



UNSW N13 UNSW Student Accommodation Redevelopment – Plan of Management

Executive Summary

This Plan of Management is submitted to the Department of Planning, Housing and Infrastructure (DPHI) to support a State Significant Development Application (SSDA) for the development of three (3) buildings comprising on-campus student accommodation at 39 Barker Street, Kensington. The plan sets out the proposed operational framework for the college, detailing how the facility will be managed on a day-to-day basis to ensure safety, compliance, and a positive living environment for students and the surrounding community.

The project has been identified by the NSW Housing Delivery Authority (HDA) as a key development to help accelerate the delivery of well-located, diverse and affordable housing in metropolitan Sydney. The HDA considered and recommended to the Minister that the project be declared SSD under section 4.36(3) of the EP&A Act on 2 May 2025. Following this recommendation, the Minister declared the project as SSD on 13 May 2025 under the State Significant Development Declaration Order 2025 (No 7).

Specifically, the proposed works include the following:

- Site preparation and early works, including demolition of existing structures;
- Construction of 3 on-campus student accommodation buildings, delivering 732 beds across 5 colleges and self-catered apartments, together with 30 beds across non-student residences (Deans' apartments and short-stay accommodation), communal services and shared amenities;
- Reconfiguration of Southern Drive, including its partial closure and redirection to the western boundary of the site, to provide driveway access into the campus;
- Associated landscaping (including tree removal and transplanting) and public domain works; and
- Augmentation of physical infrastructure and utilities, as required.

For a detailed description of the proposed development, refer to the Environmental Impact Statement (EIS) prepared by Beam Planning dated 8/12/25, and the architectural drawings prepared by Bates Smart below.

| Drawing List | | |
|------------------|--|----------|
| Document Number | Drawing Name | Revision |
| N13-DA-A-0001 | Drawing List | 01 |
| N13-DA-A-A1001 | Site Location Plan | 01 |
| N13-DA-A-A1010 | Existing Site Plan | 01 |
| N13-DA-A-A1020 | Demolition Plan | 01 |
| N13-DA-A-KP1100 | Key Plan - Ground | 01 |
| N13-DA-A-KP1100M | Key Plan - Mezzanine | 01 |
| N13-DA-A-KP1101 | Key Plan - Level 01 | 01 |
| N13-DA-A-KP1102 | Key Plan - Level 02 | 01 |
| N13-DA-A-KP1103 | Key Plan - Level 03 | 01 |
| N13-DA-A-KP1104 | Key Plan - Level 04 | 01 |
| N13-DA-A-KP1105 | Key Plan - Level 05-08 | 01 |
| N13-DA-A-KP1109 | Key Plan - Level 09 | 01 |
| N13-DA-A-KP1110 | Key Plan - Level 10 | 01 |
| N13-DA-A-KP1111 | Key Plan - Level 11 | 01 |
| N13-DA-A-KP1112 | Key Plan - Level 12 | 01 |
| N13-DA-A-KP1113 | Key Plan - Level 13 | 01 |
| N13-DA-A-KP1114 | Key Plan - Roof | 01 |
| N13-DA-A-E1200 | Elevations - Physics Lawn (Overall Site) | 01 |
| N13-DA-A-E1201 | Elevations - Barker Street (Overall Site) | 01 |
| N13-DA-A-E1202 | Elevations - Gate 14 (East Block A) | 01 |
| N13-DA-A-E1203 | Elevations - Dining Hall (West Block A) | 01 |
| N13-DA-A-E1204 | Elevations - East 1 (East Block B) | 01 |
| N13-DA-A-E1205 | Elevations - West 1 (West Block B) | 01 |
| N13-DA-A-E1206 | Elevations - East 2 (East Block C) | 01 |
| N13-DA-A-E1207 | Elevations - Gate 15 Driveway (West Block C) | 01 |
| N13-DA-A-SA1300 | Section A - Building A | 01 |
| N13-DA-A-SB1300 | Section B - Building B | 01 |
| N13-DA-A-SC1300 | Section C - Building C | 01 |
| N13-DA-A-SS1300 | Section D - Overall Site | 01 |
| N13-DA-A-SS1301 | Section E - Courtyard Section | 01 |
| N13-DA-A-D1401 | Typical Facade Type 1 | 01 |
| N13-DA-A-D1402 | Typical Facade Type 2 | 01 |
| N13-DA-A-D1403 | Typical Facade Type 3 | 01 |
| N13-DA-A-P1500 | Unit Plans | 01 |
| N13-DA-A-G2100 | Shadow Diagram - Winter Solstice | 01 |
| N13-DA-A-G2101 | Shadow Diagram - Winter Solstice | 01 |
| N13-DA-A-G2102 | Shadow Diagram - Summer Solstice | 01 |
| N13-DA-A-G2103 | Shadow Diagram - Summer Solstice | 01 |
| N13-DA-A-G2104 | Shadow Diagram - Autumn/Spring Equinox | 01 |
| N13-DA-A-G2105 | Shadow Diagram - Autumn/Spring Equinox | 01 |
| N13-DA-A-G2106 | Sun Eye Views | 01 |
| N13-DA-A-G2107 | Sun Eye Views | 01 |
| N13-DA-A-C2200 | GFA Plans - Block A | 01 |
| N13-DA-A-C2201 | GFA Plans - Block B | 01 |
| N13-DA-A-C2202 | GFA Plans - Block C | 01 |
| N13-DA-A-V6000 | Photomontage 1 - Physics Lawn | 01 |
| N13-DA-A-V6001 | Photomontage 2 - Barker Street Entry | 01 |
| N13-DA-A-V6002 | Photomontage 3 - Courtyard | 01 |
| N13-DA-A-V6003 | Photomontage 4 - Physics Lawn | 01 |

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1. Operational Management

a. Operator Details

UNSW Student Accommodation

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UNSW currently manages over 2,300 beds across 12 buildings, ensuring compliance with the National Code of Practice for Providers of Education and Training to Overseas Students 2018 (ESOS Act) and APSAA operational standards. The Division is responsible for all administrative, operational, and pastoral aspects of student housing.

b. Hours of Operation

All colleges will operate 24 hours a day, seven days a week. Administrative and reception staff are available during business hours from 8 am – 6pm (Mon – Fri), with on-site Deans, Deputy Deans, and Resident Mentors providing after-hours support. UNSW Protective Services patrol the precinct overnight and manage all after-hours incidents.

c. Staffing

Each college will include:

- i. Dean (live-in): Senior academic and pastoral leader responsible for governance, community standards, and resident wellbeing.
- ii. Resident Mentors (live-in Student Leaders): Provide peer support, enforce community standards, and assist with emergency response.
- iii. Residential Wellbeing Officer: Dedicated professional supporting student mental health, inclusion, and wellbeing initiatives.
- iv. Administrative Staff: Manage applications, maintenance, allocations, financial transactions, and compliance.
- v. Security Personnel: Provide 24/7 coverage, access monitoring, and emergency response.
- vi. Maintenance and Cleaning Contractors: Undertake scheduled upkeep and responsive repairs.

2. Resident Management

a. Eligibility & Allocation

Residency is open to currently enrolled UNSW students. Priority is given to students demonstrating financial need, accessibility requirements, or distance from home. Allocations are managed to ensure diversity and balance across characteristics including gender and cultural background.

b. Check-in/Check-out Procedures

Check-in and check-out processes are centrally coordinated by UNSW Accommodation. Arrivals include identity verification, induction, and key-card issue. Departures involve room inspection and key return, ensuring vacated rooms are prepared for new residents.

c. Code of Conduct

Residents are bound by the UNSW Student Code of Conduct and the Accommodation License Agreement covering, inter alia, behaviour, community standards, alcohol use, and respect for shared spaces. Breaches are managed under UNSW's disciplinary procedures.

d. Conflict Resolution

Complaints and disputes are managed at the lowest appropriate level by Deans or Deputy Deans, with escalation to the Head of Student Accommodation or UNSW Student Conduct Office as required.

3. Safety & Security

a. Access Control

Electronic key card access will control entry to bedrooms, college buildings, and shared facilities. Visitor access is managed through registration and time-limited access credentials.

b. Emergency Procedures

All buildings will comply with the Building Code of Australia (BCA) and NSW Fire and Rescue requirements. Evacuation diagrams will be displayed throughout, and all staff and live-in leaders will receive annual fire and emergency response training.

c. Surveillance

CCTV cameras will be installed in strategic locations, including building entrances, certain communal areas, and external pathways. Footage will be retained and managed in accordance with UNSW's Privacy Policy and relevant legislation.

4. Maintenance & Cleaning

a. Routine Maintenance

Preventative maintenance programs will be implemented under UNSW Estate Management, supported by a digital asset management system. Urgent requests will be prioritised 24/7.

- b. Cleaning Regime
Common areas: cleaned daily.
Student rooms: cleaned fortnightly or upon departure.
Periodic deep cleans: conducted during semester breaks.
- c. Waste Management
Waste and recycling services will align with Randwick City Council and UNSW Sustainability requirements and standards. Recycling stations will be provided on each floor, with education on waste separation included in resident orientation.

5. Community & Wellbeing

- a. Student Support Services
Residents have access to UNSW Wellbeing, Counselling and Psychological Services (CAPS), Academic Skills, and employability programs. The Residential Wellbeing Officer coordinates training, workshops, and referral pathways for residents in collaboration with UNSW Health and Wellbeing.
- b. Noise Management
Quiet hours apply from 10:00pm to 8:00am, enforced by Resident Mentors and security. Repeated breaches are addressed under the Accommodation License Agreement.
- c. Inclusivity Measures
Facilities include accessible rooms, gender-inclusive bathrooms, and reflection spaces. Cultural events, equity scholarships, and inclusive leadership programs support diversity and belonging.

6. Traffic & Transport

- a. Parking Management
On-site parking is limited to the Deans, three dedicated DDA residents, operational and service vehicles. Residents are encouraged to use public and active transport options.
- b. Bicycle Storage
Secure, weather-protected bicycle storage with swipe access and CCTV coverage will be provided.
- c. Public Transport Access
The site is well connected to UNSW's transport hub, including light rail, bus routes, and pedestrian pathways. Transport maps and travel planning resources will be made

available to residents.

7. Environmental & Sustainability

a. Energy & Water Efficiency

The development will target high environmental performance through:

- i. Energy-efficient HVAC and lighting systems.
- ii. Smart metering and sub-metering of utilities.
- iii. Solar energy generation and battery storage (where feasible).
- iv. Water-efficient fixtures and irrigation systems.

The project aligns with UNSW's *Capital Projects Sustainability Framework 2025*.

b. Waste Reduction

Waste minimisation programs include composting, recycling education, and textile and electronics recovery initiatives. The residence will promote a circular economy model, consistent with UNSW sustainability frameworks.

8. Monitoring & Review

a. Performance Monitoring

Key performance indicators (KPIs) will include:

- i. Resident satisfaction (via annual survey).
- ii. Incident response times.
- iii. Maintenance turnaround times.
- iv. Environmental and sustainability metrics.
- v. Compliance with WHS and fire safety standards.

b. Review Process

This Plan of Management will be reviewed annually in consultation with UNSW Estate Management, Residential Leadership (Deans/Deputy Deans), Student Wellbeing, and Resident Representatives, ensuring continuous improvement and compliance with planning and operational standards.