

*Neighbouring Properties  
Battery Street Clovelly &  
Gordon Ave Coogee*

- *during daylight hours only with access prohibited during the nights and at all times during weekends (when families, many with small children, are at home and enjoying their rear gardens and decks)*
- *via a specified pathway to be located in a position acceptable to the neighbours*
- *with no pods or other recreational areas that encourage students to gather, picnic or otherwise congregate on the Recreational Site*
- *with the strictly enforced prohibition of food and alcohol being consumed on any part of the Recreational Site*

*Careful consideration should be given to providing privacy planting between the pathway and the rear of the Battery St and Gordon Ave properties with an obligation on UNSW to maintain that planting to ensure views across to Gordons bay are not impacted. We would request such condition be included in any DA issued in respect of the development.*

**4 Building height and overshadowing**

The proposed new buildings on the eastern boundary of the Cliffbrook site does create substantial overshadowing on Nos 12 & 14 Battery St during the afternoon of the winter months. Both these houses have undergone substantial renovations in order to capture the winter sun during the afternoons of winter. This is a major concern to these neighbours and the impact of these proposed new buildings needs to be addressed.

Many thanks.

Yours sincerely  
**Concerned Neighbours**

*Neighbouring Properties  
Battery Street Clovelly &  
Gordon Ave Coogee*

**CONCERNED NEIGHBOURS**

Craig Blair & Melanie Caffrey  
12 Battery St Clovelly

Emile & Caroline Sherman  
14 Battery St Clovelly

Matt Moran & Sarah Hopkins  
18 Battery St Clovelly

Hayden Stephens & Tosca Looby  
3A Gordon Ave Coogee

Steve & Rhonda Spencer  
1 Gordon Ave Coogee

Wednesday, 15 February 2017

Mr Neil Morris  
Vice President – Campus Life and Community Engagement  
The University of New South Wales  
UNSW SYDNEY NSW 2052 AUSTRALIA

Dear Neil

**UNSW – REDEVELOPMENT OF CLIFFBROOK CAMPUS – 45 BEACH ST CLOVELLY**

Thank you for your efforts to date to engage with the local community in respect of the proposed redevelopment of the UNSW Cliffbrook Campus. As you are no doubt aware, quite a number of the aspects of the current proposal remain of great concern to neighbouring residents of Battery St, Gordon Ave and Beach St. These include:

- the level and nature of the proposed redevelopment;
- the likely increased noise levels;
- the loss of privacy;
- the visual impact of the development; and
- the positioning, size and scale of the proposed new buildings.

While the University has been willing to consider some compromises in an attempt to address some of the concerns raised, we thought it would be useful to set out in detail the fundamental changes we are requesting to the proposed development.

This letter is being sent on behalf of the concerned neighbours listed on the attached Schedule.

**1 Dining Room Facility**

The positioning of a major dining room facility in a proposed new building at the back of the site, facing the rear side of the Battery St properties, in the open space where currently no building stands, raises a number of concerns.

We have requested the removal of the proposed open balcony on the east side of this building facing Gordons Bay, and UNSW has indicated this will be removed and replaced with wide opening windows.

***For the privacy and noise reasons already discussed with UNSW, we request that any windows on the east facing side of this building, and which over-look Gordon's Bay and the rear of the properties along the south side of Battery St, be non-openable fixed glass panes.***

***In addition, appropriate screening planting / trees should be planted to block line of sight visuals from the glass windows into the rear of the neighbouring Battery St properties.***

This will enable students to still enjoy the views over Gordons Bay and provide some noise and privacy protection to the Battery St and Gordon Ave residents.

**2 Recreational Area in front of Dining Room Building**

UNSW has recognised the need to ensure recreation areas for students should be pushed back into the centre of the property towards Beach St and around Cliffbrook House. However, there remains a proposal to create a recreational area at the back of the Dining Room Building, bordering the neighbouring recreational site zoned RE2.

***We request the removal of this recreational area given its proximity to the Battery St neighbouring properties and the obvious privacy and noise issues that such an area would create.***

**3 Proposed Pathway through Recreational Site**

We have discussed at length the neighbours' concerns over the proposal to construct a pathway through the current open grassed recreational land zoned RE2, leading down to Gordons Bay. The initial proposal included:

- the construction of pods or decks along the path, for use by the students to congregate at any time;
- installation of low level lighting to enable use during all hours of the night; and
- a locked gate to be constructed at water's edge, with swipe card access to the water being made available to students.

Open and free 24 / 7 access being made available to students all year round is of great concern to the neighbours given the substantial impact this will have on their privacy, quiet enjoyment and safety within and around their family homes.

The potential liability to the University encouraging foreign students to wander down to waters' edge, across University owned land, at all hours should be taken into account.

Further, the construction of a pathway through this foreshore area, with its natural flora and fauna, is of great concern to the neighbours.

The reality is, easier and better access to Gordons Bay via Battery St makes access to the water via this foreshore bushland unnecessary.

***Given the number of students potentially using the Recreational Site, we have serious concerns regarding privacy and noise in the event that any student access is permitted. As such, we request that access to the Recreational Site to students be denied at all times and the installation of locked gates across the rear building line of the Dining Room Building to prevent such access.***

***Should any access be provided to students, access should not commence until such time as all planting is complete to ensure sufficient privacy is afforded to the surrounding neighbours. In addition, such access should only be made available:***

- ***through locked gates installed along the rear building line of the Dining Room Building and accessible only via UNSW issued swipe card***



# AGSM@UNSW Business School

## About AGSM

The Australian Graduate School of Management (AGSM) is part of the UNSW Business School in Sydney and offers global top-tier general management, executive and leadership development programs. AGSM's rigorous MBA degrees and Short Courses are delivered across Australia and online. Our MBA and MBA (Executive) programs are consistently ranked in the top 100 globally and our online MBA, the MBAX, is ranked 1st in Australia.

## What programs will be offered at Cliffbrook?

- AGSM's Masters of Business Administration (MBA) residential programs and Executive Education Short Courses will be offered at Cliffbrook campus.
- Programs are offered in 1-5 day residential modules with a cohort of approximately 25 participants in each program.
- The primary purpose of the residential component within the General Manager, Middle Manager and Emerging Manager Short Courses is to provide an environment that is focused on and conducive to an intensive learning experience.

## Who participates in these programs?

- Typically participants on these residential programs would include:
- General and Divisional Managers responsible for multiple functions across an enterprise
  - Middle Managers with multiple stakeholder relationships who are looking to further strengthen their managerial capability
  - Strong individual contributors making the transition to leadership



"This was an excellent course that delivered innovative concepts through practical workshops and interactive sessions. I was easily able to apply these concepts to refresh and enhance our strategic plan."

**John Horn**  
Director of Finance  
Sydney Symphony Orchestra

"Setting a new global benchmark the Master Black Belt Consortium represents an unprecedented partnership between business and academia. Attracting a senior cohort of business leaders from leading organisations across Australia, the program offers an opportunity to accelerate productivity expertise from a multi-industry perspective. This program is a game changer"

**Brenton Harder**  
General Manager, Group Productivity  
Commonwealth Bank of Australia



# UNSW Cliffbrook Campus Renewal

## UNSW is undertaking a renewal of its Cliffbrook campus to create a bespoke residential and educational retreat.

- The new campus will primarily accommodate the UNSW Australian Graduate School of Management (AGSM)'s residential program. It will provide a maximum of 52 bedrooms, supporting amenities and a customised suite of learning spaces.
- The design will be empathetic to the highly sensitive heritage fabric, adjacent environment, the unique outlook and the neighbourhood amenity.
- A carefully selected team of consultants and experts have been tasked with the design and delivery of this unique facility.
- The new campus will align with the University's 2025 Strategy vision to establish UNSW as Australia's global university, providing world-class environments to deliver distinctive educational experiences.

## What buildings are planned for the site?

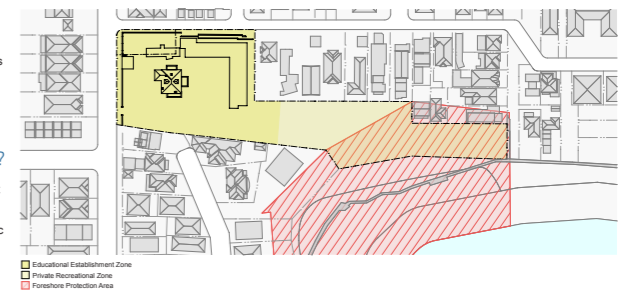
The significant heritage buildings and bounding sandstone wall on the site will be retained and will be complemented by a new residential and teaching retreat. The landscape of the site will be enhanced to unify both the existing and the new buildings.

## Who will be using the campus?

The Cliffbrook retreat will predominantly cater for the AGSM's Masters of Business Administration (MBA) residential candidates and Executive Education short course residential candidates. The site will also be used for UNSW activities such as internal management courses and strategy retreats for the University's schools, faculties and divisions.

## What are the planning guidelines for the site?

The site is divided into two zones: an Educational Establishment Zone, and a Private Recreational Zone and forms part of a Foreshore Protection Area. Building development is permissible on the Educational Establishment Zone and smaller, sympathetic structures are permissible on the remainder of the site. There are limited numerical controls applicable to the site, therefore the development assessment will be merit based to ensure compatibility with the surrounding residential and the heritage context.



## How do I find out more?

More information can be located on UNSW's website:  
[unsw.edu.au/cliffbrook](http://unsw.edu.au/cliffbrook)

Cliffbrook's local neighbours will also be provided with information via direct delivery of project newsletters and relevant project updates.

Contact UNSW  
Neil Morris  
Vice President  
Campus Life and Community Engagement  
[n.morris@unsw.edu.au](mailto:n.morris@unsw.edu.au)

