

**Jack Pope**

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**Application Details:**

PROJECT NAME: UNSW G25 Education Building

Address: 8 High Street, Kensington, NSW, 2033 - Lot / DP Lot 5 DP 1264171

**Application Number:**

SSD-74670005

**Assessment Type:**

State Significant Development

**Development Type:**

Educational establishments

**Local Government Areas:**

Randwick City

**Exhibition Start-End Date:**

23/04/2025 - 20/05/2025

**[Objections to Proposed Development - SSD-74670005 at 8 High Street, Kensington, NSW, 2033 - Lot / DP Lot 5 DP 1264171]**

To whom it may concern,

I am a resident and homeowner on Norton Street, adjacent to the proposed development (14a Norton Street). We are writing to detail our objections to the above mentioned proposal. The purpose of this is to share a number of our core concerns with the proposed development, with the hope that we are offered the opportunity to meet and discuss the concerns ahead of any finalisation of the project plans or details.

We will also be raising a few questions, and requests for more detailed information in addition to the documents provided with the current application.

This submission will focus on:

- Parking and Traffic (Questions related to Appendix N & Q)
- Privacy
- Light and Visual Impact (Questions related to Appendix J)

There are other concerns we hold that will not be outlined in this submission related to; noise and vibration, application process and community engagement. We would like to address these at a future date as part of a community meeting.

## **Parking and Traffic (Questions related to Appendix N & Q)**

We are generally concerned about the impact to parking and congestion on Norton Street, both during construction and ongoing. Currently the street is extremely busy and is used as parking for surrounding services including the University and Hospital buildings, both of which do not currently provide adequate parking. This at times directly impacts our ability to access our home and with a newborn and toddler at home comes at a great inconvenience.

Although we appreciate a report has been produced (Appendix N) we would like to get a better understanding of the breadth of the research conducted, based on what has been supplied it seems fairly limited in scope and lacks some key granular detail.

### **Report Efficacy & Assumptions - Appendix N**

In addition to the notes below, I wanted to make special mention to a number of key assumptions raised in Appendix N - 3.11. We request that further clarification, information or additional action be taken to legitimise these.

1. *"As documented in Section 3.10 the G25 development would not trigger an increase in overall travel demand to the UNSW Kensington campus;" [Appendix N - 3.11]*

This statement refers to a two paragraph section of the report, and does not provide any actual 'assessment' details. We would request that the details of the assessment that underpin this assumption be made public. We are particularly interested in the proposed use of the new teaching spaces, and how this may redirect students and staff to access the campus via different entrances. This will have a material impact on the surrounding road network.

2. *"Time restricted parking areas (including paid parking) are closely managed and enforced by Randwick Council and UNSW;" [Appendix N - 3.11]*

This statement references time restricted parking in the area, whilst this is true for Botany and Barker street, it does not apply to:

- Norton Street
- Kennedy Street
- Norton Lane
- Oval Lane

This again raises some concerns to us regarding the detail and breadth of the report, resulting in a lack of confidence in its efficacy.

3. *“Recent travel surveys have indicated that over three quarters of staff and students currently use non-car modes of transport (mostly public transport) to access the campus;” [Appendix N - 3.11]*

This statement appears to be referencing Section 2.2 [Figure 2]. Travel Patterns and trends. Our concern is that this is being used to ground a number of the assumptions regarding travel trends to UNSW, this survey was conducted in 2022 and we suggest that this is outdated. Considering the significant developments that have occurred in and around the UNSW site (Joint Research facility with the hospital, Acute Services building etc.) we would request that an updated study be conducted, to accurately reflect the increased use of the local area.

4. *“The project would involve an overall reduction in car parking on the UNSW Kensington campus by approximately 70 spaces;” [Appendix N - 3.11]*

This statement in the context of the report section 3.11 appears to be suggesting that, as there will be less car parking spaces available, there will be less traffic to and from the UNSW campus. We disagree with this and request some underlying data to support the assumption. We strongly believe that this will only increase the parking strain that currently exists on the roads surrounding the campus.

Based on the above we challenge the assertion that there will be “limited impact to the surrounding road network”. It is not clear to us that the report has the required detail and breadth to accurately comment. We request that additional work is undertaken to better understand the impact to surrounding roads which provide pedestrian access to the University Campus:

- Norton Street
- Kennedy Street
- Norton Lane
- Oval Lane

## **Parking Ongoing and for Construction**

We would also like to better understand the decision to not offer onsite parking dedicated for construction. (Appendix N - 4.6) The report references the existing Botany Street car park on Campus as providing an option, stating in [Figure 20] that on average in September 2024 there are close to 70 parks available on any given day.

However, also detailed in the report section 3.4, approximately 50 spaces (actually 57 we counted) will be removed for the construction of the G25 building and in addition 21 spaces will be removed from the Botany street car park for a new lift column. Assuming the same traffic to the University for students and staff. The numbers presented in the report would indicate that there is not any additional capacity for construction parking as it suggests.

We also request a detailed breakdown of the parking availability survey conducted [reference Figure 20] and it be made public, with reference to specified spots including: Disabled Spots, UNSW Reserved Parking, spaces occupied with UNSW equipment. (As on Ground Level)

It is also worth noting that Botany Street is paid parking, it has been our experience that trade vehicles associated with the current construction at the adjacent hospital site have been using surrounding streets (listed above) to park for free for extended periods of time. On occasion blocking access to driveways and homes. (See attachment 1 of this submission)

## Summary of Parking and Traffic Concerns

### Core Concerns

- Efficacy of Report - **Appendix N**
  - Exclusion of the surrounding roads with boundaries to the UNSW Campus
  - Key Assumptions made without supporting information
  - Consistency of approach to ongoing and construction parking
- Community Engagement
  - Limited community engagement to date

### Requests

1. Detail of the assessments referred to as 3.10
2. Updated Travel trends survey (Currently dated 2020)
3. Parking Survey details to be made public
4. Additional effort to assess the impact to surrounding areas

## Privacy

We are concerned that the height of the proposed development will create a significant overlook into our property.

Appendix J: View and Visual Impact Assessment Appendix references an assessment framework, but we have noted that:

*Consideration of the following matters is excluded as it is not within the scope of VVIA:*

- *Visual Privacy.*

Considering this, we are concerned that not enough work has been done to address Privacy in the planning process, even though it is referenced as an obligation:

*“9.2.2 Section 4.3 Height of buildings 6 March 2025*

*(c) to ensure that development does not adversely impact on the amenity of adjoining and neighbouring land in terms of visual bulk, loss of privacy, overshadowing and views.”*

Currently all of the UNSW developments are largely obscured by a line of vegetation between the boundary fence and the Botany Street car park. This new proposed development will exceed this and encroach on our right to privacy.

I have submitted Appendix 2 to this submission with photos for reference. [Attachment 2 [Privacy & Visual Impact]\_Objection to Proposed Development - SSD-74670005]

### **South Facing Windows**

It is our understanding based upon viewing the current plans, that there will be large windows lining the south side of the building right up to the top level. Based on our calculations from Level 7-8 and above, these South facing windows would offer unobstructed views into the surrounding properties on:

- Norton Street
- Kennedy street
- Botany street
- Barker street

Given the close proximity to our residential property (14a Norton), our day to day activities will be visible to students and staff that attend the UNSW campus on these levels.

We would request that consideration is given to the choice windows and fittings on the south side of the building on levels that are constructed above the 7th floor. There are such fittings that would allow for light to enter the floors from the south side, but also limit the viewing capability of those on the floor to see out.

We would like to engage in a conversation with the planners regarding the design of floors that have the ability to overlook residential properties. Alternatively a change to the proposed height of the build would negate some of the issues above. Limiting the build to 8 floors for instance.

### **Light and Visual Impact - Reference to [Appendix J - Visual Impact Assessment]**

We are concerned about Visual Impact.

#### **Visual Impact**

We do have some concerns regarding the visual impact of the building. After reading through Appendix J, there appears to have been very little community engagement to understand the impacts of the new building to the surrounding Low Density Residential Properties.

Whilst we agree in part that the building will be 'in keeping' in terms of similar structure, size and bulk to; recently constructed and under construction buildings in the local area ie; Acute Services building, NSW Hospital building etc.

It does not seem to have been considered that the local area incorporates a mix of Zone R2 and R3 residential properties. We would suggest that taking into account the broader make-up of the local area, the size and bulk of this building would not classify as 'in keeping'.

The height of the proposed development is significant and whilst other referenced projects (Hospital Buildings etc.) are of a similar height their impact to north facing residential properties is not comparable.

We are personally impacted, as this building is noticeably visible from our Kitchen and Dining room and also our back garden.

We have attached a document to this submission [Attachment 2 [Privacy & Visual Impact]\_Objection to Proposed Development - SSD-74670005] which shows some pictures that demonstrate this.

## **Conclusion**

In conclusion, we have outlined our primary objections concerning the proposed development at 8 High Street, Kensington, SSD-74670005 specifically focusing on the potential adverse impacts related to:

- Parking and Traffic
- Privacy, and Light
- Visual Impact

We have also raised a number of questions and requests for further detailed information where the current application documents appear to lack sufficient detail or rely on outdated or incomplete assessments.

We formally reiterate our request for an opportunity to meet with the relevant planning authorities and development representatives. We believe a direct engagement with the local community would be invaluable in further articulating our concerns, exploring potential mitigations, and ensuring that the perspectives of adjacent residents are fully considered before any final decisions are made regarding this significant development.

We trust that our submission will be given due consideration and look forward to a constructive dialogue.