

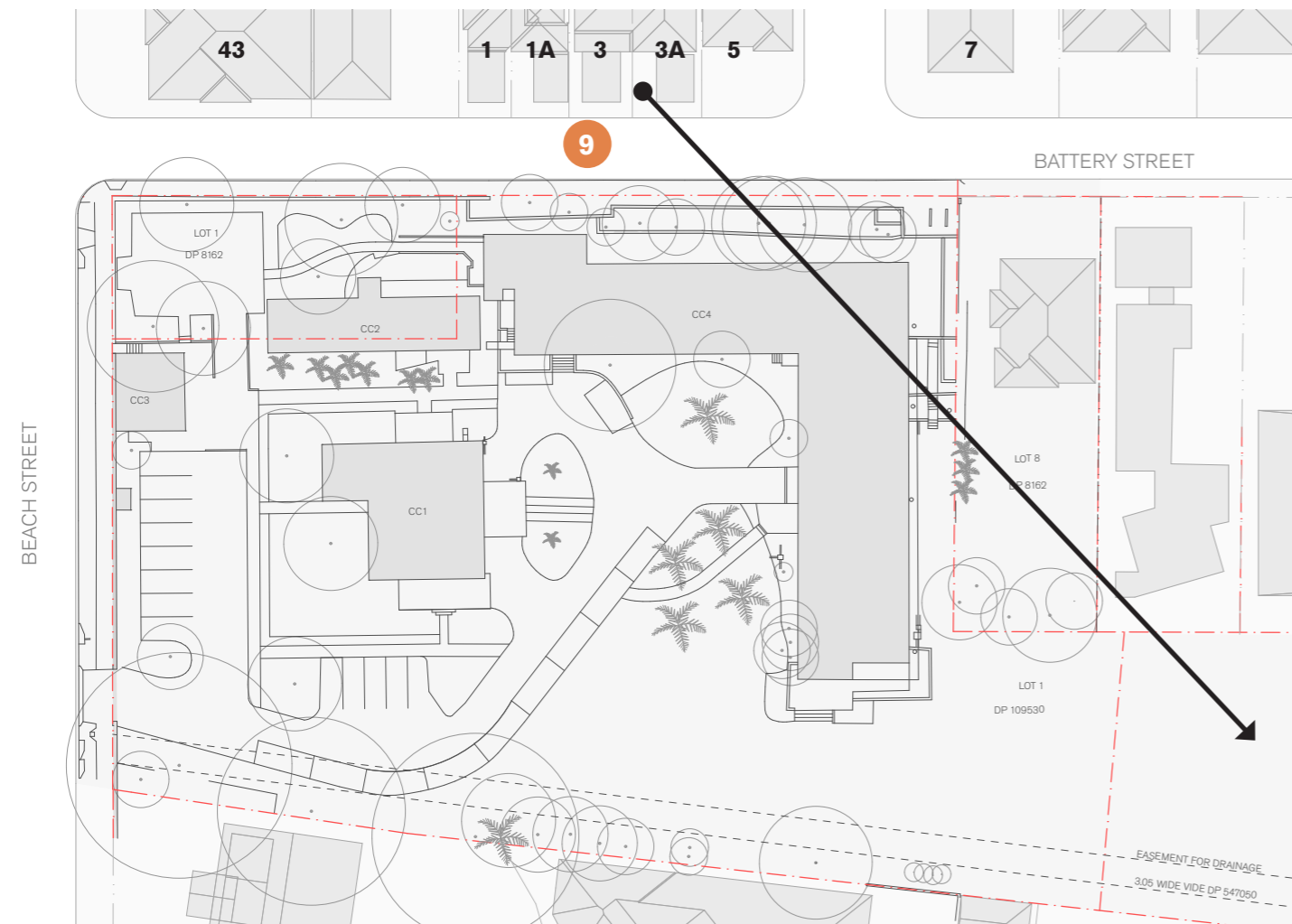
4.7 Neighbouring Properties - View Impact Assessment

In order to understand the impact of view loss, GMU was engaged as a View Analysis Consultant to provide an independent review of potential view sharing.

As part of this analysis, throughout the early design phases, FJMT undertook a number of preliminary massing studies to understand the potential impact of building scale and bulk,

heritage and view loss. Once the actual view sharing was understood at a preliminary level of detail, initial discussions were held with the property owners who were directly affected, prior to the 3rd round of community consultation. Throughout the whole process the design was substantially modified to accommodate improved view sharing.

9 Understand view (water views) loss impacts for neighbouring properties



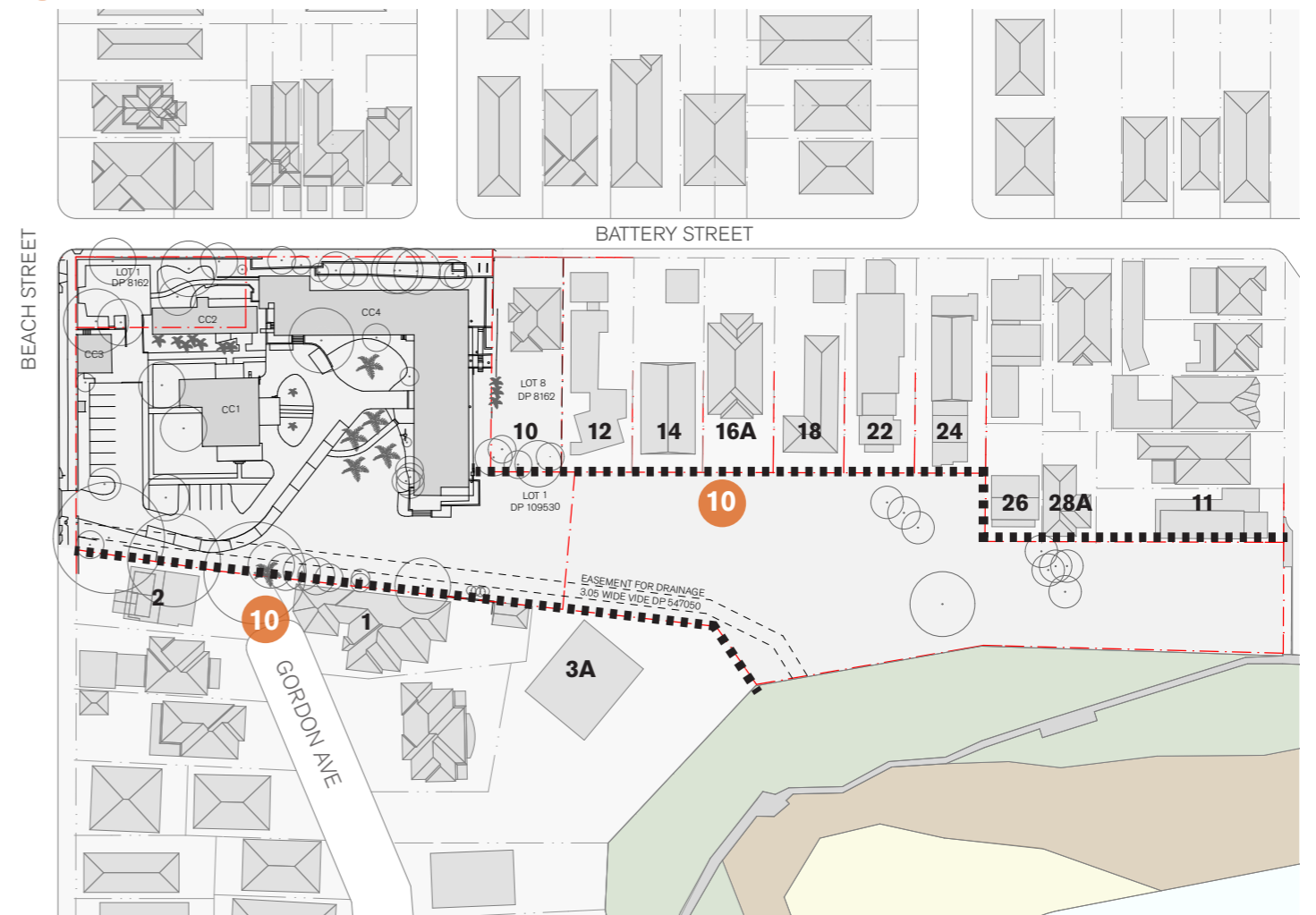
View from 1A Battery Street

4.8 Neighbouring Properties - Views, Acoustic and Privacy

Property owners who share a boundary had a number of comments and strongly expressed their concern during the community consultations. Main comments included concerns regarding to privacy and security, overlooking, public access to the site from Beach Street, periods of use and loss of amenity due to acoustic impacts and potential construction dust during summer due to strong north easterly winds.

- Properties Affected;
- 10 - 28A Battery Street
 - 11 Tower Street
 - 1,2 and 3A Gordon Avenue
 - 44,46 Beach Street

10 Site access and visual and acoustic privacy for 13 neighbouring properties



View of properties on southern boundary

5.0 Site Strategies - Urban Form Concepts

5.1 Site Strategies

In order to understand the most suitable locations for new built form on the site, a careful study was undertaken taking into account the site topography, the surrounding context, the amenity of both the site (views, acoustics, overshadowing, solar impacts), the environmental considerations (stormwater control, wind), the heritage items, the existing landscape and relevant regulatory controls.

5.2 Urban Form Concepts

The two most compelling aspects of the site are the heritage qualities and significance of Cliffbrook House and the landscape of the eastern portion of the site. It is important therefore that concepts for the site, should draw upon these two aspects.

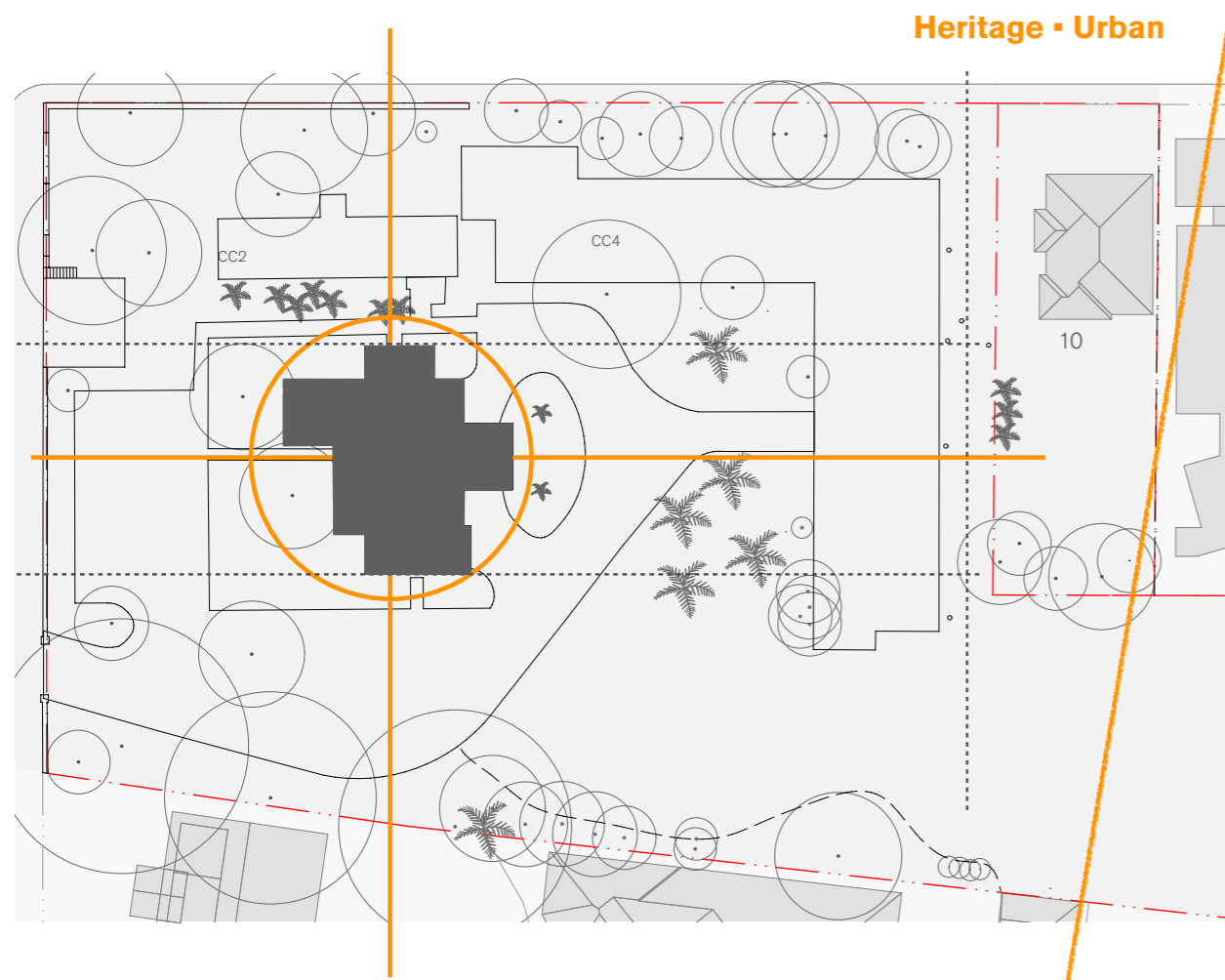
Conceptually, the built forms have two strong defining identities.

- Cliffbrook House continues to be viewed as an

important 'villa in the round', the heritage curtilage of the house is respected and extended with the new curvilinear forms providing a backdrop of a softer series of landscape terraces

- a new topography rising out of the site connecting the western portion of the site with the eastern.

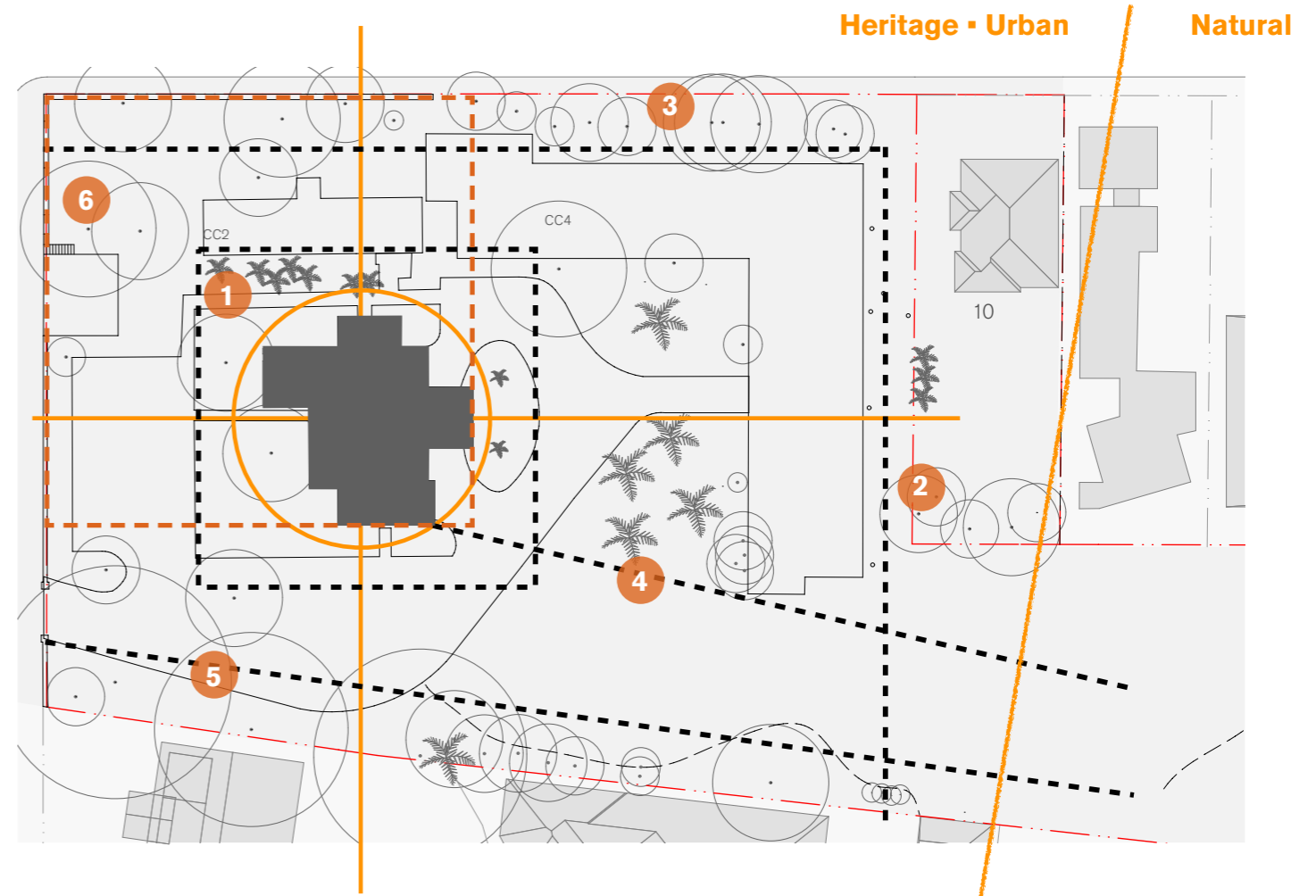
"a villa in the round"



Cliffbrook House is a free standing villa and it is important that this is not diminished by any new development.

The strong symmetry of Cliffbrook House is also important to consider when developing relationships with adjacent forms.

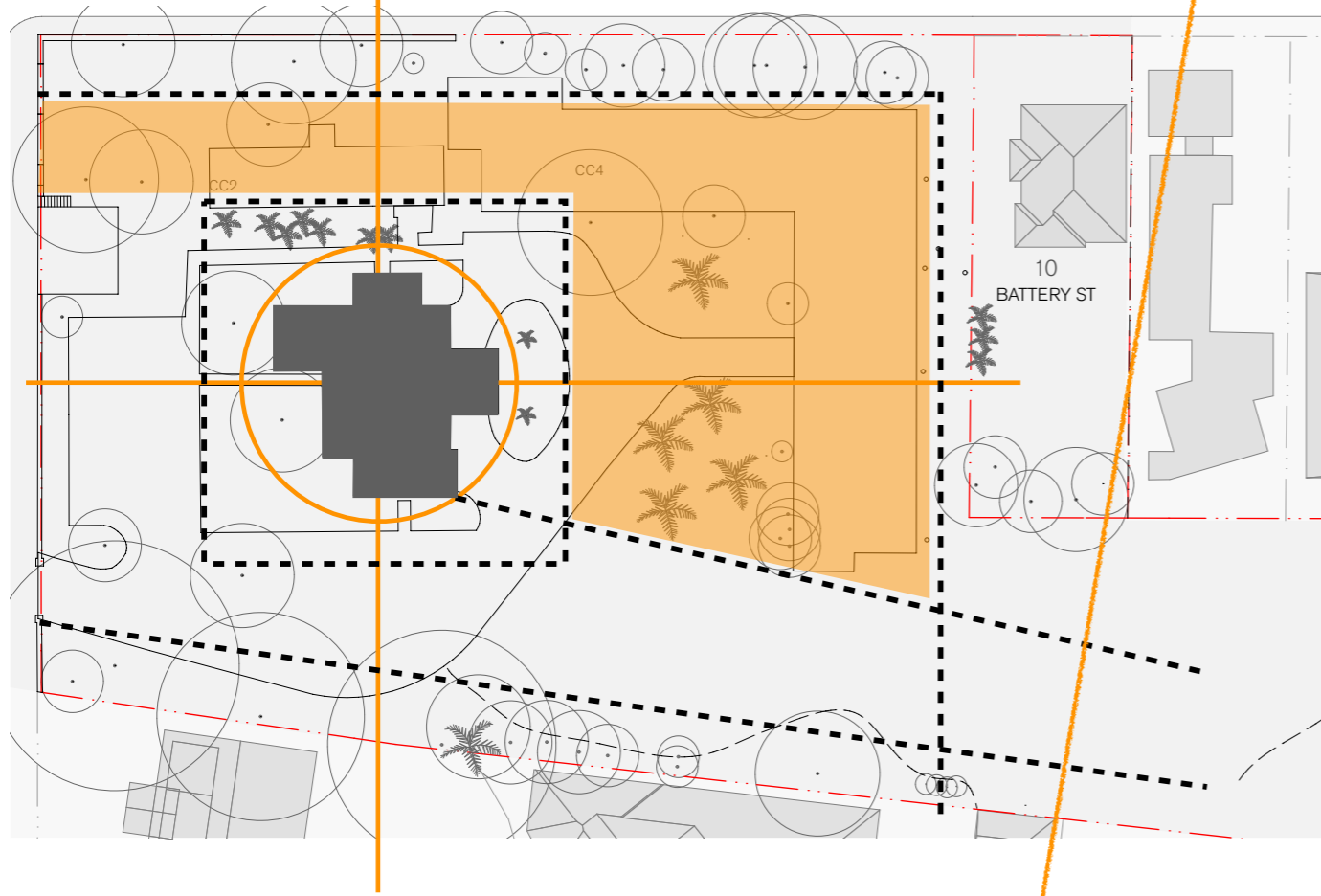
Natural



- | | | | |
|----------|--|----------|--|
| 1 | Heritage Curtilage
Response to Heritage Impact Statement | 4 | View Preservation
Response to Heritage Impact Statement |
| 2 | Minimum Side Boundary Setback
Regulatory response | 5 | Stormwater Easement
Regulatory response |
| 3 | Tree Preservation Setback
Response in consideration of views to the site,
preservation of trees and community consultation | 6 | Built form setback
Regulatory response |

Buildable Area

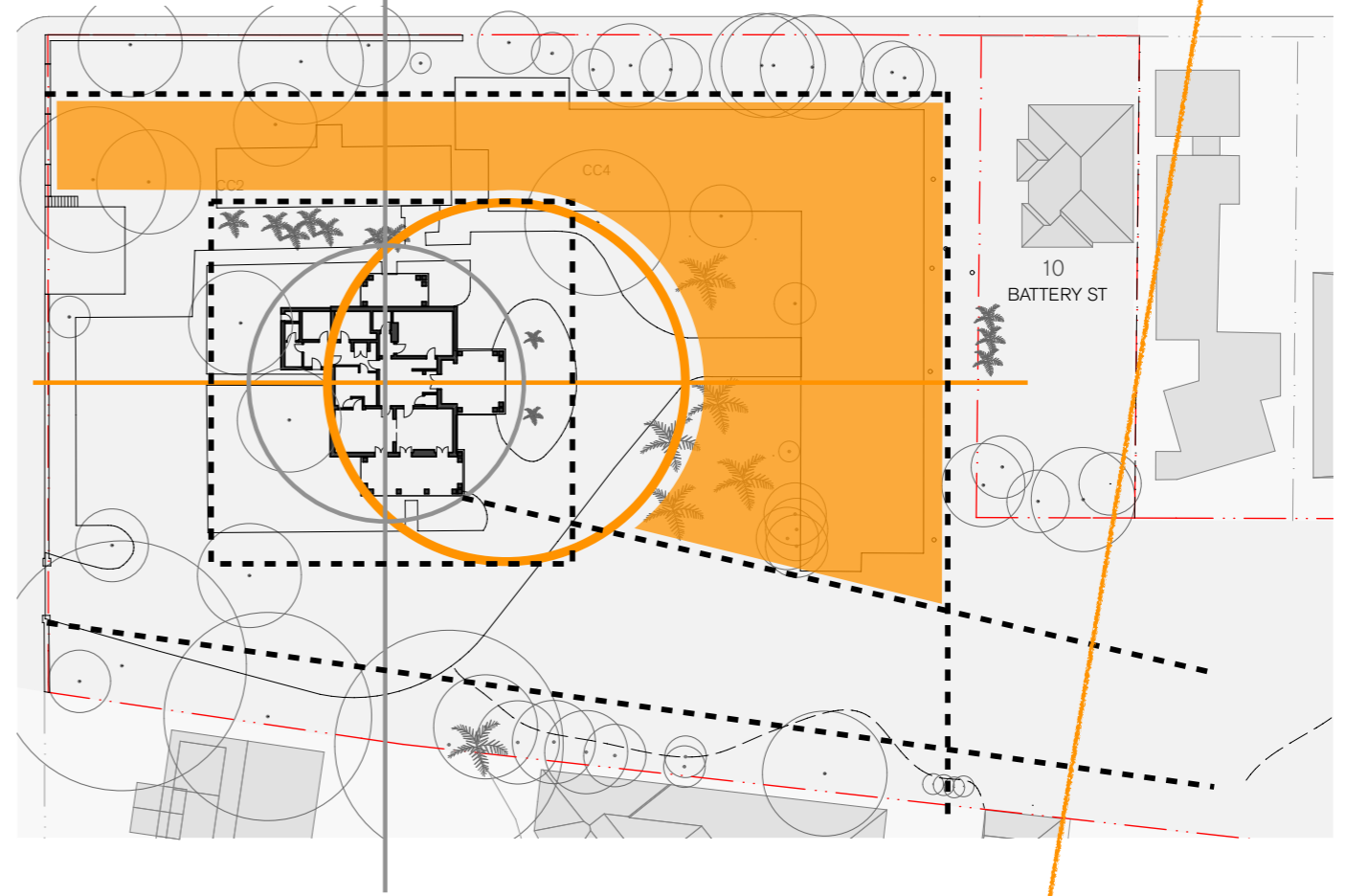
Heritage • Urban **Natural**



Reference to the Site Strategies enables an area on the site to be identified for potential development.

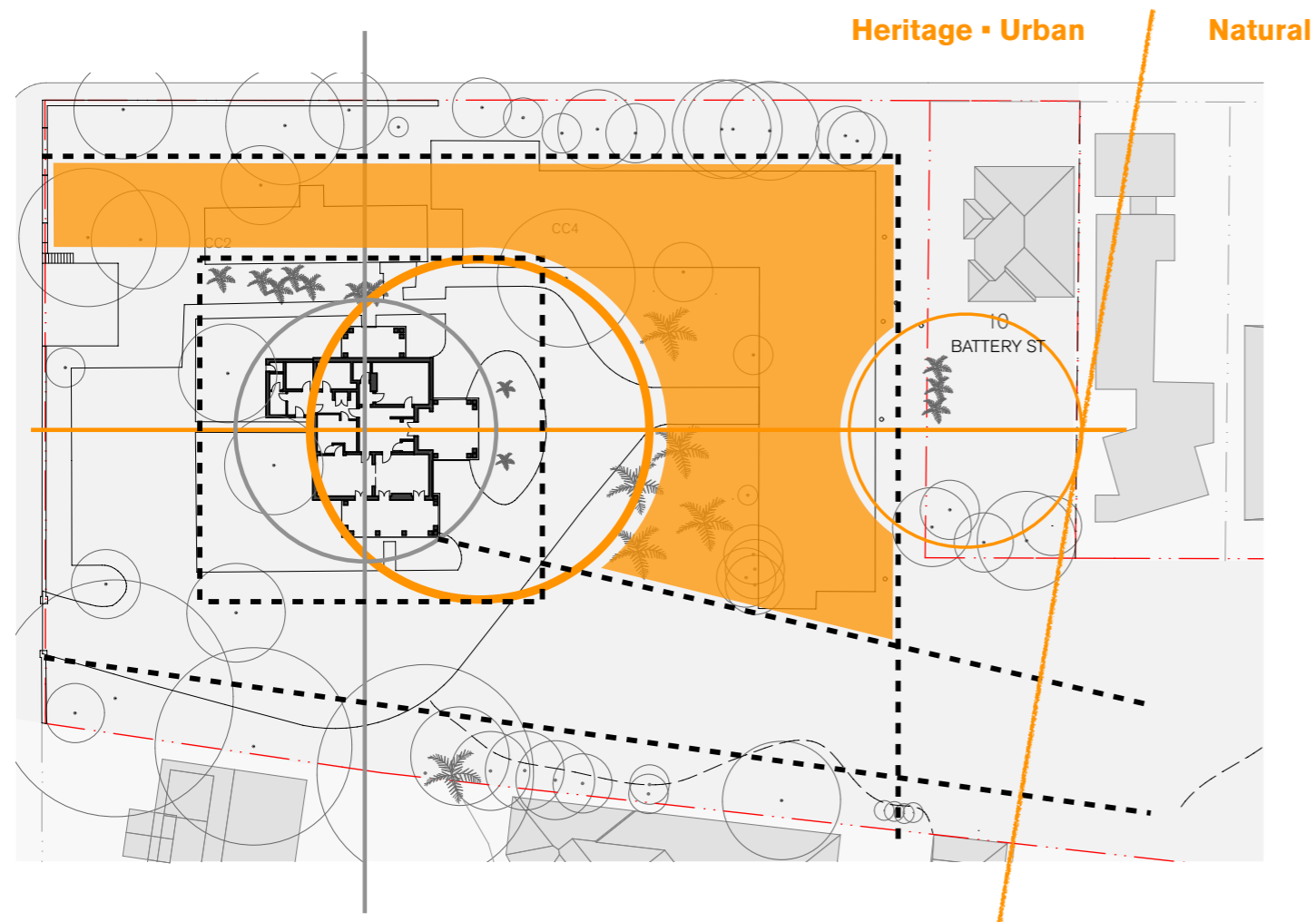
A new shared courtyard

Heritage • Urban **Natural**



A new shared courtyard is created between Cliffbrook House and the new built form. The courtyard is gently curved to address Cliffbrook House and emphasise its symmetry.

This development of the above Site Strategy has been endorsed by UNSW with the Schematic Design developed on this basis.



A second shared courtyard is created between the new built form and the adjacent property on 10 Battery Street . This too is aligned on the axis of Cliffbrook House to further emphasise its symmetry.

This development of the above Site Strategy has been endorsed by UNSW with the Schematic Design developed on this basis.

6.0 Functional Description

6.1 Functional Description

The development consists of four elements -

1. The refurbishment of the heritage listed Cliffbrook House and the garage.
2. The construction of new teaching and bedroom accommodation with the required support facilities.
3. The landscaped gardens to the west of the site and the preservation.
4. Minor modifications to the eastern portion of the site.

The campus is intended to be as inclusive as possible - the layout of the new buildings forming a courtyard to the east of Cliffbrook House provides a place of collaboration and sense of belonging for the participants. The activities on each level can be easily observed from the public areas.

Cliffbrook House (CC1) and the Garage (CC3)

It is the intention of UNSW, to fully integrate the heritage fabric into the daily operations of the new facility. Cliffbrook House will accommodate a number of teaching (syndicate) rooms which are used for group meetings; a fundamental part of the AGSM course curriculum.

An apartment for a full time caretaker will be located on the upper level. A new lift is inserted into the existing kitchen area to provide accessible access, and a new entrance way is located to the north to provide a circular and direct accessible connection with the teaching facilities located in the new wing.

The garage will be used for additional syndicate areas; with the capability to be used as one larger room or two smaller rooms.

The new buildings:

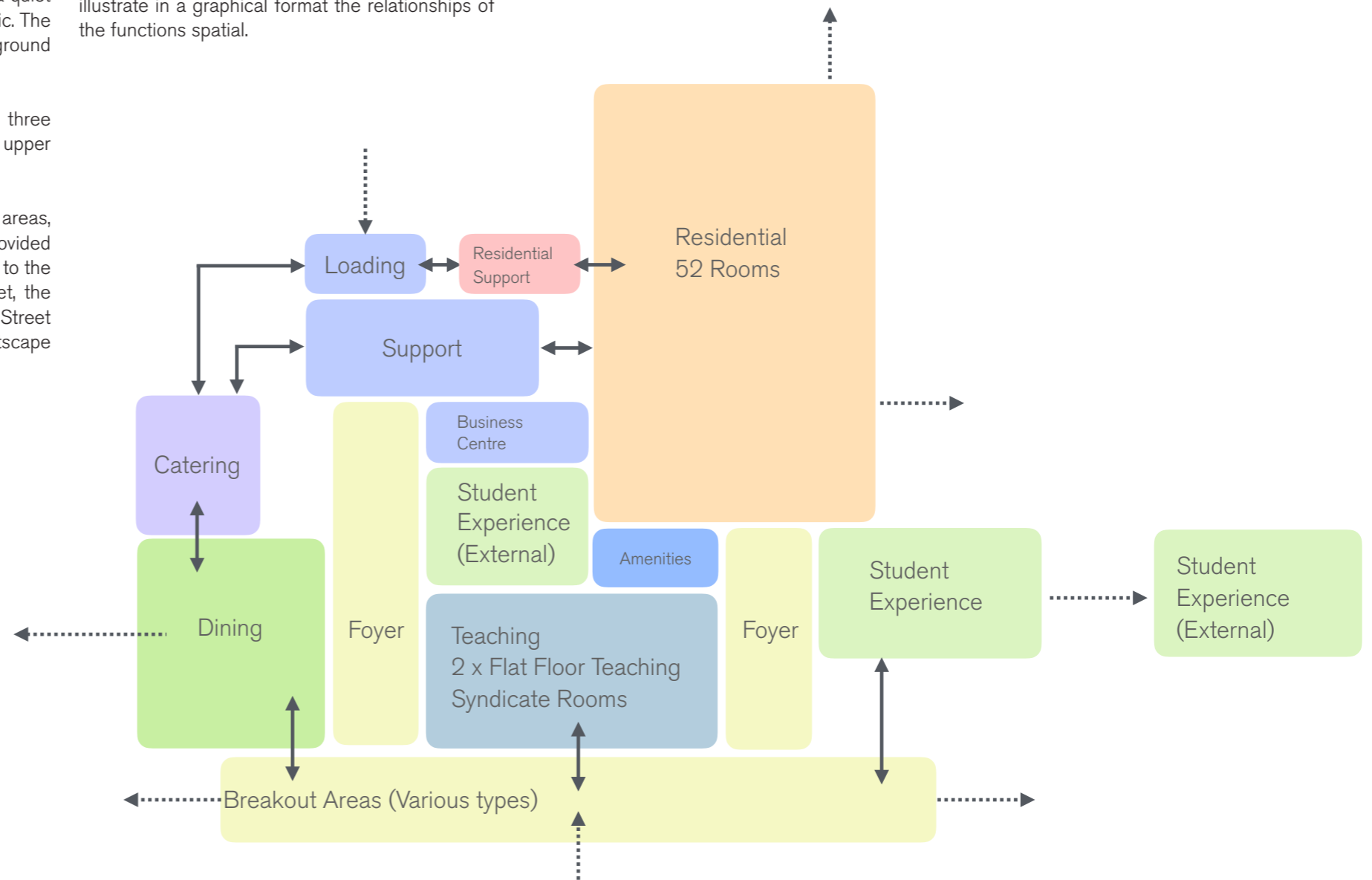
The new built form gently surrounds Cliffbrook House to the north and the east, providing a quiet and respectful backdrop to the heritage fabric. The new built form is four storeys with a lower ground level.

Accommodation for 52 bedrooms including three accessible bedrooms is provided on the upper three levels.

The main teaching and recreational support areas, such as dining and breakout lounges are provided on the Ground and Lower Ground level. Due to the level change of the site from Battery Street, the support areas are located under the Battery Street level, minimising their impact on the streetscape and adjoining properties.

6.2 Functional Relationship Diagram

Information from the Brief has been assessed and translated into functional relationship diagrams to illustrate in a graphical format the relationships of the functions spatial.



7.0 Design Principles

Principle 01

7.1 Heritage and Views

Objectives

- An understanding of the importance of Cliffbrook House as a significant villa on Sydney's coastline
- Maintain an adequate curtilage around Cliffbrook House and its gardens, originally perceived as a villa "in the round"
- Preserve views to Cliffbrook House from both the surrounding neighbourhood and from within the site
- If tree removal is required to meet other functional needs of the brief, trees are to be replaced with trees of like species and scale



Principle 02

7.2 Scale and Urban Form

Objectives

- Provide a scale of development appropriate to the predominately low and mid rise residential setting
- Respond in scale to Cliffbrook House
- Understand the effect of scale on the environmental constraints on the site - acoustic, solar and views



Principle 03

7.3 Natural landscape and microclimate

Objectives

- Reference, enhance and make accessible the natural beauty of the landscape setting through the magnification of all senses - sight, sound and touch.
- Provide a diversity of settings throughout the landscape to support the learning aspirations of AGSM



Principle 04

7.4 Materiality and Detail

Objectives

- Complement the materiality of the natural landscape, the sandstone escarpments and the sandstone and brickwork of Cliffbrook House



Principle 05

7.5 Collaboration

Objectives

- Provide opportunities for Meeting, Gathering, Interaction, Social exchange and Collaboration through shared spaces.



Principle 06

7.6 Flexibility and diversity

Objectives

- Provide a variety of internal and external spaces which can be used for a variety of activities.
- Provide diversity in setting to support the diversity in the pedagogy

