



12 NOV. 2017

Attention: Andrew Beattie

Re; Development of UNSW Cliffbrook Campus SSD 8126

From Nancy Langley, 43 Beach Street Clovelly  
My comment on the RTS

The Response to Submissions continues to be dismissive of the concerns of neighbours to loss of privacy, loss of views and the importance of the iconic heritage house in the streetscape.

Appendix E Visual Impact Assessment Addendum

1. Page 8

Views toward Cliffbrook House from Battery street are completely distorted in the Google view shown on the page. It is not even angled towards the building, it is taken at a distance from the wall and in no way reflects the reality. At best it is an extremely unprofessional attempt to eliminate views of Cliffbrook House from Battery Street. The views to the heritage house are interrupted from this street, not by large trees which are to be retained, but by palms and other smaller trees, which are marked for removal. This removal will provide the best view of the house from any street.

When asked at a community gathering “why the single storey elements of the design could not be placed opposite Cliffbrook House and higher buildings moved further to the south and east ?” the reply was “It would spoil our view”. This elicited laughter from the group.

**2. Page 8 Views from 43 Beach Street. Charles Yates Architects Pty Ltd v. Pittwater Council [2007] NSWLEC 629 says “canopy trees take priority over views”. The trees which impede my views of the sea and of Cliffbrook House are those already marked for removal. These are not canopy trees.**

### **Response to Submissions Report**

**1. Page 43 Privacy and views from 43 beach Street are once again treated dismissively. The reply completely ignores, for example, the fact that the kitchen window is directly opposite many bedrooms of the new development. Section 28 Tenacity Consulting v. Warringah Council [2004] NSWLEC 140 emphasises the importance of kitchen windows.**

**When the privacy of my house was raised at a community gathering the reply was “there will be no problem because the occupants will be out of the bedrooms by 6a.m. and not return until 9 p.m.”. Once again this was followed by laughter’.**

**2. Page 36 View loss to Cliffbrook House from Battery Street is again misrepresented. Battery Street is an important pedestrian route to and from Gordon’s Bay, Clovelly Beach and Coogee Beach. Anyone actually at this site would observe the reality, as large numbers of people walk the perimeter of the campus, along Beach and Battery Streets, rounding the NW corner of the campus. This is particularly true on weekends and in holiday periods. Blocking the view of Cliffbrook House from this stretch of Battery Street would result in this heritage house becoming virtually unknown. See my earlier comments regarding the vegetation.**

**Thanking you, Nancy Langley**

