

Submission from Matthew and Emma Laurence, 1a Battery Street, Clovelly 2031, in response to application No SSD 8126 Redevelopment of Cliffbrook Campus, 41-25 Beach St, Coogee

1. Views – (ref 4.2, 4.7, 4.8, 9.9)

The proposed redevelopment will result in significant view losses of both the ocean and Cliffbrook house from our first-floor balcony and garage terrace garden.

2. Bulk and skyline – view analysis (ref 4.7)

We have an approved DA (*DA number 468/2015, 1a Battery Street*) for the renovation of our front bedroom, converting it into a master suite and rebuilding the garage and entrance way. Our DA was approved in September 2015, long before we were made aware of the Cliffbrook Campus redevelopment.

Elizabeth Carpenter and Janine Deshon presented the view analysis and it was evident that our proposed master-suite had not been included with no consideration for the loss of sky and views of Cliffbrook House from the bedroom and entrance to our home. This loss is evident from the detailed view analysis with overlaying illustration (*page 56 image B - GM Urban Design & Architecture*) from our immediate neighbours' (1 Battery Street) front terrace. It clearly shows the redevelopment will have a huge impact on the outlook. Why was 1 Battery St identified for detailed assessment, yet our front terrace was not?

The view from our front terrace will be blocked even further with the accommodation step-up, level 3-4 of the development. The potential visibility risk factor from both terraces is graded as medium to high, yet no further detailed assessment was carried out from our property, why?

The bulk of the proposed residential block is only illustrated on one of the photographs taken by the surveyor (*Picture C2 on page 56*) from our upstairs balcony. Elizabeth and Janine assured us that further view analysis would be completed from our front terrace. This has not been completed.

The view from our upstairs balcony (*page 56 image C2*) shows considerable visible bulk which will block a section of our ocean view. Whilst this view is not as affected by the redevelopment, as downstairs, it will still be very dominating, and privacy into our living room off the balcony, is a major concern.

It was noted that at one of our community consultations UNSW acknowledged that our neighbours and ourselves along Battery Street were going to be the worst affected from the redevelopment.

3. Scale – height poles.

The scale on many of the drawings appears to be incorrect. We were advised that height poles would be used to give a true indication of the scale of this residential block, as referring to top-of-tree is inadequate. This was requested at several of the community consultations and has yet to happen.

4. Stairwells.

The proposed stairwells seem to have no privacy screening at all. Considering that they will presumably be lit and used around the clock, the UNSW Residents will have an uninterrupted view straight into both balconies and all front rooms of our home, compromising our privacy.

5. Palisade fencing. (Appendix A1_4100 Section A, B, C)

The architectural elements suggested for the building are very sympathetic to the natural landscape and coastal surroundings. However, specifying palisade fencing seems incongruous to the design. Maximising and adding to the existing green screening and complementing it with timber fencing would be preferred, as is the current situation.

6. Traffic/parking – (ref 4.3)

Parking along Battery Street is already at a premium with specific reference to Summer time, particularly weekends. The residential program will attract many people who will chose to drive and as parking is unrestricted, and will park for large blocks of time, therefore restricting our already extremely busy street. Randwick Council will shortly receive a document from neighbours along Battery Street, outlining these concerns about parking, and use of the street as a cut through.

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