



VISUAL IMPACT ASSESSMENT
REDEVELOPMENT OF UNSW CLIFFBROOK CAMPUS, 45-51 BEACH STREET, COOGEE
STATE SIGNIFICANT DEVELOPMENT APPLICATION (SSD 8126)

03 / 05 / 2017



Prepared by GM URBAN DESIGN & ARCHITECTURE PTY LTD
 Studio 803, Level 8
 75 Miller Street
 North Sydney NSW 2060

Tel (02) 8920 8388
Fax (02) 8920 9333

Prepared for University of New South Wales
Job number 16177
Date created 24 / 01 / 2017

GMU implements and maintains an internal quality assurance system.

Issue	Date	Status	Prepared by	Reviewed by
A	03 / 05 / 2017	Final for submission	PB	KC

© GM Urban Design & Architecture Pty Ltd
All Rights Reserved. All methods, processes, commercial proposals and other contents described in this document are the confidential intellectual property of GM Urban Design & Architecture Pty Ltd and may not be used or disclosed to any party without written permission.

CONTENTS

1. INTRODUCTION	1
1.1 INTRODUCTION	3
1.2 EXISTING SITE CONDITIONS	4
1.3 PROPOSED DEVELOPMENT	5
1.4 VISUAL CATCHMENT AREA	6
2. PRELIMINARY VIEW ASSESSMENT	11
2.2 METHODOLOGY	12
2.1 FORMAT OF PRELIMINARY VIEW ASSESSMENT	12
2.3 SITE VISIBILITY & VIEW SELECTION	13
3. DETAILED VIEW ASSESSMENT	29
3.1 FORMAT OF DETAILED VIEW ASSESSMENT	30
4. CONCLUSION AND RECOMMENDATIONS	51
4.1 SUMMARY OF ASSESSMENT	52
4.2 RECOMMENDED DESIGN CHANGES	53
4.3 CONCLUSION	54
APPENDIX A	55



PAGE INTENTIONALLY LEFT BLANK

1. INTRODUCTION



EXECUTIVE SUMMARY

GM Urban Design and Architecture (GMU) has been engaged by the University of New South Wales (UNSW) to carry out an independent visual impact assessment to assist with the redevelopment of UNSW Cliffbrook Campus, located at 45-51 Beach Street, Coogee (hereinafter referred to as the subject site). This report is to accompany the State Significant Development Application as an independent assessment on the potential view impacts on the private dwellings in the vicinity of the proposal.

GMU investigated the broader and local context as well as the surrounding visual catchment areas. This report analysed a total of 26 viewpoint locations within 18 properties in the preliminary view assessment. 20 views were then selected for further analysis in the detailed view assessment based on ‘before and after’ images. The views and their locations are presented below:

View No.	Property	View Location
Photographs		
A1	43 Beach Street	Ground level, veranda
A2	43 Beach Street	Ground level, living room
A3	43 Beach Street	Ground level, study
B	1 Battery Street	Ground level, living room
C1	1A Battery Street	Ground level, terrace
C2	1A Battery Street	Level 1, balcony
C3	1A Battery Street	Level 1, living room
D1	3 Battery Street	Ground level, terrace
D2	3 Battery Street	Level 1, balcony
E	3A Battery Street	No information. Property did not provide access for inspection
F1	U2 / 5 Battery Street	Level 1, dining room
F2	U2 / 5 Battery Street	Level 1, bedroom
G	30 Beach Street	Ground level, porch
H	36 Beach Street	Ground level, porch
I1	38 Beach Street	Ground level, porch
I2	38 Beach Street	Level 1, bedroom
J1	44-46 Beach Street	Ground level of No.44, bedroom
J2	44-46 Beach Street	Ground level of No.46, porch
Computer-generated images		
K	14 Beach Street	Level 4, balcony
L	20A Beach Street	Level 2, habitable room
M	290 Clovelly Road	Level 3, habitable room
N	24 Beach Street	Level 1, balcony
O1	L1 / 26 Beach Street	Level 1, habitable room
O2	L3 / 26 Beach Street	Level 3, habitable room
P1	U1 / 32-34 Beach Street	Level 2, balcony
P2	U2 / 32-34 Beach Street	Level 2, balcony
P3	U3 / 32-34 Beach Street	Level 2, balcony

The majority of these properties are located within the immediate context of the site on Battery Street to the north or Beach Street to the west. The view documentation was carried out by a professional photographer and recorded by a qualified surveyor following Land & Environment Court’s certifiable guidelines.

The findings of this report show that out of the 20 views analysed in the detailed view assessment, 12 (or 60%) were found to have nil to minor level of view impact. Six views (or 30%) from close distances (i.e. within 25m) would have a moderate level of impact. Only two views (or 10%) from No.44-46 Beach Street were considered to have a significant level of impact. No views were found to experience a severe or devastating level of impact.

Furthermore, the three units within No.32-34 Beach Street are currently considered to experience a moderate level of impact; but in reality, the extent of view alteration that would be perceived by these units may be considerably less due to the existence of street trees in front of the properties. It is estimated that their actual level of impact may be nil to negligible.

Taking into consideration the site’s context, desired future character and the findings of the above assessment, it is GMU’s opinion that the proposed development in general is acceptable. In circumstances where the perceived level of view impact is higher, design changes have been suggested in Chapter 4 to alleviate the impact.

1.1 INTRODUCTION

GM Urban Design and Architecture (GMU) has been engaged by the University of New South Wales (UNSW) to carry out an independent visual impact assessment to assist with the redevelopment of UNSW Cliffbrook Campus, located at 45-51 Beach Street, Coogee (hereinafter referred to as the subject site).

This report is to accompany the State Significant Development Application as an independent assessment on the potential view impacts on the private dwellings in the vicinity of the proposal. UNSW has conducted a few rounds of public consultation with the neighbouring residents to discuss the potential outcome of the development, including view impacts.

This study identified private properties which may be potentially impacted by the proposed development in relation to view loss and alterations to the existing view character. It also provided an independent opinion on the proposal's level of visual impacts on the private properties.

In preparation of this report, GMU has referred to the following information:

- 3D architectural model by FJMT
- Draft Architectural Design Statement by FJMT dated 04 April 2017
- Final architectural drawings by FJMT dated 12 April 2017
- Survey information by Beveridge Williams
- Randwick Local Environmental Plan 2012
- 'Before and after' images by GMU
- Extensive site inspections and photographic documentation conducted by GMU in August 2016 and February 2017
- DA drawings of No.1A Battery Street, Clovelly by MacDonald + Duque Design dated 07 April 2015 and approved by Randwick City Council on 12 May 2015
- Statement of Environmental Effects of No.1A Battery Street, Clovelly by MacDonald + Duque Design dated 07 April 2015
- DA drawings of 32-34 Beach Street, Coogee by ASA architects dated 02 July 2014

The site

The subject site is the Cliffbrook Campus of UNSW, located at 45-51 Beach Street, Coogee and bordering the suburb of Clovelly to the north and the east. It is situated in the eastern part of the Sydney Metropolitan Area and within the jurisdiction of Randwick City Council. The land is legally described as Lot 1 in DP8162 and Lot 1 in DP109530, which cover an area of approximately 1.15 hectares. The site is approximately 550m from Coogee Beach to the south and 300m from Clovelly Beach to the east.

The existing conditions of the site are discussed on the following page.

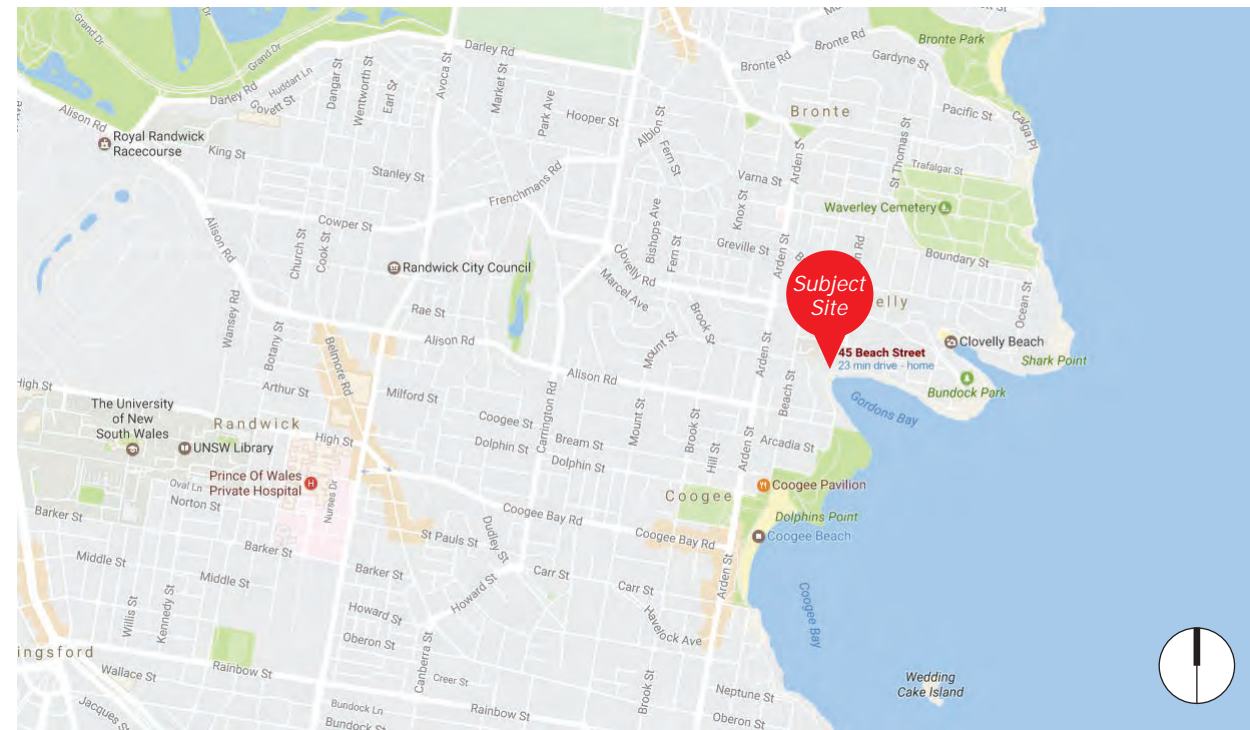


Figure 1. Location of the proposal in relation to the Sydney's eastern suburbs (adapted from Google Map)



Figure 2. Aerial photo of the subject site (adapted from Nearmap)

1.2 EXISTING SITE CONDITIONS

The site is generally surrounded by one to two-storey single detached residential housing, which is allowed to have a maximum height of 9.5m according to the Randwick Local Environmental Plan (RLEP) 2012. The site is bounded by Battery Street to the north and Beach Street to the west. There is an existing single-storey dwelling at No.10 Battery Street located immediately to the east of the site and several existing two-storey dwellings located immediately to the south of the site, including:

- No.1 Gordon Avenue
- No.2 Gordon Avenue, which is a locally heritage listed two-storey arts and crafts house
- No.3A Gordon Avenue

The site features an existing gradient that slopes down towards the ocean to the southeast. Within the site there is an existing State-significant Heritage item - Cliffbrook House (building CC1), which is a two-storey Edwardian Free Classical style house and considered to be a contributory view element. Other existing structures on site include:

- Building CC2 - three-storey red brick office building
- Building CC3 - garage of Cliffbrook House
- Building CC4 - single-storey office building

High-value view elements i.e. the ocean, the horizon and land-water interface areas are available from the site and building CC4 to the south-east and east of the site.



Figure 3. Aerial photo of the Cliffbrook Campus at 45-51 Beach Street, Coogee



Existing character of the low-rise development along Beach Street (view due south)



Existing character of the low-rise development along Battery Street (view due west)



Existing expansive views due southeast to Gordons Bay from building CC4



Cliffbrook House (building CC1) - a two-storey Edwardian Free Classical style house and a State Heritage item



Existing building CC2 on the right and building CC3 at the far end (view due west)



Existing building CC4 within the campus (view due northeast)

1.3 PROPOSED DEVELOPMENT

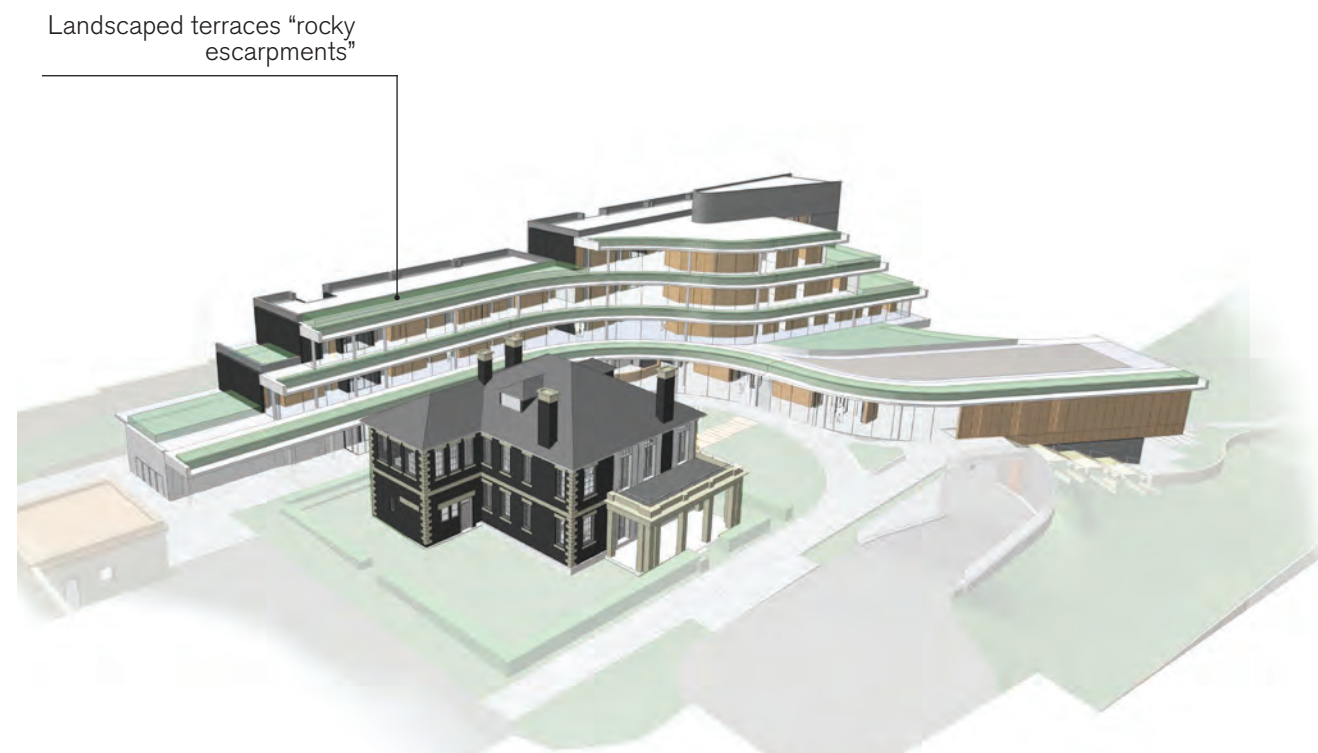
The proposal involves the development of residential accommodation and teaching facilities for the Australian Graduate School of Management (AGSM) Residential Programs. The proposal contains five elements:

1. Demolition of the existing buildings CC2 and CC4
2. Refurbishment of the heritage-listed Cliffbrook House (CC1) and the garage (CC3)
3. Construction of new teaching and bedroom accommodation with the required support facilities, which consist of:
 - One level of basement carpark with 27 car spaces
 - Main teaching and recreational support areas, including dining and breakout lounges on the Ground and Lower Ground level
 - 52 x Bedrooms, including three accessible bedrooms on the upper three levels
4. Landscaped gardens to the west of the site
5. Preservation and minor modifications to the eastern portion of the site, including the provision of 10 car spaces (2 of which are for accessible parking)

The proposal seeks to fully integrate Cliffbrook House into the daily operation of the new facility. The heritage building will accommodate a number of teaching/syndicate rooms, an office space as well as an apartment for a full-time caretaker.



Conceptual perspective - View towards Cliffbrook House and Entry Courtyard (courtesy of FJMT)



3D views of the proposed development (courtesy of FJMT)



3D views of the proposed development (courtesy of FJMT)

1.4 VISUAL CATCHMENT AREA

Due to its geographical location, the site is overlooked by a large number of residential properties to the west and north which partly defines its visual catchment area. The visual alteration which the proposal may potentially cause on the neighbouring properties are primarily the modification of views to Gordons Bay. Therefore, GMU’s investigation of the visual catchment area focused on identifying properties that may currently have views to the east over the subject site.

GMU gained access onto the roof of building CC4 and documented the existing visual context around the campus. The following series of photographs were recorded at a stationary location on the plant platform of the air conditioning units on the roof of building CC4.

The images show 360-degree views from the roof following a clockwise sequence (refer to key plan).

KEY PLAN

