

Development Assessment Systems & Approvals,
Department of Planning & Infrastructure,
GPO Box 39,
Sydney, NSW, 2001.

John Berry
Jim Fleming
30 Calder Rd
Darlington,
NSW, 2008

Dear Mr McManus

Application No: MP07_0158 MOD 3

**Modification Request for the University of Sydney Abercrombie Precinct
Redevelopment**

We object to these modifications for the following reasons:-

1. The University has not conducted adequate consultation in relation to the proposed modifications. Indeed, only a small handful of local residents were privy to the 30 minute consultation meeting held by the University on the 25 September 2013.

Also, we object to a deceptive artist's rendition of the development issued by the University which shows the 5 storey student accommodation building as being barely higher than the 2 storey neighbouring primary school (see below).



2. The University's original plans had the building sensibly set back from the street. The setback reflected the setback of other residential buildings in the street, including Mandelbaum House. The setback would afford both students living in the development and residents living opposite adequate privacy, particularly since the setback would allow for more extensive vegetation screening.
[Therefore, we object to the University's modification request to move the front of the building closer Abercrombie Street.](#)

3. The ultra modern design of the building and the extensive use of exposed concrete and glass contrasts starkly with the heritage protected terraces opposite. Therefore, extensive vegetation, including trees, should be planted in front of the development on Abercrombie Street to preserve the heritage streetscape.
4. The community was originally told that the building would accommodate 188 students. Many in the community were disturbed at the prospect of 188 students living in a relatively confined area opposite resident's homes. This concern was based partly on the anti-social behaviour of some USYD students living in the local community which has required the intervention of Redfern Police. Even the socially acceptable behaviour of such a large number of student, such as leaving and entering the complex (particularly late at night), would pose an unacceptable loss of amenity for residents living opposite. The University's proposal to increase the number of students to 200 should therefore not be allowed to help protect the amenity of neighbouring residents.
5. There should be an onsite manager 24 hours a day to ensure that any issues are addressed promptly, primarily for the reasons outlined in point 4.

This development does not acknowledge past planning mistakes by the University in relation to the interface between the University and the residential streets of Darlington over the past 40 years. The University, in its 2020 Master Plan, states-

"This precinct (Darlington) is characterised by ruthless concrete and brick buildings of harsh linear form and the result is a cold and unforgiving urban environment. The precinct pays little, if any, attention to the neighbouring suburb....."

The University continues its flawed policy of pushing its gross noisy developments right up to the boundary of its residential neighbours. Good planning dictates that a business as large as the University recognise that it is operating in a residential precinct and provide adequate buffers between its activities and developments and the residents of Darlington.

Sincerely yours

John Berry

Jim Fleming

NB: We give permission for our objections to be published by the NSW Dept Planning and Infrastructure and to be made available to the proponent.