

Major Projects Assessment
Dept Planning & Infrastructure
GPO Box 2009
Sydney NSW 2001

22 June 2011

Objection

University of Sydney Abercrombie Precinct Redevelopment Application no MP07_0158

As a Darlington resident of some 27 years and former Darlington P.S. parent, I **object** to the above proposed development for these reasons:

- 1. Inappropriately sited over-scale commercial-style development causing loss of amenity**
- 2. Overshadowing of school playground and Abercrombie St**
- 3. Provision of land for public purposes substantially reduced and public amenity lost through tree and roadway removal**
- 4. Inappropriately sited, unnecessary car park adding more traffic to residential streets.**
- 5. Dangerously and un-amenably located car park entrance on a primary school pedestrian route.**

1. Inappropriately sited over-scale commercial-style development

1A The proposed development is vastly larger in mass and height than current buildings both within the University's Darlington campus and in the surrounding residential streets. It would radically alter the area's character and reduce its amenity to an unacceptable degree by placing one of the university's larger buildings right on the campus perimeter over-shadowing residential dwellings and the local primary school. Such a development might be appropriate for a central part of the university campus, but not for a perimeter area with relatively smaller university buildings adjoining streets of C19th residential terraces, pub and small businesses sited in similarly-scaled two-storey buildings.

The proposed development needs to be either relocated far from the university perimeter, or radically reduced in scale to accord with the two and three-storey buildings surrounding it.

1B If the existing three level 19th century pub has been used as a precedent to justify a three level proposed height right up to the site perimeter., it should be noted that this building has a much smaller footprint, similar to the block size of two of the larger terrace houses in the same stretch of Abercrombie Street.

Any larger scale development of this site should be at a maximum of two levels to reflect the dominant existing buildings on the street.

1C The tower block introduces high rise to a low rise, largely residential area. This is unacceptable.

Any tower block should be sited elsewhere on the university's campus, where high rise already exists, away from its residential borders.

1D Several visual representations of the proposed tower block render the tower at about 50% translucency to reduce its visual impact. This is misleading, unethical and indicates the University is well aware of the negative impact this tower block would have on the area if built.

Visual communications should accurately reflect the real impact of the proposed development.

2. Overshadowing of Darlington Public School playground and Abercrombie St

The shadow diagrams indicate that in winter, the massive scale of the proposed development so close to the sites boundaries would cause up to 50% of Darlington Public Schools playground and Abercrombie St to be in shadow. This is unacceptable.

The proposed buildings should have their heights substantially reduced and be set back so that the School and street do not experience a significant increase to overshadowing.

3. Provision of land for public purposes substantially reduced and public amenity lost through roadway and tree removal

The existing park bordering Abercrombie and Codrington Streets plus several roadways have been subsumed into the proposal's internal open space allocation. This directly contradicts the

object of Section 5 (a)(iv) of the EP&A Act: the provision of land for public purposes. Additionally, numerous mature trees from the existing park, lanes and streets are proposed for removal. The proposal indicates that the majority of new trees would be planted in the internal open spaces of the proposal.

Green space and trees should be sited on the development's two street frontages, not internally, to ensure green space is equally accessible to residents and University users alike and existing public amenity is retained. Additionally, to compensate for the loss of the roadways, more thoroughfares are required to enable easy public passage from one side of the site to the other.

4. Inappropriately sited and unnecessary car park adding more traffic to residential streets.

As the plan states, the site is well served by public transport, being five minutes walk from multiple bus routes and eight minutes walk from a major railway station. Generous cycling facilities are proposed. The plan states that the development is to be peopled by existing staff and students rather than bringing in a new population. If this is the case, then for a truly green development there should be no allocation, and no expectation by occupants, of any new car parking on this site. Car parking on this site translates to additional car movements on local streets. (Note that Darlington School is already discussing with the RTA its existing and long-held concern for child safety on Abercrombie St. Note also that traffic movements have emerged as a major issue affecting proposed developments of the Eveleigh site as the smallness of the roads connecting this local area with surrounding arterial roads is barely adequate to existing traffic movements and is already at logger-heads with the movement of student pedestrians between the campus and Redfern Station.) Any perceived need for more University car parking should be addressed elsewhere on the campus near arterial roads. More cooperative planning and coordination between the University and public transport authorities would facilitate a greatly diminished need for staff and students to travel by car to the campus.

The car park should be deleted from the plan. Any car parks required by the University should be sited so users gain entry from arterial routes such as City and Parramatta Roads, not local streets like Abercrombie St. The University needs to accept responsibility for improved coordination with public transport authorities to better meet its transport needs.

5. Dangerously located and unamenable vehicle entrance on a primary school pedestrian route.

5A The proposed vehicle entrance on Abercrombie St places heavy construction vehicles (and subsequently greatly increased car traffic if the car park is approved) right across a major pedestrian route for children attending Darlington Public School and Darlington Preschool. Twice a day dozens of preschool- and primary-age children and their younger siblings walk, scooter and cycle across the site of this proposed vehicle entrance.

This is not an acceptable site for a vehicle entrance to the proposed development due to the risks to school children. The entrance should be located on the Codrington St or Boundary Lane side of the site.

5B Staff and students at Darlington Public School and Darlington Preschool, along with the rest of the neighbourhood, would experience substantial loss of peace and amenity with the mass transit of heavy construction vehicles entering and exiting Abercrombie St right next door.

Construction vehicles should not be permitted to transit through Abercrombie St. The educational environment of Darlington Public and Preschools should not be diminished by heavy construction noise and traffic.

Yours in outrage,

[REDACTED]

[REDACTED]