

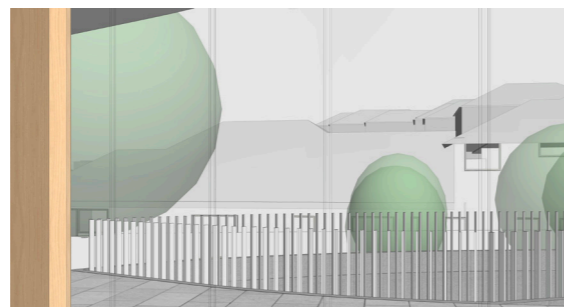
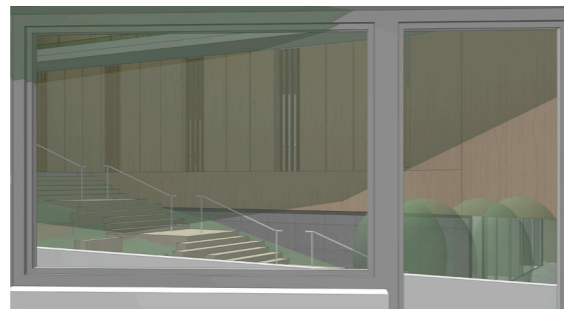
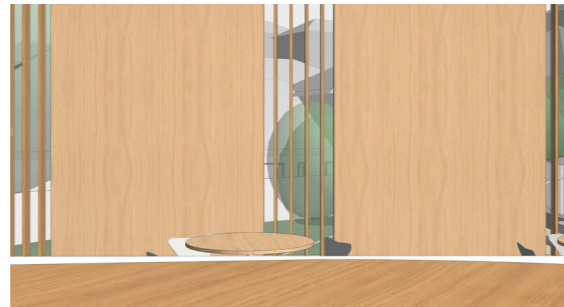
9.7 Acoustic impacts,

As the proposed development is in a residential area, the creation of the new courtyard to the east of Cliffbrook House and the curved forms of the new building create an acoustically responsible environment for external activities associated with the use of the complex.

Following the Community Consultation process, a further design change removed a proposed external balcony to the Lounge/Dining area to mitigate potential acoustic issues as requested by the residents of Battery Street whose properties interface with the northern boundary.

9.8 Visual Privacy,

Visual privacy both to and from the building is very important. The massing of the new buildings has carefully considered view angles and privacy to the properties along the southern boundary and along Battery Street. The fenestration both facing Battery Street and the southern boundary is shielded by vertical battens or louvres which direct the views.



9.9 View sharing/loss,

The development of the design has carefully considered views both to the site (and Cliffbrook House) and views from the neighbouring properties. The massing of the form has been articulated to provide an acceptable level of view sharing from the majority of the surrounding residential properties.

- There are three main view requirements of the site:
- Views to the existing heritage structures from both the streetscape and surrounding residential properties
 - Distant (and in some cases oblique) ocean views from the properties on Battery Street and to a lesser extent along Beach Street
 - Neighbourhood views from both the Battery and Beach Street residential properties.
- Following extensive Community Consultation the massing of the new built form has been articulated to address these conditions.

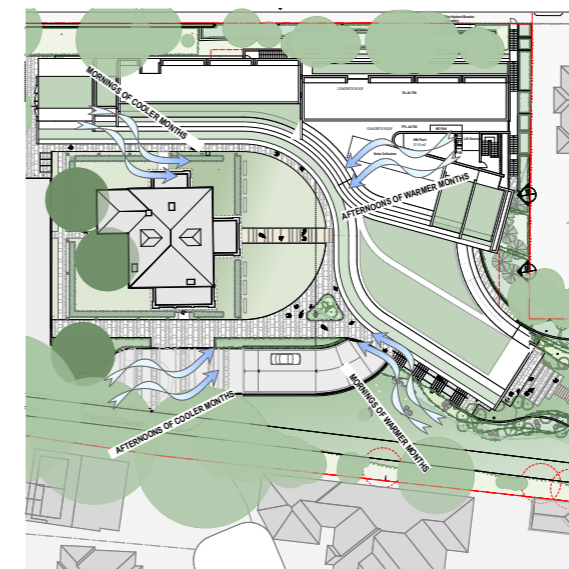
Refer View Analysis Report as prepared by GMU.

9.10 Wind impacts

The site is relatively exposed, therefore the main external gathering area is to the east of Cliffbrook House, protected by the curve of the new built form.

As the existing trees are maintained to the northern boundary and the new built form is setback, it is not envisaged that the amenity of the Battery Street footpath will be materially affected.

Similarly we envisage that the Beach Street western boundary will also maintain amenity.



9.11 Accessibility

An important aspect of the functional brief for the new campus and consistent with the UNSW Guidelines is to create an accessible campus. One of the most important challenges for accessibility is how to fully integrate Cliffbrook House.

As Cliffbrook House is incorporated into the campus experience, the movement throughout the campus and the placement of learning and support spaces was carefully considered. A new entrance to Cliffbrook House is created using an existing window to the northern verandah connecting the Sydnicate Rooms of Cliffbrook House with the Learning Spaces to the north of the site. This enables the stepped entrance to the front of Cliffbrook House to be retained.

A new lift is carefully inserted into the existing fabric using the roof volume for the lift over run.

Access onto the site is also important, with a new ramp incorporated adjacent to the entrance gateway.

Three accessible bedrooms are provided and all accessways are fully compliant.

Refer Accessibility Report as prepared by Accessibility Solutions.