

9.0 Built Form and Urban Design

9.1 Height

Although there is no specific height limit for the site, the Randwick City Council LEP, J2 9.5m height limit, was considered in the development of the massing of the built form, especially along the lower residential scale of Battery Street. In order to preserve views to Cliffbrook House from the north west approach of the site, the highest portion of the site is appropriately located to the north/east corner. This volume is set back from Battery Street to maintain a compliant 9.5m streetscape datum.

9.2 Density

The surround context is relatively low scaled residential, predominately single houses, semi detached houses with a few low scale apartment complexes. It was important that the density of the new buildings respects this scale. The creation of a series of gradually cascading landscaped built forms embracing Cliffbrook House, reduces the perceived density of the new development.

9.3 Bulk and Scale

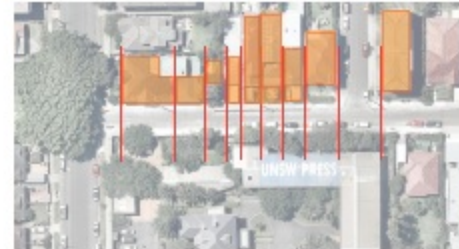
The main bulk of the built form is located to the north/east portion of the site. The heritage curtilage of Cliffbrook House is respected and extended with the new curvilinear forms providing a backdrop of a softer series of landscape terraces. The edges of the new form to both the east and the west are stepped to break down the bulk and provide a varied profile to the new forms when read against the sky and at the edges of the site. The curved form provide a sense of enclosure and protection to Cliffbrook House and an even backdrop to read the articulation of the heritage forms.

The lower residential scale of Battery Street is respected with a series of articulated forms, broken up with stairs. The northern facade consists of two elements, a higher form to the east, read as three storeys which corresponds with the higher scale of the 3 - 5 storey walk up apartments and a lower two storey form to the west which steps to a single storey to reveal views of Cliffbrook House.

9.4 Streetscape

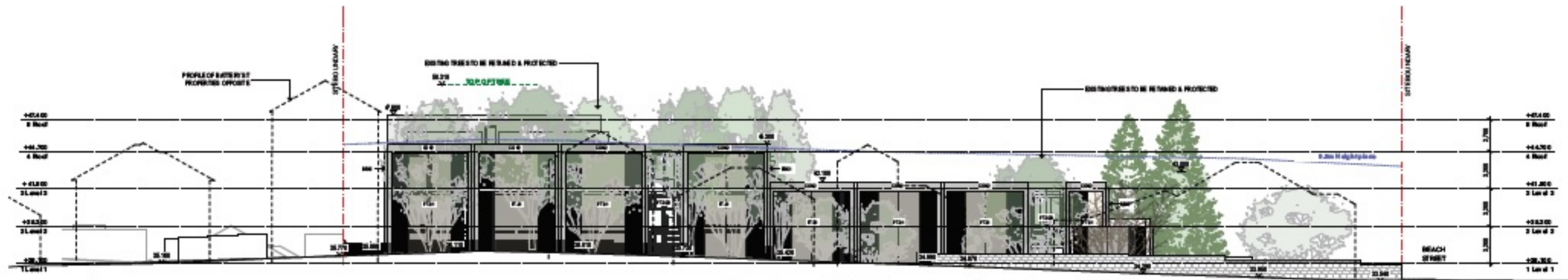
The three-dimensional subdivision pattern and characteristics of surrounding residential streets with specific reference to Battery Street are reflected in the articulation of the Battery Street facade.

The northern facade is set back to maintain the existing trees and to provide a greater sense of openness.



9.5 Setbacks

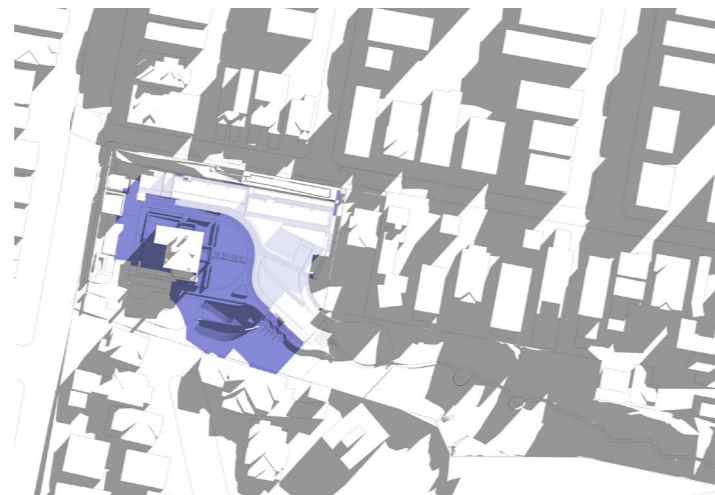
Although there are no regulatory requirements for setbacks to the site, the Randwick Council setbacks have been applied. The built form is setback a minimum of 3m from the eastern boundary and then steps to 4.2m. The northern boundary is setback a minimum of 5.5m to 8.2m to preserve the existing trees. This is over and above the statutory setback along Beach Street of 6m.



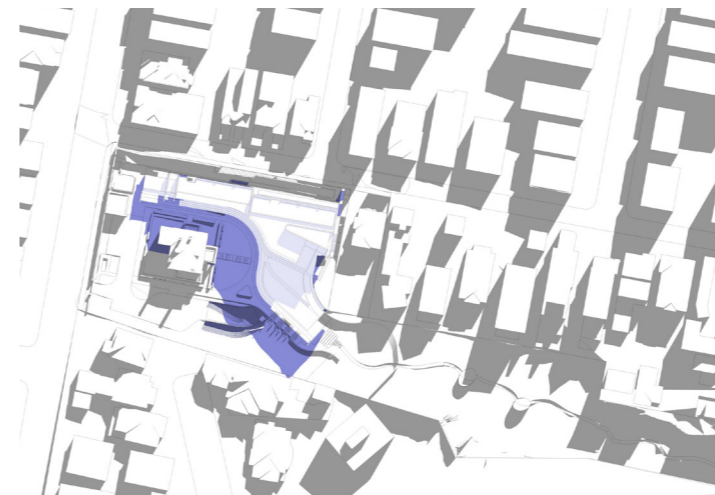
Battery Street Elevation

9.6 Solar access and overshadowing

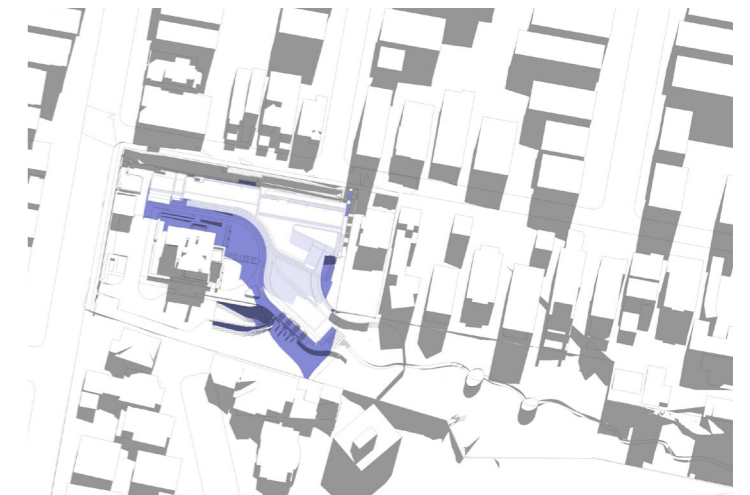
The site is located south and east of the two residential streets, therefore overshadowing is minimal. The articulation of the eastern end of the new building, has been modified following community and external stakeholder (Randwick Council) consultation to minimise overshadowing to both No. 10 and No. 12 Battery Street. The rear garden of No. 10 is marginally affected however still receives over and above the required solar access. No. 12 Battery Street is not affected.



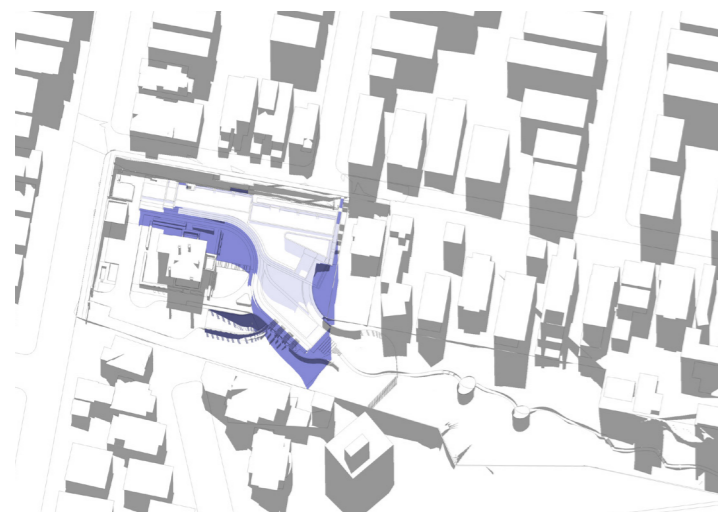
JUNE 21st - 9am



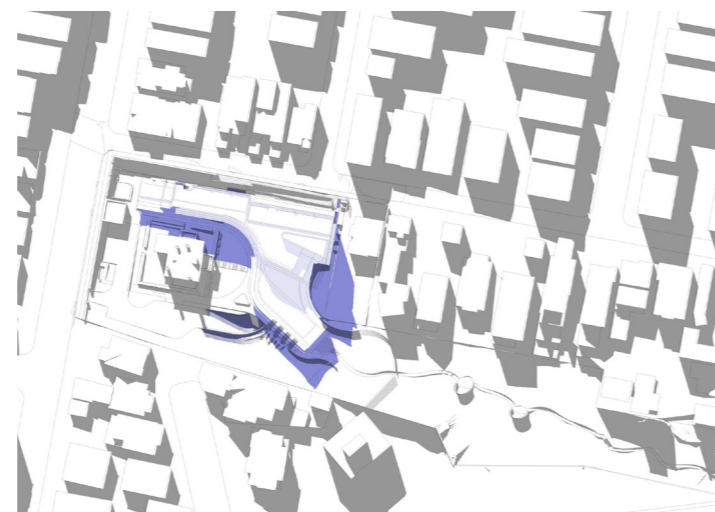
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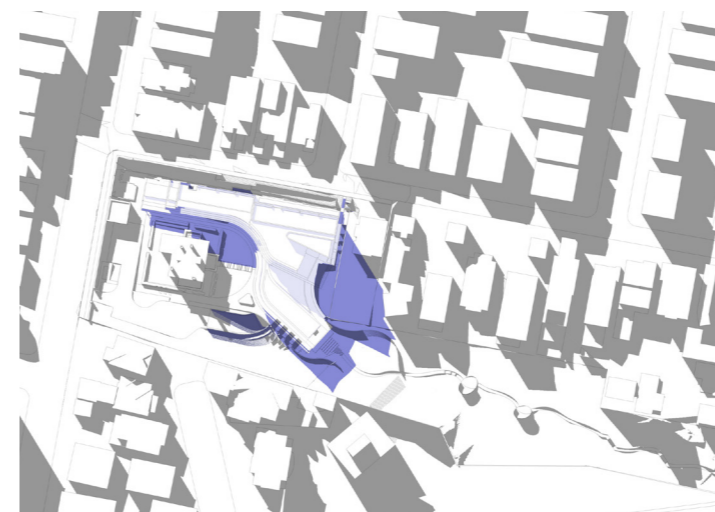
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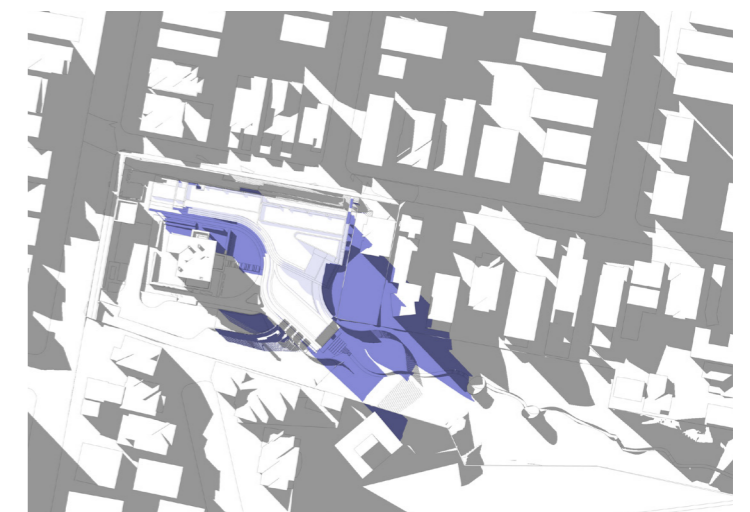
JUNE 21st - 12pm



JUNE 21st - 1pm



JUNE 21st - 2pm



JUNE 21st - 3pm