWS
- 2 LIMITED VIEWS



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.



KEY PLAN



WESTERN / PRIMARY VIEW



NORTHERN / SECONDARY VIEW

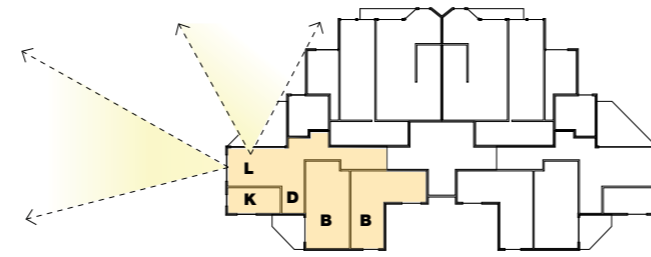


EXISTING VIEWS LEVEL 4, UNIT 03



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

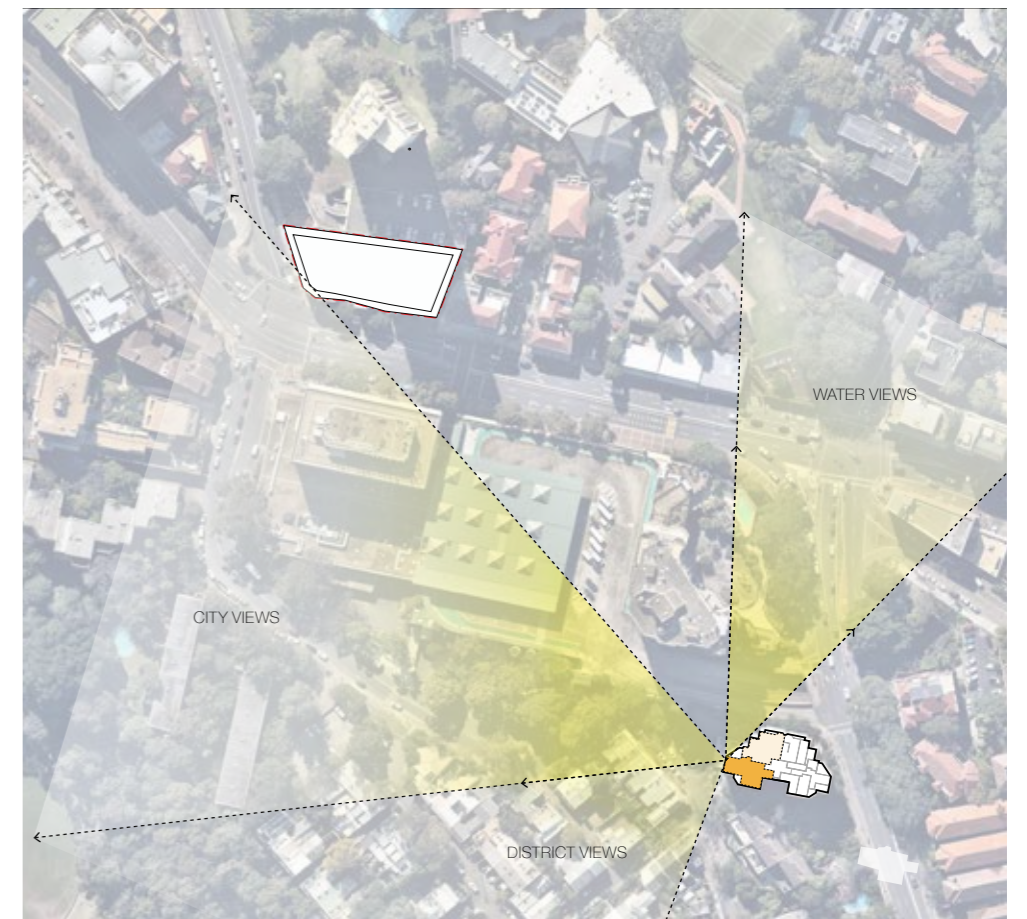


NORTHERN VIEW

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.



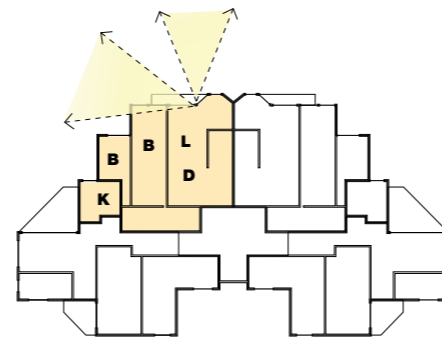
EXISTING VIEWS LEVEL 11, UNIT 03



IMPACTED VIEWS LEVEL 11, UNIT 03

2.4 VIEWS IMPACT LEVEL 11, UNIT 04

(HIGHEST LEVEL OF DWELLINGS)



KEY PLAN

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.



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

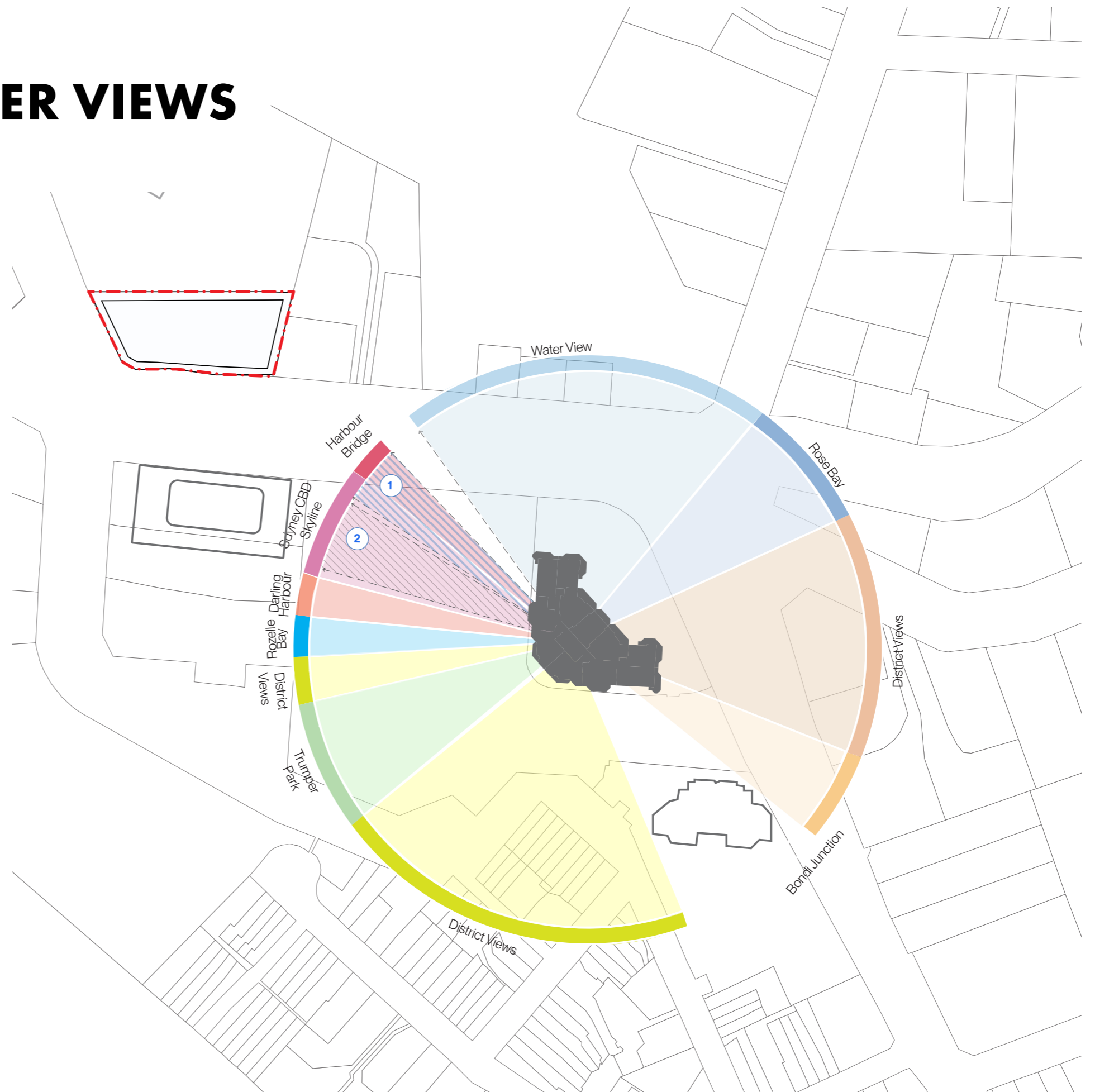
Existing Views

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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.

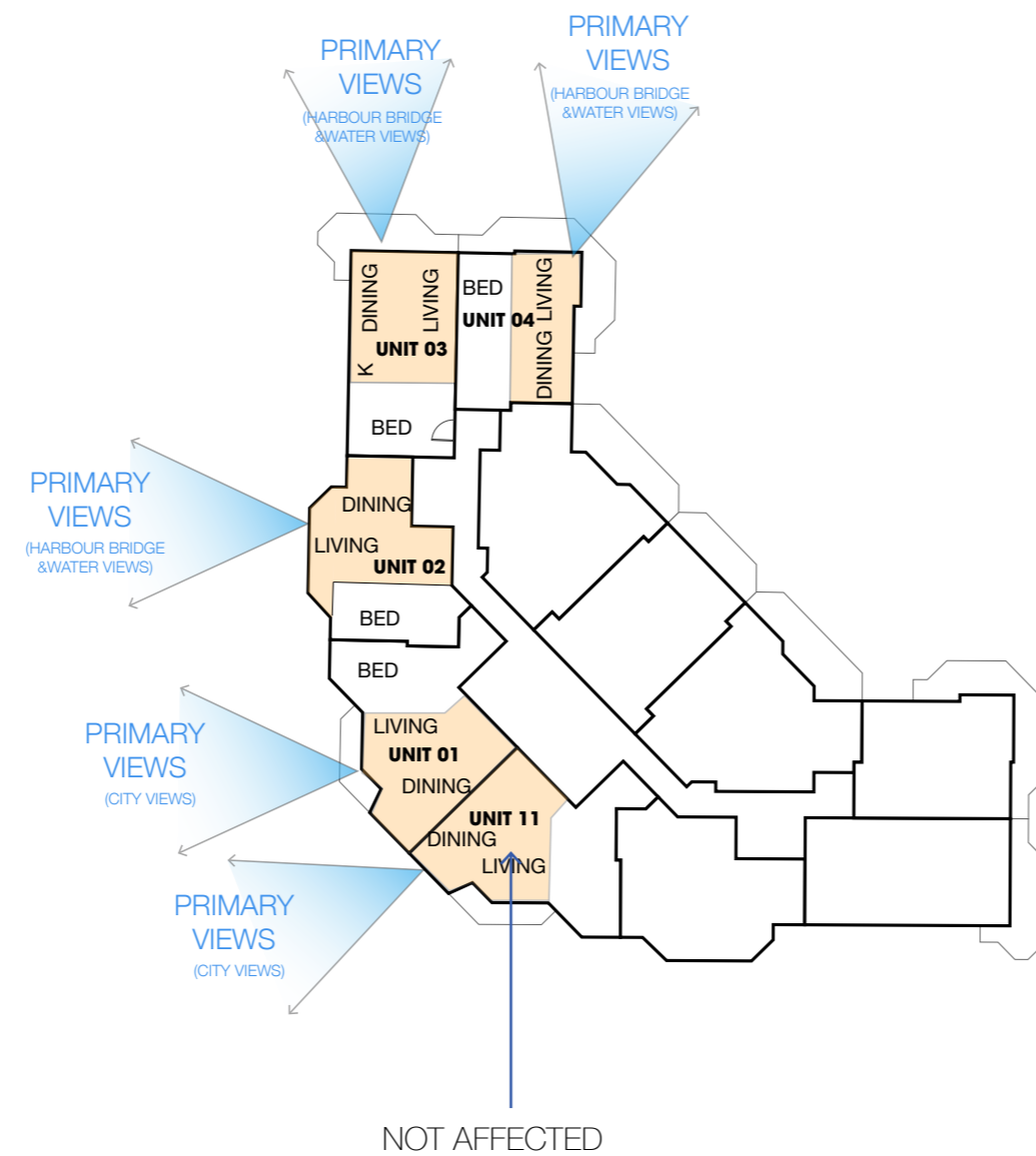
① IMPACTED VIEWS

② LIMITED VIEWS

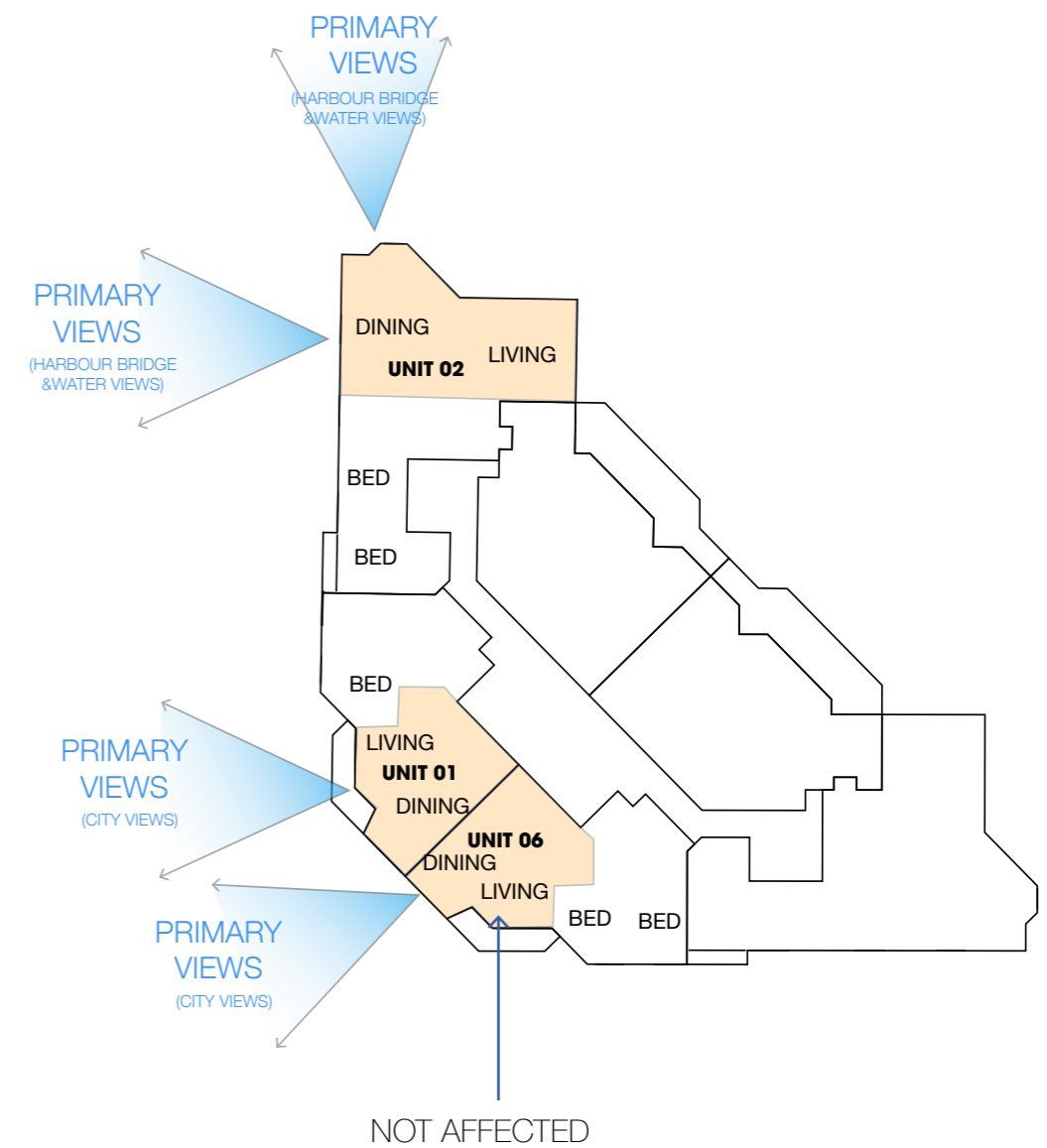


3.2 EASTPOINT TOWER TYPICAL PLANS

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



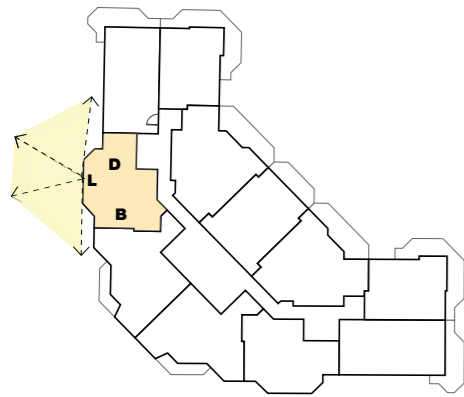
LEVEL 13-19



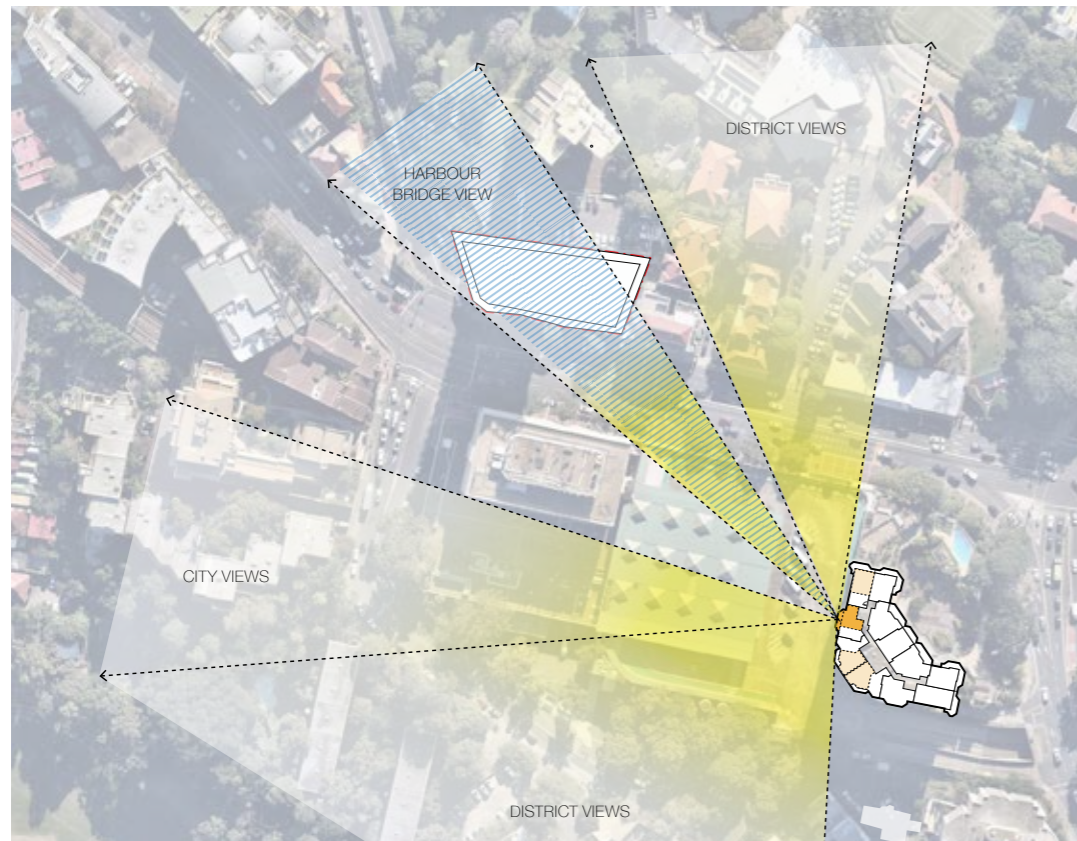
3.3 VIEWS IMPACT LEVEL 8, UNIT 02

(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



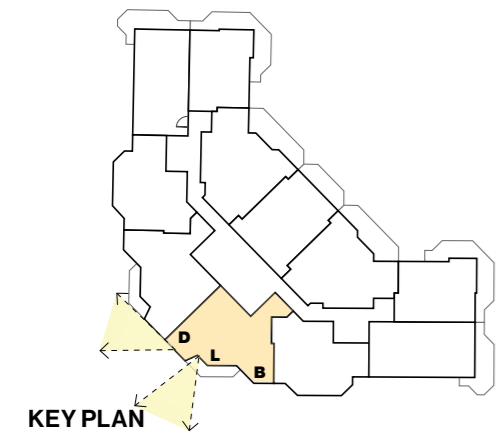
PROPOSED ENVELOPE, WESTERN / PRIMARY VIEW



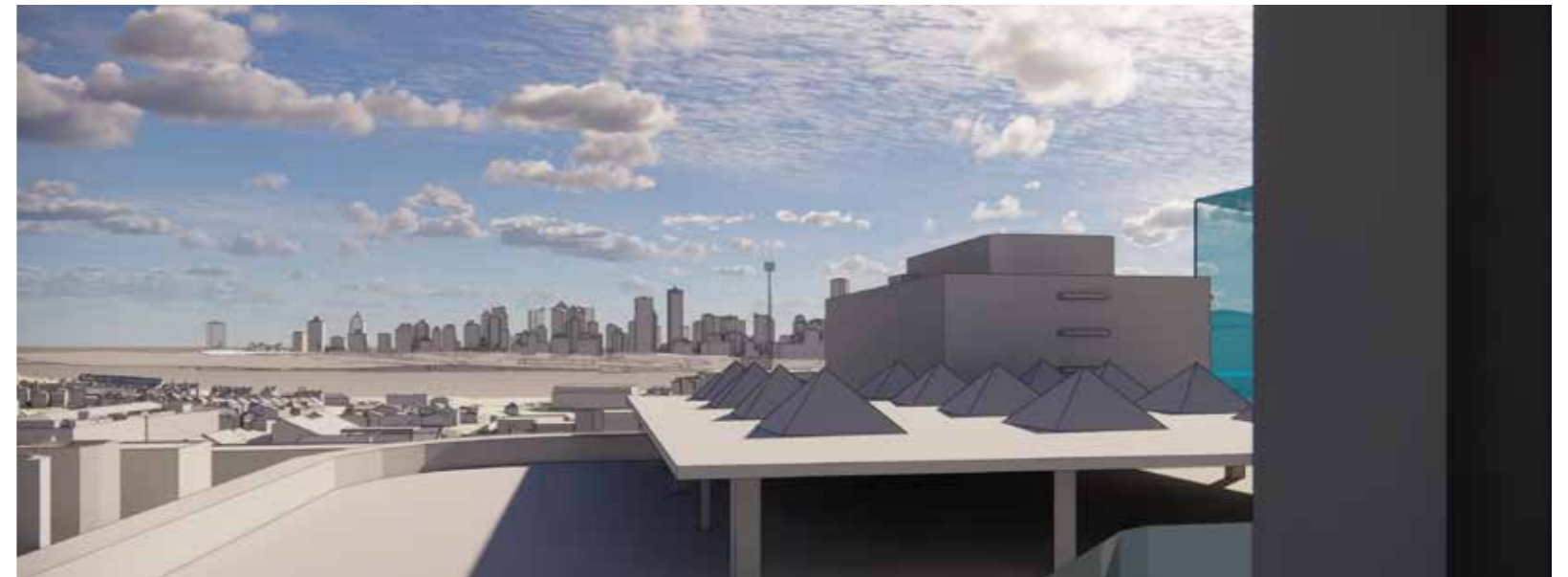
CONCEPT IMAGE, NORTHERN / SECONDARY VIEW

3.4 VIEWS IMPACT LEVEL 8, UNIT 011

(LOWEST LEVEL OF DWELLINGS)



CONCEPT IMAGE , WESTERN / PRIMARY VIEW



PROPOSED ENVELOPE , WESTERN / PRIMARY VIEW



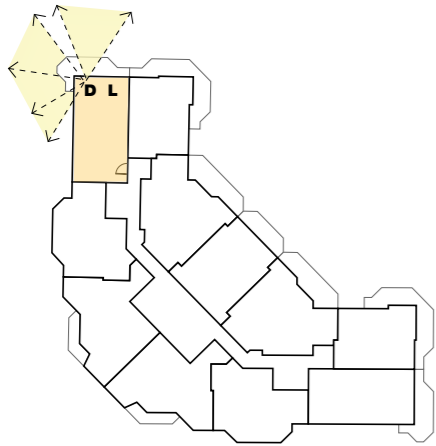
SOUTHERN/ SECONDARY VIEW



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

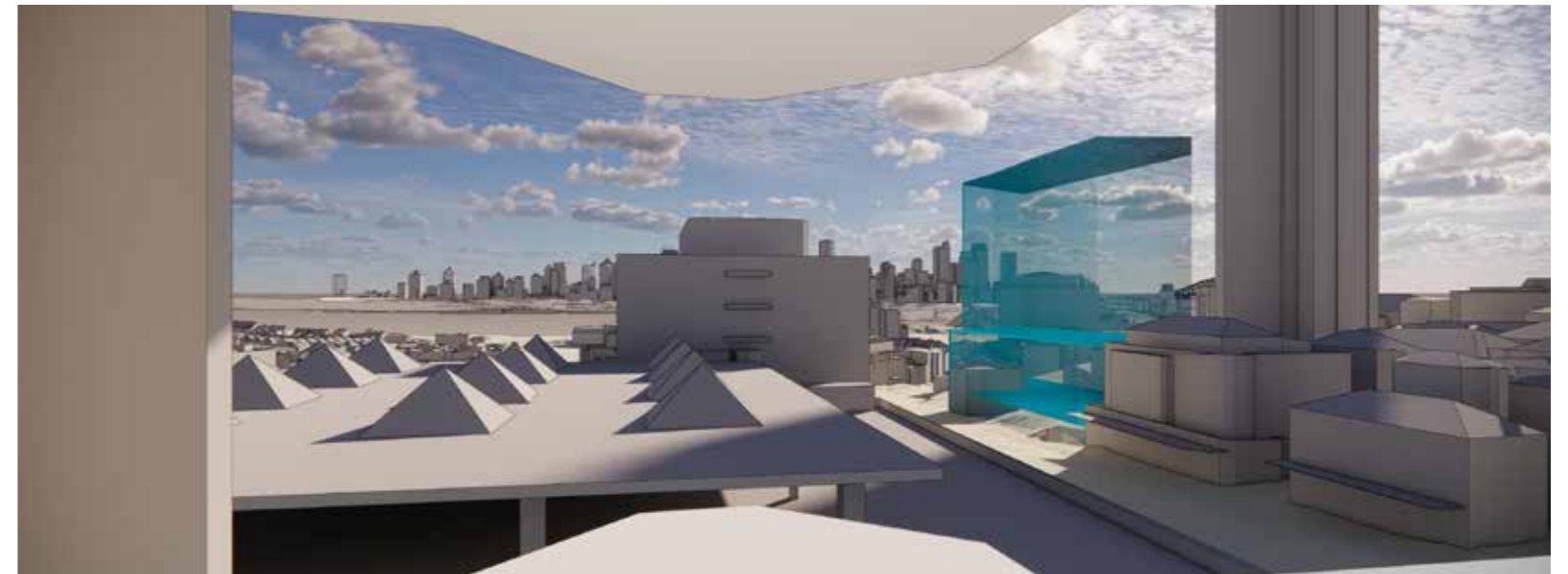


VIEW IMPACT LEVEL 09, UNIT 03

EXISTING VIEWS IMPACTED VIEWS



CONCEPT IMAGE , WESTERN / PRIMARY VIEW



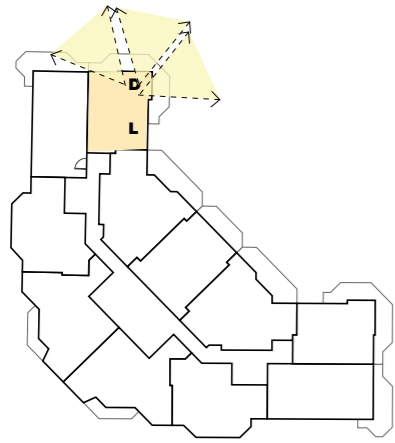
PROPOSED ENVELOPE, WESTERN / PRIMARY VIEW



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.

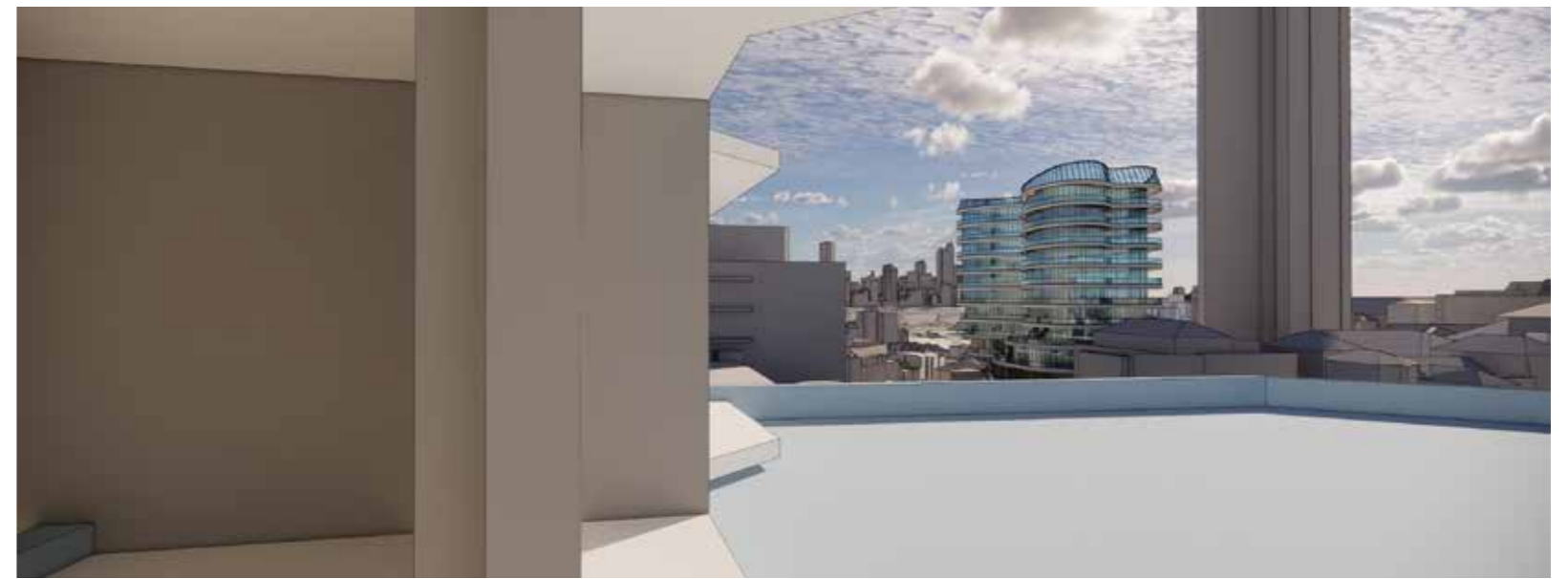


KEY PLAN

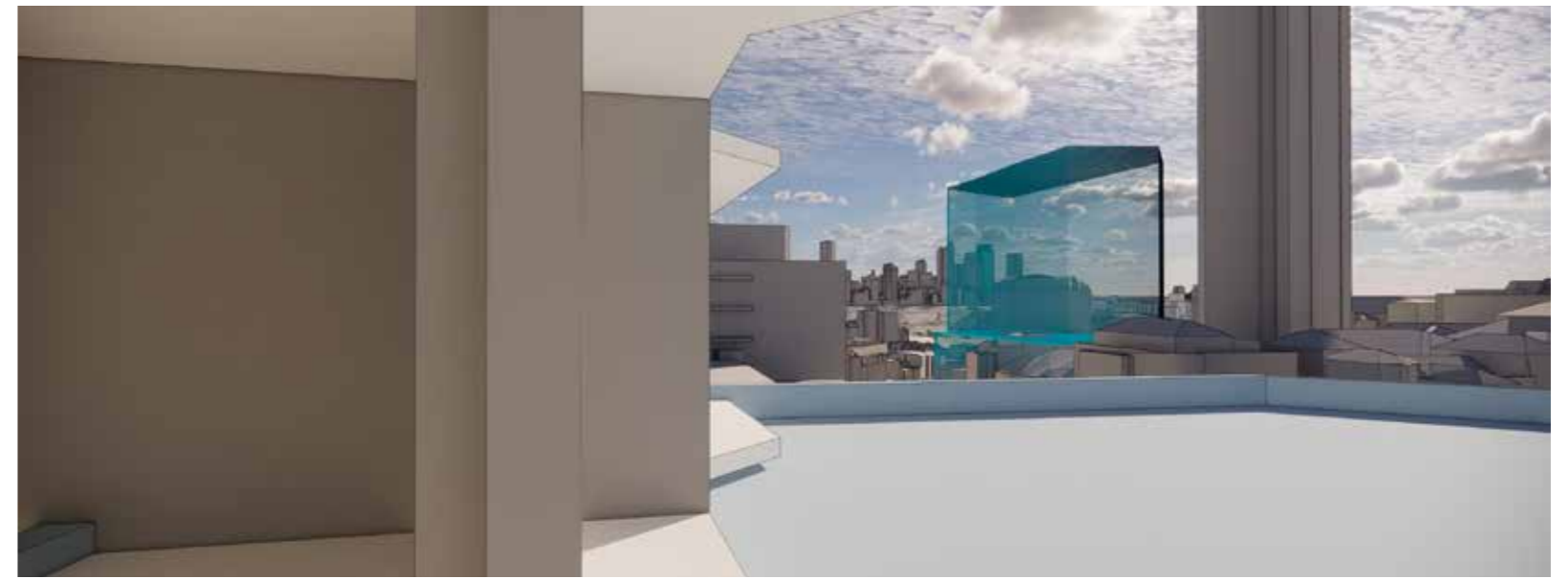


VIEW IMPACT LEVEL 09, UNIT 04

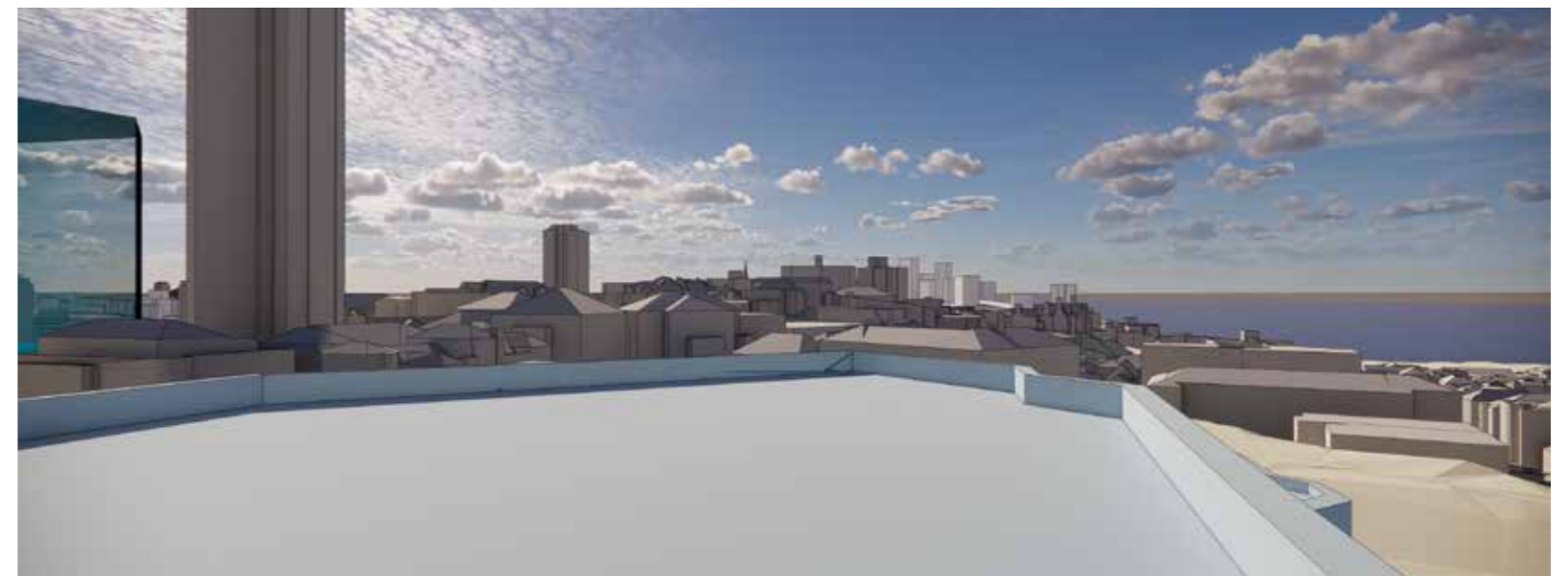
EXISTING VIEWS IMPACTED VIEWS



CONCEPT IMAGE , WESTERN / PRIMARY VIEW



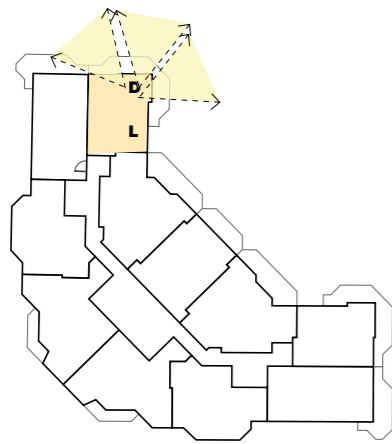
PROPOSED ENVELOPE, WESTERN / PRIMARY VIEW



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

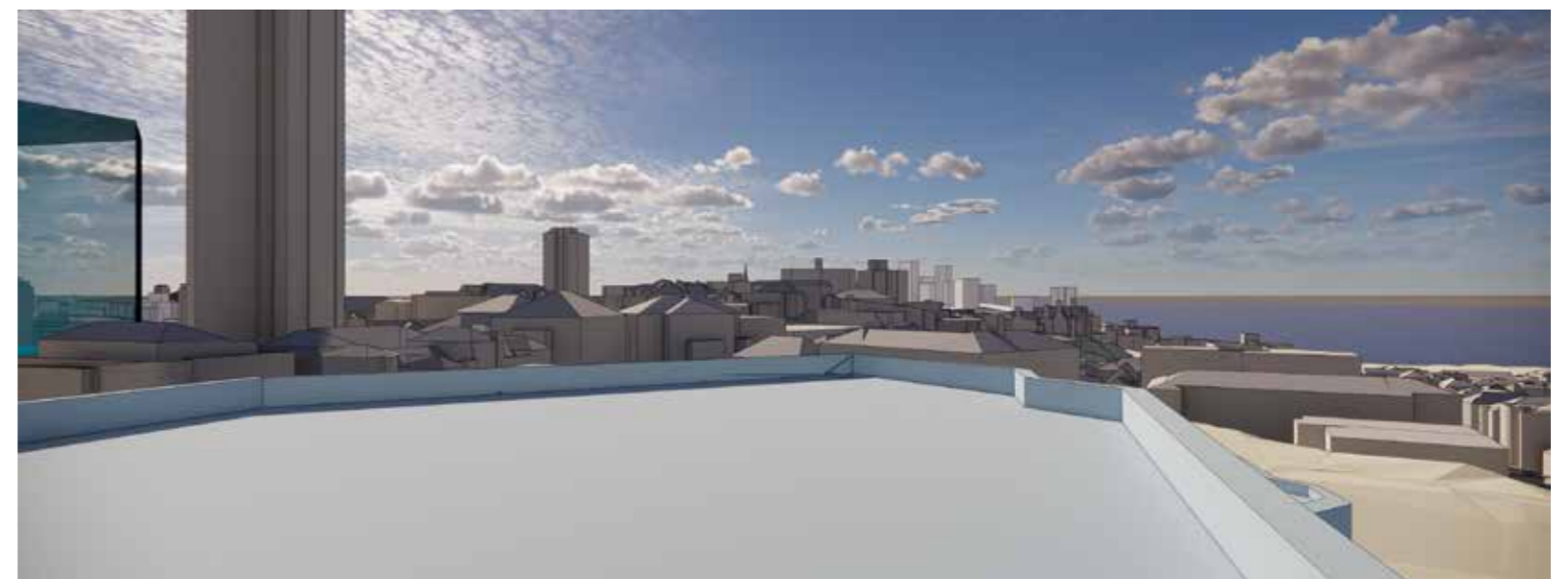
EXISTING VIEWS IMPACTED VIEWS



CONCEPT IMAGE , WESTERN / PRIMARY VIEW



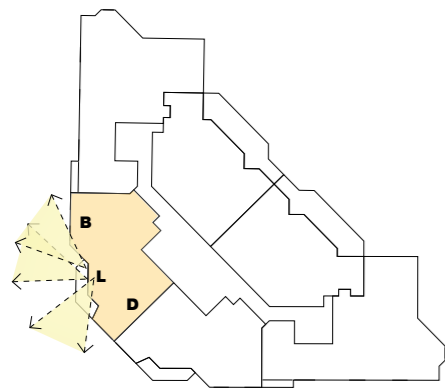
PROPOSED ENVELOPE, WESTERN / PRIMARY VIEW



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.



KEY PLAN



VIEW IMPACT LEVEL 16, UNIT 01

EXISTING VIEWS IMPACTED VIEWS



CONCEPT IMAGE , WESTERN / PRIMARY VIEW



PROPOSED ENVELOPE, WESTERN / PRIMARY VIEW



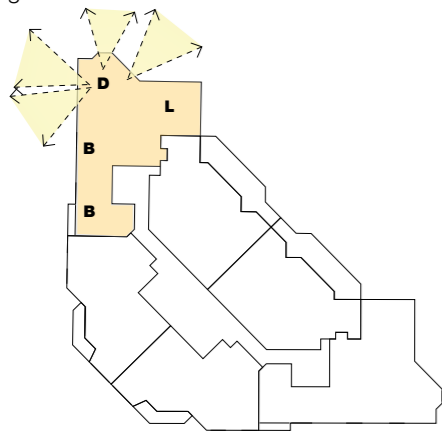
SOUTHERN / PRIMARY VIEW



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.



KEY PLAN



VIEW IMPACT LEVEL 16, UNIT 02



CONCEPT IMAGE , WESTERN / PRIMARY VIEW



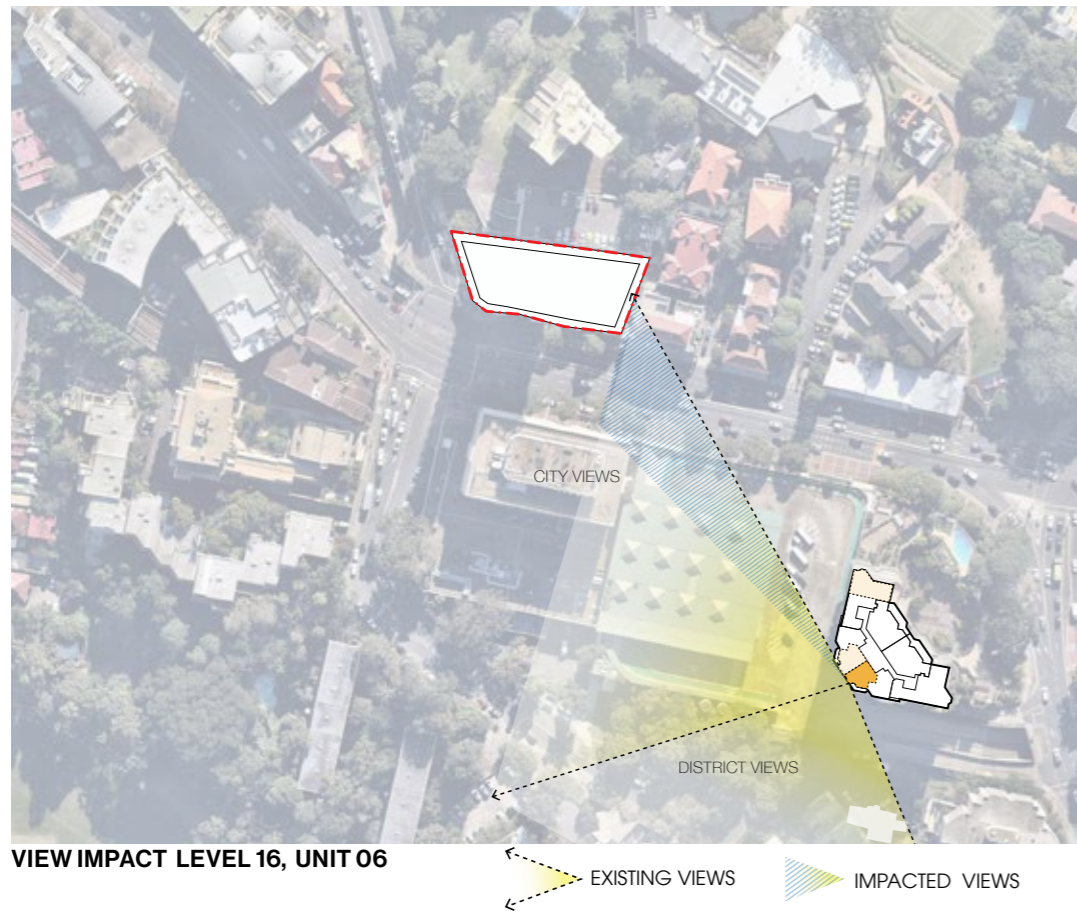
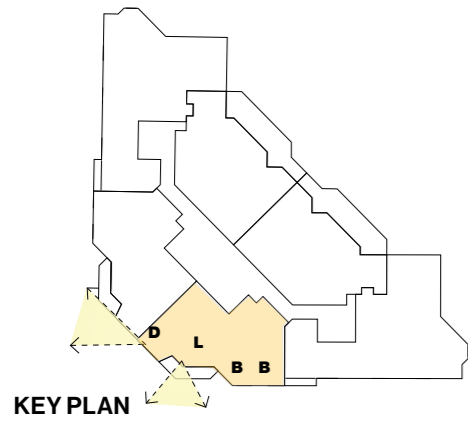
PROPOSED ENVELOPE, WESTERN / PRIMARY VIEW



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



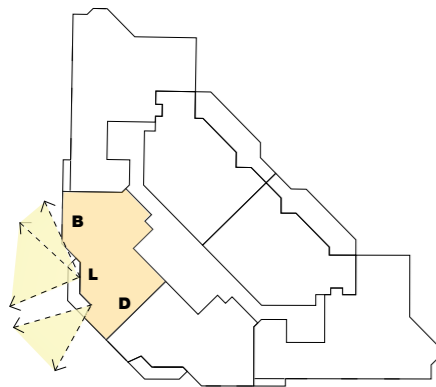
PROPOSED ENVELOPE, WESTERN / PRIMARY VIEW



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.



KEY PLAN



VIEW IMPACT LEVEL 18, UNIT 01

EXISTING VIEWS IMPACTED VIEWS



PROPOSED ENVELOPE, WESTERN / PRIMARY VIEW



SOUTHERN / SECONDARY VIEW

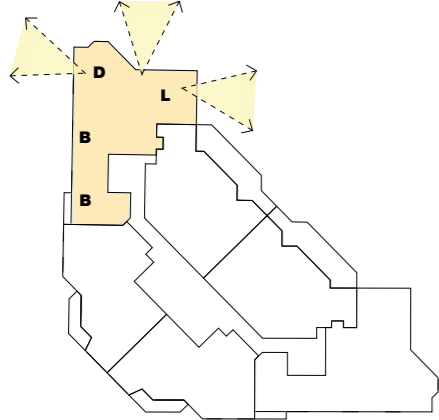


NORTHERN / PRIMARY VIEW

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.



KEY PLAN



VIEW IMPACT LEVEL 18, UNIT 02

EXISTING VIEWS IMPACTED VIEWS



PROPOSED ENVELOPE, WESTERN / PRIMARY VIEW

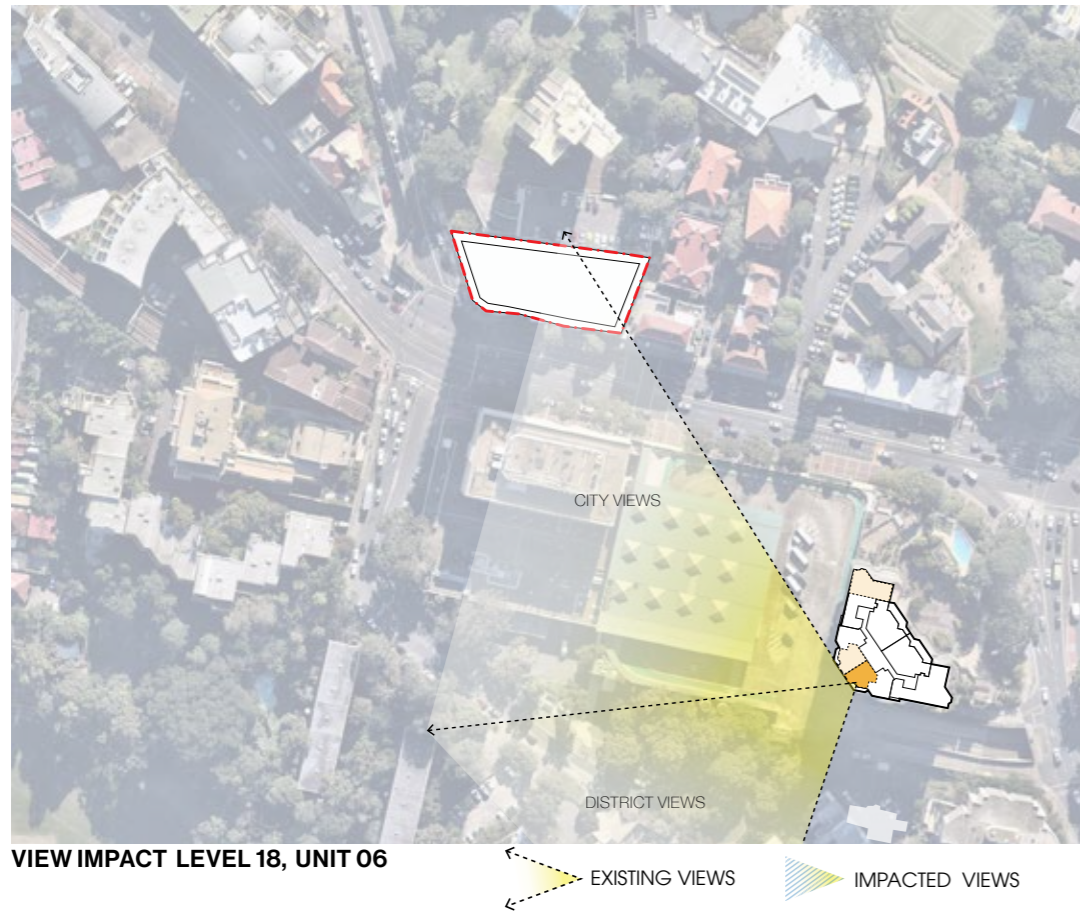
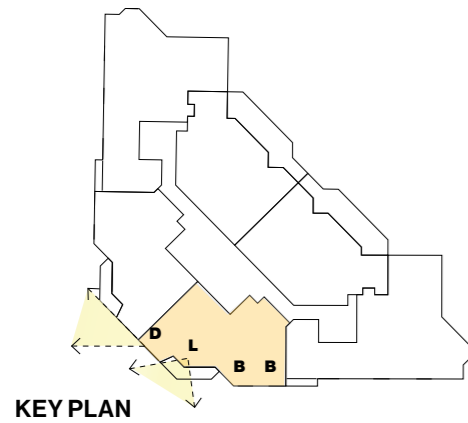


NORTHERN / PRIMARY VIEW

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.



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