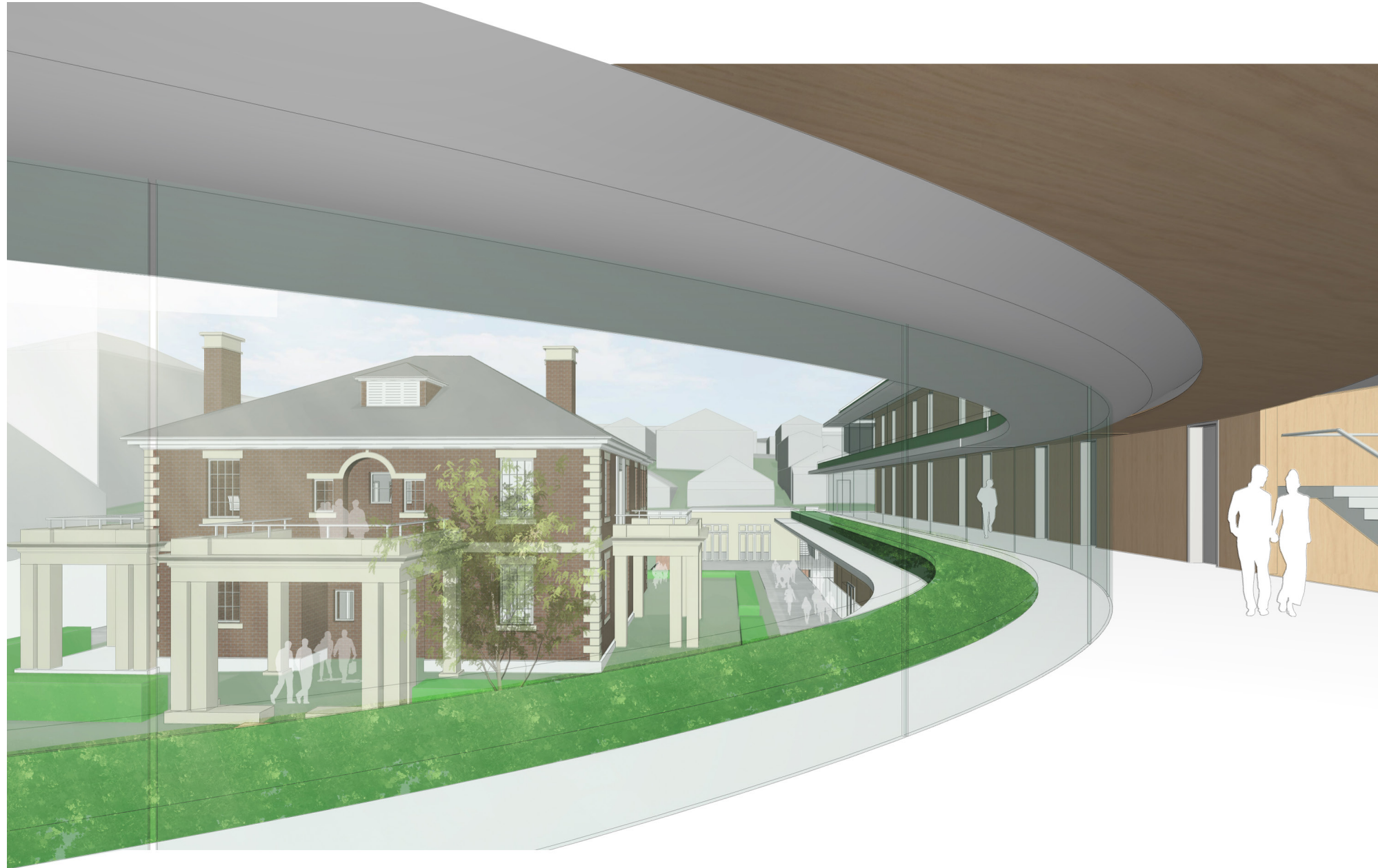




View along upper level access way to Cliffbrook House





View from Dining Area to Gordons Bay



16.0 Area Schedule

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Accommodation Schedule

PROJECT	UNSW CLIFFBROOK CAMPUS	CODE	UNSWCCR
		REVISION	01
		DATE	12/04/17
		DOC NUMBER	SK-2.1

fjmt UNSWCCR Accommodation Schedule						
Category	Floor (Story)	Room Name	Building	Quantity	Area	
01						
RESIDENTIAL	Lower Ground	Beverage Store	CC4	1	7	
RESIDENTIAL	Lower Ground	Clean Linen Storage	CC4	1	6	
RESIDENTIAL	Lower Ground	Cool Room	CC4	1	9	
RESIDENTIAL	Lower Ground	Dirty Linen Holding	CC4	1	11	
RESIDENTIAL	Lower Ground	Dry Room	CC4	1	6	
RESIDENTIAL	Lower Ground	Laundry	CC4	1	17	
RESIDENTIAL	Lower Ground	Staff Lockers	CC4	1	12	
RESIDENTIAL	Lower Ground	Staff WC & SHWR	CC4	2	11	
RESIDENTIAL	Level 1	Accessible Bedroom	CC4	1	31	
RESIDENTIAL	Level 1	Bathroom	CC1	1	6	
RESIDENTIAL	Level 1	Bedroom	CC1	1	15	
RESIDENTIAL	Level 1	Bedroom	CC4	21	425	
RESIDENTIAL	Level 1	Circulation	CC1	1	8	
RESIDENTIAL	Level 1	Resident Managers Apt	CC1	1		
RESIDENTIAL	Level 2	Accessible Bedroom	CC4	1	30	
RESIDENTIAL	Level 2	Bedroom	CC4	18	363	
RESIDENTIAL	Level 3	Accessible Bedroom	CC4	1	28	
RESIDENTIAL	Level 3	Bedroom	CC4	10	202	
					1,211 m²	
02						
FOOD AND BEVERAGE	Ground Floor	Breakout/Cocktail lounge	CC4	2	175	
FOOD AND BEVERAGE	Ground Floor	Dining	CC4	1	96	
					271 m²	
03						
CATERING	Ground Floor	Catering Support	CC1	1	10	
CATERING	Ground Floor	Catering Support - Cafe Bar	CC4	1	12	
CATERING	Ground Floor	Commercial Kitchen	CC4	1	135	
					157 m²	
04						
SUPPORT	Ground Floor	AV/MATAV/Access & Sec Rm	CC4	1	10	
SUPPORT	Ground Floor	Bag Store	CC4	1	25	
SUPPORT	Ground Floor	Reception / Chef / Venue Office	CC4	1	57	
SUPPORT	Ground Floor	Staff Room	CC4	1	25	
SUPPORT	Ground Floor	Store AGSM	CC4	1	16	
SUPPORT	Ground Floor	UNSW Comms Rm	CC4	1	22	
SUPPORT	Level 1	Printing / Break out	CC1	1	10	
					165 m²	
05						
STUDENT LED SPACE	Lower Ground	Gymnasium / Flexible	CC4	1	25	
STUDENT LED SPACE	Ground Floor	Breakout	CC4	2	47	
STUDENT LED SPACE	Level 1	Breakout	CC4	1	26	
					98 m²	
06						
TEACHING	Lower Ground	Additional Syndicate Space	CC4	1	44	
TEACHING	Ground Floor	Business/Syndicate	CC1	1	24	
TEACHING	Ground Floor	Flat Floor Flexible Teaching Room 1	CC4	1	75	
TEACHING	Ground Floor	Flat Floor Flexible Teaching Room 2	CC4	1	75	
TEACHING	Ground Floor	Flat Floor Flexible Teaching Room 3	CC4	1	75	
TEACHING	Ground Floor	Furniture Store	CC4	2	47	

UNSW
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12/04/17
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Accommodation Schedule

PROJECT	UNSW CLIFFBROOK CAMPUS	CODE	UNSWCCR
		REVISION	01
		DATE	12/04/17
		DOC NUMBER	SK-2.2

fjmt UNSWCCR Accommodation Schedule						
Category	Floor (Story)	Room Name	Building	Quantity	Area	
TEACHING	Ground Floor	Office Space	CC1	1	24	
TEACHING	Ground Floor	Syndicate Rm 1 / Dining	CC1	1	24	
TEACHING	Ground Floor	Syndicate Rm 2 / Dining	CC1	1	24	
TEACHING	Ground Floor	Syndicate Rm 5	CC3	1	26	
TEACHING	Ground Floor	Syndicate Rm 6	CC3	1	21	
TEACHING	Ground Floor	Teaching Store	CC4	1	4	
TEACHING	Level 1	Syndicate Rm 3	CC1	1	25	
TEACHING	Level 1	Syndicate Rm 4	CC1	1	27	
TEACHING	Level 1	Syndicate Rm 5	CC1	1	26	
					541 m²	
07						
GENERAL	Ground Floor	Store Maintenance	CC4	1	27	
GENERAL	Ground Floor	Waste	CC4	1	29	
					56 m²	
08						
AMENITIES	Ground Floor	Acc WC	CC1	1	6	
AMENITIES	Ground Floor	Acc WC	CC4	1	8	
AMENITIES	Ground Floor	CL	CC4	1	6	
AMENITIES	Ground Floor	Female Amenities	CC4	1	22	
AMENITIES	Ground Floor	Male Amenities	CC4	1	20	
					62 m²	
09						
CIRCULATION	Lower Ground	Lift	CC4	1	6	
CIRCULATION	Lower Ground	Lower Ground Level	CC4	1	67	
CIRCULATION	Lower Ground	Stair 3	CC4	1	15	
CIRCULATION	Ground Floor	Circulation	CC1	1	46	
CIRCULATION	Ground Floor	Ground Level	CC4	2	215	
CIRCULATION	Ground Floor	Lift	CC1	1	3	
CIRCULATION	Ground Floor	Lift	CC4	1	6	
CIRCULATION	Ground Floor	Services Corridor	CC4	2	76	
CIRCULATION	Ground Floor	Stair 1	CC4	1	19	
CIRCULATION	Ground Floor	Stair 2	CC4	1	19	
CIRCULATION	Ground Floor	Stair 3	CC4	1	17	
CIRCULATION	Level 1	Circulation	CC1	1	27	
CIRCULATION	Level 1	Level 1	CC4	1	189	
CIRCULATION	Level 1	Lift	CC1	1	3	
CIRCULATION	Level 1	Lift	CC4	1	6	
CIRCULATION	Level 1	Stair 1	CC4	1	16	
CIRCULATION	Level 1	Stair 2	CC4	1	17	
CIRCULATION	Level 1	Stair 3	CC4	1	16	
CIRCULATION	Level 2	Level 2	CC4	1	165	
CIRCULATION	Level 2	Lift	CC4	1	6	
CIRCULATION	Level 2	Stair 1	CC4	1	14	
CIRCULATION	Level 2	Stair 2	CC4	1	17	
CIRCULATION	Level 2	Stair 3	CC4	1	16	
CIRCULATION	Level 3	Level 3	CC4	1	115	
CIRCULATION	Level 3	Stair 2	CC4	1	17	
CIRCULATION	Level 3	Stair 3	CC4	1	16	
					1,129 m²	
11						

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UNSW CLIFFBROOK CAMPUS

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Accommodation Schedule

PROJECT	UNSW CLIFFBROOK CAMPUS	CODE	UNSWCCR
		REVISION	01
		DATE	12/04/17
		DOC NUMBER	SK-2.3

fjmt UNSWCCR Accommodation Schedule						
Category	Floor (Story)	Room Name	Building	Quantity	Area	
SERVICES	Lower Ground	Basement Carpark	CC4	1	764	
SERVICES	Lower Ground	Carpark Plant	CC4	1	16	
SERVICES	Lower Ground	Fire Sprinkler and Hydrant Pump R...	CC4	1	47	
SERVICES	Ground Floor	Cold Water Plant / Electrical	CC4	1	31	
SERVICES	Ground Floor	Elec	CC4	1	5	
SERVICES	Ground Floor	GA	CC4	1	2	
SERVICES	Ground Floor	Store	CC3	1	6	
SERVICES	Ground Floor	VRF/VRV Mech Plant	CC4	1	20	
SERVICES	Level 1	DAS	CC4	1	12	
SERVICES	Level 2	Comms Rm	CC4	1	12	
SERVICES	Level 3	DAS	CC4	1	12	
SERVICES	Roof	HW Plant	CC4	1	24	
SERVICES	Roof	VRF/VRV Mech Plant	CC4	1	16	
					967 m²	

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12/04/17
For Information

GFA CALCULATION (Randwick Council LEP Definition)

TOTAL (excl. CC1 and CC3)

Home Story	Area
Lower Ground	236
Ground Floor	1,430
Level 1	771
Level 2	652
Level 3	428
	3,517 m ²

CC1 and CC3

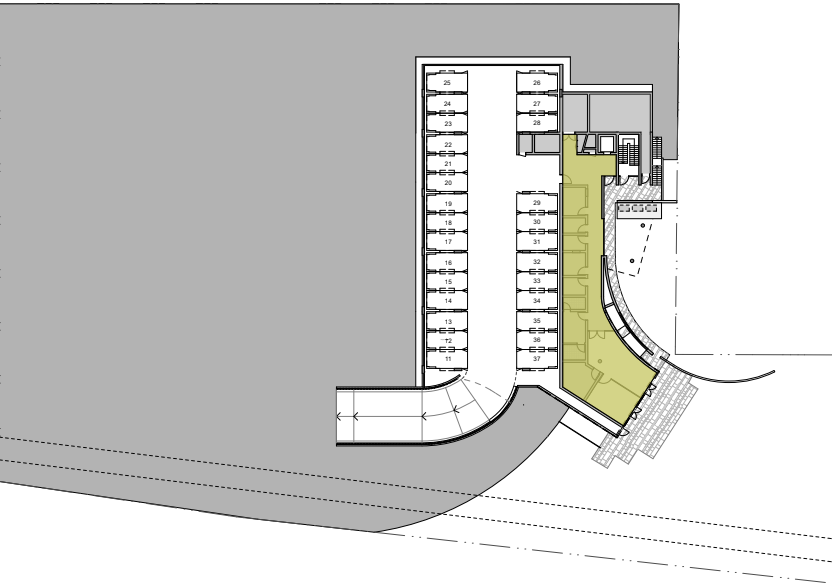
Story	Area	Building
Ground Floor	173	CC1
Ground Floor	55	CC3
Level 1	188	CC1
	416 m ²	

GFA Randwick Council LEP 2012 Definition - NSW legislation

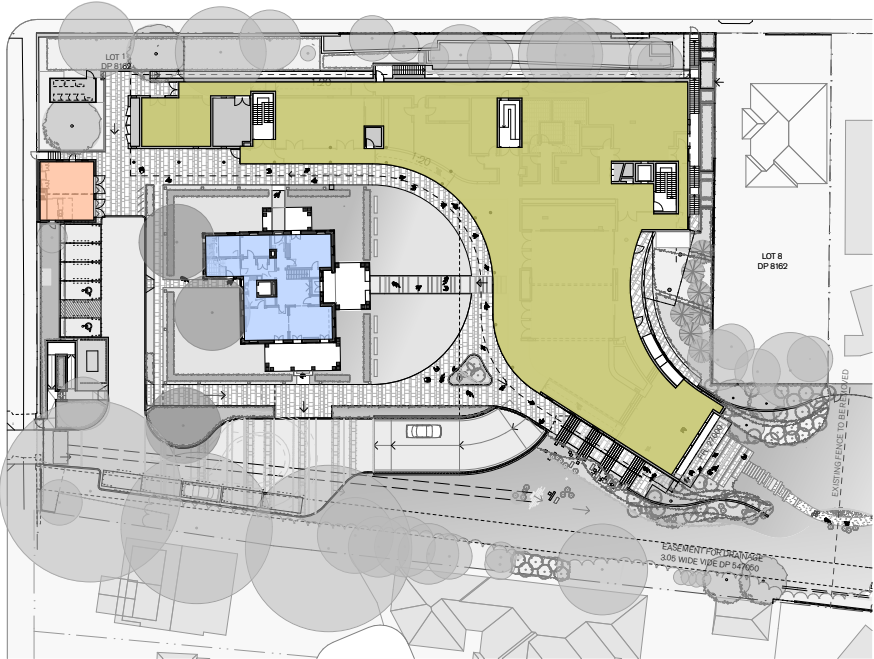
gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:

- (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:
- (i) storage, and
- (ii) vehicular access, loading areas, garbage and services, and
- (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
- (g) car parking to meet any requirements of the consent authority (including access to that car parking), and
- (h) any space used for the loading or unloading of goods (including access to it), and
- (i) terraces and balconies with outer walls less than 1.4 metres high, and
- (j) voids above a floor at the level of a storey or storey above.

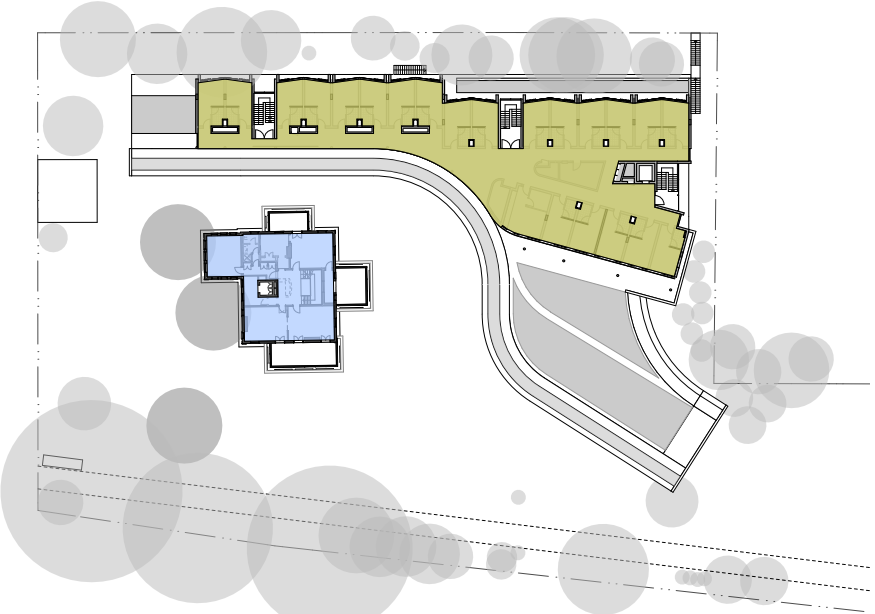
- Proposed building
- CC1 - Cliffbrook House
- CC3



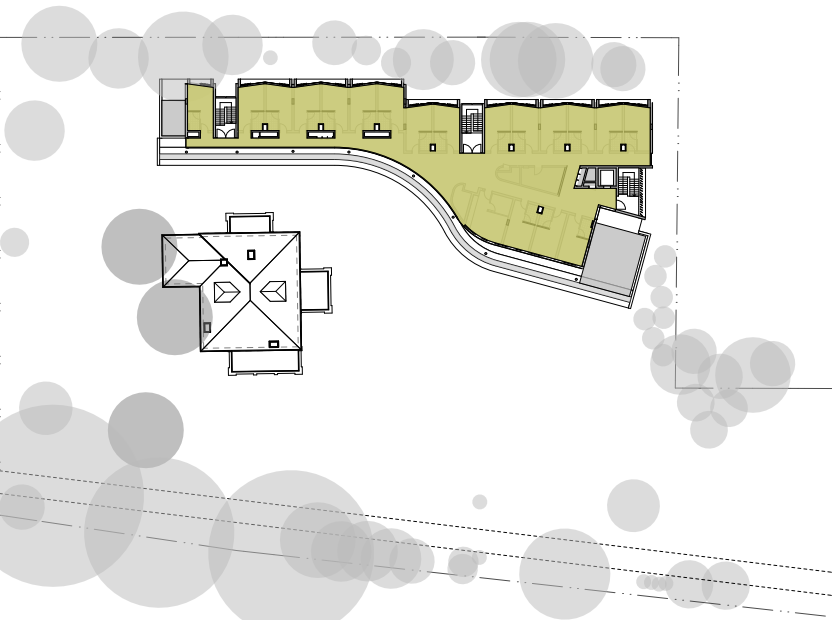
1 PLAN Lower Ground
1:500



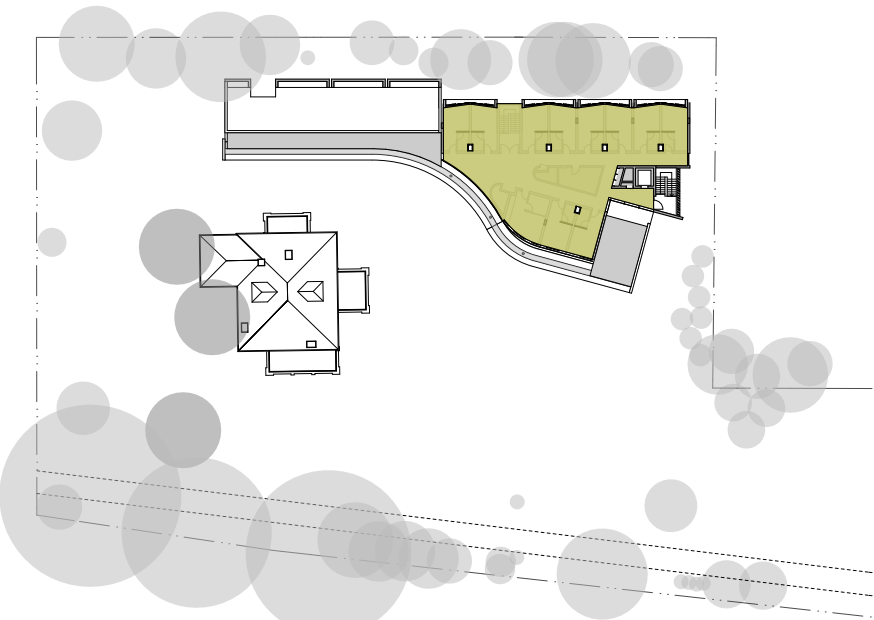
2 PLAN Ground Floor
1:500



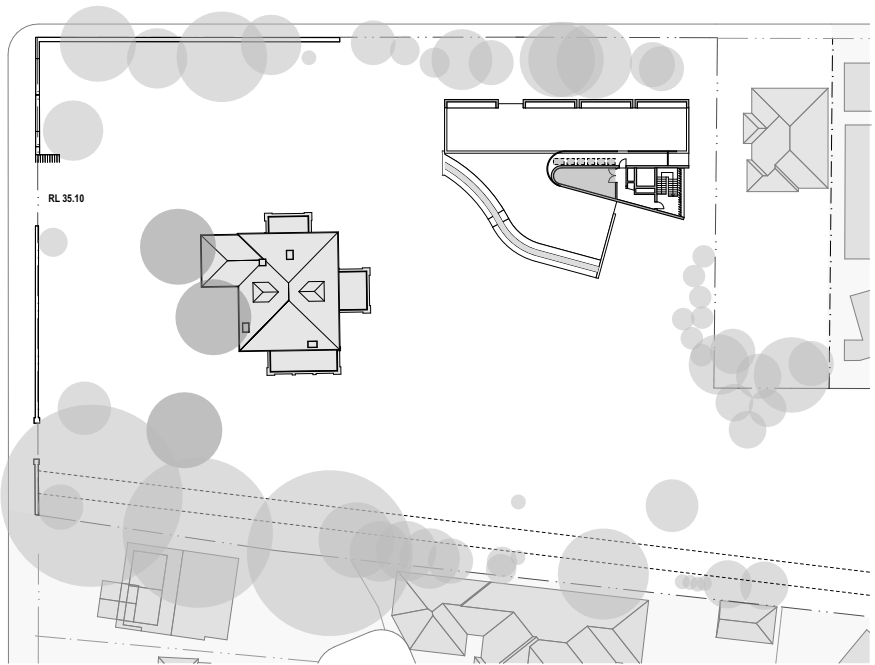
3 PLAN Level 1
1:500



4 PLAN Level 2
1:500



5 PLAN Level 3
1:500



6 PLAN Roof
1:500

17.0 Appendicies

18.0 Appendix 1 Community Consultation

18.1 Introduction

A detailed Community Consultation process with the local community was undertaken by UNSW and the Consultant Team, to provide information to the local residents. The process, over a period of over 9 months, has been very iterative with the majority of the concerns addressed in the development of the design. An initial consultation plan was developed by UNSW in conjunction with Kathy Jones Associates (KJA) who assisted with the organisation of information.

Communciation channels were as follows:

- UNSW Website
<http://www.facilities.unsw.edu.au/node/680>,
- 4 x Open House sessions,
- 1 x meeting for the residents of Battery Street (northern boundary interface)
- Individual sessions with residents on Beach Street, Battery Street and Gordon Avenue
- 1 x Community Forum
- Telephone contact with UNSW representative

A summary has been provided of the responses and subsequent adjustments which occurred to the design of the Cliffbrook Campus.

The target group included 172 residents in Beach Street, Battery Street, Tower Street, Melrose Parade, Mundarrah Street and Gordon Avenue.

Early notification

- A letter was sent to the target group on 24 May 2016 outlining the University's plans to renew the Cliffbrook campus for use predominantly by the UNSW School of Business for its residential programs.
- The letter also notified upcoming geotechnical investigations and an information evening scheduled for June, 2016.

Community Consultation 01

Session 1: 28/06/16

Location: Cliffbrook House
Forum: Open House with Information Posters (as attached) and experts available for questions
Timing: 6.00 - 8.00pm

Session 2: 30/06/16

Location: Cliffbrook House
Forum: Open House with Information Posters (as attached) and experts available for questions
Timing: 6.00 - 8.00pm

Session 3: 26/07/16

Location: UNSW
Forum: Meeting with Residents of Battery Street (interface with northern boundary of site)
This meeting was requested by the residents.

Two drop-in information evenings were held at Cliffbrook House on Tuesday 28 June 2016 and Thursday 30 June 2016. A series of information boards was displayed with a broad outline of:

- UNSW's plans for the campus
- Potential and restrictions of the site
- Other factors that would be taken into account, including environmental, heritage and cultural considerations.

Members of the project team were available to answer questions and provide further information.

A third session was held specifically for the residents along the northern boudary on Battery Street, upon their request.

Key concerns raised by residents included:

- Privacy: Residents of Battery Street strongly expressed their resistance to a pathway or any structures in the private recreation zone. They spend the majority of their time at the rear of

their houses and their felt that their privacy would be compromised with any circulation of staff and course participants in the private recreation zone. Overlooking from the new building was also a concern.

- Security: Concern was expressed that there would be more illegal camping in the private recreation zone if the security fence was removed from behind Cliffbrook House and an access path to Gordon's Bay installed.
- Noise: Noise and loss of privacy from outdoor activities was also raised as a concern.
- Parking: Street parking is a constant issue in the area and residents were very concerned that adequate parking for students and staff should be provided..

Refer attached summary and panels

Community Consultation 02

Session 1: 28/11/2016

Location: Cliffbrook House
Forum: Open House with Information Posters (as attached) and experts available for questions
Timing: 6.00 - 8.00pm
More than 12 members of the community in attendance.

Session 2: 01/12/16

Location: Cliffbrook House
Forum: Open House with Information Posters (as attached) and experts available for questions
Timing: 6.00 - 8.00pm
More than 14 members of the community in attendance.

A second round of information evenings was held at Cliffbrook House on Monday 28 November 2016 and Thursday 1 December 2016.

Additional display boards showed initial design

concepts and elevations.

The first session was uneventful, with considerable interest and few concerns raised. At the second session, however, attendees expressed strong concerns about:

- Height: the proposed building was higher than the existing building.
- Loss of privacy and overlooking from the new building.
- Noise and loss of privacy from a proposed path through the private recreation zone and from activities on an open balcony at the rear of the new building.
- Parking: even though an underground car park had been included in the plans, concerns about parking persisted.

As a result of these concerns, UNSW committed to revising plans to address concerns and return to the community at a further engagement session.

Refer attached summary and panels

Community Consultation 03

A community forum was held on Thursday 16 February at the Australian Graduate School of Management on the UNSW Kensington campus

An independent facilitator was engaged to manage this session.

A comprehensive presentation from the architect showed how the plans had been revised to address concerns previously expressed by residents.

Members of the project team and UNSW staff were on hand to answer questions from the floor

There was a greater level of satisfaction with the

revised plans, though concerns persisted about:

- privacy and overlooking from the new building
- noise, security and loss of privacy from the path through the private recreation zone
- increase of traffic on local roads
- view loss

Other engagement activities

- Meeting with the UNSW Chancellor: At the request of a group of residents, UNSW facilitated a meeting between UNSW Chancellor and representatives of the group, so that they could express their concerns about the Cliffbrook development.
- View survey analysis reports:
- View survey studies were offered initially to five residents who were concerned about loss of views. Further studies were then offered to a number of residents who expressed a wish to have these studies undertaken following the community consultation.
- The architect and a member of the project team met with individual residents to talk them through the report and note any remaining concerns.