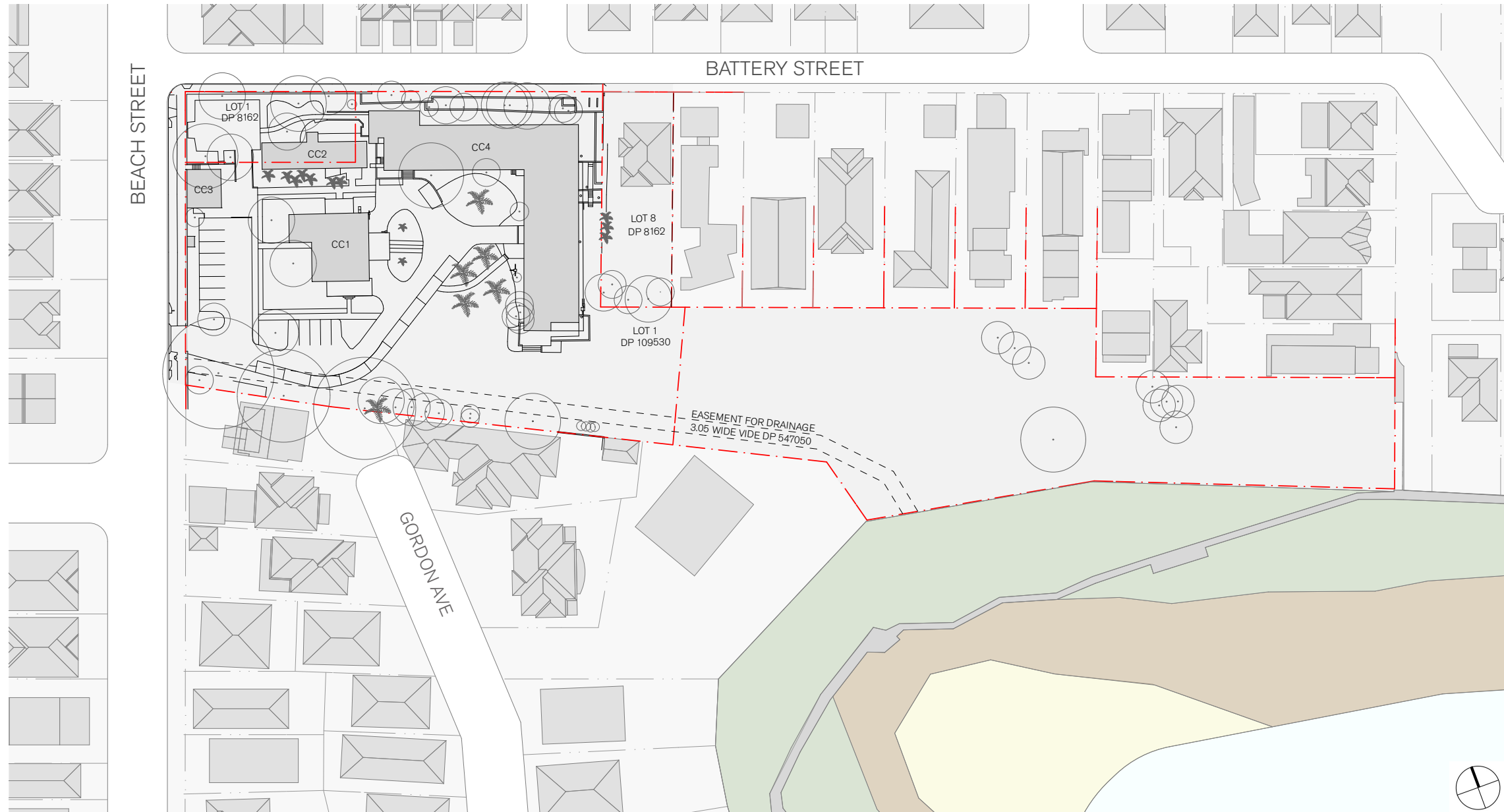




Existing Site Layout



CC1 Cliffbrook House



View Across Gordon's Bay



View Across Gordon's Bay



CC3 Heritage Garage

3.2 Urban Context

The surrounding built fabric of the precinct is predominately characterised by individual residential dwellings and medium density residential apartments.

Development in all directions of the site comprises one to two storey detached and semi-detached dwellings and three to four storey walk-up apartments. The residential properties which adjoin the northern and southern boundaries are considered sensitive and consideration is required to protect their existing amenity.



3.3 Topography

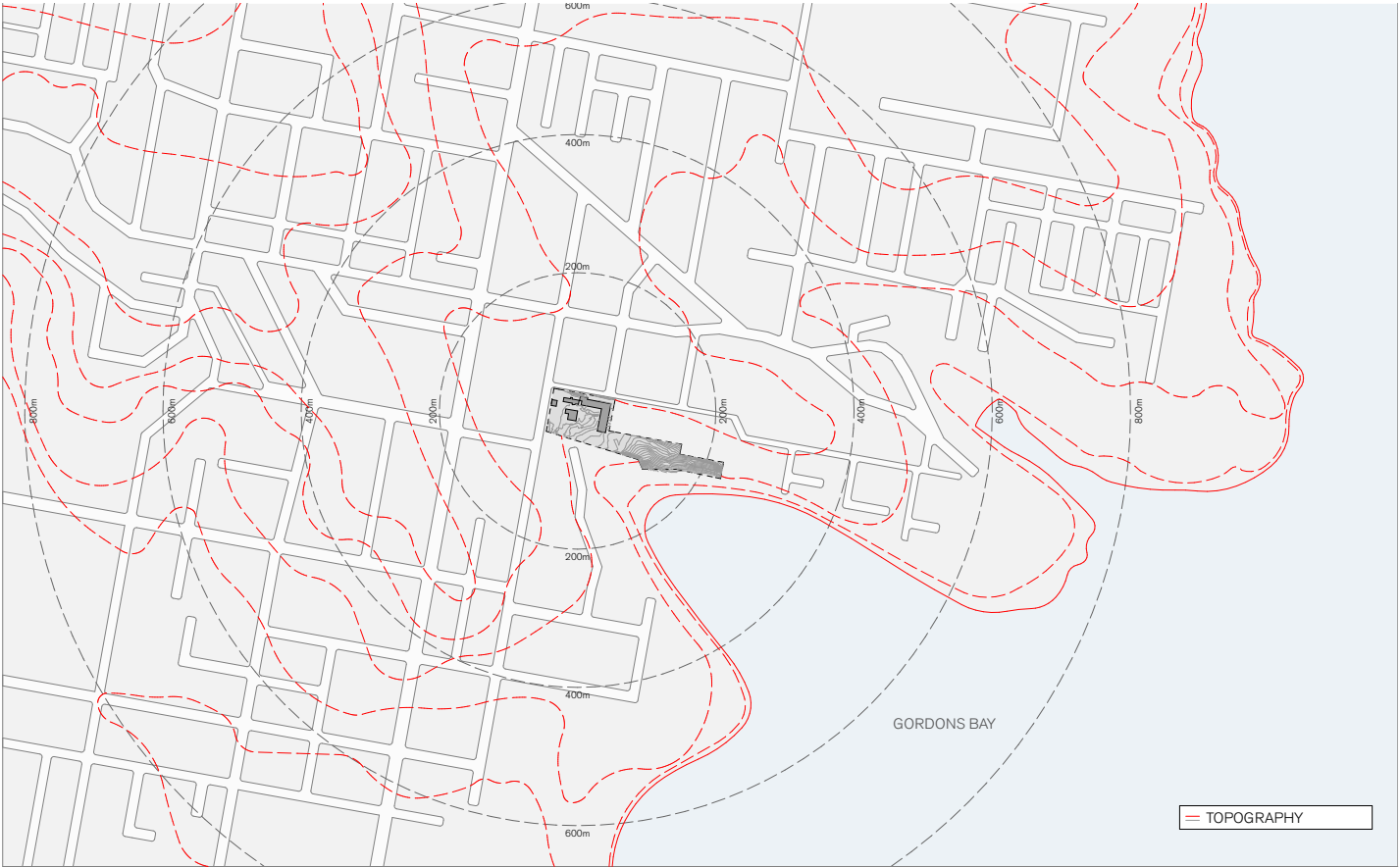
The project site is set on a large, irregularly shaped block at the corner of Beach and Battery Streets, overlooking Gordon's Bay. The land is gently undulating (with fall from the northwest to southeast), but falls away abruptly where it approaches the cliff line of Gordons Bay

The site is located on the north side of the incised valley approximately 5m above the surrounding cliff line. The site is set down from Battery St and Beach Street and set on a gently sloping platform ranging from 29-31.5m above sea level (AHD).

Gordons Bay is a deeply incised bay with steep sandstone cliffs

and a small beach at its head. The incised valley rises up to form the sandstone escarpment and headlands featuring around the length of the inlet. The shoreline characterised by stepped sandstone shore platforms at sea level.

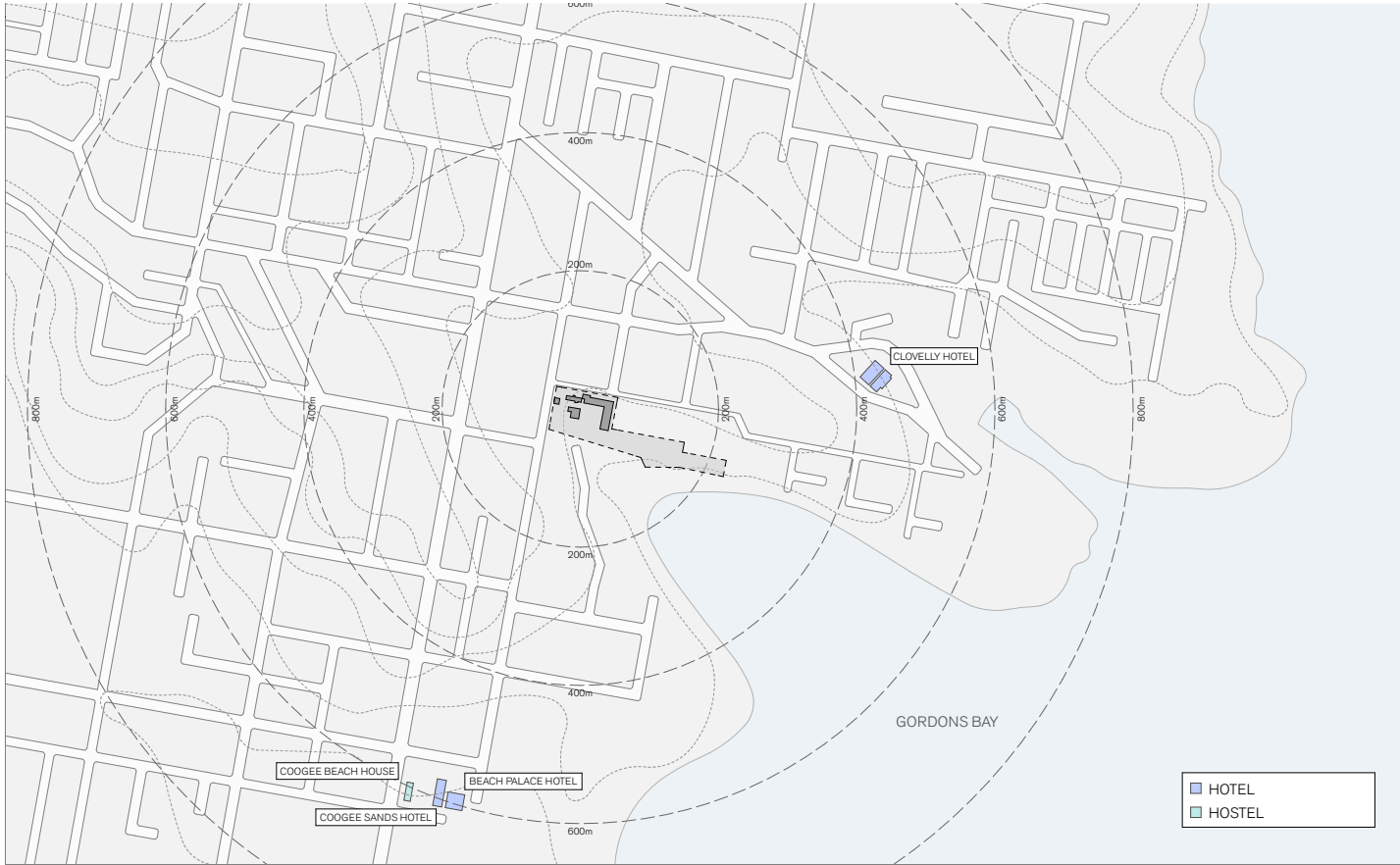
The site is physically connected to the foreshore zone which is characterised by dense coastal vegetation. The site falls away slowly along the north boundary however at the eastern portion of the site the topography transitions to a steep sandstone escarpment along most of the southern boundary of the site, relaxing only where the incised valley of the coastal stream conveys stormwater towards Gordons Bay.



3.4 Proximity of Hotels / Hostels

There are a number of small Hotels within close proximity to the site. The Clovelly Hotel is approximately 5 minutes walk.

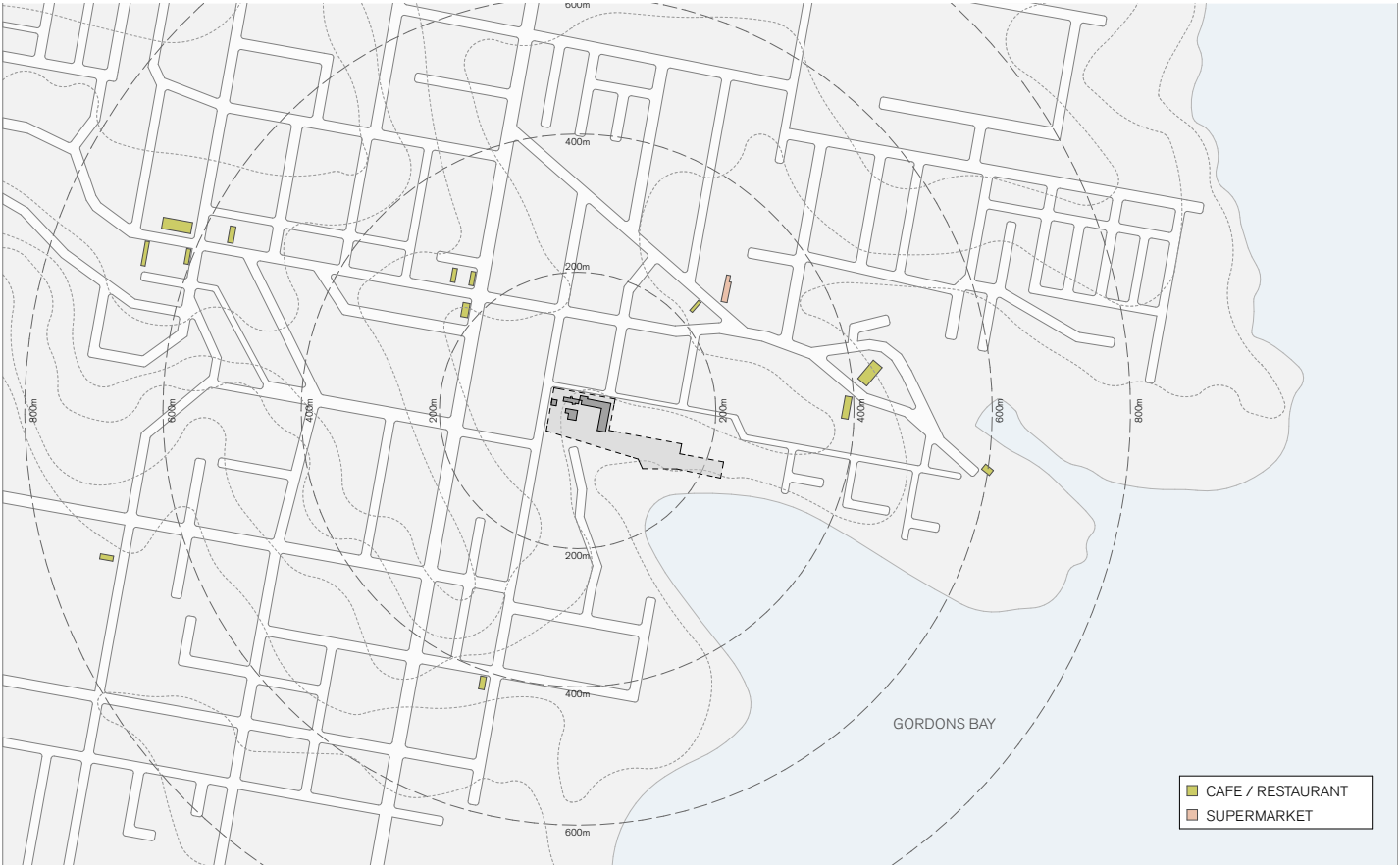
There is also range of Hostel and Hotel accommodation available at Coogee. Coogee is approximately 15 minutes walk away.



3.5 Cafe and Restaurants

There is a small cluster of service related retail outlets such as restaurants and takeaway food operations within 5 minutes walking distance, on the corner of Arden Street and Clovelly Road.

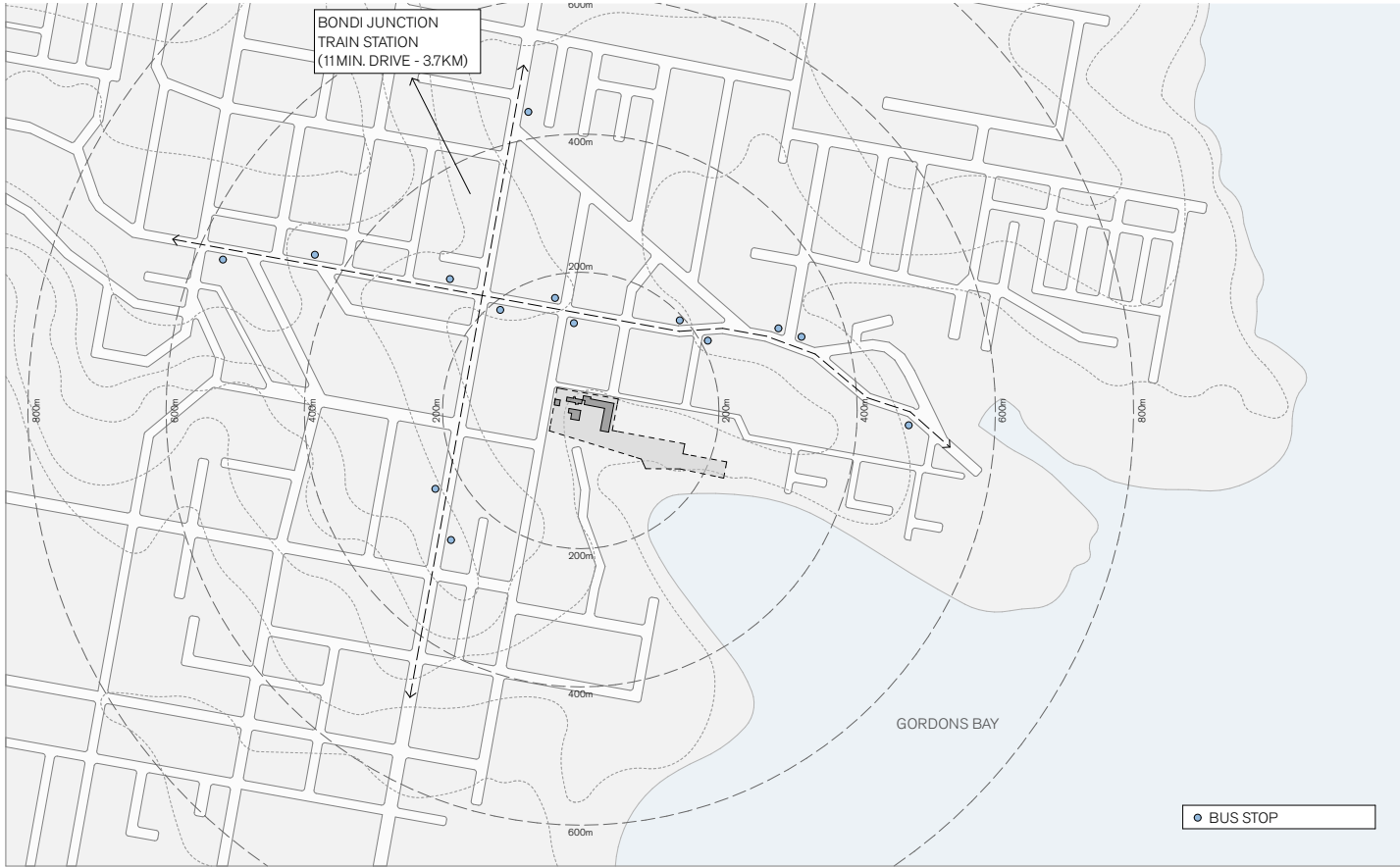
Coogee is the closest major food and retail centre, offering a wide variety food, beverage and entertainment establishments. Coogee is approximately 15 minutes walk away.



3.6 Transport - Bus

The site is serviced by regular buses operating along Clovelly Road and Arden Street.

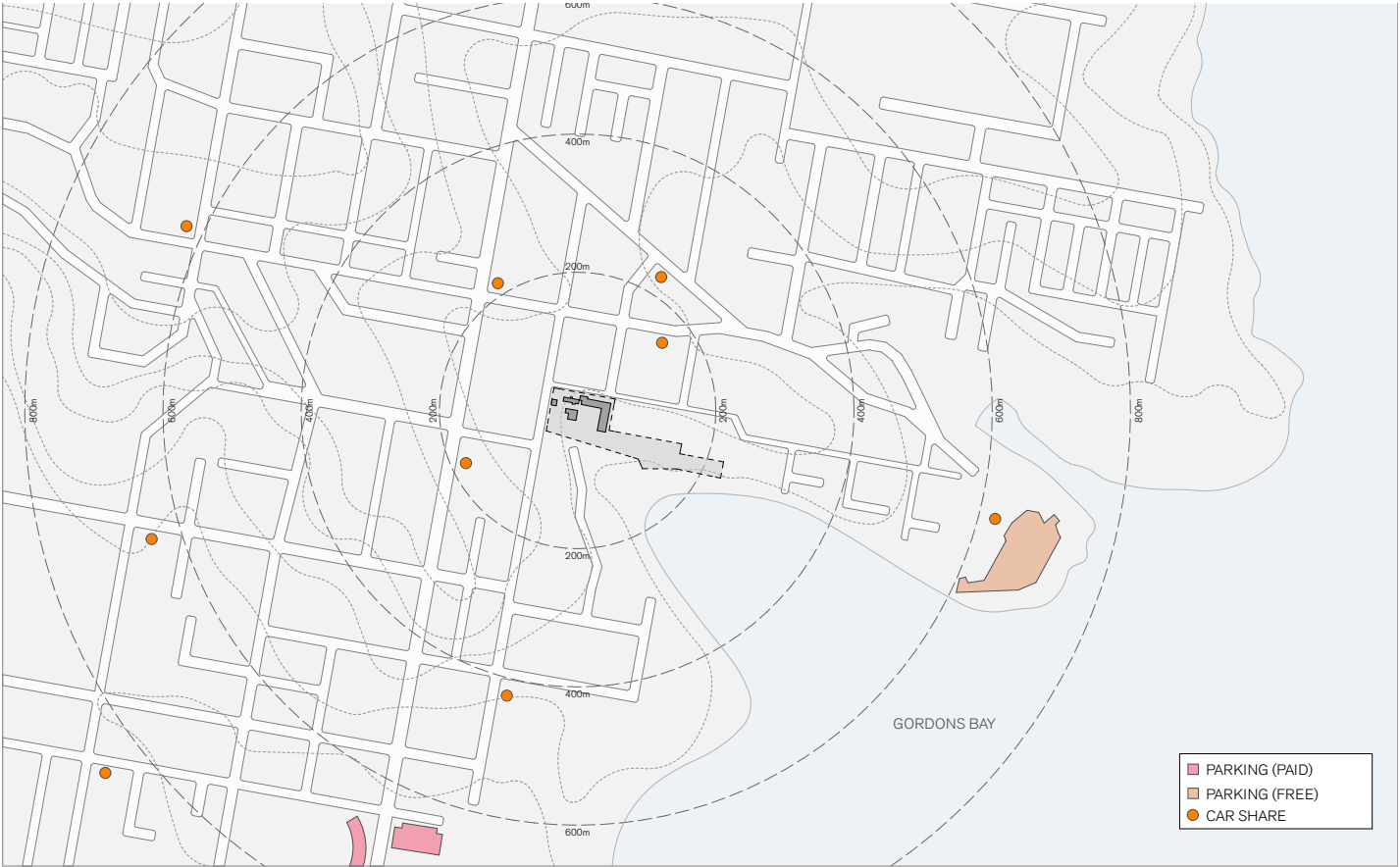
The closest train station is Bondi Junction which is 11min drive (3.7km). Regular bus services operate between Gordon's Bay and Bondi Junction train station.



3.7 Transport - Parking

There is on street parking available in the residential streets surrounding the site. However the availability of spaces can be limited during peak summer periods. There are a number of car share sites within close proximity.

The closest public carpark is Clovelly Headland Carpark.



3.8 Views

The site is elevated offering ocean views over Gordon's Bay. Views to the water can be seen upon entry to the site and becomes more expansive towards the south eastern end of the site above Gordon's Bay.

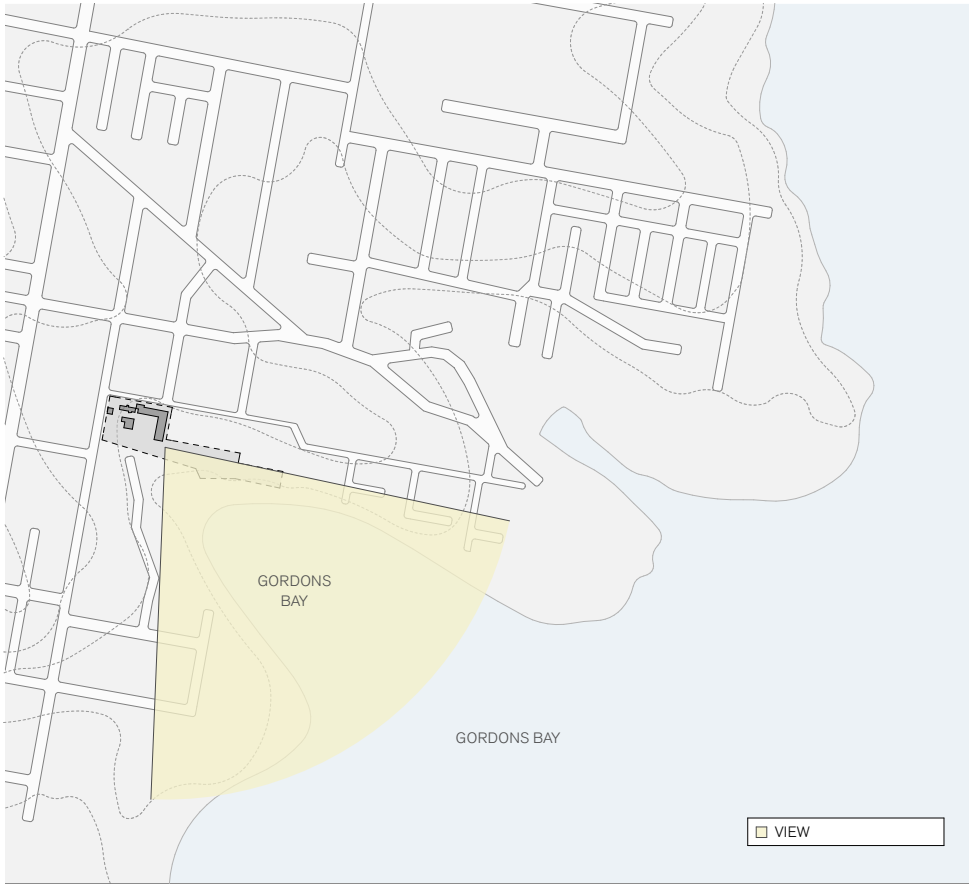
Cliffbrook House offers expansive ocean views, in particular from the Level 1 balconies.



View from southern terrace of CC1- Cliffbrook House



View from existing CC4 - UNSW Press Building



3.9 Acoustics

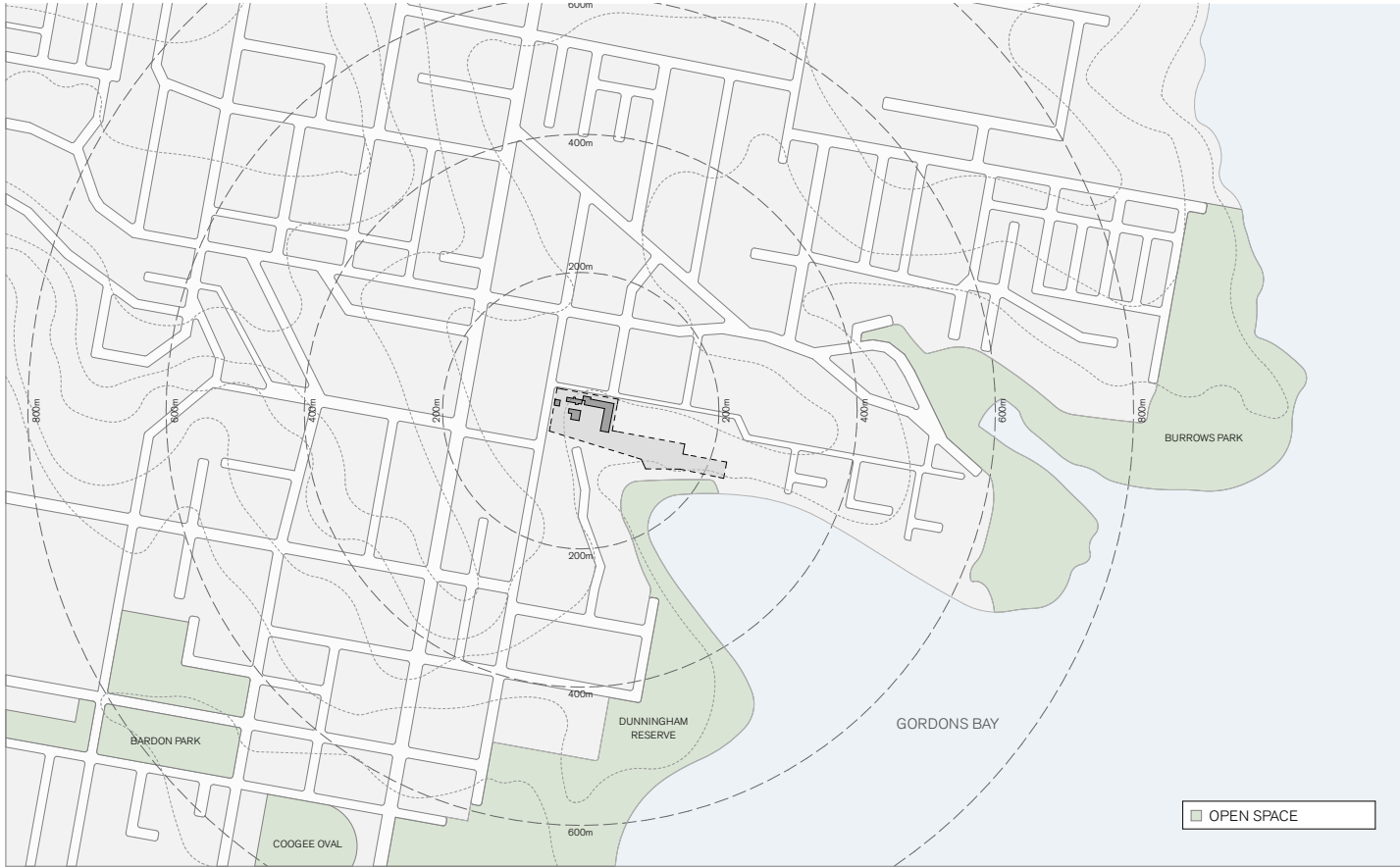
Due to the proximity and residential nature of the surrounding development acoustics will need to be carefully managed.



3.10 Proximity to Open Space

The site is surrounded by residential development with a park located at the top of the Southern headland (Cunningham Reserve) and a large open carpark on the northern headland (Clovelly Carpark). A public reserve consisting of remnant natural, heath land and a mix of exotic and native plant species is also located in the head of the bay.

The main recreational facilities of the bay include the Bondi to Coogee walk, the Gordon's Bay Amateur Fishing Club, scuba diving activities and the underwater nature trail within the bay. It is also used for recreational activities such as jogging, relaxing, swimming and snorkeling.



3.11 Heritage

The below map illustrates the proximity of sites of heritage significance that have been identified on the Randwick LEP 2012 heritage map sheet.

The neighbouring residence to the immediate south is a listed item of local significance. Item 188 'two storey arts and crafts house' at 2 Gordon Avenue (Lot 4, Section 2, DP11754).



The site is listed on the State Heritage Register.

Cliffbrook House (CC1)

- Architecturally significant as a fine example of Inter War Free Classical Style and for the late elements of Italianate Style incorporated in it.
- Technically significant for use of materials, particularly its use of reinforced concrete.

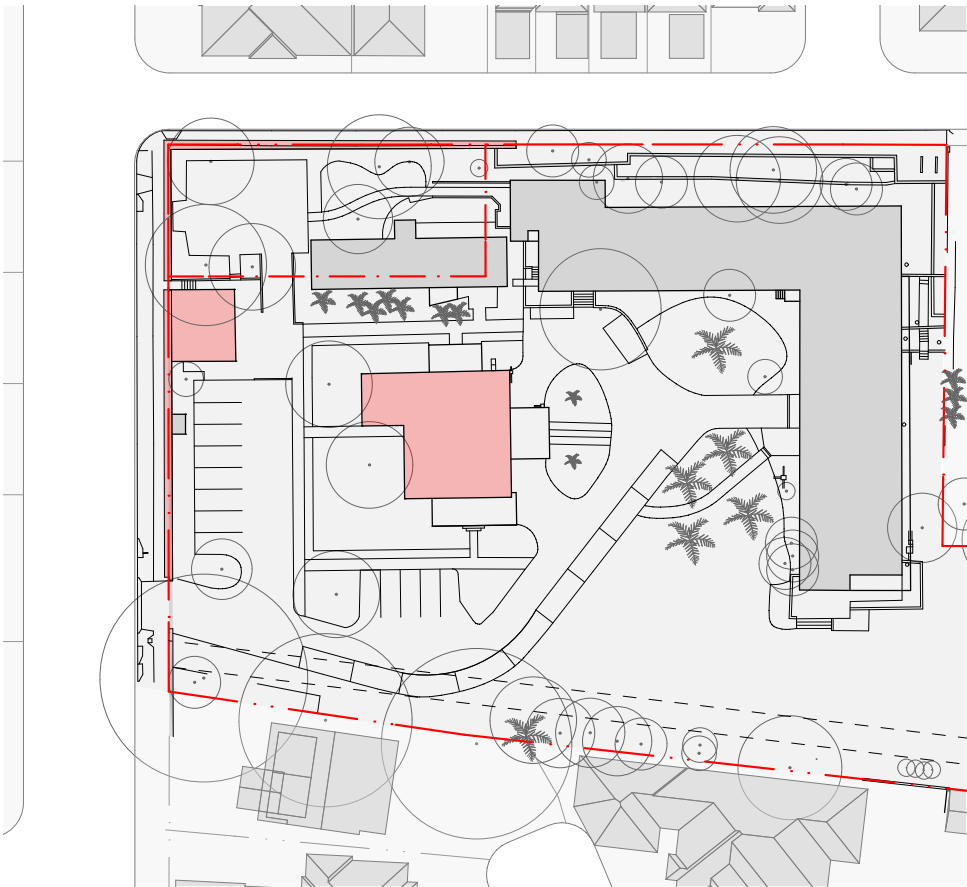
Heritage Garage (CC3) and the sandstone boundary walls are significant as they demonstrate various forms of construction and workmanship over time.

3.12 Site Zoning

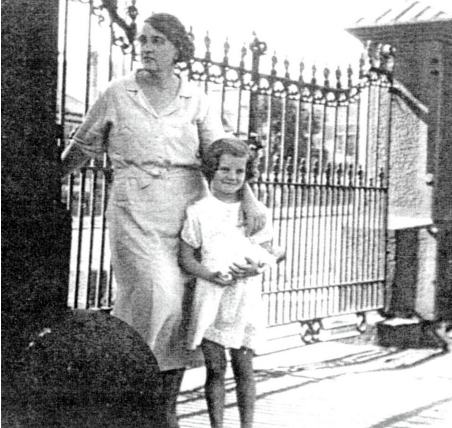
The site is subject to the key planning controls of Randwick Local Environmental Plan 2012 (RLEP) and Randwick Development Control Plan 2013 (RDCP).

The site is divided into two zones: an Educational Establishment Zone (SP2), and a Private Recreational Zone (RE2) and forms part of a Foreshore Protection Area. Building development is permissible on the Educational Establishment Zone and smaller, sympathetic structures are permissible on the remainder of the site.

- SP2 Educational Establishment Zone
- RE2 Private Recreation Zone
- Foreshore Protection Area



CC1 Cliffbrook House 1920's



Heritage Gate 1920's

