

30 Norton Street
Kingsford NSW 2032

The Planning Officer
NSW Government
Major Projects

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Submitted online via NSW Planning Portal

Copy emailed to

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UNSW G25 Education Building - Application Number SSD-74670005

I am the owner of 30 Norton Street, Kingsford which neighbours the UNSW on Oval Lane.

My home is in close proximity to the proposed UNSW G25 development ('Proposed Development') and for the reasons detailed below my family and I would like the Proposed Development height to be restricted to a maximum eight levels from ground level.

The Proposed Development will result in many surrounding homes suffering the permanent loss of their valuable sunlight, sky views, privacy and will incur undesirable shadows, further street parking issues, and noise and dust for the duration of the proposed construction period of two years.

The issues of sunlight, sky views, privacy and shadows can be eliminated by altering the Proposed Development to eight levels.

Residents have a reasonable right to the amenities of their area. The UNSW has many hectares of land and it would be far more considerate and sensible of the UNSW to locate such a large development within their significant land and not close to people's homes. This would avoid the negative consequences that the Proposed Development will cause to a significant number of homes and families. For the sake of the future livelihoods and amenity of the many disaffected residents, can a new location be chosen?

Loss of sunlight / shadow

At the proposed height and width, the proposed development will result in a loss of sunlight, and shadows to my home and many surrounding homes.

A lower height of eight levels will eliminate these damaging features of the proposed development.

On the 14th November 2024 I emailed the 'Estate Management Helpdesk' (estate@unsw.edu.au) and copied 'CASD Maileater Estate' (casd-maileater-estate@unsw.edu.au) requesting shadow diagrams. On the 27th November I received a reply as follows:

The project team is still in the process of developing the design for the G25 Education Building. Plans for the proposed building, including shadow diagrams, will form part of the State Significant Development Application (SSDA) which will be submitted to the Department of Housing, Planning and Infrastructure (DPHI) in the coming months. These documents will be available for review during the upcoming public exhibition once the SSDA is submitted to the DPHI, who will manage the exhibition process.

I again emailed the above on the 8th May 2025 requesting shadow diagrams. May I please have a copy of the shadow diagrams.

Bulk

The proposed development is significantly tall and wide. This will represent an overbearing bulk that replaces the healthy and appealing outlook of the sky.

A lower height limit will prevent this adverse effect to my home and surrounding homes.

Privacy

The proposed development appears to enable users of the new building to view many of the surrounding homes from the windows of the new building and from the proposed rooftop terrace.

A lower height limit will preserve the privacy of many of surrounding homes.

Building lighting

I understand that the design of the southern façade of the Proposed Development considers privacy and light spill. Can you please ensure that no lights disturb residence's quiet enjoyment of their homes.

Oval Lane trees

I have been advised that no trees along Oval Lane will be removed, which is a relief. Can you please advise me if this is not the case.

Construction programme

The construction timeframe of two years is very long. A lower height level building will result in a shorter construction timeframe and less disturbance to surrounding homes.

As mentioned, the issues of sunlight, sky views, privacy and shadows can be eliminated by altering the Proposed Development to eight levels.

Thank you for your assistance and feel free to contact me with any queries.

Yours sincerely

Peter Coorey

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