

4.0 Site Opportunities and Constraints

The following site opportunities and constraints have been identified through site investigation and stakeholder consultation processes which have been undertaken during the initial design phases.

Due to the site zoning, there are limited numerical planning controls applicable to the site, therefore as a result, the development assessment will largely be merit based. It is therefore critical to understand the opportunities and constraints of the site to inform how compatibility with the surrounding residential and the heritage context can be achieved through informing the development of urban form concepts and site strategies.

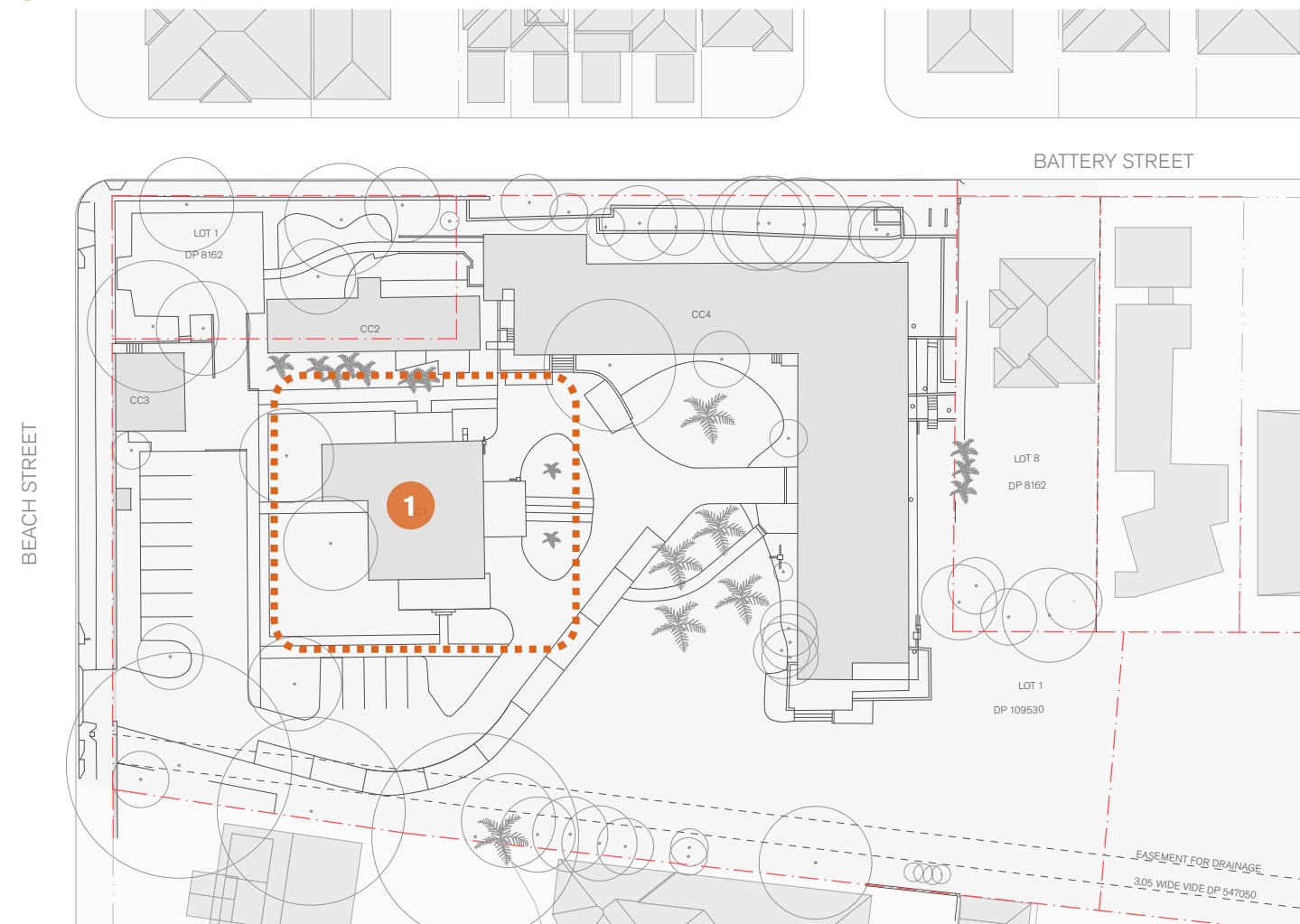
4.1 Heritage Curtilage

The Heritage Consultant has provided the following actions to ensure the Heritage significance of Cliffbrook House (CC1) is maintained and enhanced;

- The house is seen “in the round”. New structures should be set back sufficiently so that tall elevations of the house can be understood.

- The existing house should maintain its autonomy. Suggested setback for new buildings from the eastern elevation should be a minimum of 4-5metres. This has been identified in the below diagram.
- New buildings to the east of the house should be simple in profile and elevation in order to afford a backdrop to the house.

1 Heritage curtilage (4-5m zone)



Cliffbrook House

4.2 Heritage View Preservation

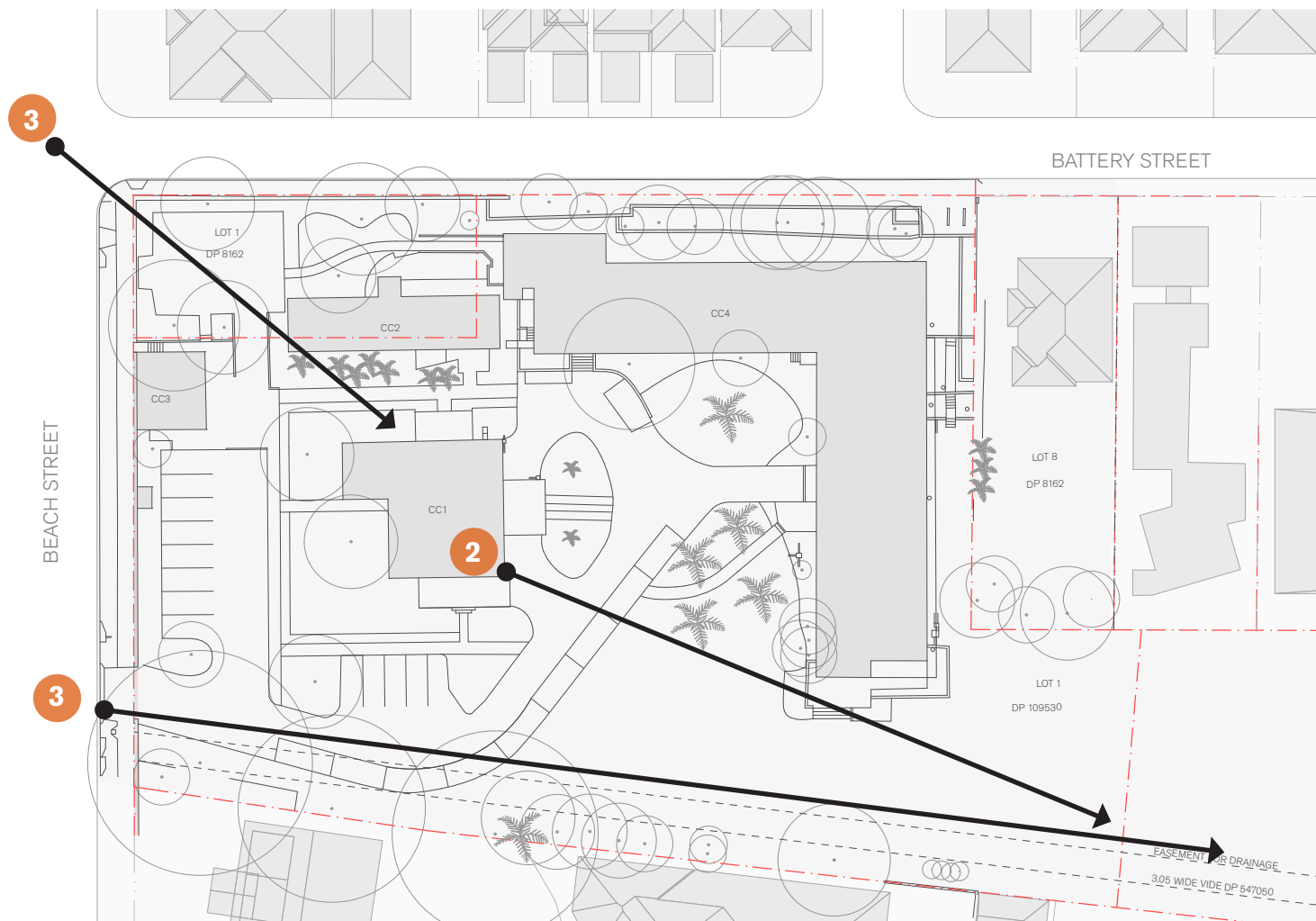
Key to maintaining and enhancing the heritage significance of Cliffbrook House is the preservation of its setting in the surrounding context and streetscape. This can be achieved by;

- Maintaining the existing views of Cliffbrook House from Beach Street.

- Maintaining the existing visual relationship between Cliffbrook House and Gordons Bay.

2 Preservation of View lines from Cliffbrook House

3 Preservation of View lines to Cliffbrook House



View from the southern balcony of Cliffbrook House

4.3 Archaeology

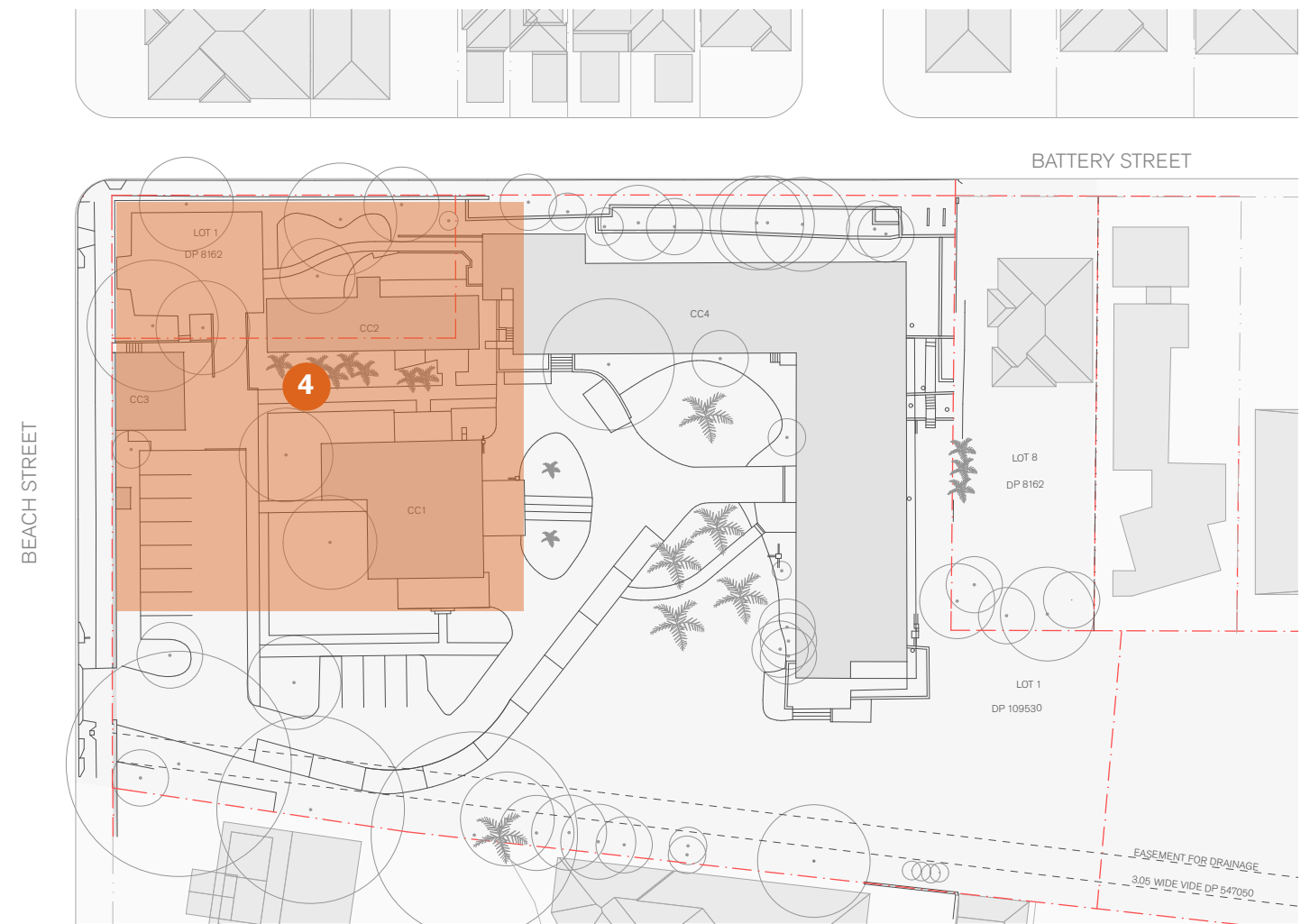
European and Indigenous Archaeological investigations undertaken by MCDA and the La Perouse Aboriginal Land Council have commenced and will continue throughout the design and construction of the project.

It has been identified that the northwestern portion of the site has some historical archaeological potential and sensitivity. It was where the outbuildings of the original Cliffbrook House (later called Gordons Court) were sited, including the stables. In order to determine the nature and extent of buried relics in

this location, a testing program has been implemented and commenced. This includes excavation of a series of trenches using a backhoe under the supervision of an archaeologist.

As identified in the Indigenous Archaeology, this area also has Aboriginal archaeological potential. It is set on a remnant sand body that has been demonstrated (elsewhere in the shire) to retain Aboriginal cultural remains such as stone artefacts. A methodology has been proposed which is currently under review by the relevant Indigenous stakeholders. Refer ACHAR Report.

4 Archaeological Sensitivity Plan (shaded area indicating area of historical archaeological sensitivity)



Historic Air Photo showing Cliffbrook & Gordon Court - Detail (1943)



Cliffbrook under Construction - Stable buildings in the northwest corner of the study area (c.1921/22)

4.4 Vehicular Access and Car Parking

Vehicular access is currently via a 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.

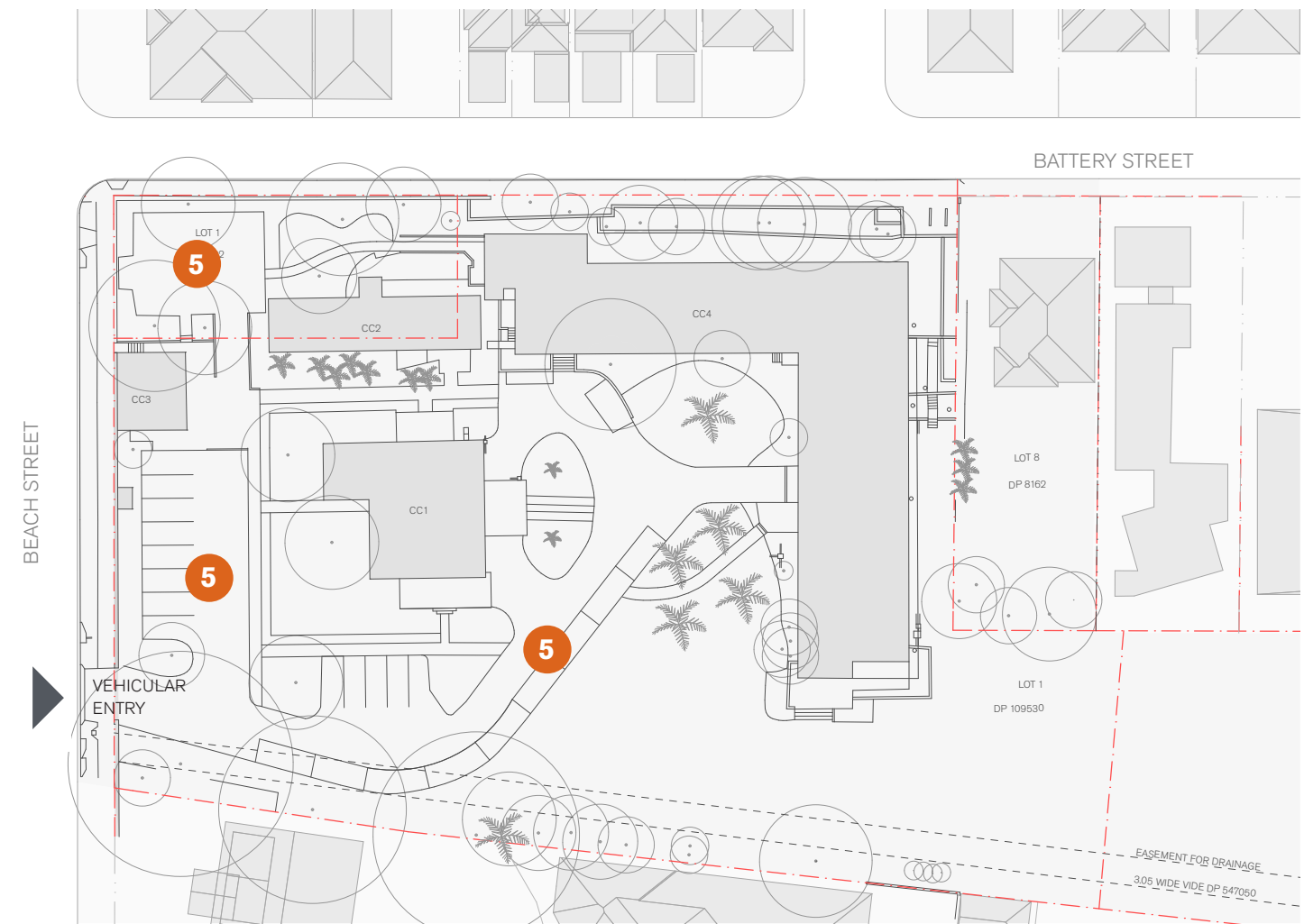
One of the main limitations on the site is car parking. The site currently accommodates 30 parking spaces.

A specialist traffic consultant has been engaged to undertake a traffic and parking assessment. The Traffic Report outlines the

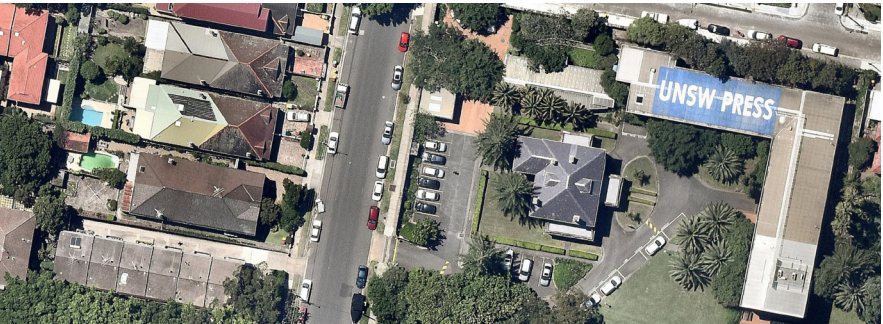
proposed parking requirements. Under the DCP 16-20 spaces are required. However due to the unique nature of the proposed use of the site the DCP criteria may not correctly measure the required demand.

The Traffic Consultant has then applied a first principles approach to estimate the likely demand of the proposed facility. It has been estimated that 36 parking will be required.

5 Existing carparking



Vehicular entry



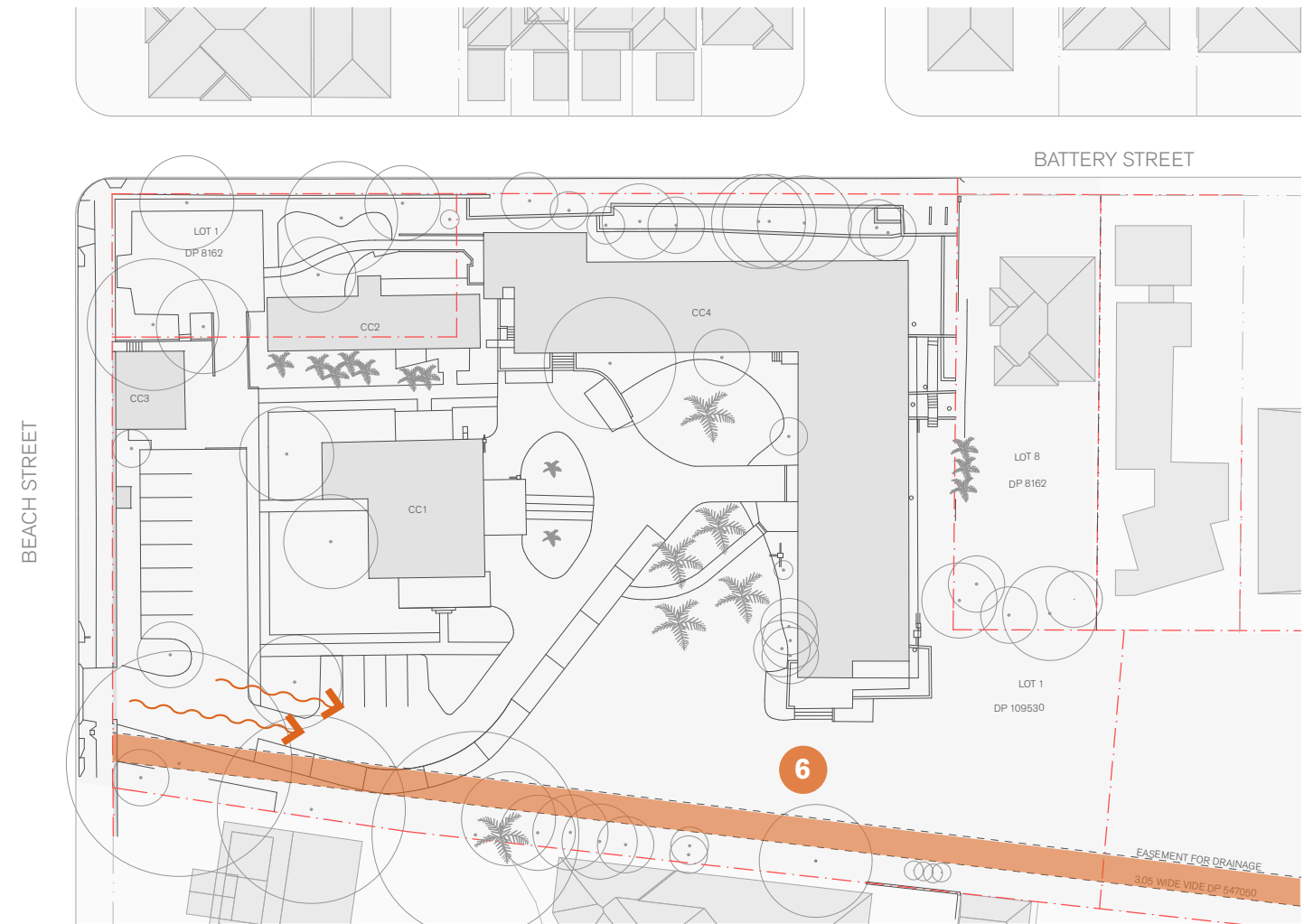
4.5 Stormwater Easement

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 will be required as part of the Development Application. Kustom Engineering has been engaged to undertake the flood study and to prepare a Flood Report to inform the design development and to meet the council requirements through outlining of the following:

- Identification of 1 in 100 year ARI and PMF storm event extents within the property;

- Determine appropriate floor levels for the proposed development;
- Determine impacts of entry to basement car park, if option is endorsed;
- Demonstrate that the proposed development will not increase flood risk or cause adverse upstream or downstream effects; and Providing statement for compliance with flood evacuation requirements where required for the habitable floor level of the development.

6 Existing Stormwater Easement 3050mm wide. (for underground 1200mm dia. discharge pipe) and major overland flow path.



Aerial Photograph Gordon's Bay

4.6 Existing Trees

The Ents Tree Consultancy has undertaken a Aborcultural 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.

It has also been identified and reinforced during the community consultation meetings the significance of the trees that line the northern boundary along Battery Street and the southern boundary. These trees contribute to the locally endemic flora and fauna community, existing streetscape and create a green screen providing visual privacy to the neighbouring properties.

7 Highly significant trees (Norfolk Island Pines)

8 Privacy screening trees



View of existing trees along Battery Street