



**Redevelopment of  
UNSW Cliffbrook Campus**  
Architectural Design Statement

University of New South Wales

**fjmt**

**fjmt studio** architecture interiors urban landscape  
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**UNSW Approval**

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# Contents

<b>1.0 Executive Summary</b>	<b>4</b>	7.1 Heritage and Views	26	<b>16.0 Area Schedule</b>	<b>55</b>
1.1 Introduction	4	7.2 Scale and Urban Form	26		
1.2 Purpose of the Report	4	7.3 Natural landscape and microclimate	26	<b>17.0 Appendicies</b>	<b>57</b>
1.3 Summary	4	7.4 Materiality and Detail	27		
<b>2.0 Consultant Team</b>	<b>5</b>	7.5 Collaboration	27	<b>18.0 Appendix 1 Community Consultation</b>	<b>58</b>
		7.6 Flexibility and diversity	27	18.1 Introduction	58
<b>3.0 Site Analysis</b>	<b>6</b>	7.7 Geometry and address	28	18.2 Response to Community Consultation 01	65
3.1 Site Description	6	7.8 Legibility and Identity	28	18.3 Response to Community Consultation 02	67
3.2 Urban Context	8	7.9 Sustainability and Innovation	28	18.4 Response to Community Consultation 03	69
3.3 Topography	8	<b>8.0 Conceptual Form</b>	<b>29</b>	18.5 Community Consultion 02	76
3.4 Proximity of Hotels / Hostels	9				
3.5 Cafe and Restaurants	9	<b>9.0 Built Form and Urban Design</b>	<b>31</b>		
3.6 Transport - Bus	10	9.1	31		
3.7 Transport - Parking	10	9.2 Density	31		
3.8 Views	11	9.3 Bulk and Scale	31		
3.9 Acoustics	11	9.4 Streetscape	31		
3.10 Proximity to Open Space	12	9.5 Setbacks	31		
3.11 Heritage	12	9.6 Solar access and overshadowing	32		
3.12 Site Zoning	13	9.7 Acoustic impacts,	33		
3.13 Environmental	14	9.8 Visual Privacy,	33		
3.14 Overshadowing - Existing Massing	15	9.9 View sharing/loss,	33		
		9.10 Wind impacts	33		
<b>4.0 Site Opportunities and Constraints</b>	<b>16</b>	9.11 Accessibility	33		
4.1 Heritage Curtilage	17	<b>10.0 Visual Impacts</b>	<b>34</b>		
4.2 Heritage View Preservation	17				
4.3 Archaeology	18	<b>11.0 Functional Planning</b>	<b>35</b>		
4.4 Vehicular Access and Car Parking	18				
4.5 Stormwater Easement	19	<b>12.0 Heritage Restoration</b>	<b>40</b>		
4.6 Existing Trees	19	12.1	40		
4.7 Neighbouring Properties - View Impact Assessment	20	12.2	40		
4.8 Neighbouring Properties - Views, Acoustic and Privacy	20	<b>13.0 Facade and Materiality</b>	<b>42</b>		
<b>5.0 Site Strategies - Urban Form Concepts</b>	<b>21</b>				
5.1 Site Strategies	21	13.1 Facades and Building Articulation	42		
5.2 Urban Form Concepts	21	13.2 Materials and Colours	42		
<b>6.0 Functional Description</b>	<b>24</b>	<b>14.0 Finishes Schedule</b>	<b>48</b>		
6.1 Functional Description	24				
6.2 Functional Relationship Diagram	24	<b>15.0 Built Form Realisation</b>	<b>49</b>		
<b>7.0 Design Principles</b>	<b>26</b>				

# 1.0 Executive Summary

UNSW is planning to create a bespoke executive residential retreat at its historic Cliffbrook campus which will cater for executive education including those choosing to undertake further professional studies with the Australian Graduate School of Management (AGSM).

## 1.1 Introduction

The new Cliffbrook Campus Redevelopment for the University of New South Wales (UNSW) will provide a "state of the art" executive residential retreat with accommodation and teaching facilities for the Australian Graduate School of Management (AGSM) Residential Programs. The facility will also be used by the university for faculty strategy days and conferences.

The site, located in Coogee, adjacent to Gordons Bay includes Cliffbrook House, a 1920's State heritage listed previously residential property.

Through utilising the Cliffbrook Campus as accommodation for the AGSM Residential Program functions, UNSW will make better use of an existing under-performing asset, whilst also improving the competitiveness of UNSW's management courses.

The Cliffbrook Campus Redevelopment Project will offer the following improvement opportunities:

- A "4-star" conference centre experience, with improved residential accommodation and amenities;
- A more contemporary and customised suite of learning spaces;
- A unique beachside 'retreat' locale;
- A location for other UNSW faculties, schools and business units to hold small conferences and strategy days; and
- An opportunity to revisit the operational model to ensure this is market-competitive.

FJMT and the project team were commissioned by UNSW in March, 2016 to provide design and documentation of the new campus.

## 1.2 Purpose of the Report

The purpose of this report is to provide a detailed Architectural Design Statement to support the State Significant Development Application submission. This report should be read in conjunction with the supporting consultants' reports and the Environmental Impact Statement prepared by Urbis.

Schematic layout plans, elevations and sections, a detailed area schedule and conceptual 3-dimensional images have been developed in consultation with the relevant stakeholders including UNSW Facilities Management, Australian Graduate School of Management, COPG (Campus Operations Planning Group) and Venues & Events.

The plans have been developed to align with the initial Project Brief [Version 01 18 December, 2015] and the Return Brief developed by FJMT and the consultant team during the Brief Refinement process.

## 1.3 Summary

- Site analysis: A site analysis has been undertaken which describes in detail the context of this unique site.
- Opportunities and Constraints: Relevant opportunities and constraints have been identified
- Site Strategies: Conceptual site strategies have been developed which outline the broad urban form of the project.
- Functional Description: A detailed functional description of the campus is provided which outlines the use of each area.
- Design Principles: The development of the design of the architectural approach is guided by Design Principles which have been developed in conjunction with UNSW and the site analysis.
- Conceptual Form
- Built Form and Urban Design: The architectural response is analysed in accordance with the criteria as set out in the SEARS. This section includes supporting diagrams including Overshadowing Diagrams.
- Detailed Functional Relationships: Each area is detailed to provide a comprehensive understanding of the functional of each area.
- A commentary has been provided to address the concerns of the community and provide a history of modification which has taken place to address the concerns.

## 2.0 Consultant Team

Discipline	Company
Client	University of New South Wales (UNSW)
Architect and Lead Consultant	Francis-Jones Morehen Thorp
Access	Accessibility Solutions
Acoustic	JHA Engineers
Aboriginal Archaeology	La Perouse Aboriginal Land Council
Arborist	The Ent Tree Consultancy
Archaeology - European and Aboriginal	MCDA
Audio Visual	JHA Engineers
BCA/NCC	Group DLA
Building Condition	Tyrells Property Inspection
Civil Engineering	Taylor Thomson Whitting
Communications	Kathy Jones and Associates
Electrical including Security and Lighting	JHA Engineers
ESD	JHA Engineers
Fire Engineering	Red Fire
Fire Services (Dry)	JHA Engineers
Fire Services (Wet)	Warren Smith and Partners
Flood Study	Kustom Engineering
Geotechnical and Environmental	PSM
Hazardous Materials	Greencap NAA
Heritage	Weir Phillips
Hydraulic	Warren Smith and Partners
Interiors	Francis-Jones Morehen Thorp
IT Communication Services	University of New South Wales (UNSW)
Kitchen	TBA
Landscape	Francis-Jones Morehen Thorp
Mechanical	JHA Engineers
Statutory and Urban Planner	Urbis

Discipline	Company
Quantity Surveyor	MBMpl
Signage and Graphics	TBA
Structural	Taylor Thomson Whitting
Substation	JHA Engineers
Surveyor	Watson Buchan
Surveyor (Cloud Point)	Lester Franks
Traffic	Transport Planning Partnership
Vertical Transportation	JHA Engineers
View Impact Assessment	GM Urban Design & Architecture
Waste	University of New South Wales (UNSW)

## 3.0 Site Analysis

Building	Usable Floor Area	Gross Floor Area	No. of Storeys	Occupant
CC1	220.56	532.23	2	Vacant
CC2	74.12	126.79	1	Vacant
CC3	38.31	78.05	1	Vacant
CC4	1,226.50	1,992.35	3	UNSW Press (337.15 m2)
<b>Total</b>	1559.49	2729.42		

Existing Building Areas  
RFT Version 01: 18/12/16

### 3.1 Site Description

The Cliffbrook Campus is sited within a typical eastern Sydney coastal residential suburb with a combination of predominately Federation and Inter-War single or double-storey free-standing bungalows, 3 - 5 storey walk up apartments and semi-detached houses.

The site has two different and unique characters.

The upper portion of the site is characterised by the heritage structures of Cliffbrook House (CC1), its garage (CC3) and bounding sandstone walls. Two additional buildings are currently on the site - a three storey red brick office building (CC4) and a single storey office building (CC2).

The topography gently slopes from Beach Street to the lower (eastern) portion of the site and is set down by 1 storey from Battery Street. Landscaping consists of three significant Norfolk Island pines associated with Cliffbrook House, indigenous banksias to the Battery Street boundary and turfed areas. Two large homes are located to the southern boundary. These homes generally have their main outlook orientated either towards Beach Street or the coast, however there are a number of windows in relatively close proximity to the boundary fence.

The lower (eastern) portion of the site consists of turfed areas to the west and north and a large tract of coastal banksia scrub. [Eastern Suburbs Banksia Scrub (ESBS)] The topography slopes dramatically towards Gordon's Bay. Large predominantly two storey residences, plus 3 apartment buildings are located along the northern boundary. The majority of these properties have a direct interface with the site through their gardens via access gates into the Cliffbrook site. To UNSW knowledge these gates have not been approved.

