

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

Dear Mr McManus

**University of Sydney Campus Improvement Program 2014-2020 – State
Significant Development (SSD 6123) – Submission and Objection to EIS**

Thank you for allowing me a short extension of time for the preparation and lodgement of my submission.

I am a resident of Darlington and a neighbour of the USYD and below are my initial objections to the CIP. I have been denied procedural fairness because of the lack of community consultation and as a result I will require further time to study the plan and to make further objections.

The proponent has failed in many instances to observe the requirements of the Director General and I request that the plan be withdrawn and relodged once all of the Director General's requirements have been met.

OBJECTIONS

COMMUNITY CONSULTATION

The University of Sydney has failed to comply with the following Director General's Requirement -

"During the preparation of the Environmental Impact Statement (EIS), consultation must be undertaken with the relevant Commonwealth Government, State or local authorities, service providers, community groups and affected landowners. In particular you must consult with: ...RAIDD – Residents Acting In Darlington's Defence."

No individual residents or community groups were ever consulted during the preparation of this major development plan or before its lodgment with the Department of Planning and Infrastructure.

The Vice Chancellor, in response to community complaints about the erroneous inclusion of resident's names in Appendix N Consultation Outcomes, confirmed in writing that the community had not been consulted regarding the CIP-

"There is no suggestion that these community stakeholders were being consulted about the CIP in this reference".

FLORA AND FAUNA

I object to the University's plan to destroy Darlington's Eucalypt Grove on Shepherd Street at the interface of the engineering campus and residential Darlington and to replace it with a 3 storey building overlooking resident's homes.

This grove was planted 20 years ago by the University at the behest of local residents to help soften the ugly "brutalist" concrete and brick engineering buildings overlooking residents homes.



Photograph of the Darlington Eucalypt Grove taken through the lounge room window of resident's home at 65 Calder Rd Darlington

In **10.2 COMMUNITY ENGAGEMENT, TABLE 11 – COMMUNITY CONSULTATION ISSUES RAISED AND CIP RESPONSE**, the University states -

“Buffer zones (no social events and provision of acoustic treatments) (are) planned along residential streets that have a public interface with the University campus.”

The University has not demonstrated how it will provide any buffer zones between proposed new University buildings and activities and residential buildings in order to protect residents current (albeit fragile and compromised) levels of privacy and from additional noise impact.

Indeed a rare, albeit small buffer zone, exists already between the large ugly engineering buildings on Shepherd Street and the much smaller nearby residential terrace houses. The University is proposing to destroy this buffer zone, a grove of 19 mature Eucalypt trees, along with the fauna that inhabit it and use it as a transitional

bridge, and construct a 3 storey building overlooking resident's yards and homes thus seriously degrading resident's amenity.

The University's **Ecological Assessment Appendix L_Flora and Fauna** states that the University's tree canopy should be preserved, not destroyed -

***“The large number of mature tree provides a canopy of relative importance.”**

“There is a likelihood of occurrence at the site for the Grey-headed Flying Fox, the Eastern Bentwing Bat, the Little Bentwing Bat and the Large-eared Pied Bat. Potential impacts to these species would be as a result of the loss of foraging habitat.

“As well as providing potential food and habitat for threatened and other fauna on the campuses, the mature tree canopy provides an island of connectivity within the highly urbanised Sydney city area.”

“The trees at the University campus provide a significant contribution to the local landscape and form an important component of the wider urban forest within the City of Sydney jurisdiction.”

“A Tree Management Plan has been developed by the University which aims to maintain and increase the present canopy cover at the Camperdown and Darlington Campuses.”

“Recommendations: Avoid removal of mature trees and protection of trees in proximity to building/refurbishment sites. Minimise loss of open space.”



Birds Nest – Tree C, Darlington Eucalypt Grove



Resting Native Birds -Tree G, Darlington Eucalypt Grove

The University has an obligation to act on its ecological assessment and recommendations and not be permitted to destroy the Darlington Eucalypt Grove and open space.

The University should be required to protect its tree canopy and the fauna which depend on it for habitat and as a bridge.

The City of SYDNEY DEVELOPMENT CONTROL PLAN 2012 requires the following of the University -

“Enhancement of the landscape campus setting by accommodating open spaces within precincts.

Retention and addition of vistas to open spaces or landmark buildings. “

The University should implement the Council Plan by not destroying the Darlington Eucalypt Grove. If the grove were bulldozed and replaced by a 3 storey building the open vista from Shepherd St to the Engineering Lawn and the landmark PNR building beyond would be lost.

The University should protect what little privacy from the University the residents of Calder Rd, Shepherd St and Boundary Rd have remaining by preserving this green buffer between the ugly University buildings and residential homes.

NOISE and RESIDENTIAL AMENITY

Operational Noise

The Director General’s “Environmental Assessment Requirements” requires the University to include in its EIS –

- **potential environmental impacts associated with the development.”**
- **adequate baseline data;**
- **consideration of potential cumulative impacts due to other development in the vicinity; and**
- **measures to avoid minimise and if necessary, offset the predicted impacts, including detailed contingency plans for managing any significant risks to the environment.**

The University, in its EIS, has failed to do any of the above.

It has not indicated that it has or will provide “adequate baseline data” of plant and other noise.

It has not acknowledged operational plant noise, and the cumulative affect of new plant noise and existing plant noise.

It has not detailed measures to minimise and offset predicted impacts of plant noise close to residential buildings

The University has not acknowledged the potential cumulative impact on residents of any of the many sources of noise on the University campuses.

Noise from Change in Land Use – Passive and Active Events

The University proposes to designate certain area of the Darlington and Camperdown campuses as either for “Active” or “Passive Events”.

The University proposes that the Cadigal Green, 150 metres from residential buildings will be used for Active Events”.

Mr Stephane Kerr, Project Director Campus Improvement Program, has confirmed to residents that Active Events will include amplified music and speech and could be during daylight hours and/or at night.

The University has not demonstrated what “measures to avoid, minimise and if necessary, offset the predicted impacts” it would introduce. There is a suggestion in the plan that certain areas could be used for outdoor film screenings and corporate events which have the potential to adversely impact nearby residents.

Many of Darlington’s nearby residents are shift workers who need to sleep during the day, work from home or who value their peaceful amenity. We submit that the cadigal Green should be used for passive, therefore relatively quite events, only.

OVERDEVELOPMENT AND INFRASTRUCTURE

Sydney University is seeking approval for a 68 per-cent increase to its Camperdown - Darlington campus floor space by the end of 2020. This will accommodate a 21 per-cent increase in students on the campus as well as 4,000 units of “affordable” student accommodation.

By any objective measure this is a gross overdevelopment.

Of particular concern is the stress that this will place on levels of pedestrian traffic on local footpaths. It is now virtually impossible to walk safely to Redfern station along Lawson St without being forced into the gutter by the sheer mass of students during the morning and late afternoon hours.

Summary

I object to **SSD 6123** and request that the plan be withdrawn because -

1. Proponent has failed to fully observe the requirements of the Director General
2. Failure to consult community
3. Destruction of the Darlington Eucalypt Gove

4. Failure to provide for buffer zone between residential buildings and large University developments
5. Failure to address The Director General's "Environmental Assessment Requirements" in relation to EIS
6. Failure to address cumulative impact of noise and operational plant noise in particular
7. "Active", therefore noisy events in close proximity residential buildings
8. Gross overdevelopment fails to address stressed infrastructure of Darlington.

Sincerely yours

John Berry

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