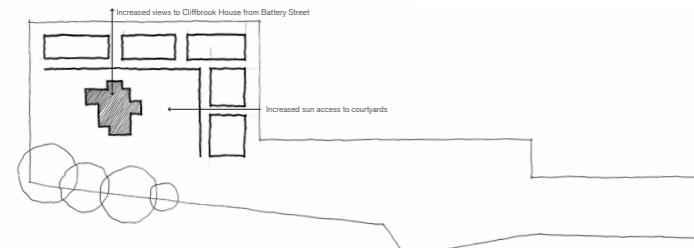
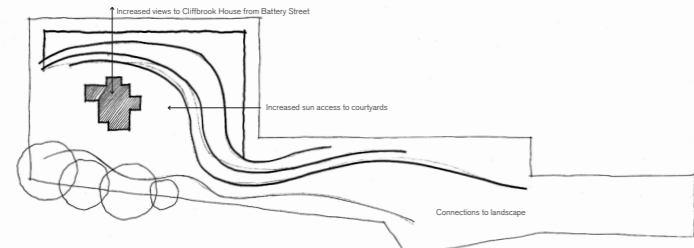


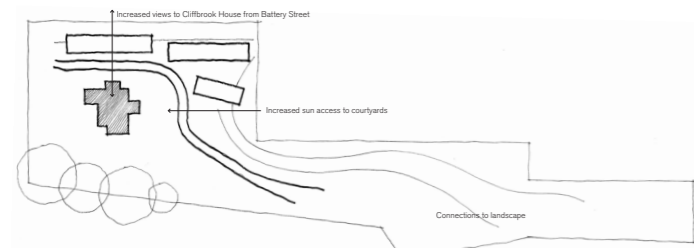
1 The 'L-shaped' form places built form adjacent to the built areas of the site along Battery Street.



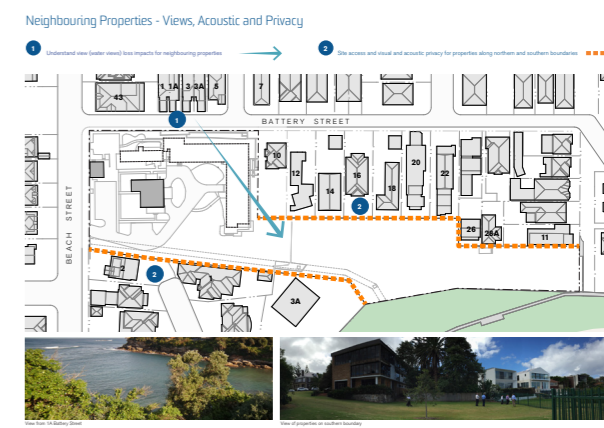
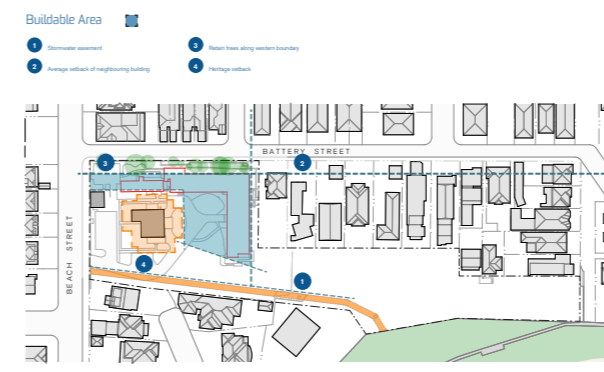
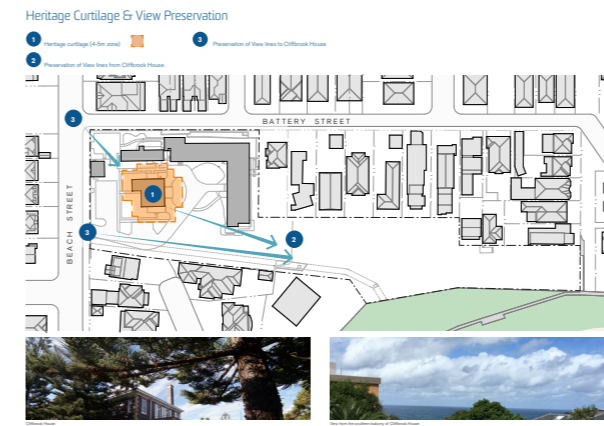
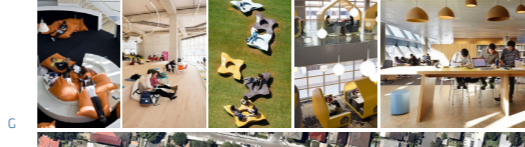
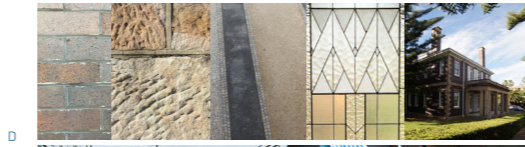
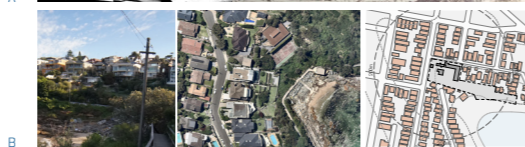
2 In order to reduce the scale of the form along Battery Street, a series of pavilion like structures were investigated, set above a 'podium'.



3 The massing direction of a 'topographical' platform was then extended to provide an even greater connection to the eastern part of the site.



4 The 'pavilion' concept was further explored to provide a less rigid response to the connection between built form and landscape. A 'topographical' platform was introduced around Cliffbrook House and extending into the landscape.



Concepts and Principles

- A: Heritage and Views**
 - To maintain the importance of Cliffbrook House as a significant villa on Sydney's coastline.
 - To maintain an adequate curtilage around Cliffbrook House and its gardens, retaining the significance of the villa 'in the round'.
 - To preserve views to Cliffbrook House from both the surrounding neighbourhood and from within the site.
- B: Scale and Urban Form**
 - To provide a scale of development appropriate to the surrounding context.
 - To respond in scale to Cliffbrook House.
 - To understand the scale effect on the amenity of the site and its context, including acoustic, solar and view impacts.
- C: Landscape Microclimate**
 - 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.
- D: Material and Detail**
 - Complement the materiality of the natural landscape, the sandstone escarpments and the sandstone and brickwork of Cliffbrook House.
- E: Sustainability**
 - Harness the natural potential of the site to provide a highly sustainable approach which is communicated through both passive design, building systems and the realisation of the design.
- F: Flexibility and Diversity**
 - Provide a variety of internal and external spaces which can be used for a number of activities.
 - Provide diversity in setting to support the learning aspirations of the pedagogy.
- G: Collaboration**
 - Provide opportunities for meeting, gathering and collaboration through shared spaces.
- H: Economy and Value**
 - Consideration of the selection services systems to provide value in life cycle costing.
 - Consideration of material selection for durability and appropriateness for the marine environment.
 - Future proofing.
- I: Geometry & Address**
 - Understand the importance of Cliffbrook House's setting to provide cues for site organisation.
- J: Legibility & Identity**
 - Provide a clear and legible organisation to assist way-finding and orientation.

Site Analysis

- A: Heritage Curtilage**
 - As advised by the Heritage Consultant, it is important that Cliffbrook House is seen 'in the round'. New structures should be set back sufficiently so that elevations of the house can be clearly read.
- B: Heritage View Preservation**
 - Key to maintaining and enhancing the heritage significance of Cliffbrook House is the preservation of its setting in the surrounding context and streetscape. It is important that the existing views of Cliffbrook House from Beach Street are maintained.
- C: Archaeology**
 - European and Indigenous archaeological investigations undertaken by MCDA and the La Perouse Aboriginal Land Council have commenced and will continue throughout the design and construction of the project.
 - It has been identified that the northwestern portion of the site (where outbuildings of the original Cliffbrook House (later called Gordons Court) were sited) has some historical archaeological potential and sensitivity.
- D: Stormwater Easement**
 - There is an existing stormwater easement with a 1200mm diameter stormwater pipe and major overland flow path that runs along the southern end of the property. A flood study is currently under way to inform the design development and meet Randwick City Council requirements.
- E: Vehicular Access, Carparking**
 - Vehicular access is currently through the existing gate in the heritage sandstone wall on Beach Street. This has been identified as the preferred access arrangement, minimising heritage and traffic impacts to the surrounding community.
 - Car parking has been provided both on grade and within a basement. It is proposed that all parking required by AGSM is located within the site.
- F: Existing Trees**
 - The Ents Tree Consultancy have undertaken an arboricultural impact assessment, identifying the tree numbers, species, height and spread, significance, life expectancy and protection requirements.
 - Three Norfolk Island Pines were identified as being of high significance.
- G: View Impact Assessment**
 - In order to understand the impact of view loss, a view analysis consultant has been engaged to review the overall massing of the design proposal. FJMT have undertaken a number of preliminary massing studies to understand the potential impact on building scale and bulk, heritage and view loss.
- H: Views, Acoustics & Privacy**
 - Properties sharing a boundary have expressed concerns regarding 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 impacts.

