

# Appendix B

## Strategic sites massing studies

# FINAL

Prepared by MGS Architects  
Architecture Urban Design Interiors  
August 2024



## Strategic site massing studies

Context: the 6 strategic sites within the study area

### 6 strategic sites were provided by Eurobodalla Shire Council to conduct capacity analysis and testing.

These sites were selected for a number of reasons:

- Are on Council owned land
- Are under the one landowner or lot consolidation discussions are underway
- Have existing development plans or they are underway
- Are a strategic sites for Batemans Bay within the Masterplan



The 6 strategic sites within the Master Plan Study Area



# Strategic site massing studies

The 6 strategic sites overall view

DRAFT

80 dwellings/ 12 max storeys

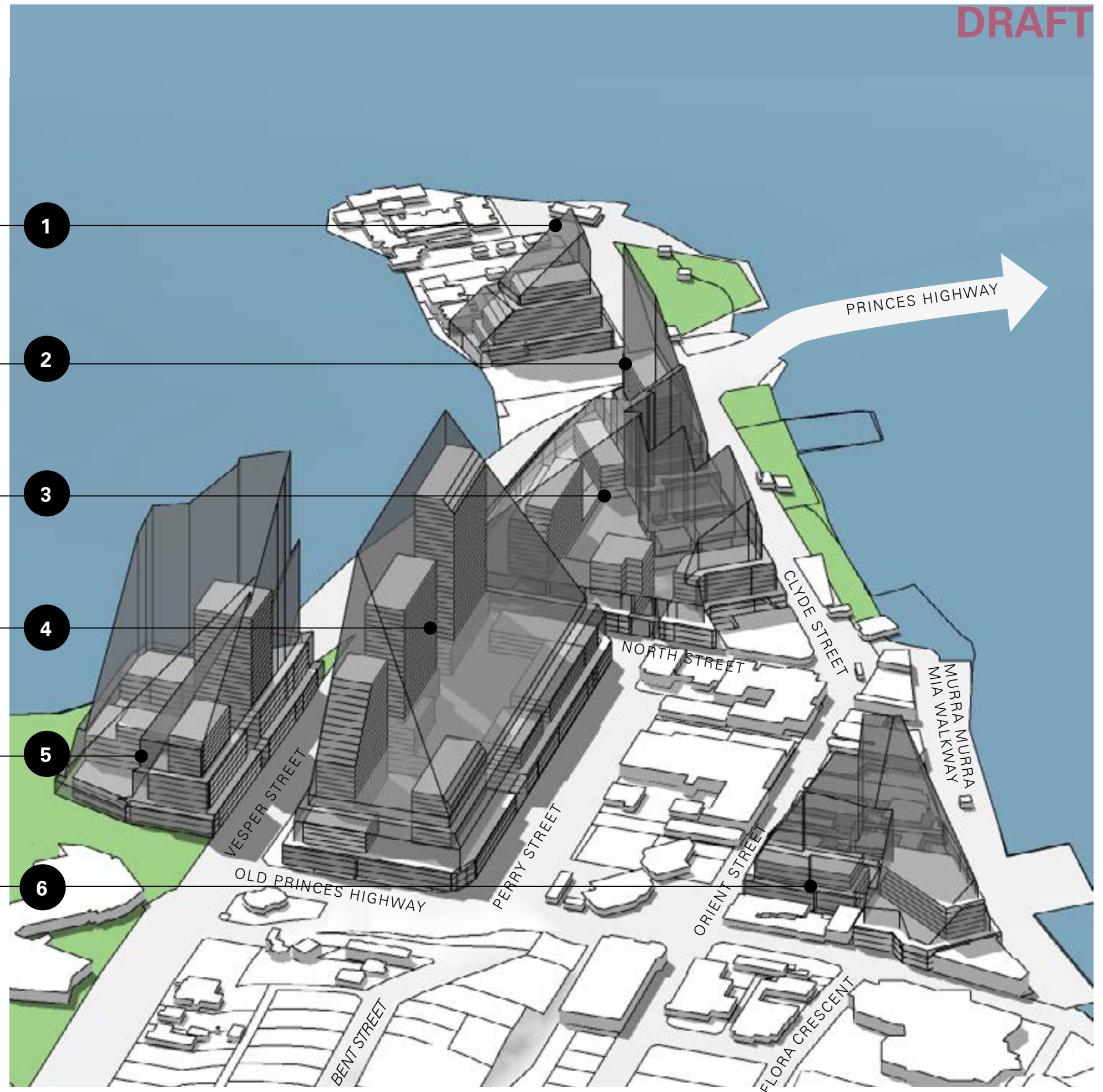
90 dwellings/ 14 max storeys

200 dwellings/ 14 max storeys

1130 dwellings/ 36 max storeys

220 dwellings/ 25 max storeys

90 dwellings/ 9 max storeys



The 6 strategic site dwelling capacity overall view

## Strategic site massing studies

The 6 strategic sites process  
steps

DRAFT

### Step 1:

Maximise mass, envelop cut away to protect the microclimate of key streets and public spaces between 11am and 3pm during the autumn equinox

### Step 2:

Setback mass 5m above three storeys (12m) from primary interfaces to create a podium

### Step 3:

Setback 4.5m from each lot siding for residential/sensitive use development

### Step 4:

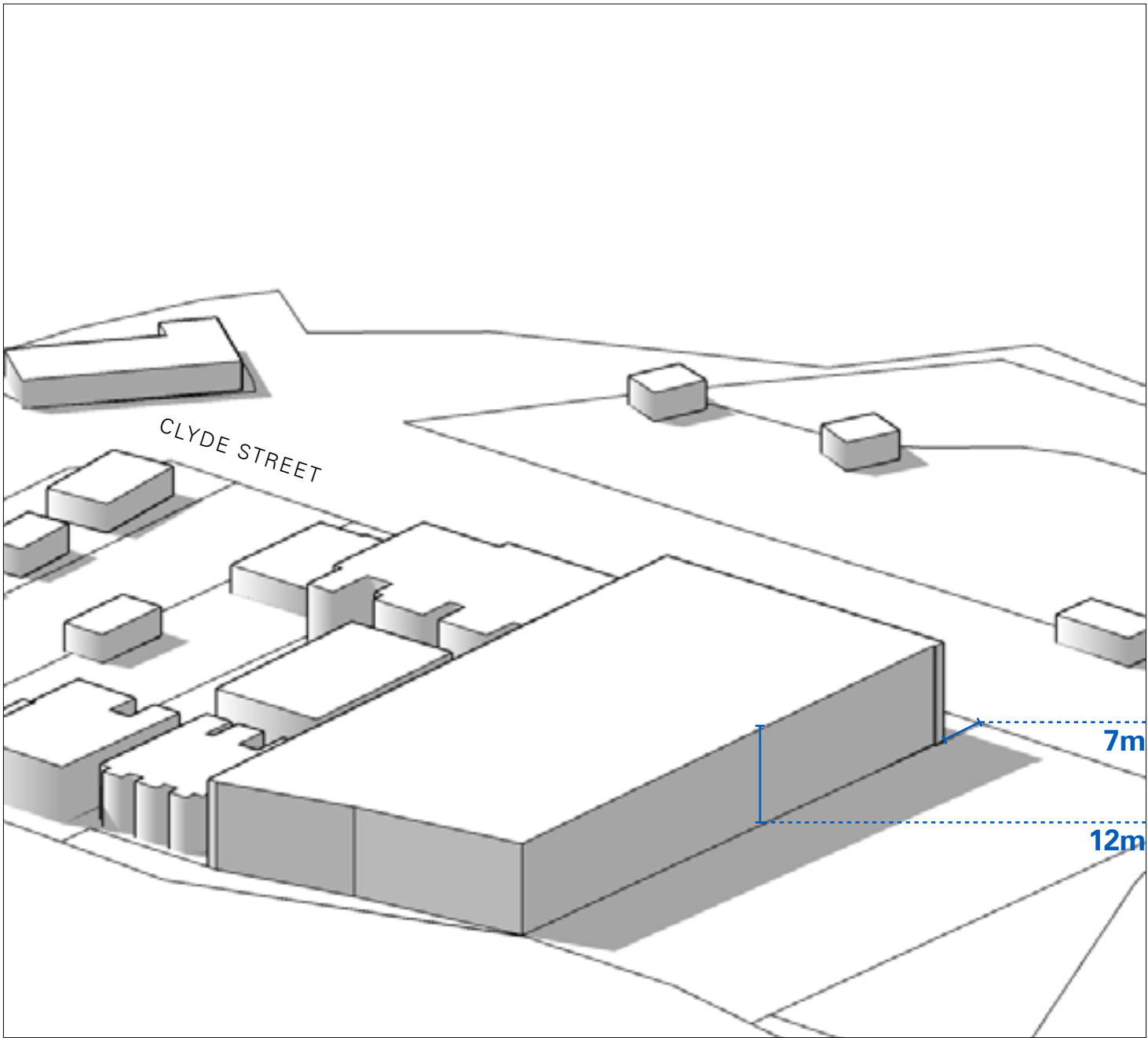
Above 30m, setback another 5m from all boundaries to create visual breaks between towers

### Step 5:

Remove any height where floorplates are less than 500sqm/width is less than 17m

Existing controls: mass as per LEP

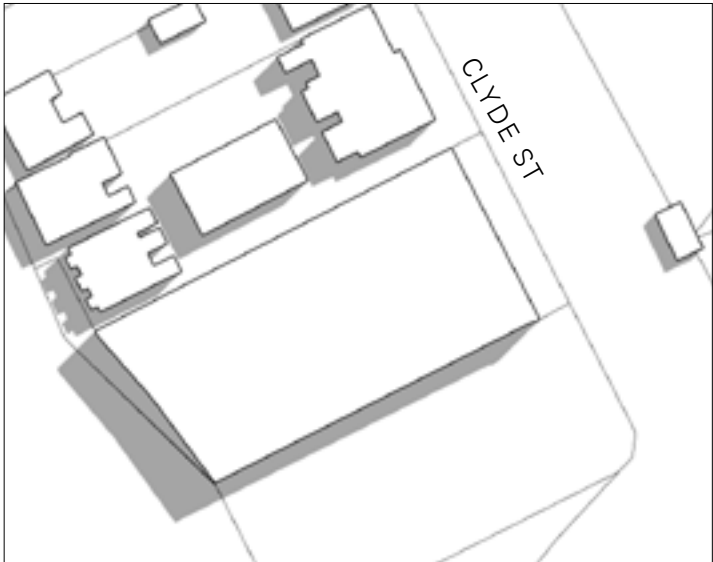
Site area: 3,320sqm  
Zone: Medium density residential  
Height: 12m (up to 3 storeys)  
Street level setbacks: Maintain residential setback along Clyde Street (7-10m)



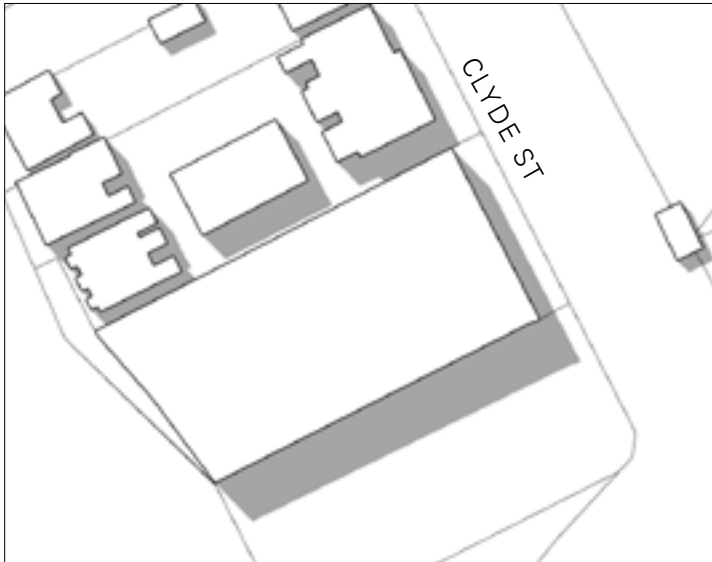
Site 1: 29-31 Clyde Street, LEP mass axonometric



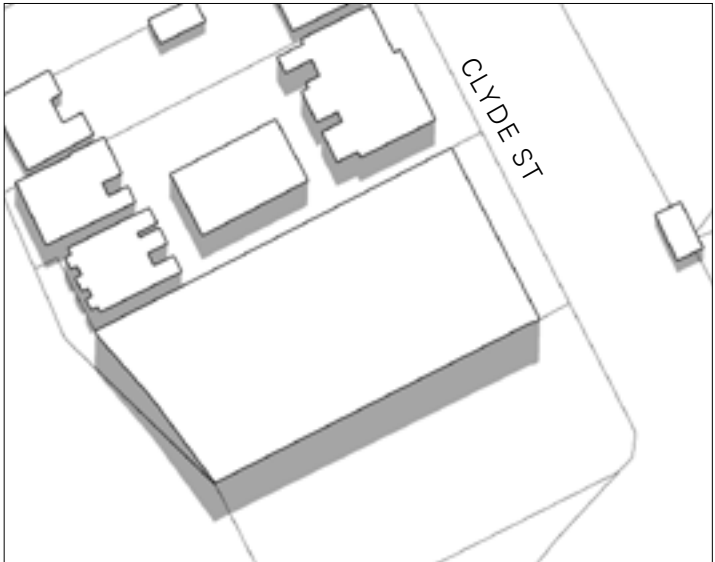
Site location



Site 1: 29-31 Clyde Street, shadows at autumn equinox 11am



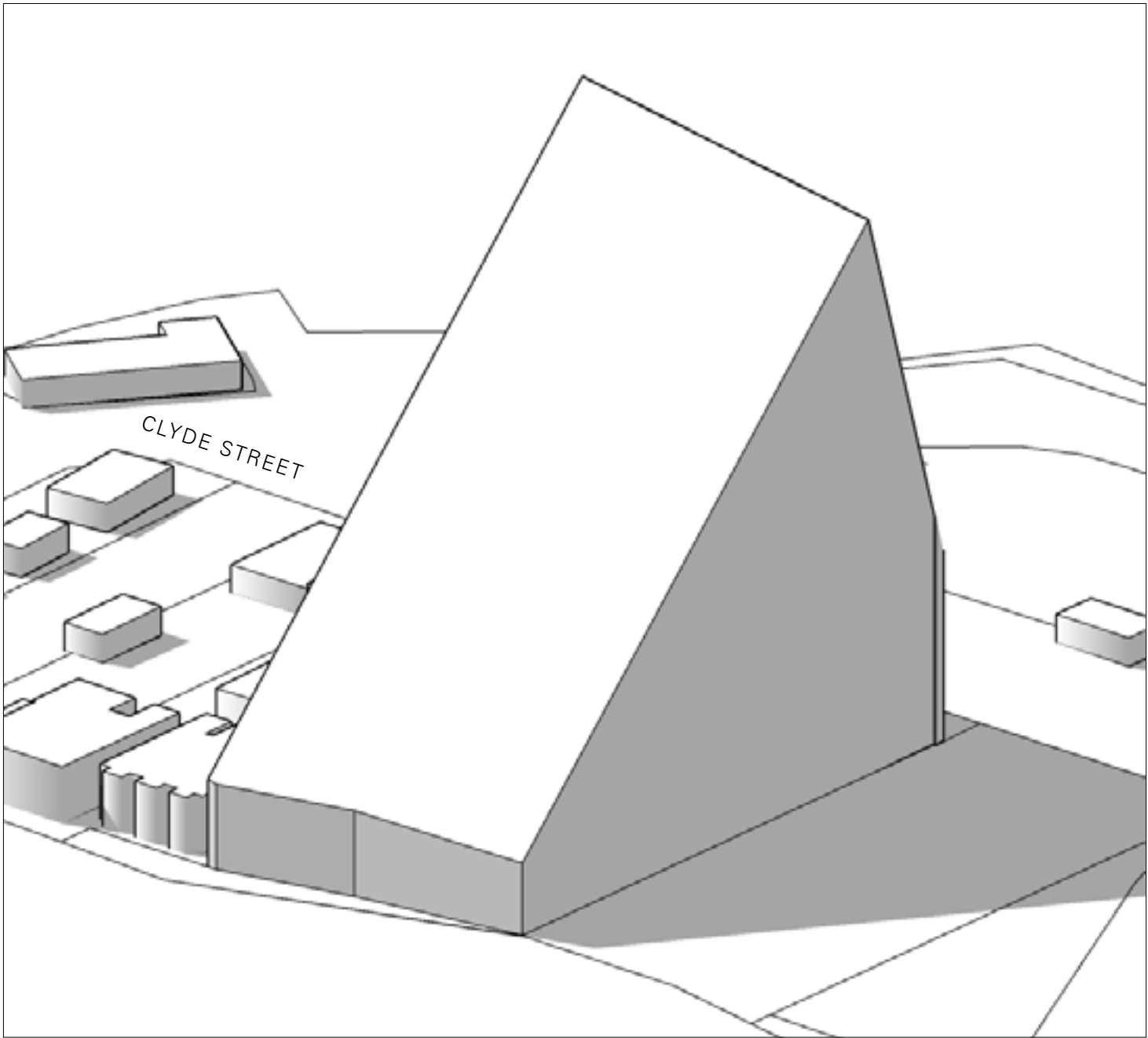
Site 1: 29-31 Clyde Street, shadows at autumn equinox 3pm



Site 1: 29-31 Clyde Street, shadows at autumn equinox 1pm



**Step 1:**  
 Maximise mass, envelop cut away to protect the microclimate of key streets and public spaces between 11am and 3pm during the autumn equinox



Site 1: 29-31 Clyde Street, solar access envelop axonometric



Site location



Site 1: 29-31 Clyde Street, shadows at autumn equinox 11am

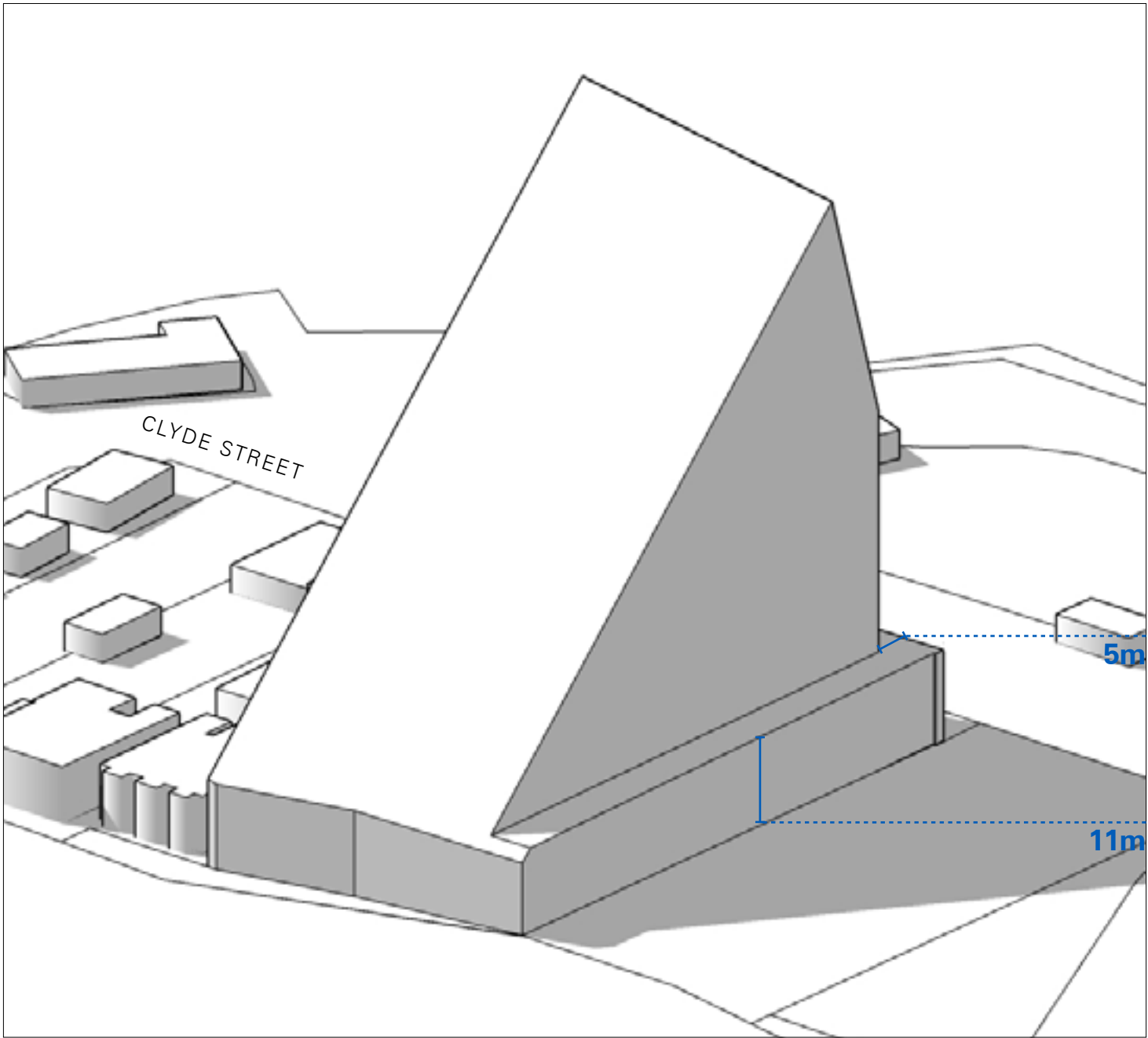


Site 1: 29-31 Clyde Street, shadows at autumn equinox 3pm



Site 1: 29-31 Clyde Street, shadows at autumn equinox 1pm

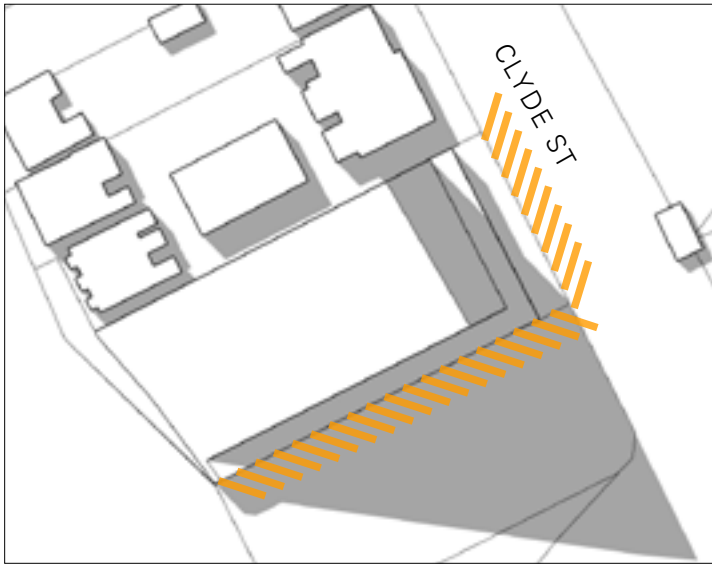
**Step 2:**  
 Setback mass 5m above three storeys from primary interfaces to create a podium



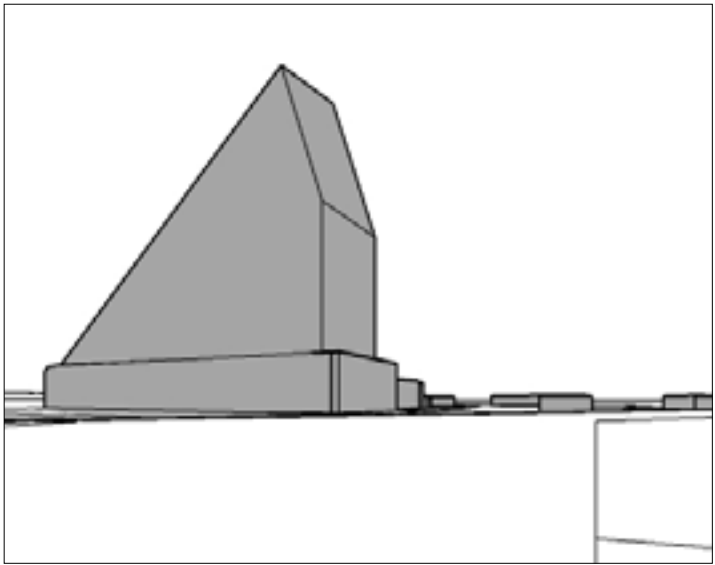
Site 1: 29-31 Clyde Street, podium envelop axonometric



Site location

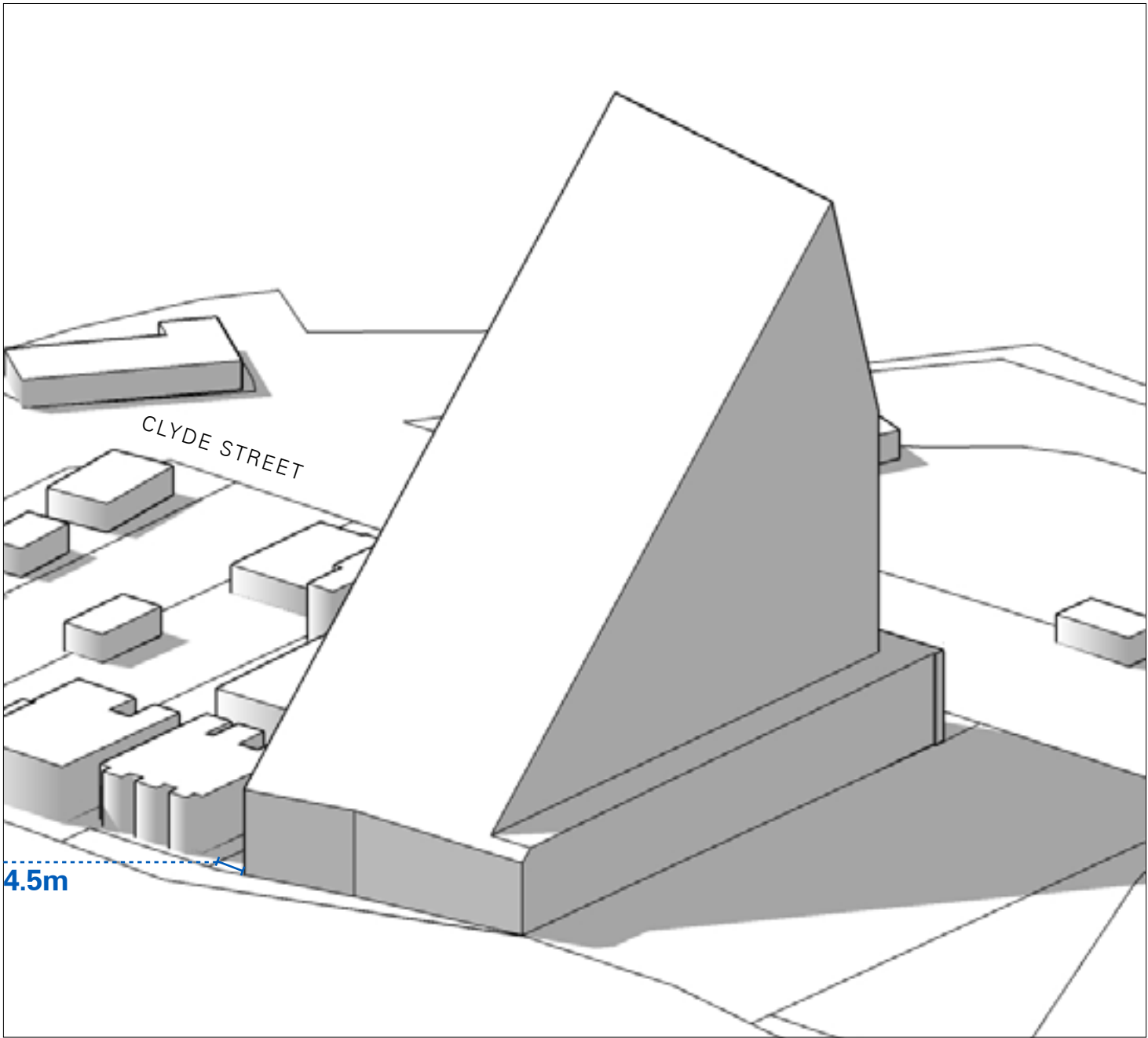


Site 1: 29-31 Clyde Street, primary interface

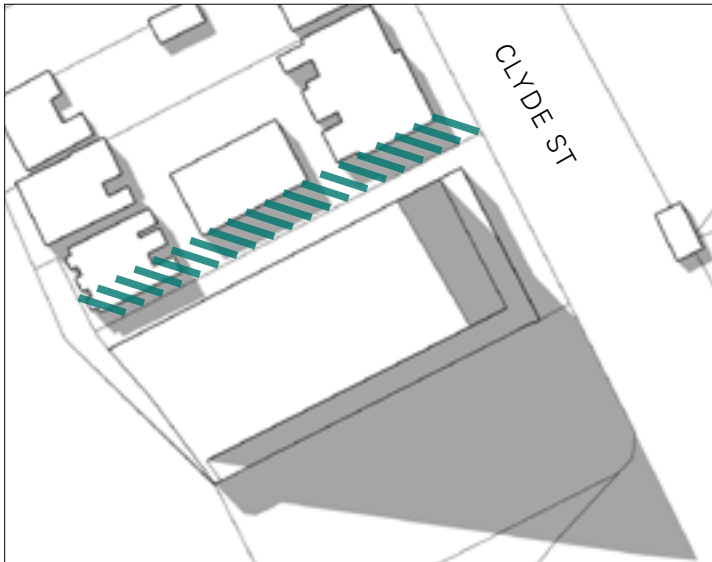


Site 1: 29-31 Clyde Street, perspective

**Step 3:**  
 Setback 4.5m from each lot siding  
 for residential/sensitive use development



Site 1: 29-31 Clyde Street, siding envelop axonometric



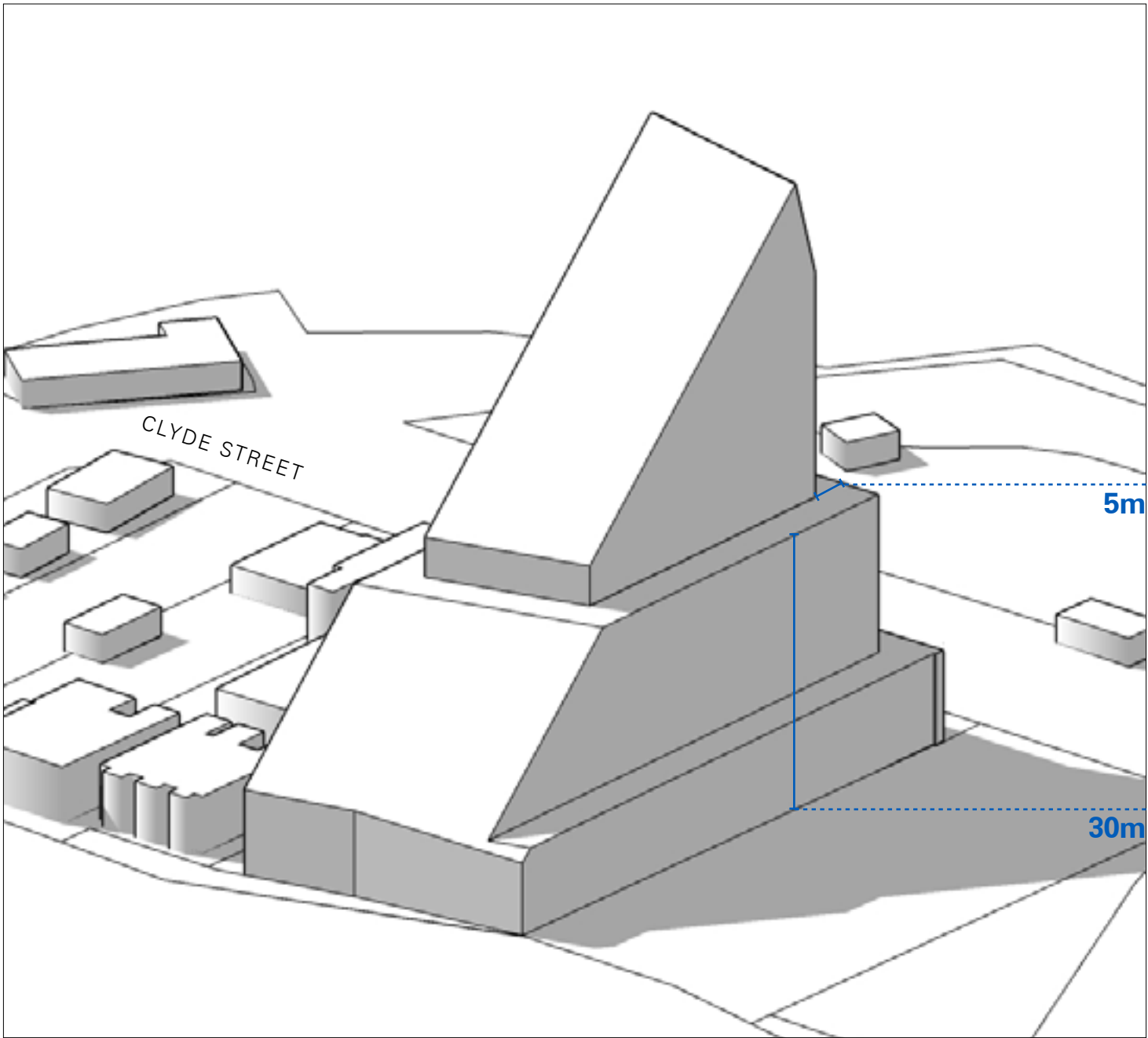
Site 1: 29-31 Clyde Street, sensitive interface



**Step 4:**  
 Above 30m, setback another 5m from all boundaries to create visual breaks between towers



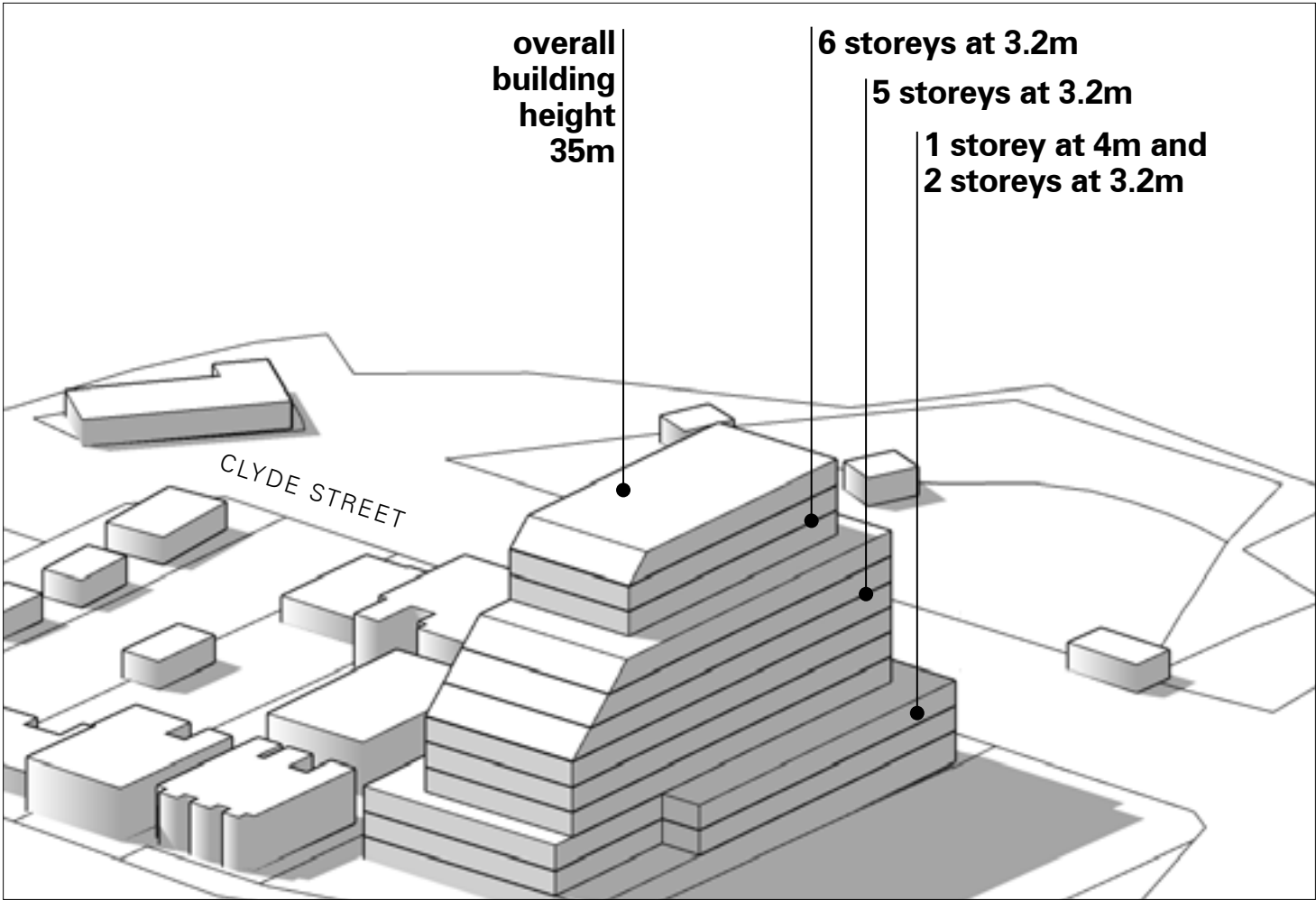
Site location



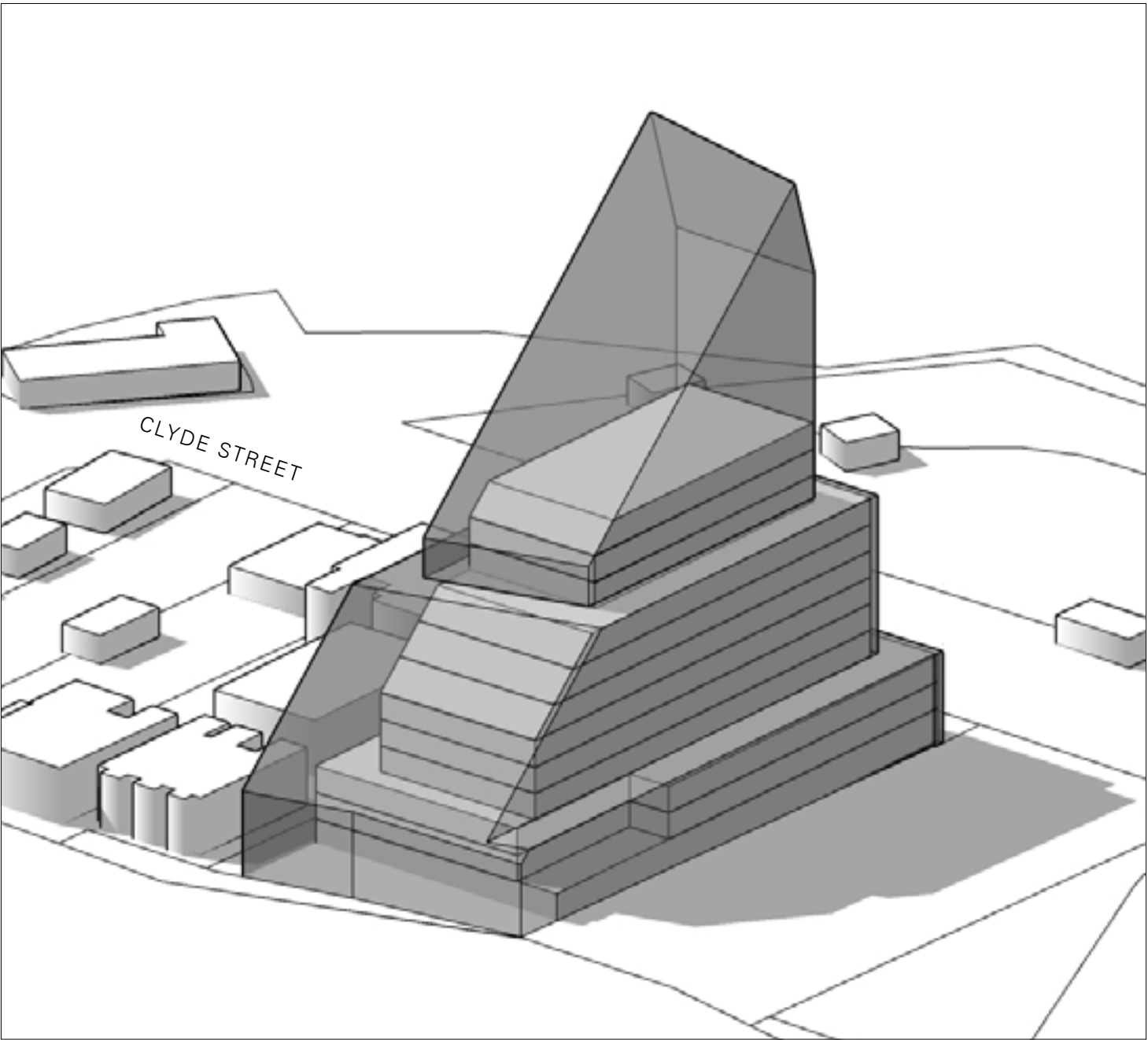
Site 1: 29-31 Clyde Street, 30m height further setbacks envelop axonometric

Step 5:

Remove any height where floorplates are less than 500sqm/width is less than 17m  
Example massing



Site 1: 29-31 Clyde Street, example test building axonometric



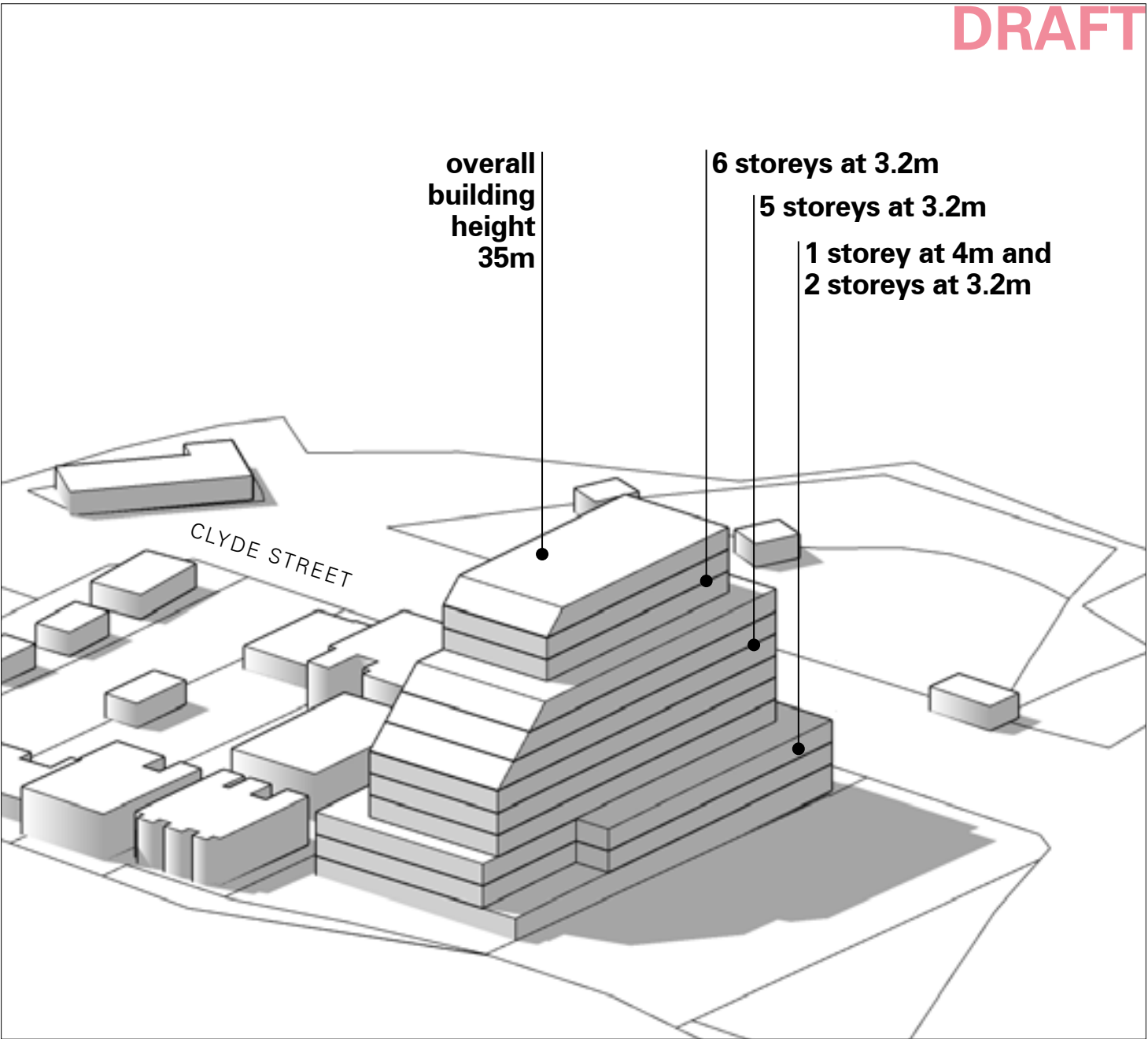
Site 1: 29-31 Clyde Street, example test building within envelop axonometric

High level GFA:

Residential: 9,750sqm / 9 storeys  
Retail/Commercial: 2,335sqm / 1 storey  
Parking: 4,450sqm / 2 storeys  
Residential dwellings: 80



Site location

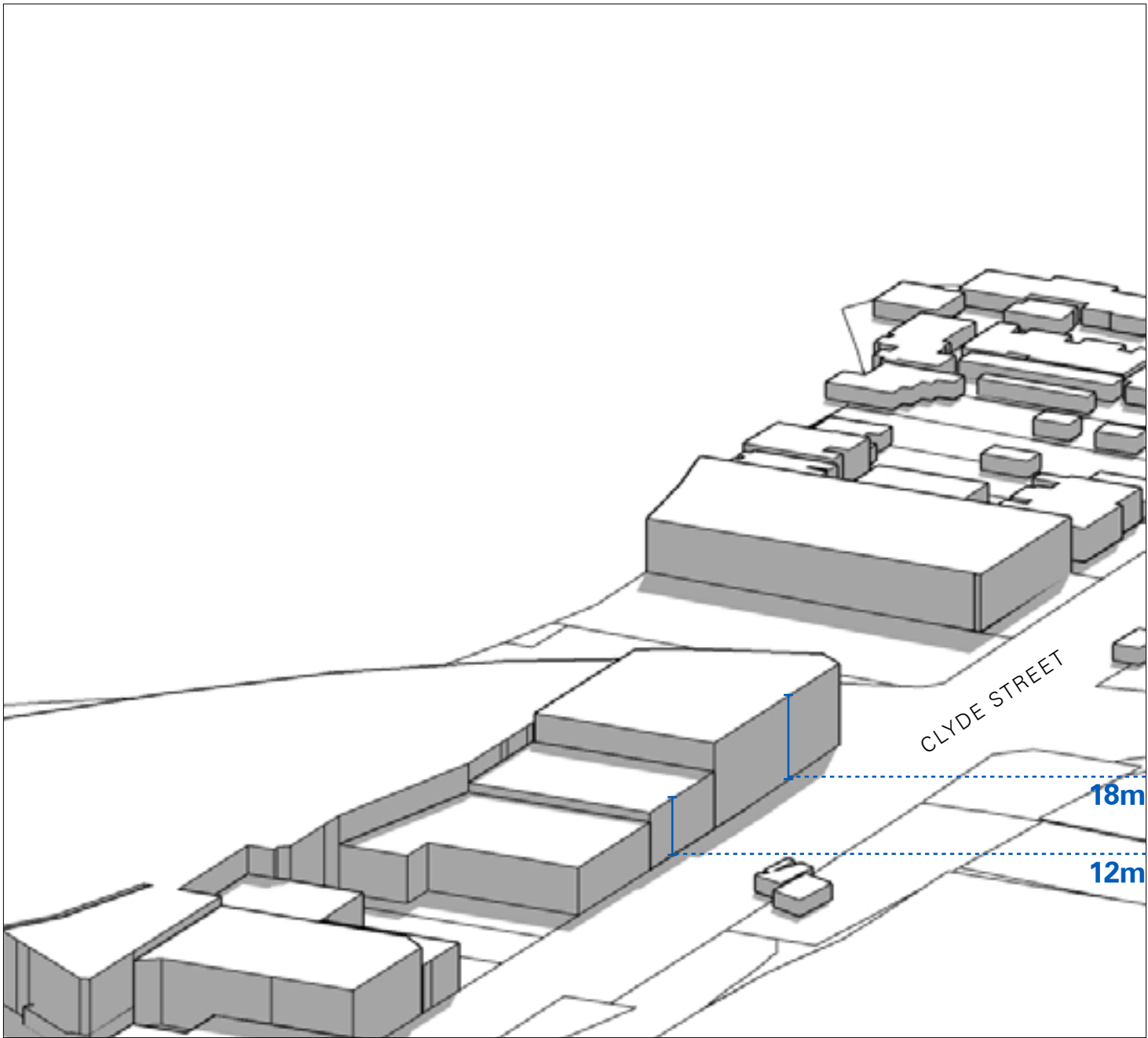


Site 1: 29-31 Clyde Street, example test building axonometric

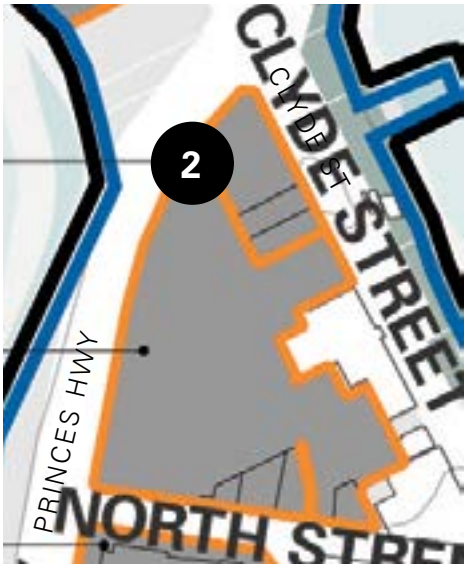


Existing controls: Mass as per LEP

Site area: 3,200sqm  
Zone: Mixed Use  
Height: 18m (up to 5 storeys) 21 Clyde Street,  
12m (up to 3 storeys) 17-19 Clyde Street  
Street level setbacks: 0m setback along Princes Highway and 0m setback along Clyde Street (special conditions up to 5.5m setback for raised colonnade for sea level rise)



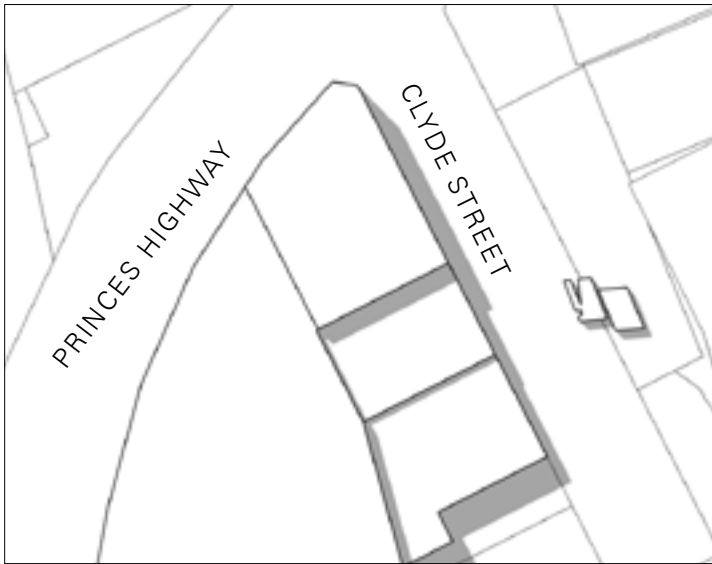
Site 2: 17-21 Clyde Street, LEP mass axonometric



Site location



Site 2: 17-21 Clyde Street, shadows at autumn equinox 11am

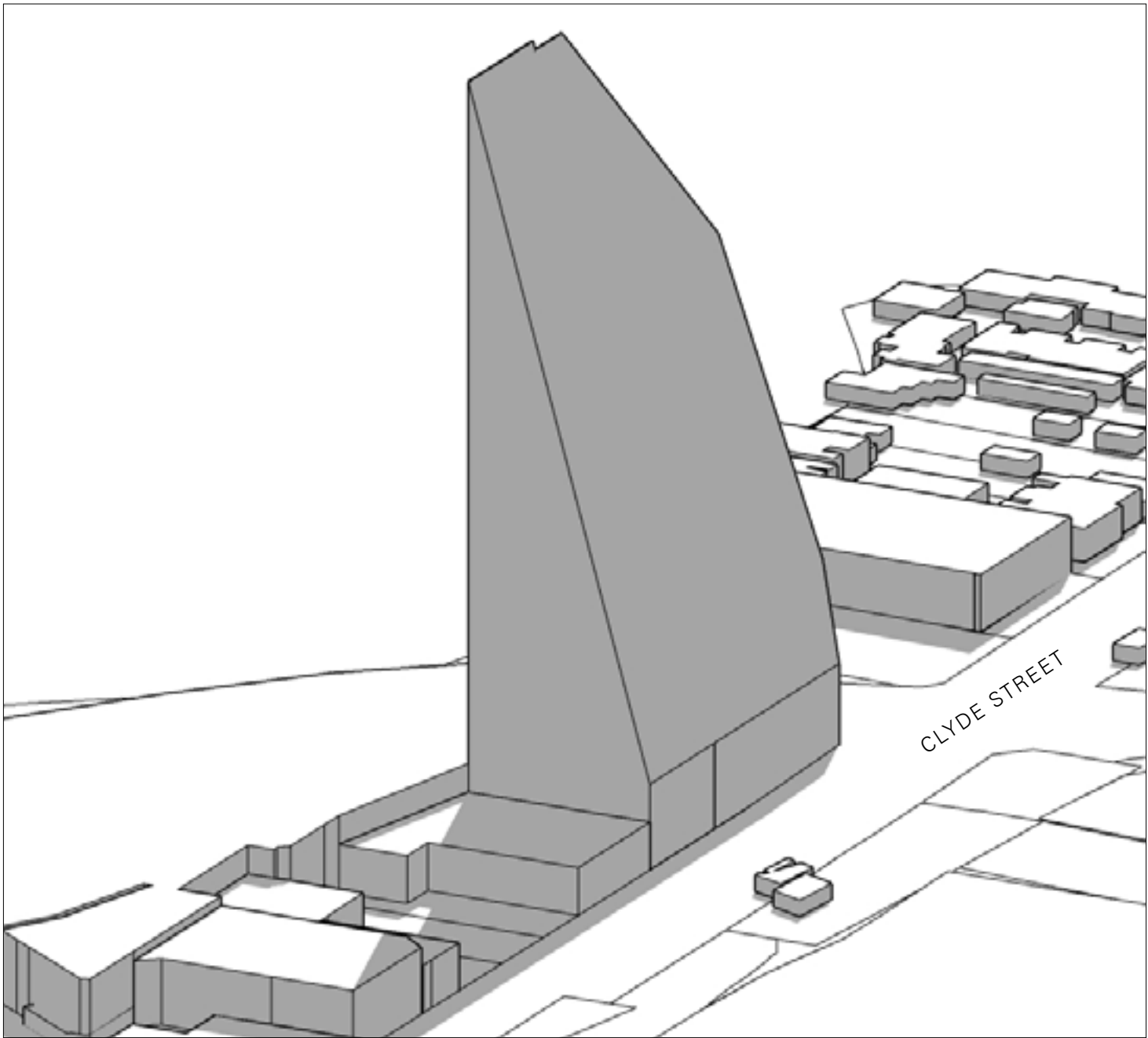


Site 2: 17-21 Clyde Street, shadows at autumn equinox 3pm

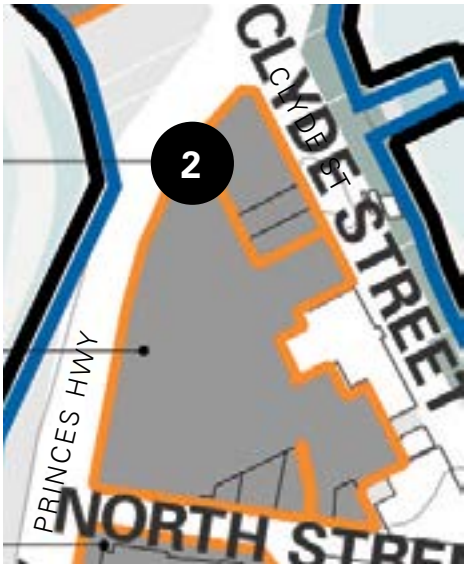


Site 2: 17-21 Clyde Street, shadows at autumn equinox 1pm

**Step 1:**  
 Maximise mass, envelop cut away to protect the microclimate of key streets and public spaces between 11am and 3pm during the autumn equinox



Site 2: 17-21 Clyde Street, solar access envelop axonometric



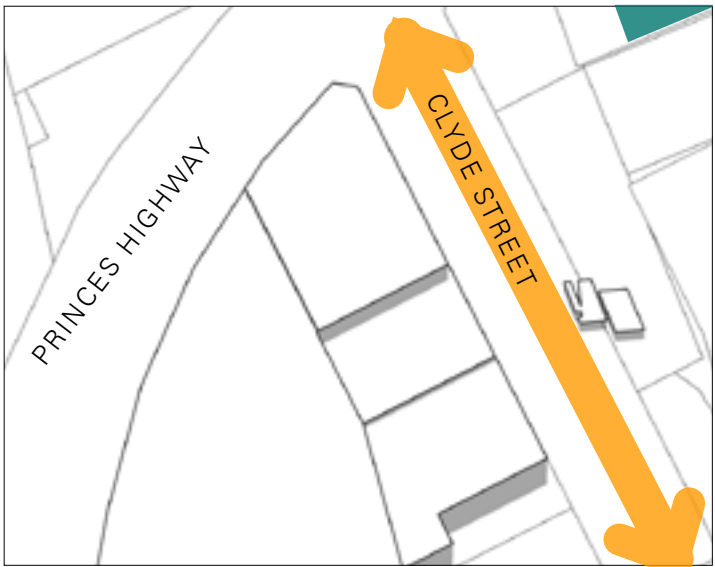
Site location



Site 2: 17-21 Clyde Street, shadows at autumn equinox 11am



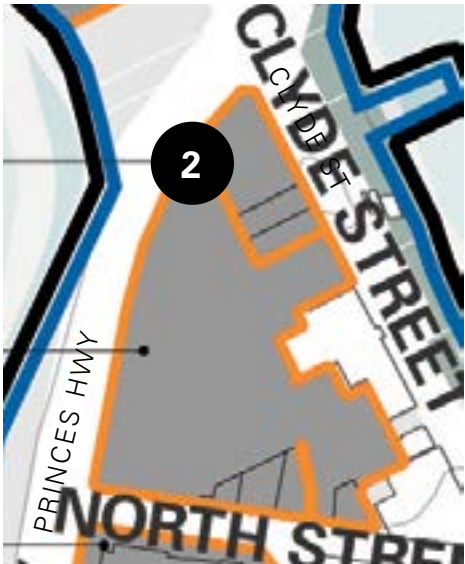
Site 2: 17-21 Clyde Street, shadows at autumn equinox 3pm



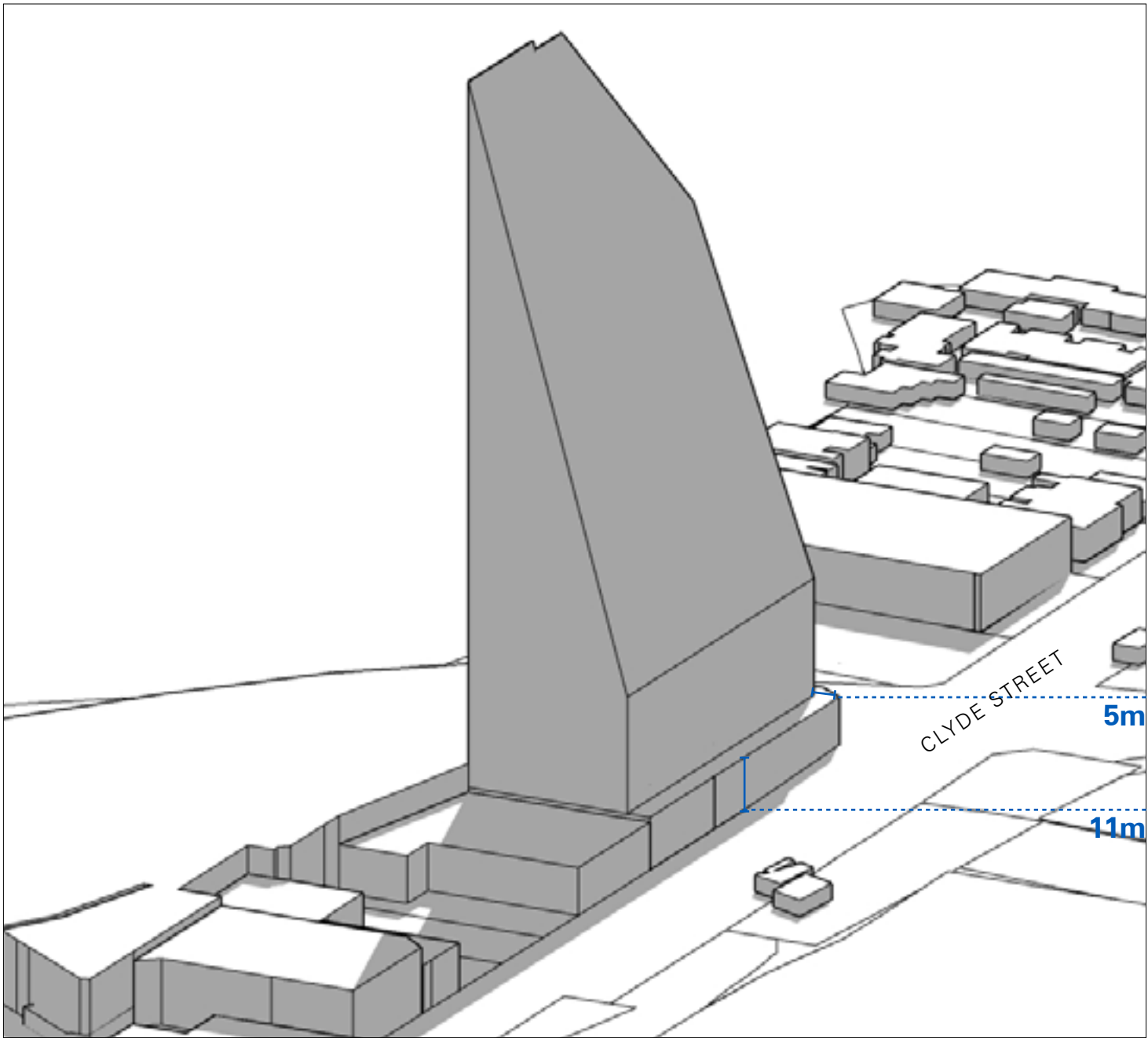
Site 2: 17-21 Clyde Street, shadows at autumn equinox 1pm

Step 2:

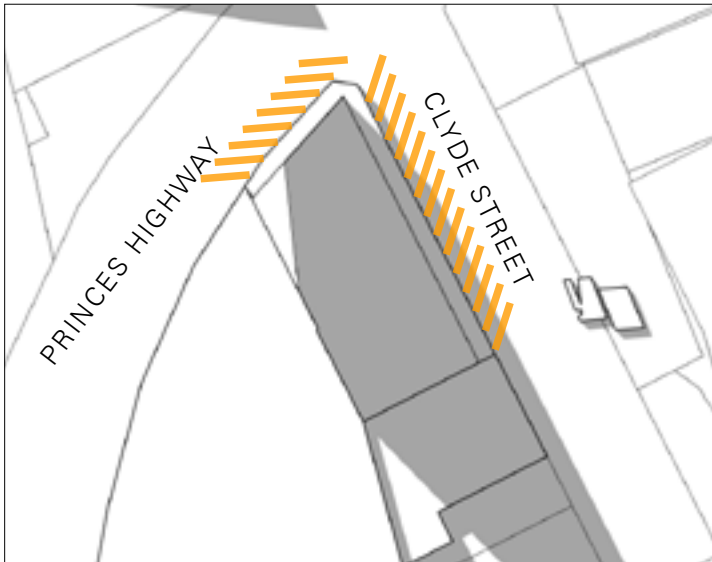
Setback mass 5m above three storeys from primary interfaces to create a podium



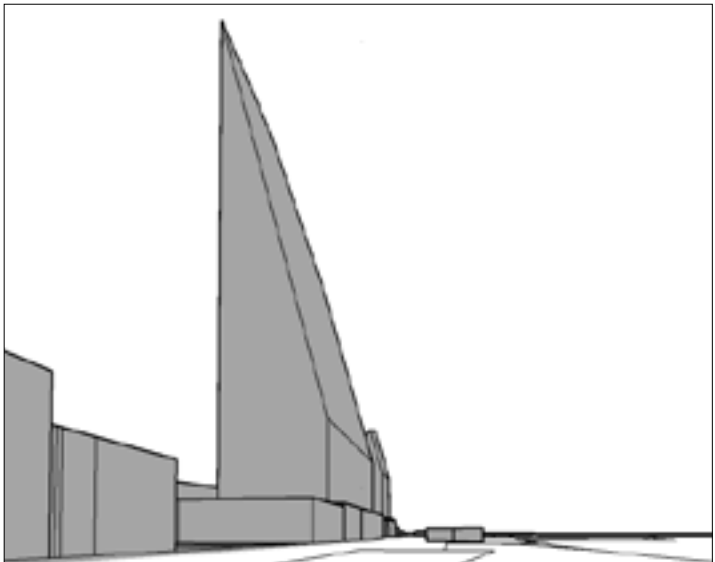
Site location



Site 2: 17-21 Clyde Street, podium envelop axonometric



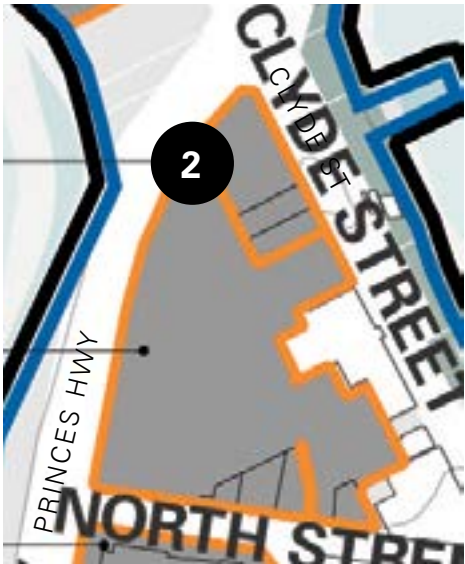
Site 2: 17-21 Clyde Street, primary interface



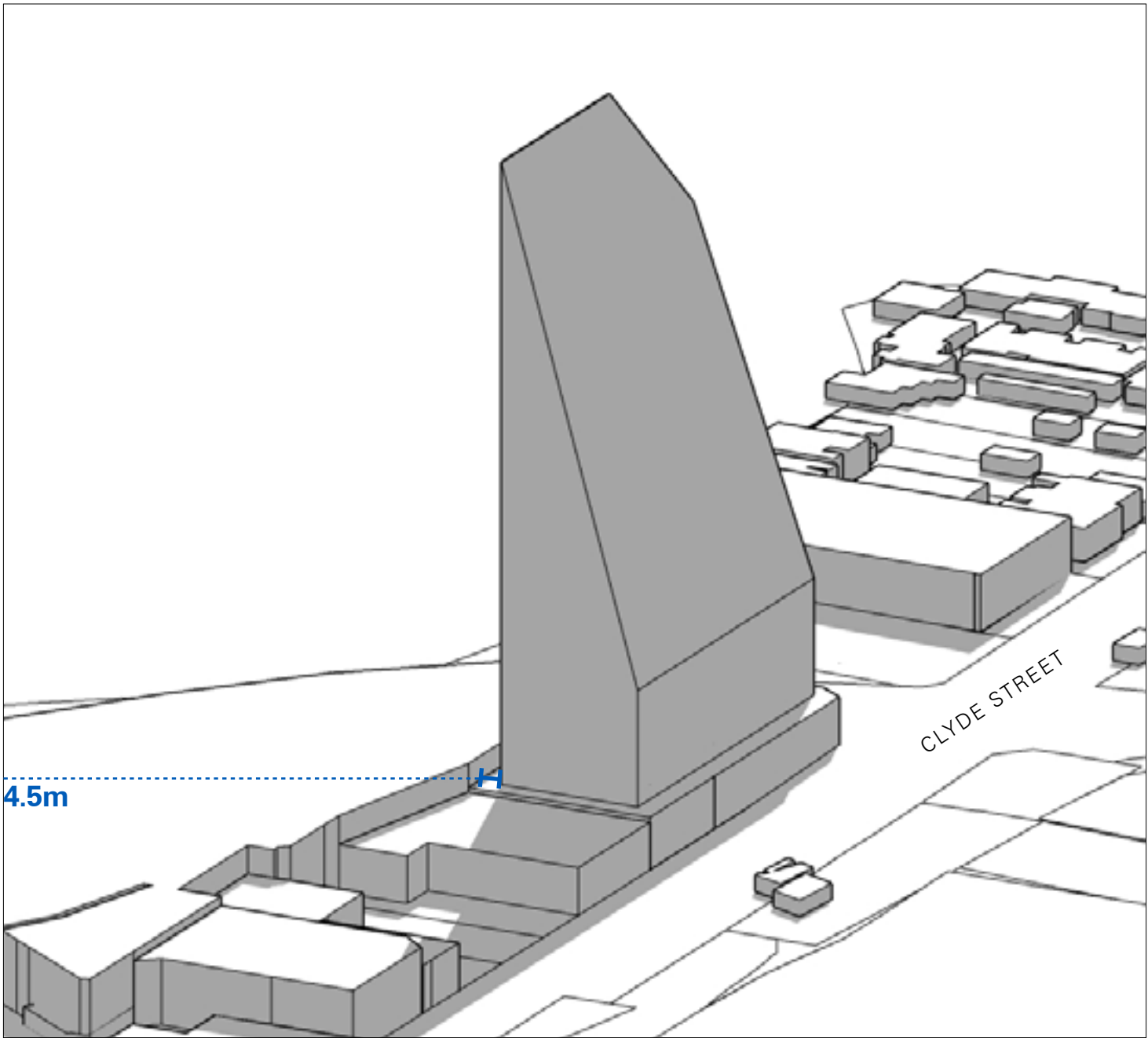
Site 2: 17-21 Clyde Street, perspective



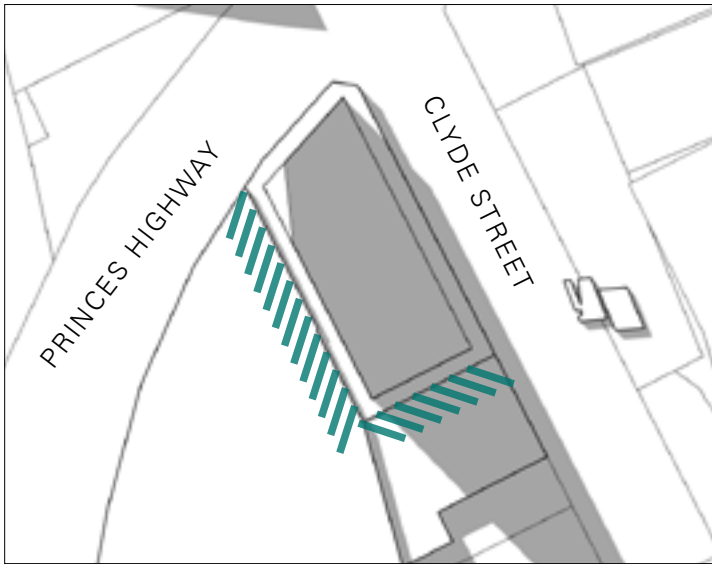
**Step 3:**  
Setback 4.5m from each lot siding  
for residential/sensitive use development



Site location

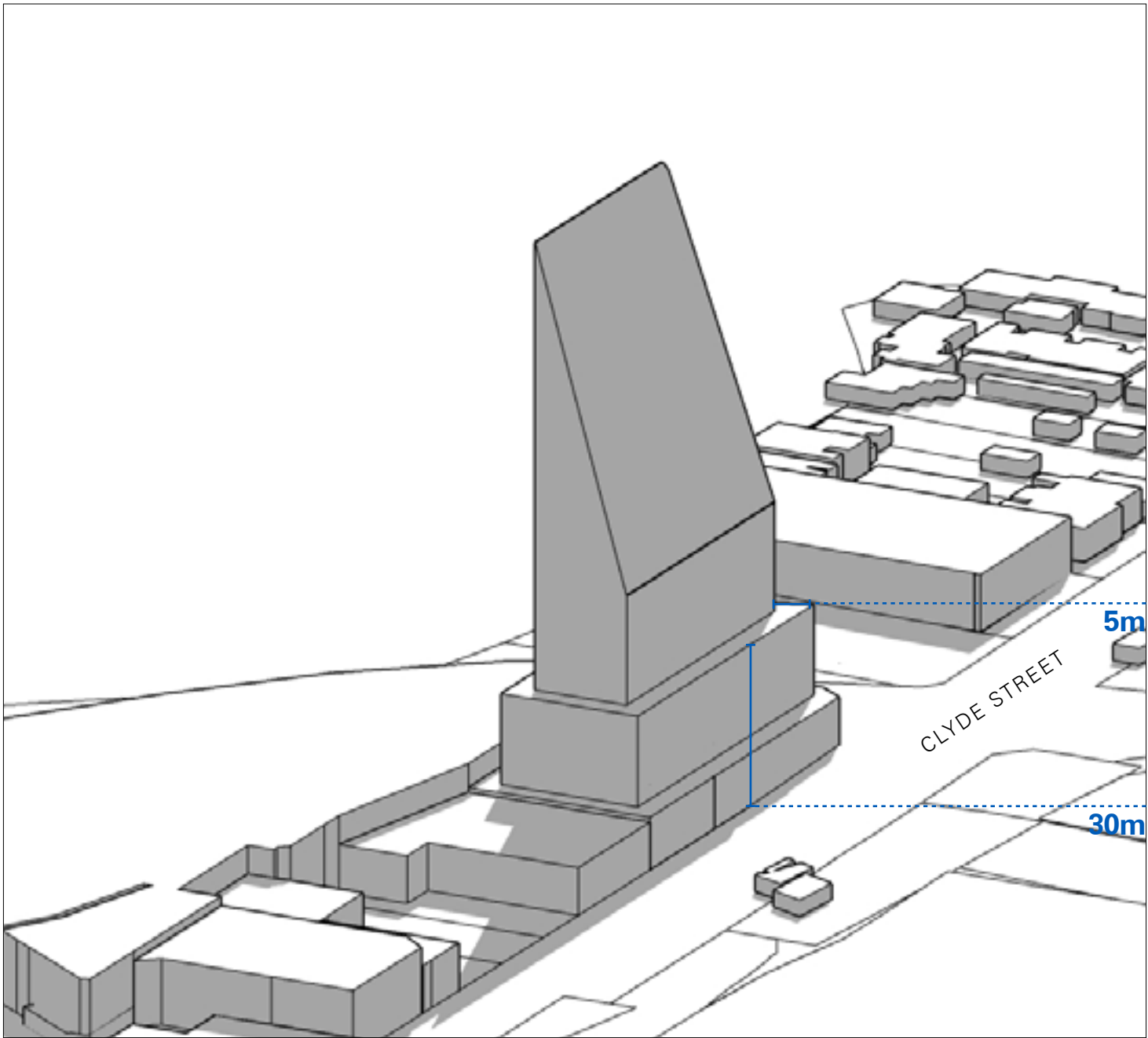


Site 2: 17-21 Clyde Street, siding envelop axonometric

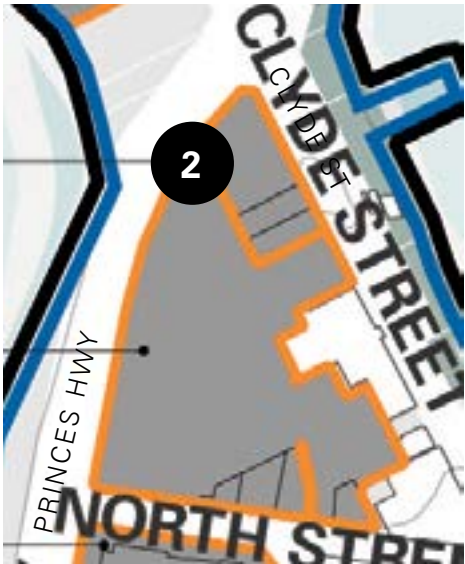


Site 2: 17-21 Clyde Street, sensitive interface

**Step 4:**  
 Above 30m, setback another 5m from all boundaries to create visual breaks between towers



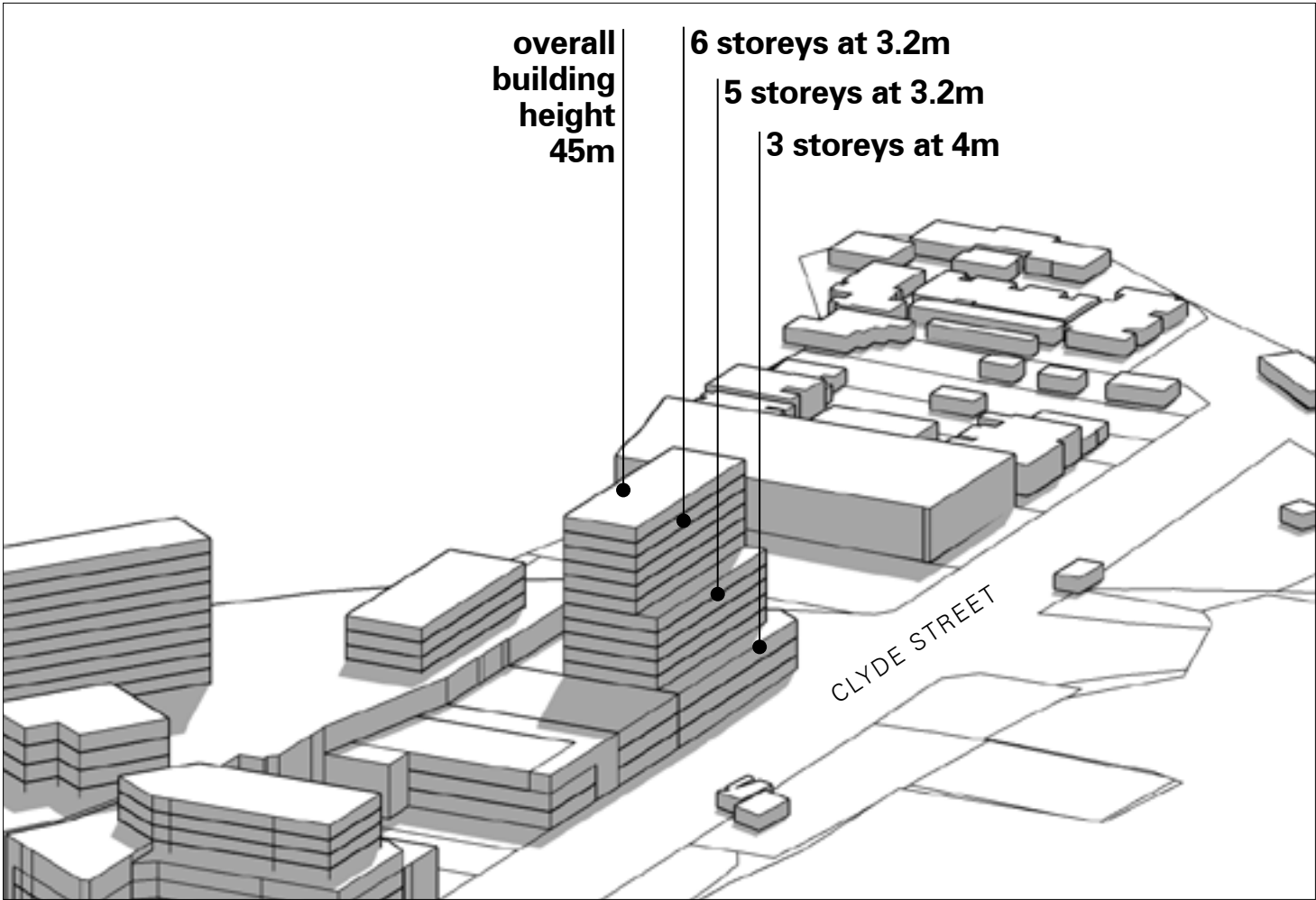
Site 2: 17-21 Clyde Street, 30m height further setbacks envelop axonometric



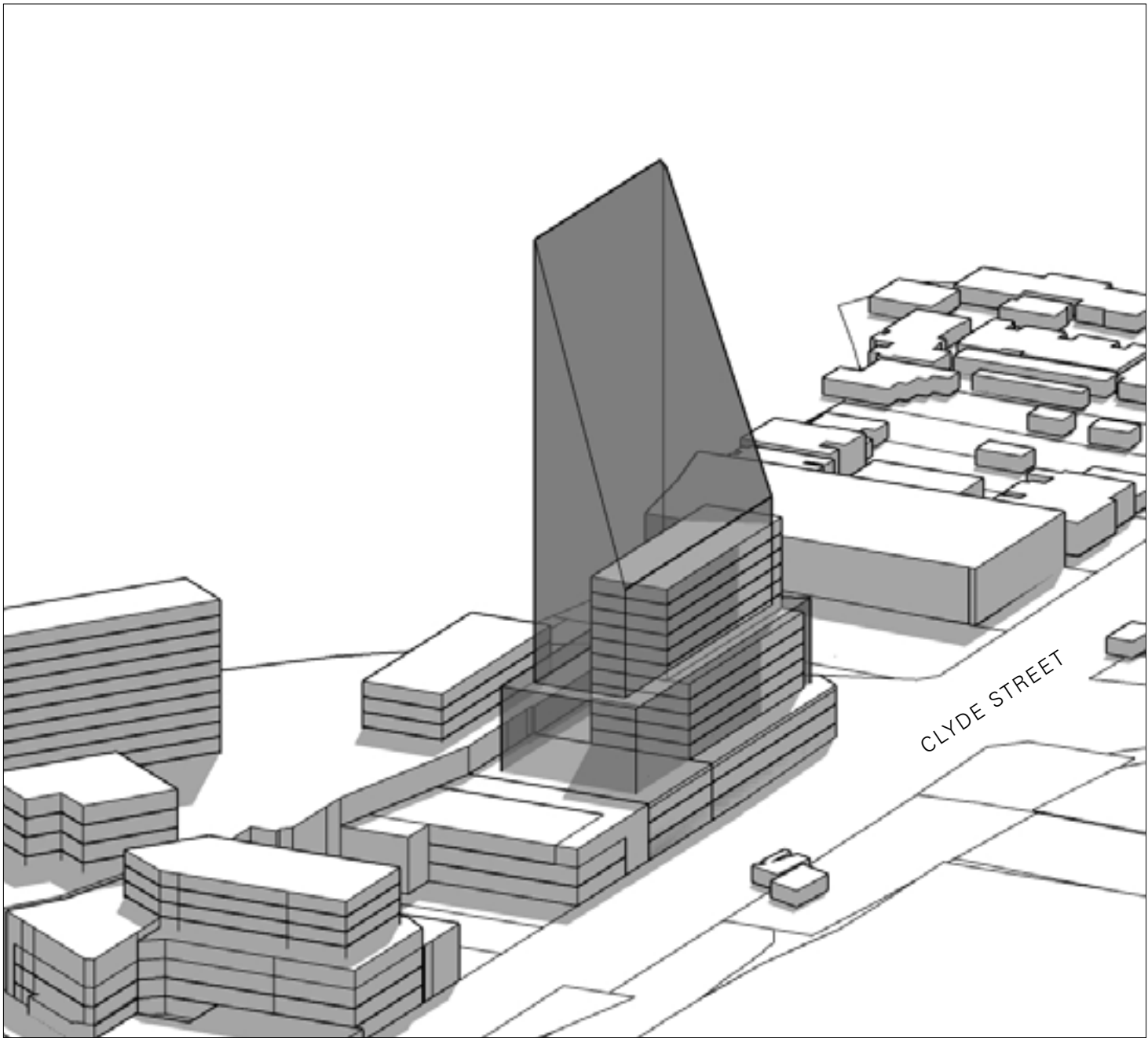
Site location

Step 5:

Remove any height where floorplates are less than 500sqm/width is less than 17m  
Example massing



Site 2: 17-21 Clyde Street, example test building axonometric

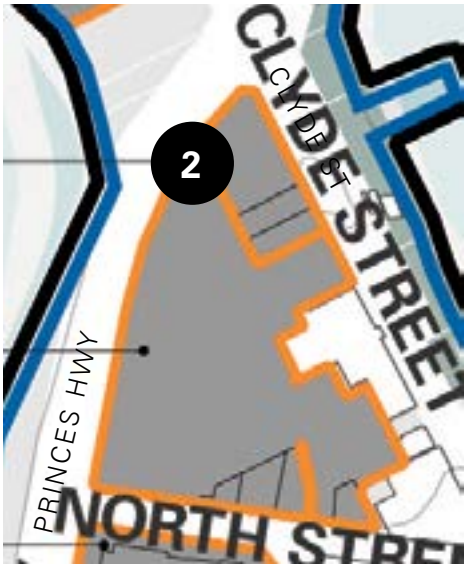


Site 2: 17-21 Clyde Street, example test building within envelop axonometric

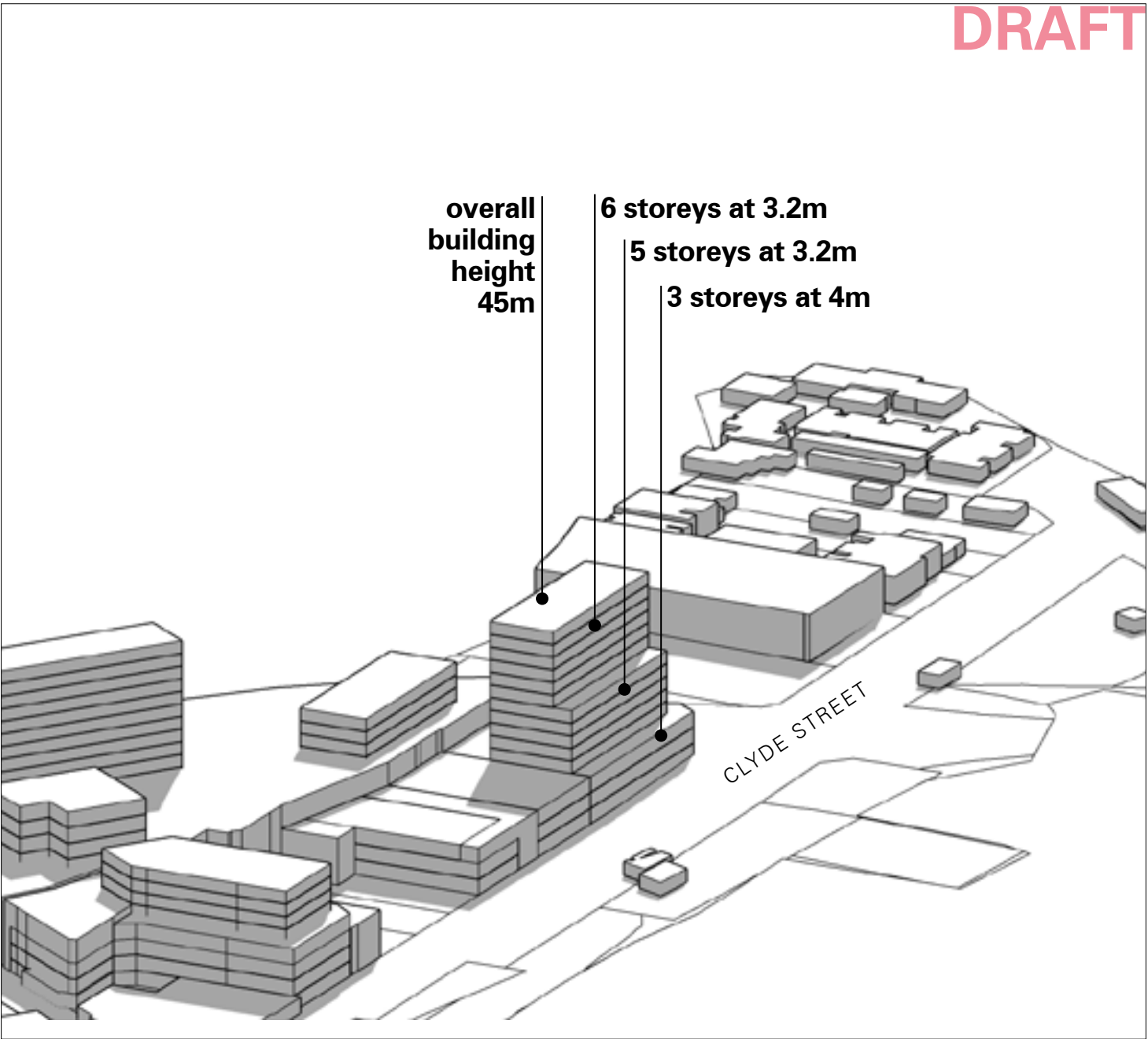


High level GFA

Residential: 10,600sqm / 11 storeys  
Retail/Commercial: 9,630sqm / 3 storeys  
Residential Dwellings: 90



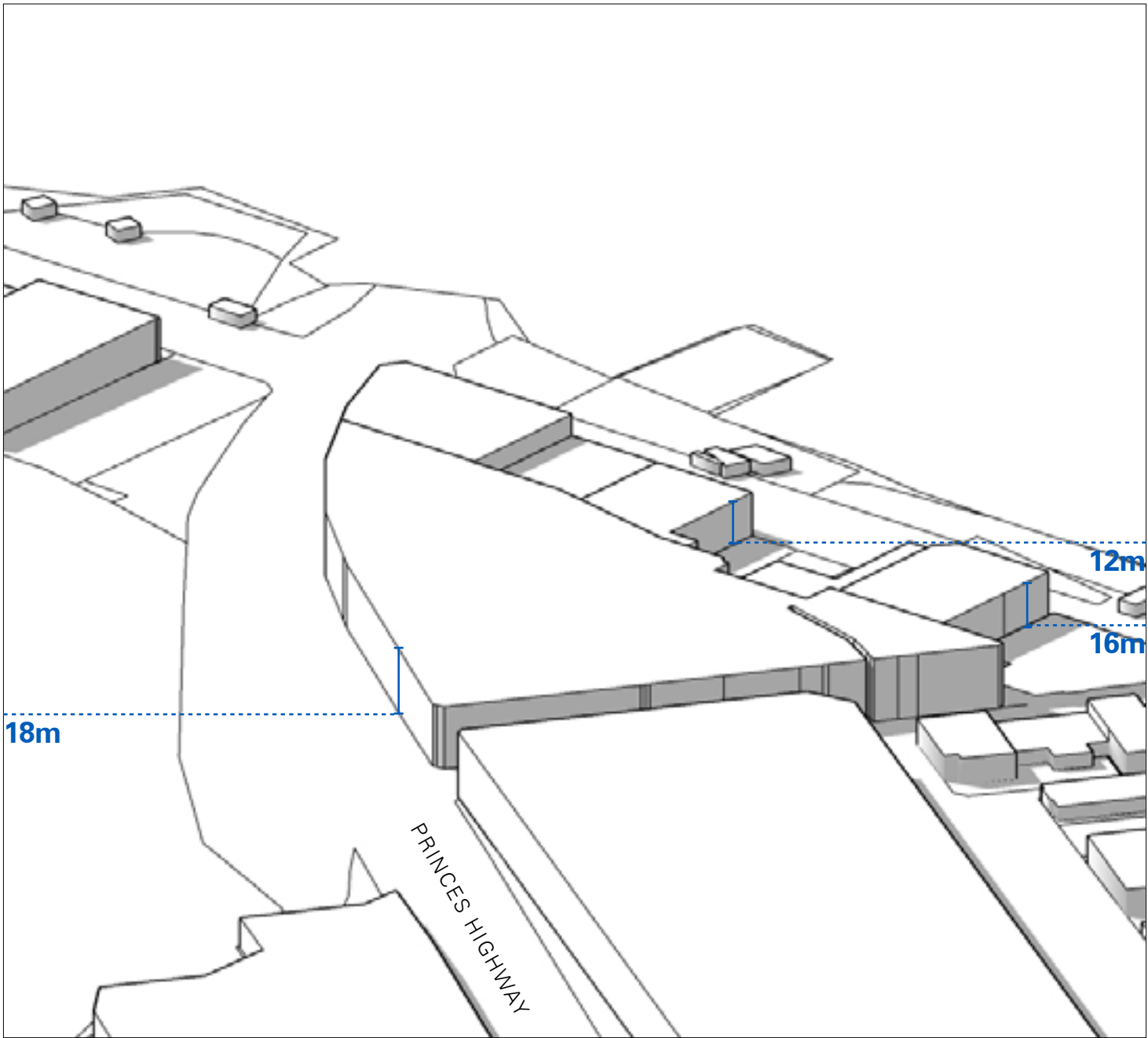
Site location



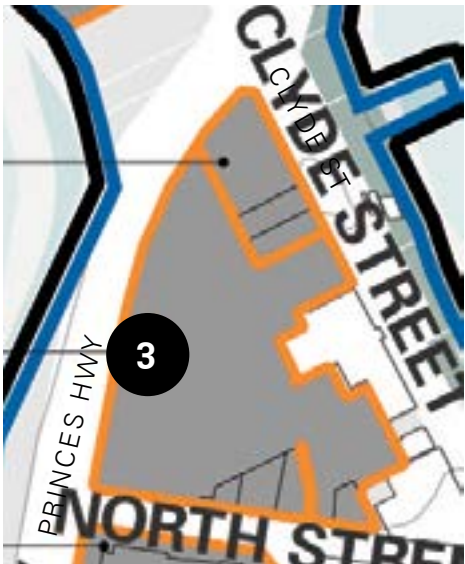
Site 2: 17-21 Clyde Street, example test building axonometric

**Existing controls: Mass as per LEP**

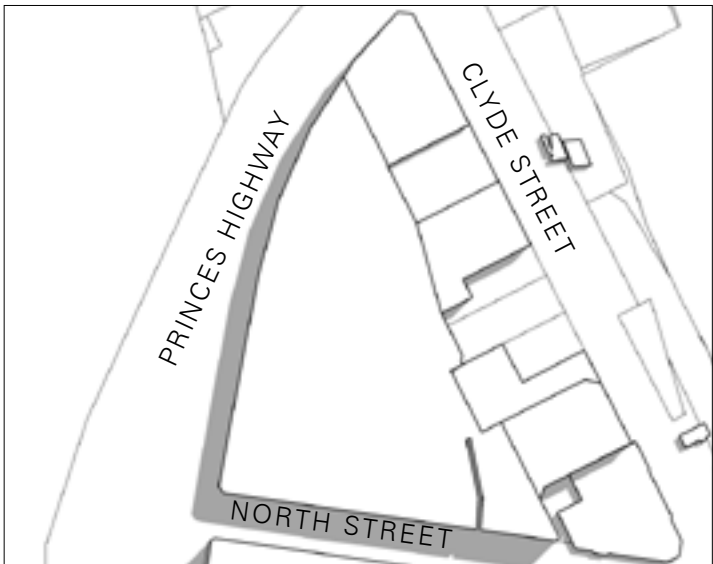
Site area: 19,220sqm  
 Zone: Mixed Use  
 Height: 18m (up to 5 storeys), 16m (up to 4 storeys mixed use) and 12m (up to 3 storeys)  
 Street level setbacks: 0m setback along Princes Highway, North Street and Clyde Street (special conditions up to 5.5m setback for raised colonnade for sea level rise)



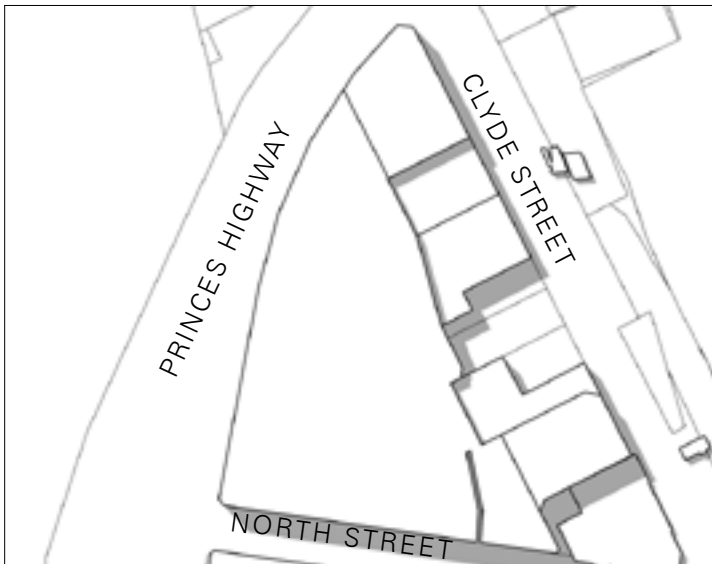
Site 3: 13 Clyde Street and 4A, 4-8 North Street, LEP mass axonometric



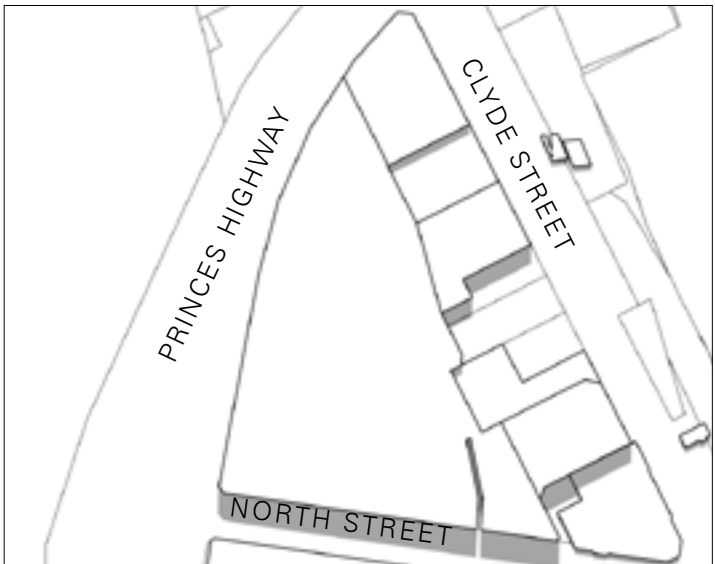
Site location



Site 3: 13 Clyde Street and 4A, 4-8 North Street, shadows at autumn equinox 11am



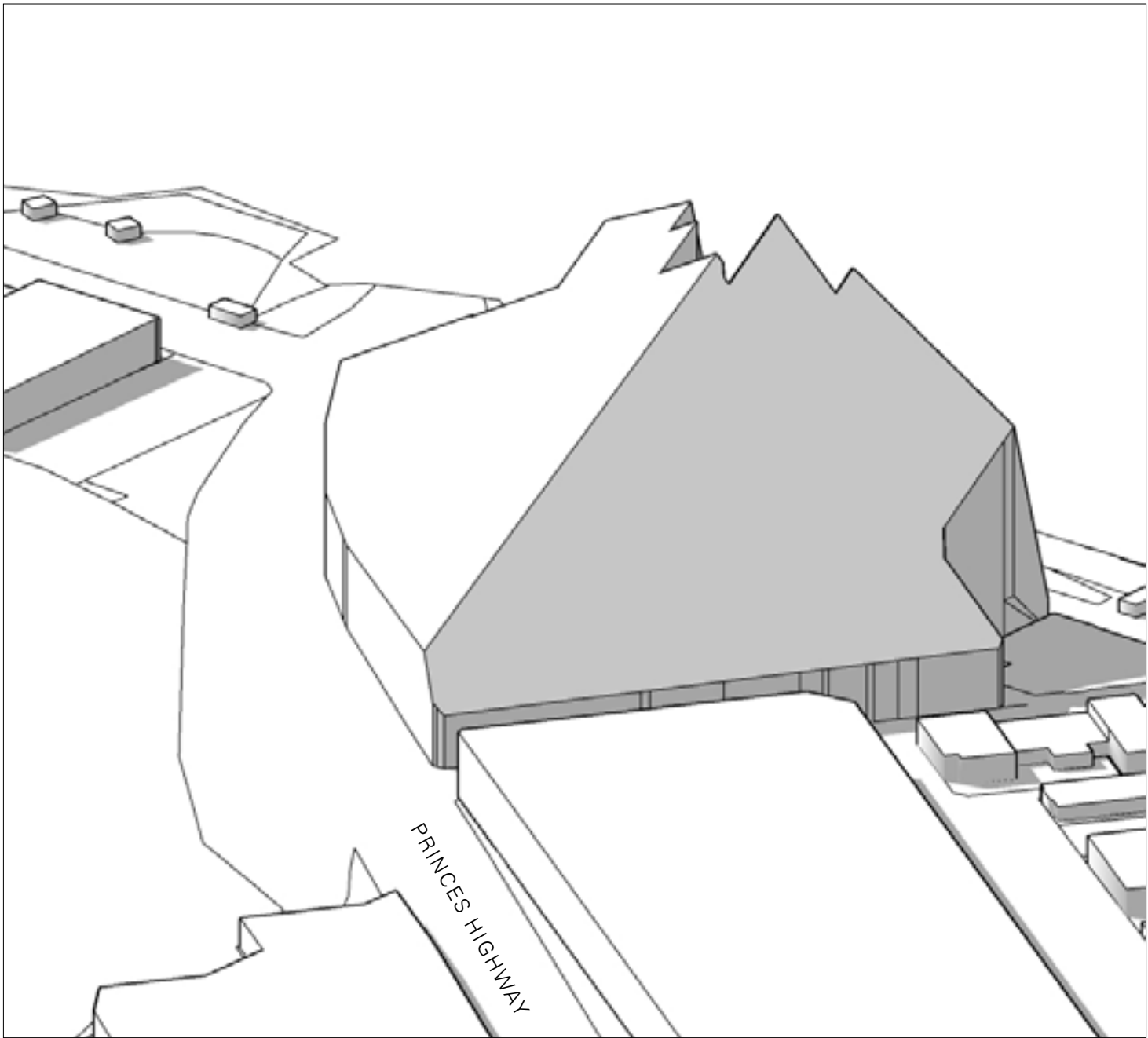
Site 3: 13 Clyde Street and 4A, 4-8 North Street, shadows at autumn equinox 3pm



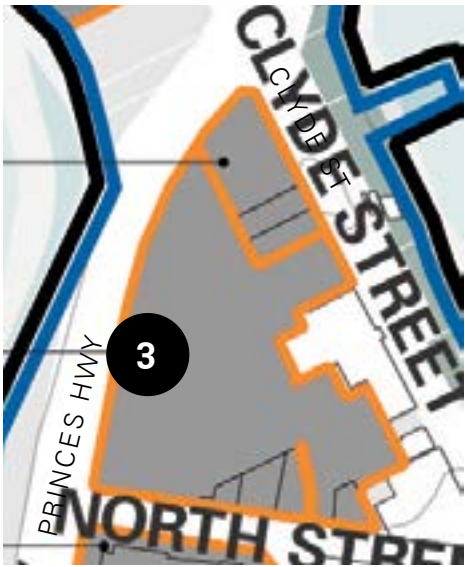
Site 3: 13 Clyde Street and 4A, 4-8 North Street, shadows at autumn equinox 1pm

**Step 1:**

Maximise mass, envelop cut away to protect the microclimate of key streets and public spaces between 11am and 3pm during the autumn equinox



Site 3: 13 Clyde Street and 4A, 4-8 North Street, solar access envelop axonometric



Site location



Site 3: 13 Clyde Street and 4A, 4-8 North Street, shadows at autumn equinox 11am



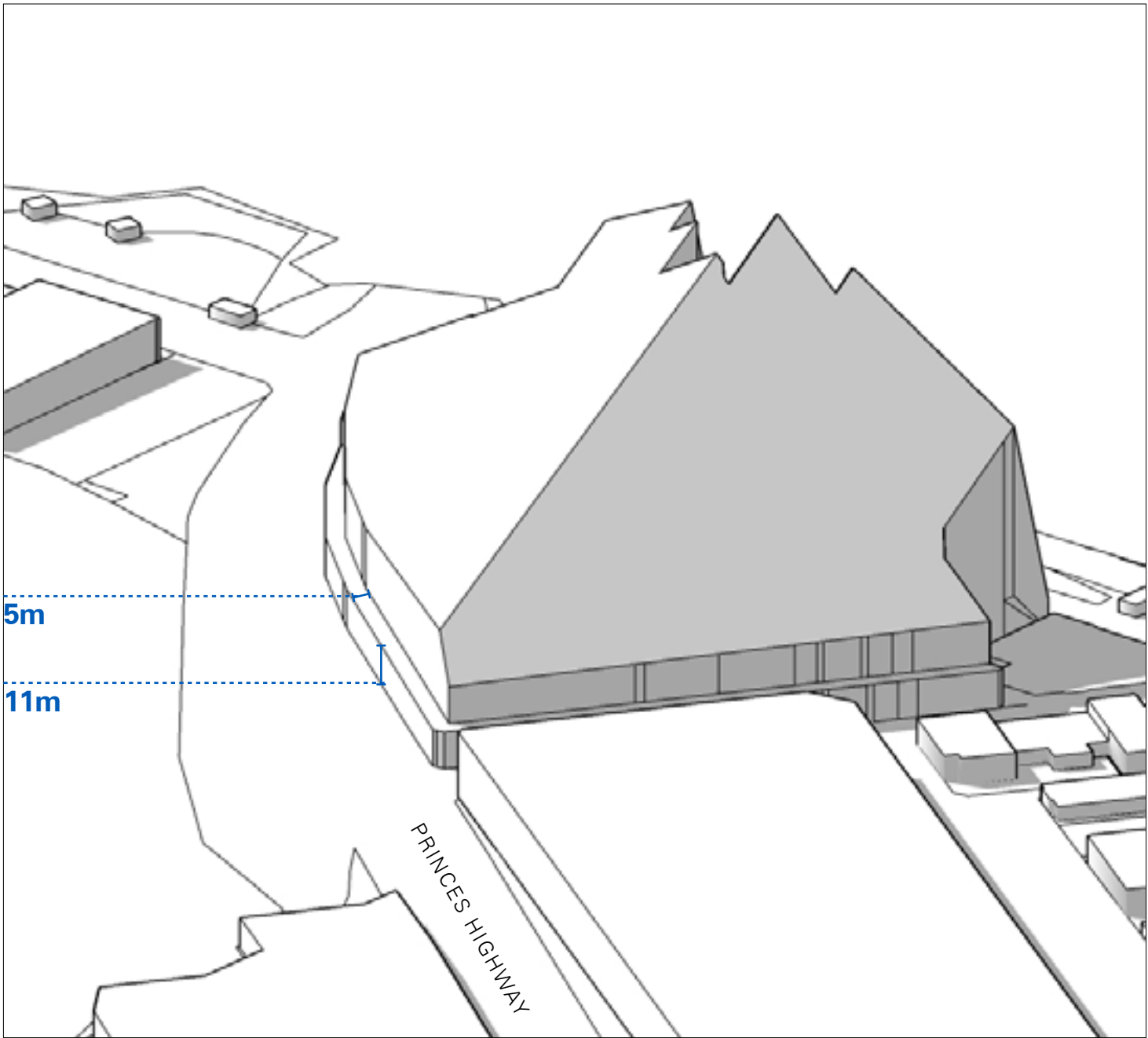
Site 3: 13 Clyde Street and 4A, 4-8 North Street, shadows at autumn equinox 3pm



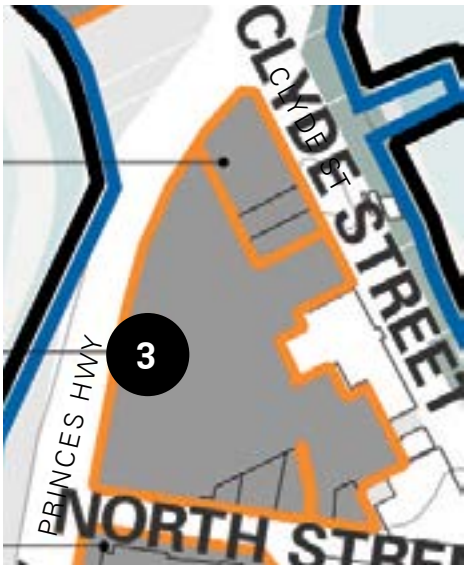
Site 3: 13 Clyde Street and 4A, 4-8 North Street, shadows at autumn equinox 1pm



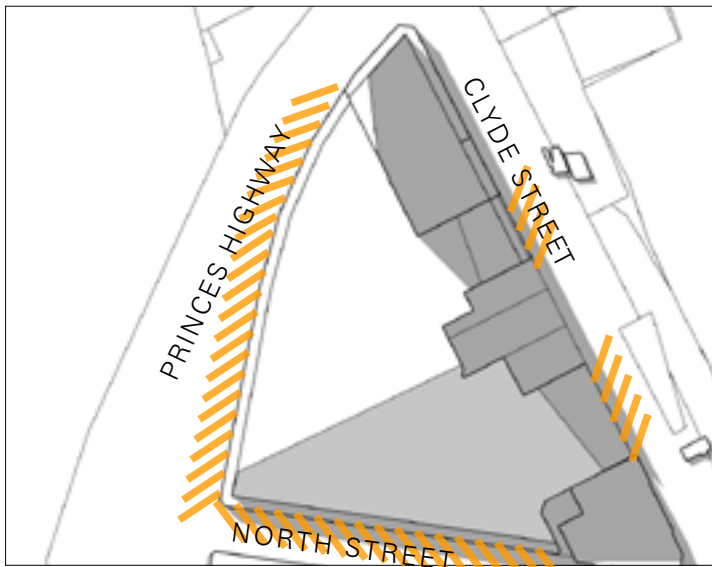
**Step 2:**  
Setback mass 5m above three storeys from primary interfaces to create a podium



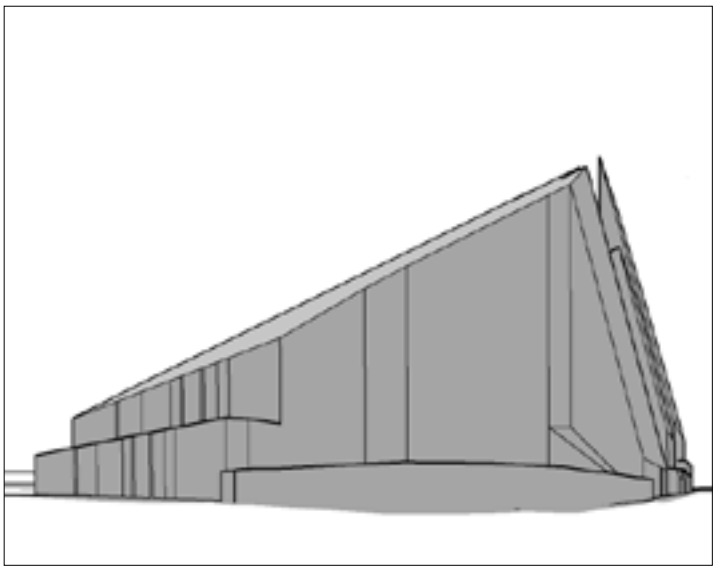
Site 3: 13 Clyde Street and 4A, 4-8 North Street,, podium envelop axonometric



Site location

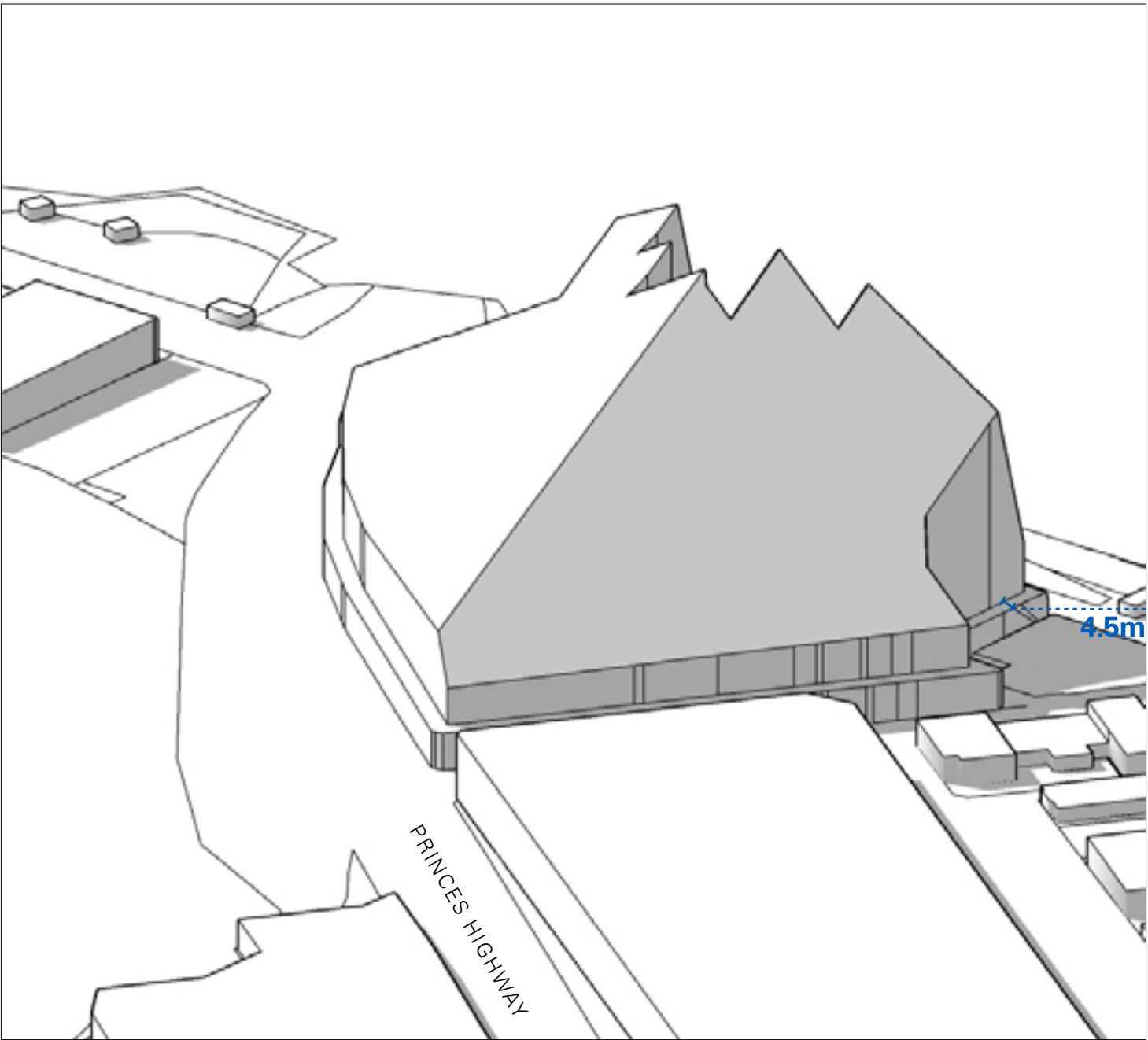


Site 3: 13 Clyde Street and 4A, 4-8 North Street, primary interface

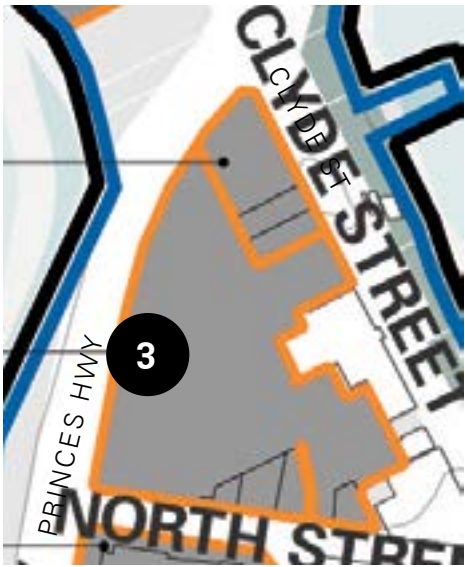


Site 3: 13 Clyde Street and 4A, 4-8 North Street, perspective

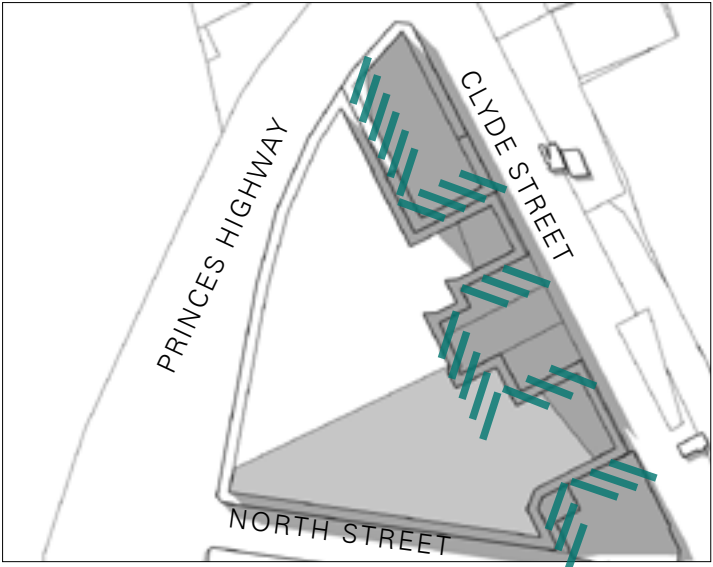
**Step 3:**  
Setback 4.5m from each lot siding  
for residential/sensitive use development



Site 3: 13 Clyde Street and 4A, 4-8 North Street, siding envelop axonometric

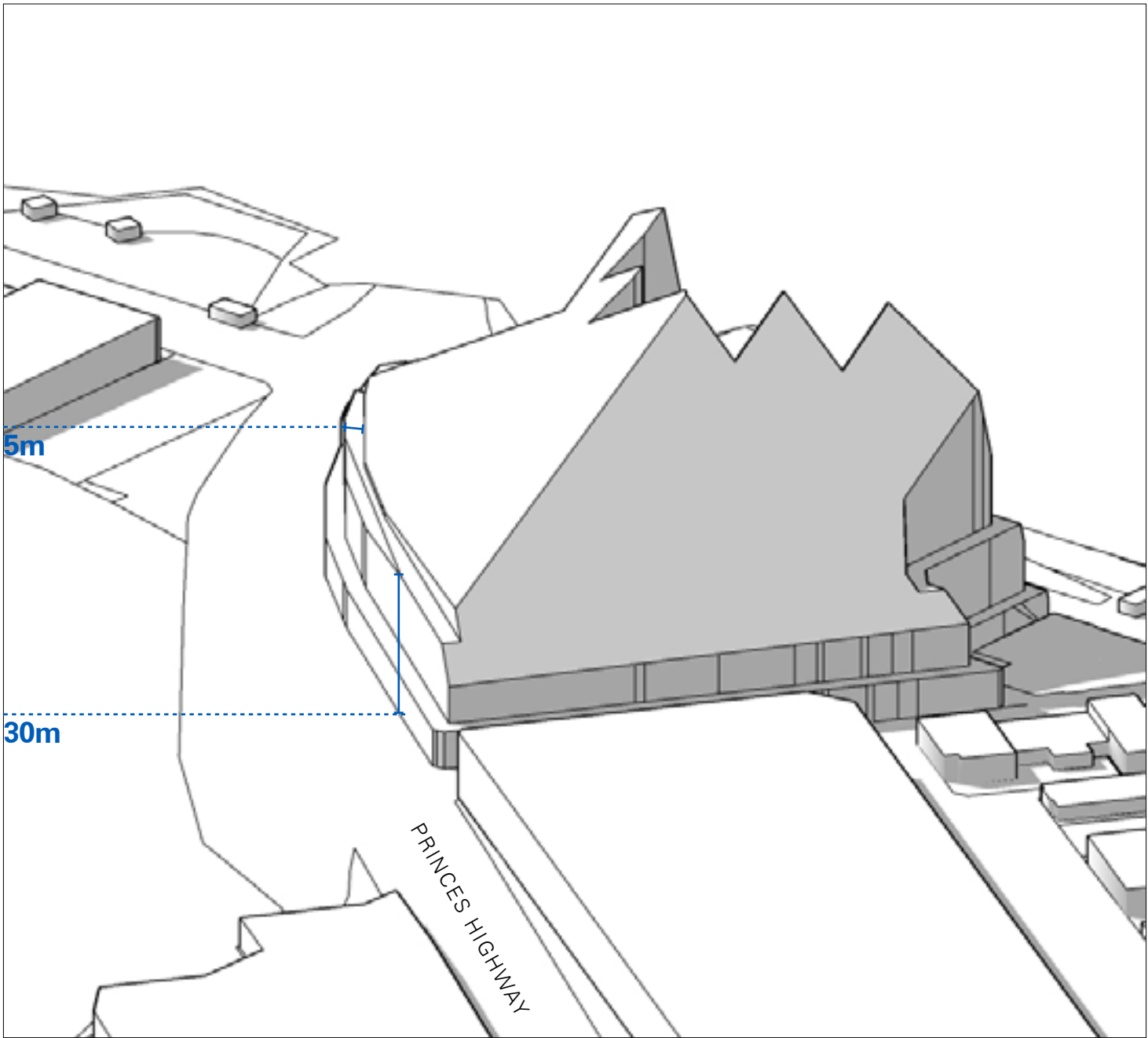


Site location

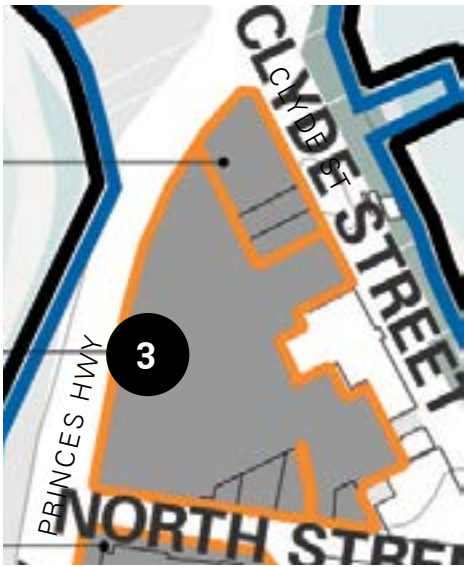


Site 3: 13 Clyde Street an 4A, 4-8 North Street, sensitive interface

**Step 4:**  
Above 30m, setback another 5m from all boundaries to create visual breaks between towers



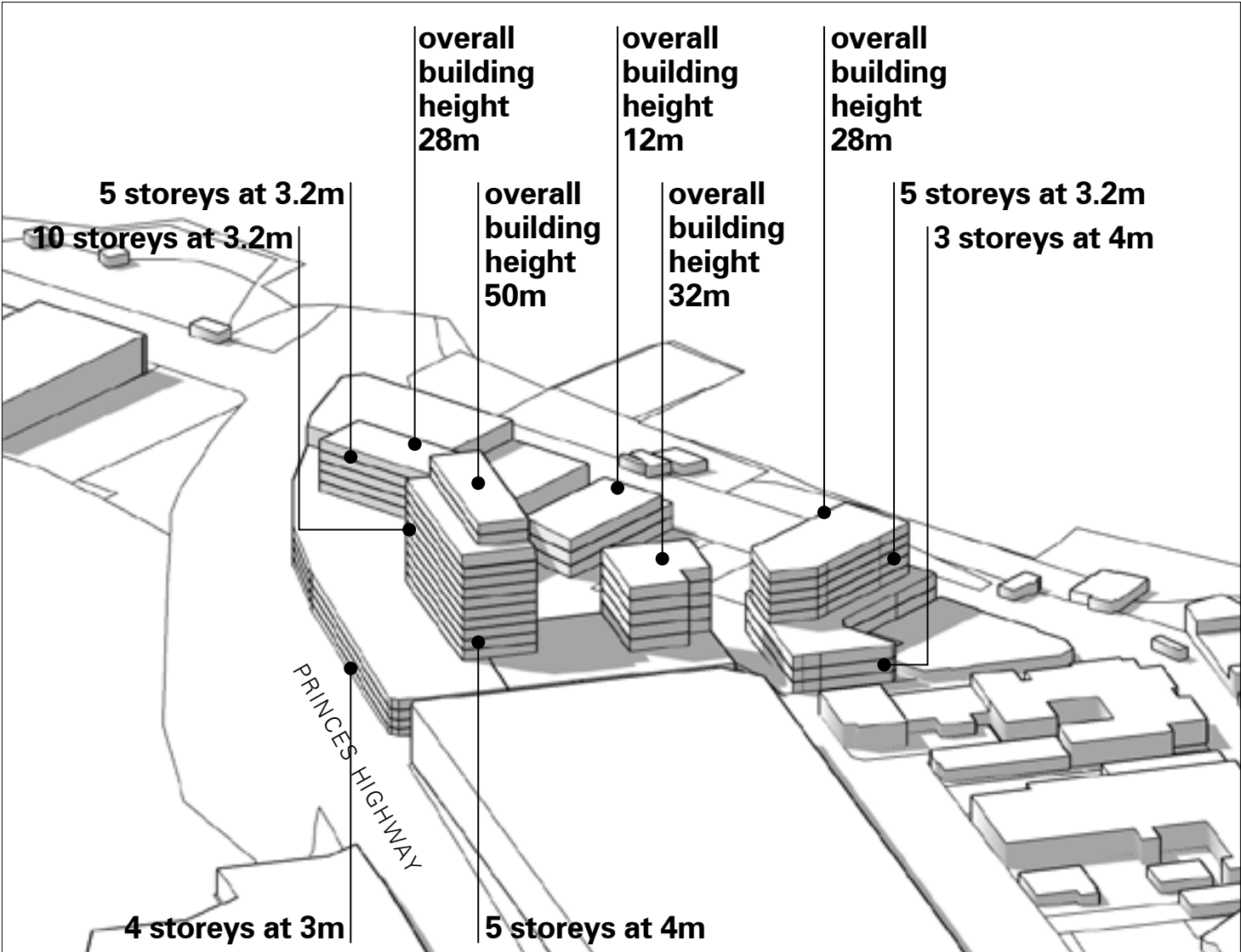
Site 3: 13 Clyde Street and 4A, 4-8 North Street, 30m height further setbacks envelop axonometric



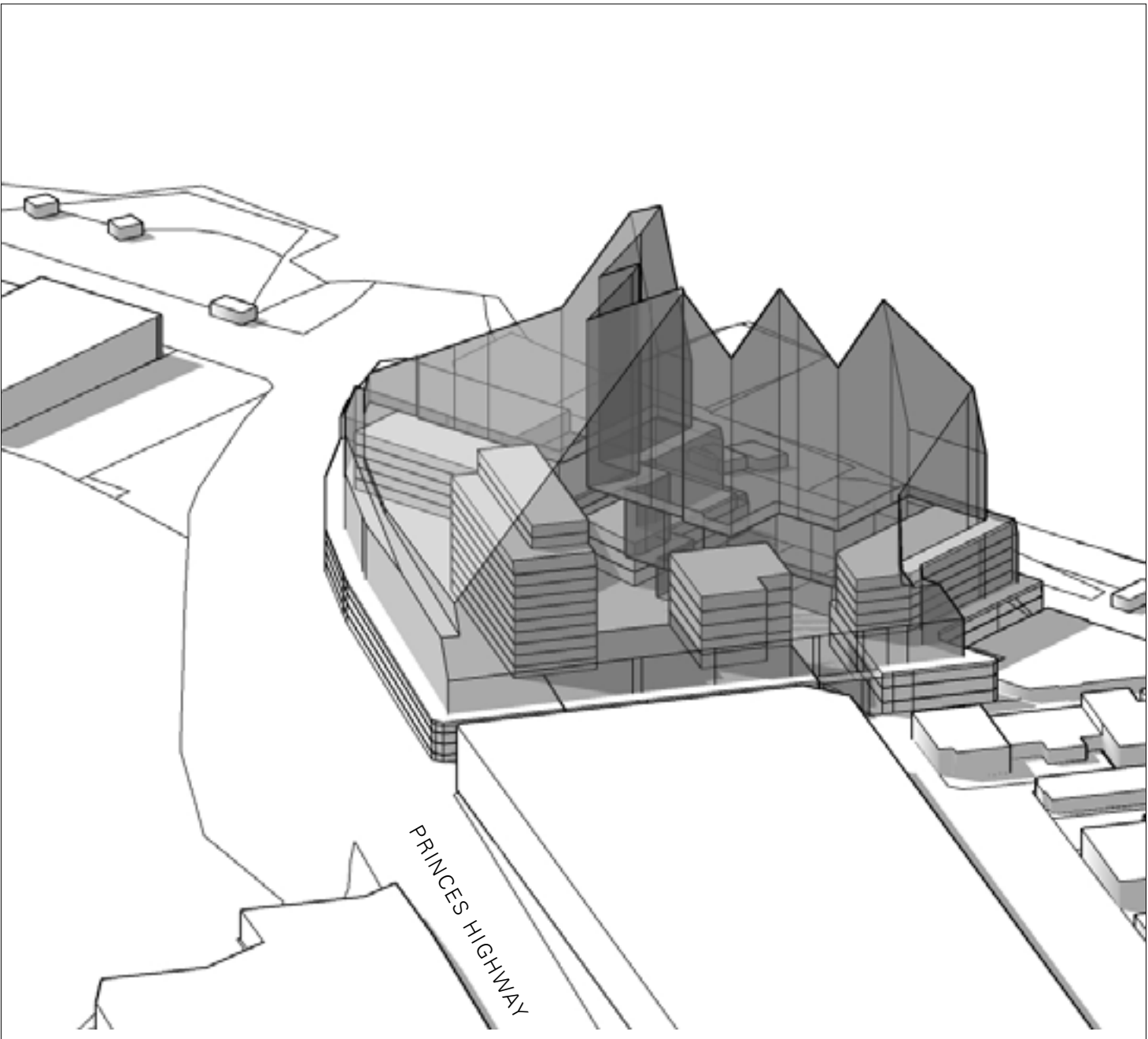
Site location

**Step 5:**

Remove any height where floorplates are less than 500sqm/width is less than 17m  
Example massing



Site 3: 13 Clyde Street and 4A, 4-8 North Street, example test building axonometric

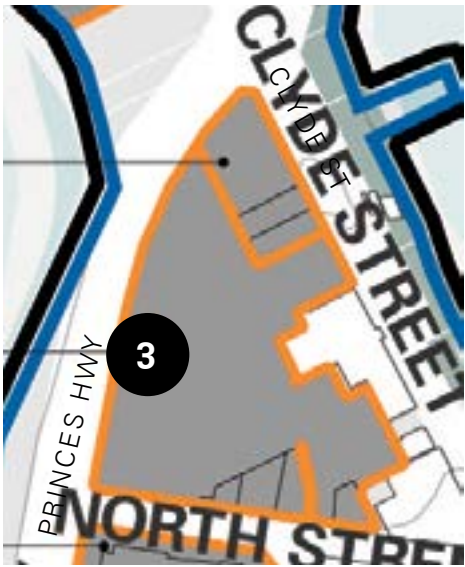


Site 3: 13 Clyde Street and 4A, 4-8 North Street, example test building within envelop axonometric

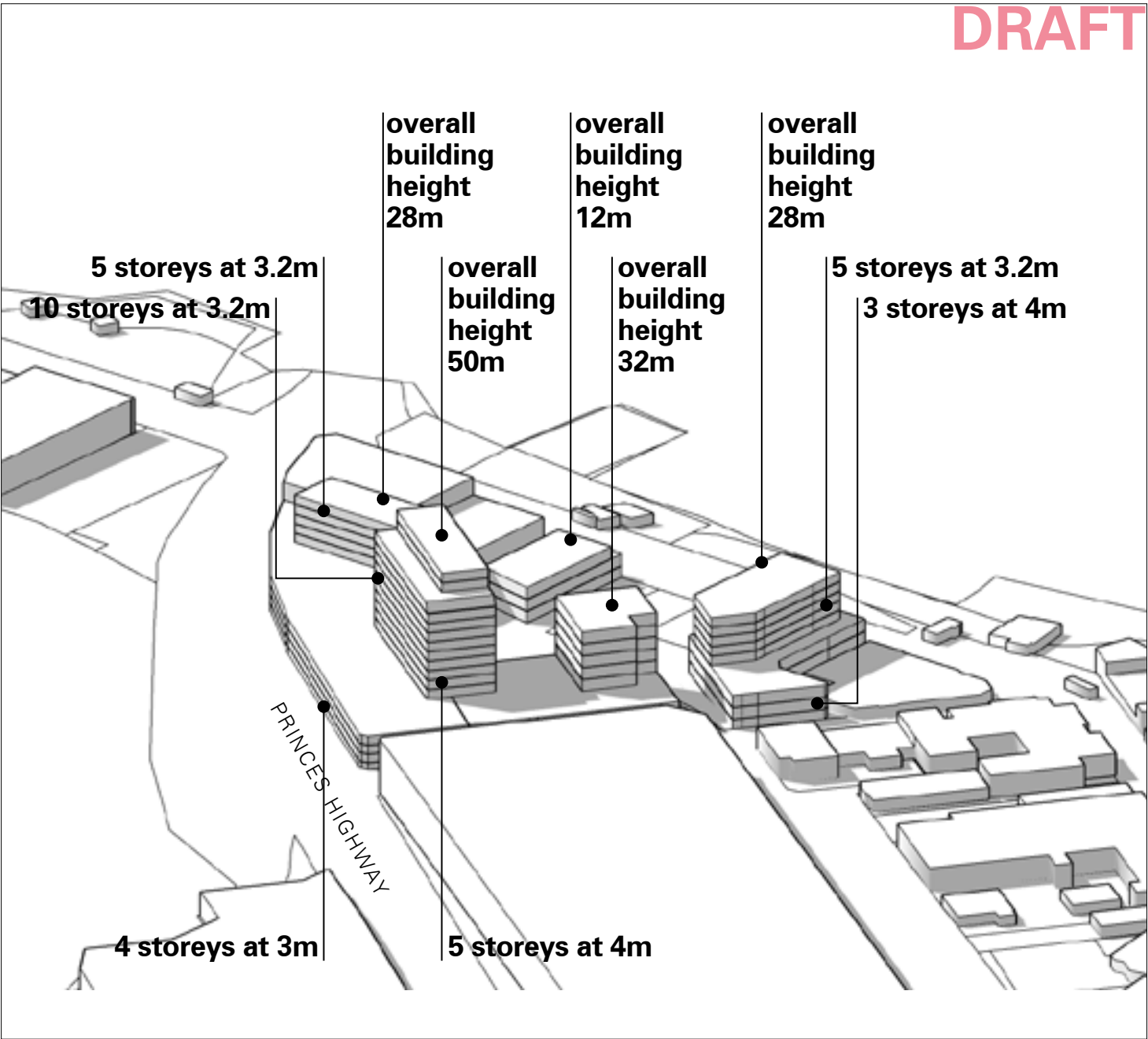


High level GFA

Residential: 24,635sqm  
Retail/Commercial: 47,585sqm  
Parking: 24,180sqm  
Residential dwellings: 200



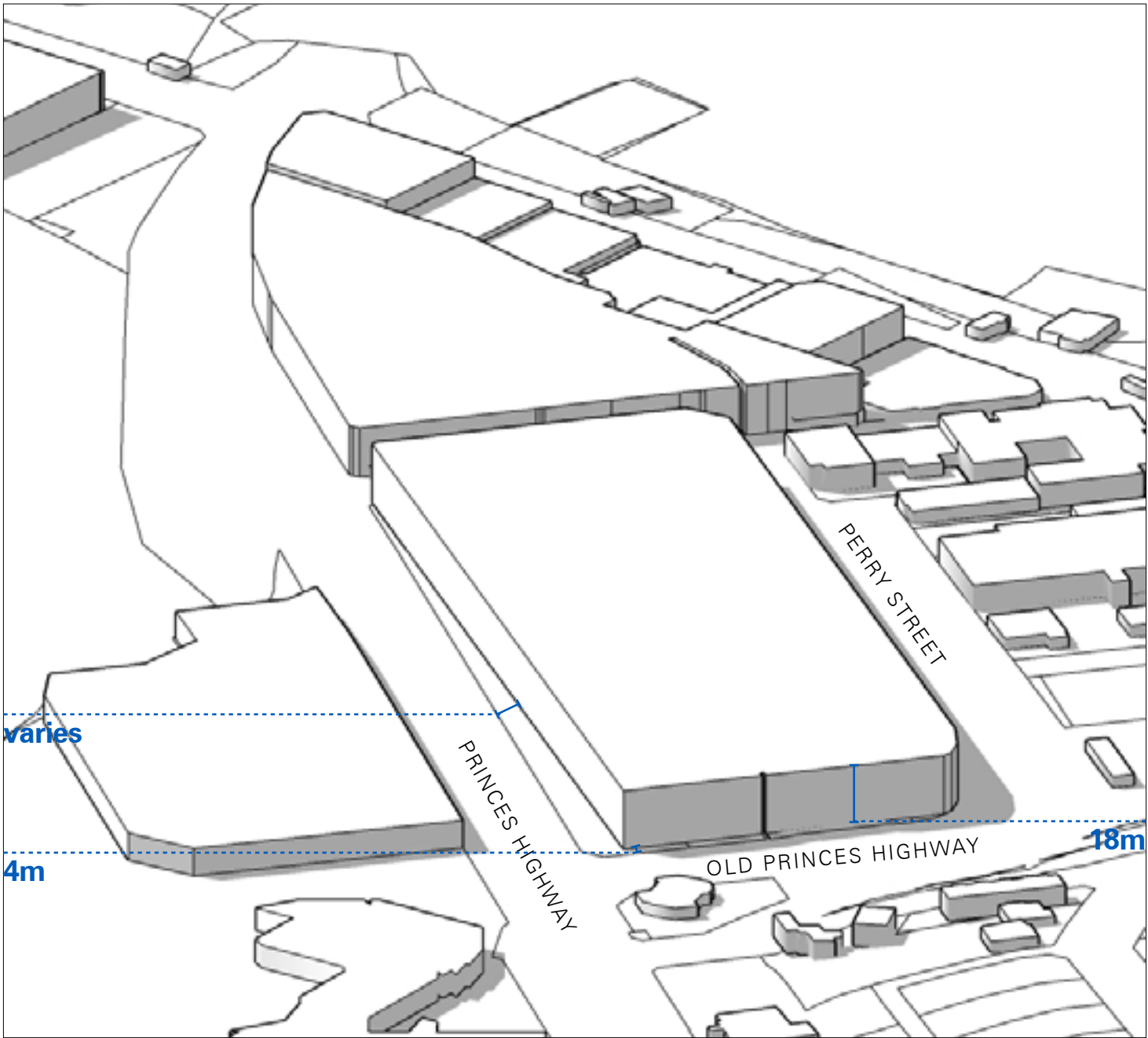
Site location



Site 3: 13 Clyde Street and 4A, 4-8 North Street, example test building axonometric

Existing controls: Mass as per LEP

Site area: 29,100sqm  
Zone: Mixed Use  
Height: 18m (up to 5 storeys)  
Street level setbacks: Maintain existing setback along Princes Highway (0-8m) and Old Princes Highway (4-6m), 0m setback along Perry Street and North Street



Site 4: 1 Perry Street and 3-5 Beach Road, LEP mass axonometric



Site location



Site 4: 1 Perry Street and 3-5 Beach Road, shadows at autumn equinox 11am

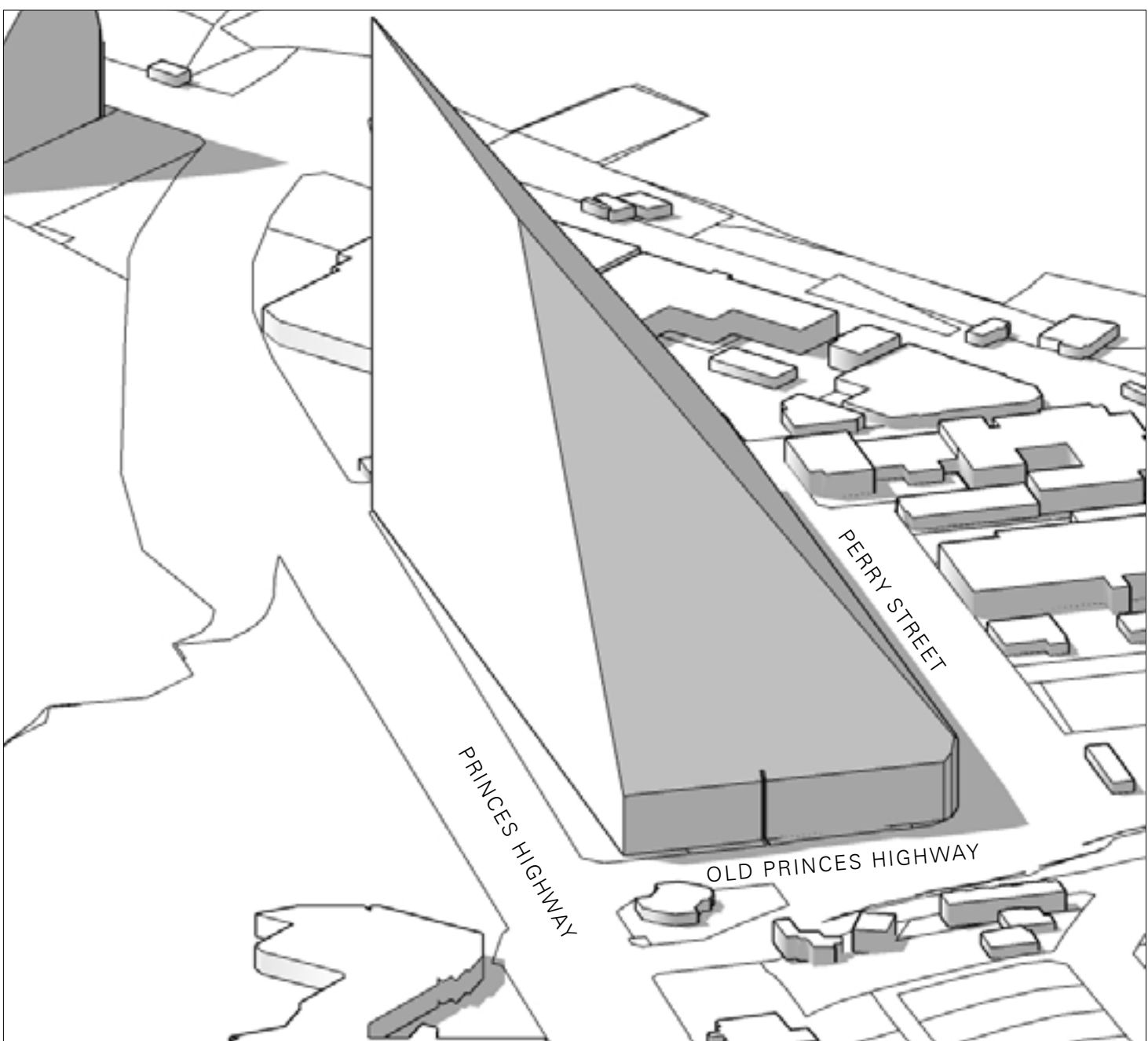


Site 4: 1 Perry Street and 3-5 Beach Road, shadows at autumn equinox 3pm



Site 4: 1 Perry Street and 3-5 Beach Road, shadows at autumn equinox 1pm

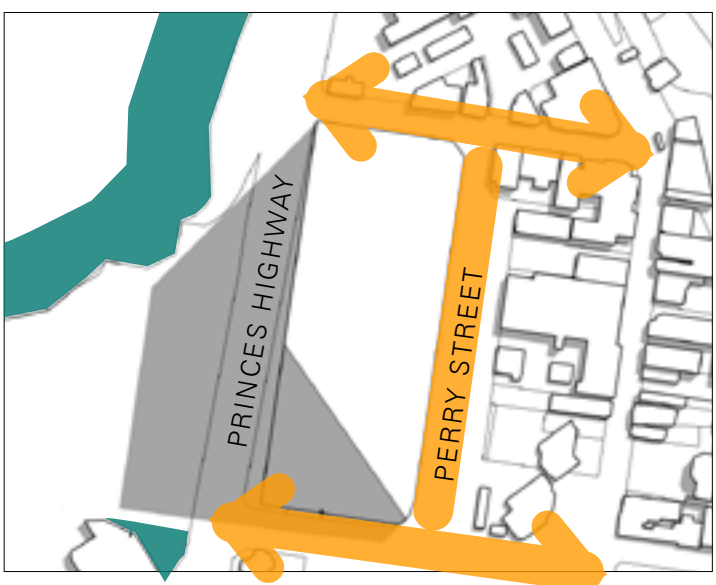
**Step 1:**  
 Maximise mass, envelop cut away to protect the microclimate of key streets and public spaces between 11am and 3pm during the autumn equinox



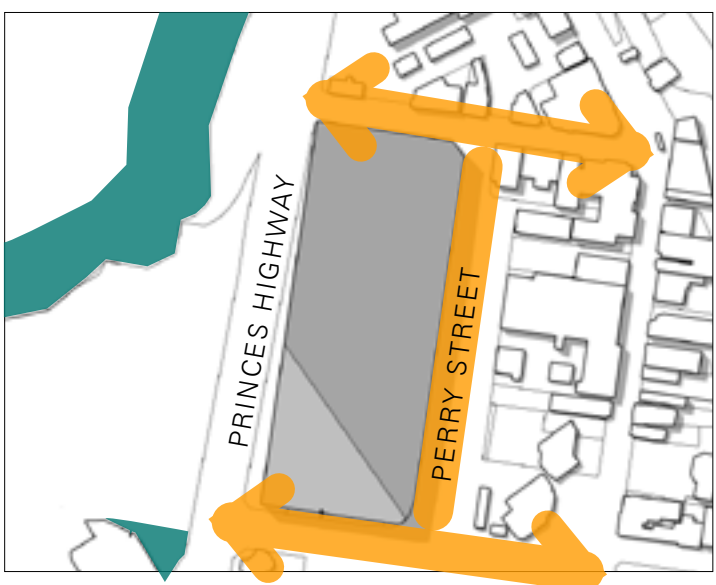
Site 4: 1 Perry Street and 3-5 Beach Road, solar access envelop axonometric



Site location



Site 4: 1 Perry Street and 3-5 Beach Road, shadows at autumn equinox 11am



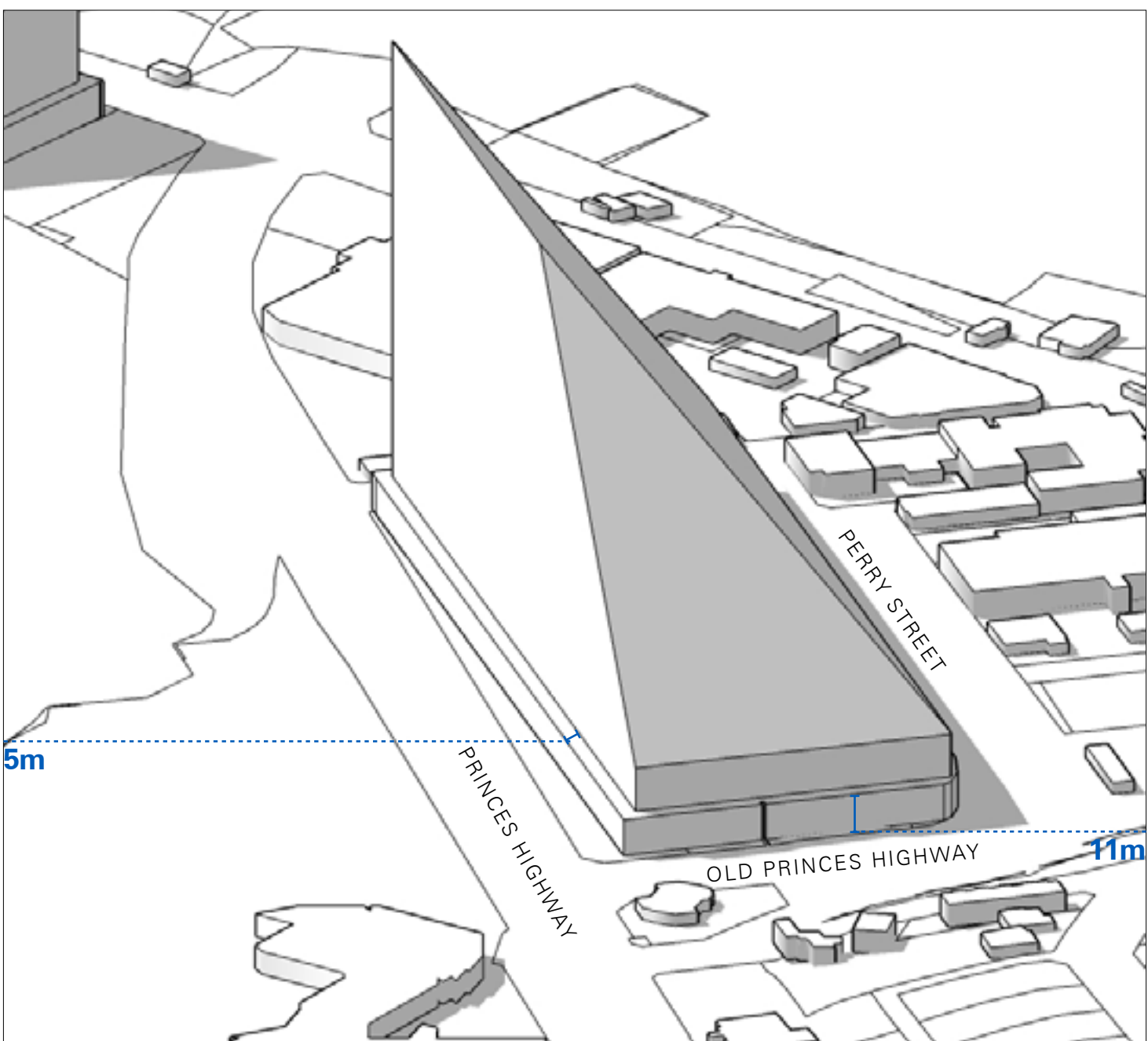
Site 4: 1 Perry Street and 3-5 Beach Road, shadows at autumn equinox 3pm



Site 4: 1 Perry Street and 3-5 Beach Road, shadows at autumn equinox 1pm



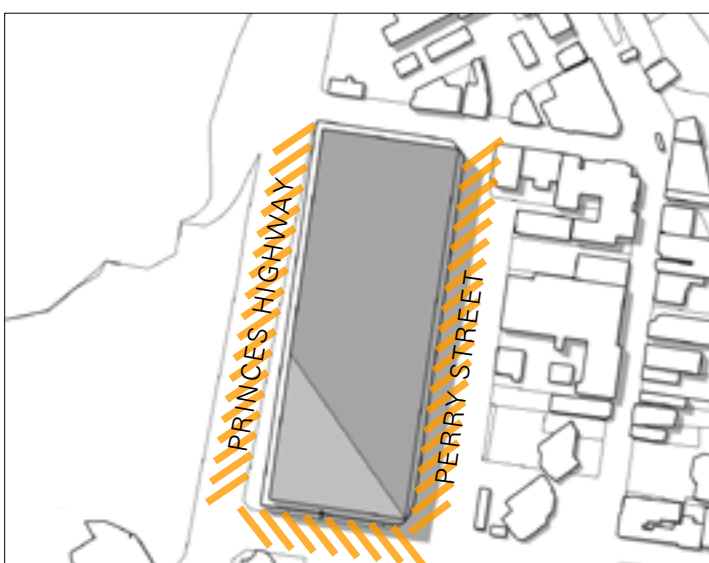
**Step 2:**  
 Setback mass 5m above three storeys from primary interfaces to create a podium



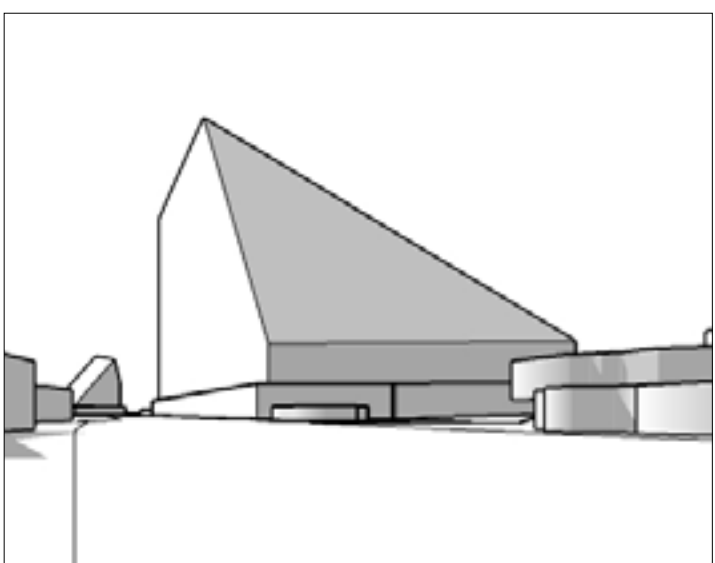
Site 4: 1 Perry Street and 3-5 Beach Road, podium envelop axonometric



Site location



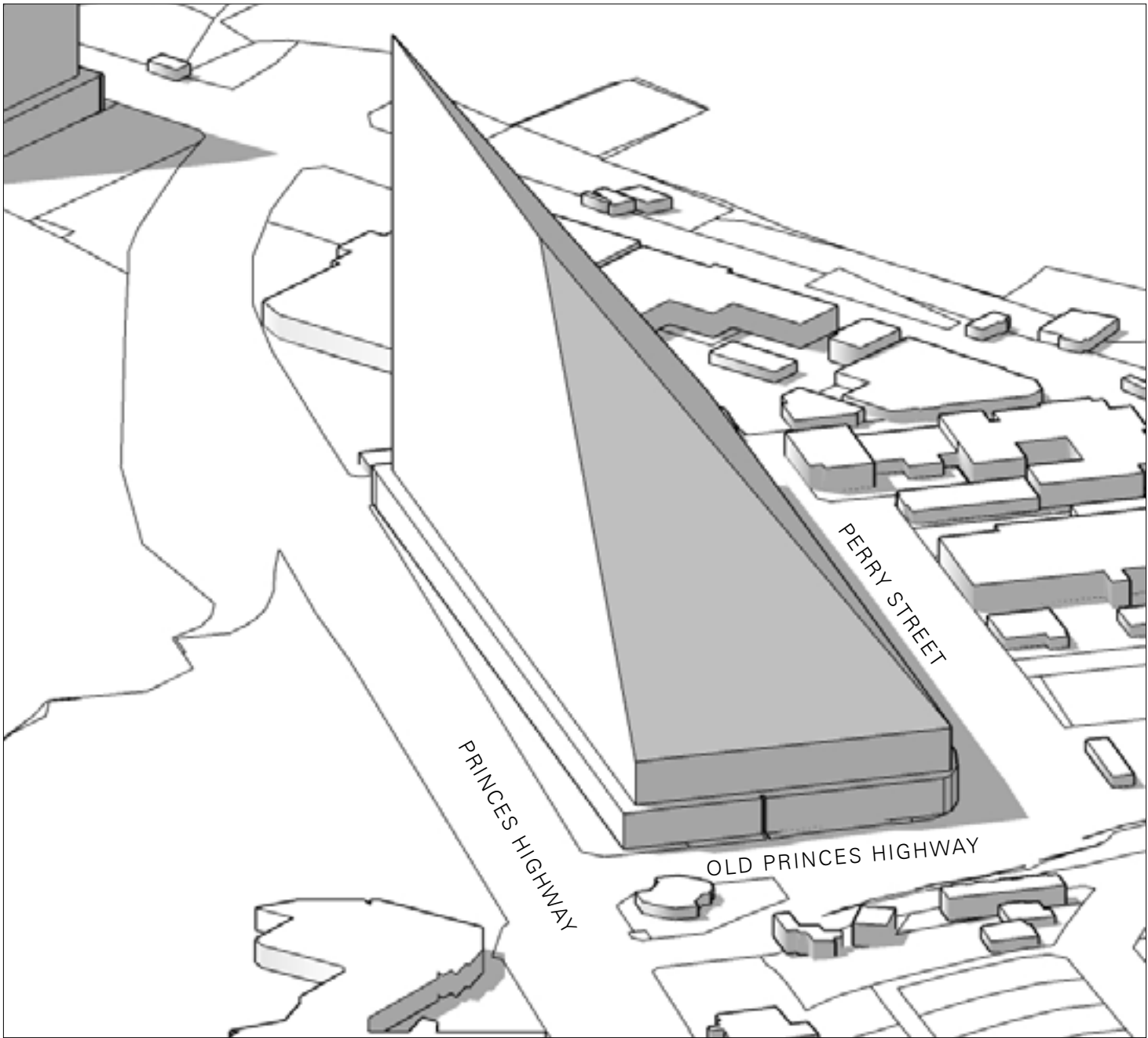
Site 4: 1 Perry Street and 3-5 Beach Road, primary interface



Site 4: 1 Perry Street and 3-5 Beach Road, perspective



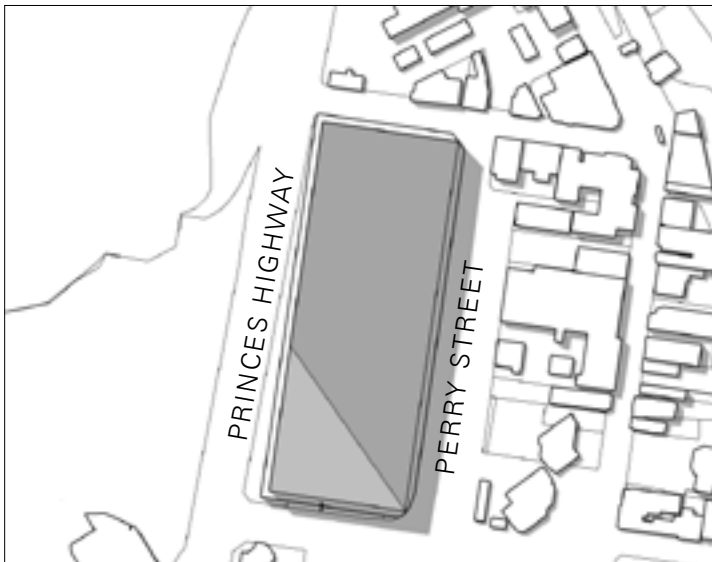
**Step 3:**  
Setback 4.5m from each lot  
siding for residential/sensitive use  
development



Site 4: 1 Perry Street and 3-5 Beach Road, siding envelop axonometric



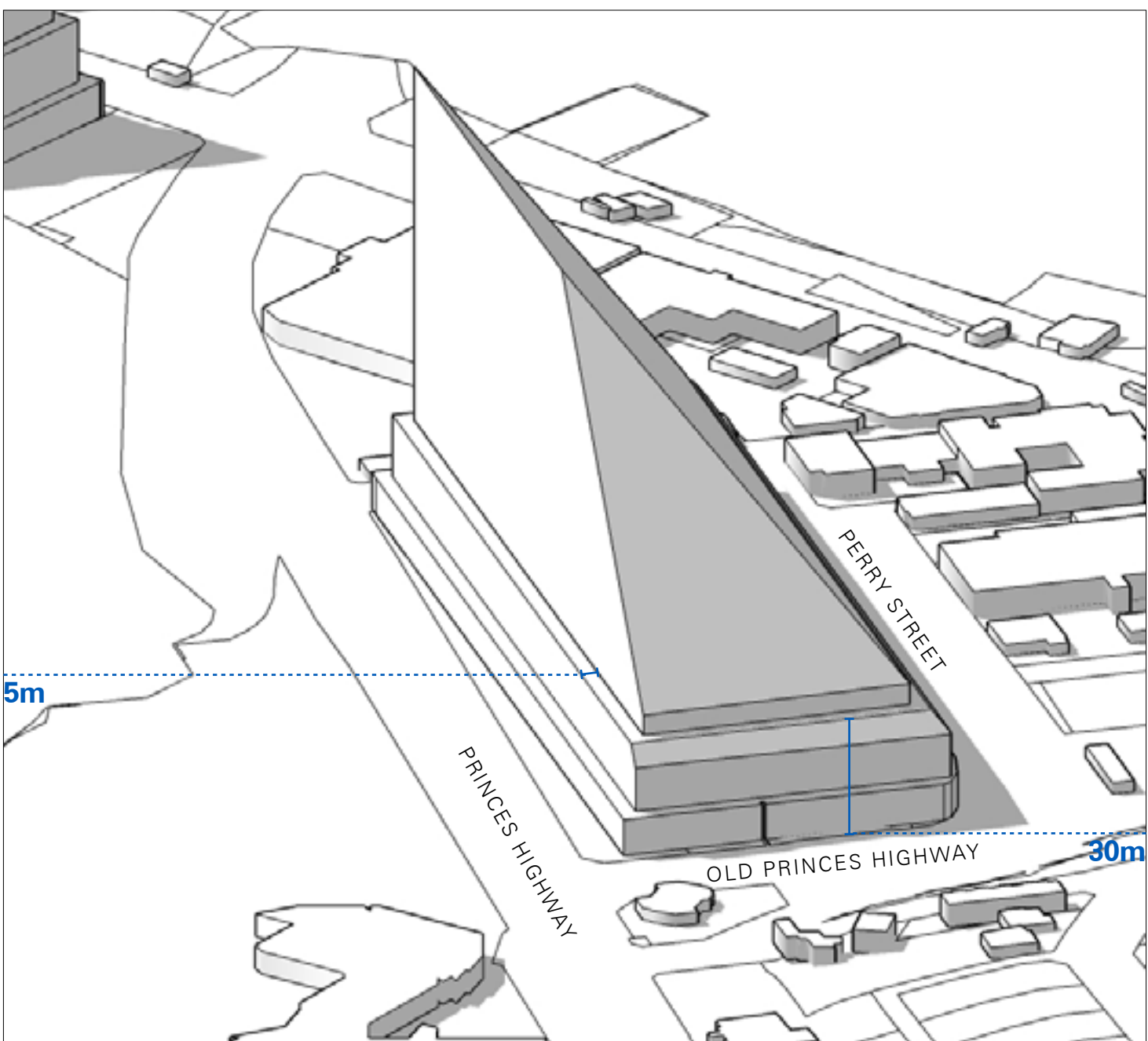
Site location



Site 4: 1 Perry Street and 3-5 Beach Road, sensitive interface

NA FOR THIS SITE

**Step 4:**  
Above 30m, setback another 5m from all boundaries to create visual breaks between towers

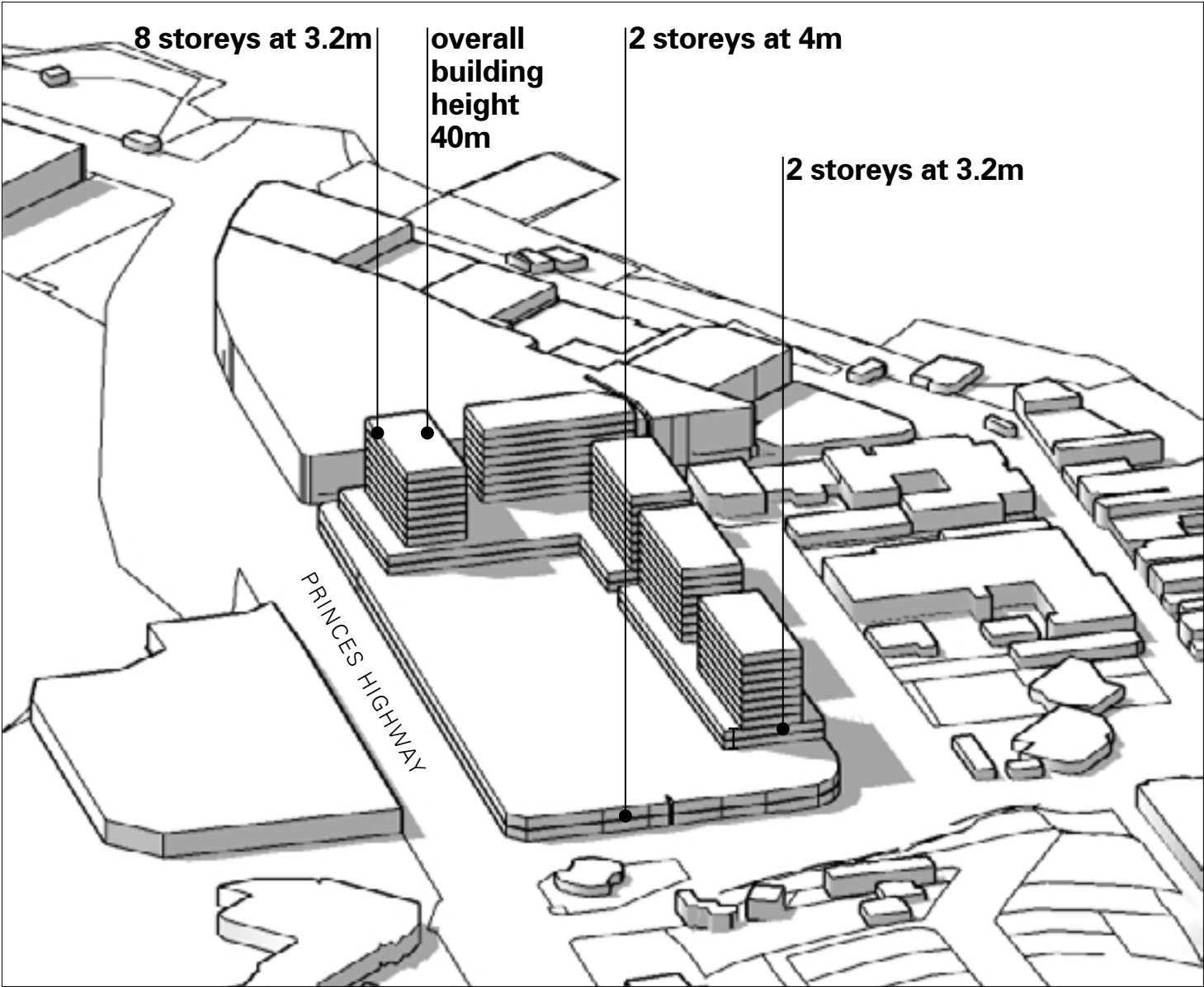


Site 4: 1 Perry Street and 3-5 Beach Road, 30m height further setbacks envelop axonometric

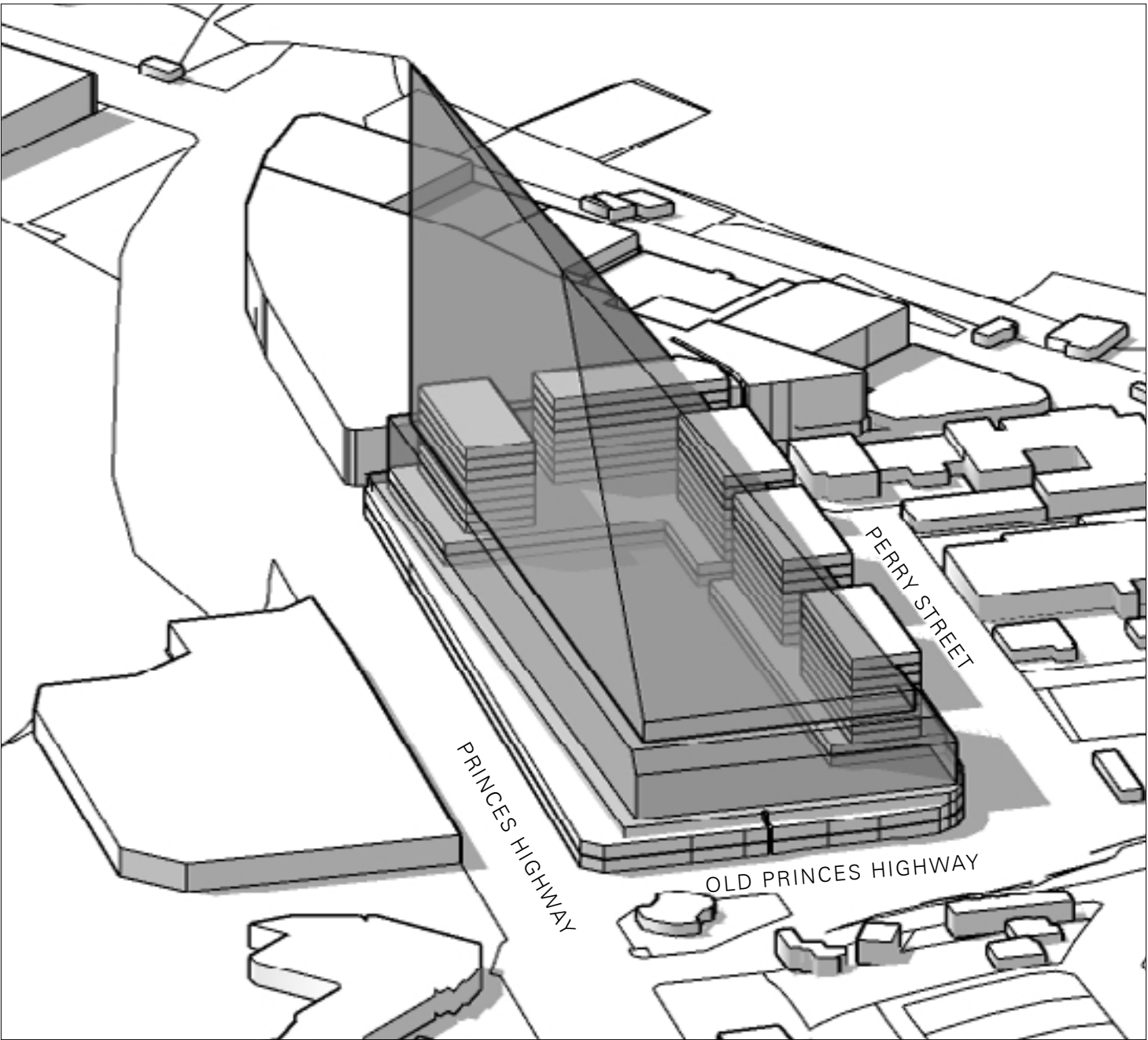


Site location

**Proposed development**

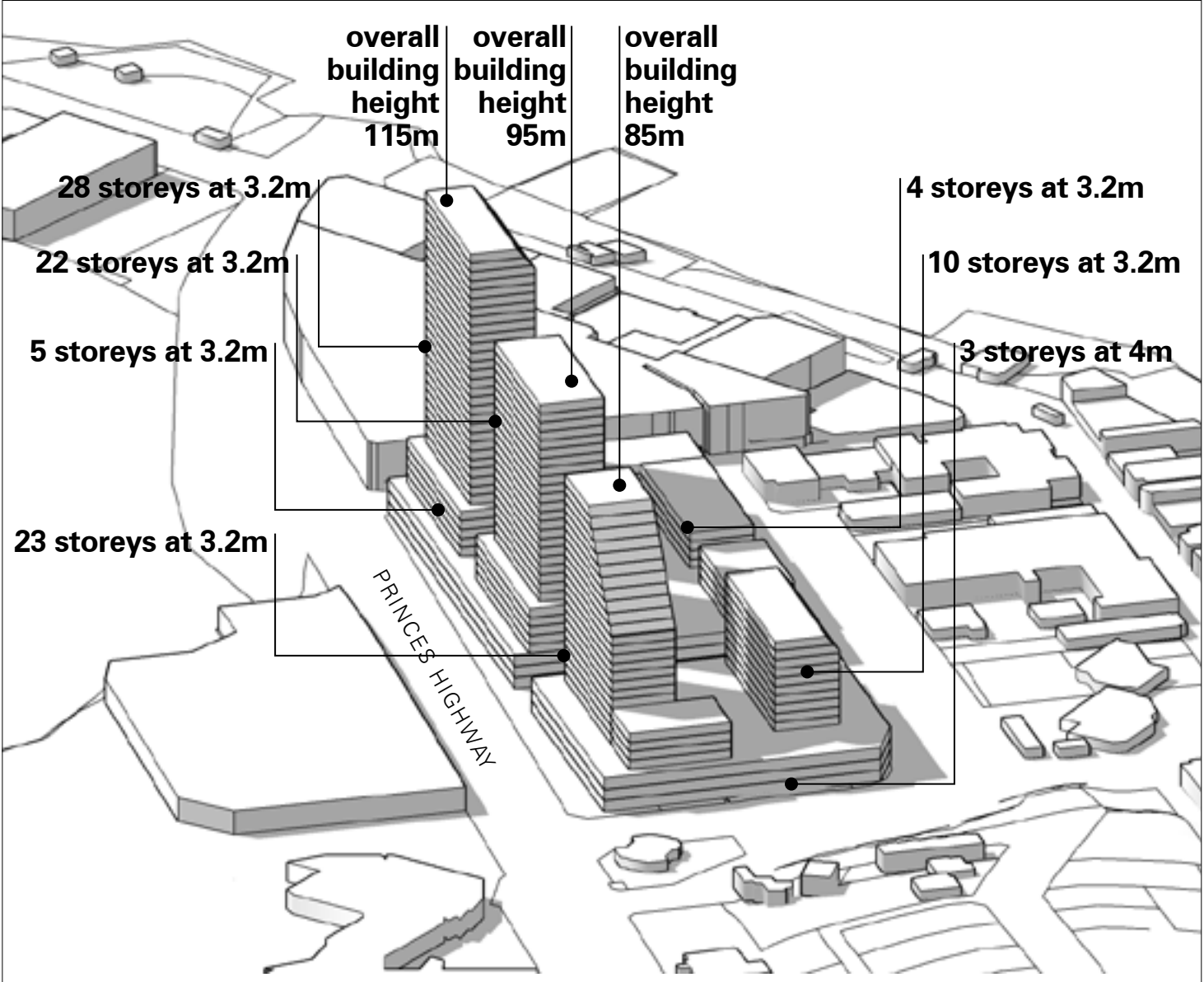


Site 4: 1 Perry Street and 3-5 Beach Road, proposed development axonometric

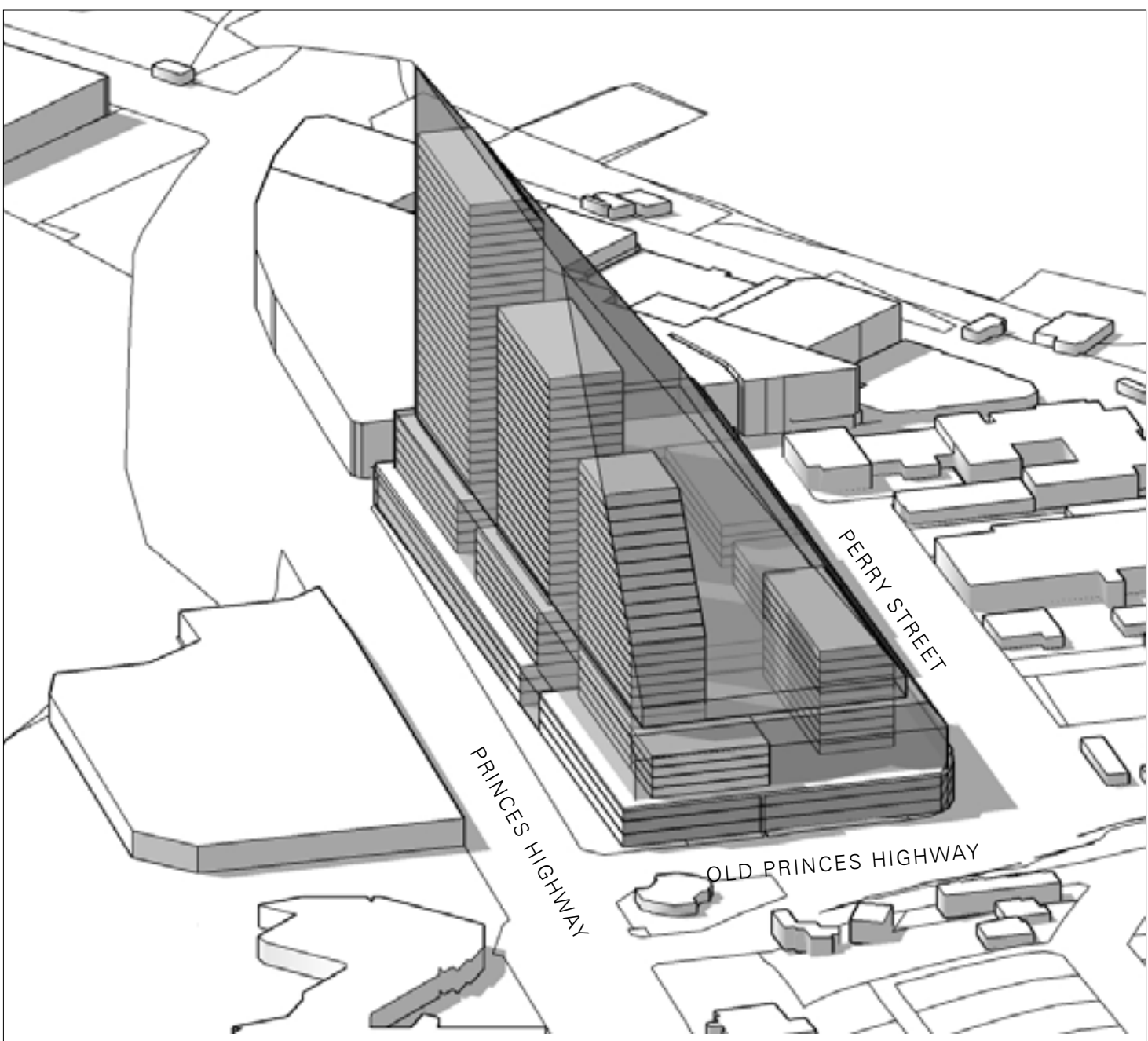


Site 4: 1 Perry Street and 3-5 Beach Road, proposed development within envelop axonometric

**Step 5:**  
Remove any height where floorplates  
are less than 500sqm/width is less than 17m  
Example massing



Site 4: 1 Perry Street and 3-5 Beach Road, example test building axonometric



Site 4: 1 Perry Street and 3-5 Beach Road, example test building within envelop axonometric

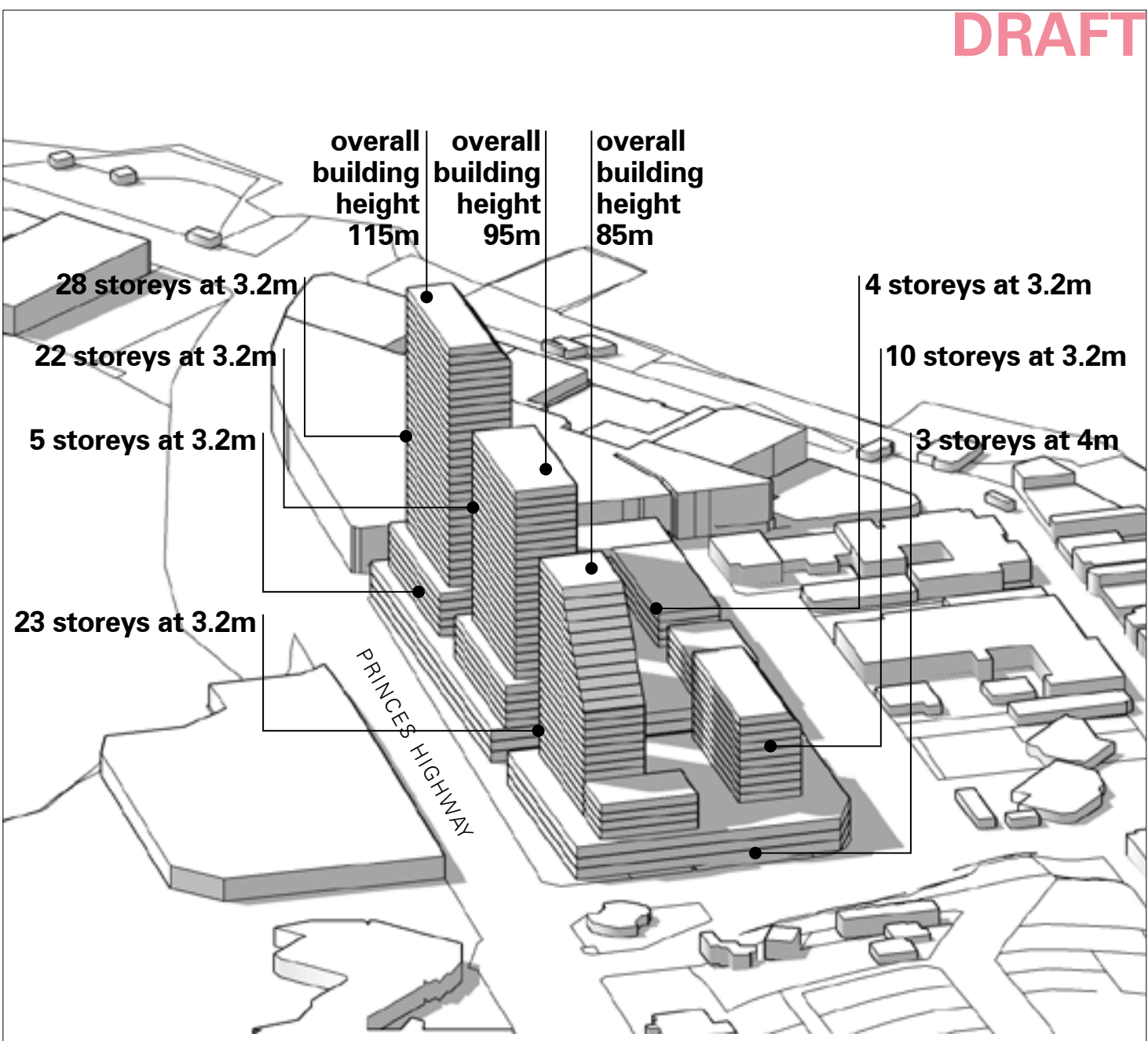


High level GFA

Residential: 133,660sqm  
Retail/Commercial: 7,4325sqm  
Residential dwellings: 1130



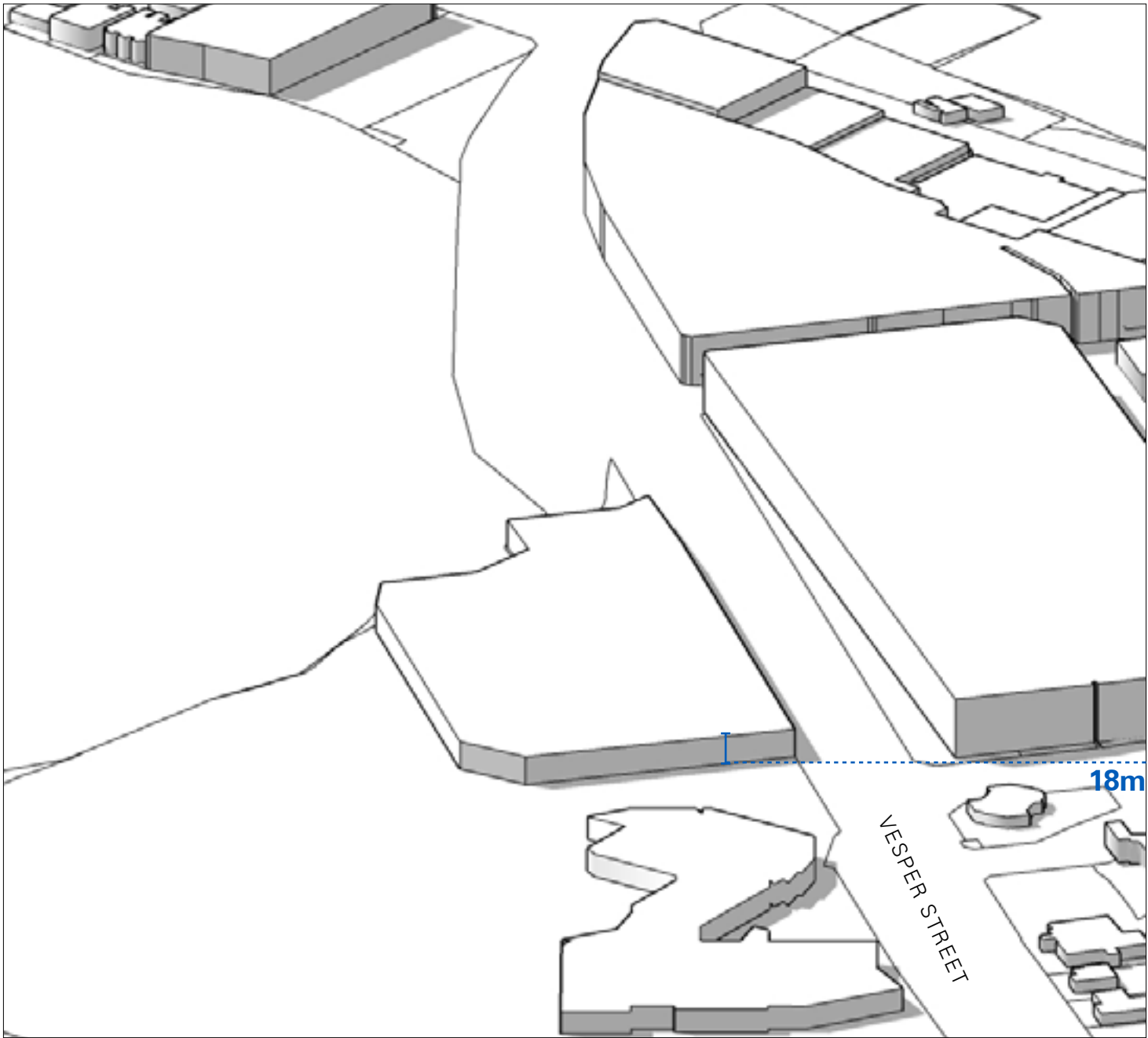
Site location



Site 4: 1 Perry Street and 3-5 Beach Road, example test building axonometric

Existing controls: Mass as per LEP

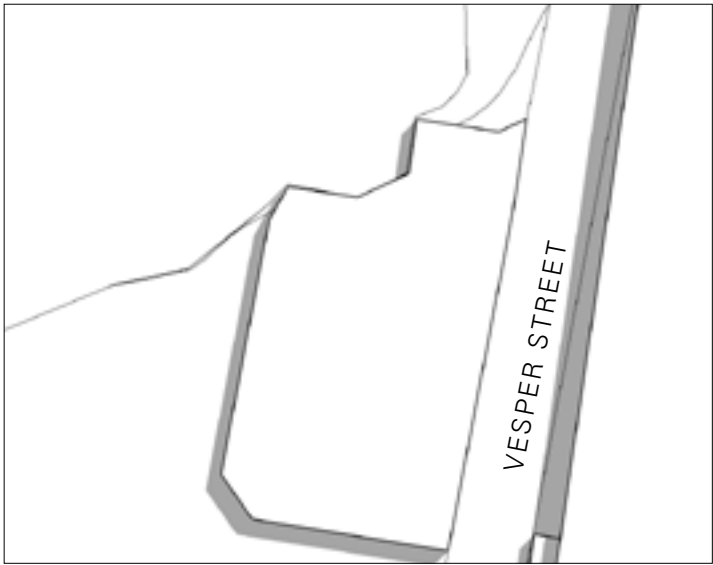
Site area: 14,100sqm  
Zone: Private Recreation  
Height: 8.5m (up to 2 storeys)  
Street level setbacks: NA



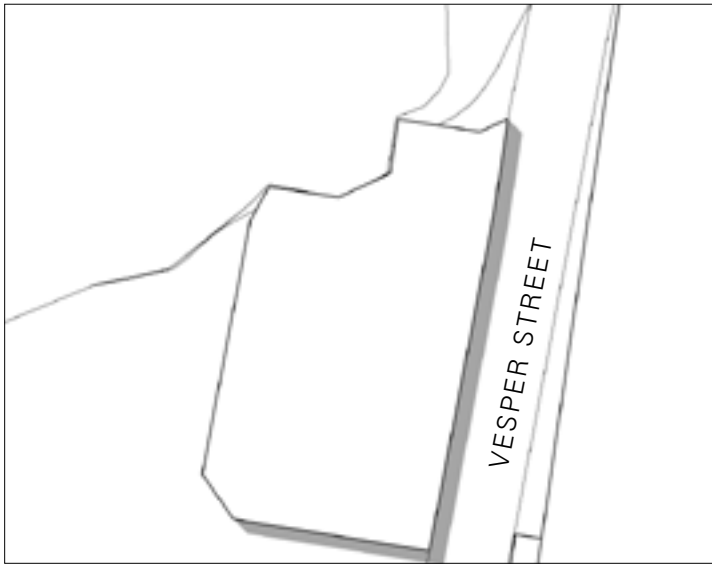
Site 5: 2 Vesper Street, LEP mass axonometric



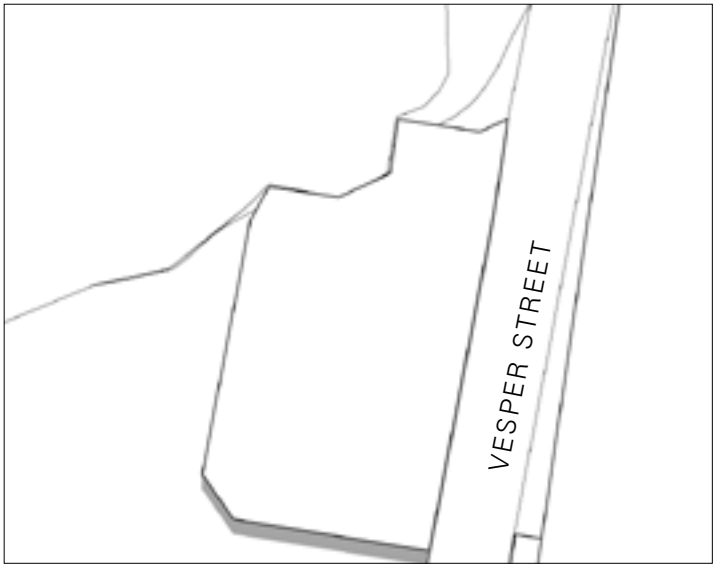
Site location



Site 5: 2 Vesper Street, shadows at autumn equinox 11am

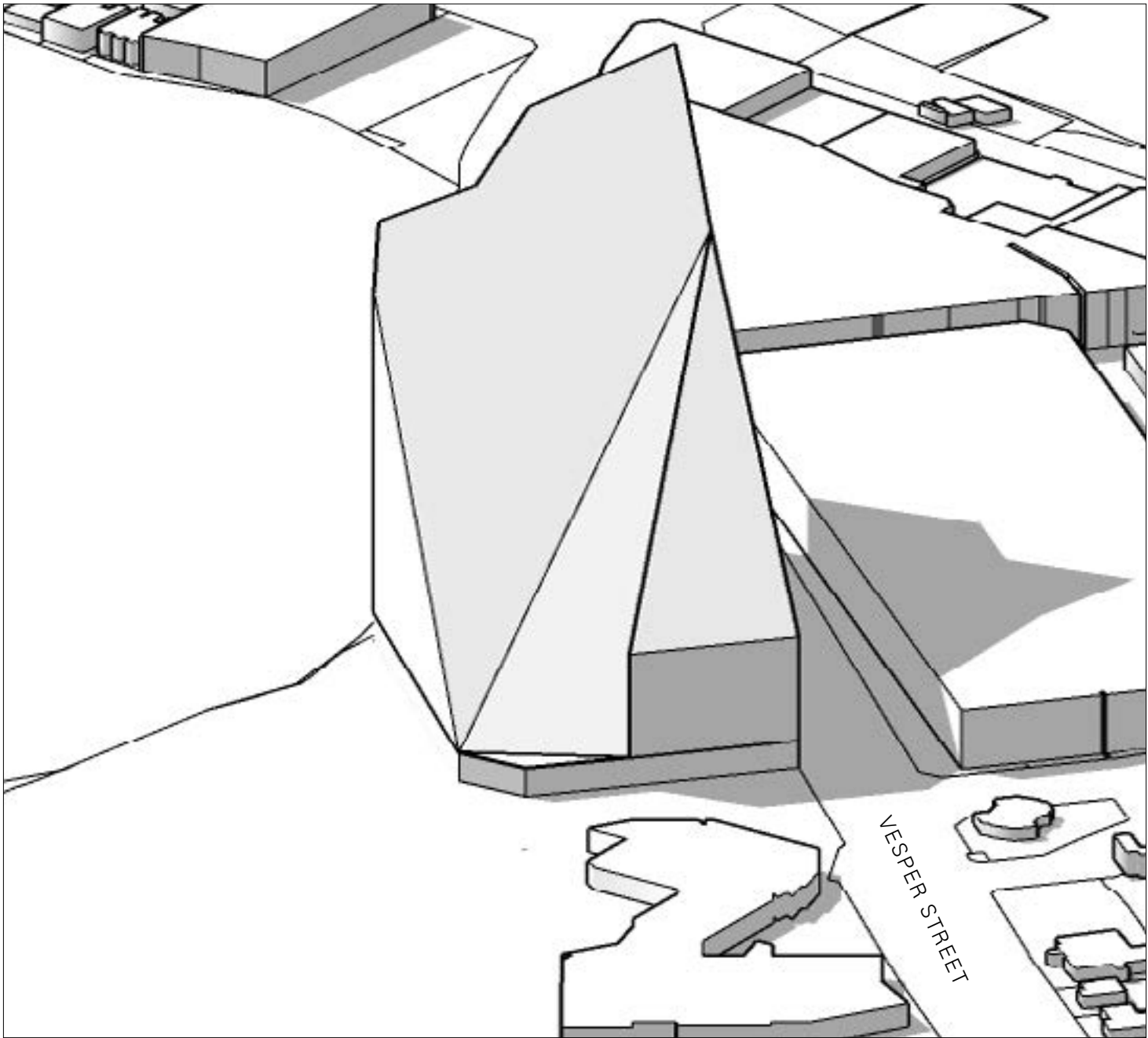


Site 5: 2 Vesper Street, shadows at autumn equinox 3pm



Site 5: 2 Vesper Street, shadows at autumn equinox 1pm

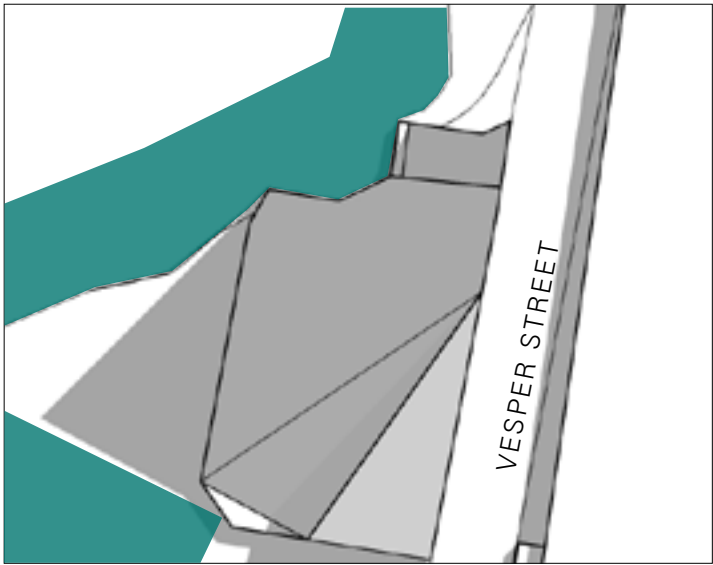
**Step 1:**  
 Maximise mass, envelop cut away to protect the microclimate of key streets and public spaces between 11am and 3pm during the autumn equinox



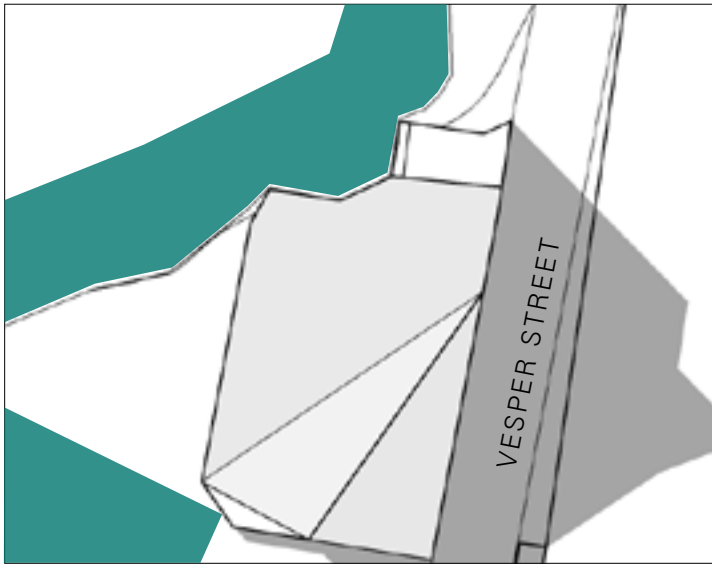
Site 5: 2 Vesper Street, solar access envelop axonometric



Site location



Site 5: 2 Vesper Street, shadows at autumn equinox 11am



Site 5: 2 Vesper Street, shadows at autumn equinox 3pm



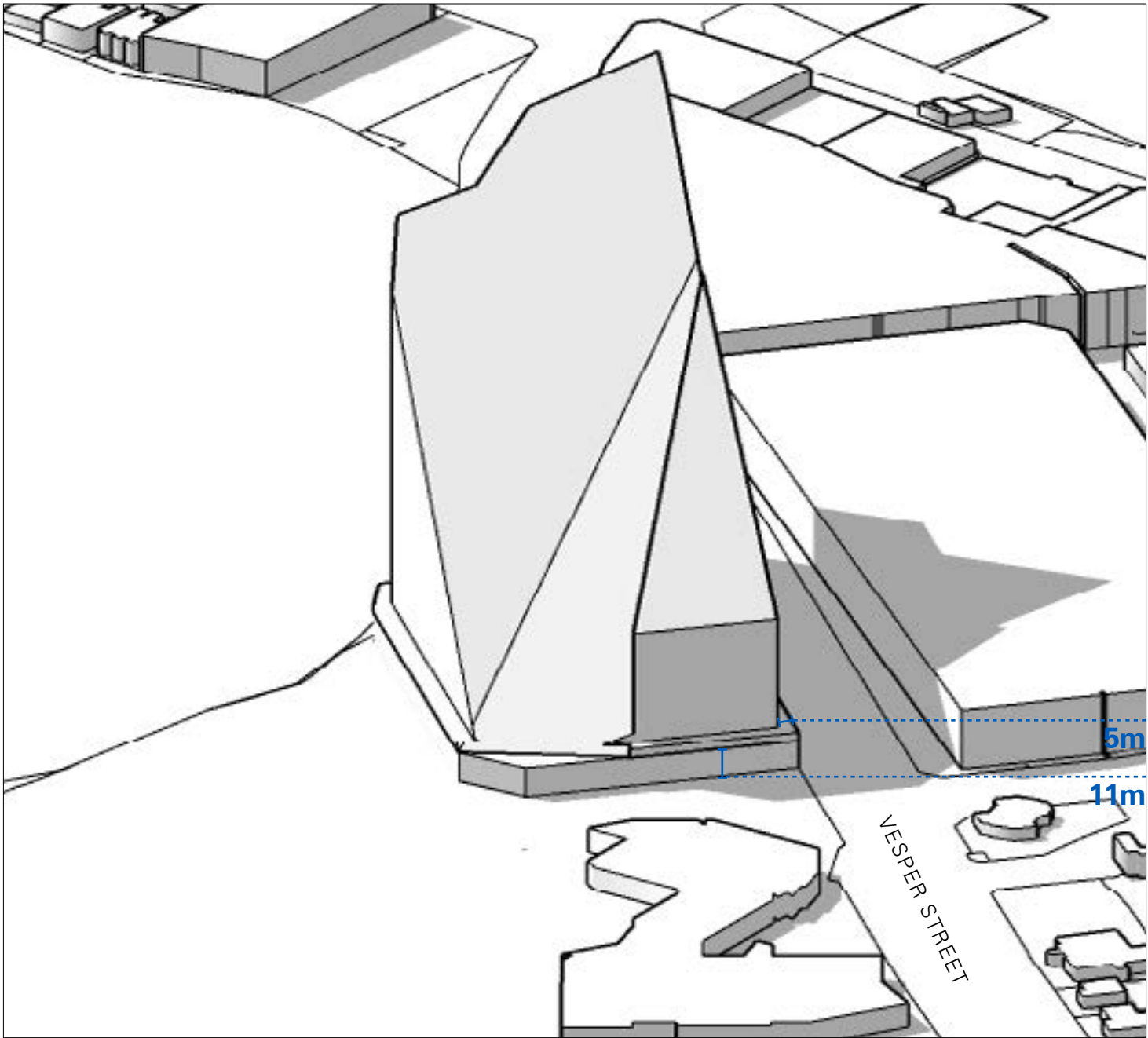
Site 5: 2 Vesper Street, shadows at autumn equinox 1pm



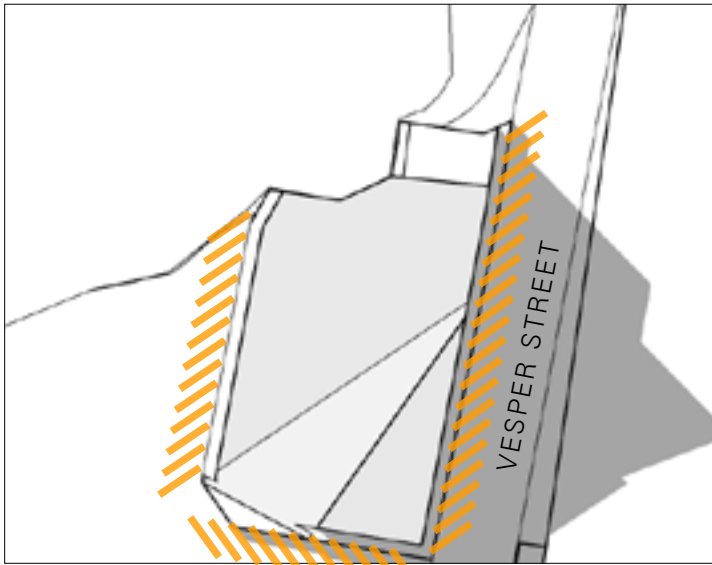
**Step 2:**  
Setback mass 5m above three storeys from primary interfaces to create a podium



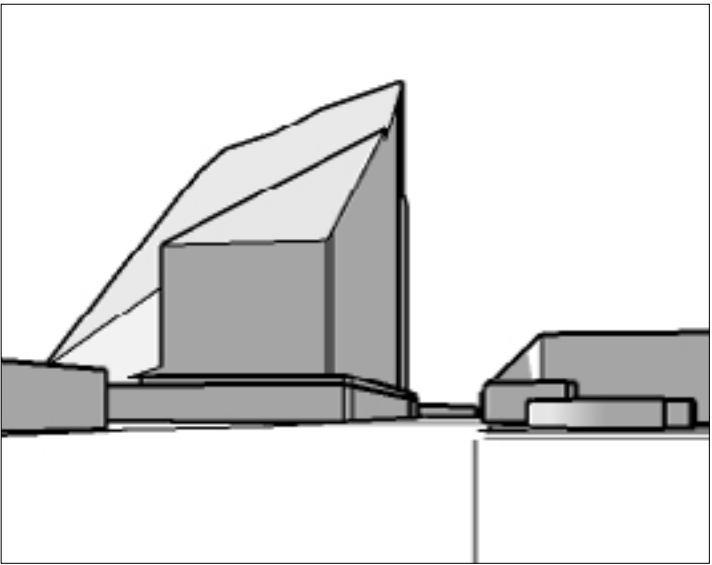
Site location



Site 5: 2 Vesper Street, podium envelop axonometric



Site 5: 2 Vesper Street, primary interface



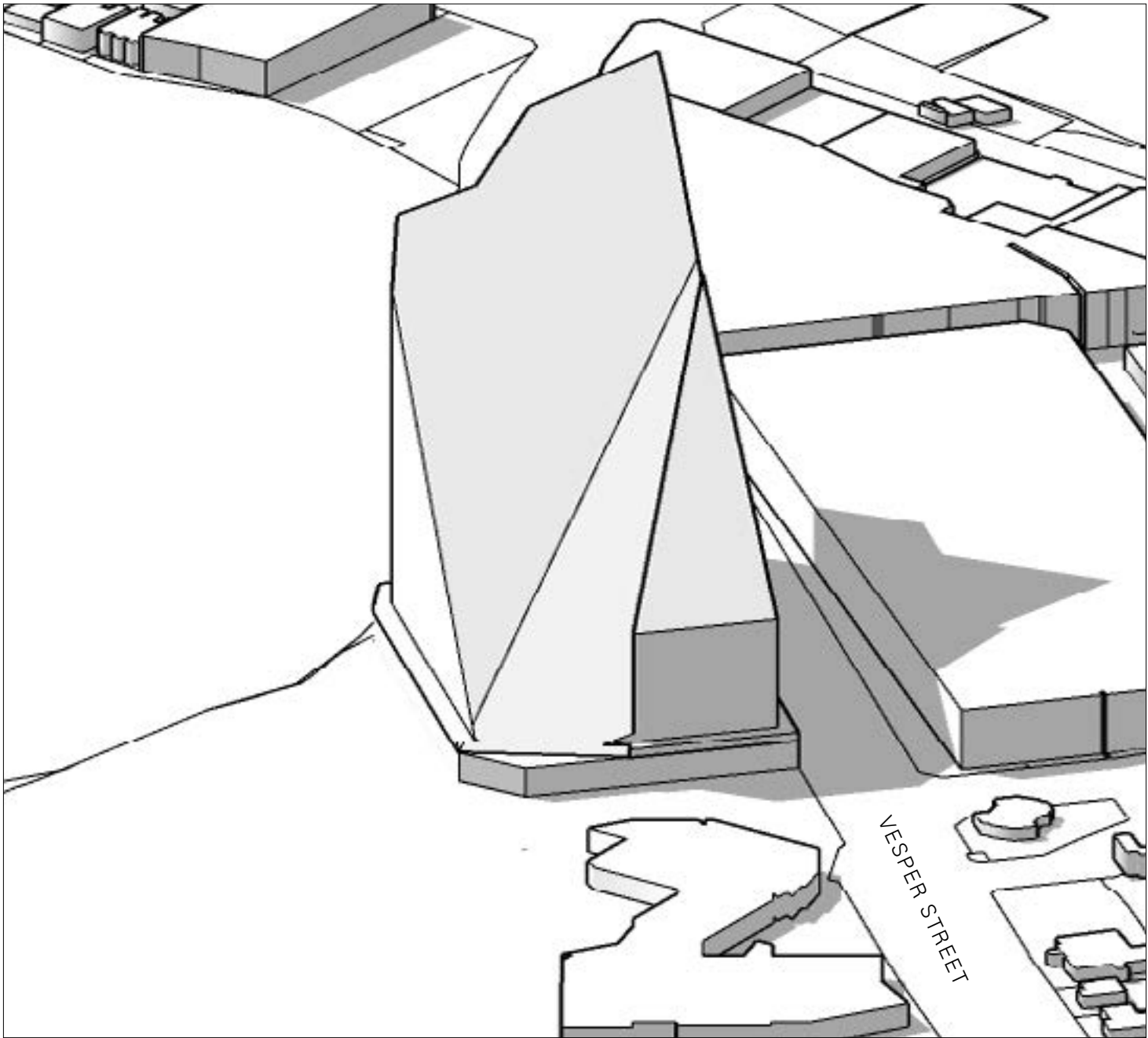
Site 5: 2 Vesper Street, perspective



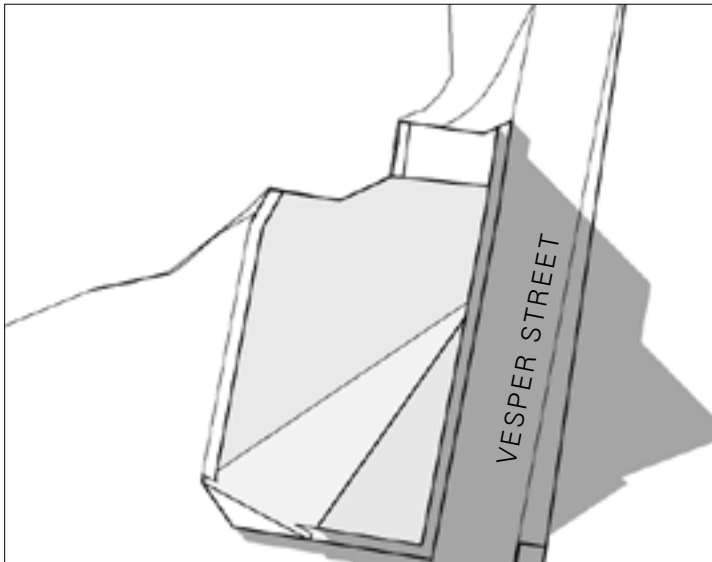
**Step 3:**  
Setback 4.5m from each lot siding  
for residential/sensitive use development



Site location



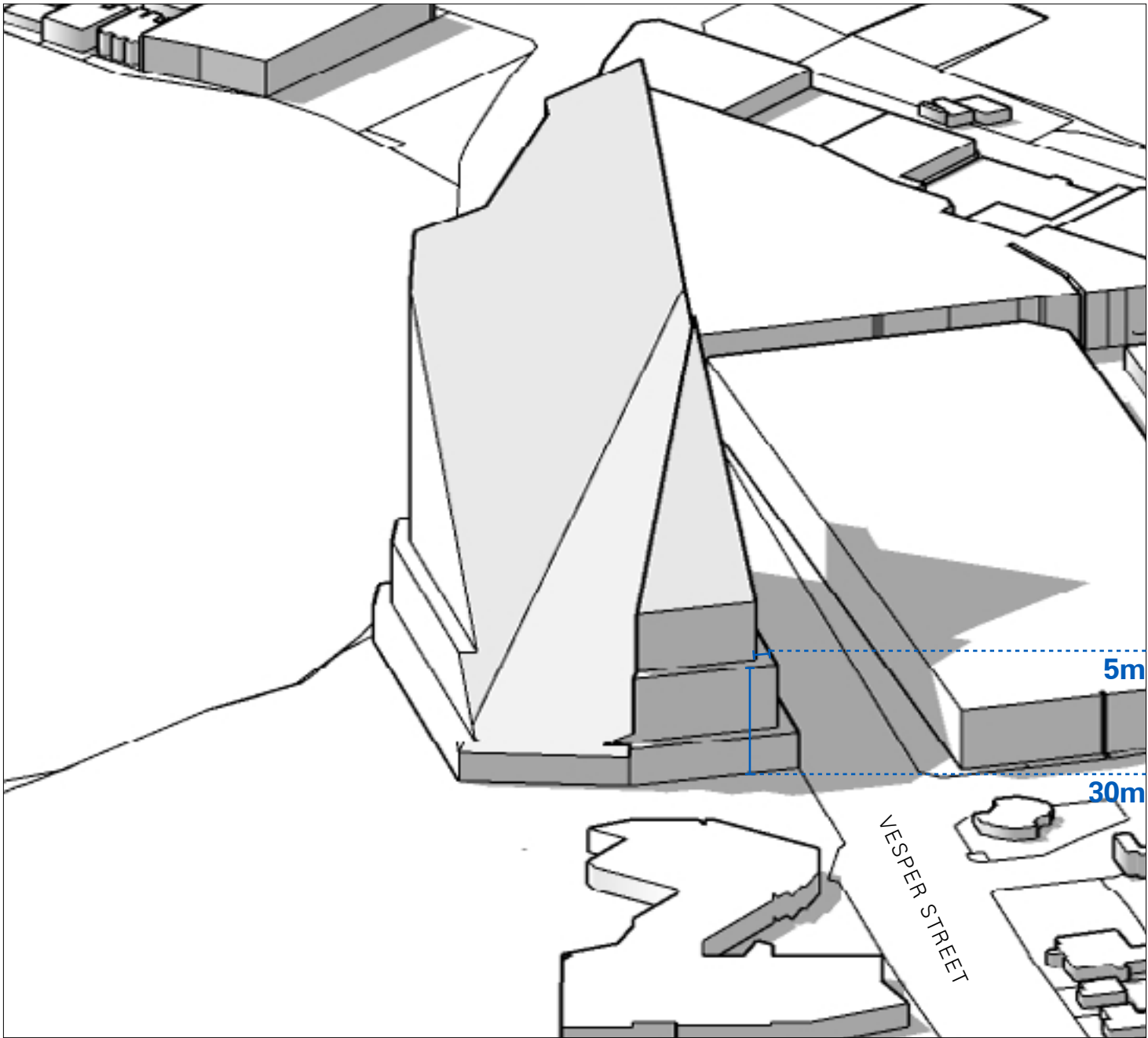
Site 5: 2 Vesper Street, siding envelop axonometric



Site 5: 2 Vesper Street, sensitive interface

NA FOR THIS SITE

**Step 4:**  
 Above 30m, setback another 5m from all boundaries to create visual breaks between towers

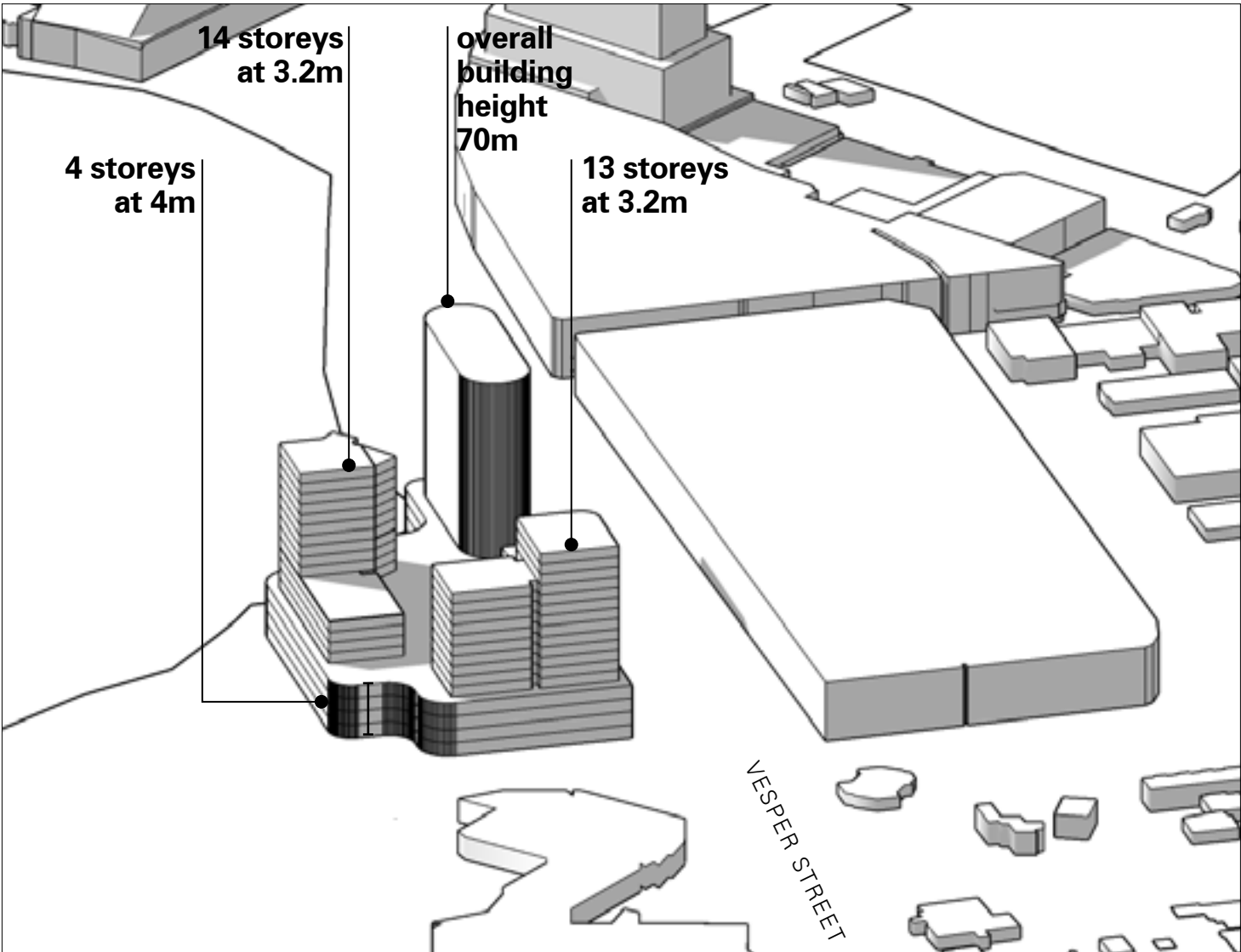


Site 5: 2 Vesper Street, 30m height further setbacks envelop axonometric

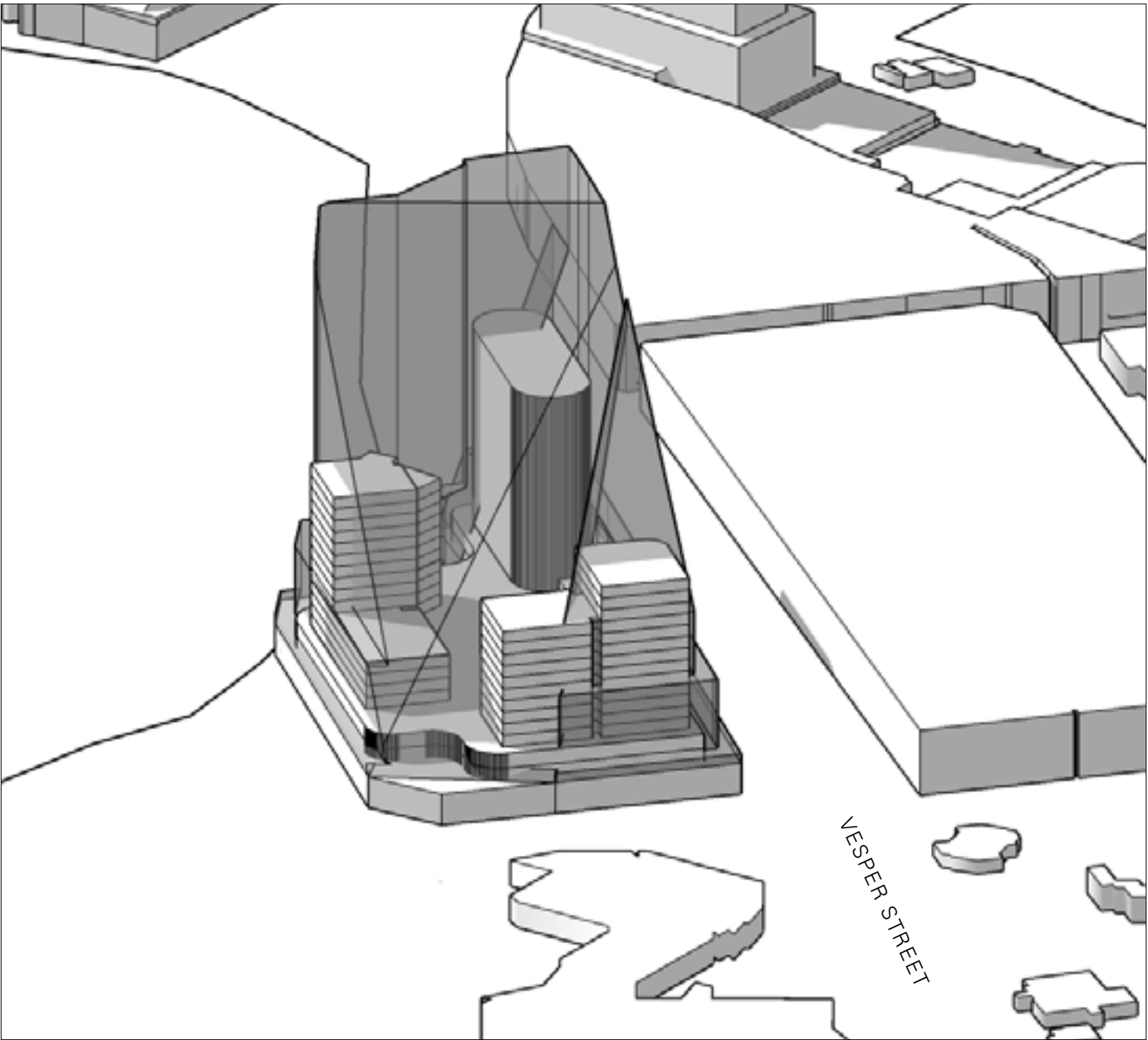


Site location

**Proposed development**

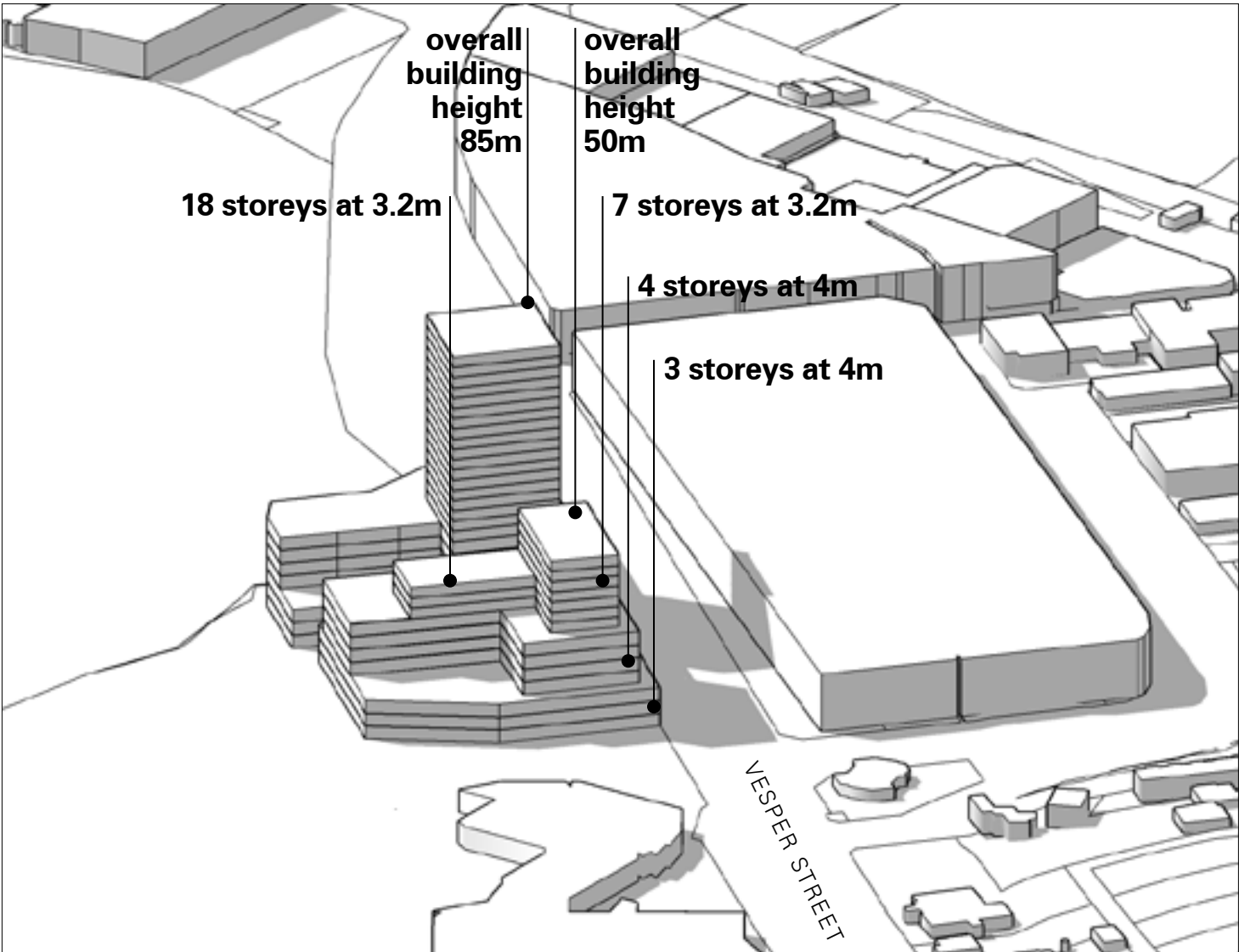


Site 5: 2 Vesper Street, proposed development axonometric

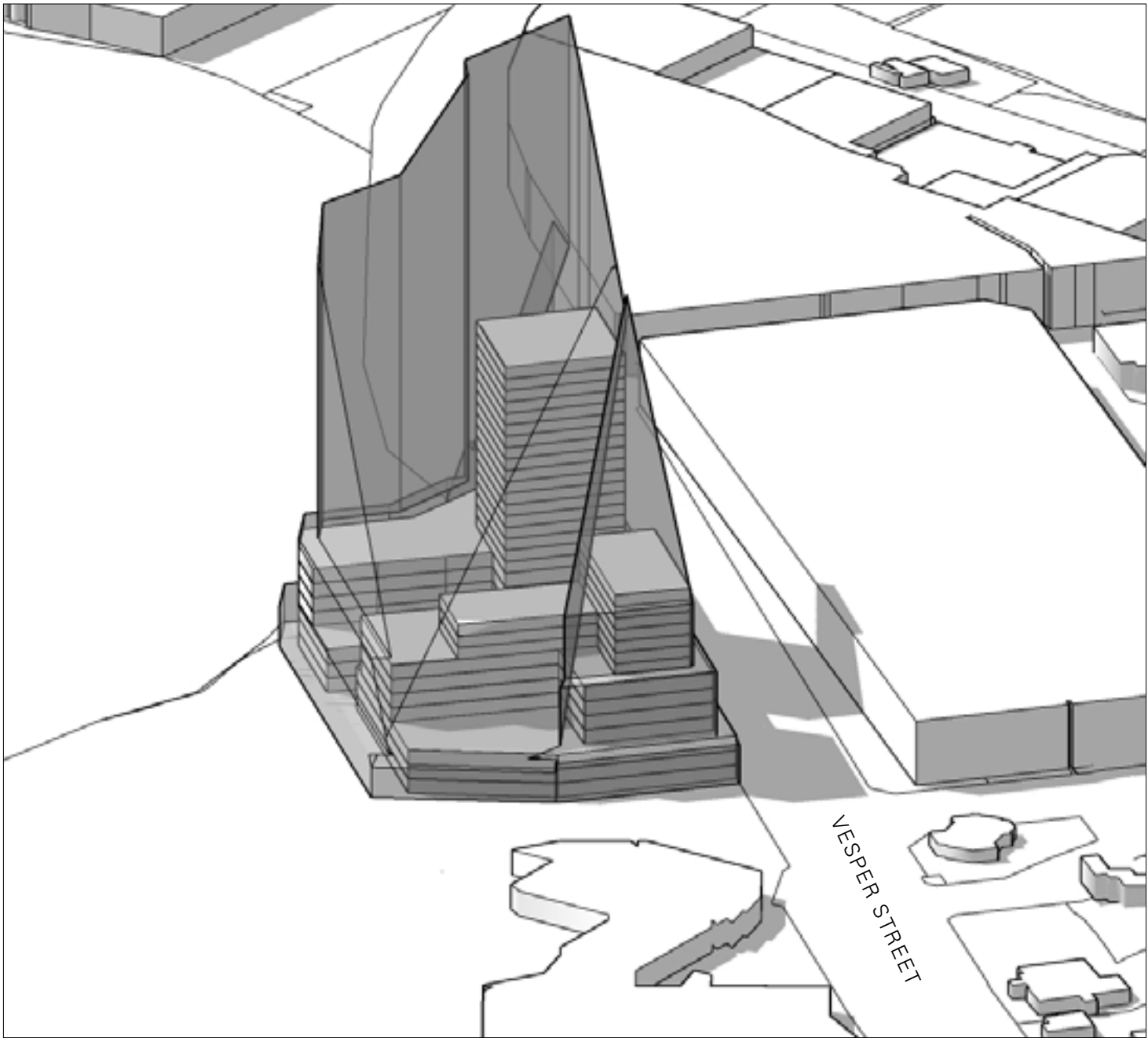


Site 5: 2 Vesper Street, proposed development within envelop axonometric

**Step 5:**  
 Remove any height where floorplates  
 are less than 500sqm/width is less than 17m  
 Example massing



Site 5: 2 Vesper Street, example test building axonometric



Site 5: 2 Vesper Street, example test building within envelop axonometric

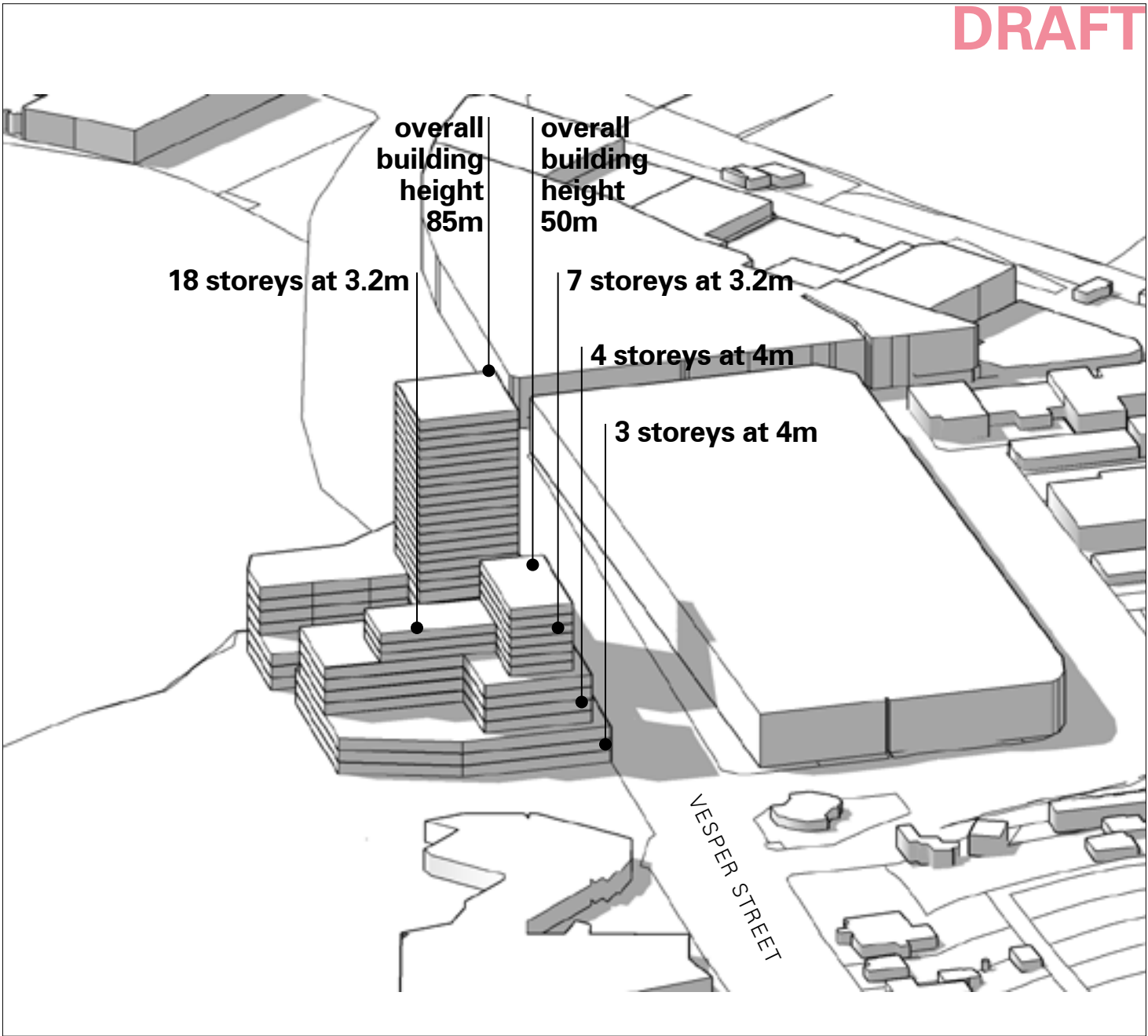


High level GFA

Residential: 26,300sqm  
Retail/Commercial: 32,955sqm  
Mixed-Use: 29,020sqm  
Residential dwellings: 220



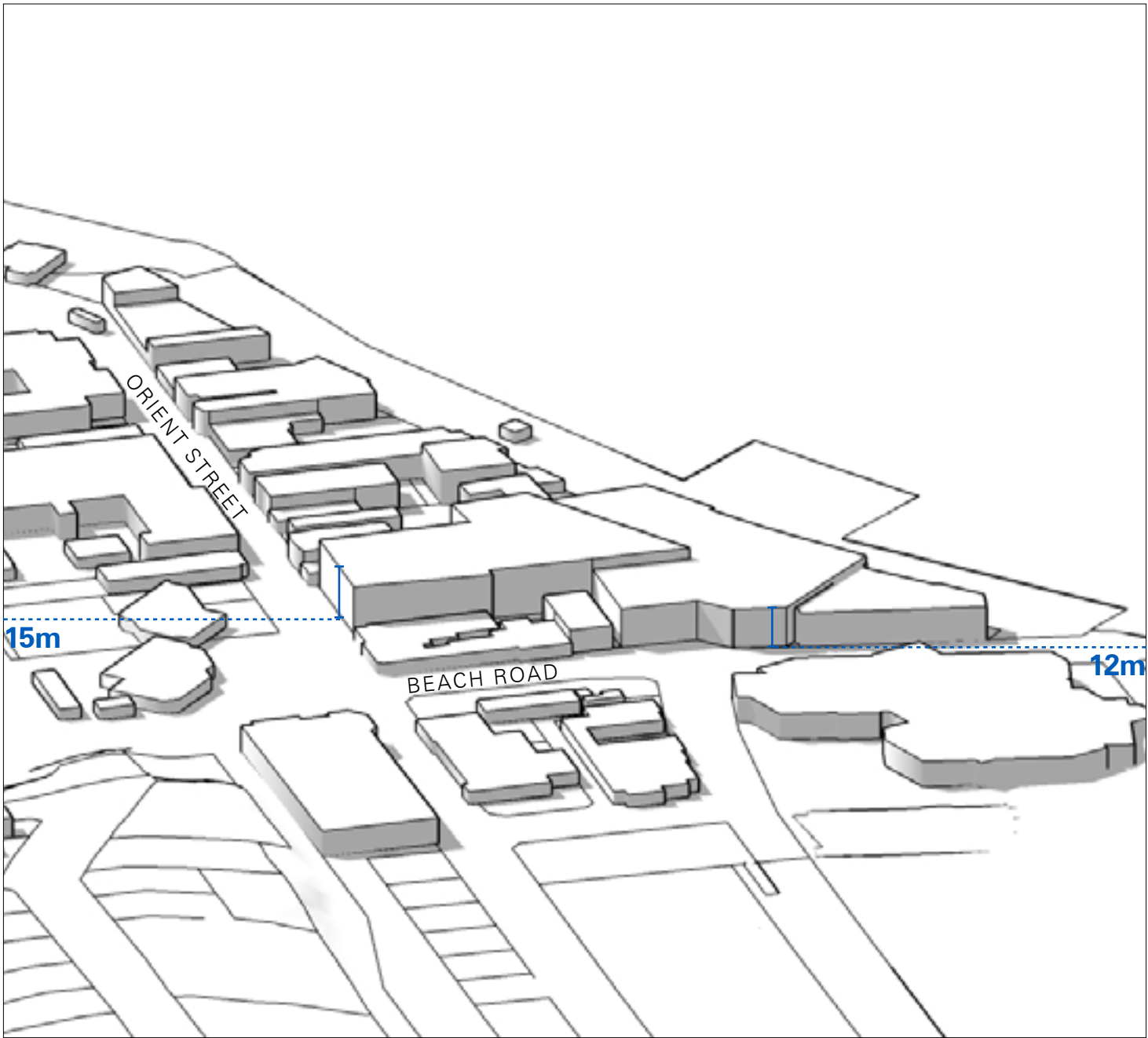
Site location



Site 5: 2 Vesper Street, example test building axonometric

**Existing controls: Mass as per LEP**

Site area: 7,930sqm  
 Zone: Mixed Use  
 Height: 15m (up to 4 storeys) and 12m (up to 3 storeys)  
 Street level setbacks: 0m setback along Orient Street, Beach Road and the waterfront (Murra Murra Mia Walkway)



Site 6: 17-21 Beach Road and 31 Orient Street, LEP mass axonometric



Site location



Site 6: 17-21 Beach Road and 31 Orient Street, shadows at autumn equinox 11am



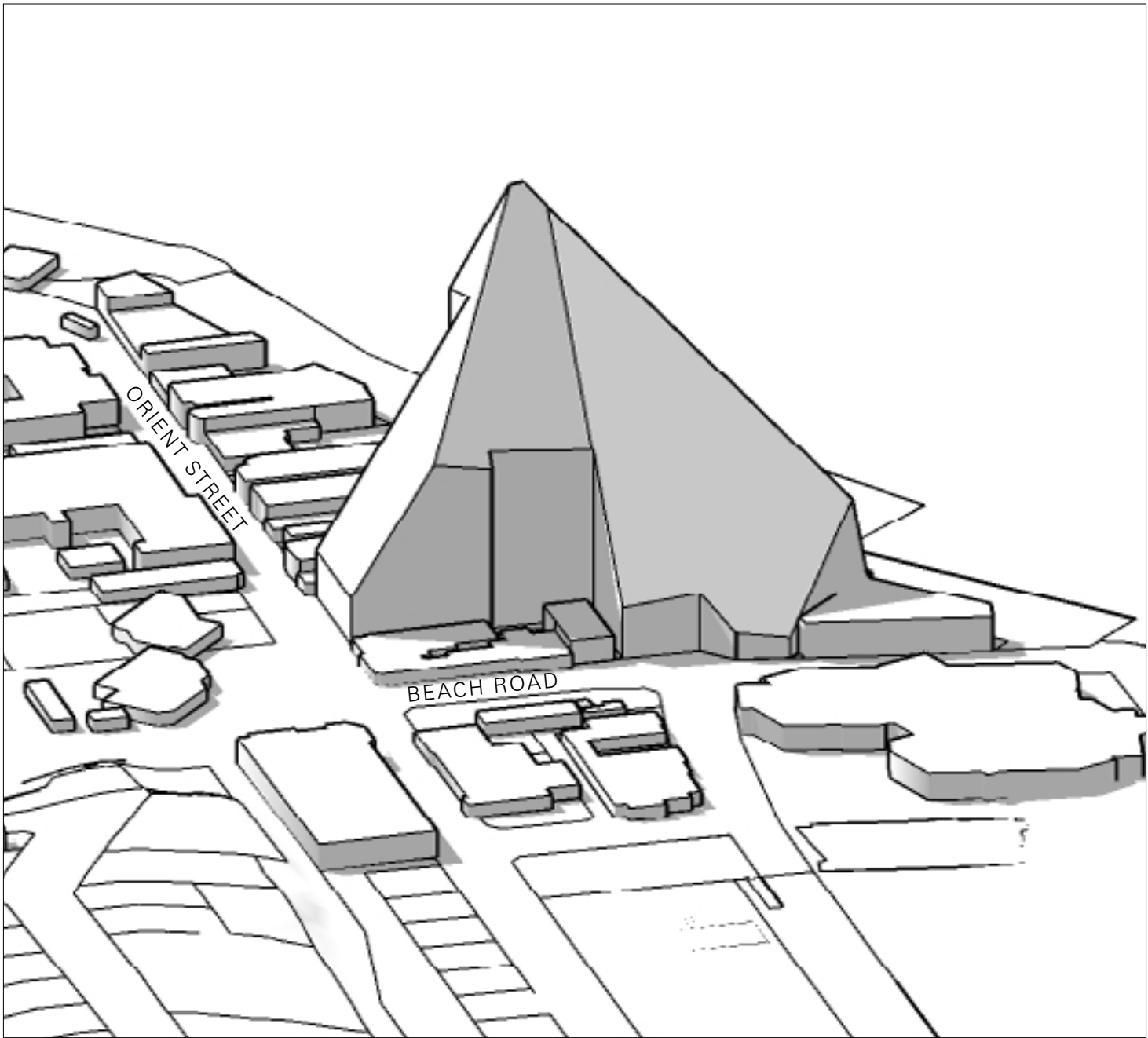
Site 6: 17-21 Beach Road and 31 Orient Street, shadows at autumn equinox 3pm



Site 6: 17-21 Beach Road and 31 Orient Street, shadows at autumn equinox 1pm

**Step 1:**

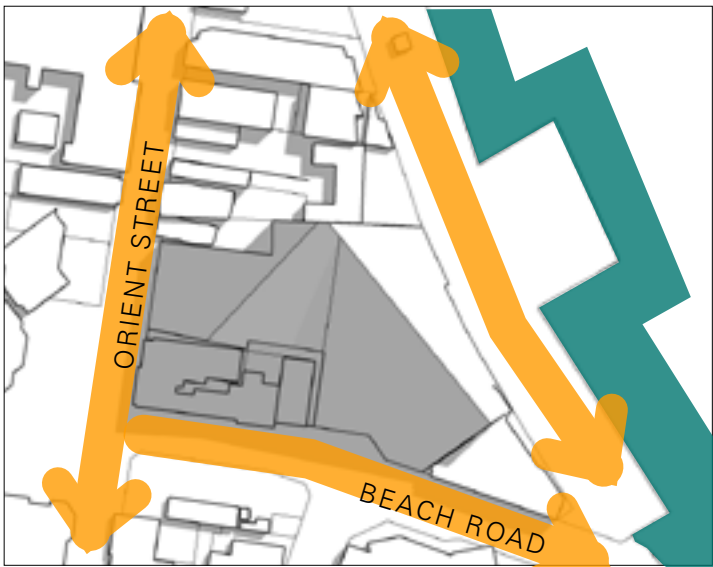
Maximise mass, envelop cut away to protect the microclimate of key streets and public spaces between 11am and 3pm during the autumn equinox



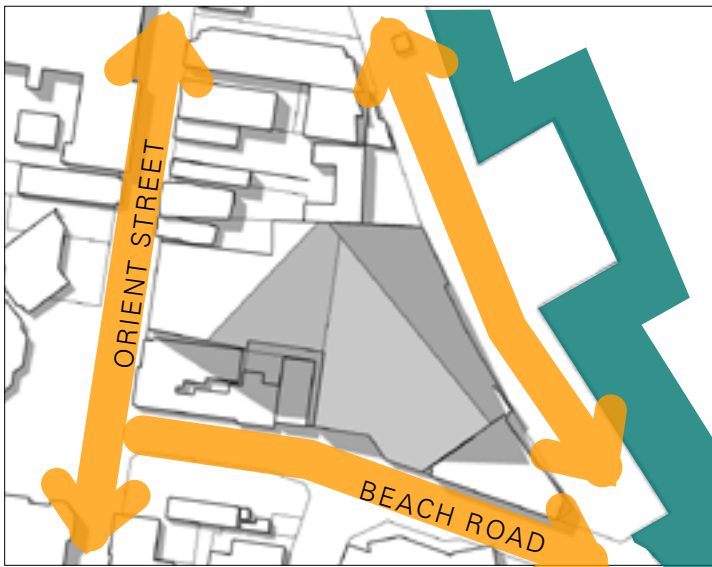
Site 6: 17-21 Beach Road and 31 Orient Street, solar access envelop axonometric



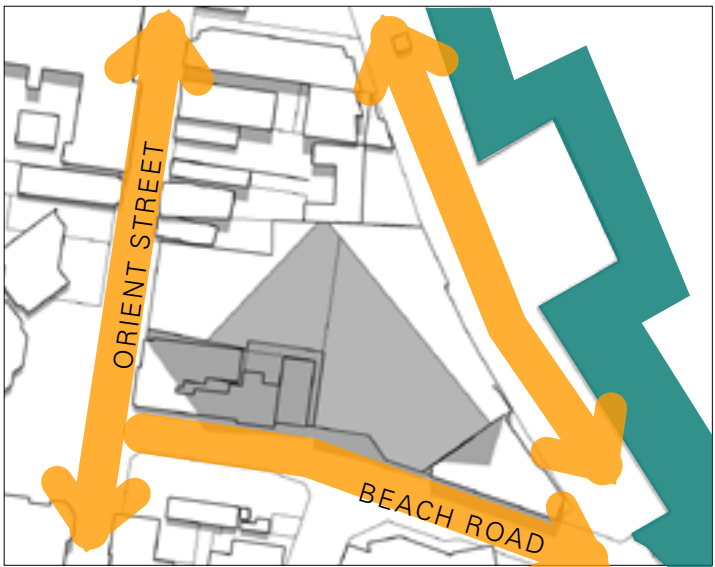
Site location



Site 6: 17-21 Beach Road and 31 Orient Street, shadows at autumn equinox 11am



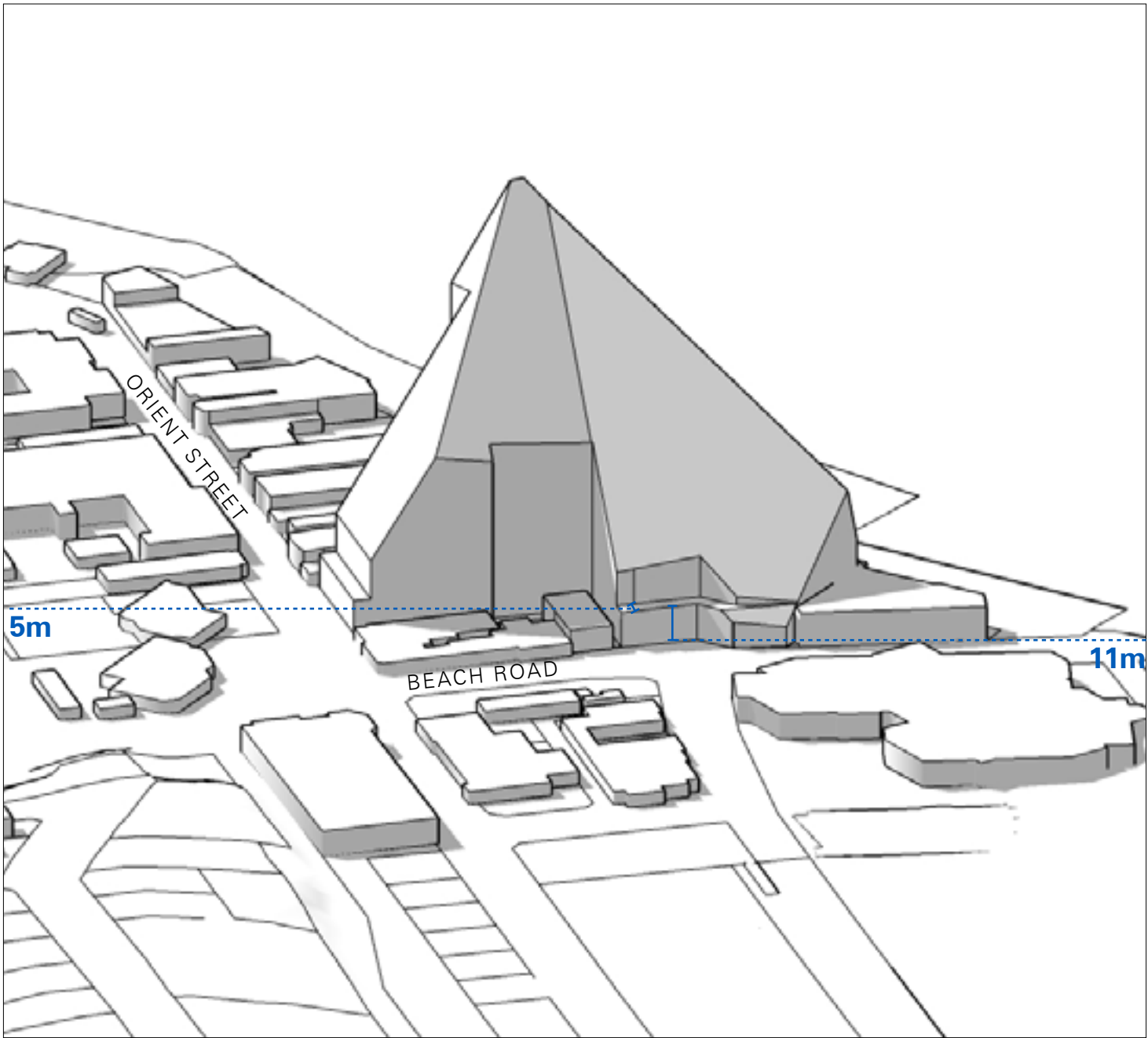
Site 6: 17-21 Beach Road and 31 Orient Street, shadows at autumn equinox 3pm



Site 6: 17-21 Beach Road and 31 Orient Street, shadows at autumn equinox 1pm



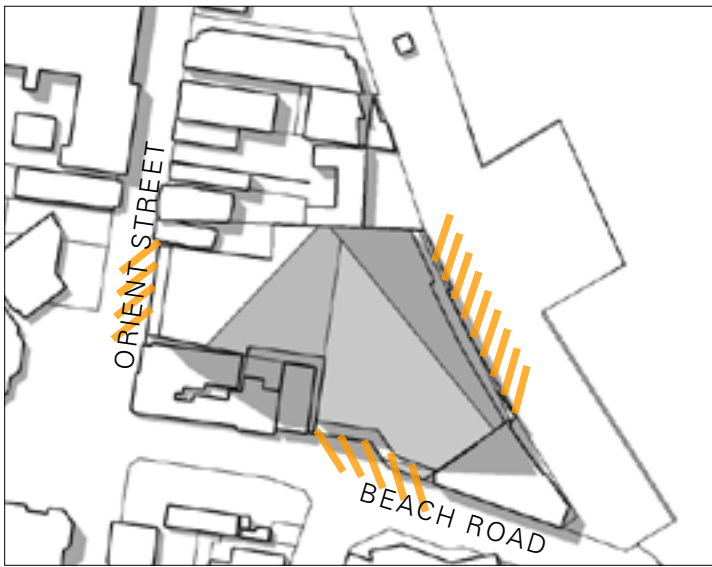
**Step 2:**  
 Setback mass 5m above three storeys from primary interfaces to create a podium



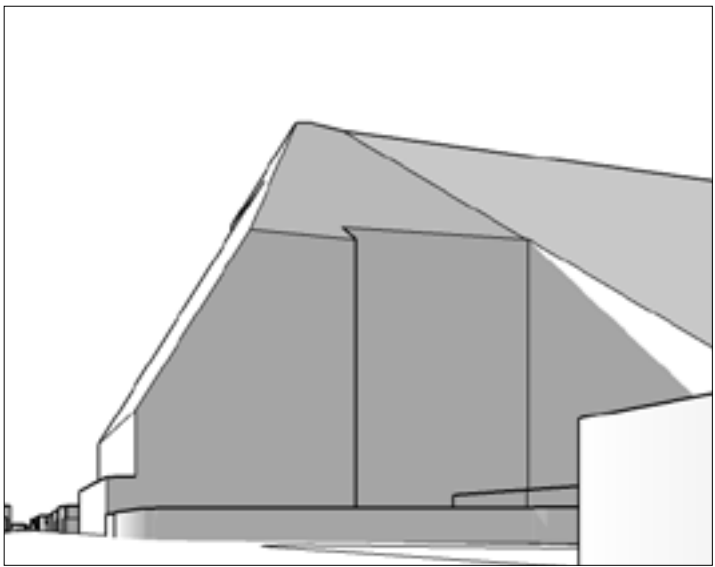
Site 6: 17-21 Beach Road and 31 Orient Street, podium envelop axonometric



Site location



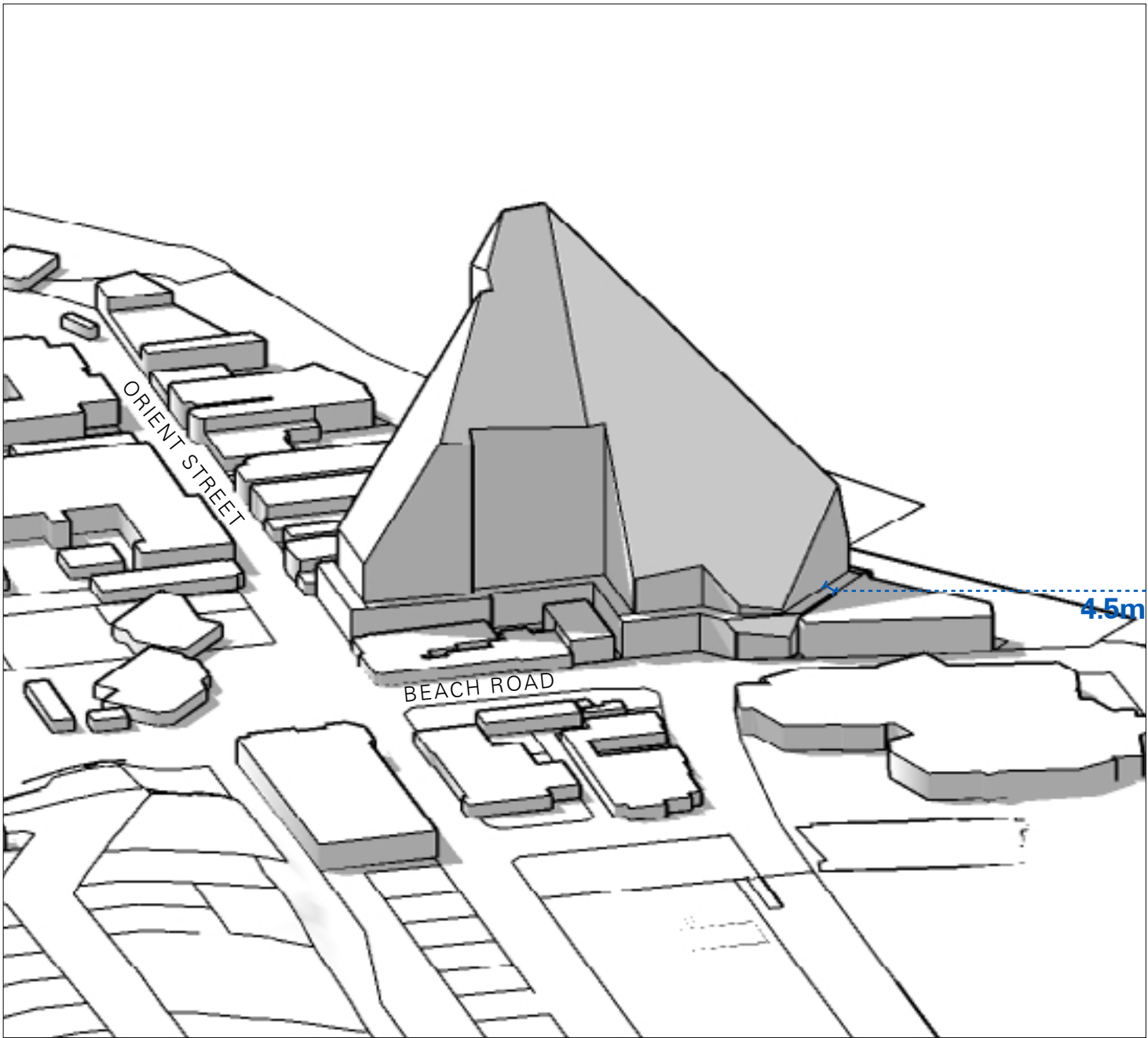
Site 6: 17-21 Beach Road and 31 Orient Street, primary interface



Site 6: 17-21 Beach Road and 31 Orient Street, perspective



**Step 3:**  
 Setback 4.5m from each lot siding  
 for residential/sensitive use development



Site 6: 17-21 Beach Road and 31 Orient Street, siding envelop axonometric

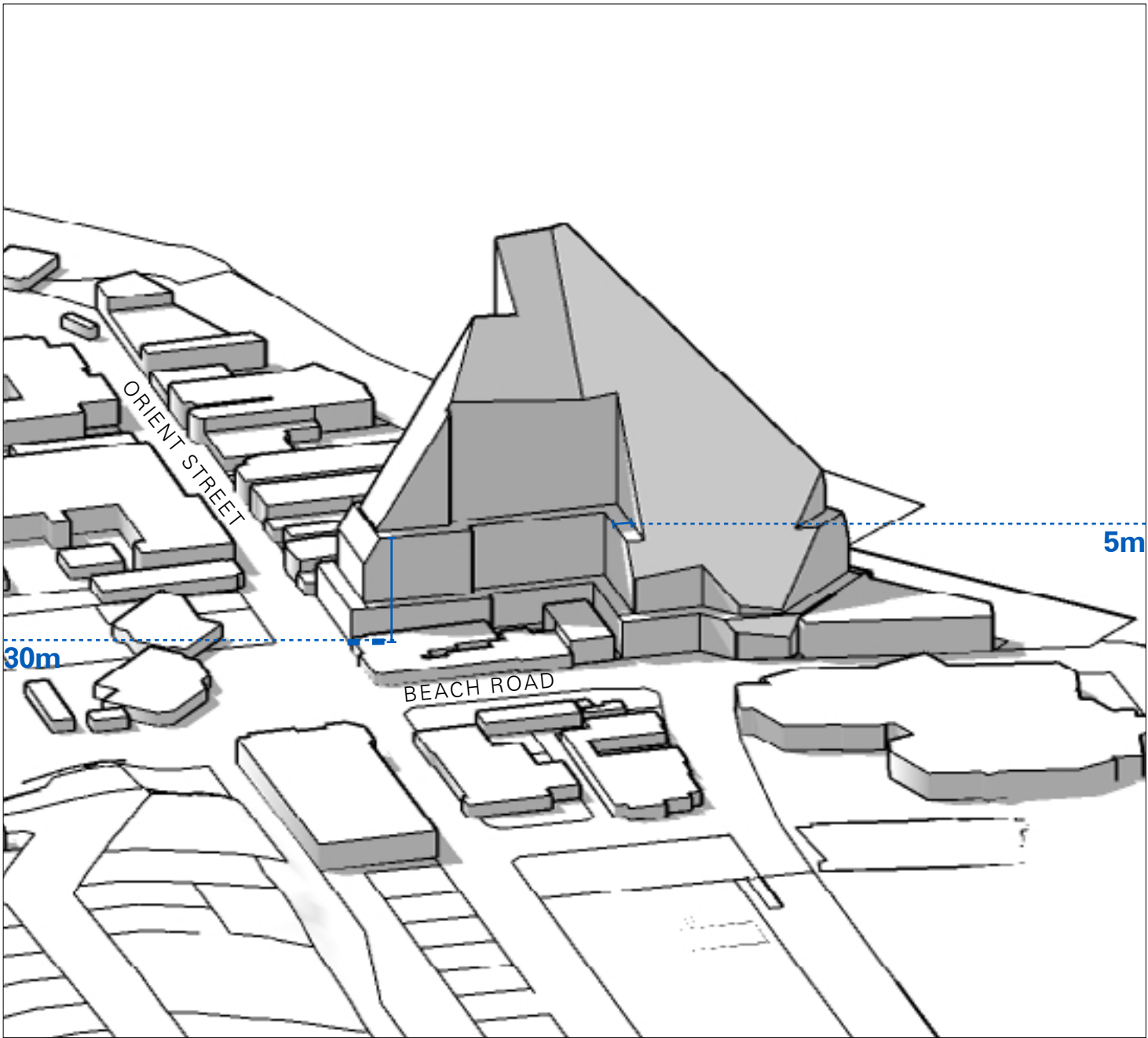


Site location



Site 6: 17-21 Beach Road and 31 Orient Street, sensitive interface

**Step 4:**  
Above 30m, setback another 5m from all boundaries to create visual breaks between towers



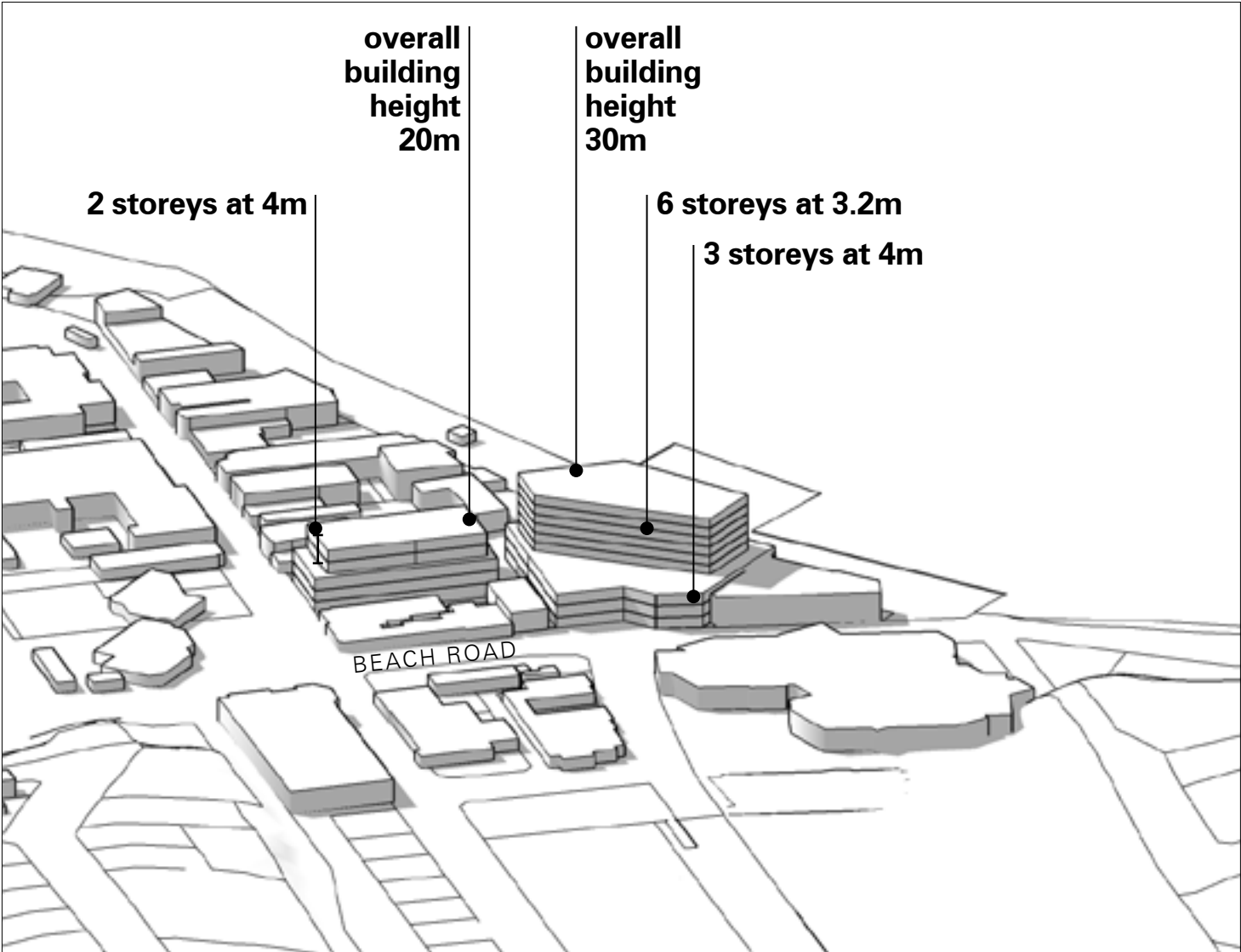
Site 6: 17-21 Beach Road and 31 Orient Street, 30m height further setbacks envelop axonometric



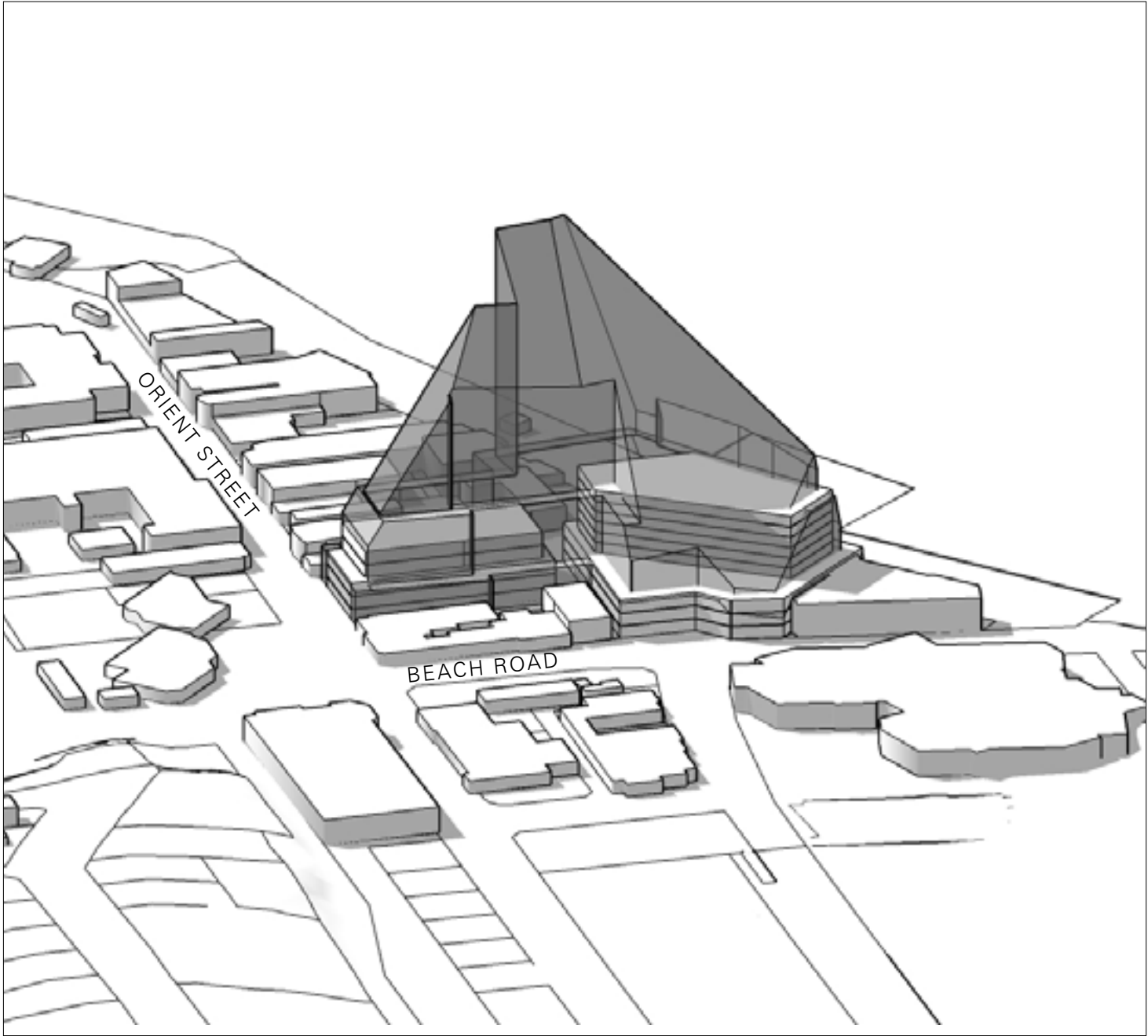
Site location

**Step 5:**

Remove any height where floorplates are less than 500sqm/width is less than 17m  
Example massing



Site 6: 17-21 Beach Road and 31 Orient Street, example test building axonometric



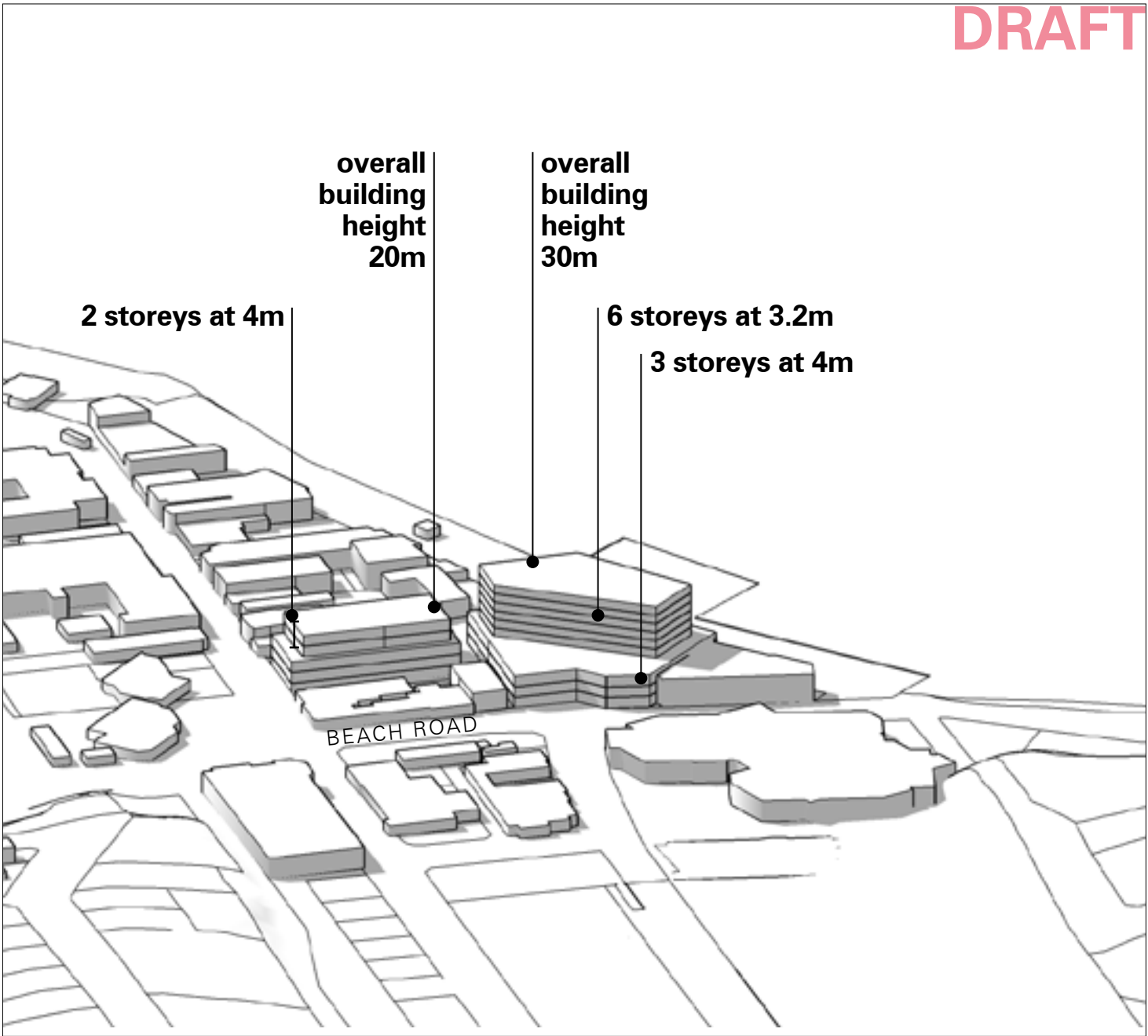
Site 6: 17-21 Beach Road and 31 Orient Street, example test building within envelop axonometric

High level GFA

Residential: 11,670sqm  
Retail/Commercial: 19,215sqm  
Residential dwellings: 90



Site location



Site 6: 17-21 Beach Road and 31 Orient Street, example test building axonometric

DRAFT



