

Submission to NSW Government, Planning and Environment
Application No SSD 8126 Redevelopment of Cliffbrook Campus, 41-25 Beach Street, Coogee

Thank you for the opportunity to respond to the above application.

Our five comments fall into 3 categories and are numbered a) to e).

These are grouped alongside the UNSW stated principles for the development.

- UNSW principles

Heritage and Views “To preserve views to Cliffbrook House from both the surrounding neighbourhood and from within the site”. (you also state the architectural significance of this building)

Scale and urban form. To provide a scale of development appropriate to the surrounding context and in scale to Cliffbrook House (you also mention view sharing)

Our comments –

a) The proposed design will not allow a view of Cliffbrook House from our property, or from other properties in Battery Street who currently have a view of this historic landmark. In addition, the plans will obstruct the current street view of Cliffbrook House from walkers on both pavements in Battery Street, especially the significant portion which currently enjoys these views over the greenery (which is to be removed according to your plans), closer to Beach Street.

b) The bulk of the building on Level 3 running along Battery Street will impose view and light restrictions on our property.

We have invested in building a bespoke balcony (seating area) to take in existing views/feeling of space/sound of the ocean and an atheistic of “sky” on the first floor (our lounge area). We also have a ground floor balcony which is similarly affected by the proposed additional height. These detriments have been acknowledged in the consultation period and as such, we and our immediate neighbours along Battery Street were advised we are the most affected by the DA. Please can we respectfully request that the length of Level 3 is shortened for the portion immediately across the road from our entrance. (Currently our front door entrance and lobby and our upstairs view from our lounge room which is at the front of our property is overshadowed by the highest part of this development). This adjustment would eliminate the extra bulk of the third storey directly across from our entrance and would add interest providing a “step effect” down to level 2 (already a feature of your design)

- UNSW principles

providing additional vegetative screening to maintain privacy and retain existing views.

Our comment –

c) The proposed palisade fence along the length of Battery will be of stark appearance. We request that this is softened in line with your design objectives with greenery; similar to that within the current fence.

- UNSW principles

SITE USE – “AGSM’s rigorous MBA degrees and Short Courses”

Our comment –

d) To maximise occupancy of the facility, high- end training will be offered in addition to MBA programs providing a year round facility. This “high end” training attracts local middle/senior managers who will have the expectation of using their car (not public transport). The current parking arrangements cannot accommodate these types of event which will be regular and not restricted to term time. In addition, these cars are likely to be parked for the duration of the program in blocks of 5 days or more, inhibiting local residents access to spaces near their properties, and further restricting already tight car parking and attracting higher volumes of cars down Battery Street.

We would be grateful if traffic control measures (to reduce long term parking and to reduce speed), can be considered on a permanent basis in line with other beach side streets in Coogee which lie south of Battery Street.

- UNSW principles

SITE USE – Materiality and Design; complement the materiality of the natural landscape.....

Our comment –

e) We note that the stairwells facing Battery St do not have wooden slats. The result of this will be glare from lights on during night hour from the stairwells. We would appreciate the wooden slat effect to be continued across the stairwell windows.

Finally, we are registering here two areas of concern with the process:-

1. We were advised by an expert of the requirement to put height poles into the ground to indicate actual levels prior to submission of the DA. This has not happened despite many requests at consultation meetings. Our understanding is that it is an obligation on the University to do this.
2. The drawings of our house are not at the correct level. They represent our house as single storey building. Our house is as high (if not higher) than 1A Battery St (roughly the same as 5 Battery St). This of course leads us to doubt accuracy in the proposed levels of the development – hence the need for poles to clarify actuals.

Many thanks for your consideration. Please get in touch if you require clarification/further information.

Finally, confirming we have not made donations to any political party.

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