

Cliffbrook Estate

45 Beach St, Coogee NSW



Drawing List

No.	Architectural	Rev	No.	Architectural	Rev	No.	Landscape	Rev
1000	Cover Sheet	D	4100	Section A, B and C	D	8000	Existing Services Plan	A
1110	Perspective Views	C	5001	Shadow Studies - JUNE 21 Proposed	C	8001	Landscape Groundplane West	D
1200	Site Plan	C	5002	Shadow Studies - DEC 21 Proposed	C	8002	Landscape Groundplane East	C
1201	Site Analysis	A	9401	External Finishes Schedule	A	8003	Landscape Roof Plan	C
2000	Lower Ground Floor Plan	C	9402	Sample Board	A	8004	Tree Management Plan	C
2001	Ground Floor Plan	C				8101	Section L1 and L2	D
2001	Level 1 Floor Plan	C						
2003	Level 2 Floor Plan	C						
2004	Level 3 Floor Plan	C						
2005	Roof Plant Plan	C						
2006	Roof Plan	B						
2007	Heritage Refurbishment	C						
2100	Demolition Plan	A						
2800	GFA (Randwick Council LEP 2012)	C						
3000	Elevations 1	D						
3001	Elevations 2	C						



NSW GOVERNMENT
Planning

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No. **SSD 8126**

granted on the **19 FEB 2018**

Signed 

Sheet No. **1** of **26**



GENERAL NOTES

- ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK
- ALL LEVELS RELATIVE TO AUSTRALIAN HEIGHT DATUM
- DO NOT SCALE DRAWINGS
- USE FIGURED DIMENSIONS ONLY

August

10	4/2/18	8/11/18	10/1/18	10/1/18
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frances-jones morehead thorp
Level 5, 70 King Street, Sydney NSW 2010
t: 02 9251 7077 w: fjtstudio.com



project
UNSW CLIFFBROOK ESTATE
45 Beach Street
Coogee, Sydney NSW 2034

title
Cover Sheet
Cover Sheet

scale	not issued	26/01/17
project code	sheet no.	revision
UNSWCCR	1000	D



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Sheet 1



Perspective view towards SE from Beach St



Perspective view towards NE from Beach St

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Sheet No. **2** of **26**

C	6/2/18	RTS	AWY
B	28/2/18	RTS	AWY
A	4/3/17	SSD	AWY
REV	DATE	DESCRIPTION	BY

fjmt studio architects interior's landscape urban community
sydney melbourne uk
Level 5, 70 King Street E +61 2 9251 7077 www.fjmt.com



project
UNSW CLIFFBROOK ESTATE
45 Beach Street
Coogee, Sydney NSW 2034

title
General Notes
Perspective Views

scale	Not to scale	26/9/17
project code	sheet no.	revision
UNSWCCR	1110	C


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Legend
 SITE BOUNDARY

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Sheet No. **3** of **26**



C	12/18	10/18/18/18/18	ANY
B	6/15/17	10/18	ANY
A	4/15/17	SSD	ANY
REV	0/18/0	0/18/12	by rhk

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project
UNSW CLIFFBROOK ESTATE
45 Beach Street
Coogee, Sydney NSW 2034

title
Site Plan
Site Plan

scale: 1:200 @ A1
sheet no.: 3 of 26
project code: UNSWCCR 1200
revision: C

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Legend

- SITE BOUNDARY
- PEDESTRIAN ENTRY
- VEHICULAR ACCESS
- PEDESTRIAN EGRESS

NSW GOVERNMENT
Planning

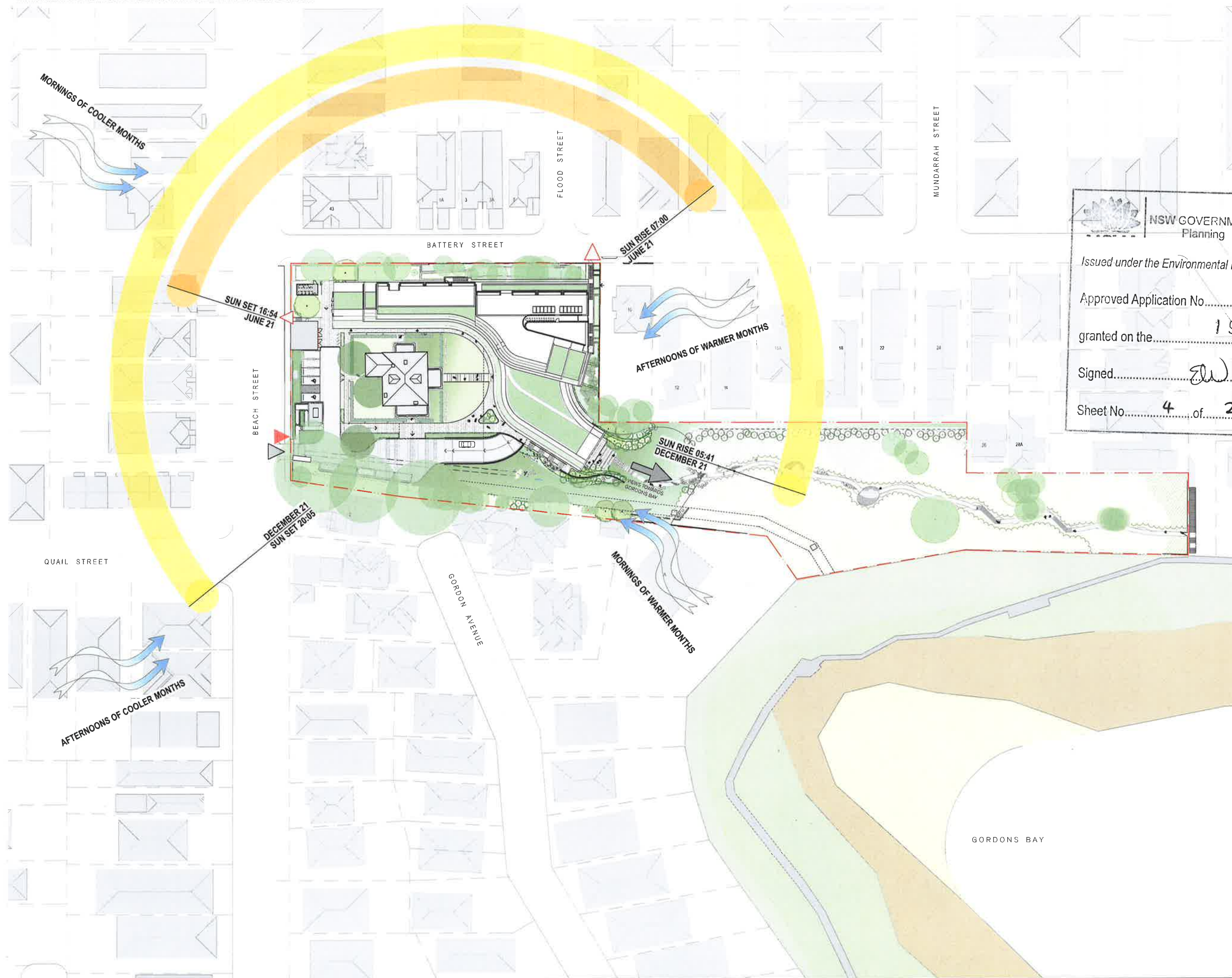
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Sheet No. **4** of **26**



A 4/5/17 SSD ANY
REV 0 010 01010 10 010

fjmt studio architecture interiors landscape urban
sydney melbourne oxford
Level 10 10 King Street E 101 2 9251 7077 fjmtstudio.com

project
UNSW CLIFFBROOK CAMPUS
45 Beach Street
Coogee, Sydney NSW 2034

title
Site Plan
Site Analysis

scale 1:200 @ A1 final revision 4/5/17

project code sheet no. revision
UNSWCCR 1201 A

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Planning

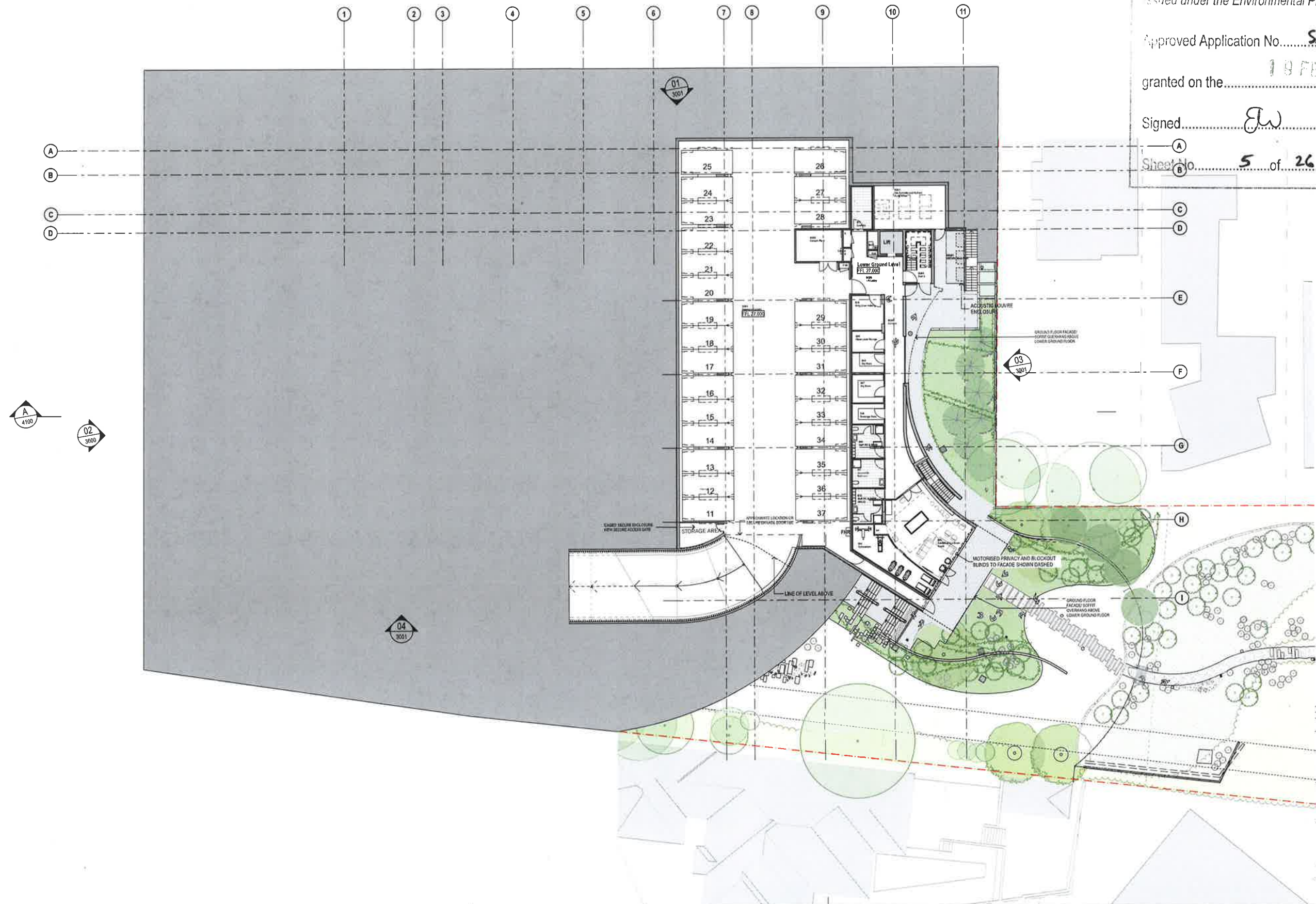
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Sheet No. **5** of **26**



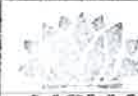
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4	1	10/05/17	RF	RF

RFJMT
architectural interiors landscape urban community
sydney melbourne uk
Level 5, 70 King Street +61 2 9251 7077 w rfrjmt.com

Project
UNSW CLIFFBROOK ESTATE
45 Beach Street
Coogee, Sydney NSW 2034

Title
**General Arrangement Plans
Lower Ground Floor Plan**

Scale: 1:200 @ A1
Project Code: UNSWCCR
Sheet Code: 2000
Revision: C



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 Planning

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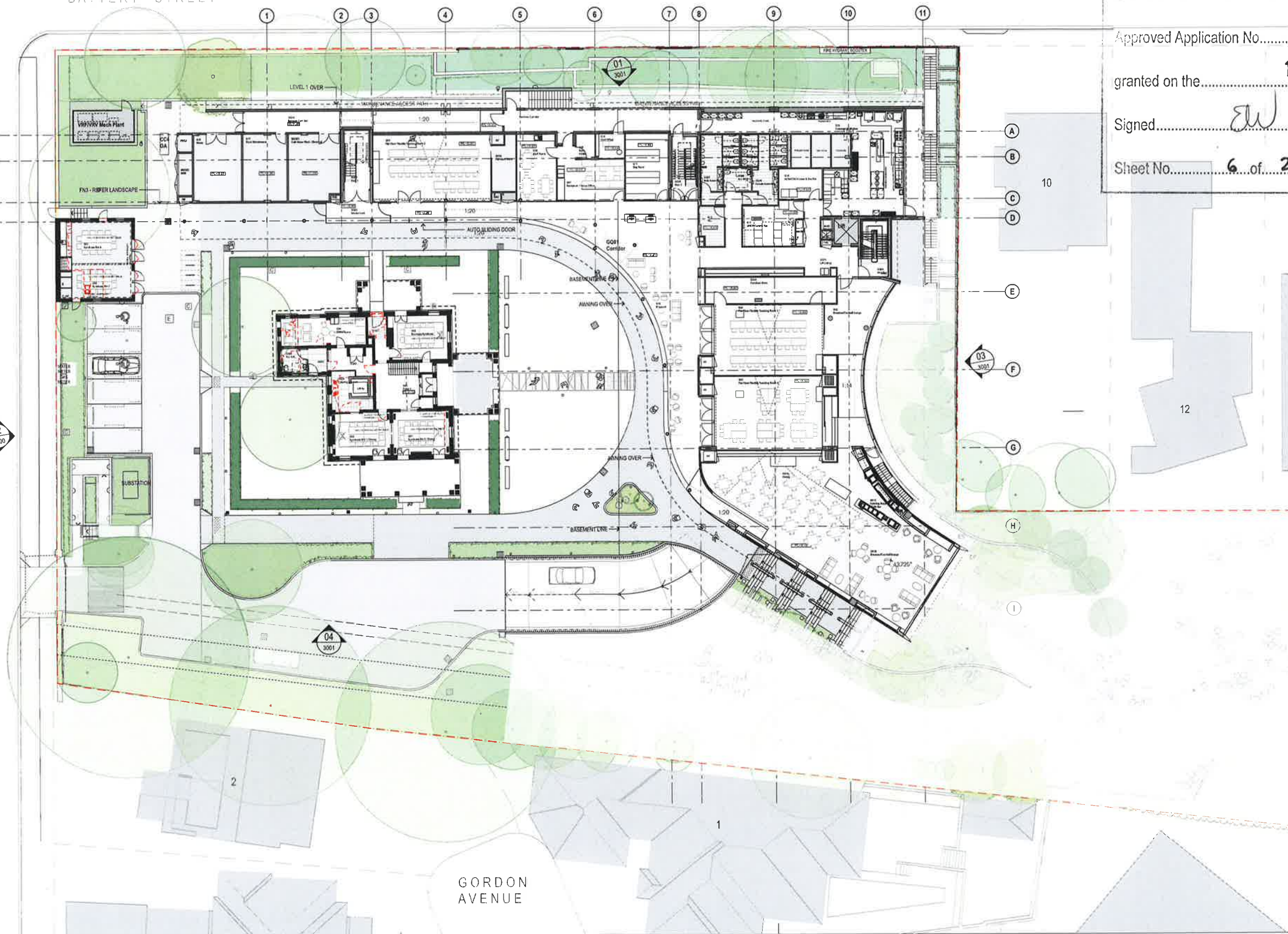
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Sheet No. **6 of 26**

BATTERY STREET

BEACH STREET

GORDON AVENUE



REV	DATE	BY	CHKD	APPD
1	15/02/18	EW	EW	EW
2	15/02/18	EW	EW	EW
3	15/02/18	EW	EW	EW

fjmt
 15/02/18
 15/02/18
 15/02/18

UNSW CLIFFBROOK ESTATE
 45 Beach Street
 Coober Pedy, South Australia 5006

General Arrangement Plans
Ground Floor Plan

Scale: 1:200 @ A1
 Project No: UNSWCCR 2001
 Date: 4/5/17
 Version: C



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 Planning

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Approved Application No. **SSA 8126**
19 FEB 2018

granted on the.....

Signed..... *EW*.....

Sheet No. **7** of **26**

C	04/18	275	275	275
B	01/17	275	275	275
A	01/17	275	275	275

frmt studio architecture interiors landscape urban community
 45 Beach Street
 Coogee, Sydney NSW 2034
 Tel: 02 9391 1077 w: frmtstudio.com

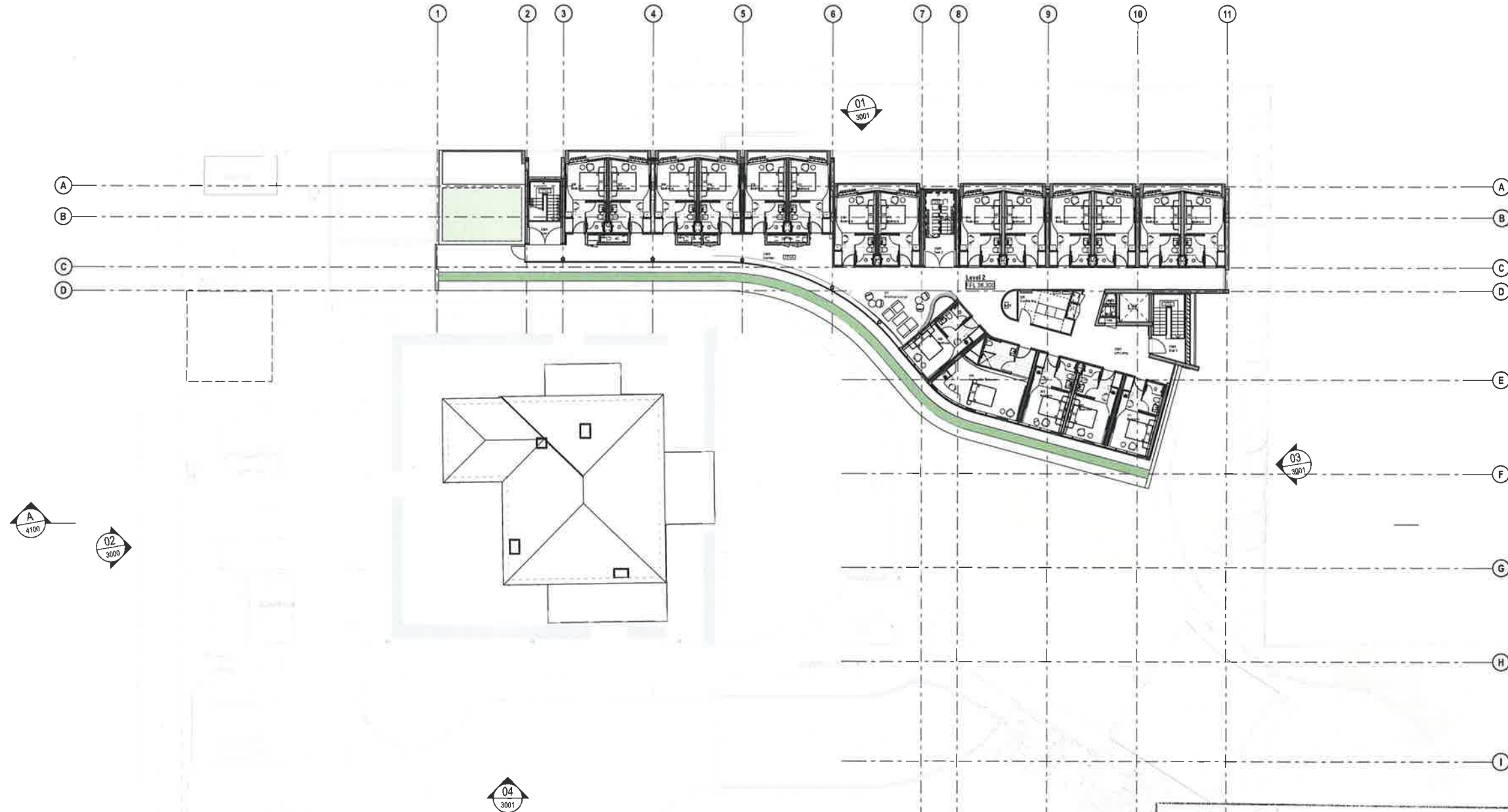


UNSW CLIFFBROOK ESTATE
 45 Beach Street
 Coogee, Sydney NSW 2034

General Arrangement Plans
Level 1 Floor Plan

scale 1:200 @ A1 sheet number 4/5/17

UNSWCCR 2001 C



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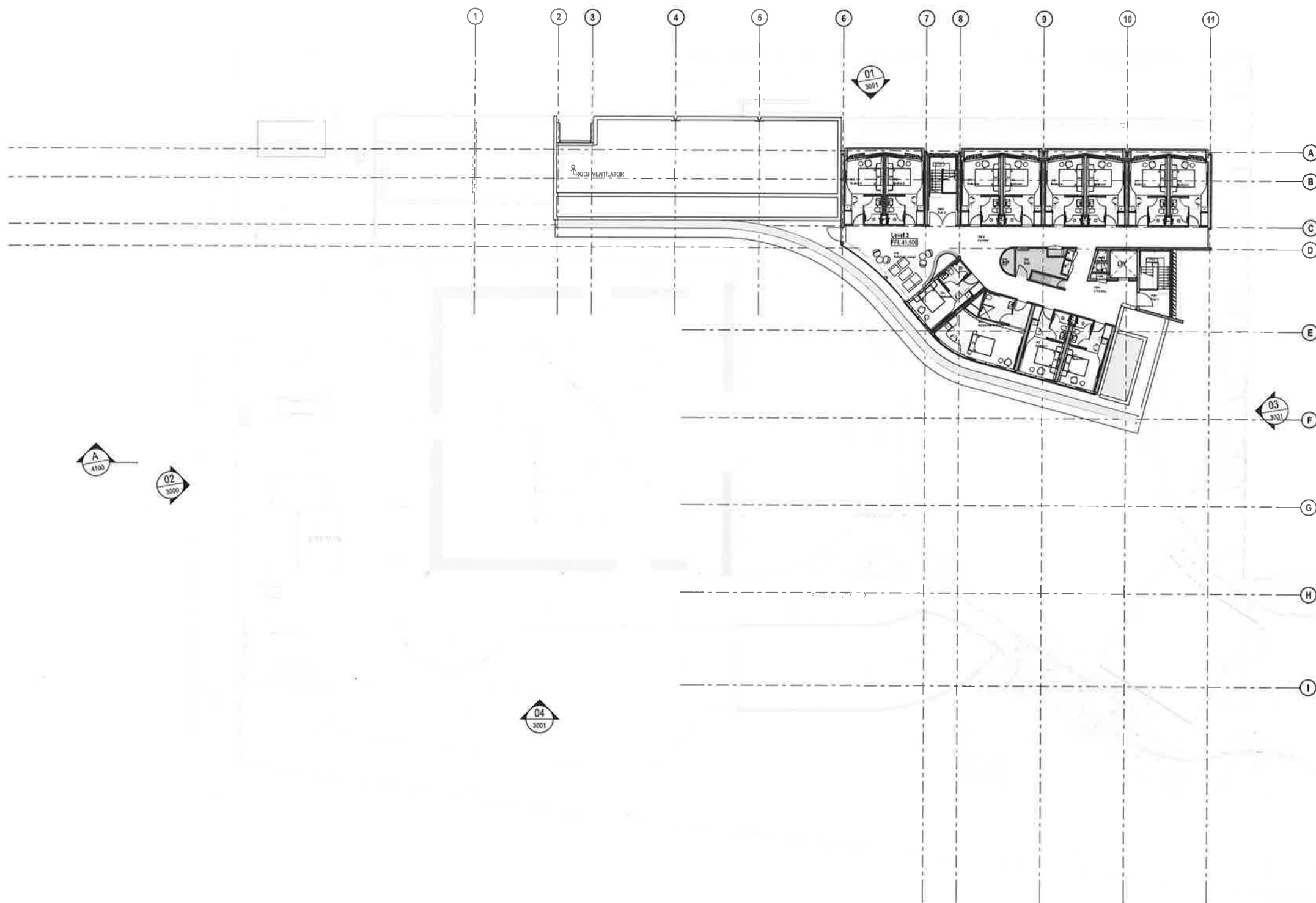
Sheet No. **8** of **26**

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A	14/18	RTS	Architect	APV
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C	14/18	RTS	Architect	APV
D	14/18	RTS	Architect	APV
E	14/18	RTS	Architect	APV
F	14/18	RTS	Architect	APV
G	14/18	RTS	Architect	APV
H	14/18	RTS	Architect	APV
I	14/18	RTS	Architect	APV

UNSW CLIFFBROOK ESTATE
45 Beach Street
Coogee, Sydney NSW 2034

General Arrangement Plans
Level 2 Floor Plan

scale 1:200 @ A1
project code UNSWCCR
client ref 2003
revision C



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Planning

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granted on the **1.9 FEB 2018**

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Sheet No. **9** of **26**

REV	DATE	BY	CHK
1	1/10/18	RFJ	
2	1/10/18	RFJ	
3	1/10/18	RFJ	

fjmt
fjmt studio architecture interiors landscape urban community
sydney melbourne vln
Level 5 70 King Street | +61 2 9251 7077 | www.fjmt.com.au

project
UNSW CLIFFBROOK ESTATE
45 Beach Street
Coogee, Sydney NSW 2034

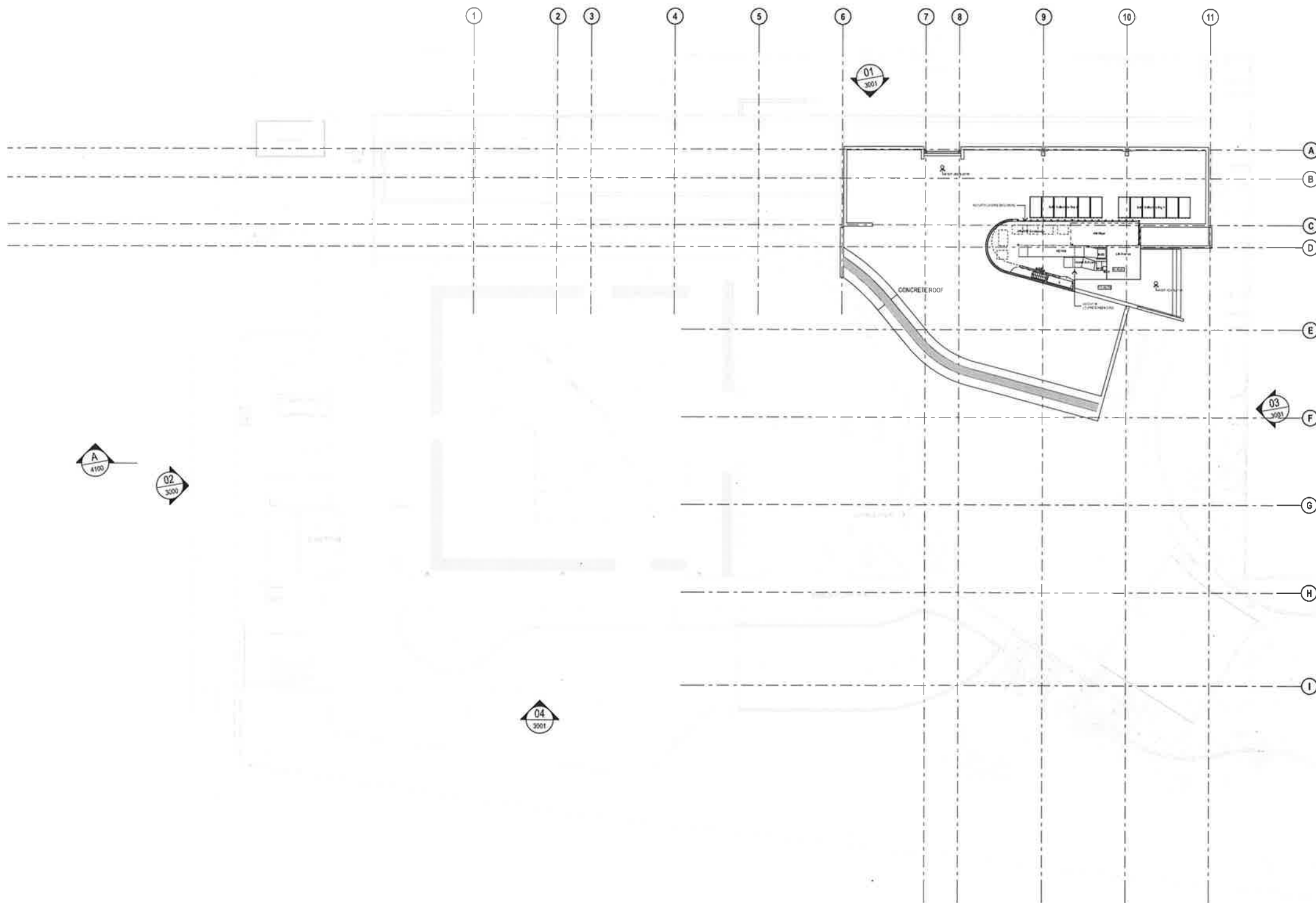
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General Arrangement Plans
Level 3 Floor Plan

scale	1:200 @ A1	first issued	4/5/17
project code	UNSWCCR	sheet no.	2004
revision			C



GENERAL NOTES

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Sheet No. **10** of **26**

REV	DATE	BY	CHK
1	19/02/18	AW	AW
2	19/02/18	AW	AW
3	19/02/18	AW	AW

Project: UNSW CLIFFBROOK ESTATE
45 Beach Street
Coogee, Sydney NSW 2034

Project: UNSW CLIFFBROOK ESTATE
45 Beach Street
Coogee, Sydney NSW 2034

Title: General Arrangement Plans
Roof Plant Plan

Scale: 1:200 @ A1

Project code: UNSWCCR

Sheet no: 2005

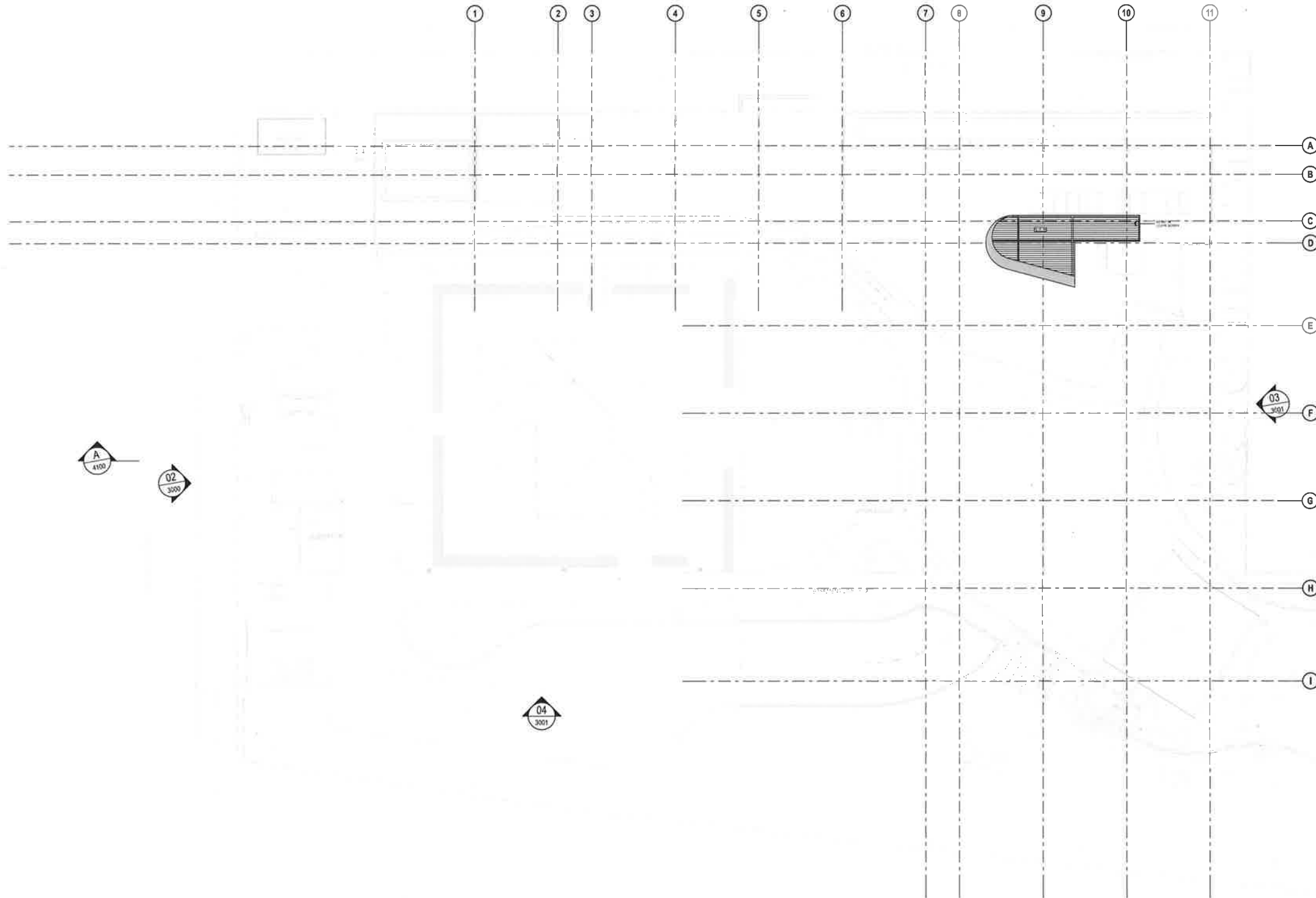
Revision: C





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top and



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Sheet No. **11** of **26**

REV	DATE	NAME	BY	CHK
A	8/10/17	RTS	AWY	

fjmt
 10/10/17
 Level 5, 70 King Street | +61 2 9551 7077 | www.fjmt.com.au

project
 UNSW CLIFFSBROOK ESTATE
 45 Beach Street
 Coogee, Sydney NSW 2034

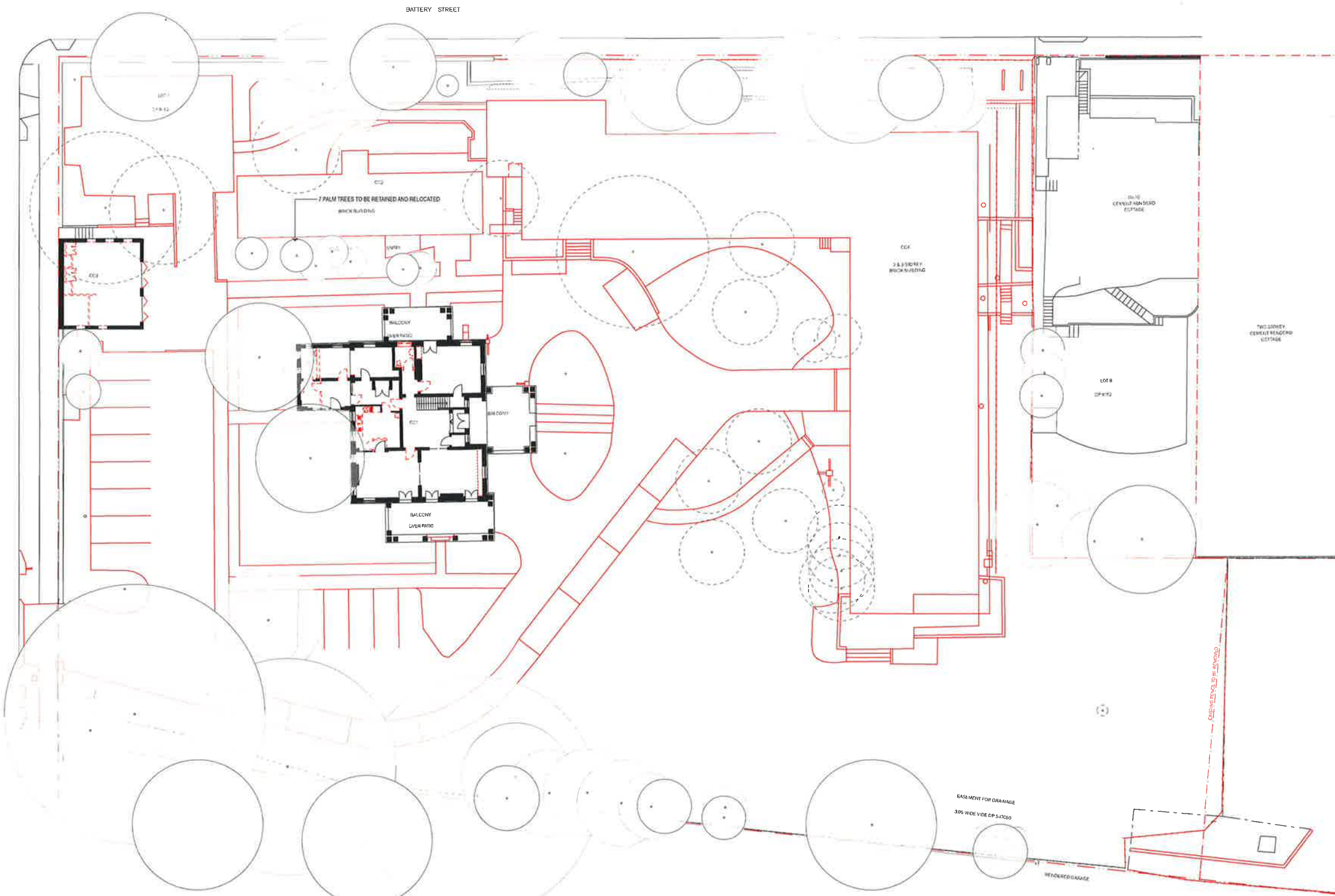
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 General Arrangement Plans
 Roof Plan

scale 1:200 @ A1

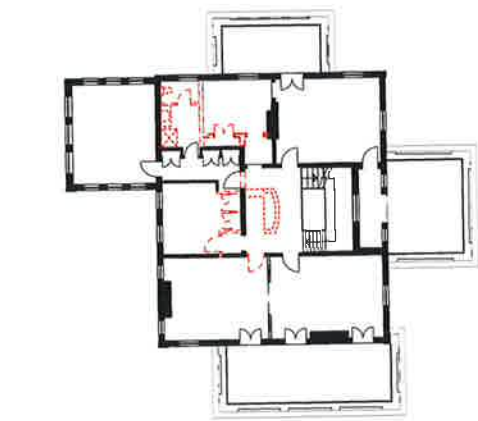
project code **UNSWCCR** sheet no. **2006**

B





1 PLAN Demolition Plan - Ground Floor
1:200



2 PLAN Demolition Plan - Level 1 Cliffbrook House
1:200

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Legend

- SITE BOUNDARY
- TO BE RETAINED
- TO BE DEMOLISHED
- EXISTING TREE TO BE REMOVED

Notes:-
The builder is to engage a level 5 arborist as part of the protection works in relation to trees to be retained as identified on this drawing.

The arborist is to undertake the following:
Prior to site establishment:
• Inspect, assess and provide a status/condition report on the trees to be retained and identify any further measures to those minimum works identified below as considered necessary to ensure the ongoing health and longevity of the trees to be protected

During construction works:
• at intervals no greater than 3 months - inspect, assess and update condition appraisal, and in the event of any damage to the trees or immediate vicinity - inspect, assess impacts, identify measures to mitigate further damage and update condition appraisal

Immediately prior to handover:
• Inspect, assess and provide final report on the condition of the trees, any detrimental effects suffered as a result of construction and measures to minimise the long term impact on the health and longevity of trees to be protected

NSW GOVERNMENT Planning

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Sheet No. **13** of **26**

A 4/5/17 SSD			ANY		
REV	DATE	REASON	BY	CHK	
fjmt studio architecture interiors landscape urban community sydney melbourne vancouver Level 15 70 King Street E +61 2 9551 7077 www.fjmtstud.com					
PROJECT UNSW CLIFFBROOK ESTATE 45 Beach Street Coogee, Sydney NSW 2034					
TITLE Demolition / Bulk Excavation Demolition Plan					
scale	1:200 @ A1	final issued	4/5/17		
project code	UNSWCCR	sheet no.	2100	revision	A

GFA CALCULATION (Randwick Council LEP Definition)

C4 (excl. CC1 and CC3)

Home Story	Area
Lower Ground	236
Ground Floor	1,830
Level 1	762
Level 2	658
Level 3	416
	3,904 m²

CC1 and CC3

Story	Area	Building
Ground Floor	173	CC1
Ground Floor	55	CC3
Level 1	168	CC1
	416 m²	

GFA Randwick Council LEP 2012 Definition - NSW legislation

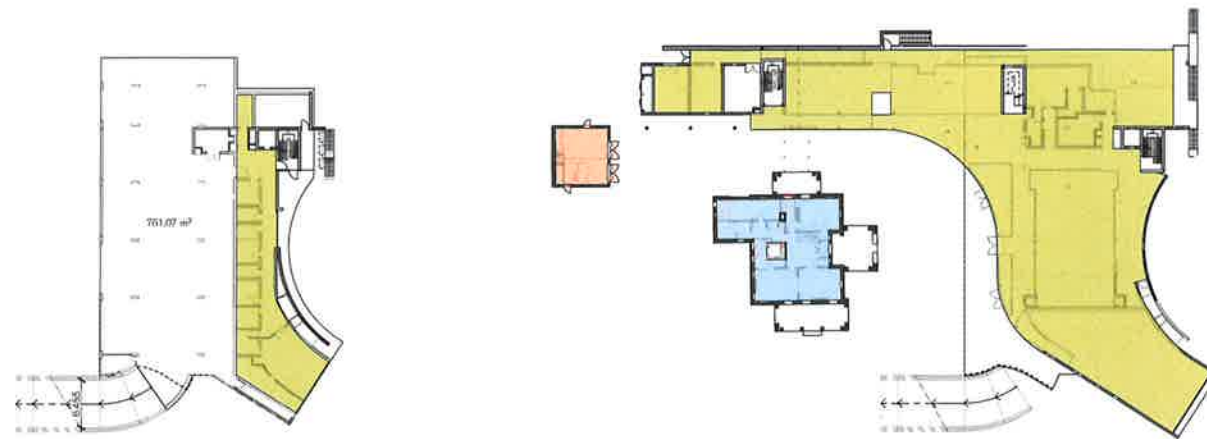
gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:

- (a) the area of a mezzanine, and
- (b) habitable rooms in a basement or an attic, and
- (c) any shop, auditorium, cinema, and the like, in a basement or attic, but excludes:
- (d) any area for common vertical circulation, such as lifts and stairs, and
- (e) any basement:
- (f) storage, and
- (g) vehicular access, loading areas, garbage and services, and
- (h) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
- (i) car parking to meet any requirements of the consent authority (including access to that car parking), and
- (j) any space used for the loading or unloading of goods (including access to it), and
- (k) terraces and balconies with outer walls less than 1.4 metres high, and
- (l) voids above a floor at the level of a storey or storey above.

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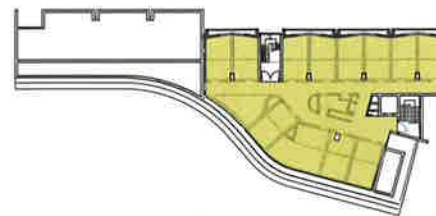
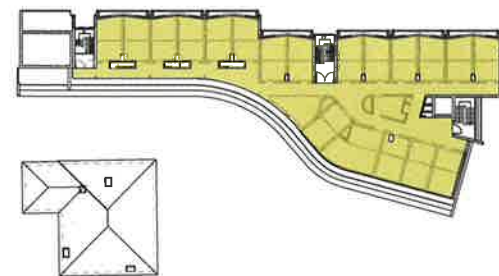
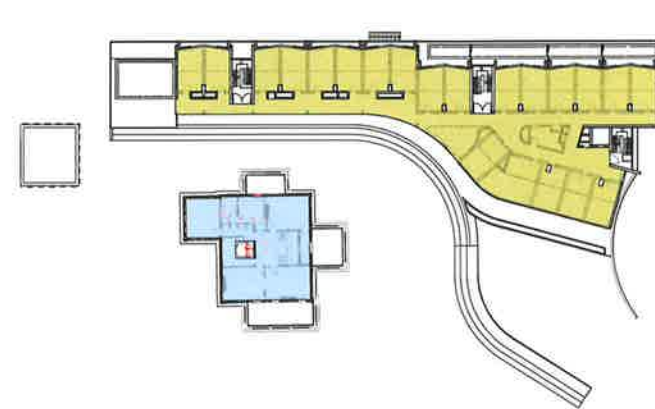
C4 - Proposed building
CC1 - Cliffbrook House
CC3



1 PLAN Lower Ground
1:500

2 PLAN Ground Floor
1:500

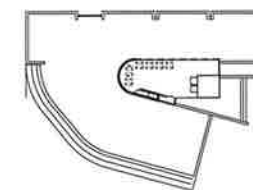
3 PLAN Level 1
1:500



4 PLAN Level 2
1:500

5 PLAN Level 3
1:500

6 PLAN Roof
1:500



NSW GOVERNMENT
Planning

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No. **558 8126**

granted on the **19 FEB 2018**

Signed

Sheet No. **14** of **26**

C	NSW	RTS	ANY
D	NSW	RTS	ANY
E	NSW	RTS	ANY
F	NSW	RTS	ANY
G	NSW	RTS	ANY
H	NSW	RTS	ANY
I	NSW	RTS	ANY
J	NSW	RTS	ANY
K	NSW	RTS	ANY
L	NSW	RTS	ANY
M	NSW	RTS	ANY
N	NSW	RTS	ANY
O	NSW	RTS	ANY
P	NSW	RTS	ANY
Q	NSW	RTS	ANY
R	NSW	RTS	ANY
S	NSW	RTS	ANY
T	NSW	RTS	ANY
U	NSW	RTS	ANY
V	NSW	RTS	ANY
W	NSW	RTS	ANY
X	NSW	RTS	ANY
Y	NSW	RTS	ANY
Z	NSW	RTS	ANY

fjmt

UNSW CLIFFBROOK ESTATE
85 Beach Street
Coogee, Sydney NSW 2034

GFA Plans
GFA (Randwick Council LEP 2012)

Scale	1:500 @ A1	North Arrow	4/6/17
Project Name	UNSWCCR	Sheet No.	2800
Revision			C

Issued under the Environmental Planning and Assessment Act 1979

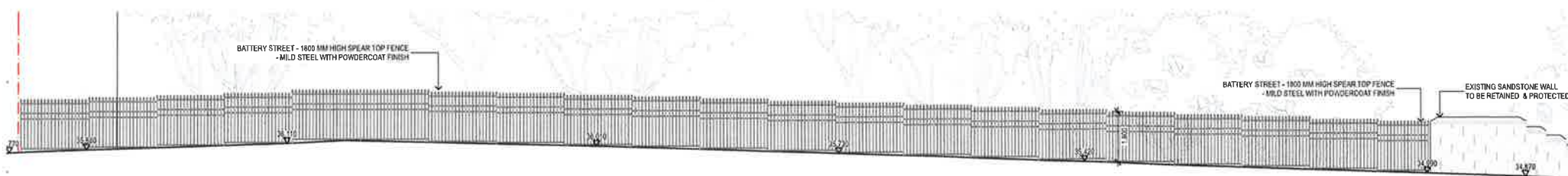
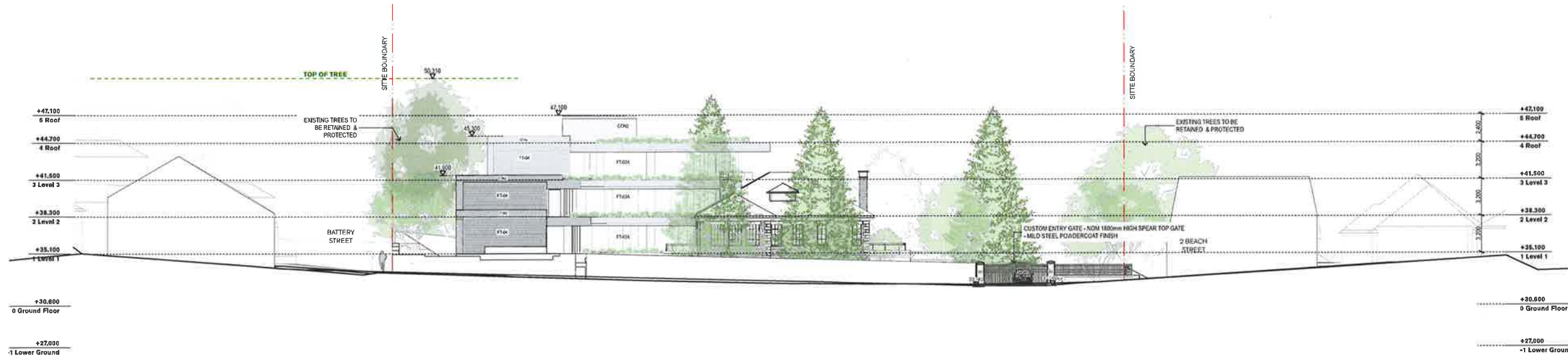
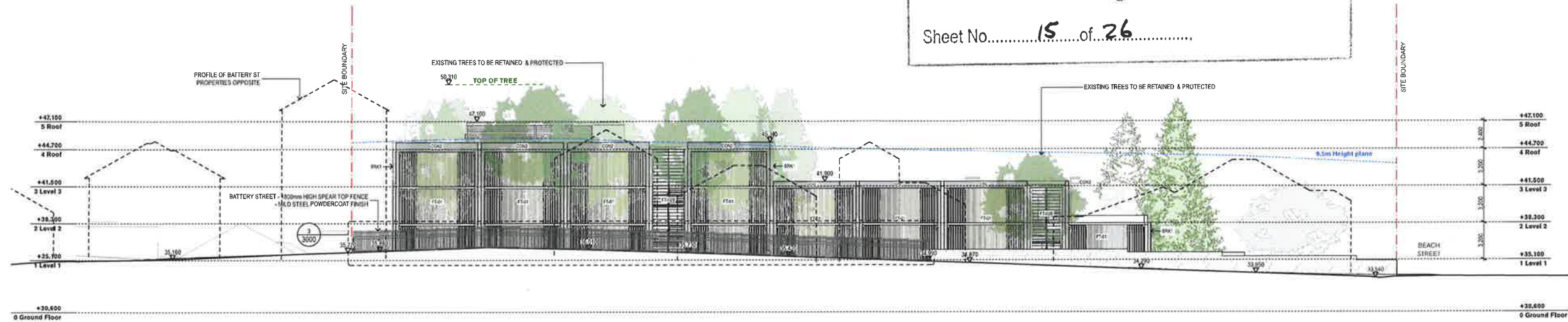
Approved Application No.....SSD 8/26.....

granted on the.....19 FEB 2018.....

Signed.....*[Signature]*.....

Sheet No.....15.....of.....26.....

GENERAL NOTES
• ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK.
• ALL LEVELS RELATIVE TO AUSTRALIAN HEIGHT DATUM.
• DO NOT SCALE DRAWINGS.
• USE FIGURED DIMENSIONS ONLY.



1	01/18	RTS required (unlocked)	REV
2	01/18	Revisions to GPS (long)	REV
3	01/18	Revisions to GPS (long)	REV
4	01/18	Revisions to GPS (long)	REV

frmt studio
45 King Street Level 1
Sydney NSW 2000
Tel: 02 9251 7077
www.frmt.com.au

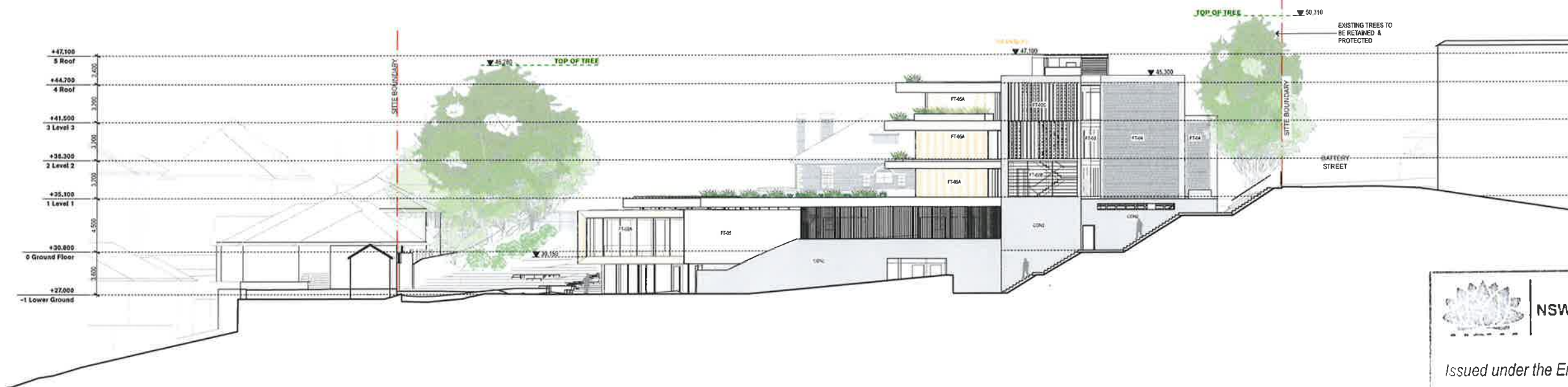
project
UNSW CLIFFBROOK ESTATE
45 Beach Street
Coogee, Sydney NSW 2034

title
3000 1:200 Elevations
Elevations 1

scale	1:200 @ A1	date issued	4/5/17
project code	UNSWCCR	sheet no.	3000
revision			D

GENERAL NOTES

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03 ELEVATION East Elevation 1:200

NSW GOVERNMENT
Planning

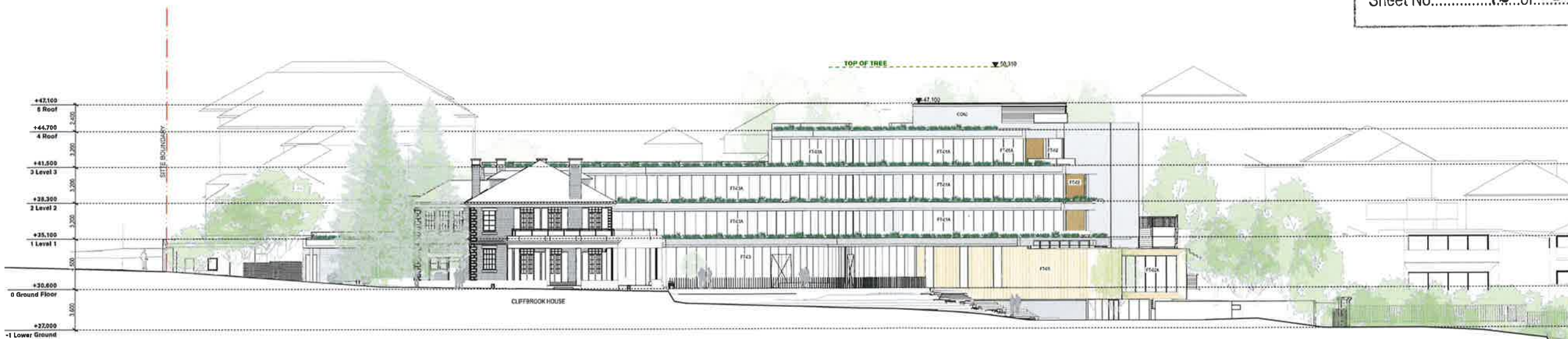
Issued under the Environmental Planning and Assessment Act 1979

Approved Application No. **SSB 8126**

granted on the **19 FEB 2018**

Signed *[Signature]*

Sheet No. **16** of **26**



04 ELEVATION South Elevation 1:200

C	5/5/18	RTS	Architect	AWW
B	1/10/17	RTS	Architect	AWW
A	1/1/17	RTS	Architect	AWW
Rev	Rev	Rev	Rev	Rev

fjmt
fjmt studio
Level 5, 70 King Street, Sydney NSW 2000
t +61 2 9251 7077 w fjmtstudio.com

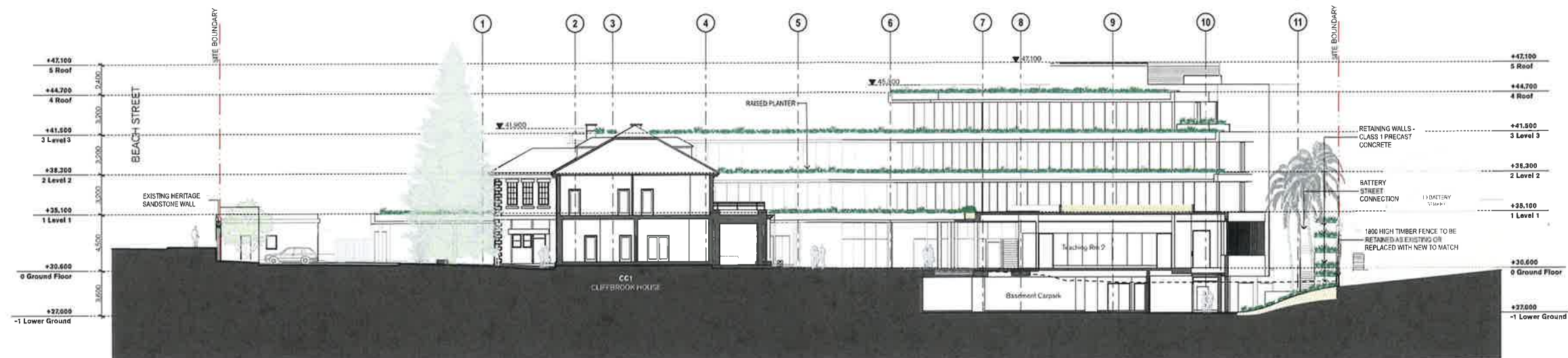
UNSW CLIFFBROOK ESTATE
45 Beach Street
Coogee, Sydney NSW 2034

3000 1:200 Elevations
Elevations 2

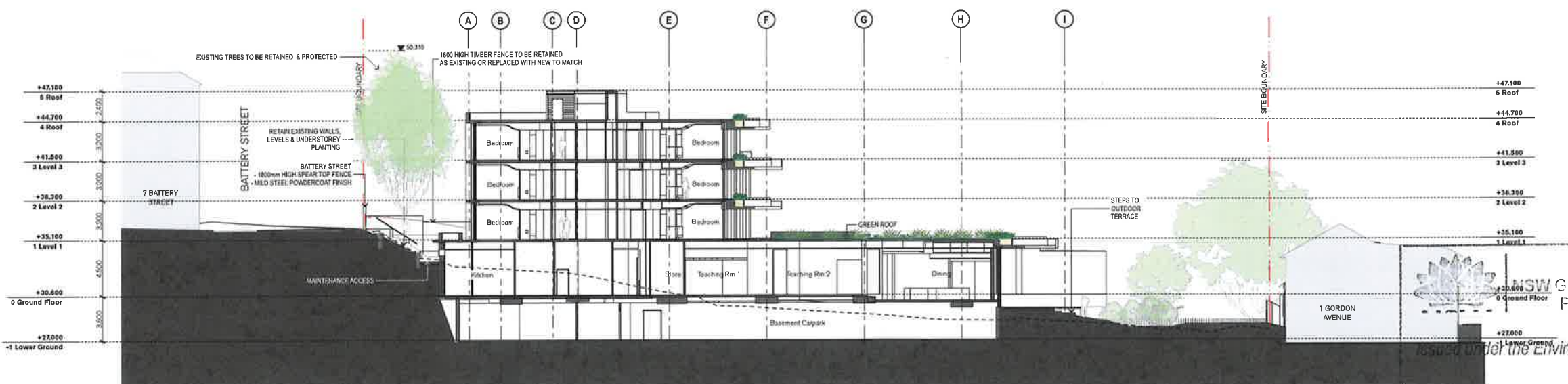
scale	1:200 @ A1	sheet number	4/5/17
project code	UNSWCCR	3001	C

GENERAL NOTES

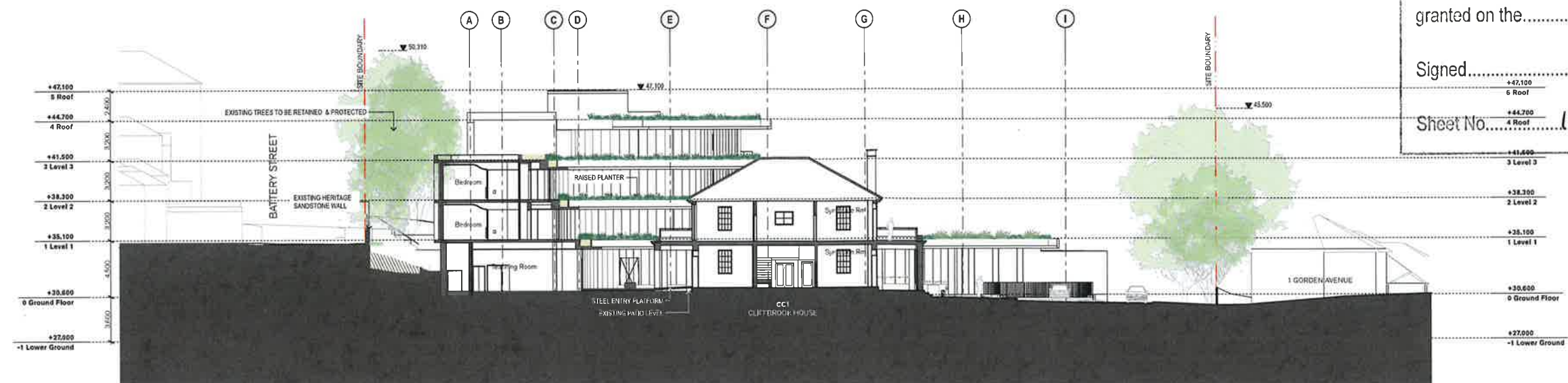
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Section A



Section B



Section C

NSW GOVERNMENT Planning

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granted on the **19 FEB 2019**

Signed *[Signature]*

Sheet No. **17 of 26**

01	01/2/18	RTS (initials)	AWV
02	01/11/18	Revised by: CMT (initials)	AWV
03	01/11/18	RTS	AWV
04	01/11/18	RTS	AWV

Project location: 45 Beach Street, Coogee, Sydney NSW 2034

Project: UNSW CLIFFBROOK ESTATE

Scale: 1:200 @ A1

Project code: UNSWCCR

Sheet no.: 4100

Version: D

fjmt

4100 1:200 Sections
Section A, B and C

scale 1:200 @ A1

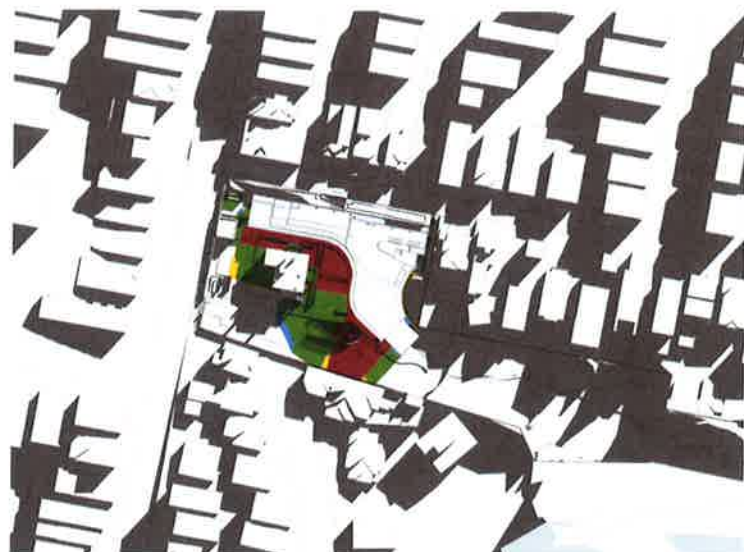
project code UNSWCCR

sheet no. 4100

version D

GENERAL NOTES
ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE
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DO NOT SCALE DRAWINGS
USE FIGURED DIMENSIONS ONLY

Context Shadows
Existing Shadows
SSD & RTS Shadows unchanged
SSD Shadow reduction
Proposed RTS Shadows



JUNE 21 - 9AM



JUNE 21 - 10AM



JUNE 21 - 11AM



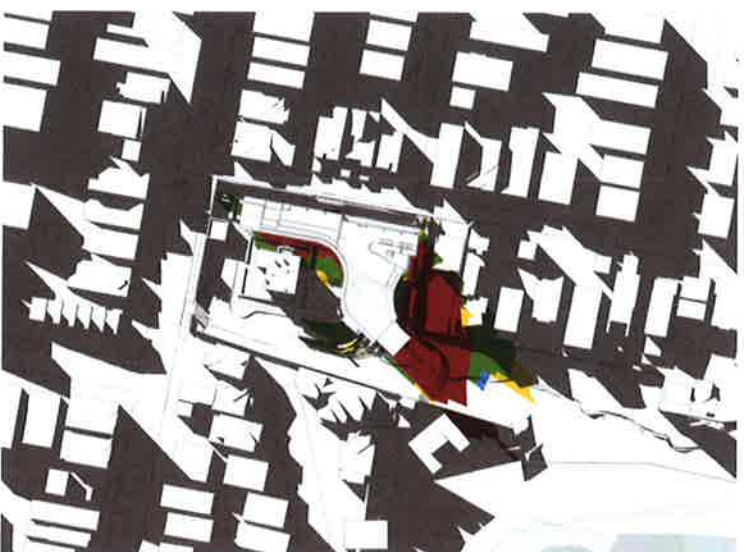
JUNE 21 - 12PM



JUNE 21 - 1PM



JUNE 21 - 2PM



JUNE 21 - 3PM



NSW GOVERNMENT
Planning

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No..... **550 8126**

granted on the..... **19 FEB 2018**

Signed..... 

Sheet No..... **18**..... of **26**

C	16/10/17	20/08/18 RTS Shadow Study	AWP
D	16/10/17	RTS	AWP
A	16/10/17	SSD	AWP
1	16/10/17	1.0.0	by LHK

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sydney & melbourne
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fjmt

project
UNSW CLIFFBROOK ESTATE
45 Beach Street
Coogee, Sydney NSW 2034

title
Shadow Studies
Shadow Studies - JUNE 21 Proposed

scale 1:200 @ A1

project code UNSWCCR

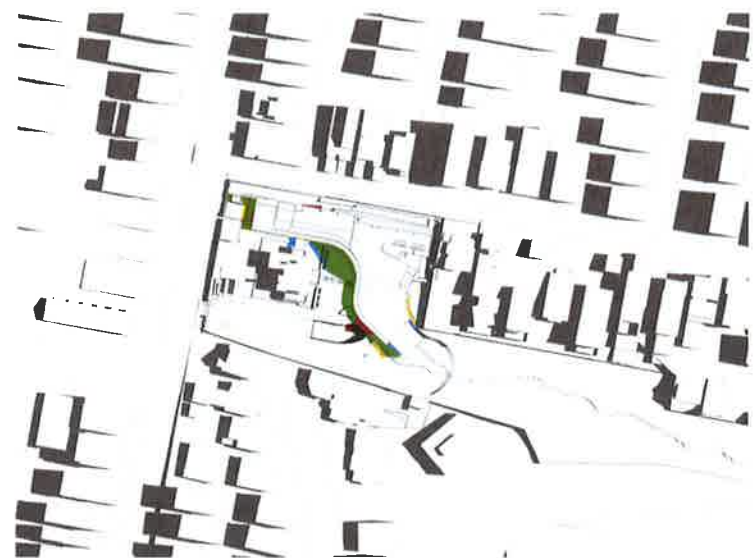
sheet no. 5001

revision 4/5/17

C

GENERAL NOTES
ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE
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Context Shadows
Existing Shadows
SSD & RTS Shadows unchanged
SSD Shadow reduction
Proposed RTS Shadows



DECEMBER 21 - 9AM



DECEMBER 21 - 10AM



DECEMBER 21 - 11AM



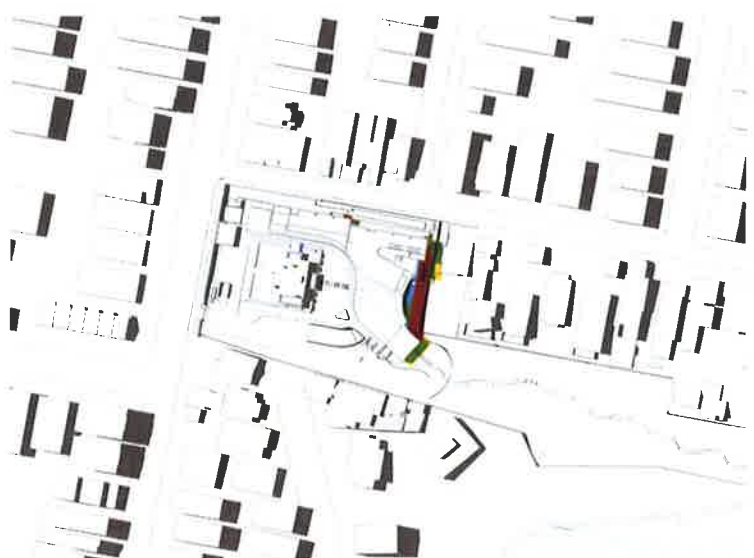
DECEMBER 21 - 12PM



DECEMBER 21 - 1PM



DECEMBER 21 - 2PM



DECEMBER 21 - 3PM



NSW GOVERNMENT
Planning

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No..... **SSD 8126**

granted on the..... **19 FEB 2018**

Signed..... *[Signature]*

Sheet No..... **19 of 26**

REV	DESCRIPTION	DATE	BY
1	ISSUED	19/02/2018	SSD

Project: **UNSW CLIFFBROOK ESTATE**
45 Beach Street
Coogee, Sydney NSW 2034

Shadow Studies
Shadow Studies - DEC 21 Proposed

scale	1:200 @ A1	next revision	4/5/17
project code	UNSWCCR	sheet no.	5002
revision		revision	C

GENERAL NOTES

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LEGEND

- FIRE SERVICE WATER PIPE
- W WATER PIPE
- CC COMMUNICATION CONDUIT/CABLE
- S SEWER PIPE
- TW TRADE WASTE
- V VENT PIPE
- STORMWATER PIPE
- SS SUB-SOIL DRAIN
- ELC ELECTRICAL LIGHTING
- PH DENOTES DISUSED SERVICE
- FH FIRE HOSE REEL
- H HYDRANT
- SV STOP VALVE
- Z NON RETURN, REFLEX VALVE
- o STREET LIGHT
- o SOLENOID VALVE (IRRIGATION)
- o VENT PIPE
- o INSPECTION OPENING
- o SEWER GULLY
- o TAP
- SITE BOUNDARY
- EXISTING FENCE
- EXISTING WALLS

A 4/5/17 550 JMY

firm studio
architects and designers for the apartment community
45/46 King Street, Level 5, Sydney NSW 2000
Level 5 70 King Street +61 2 9251 7077 w/jrmlstudio.com



project
UNSW CLIFFBROOK ESTATE
45 Beach Street
Coogee, Sydney NSW 2034

title
Landscape Plans
Existing Services Plan

scale 1:200 @ A1

project code UNSWCCR 8000

sheet no. 4/5/17

revision

A



NSW GOVERNMENT
Planning

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No. **SSP 8126**

granted on the **19 FEB 2018**

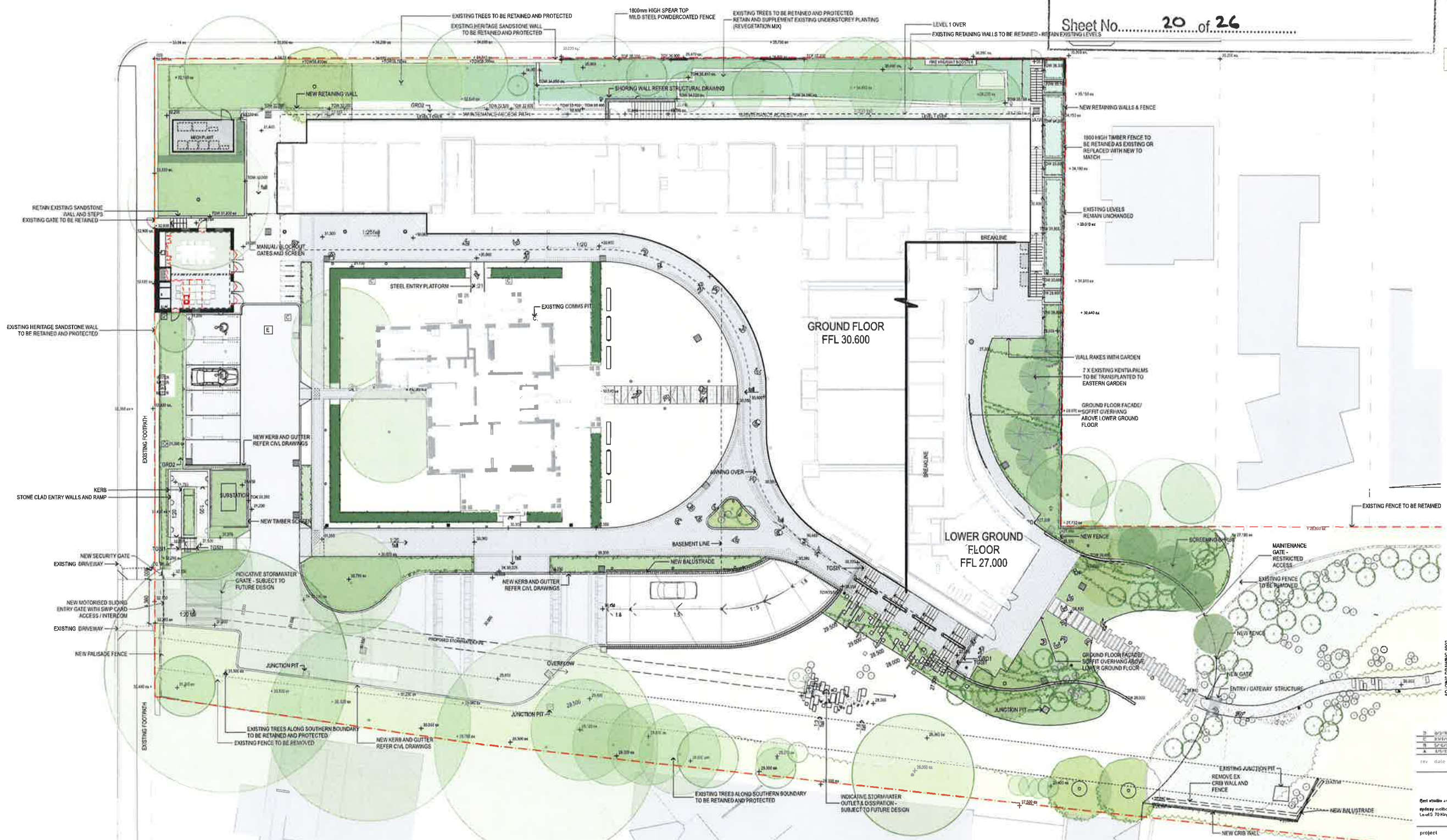
Signed *[Signature]*

Sheet No. **20** of **26**

GENERAL NOTES
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ALL LEVELS RELATIVE TO AUSTRALIAN HEIGHT DATUM
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LEGEND

- +27.190m— SITE BOUNDARY
- +30.600m— EXISTING SPOT LEVEL
- TOW— PROPOSED SPOT LEVEL
- TOF— TOP OF WALL
- 2030— TOP OF FENCE
- PROPOSED CONTOURS
- NEW FENCE
- ASPHALT
- STONE PAVING
- FEATURE STONE BANDING
- STONE PAVING
- GRAVEL PATHWAY WITH TIMBER EDGING
- TURF
- TREE TO BE RETAINED
- TRANSPLANTED PLANT (Howea forsteriana)
- PROPOSED TREE
- ACCENT PLANTING REVEGETATION ZONE SPECIES & DENSITIES TO BE IN ACCORDANCE WITH NARLA (refer Flora & Fauna report, NARLA July 2018)
- AMENITY PLANTING
- HEDGE PLANTING
- SANDSTONE BLOCKS
- CUSTOM SANDSTONE BOLLARD WITH LIGHTING
- POCKET OF FEATURE PLANTING WITH INTERPRETIVE SIGNAGE
- HOSE COCK
- DRINKING FOUNTAIN
- BIKE HOOP



rev	date	name	by	chk
1	20/01/18	RTS as per client brief	AWV	
2	20/01/18	Revisions to CDR	AWV	
3	20/01/18	RTS	AWV	
4	20/01/18	RTS	AWV	

Project studio architect two-reformers landscape urban community
studio architecture
Level 2, 20 King Street, #01 2 9251 7077 w@studioarch.com



project
UNSW CLIFFBROOK ESTATE
45 Beach Street
Coogee, Sydney NSW 2034

title
Landscape Plans
Landscape Groundplane West

scale 1:200 @ A1

UNSWCCR 8001 D

	SITE BOUNDARY
	EXISTING SPOT LEVEL
	PROPOSED SPOT LEVEL
	TOP OF WALL
	TOP OF FENCE
	PROPOSED CONTOURS
	NEW FENCE
	ASPHALT
	STONE PAVING
	FEATURE STONE BANDING
	STONE PAVING
	GRAVEL PATHWAY WITH TIMBER EDGING
	TURF
	TREE TO BE RETAINED
	TRANSPLANTED PLAN (<i>Howea forsteriana</i>)
	PROPOSED TREE
	ACCENT PLANTING
	REVEGETATION ZONE
	SPECIES & DENSITIES TO BE IN ACCORDANCE WITH NARLA
	AMENITY PLANTING
	HEDGE PLANTING
	SANDSTONE BLOCKS
	CUSTOM SANDSTONE BOLLARD WITH LIGHTING
	POCKET OF FEATURE PLANTING WITH INTERPRETIVE SIGNAGE
	HOSE COCK
	DRINKING FOUNTAIN
	BIKE HOOP

C	7/5/18	8/5/undisputed	NAV
B	26/7/17	8/18	NAV
A	1/15/17	5/15	NAV

fint studio architecture interiors landscape urban community
sydney melbourne uk
Level 5, 70 King Street t +61 2 9251 7077 w fintstudio.com

project
UNSW CLIFFBROOK ESTATE
45 Beach Street
Cooee, Sydney NSW 2034

title
Landscape Plans
Landscape Groundplane East

scale 1:200 @ A1

project code	UNSWCCR	8002	C
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NSW GOVERNMENT
Planning
Prepared under the Environmental Planning and Assessment Act 1979

Approved Application No. **SSD 8126**

granted on the 19 FEB 2019

Signed _____

Sheet No. 21 of 26



NSW GOVERNMENT
Planning

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No. **550**

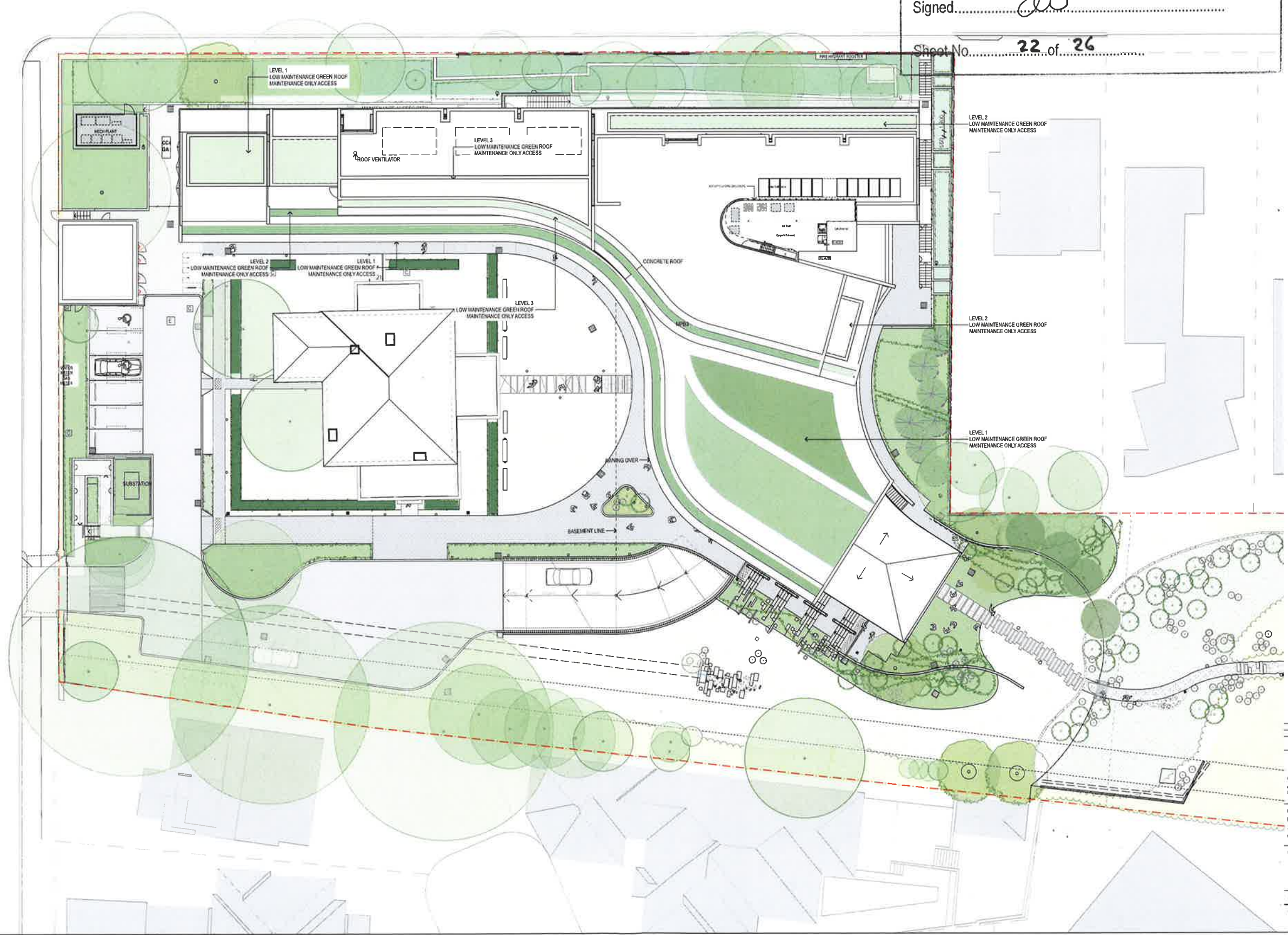
granted on the **19 FEB 2018**

Signed *EW*

Sheet No. **22 of 26**

GENERAL NOTES
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USE FINISHED DIMENSIONS ONLY

- Legend
- 127.100m
 - +30.600
 - TOW
 - TOF
 - 2830
 - SITE BOUNDARY
 - EXISTING SPOT LEVEL
 - PROPOSED SPOT LEVEL
 - TOP OF WALL
 - TOP OF FENCE
 - PROPOSED CONTOURS
 - NEW FENCE
 - ASPHALT
 - STONE PAVING
 - FEATURE STONE BANDING
 - STONE PAVING
 - GRAVEL PATHWAY WITH
TIMBER EDGING
 - TURF
 - TREE TO BE RETAINED
 - TRANSPLANTED PLANT
(Roses, Eucalyptus)
 - PROPOSED TREE
 - ACCENT PLANTING
 - REVEGETATION (refer Flora
& Fauna report, MARLA July
2018)
 - AMENITY PLANTING
 - HEDGE PLANTING
 - SANDSTONE BLOCKS
 - CUSTOM SANDSTONE
BOLLARD WITH LIGHTING
 - POCKET OF FEATURE
PLANTING WITH
INTERPRETIVE SIGNAGE
 - HOSE COCK
 - DRINKING FOUNTAIN
 - BIKE HOOP



rev	date	name	by	chk
1	4/2/18	WTS and JWB	AWY	
2	5/12/17	WTS	AWY	
3	5/6/17	SSD	AWY	

Client: UNSW
Project: UNSW CLIFFBROOK ESTATE
Location: 45 Beach Street, Coogee, Sydney NSW 2034
Project No: 8003

Project: UNSW CLIFFBROOK ESTATE
45 Beach Street
Coogee, Sydney NSW 2034

Title: Landscape Plans
Landscape Roof Plan

Scale: 1:200 @ A1

Project Code: UNSWCCR
Sheet No: 8003
Revision: C



GENERAL NOTES

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EXISTING RESIDENTIAL DEVELOPMENT

FLOOD STREET

BATTERY STREET

CLIFFBROOK ESTATE

CLIFFBROOK HOUSE

THE STABLES

BEACH STREET

TREE 3 - POSSIBLE RETENTION TO BE REVIEWED BY PROJECT ARBORIST

OVERFLOW

EXISTING RESIDENTIAL DEVELOPMENT

TREE PROTECTION

In order to ensure the retention of the trees to be retained the following measures are to be taken:

- All detailed architectural, building engineering (structural, stormwater and drainage, services) and landscape documentation submitted for the construction certificate application shall show the retention of these trees, with the position of their trunks and full diameter of their canopies clearly shown on all drawings.

All detailed documentation submitted for the construction certificate application shall show no alteration in the existing soil levels, cutting or battering of the existing soil profile as per the Arboricultural Assessment. A qualified site arborist is to be engaged for the duration of the works to administer compliance with those conditions relating to trees on the site, with all the site staff to adhere to the arborist's instructions.

The trees are to be physically protected by the installation of a steel mesh/canopy as specified by the site arborist. This fencing shall be installed prior to the commencement of construction works, and shall remain in place until all works are completed, with signage containing the following words: 'Tree Protection Zone, do not enter, clearly displayed and permanently staked. Within this zone there is to be no storage of materials or machinery or site offices/sheds, nor is cement to be mixed or chemicals spilled/spaced and no stockpiling of soil or rubble. Any works required within this zone (only as approved on the construction certificate) shall be under the direction of, and to the satisfaction of, the site arborist.

All site services shall be located as far as practicable from the trunks of all trees with any excavations within 5 metres of either trunk for footings, structures, services, pipes, stormwater infiltration systems etc. to be performed by hand, with any roots encountered to be cut cleanly by hand and the affected area backfilled as soon as practicable. Composted organic material (wheat straw mulch or similar equivalent) shall be provided to a depth of 100mm within the fenced off protection area and shall be maintained for the duration of the works.

Irrigation shall be supplied to the trees, within the fenced off area, for the duration of the works to ensure adequate moisture levels are maintained.

NOTE

Arboricultural Assessment refer report by The Eris Tree Consultancy 20.05.2016

LEGEND

- SITE BOUNDARY
- +27.100ex EXISTING SPOT LEVEL
- +30.800 PROPOSED SPOT LEVEL
- EXISTING TREE TO BE RETAINED IN ACCORDANCE WITH ARBORICULTURAL ASSESSMENT
- EXISTING TREE TO BE REMOVED
- STRUCTURAL ROOT ZONE
- TREE PROTECTION ZONE

REFER ARBORIST REPORT FOR TREE ID, SPECIES & TREE ASSESSMENT



NSW GOVERNMENT
Planning

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No. **SSD8126**

19 FEB 2016

granted on the.....

Signed.....

Sheet No. **23** of **26**

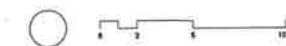
C	5/5/16	RTS/and-ash	AAV
B	5/12/16	RTS	AAV
A	4/5/17	SSD	AAV
REV	0001	000001	1/1

Project: UNSW Cliffbrook Estate
45 Beach Street
Coogee, Sydney NSW 2034

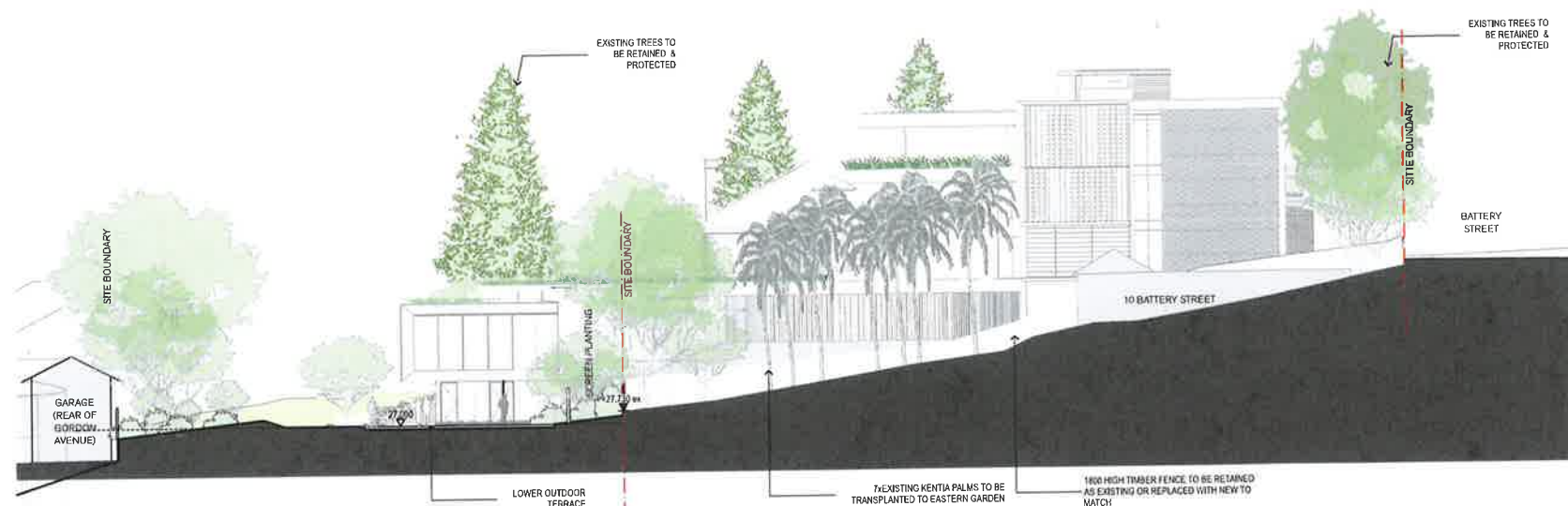
Project:
UNSW CLIFFBROOK ESTATE
45 Beach Street
Coogee, Sydney NSW 2034

Title:
Landscape Plans
Tree Management Plan

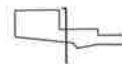
Scale	1:200 @ A1	Drawn/checked	4/5/17
Project code	UNSWCCR	Sheet no.	8004
Revision		Revision	C



GENERAL NOTES
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Section L1



NSW GOVERNMENT
 Planning

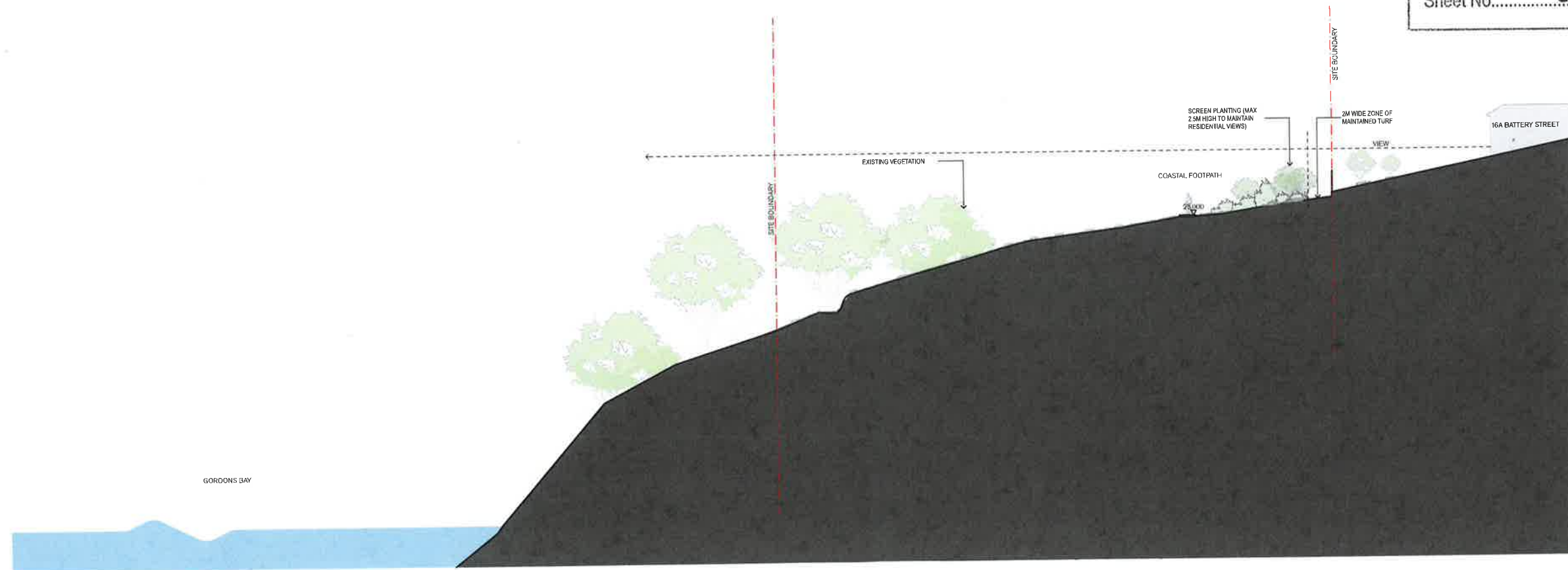
Issued under the Environmental Planning and Assessment Act 1979

Approved Application No. **SSD 8126**

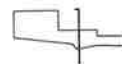
granted on the **19 FEB 2018**

Signed

Sheet No. **24** of **26**



Section L2



1	10/1/18	10/1/18	10/1/18	10/1/18
2	10/1/18	10/1/18	10/1/18	10/1/18
3	10/1/18	10/1/18	10/1/18	10/1/18
4	10/1/18	10/1/18	10/1/18	10/1/18

fjmt
 fjmt studio is a collaborative architecture and design studio
 Sydney, Australia
 Level 10, 70 King Street, Sydney NSW 2000
 Tel: +61 2 9251 7077 www.fjmt.com.au

project
UNSW CLIFFBROOK ESTATE
 45 Beach Street
 Coogee, Sydney NSW 2034

title
Landscape Plans
Section L1 and L2

scale	1:200 @ A1	first issued	4/5/17
project code	sheet no.	revision	
UNSWCCR	8101		D



External Finishes Schedule

PROJECT		UNSW CLIFFBROOK ESTATE			CODE		UNSWCCR
					REVISION		A
					DATE		26/9/17
					DOC NUMBER		9401
					RTS. Response to Submissions		
		Facade Type	Location	Description	Colour	Texture	
		Code No.#					
FT-	01		Bedrooms - North (Level 1, 2 and 3)	Concrete Frame	Light Grey/ White Concrete	Smooth	
				Bedroom Windows, Full Height	Metal Frame	Smooth	
				Transparent Glazing		Smooth	
				Timber Batten Window Screen	Natural Timber	Smooth	
FT-	01A		Bedrooms- South (Level 1, 2 and 3)	Vertical Timber Cladding	Natural Timber	Smooth	
				Concrete Edge with Integrated Planter	Light Grey/ White Concrete, Natural Planting	Smooth Edge, Textured Planting	
				Bedroom Windows, Full Height	Metal Frame	Smooth	
				Transparent Glazing		Smooth	
FT-	02		Typical Glazing (Throughout)	Glazed Cladding	Coloured Glazing	Smooth	
				Full Height Windows	Transparent Glazing	Smooth	
FT-	02A		Picture Window- East (Ground)	Timber Frame Element	Natural Timber	Smooth	
				Recessed Picture Window	Transparent Glazing	Smooth	
FT-	02B		Stairs- North	Brick Bookend Walls	Grey Purple Clay	Textured Brickwork Pattern	
				Full Height Glazing	Transparent/ Translucent/ Coloured Glazing	Smooth	
FT-	02C		Stairs- East	Concrete Frame	Light Grey/ White Concrete	Textured Brickwork Pattern	
				Full Height Glazing	Transparent Glazing	Smooth	
				Vertical Timber External Louvres	Natural Timber	Smooth	
FT-	03		Circulation- Ground	Concrete Edge with Integrated Planter	Light Grey Concrete, Natural Planting	Smooth Edge, Textured Planting	
				Full Height Frameless Glazing	Transparent Glazing	Smooth	
				Frameless Glazed Entry Doors	Transparent Glazing	Smooth	
FT-	03A		Circulation- Upper	Concrete Edge with Integrated Planter	Light Grey Concrete, Natural Planting	Smooth Edge, Textured Planting	
				Full Height Framless Glazing	Transparent Glazing	Smooth	
FT-	04		Typical Face Brickwork	Concrete Frame	Light Grey/ White Concrete	Smooth	
				Face Brickwork Infills	Grey Purple Clay	Textured Brickwork Pattern	
FT-	05		Dining Room Side Walls (Ground)	Timber Cladding	Natural Timber	Smooth	
				Full Height Windows	Transparent Glazing	Smooth	
				Timber Batten Window Screen	Natural Timber	Smooth	
FT-	05A		Typical Timber Cladding	Timber Cladding	Natural Timber	Smooth	
CON	2		Typical Exposed Concrete (Throughout)	Concrete Parapets	Light Grey/ White Concrete	Smooth	
				Concrete Podium Walls	Light Grey/ White Concrete	Smooth	
BRK	1		Typical Brickwork	Face Brickwork Infills	Grey Purple Clay	Textured Brickwork Pattern	



NSW GOVERNMENT
Planning

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Approved Application No.....550 8126

granted on the...19 FEB 2018

Signed.....[Signature]

Sheet No.....25 of 26



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Approved Application No.....**SSD 8126**.....

19 FEB 2018

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No.....**26** of **26**.....



WEATHERED TIMBER
CLADDING