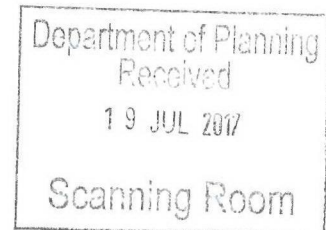


PCU071674

**Submission to the NSW Government, Planning &  
Environment**

**Mrs Nancy Langley**

**“Greenheyes”  
43 Beach Street,  
Clovelly,  
NSW 2031**



**Application No. SSD 8126  
Redevelopment of UNSW Cliffbrook Campus,  
41-45 Beach Street,  
Coogee, NSW**

**I strongly object to certain aspects of this proposal.**

**Objections and Reasons**

**re CLIFFBROOK AND OUR LOCAL AREA;**

**1. The significance in the streetscape of this iconic heritage building is not celebrated and maintained by this development.**

**Furthermore the EIS contains incorrect and misleading statements to reach conclusions favourable to the plans.**

**(a)Views from the NW.**

**EIS 7.1.1 states that there will be preservation of views from the north west. In fact trees at the north west**

corner of the site completely obscure Cliffbrook House, so this is a very curious proposition. See also Appendix J Heritage Impact Statement fig. 113, which states this fact.

**(b) Visibility from the north obscured**

**EIS Table 4** description of the area “North” – states “there is a high sandstone wall along the site’s northern boundary, which alongside dense vegetation, obscures visibility of the site from street level”. This refers to Battery Street.

**(i) The sandstone wall**

This statement is wrong. Many pedestrians stop to look over the sandstone wall, alerted by its presence to the existence of something important. [In 40 years of living right opposite this spot I have consistently observed this to be the case.] It is the best section of the sandstone wall from which to see Cliffbrook House.

**(ii) Vegetation**

It is misleading to say that vegetation obscures the view, as the trees along the sandstone wall are no problem. It is quite easy to see past the trunks and branches of the Norfolk Island Hibiscus and the Fig. It is the palm trees which UNSW has allowed to grow in recent years which are a problem. However these are listed for removal anyway, so this is a non-issue.

**(iii) Parked cars**

It is incorrect to assume that parked cars are relevant [Appendix J Heritage Impact Statement Fig. 114] as

most views should not be from moving vehicles anyway but by pedestrians. The photograph here is not taken anywhere near the sandstone wall, but shows the wire mesh fence and the vegetation there. See prints at the end of this submission for the correct view of cars parked along the sandstone wall.

**(iv) View corridors from Beach street**

Appendix J Heritage Impact Statement 4.4.1 states that “the principal view corridors towards the site from the public domain are thus from Beach Street”. There seems to be no logic to this statement considering items (i) to (iii) listed above and in light of the further dismissal of these views as explained in 4.4.1. All the more reason to retain and enhance the views over the northern sandstone wall in Battery Street! How could there be no justification to do so? This would be the perfect place to acknowledge, with a plaque, the name of this building and some hint of its history. (as was done for the original Cliffbrook after its demolition) The proposed building along the whole length of the northern sandstone wall would block the best view of this iconic building [also the only view from the perimeter], and leave only an oblique view of the north-west corner. The importance of Cliffbrook in the streetscape would be lost, and public knowledge would diminish further.

**2. Empathy to neighbourhood amenity is not achieved**

The repeated use of terms such ‘as nil, negligible , minor’; the statement that ‘no views were found to experience a severe or devastating level of impact’ [EIS7.3] and other similar conclusions show no signs of empathy i.e. looking through the eyes of those about to



be impacted by this development. 'Empathy' sounds good but needs to be demonstrated. I have included some images of Greenheyes, no. 43 Beach Street, to counteract the depersonalised and dismissive character of the descriptions in the development material.

**(a) Size of accommodation cf. actual teaching/learning facilities**

The insistence on providing queen-sized apartments [four star] for course participants ["VIPs"] has produced building plans in which **the actual educational facilities** are very minor. As a result residents along Battery Street are faced with the prospect of large and intimidating buildings close to their properties, with many apartment windows spoiling their privacy, and their views. The resort-style facilities are inappropriate for this site and could be scaled back, still with appropriate [and apparently expected] luxury, and without devaluing of educational outcomes. This area of Clovelly and Coogee treasures its older-style, 'village' atmosphere.

**(b) The 20% of time when the AGSM is not using the site.**

There is an entirely unknown factor in the 20% of the year when the business school is not running its residential courses. This locality is a generally quiet residential area with serious parking problems, especially during the beach season. It is unacceptable for us to remain ignorant of conditions regarding parking, possible noise and behaviour issues during this approximately 10 week period. We have been told –“no private functions, no 'pop-up hotels' as in other university accommodation”, but do not otherwise know what is to be the effect on our lives when other



university faculties use the site. Many of us are sceptical concerning what we have been told about the number of staff on site, the amount of traffic generated by deliveries; rubbish collection; cleaning, gardening and kitchen staff; education and security staff, in addition to the coming and going of course participants and their visitors.

**Re “GREENHEYES”, 43 BEACH STREET CLOVELLY**

**-Built 1918 [Sands Sydney Directory 1919]**

**-Has been owned by only 2 families, demonstrating a commitment to the local area and to Cliffbrook**

**-Predates the current “Cliffbrook”**

**-Faces Beach Street, so all main living areas face south, [across a very narrow Battery Street], to the UNSW property to be developed.**

**-This house is closer to the development than all other properties as it is built to the boundary Appendix J Heritage Impact Statement pp. 59-61**

**-Has always enjoyed an ocean view [still does] which is greatly appreciated**

**-Has sandstone foundations which place its windows well above head height and give privacy from the northern side of Battery Street. As a result we look**

down on the roof of the single storey building within Cliffbrook along the sandstone wall

-Has enjoyed, until the advent of the trees allowed to grow on campus, an **excellent view of the whole northern façade of Cliffbrook** [now partly obscured] and of the ocean and cliffs at Gordon's Bay. See my prints nos. 1 & 2

-Is the house **most negatively impacted** by the current plans.

### **My objections regard**

#### **1. Privacy**

All the main living areas of my house, from my front verandah, to my back garden, and especially **my kitchen** and **study areas** will be quite visible from a number of bedroom windows, which will look directly **across** to my house. It is no comfort to have been told at one of the community meetings that it will "not be an issue, as the 'students' will be out of their rooms from 6am until 9pm."

It does not seem 'empathetic' to dismiss the importance of our privacy, especially when the "accommodation rooms provide the opportunity for casual **surveillance** over Battery Street as the windows are glazed". [EIS 7.14 Crime Prevention **Principle 1-Surveillance**] What does this entail? It seems to conflict with the statement in IES Table 9 p. 66 "The northern accommodation rooms ...contain(s) louvres, battens and are orientated to minimize aural and visual privacy impacts".

EIS conclusion There are "... no adverse overlooking or privacy concerns". I certainly do have overlooking and privacy concerns at 43 Beach Street.

## 2.View sharing

This house originally had a magnificent view over Gordon's Bay and to the **original** Cliffbrook House. When we bought the house in **1977** from a member of the its first family we could see through to the southern cliffs of Gordon's Bay and have had this view diminished gradually, mostly by trees, until finally it is set to be completely obliterated by this development. GMU summary [EIS p.54] "no views were found to experience a severe or devastating level of impact" **NOT TRUE - This house will no longer have an ocean view, after 100 years! It will be a severe and devastating consequence.** We will have no view of the ocean and very little view of Cliffbrook House and these are elements of our local area of real importance to us. It is rather a self-serving argument to declare "your views are insignificant [because of the vegetation we have grown], we are removing most of the 'offending' foliage, but we will block your view with buildings, because your view is insignificant." See print at the end of this submission.

## EIS Conclusion

"The proposed building will ensure appropriate view sharing for the surrounding residential development"



This statement sums up the perception that it will be appropriate for me to have **no view of the ocean**, and little view of Cliffbrook House after the **100 years that this house has existed**. How can this be called the sharing of views?

**3. Blocking of light and of my view of the sky** [as opposed to overshadowing]

There will be many areas in this house from which the sky will not be visible unless one stands at the window, thus diminishing the amount of light in the house. Clouds, reflections of sunsets, annual fireworks have also featured largely in our lives, with many photographs taken over 40 years.

**Conclusion**

There could be a much more empathetic development on this site. The **current** placement of buildings displays a much fairer, more thoughtful and empathetic approach to the importance of this campus.

Nancy Langley  
B.A., Dip.Ed.(Melb)  
Grad. B.Ed. (Melb.)  
Grad. Dip.Lib. (UNSW)  
Grad Dip. Ed. (Computer) (St. George Inst)

I have never made any reportable political donations.

Signed.

A handwritten signature in cursive script that reads "Nancy A. Langley". The signature is written in dark ink and is positioned below the printed name.

Print from b/w negative  
View from 43 BETCH ST  
study window

(-before vegetation.)



ROOF OF  
SINGLE-STORY  
BUILDING

①

MRS N. LANGLEY  
43 BETCH ST.  
CLOVELLY



②



HORIZON  
LINE -  
OCEAN  
VIEW.

PRINT FROM  
B/W  
negative

View from  
43 BEACH  
ST  
before  
vegetation.  
from study  
window





NOT SO HIGH SANDSTONE WALL  
BATTERY STREET

43 BEACH STREET

STUDIES

KITCHEN WINDOW

NOTE HEIGHT RELATIVE TO SANDSTONE WALL



Trees  
to be  
removed,  
all of which  
now make  
views  
from my  
house  
"insignificant".





PALM TREES  
- TO BE RELOCATED  
- WILL REVEAL  
NORTHERN  
FACADE  
OF CLIFF BROOK

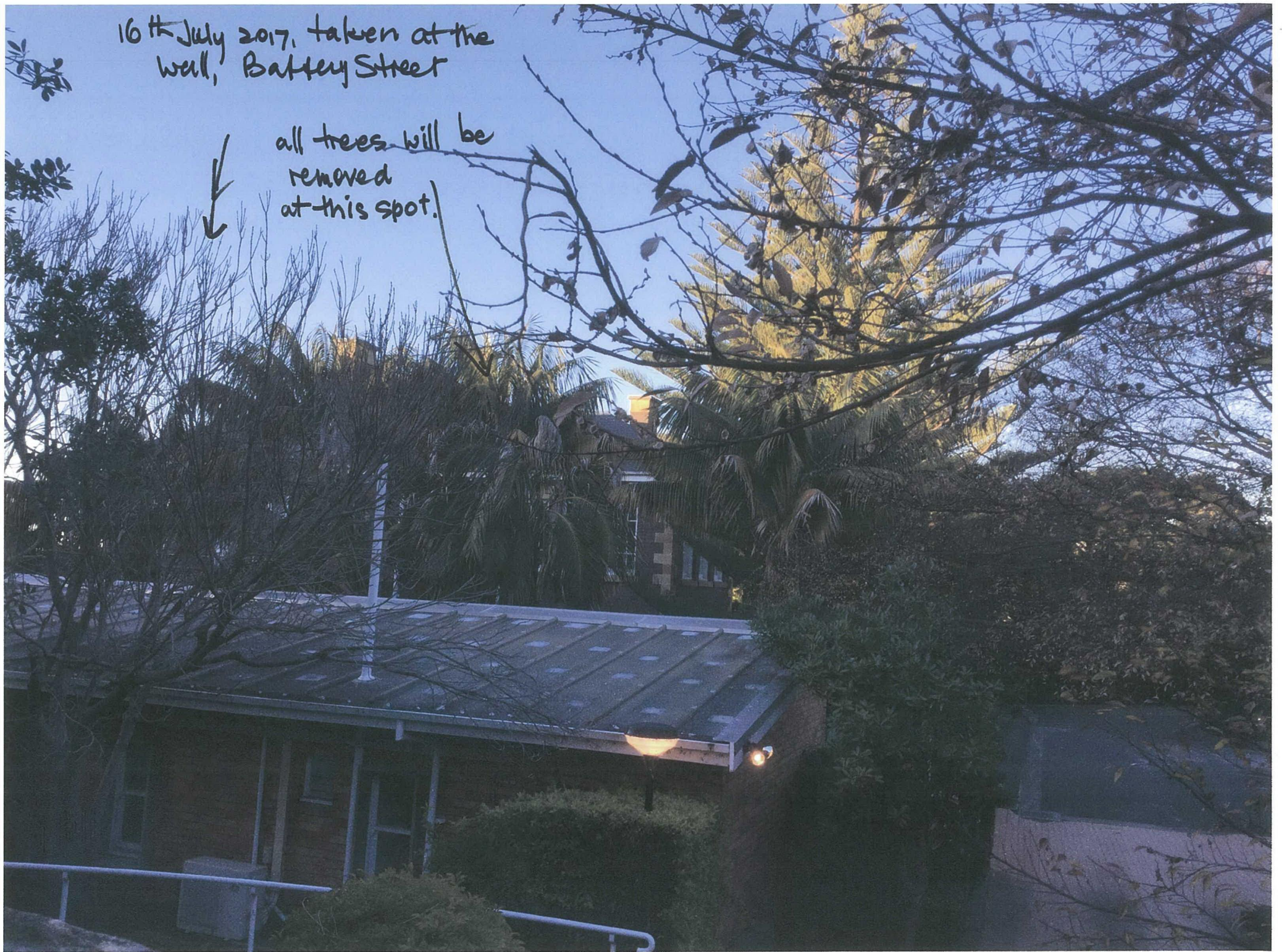
INDICATION OF  
WALL HEIGHT  
BATTERY STREET.





16<sup>th</sup> July 2017, taken at the  
wall, Battery Street

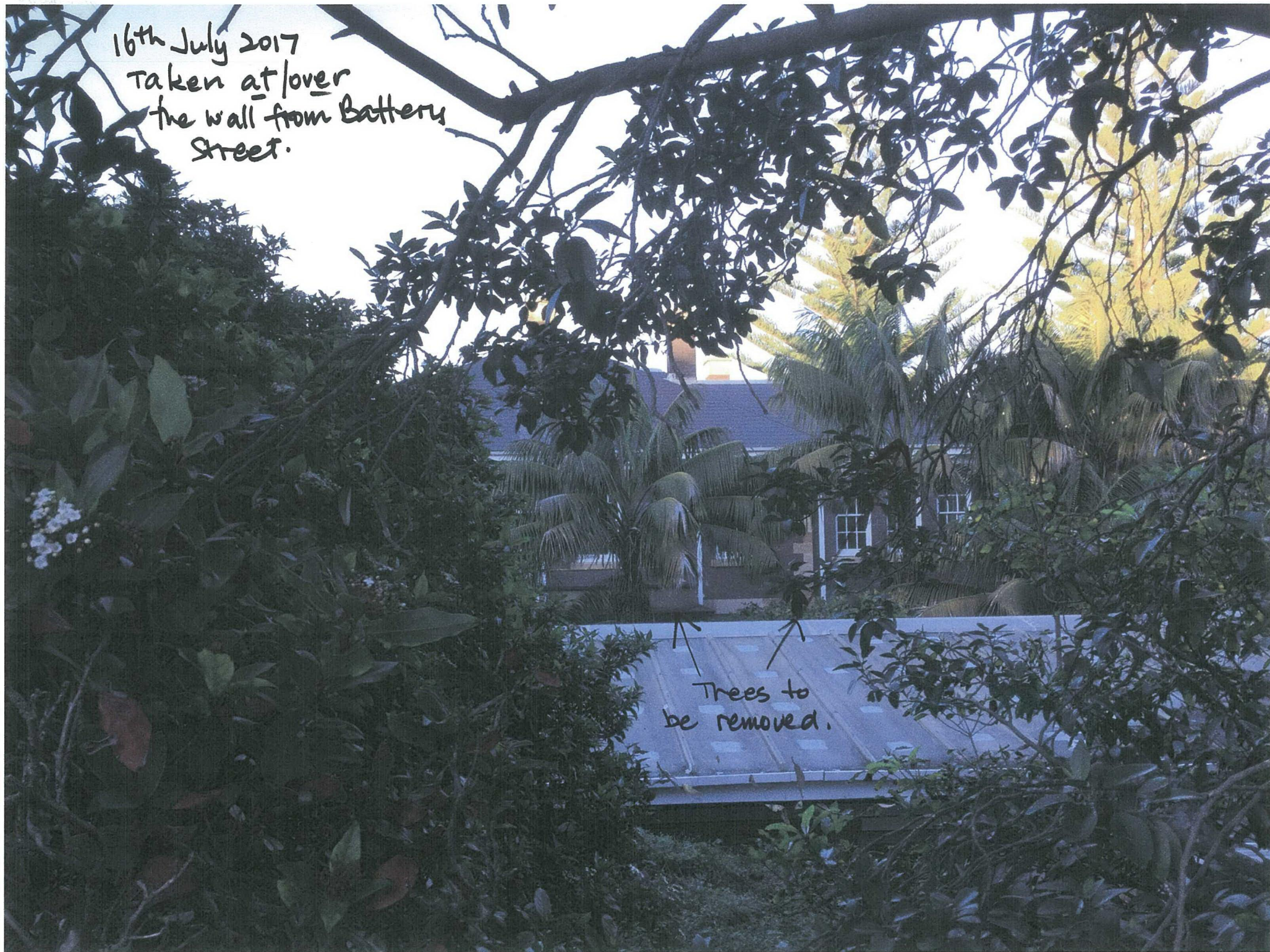
all trees will be  
removed  
at this spot.





16th July 2017  
Taken at/over  
the wall from Battery  
Street.

Trees to  
be removed.







43 BENCH  
STREET



423 BEACH STREET





43 BEACH  
STREET.







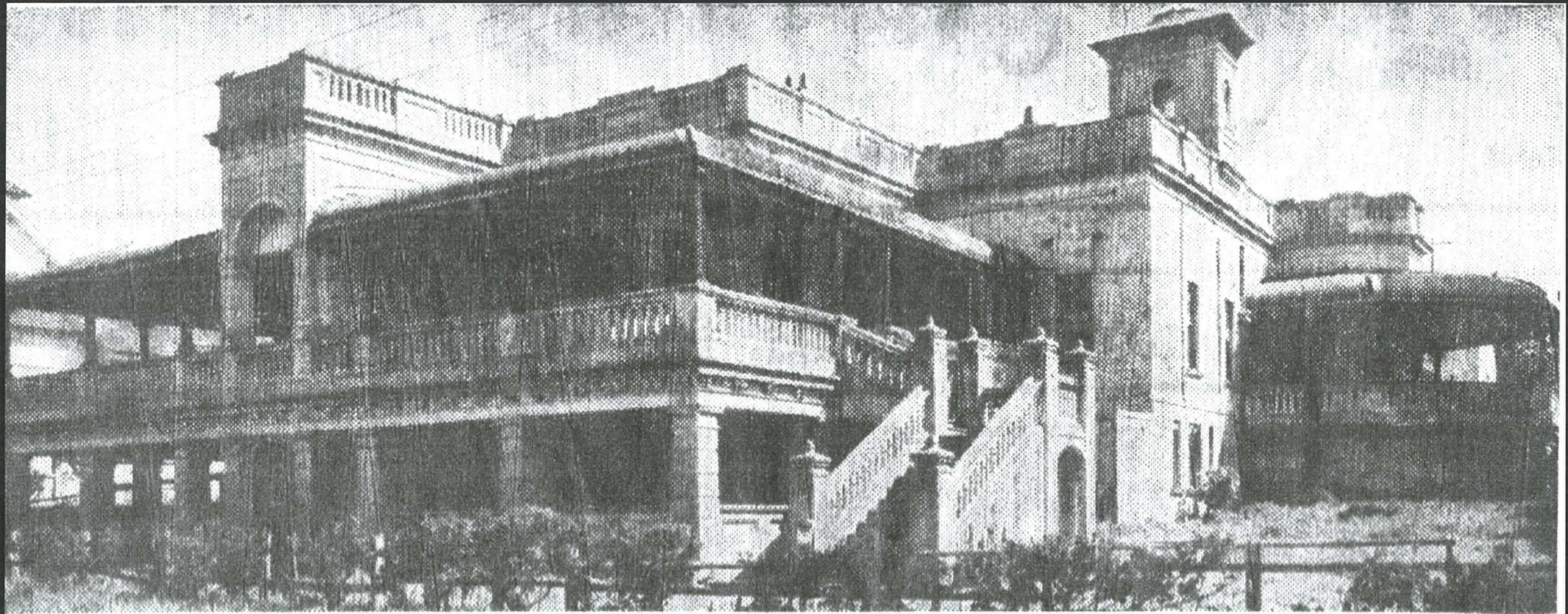






7

SMH Jan 9 1976



Italian-style mansion Cliffbrook in Gordon Avenue, Coogee, which overlooks Thompson's Bay.

local name  
for Gordon's Bay