

# Cliffbrook Campus Renewal: Community Engagement Summary

## Community Information Sessions: June 2016

Two drop-in information sessions were held at Cliffbrook House on to provide a general overview of the proposed campus renewal.

Name	Address	Concerns
Nancy Langley	35 Beach Street	Privacy and retaining the view of trees from her windows on the Battery Street side of her property.
Tosca Looby	3A Gordon Avenue	Privacy as people walk through the campus. They would like more trees planted along the campus south boundary fence.
Graeme Jack	44 Beach Street	View from his balcony. Strong South-Easterly winds in summer – he has requested to avoid demolition in this period.
Donna Regan-Jack	44 Beach Street	Public access through the site to Gordon's Bay (she would like it re-instated). Parking loss on Beach Street, especially during UNSW events. Trees along the Beach Street boundary wall. She has requested that they be trimmed back in the first instance and then removed.
Margaret Hayward	38 Beach Street	Respecting heritage. Retaining her view of Cliffbrook House, water and landscape. Considered landscaping as she sees the site's landscape as a whole.
Janet and Scott Hohne	3 Battery Street	Janet runs leadership programs and as such was interested in space hire. She would also like the trees retained along the Battery Street boundary wall and has concerns as to view loss due to potential increased height of the new building.
Audrey McDonald	22 Flood Street	Audrey recommended that we engage with the Bushcare Group who have been actively working in the Foreshore Protection Area and that we speak with Randwick Council.
Paul Dumble	2/20 Battery Street	Privacy and security
Matt and Emma Laurence	1A Battery Street	Increased use of the site, parking and an increase in traffic, particularly taxis cutting through Battery Street to reach Clovelly Hotel. Emma is already in contact with Randwick Council about the issue and was keen for her concerns to be communicated to the project's traffic consultant. Her prime concern is retaining her ocean view across the Cliffbrook site. She outlined that if her view is obscured in any way she will be actively protesting.

Steve and Ronda Spencer	1 Gordon Avenue	Privacy, increase in foot traffic on the site past their house.
Rod Zines	30 Beach Street	Increase in number of people on site. Timing and noise of construction - his property bounds the townhouse development on Beach St and he is hoping that construction coincides.
Angela Melick	28A Battery Street	More people in the Foreshore Protection Area. Angela also requested that we remove the Cyprus Pine from the Foreshore Protections Area.
Liz Eberl	3A Beach Street	Increased traffic, noise and demands on parking.

## Meeting with Battery Street Residents

On Tuesday 26 July, an information evening was held with concerned residents of Battery Street.

Stakeholder	Address	Concerns
Melanie Caffrey	12 Battery Street	Privacy and overlooking from the new building. She can already see into the corner offices of the existing building.  Requested that any new planting be low shrubs. Outlined that there are many unruly and overgrown trees in the Foreshore Protection Area that she would like to be cut back. Also that there was a large tree that was removed beside the south end of one of the existing buildings (CC4) that she thinks should be replaced.  Concerned that no key meetings/applications occur over the Christmas/New Year holiday period.
Emile and Caroline Sherman	14 Battery Street	Noise and loss of privacy from outdoor activities in the lower corner of the Educational Establishment Zone.
Matt Moran and Sarah Hopkins	18 Battery Street	Matt advised that the Foreshore Protection Zone is boggy and unsafe to use.  Thinks that many of the Eastern Suburbs Banksia are in poor health and that there is an issue with rabbits and foxes in the area.  Matt outlined that at times there are people that camp out in the Foreshore Protection Area. He is concerned that this will occur more frequently with the removal of the UNSW security fence and if UNSW opened up an access path to Gordon's Bay.

- All neighbours strongly expressed their resistance to a pathway or any structures in the Private Recreation Zone. They spend the majority of their time at the front of their houses and their privacy would be highly compromised with any circulation of AGSM staff and course participants in the Private Recreation Zone.
- They currently do not use UNSW land to access Gordon's Bay as it is overgrown and unsafe to climb over rocky escarpments. They are happy to continue using the Battery St/Tower St and stairway pathway and suggested that our staff/AGSM candidates do the same.

#### Community Information Sessions: November/December 2016

On Monday 28 November and Thursday 1 December, a second round of drop-in information sessions was held at Cliffbrook House. More than 12 members of the community attended the Monday evening session and more than 14 members of the community attended the Thursday session (not all attendees registered their attendance/details). Comments included the following:

Stakeholder	Address	Concerns
Steve Spencer	1 Gordon Avenue	Concerned about overlooking into their courtyard. Would like to see more detailed drawings and installation of poles on site to show height of new building.
R and S Zines	30 Beach Street	Requested view survey analysis for their property.
Emile Sherman (tbc)	14 Battery Street	Attended with his legal counsel. Requested view survey analysis for his property. Concerns about noise and loss of privacy from balcony at rear of proposed new building.
Nancy Langley	35 Beach Street	Requested a community forum instead of a drop-in session.  Expressed concern about the impact on her property, which is older than Cliffbrook House.  She noted that the sea view from her house was built out when the current Cliffbrook House was built in 1921; however, she remains very angry that her neighbours' views will be impacted by the new building and that the view will be enjoyed by course participants, who are only passing through the neighbourhood, at the expense of the permanent residents of the area.  She was also not happy that the plans include a proposal to open up a view to Cliffbrook House from the street as she feels that this will be of no benefit to neighbours whose views overlooking the House will be impacted by the new building, and of little benefit to people driving past, who would only get a glimpse of the House.

Julie Charles	36 Beach Street	Requested a community forum instead of a drop-in session.  Expressed concerns about the height of the new building and increase in the number of people using the site.  Wanted to be contacted with more information about the proposed redevelopment.
Nik Goldsworthy (tbc)	4/54 Beach Street	Attended with his legal counsel. Concerns about height. Indicated that he would challenge this aspect of the development.
Phil Sweeney	32 Beach Street	Concerns about height of new development being higher than existing buildings. Suggested taking out basement parking and lowering the height of the building. This was strongly contested by others in attendance, for whom parking was a concern.

At the session on Thursday 1 December, those in attendance formed into a group to discuss their concerns with the project team.

#### Discussion included:

- questions about height restrictions on the site, with most surprised to find that there were none
- overlooking from the bedrooms and balcony
- noise from the balcony and from people partying on the coastal walk at night
- UNSW's 'real' intention being to commercialise the site after it was built, to bring in extra revenue
- what would happen if UNSW were to sell the site, with some surprise expressed that a new owner could apply for rezoning from the current 'educational uses' classification
- increase in the number of people using the site on a daily basis
- potential to decrease the number of rooms by making them twin share
- noise and loss of visual amenity from plant on the roof.

All present agreed that they would like a further opportunity to review the plans before the project proceeds to the Development Application stage.

#### Other feedback

Neighbours at the November/December sessions were, in general, pleased that a number of their concerns that had been expressed at earlier consultations had been addressed in the concept plans. These concerns included:

- parking (which will now be underground)
- retention of trees along the Beach Street boundary wall to assist with privacy
- proposed alignment of the footpath from the campus to the beach, which balances privacy concerns with environmental considerations.

#### Ongoing concerns included:

- height of the new building and attendant loss of views
- loss of privacy due to overlooking from bedrooms and from the balcony in the dining area
- noise from the balcony and from the platforms placed along the path.



# UNSW AGSM Cliffbrook House Redevelopment Community Information Session Report

**Draft** Report  
20/02/2017

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## 1. Executive Summary

As part of the planning process to extend and upgrade facilities for participants of the Australian Graduate School of Management Program at Cliffbrook House, UNSW hosted a community information evening for neighbours directly impacted by the project. The purpose of this event was to update the audience on changes to the plans that had been made in response to previous consultation with them, give an opportunity for them to provide feedback, and have questions answered by various specialists working on different aspects of the project.

The session was held on Thursday February 16 at 6pm at the UNSW Kensington campus, and included presentations about the project from the UNSW vice-president Campus Life and Community Engagement, Neil Morris, and the Design Director of FJMT, the architect Richard Francis Jones. The presentations were followed by a series of registered community member speakers and Q&A session facilitated by Deborah Cameron of KJA.

Available to answer questions and concerns raised by the community members were;

- Elizabeth Carpenter, Principal and Sydney Studio Leader, FJMT
- Naomi Daley, Associate Director, Urbis
- Professor Julie Cogan, Director AGSM and Deputy Dean, UNSW Business School
- Peter McGeorge, Associate Director Planning and Development, Facilities Management, UNSW
- Janine Deshon, Design and Brief Development Manager, Planning and Development, Facilities Management, UNSW
- Kenneth Flook, Senior Project Manager (Major Projects), Facilities Management, UNSW

Several themes emerged as the leading causes of community concern;

- Pathway access to Gordon's Bay beach
  - Public interest/access
  - Questions about relevance/necessity
  - Sense of inequality/imbalance of priority between local residents and program participants
- Security
  - 24 hour access
  - Fencing
  - Lighting
- Presentation of the plans
  - Context
  - Perspective
  - Accessibility

Questions were answered as they were raised by the project team. Below is a summary of notes taken during the session.

## 2. Registered Speakers

Participants were asked to register their attendance and also their intention to speak at the forum. The registered speakers were: Craig Blair (did not attend)

- Melanie Caffrey
- Brenda Sambrook
- Donna Reagan-Jack
- Gabrielle Sullivan

Their questions/comments as well as responses (indicated by indented, hollow bullet points) are summarised below. Any items requiring follow-up/further attention have been marked in **bold**.

Participant Details	Comments/Questions
Melanie Caffrey 12 Battery Street	<ul style="list-style-type: none"> <li>• At the start, design was shown, accommodation on western side has been moved close to 10-12 Battery. It has been moved back, but closer to 10-12 and increases overshadowing</li> <li>• Residents have done renovations to maximize natural light, concerned that this is going to be impacted               <ul style="list-style-type: none"> <li>○ Shadow studies have mapped the path of shadowing, very minimal impact</li> <li>○ Overshadowing to number 10 (UNSW property) in Winter only</li> </ul> </li> <li>• What is the height from the (natural) ground?               <ul style="list-style-type: none"> <li>○ 19.7m</li> </ul> </li> <li>• Will trees be removed?               <ul style="list-style-type: none"> <li>○ No plans for changes at this point, but overshadowing compliance will be observed</li> </ul> </li> <li>• Could the fence be moved away from the boundary line?</li> <li>• Concerns about access to Gordon's Bay, does not believe the fences/gates will be a deterrent.</li> <li>• How long is the construction process expected to take?               <ul style="list-style-type: none"> <li>○ 15 months (approx.)</li> </ul> </li> </ul>
Brenda Sambrook 20 Battery Street	<ul style="list-style-type: none"> <li>• "Pods"/"nooks" 2 only? What's on them? Furniture? There is an issue if there is furniture and eating/drinking- garbage disposal, maintenance</li> <li>• What are the materials proposed for the pods?               <ul style="list-style-type: none"> <li>○ Stone at the top, gravel lower down, materials of the site, strict guidelines for this part of the site</li> </ul> </li> <li>• When will these final details be available? By DA?</li> <li>• What is the purpose of the walkway pod areas?               <ul style="list-style-type: none"> <li>○ Reflection activities</li> </ul> </li> <li>• Will it be available for hire for function/private events?               <ul style="list-style-type: none"> <li>○ Absolutely not- no private functions</li> </ul> </li> <li>• Lighting for the path is going to be a big issue, hearing different responses re the path, access (e.g. NO ACCESS vs private restricted access a selling point). Does not believe the private</li> <li>• Lives on her own, is concerned about security, movement, access</li> </ul>

Participant Details	Comments/Questions
	<ul style="list-style-type: none"> <li>Arial on website shows lots of foliage, not a lot of grass. The vegetation that is going to be planted- will it be GRASS or SHRUBS/FOLIAGE <ul style="list-style-type: none"> <li>Not yet finalised</li> <li>Lighting will not be street lighting. If and where it is necessary lighting will be minimal and most likely hooded.</li> </ul> </li> </ul>
Donna Regan-Jack 44 Beach Street	<ul style="list-style-type: none"> <li>Driveway down into the dining area- will totally interrupts property views <ul style="list-style-type: none"> <li>View analysis scheduled shortly, surveyors will capture the images and projections</li> </ul> </li> <li>1 housekeeper and 1 security guard on premises 24/7, now “going to be run as a hotel/resort” <ul style="list-style-type: none"> <li>Yes, 24/7, no not “hotel”, it is a conference facility, average age 39, taking educational activities from 8am-6pm (dinner) then case studies in the evening, emphasis on educational facility, executive level attendees, distinguished, mature, have to cater to these needs</li> </ul> </li> <li><b>Can it be confirmed that there will be no access to the beach path at night (no light may be needed as access is not available)</b></li> </ul>

### 3. Other Participants

Following the registered speakers, all other attendees had the opportunity to contribute during the Q&A session. Any questions/comments that could not be allocated to an identified participant have been categorised as ‘other’. Questions/comments as well as responses are summarised below.

Participant Details	Comments/Questions
John 5 Battery Street	<ul style="list-style-type: none"> <li>Concerns around the height- not offended by the height as it is- but has concerns about ‘ugly’ protrusions (e.g. exhaust/air conditioning vents) <ul style="list-style-type: none"> <li>As architects, FJMT is committed to good design and the concealment of services such as air conditioning and other pipework is part of this. The plans required that height includes all protrusions. No protrusions through the roof are anticipated.</li> </ul> </li> <li>Public access- John is a personal injury lawyer- area must be lit at night if public access <ul style="list-style-type: none"> <li><b>Actually restricted access, no nighttime access, responsibility needs to be confirmed</b></li> </ul> </li> </ul>
Emma Laurence and Matt Laurence 1a Battery St	<ul style="list-style-type: none"> <li>These drawings do not look like what we saw on the view analysis, buildings and trees are not looking consistent/in proportion</li> </ul>
Gabrielle	<ul style="list-style-type: none"> <li>Tower street stairs/access, concerns that access is easy</li> <li>Precedent for Battery Street- if UNSW can increase height will the precedent be set? Will residents be able to increase their building heights? <ul style="list-style-type: none"> <li>Zoning is unique from surrounding (residential properties), “educational facility’ zoning means no that there are no restrictions for the UNSW site but that this does not apply beyond the UNSW education zone boundary.</li> </ul> </li> <li>How many staff? <ul style="list-style-type: none"> <li>Operational staff- 1 person overnight, 3-4 front-of-house, 3-4 back-of-house</li> <li>9-10 staff in total including faculty staff</li> </ul> </li> <li>Parking? <ul style="list-style-type: none"> <li>Very little use of parking space, little on-street parking required but the number of parking spaces has been increase parking capacity</li> <li>Underground</li> <li>Participants in the AGSM program generally fly to Sydney and arrive at UNSW by taxi.</li> </ul> </li> </ul>

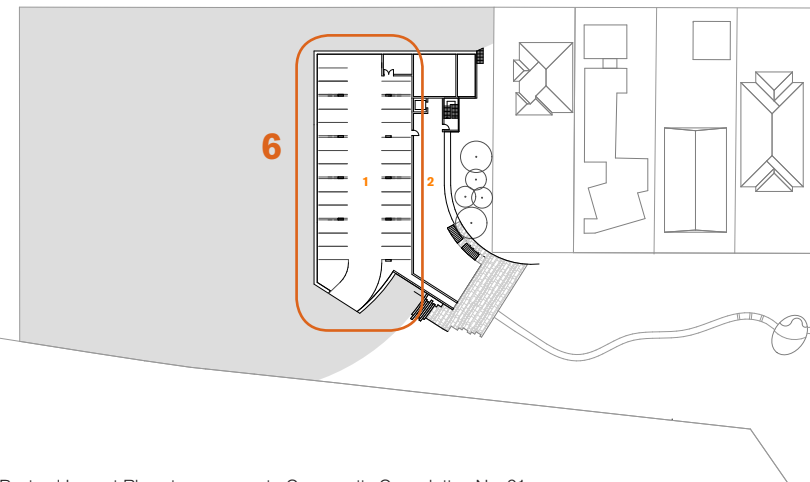


Participant Details	Comments/Questions
	<ul style="list-style-type: none"> <li>People on the program using unlimited parking on surrounding streets, which is already stretched</li> <li>Are you proposing transplanting established trees? <ul style="list-style-type: none"> <li>Certain trees have to be retained, heritage and environmental assessments to determine what trees will be planted/where</li> </ul> </li> <li><b>Build model for people who cannot read plans</b></li> <li>If someone bought this property, would it be able to be used for any other purpose? <ul style="list-style-type: none"> <li>No, educational use only according to zoning</li> <li>Same usual process for application to rezone would apply</li> <li>The university owns number 10 which is subject to residential zoning</li> </ul> </li> <li><b>Need for a contour map to fully understand the context and perspective, 3D modelling</b></li> </ul>
Mary-Anne Sullivan	<ul style="list-style-type: none"> <li>Why can you not build <i>down (underground)</i> further?</li> <li>How high is the gate going to be?</li> <li>Will gates on Beach St provide public access?</li> <li>Nobody knows how high the fence will be, what the fence will be made of, etc.</li> <li>Believes there should be no path/beach access at all <ul style="list-style-type: none"> <li>Further excavation into rock would not be financially viable for the project</li> <li>Flooding issues with excavation including significant volumes and velocity of water travelling down hill</li> <li>Finer details (such as fence materials, exact height, etc.) have not been finalized at this stage</li> </ul> </li> </ul>
Phil Sweeney 32 Beach Street	<ul style="list-style-type: none"> <li>10 battery street- why has this not been incorporated in the redevelopment? <ul style="list-style-type: none"> <li>Not zoned appropriately, mentioned that UNSW owns many more properties 'on this diagram and in the eastern suburbs'</li> </ul> </li> </ul>
Resident 14 Battery Street	<ul style="list-style-type: none"> <li>Access to path- where will the fence be? What will it look like? <ul style="list-style-type: none"> <li>Fence will be concealed as much as possible by vegetation</li> </ul> </li> <li>Gate point? <ul style="list-style-type: none"> <li>Not finalized yet</li> <li>Can include existing fence line</li> </ul> </li> </ul>
Steve 1 Gordon Avenue	<ul style="list-style-type: none"> <li>RLs, where are the actual benchmarks? Have tried to figure it out? What is being used as the benchmark? <b>Can you put poles on the buildings to indicate actual height in context?</b> <ul style="list-style-type: none"> <li>Will investigate possibility of poles, acknowledgement of importance of seeing heights/markers in context</li> </ul> </li> </ul>

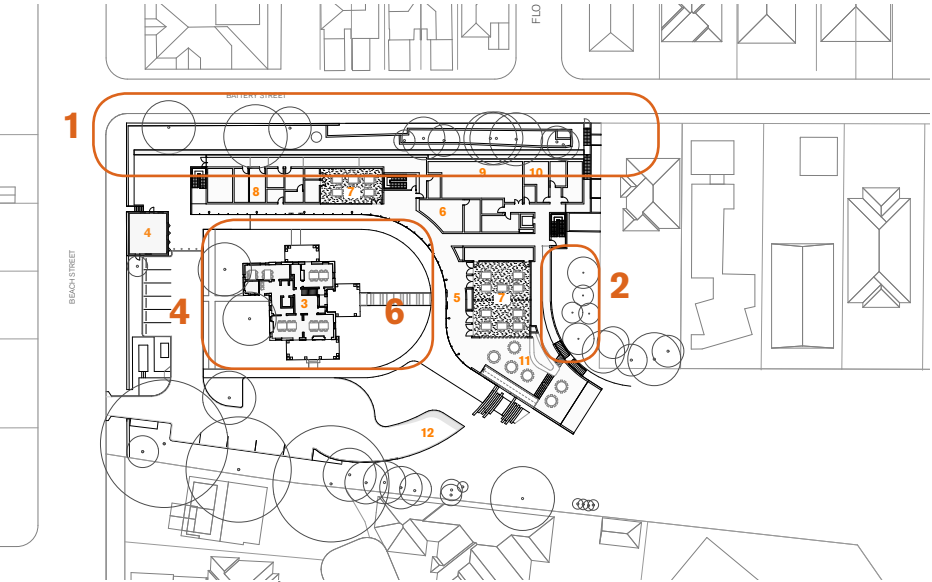
Participant Details	Comments/Questions
Tosca Gordon Avenue	<ul style="list-style-type: none"> <li>Path, is it lit? If it is not will there be sensor lighting? Lights will spark curiosity of passers-by/general public <ul style="list-style-type: none"> <li>Hooded, safety light only, if any. Still negotiating management of this access</li> </ul> </li> </ul>
Other	<ul style="list-style-type: none"> <li>What is the maximum occupancy? <ul style="list-style-type: none"> <li>Single occupancy ONLY, strictly, 50 rooms = 50 occupants</li> </ul> </li> <li>Footpath/access path- will the public be able to access the walkway? <ul style="list-style-type: none"> <li>Swipe card access to AGSM participants only,</li> </ul> </li> <li>Difficulty to access beach by public- why would participants of an intensive study program need access to the beach? <ul style="list-style-type: none"> <li>Private reflection, part of a premium experience offered by the prestigious program</li> </ul> </li> <li>'Hooligans' and 'yahoos' will be using the access points and causing trouble in the middle of the night. Safety in regards to access and additional vehicles</li> <li>Questions around bar/service of alcohol/licensed premises? Can participants buy alcohol? <ul style="list-style-type: none"> <li>No</li> </ul> </li> <li>Can they leave the site and go drinking and return at 2am? <ul style="list-style-type: none"> <li>They are adults, can leave and return as they wish, however it would be highly unlikely behaviour of the participant demographic</li> </ul> </li> <li>Issue about disturbance from headlights of cars coming in/out of the property, will be worse with with people coming in and out at night/24 hour access</li> <li>Iconic heritage and streetscape- is there enough view of Cliffbrook House from the street? There is no other point besides battery street vantage point. <ul style="list-style-type: none"> <li>Best view corridor is being opened up (ensure there is a response to building/heritage viewing)</li> </ul> </li> <li>Removal of the pods is fundamental to residents on south side of Battery Street, access to pathway issue also fundamental. Enforcing access restrictions is imperative</li> <li>Concerns around asbestos <ul style="list-style-type: none"> <li>Hazardous material survey completed, operations and notification will comply with requirements</li> </ul> </li> </ul>

18.2 Response to Community Consultation 01

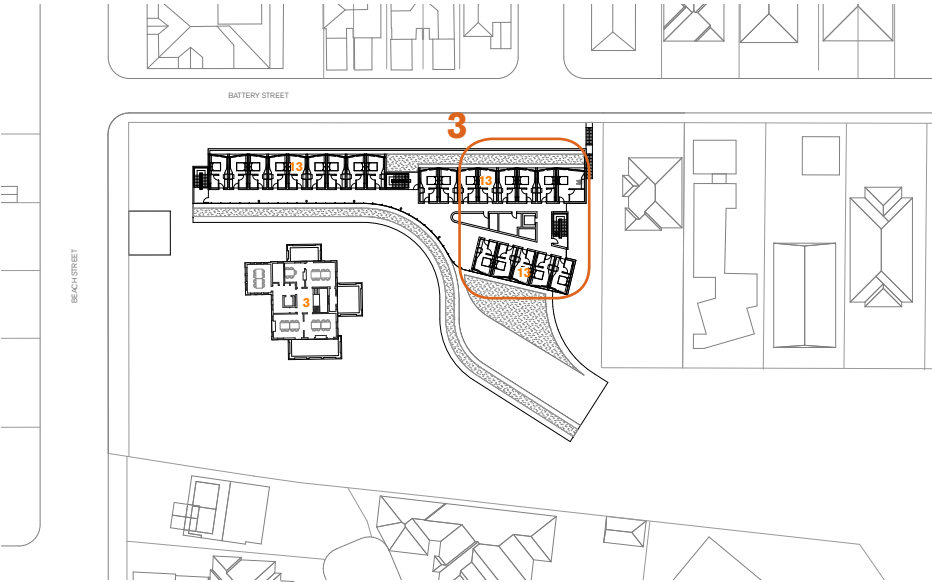
Theme	Concern	Action	
Privacy	Removal of trees along Battery Street Boundary	1	New development set back from the Battery Street northern boundary to retain existing trees to maintain both privacy and views of trees.
	Use of eastern portion of the site	2	Site massing setback to eastern portion to provide a landscaped breathing zone between proposal and #10 Battery Street.
Views	Overall height and urban form of development especially along Battery Street	3	Site strategies developed to carefully locate built form to the north/eastern corner of the site.
Heritage	Importance of heritage items to be considered	4	Development of site strategies carefully considers massing and relationship to heritage fabric by providing an extended curtilledge
Safety	Access to eastern portion of site	5	Consdieration of design of pathway and reflection platforms to eastern portion of site
Traffic and Parking	Overall concerns re increased volumes of parking required and traffic generation	6	Detailed traffic study commissioned and lower ground parking introduced into the scheme.
Acoustics	Noise generated by large recreational area to eastern end of the new building	7	External recreation areas to be used for large gatherings limited to internal courtyard on upper portion of the site.



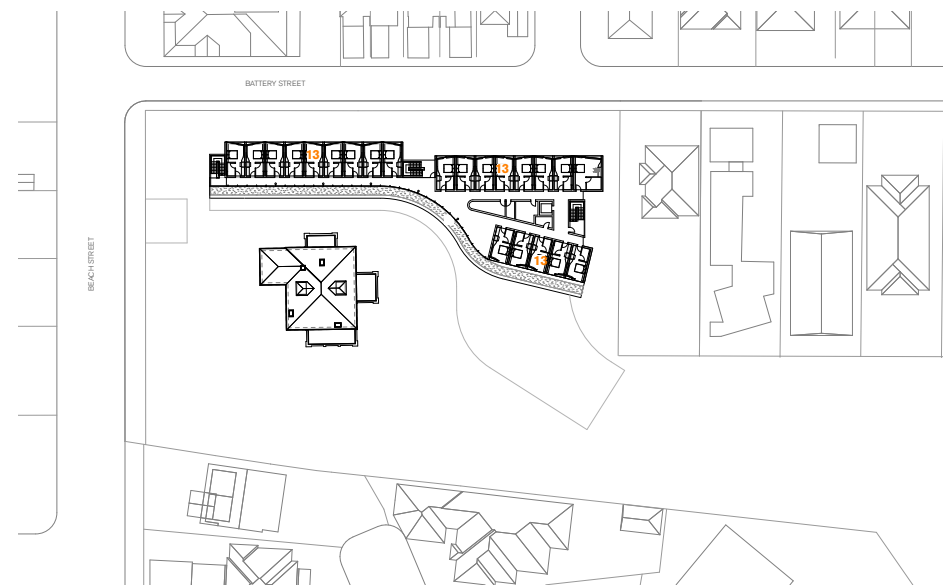
Revised Layout Plans in response to Community Consultation No. 01  
Lower Ground Level



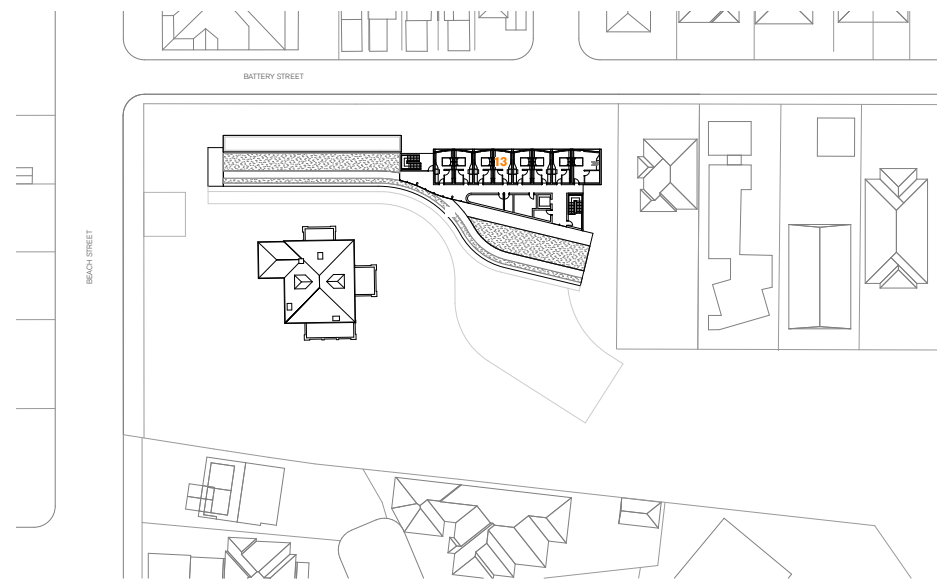
Revised Layout Plans in response to Community Consultation No. 01  
Ground Level



Revised Layout Plans in response to Community Consultation No. 01  
Level 1



Revised Layout Plans in response to Community Consultation No. 01  
Level 2



Revised Layout Plans in response to Community Consultation No. 01  
Level 3