

28 March 2014

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

To: **Peter.McManus@planning.nsw.gov.au**

cc: **stephane.kerr@sydney.edu.au**

cc: **cmoore@cityofsydney.nsw.gov.au**

Dear Mr McManus,

University of Sydney's Campus Improvement Program 2014-2020 State Significant Development (SSD 6123)

I am a resident of Darlington and I have been granted an extension until 31 March 2014 to make a submission in regard to the above State Significant Development (SSD) application. While this is still not an appropriate this complex document it is apparent that there are numerous aspects of the document that are objectionable.

I object to the above development application for the following reasons –

1. Objection to Lack of community Consultation.

I bring your attention to the Director General's requirement that:- **"During the preparation of the Environmental Impact Statement (EIS), consultation must be undertaken with community groups and affected landowners. In particular you must consult with: RAIDD – Residents Acting In Darlington's Defence."** The University has NOT consulted with the local community and they must withdraw their application until they have satisfied this requirement.

2. Objection to the Scale of the Development.

While I can understand the University's desire for growth the scale of this development is unacceptable in a small, low rise, heritage suburb.

The building proposed in Shepherd Street, Calder Road, Lander Street, Boundary Street and Abercrombie Street will impact current resident's privacy and amenity.

The university has to date made no allowance for green buffer zones or compliance with the current scale of buildings in the area. The anticipated 68% increase in floor space and proposed 19 story building are inappropriate and unjustified increases and will create an unpleasant monopoly of use in the suburb.

All new buildings should be set back from the street and located well within the University boundaries.

3. Objection to a single application being used for multiple projects.

By framing several projects in a single SSD it appears that the University is attempting to gain a blanket approval thus avoiding responsibility for contentious issues that will arise with individual building details.

Each new building or refurbishment of an existing building should be subject to individual development applications so that the dimensions, scale and use of each building is specified and conditions are imposed upon approval.

4. **Objection to the University Disregarding Heritage Listing.**

I object to the University's proposal to completely infill the backyards of every heritage listed terrace house (bar 3) from 86 – 130 Darlington Road with 3 storey extensions.

The National Trust has given these terraces an "A" rating – "highly intact". The University should not be allowed to degrade the heritage value of these terraces which are very close to the Golden Grove Conservation Area.

5. **Objection to the Development on the Grounds of Noise Pollution.**

An increase in noise from air conditioning units and other feature will accompany this proposed dramatic increase in buildings.

The University needs to establish the cumulative noise impact of ALL of its existing buildings before permission is given for further developments to proceed. The University should demonstrate that the cumulative noise impact of all of its buildings complies with environmental legislation before permission for further developments is given.

Substantial green buffer zones should be created between new university buildings and residents to help reduce the impact of noise.

6. **Objection to lack of Infrastructure Planning**

Anyone who travels down Abercrombie St is aware of the effect that the current student population has on the area and the difficulties it causes, particularly to foot traffic in a suburb without properly developed walking paths. The local infrastructure will not cope with the proposed increase in student numbers.

The plan should be withdrawn until local infrastructure, including footpaths and access to Redfern Station, are improved to cope with the increased population.

7. **Objection to the removal of Vegetation**

The University's own Ecological Assessment recommends: "**Avoid removal of mature trees and protection of trees in proximity to building/refurbishment sites.**" Yet they propose destroying the Darlington Eucalypt Grove in Shepherd Street and replacing it with a 3 storey building overlooking residents' houses.

This is one of the only remaining open spaces on the edge of the Darlington campus and should be retained to provide a green buffer zone between the University and the adjoining residential area.

8. **Objection to Traffic and Parking**

As with foot traffic this development should not be approved until the university can satisfactorily demonstrate that the local streets can cope with the massive increase in traffic.

The introduction of large car parks on the Darlington campus implies a large increase in traffic through the neighbourhood yet the University has not addressed this problem at all.

Given that these new car parks will charge for parking the increase in population will also increase the demand for the unmetered street parking. Currently, University staff and students are taking up much of the parking on residential streets. Residents, and especially elderly residents, should be able to park within reasonable walking distance from their homes this increase will increase this problem.

I object to the University removing the ability of students and staff to drive through the campus. University traffic should be arriving at and departing from the campus via the main arterial roads such as City Road and Parramatta Road not via the residential streets of Darlington.

The University should be required to encourage short term parking on the larger Camperdown campus not on the Darlington campus.

I object to Butlin Avenue becoming a shared zone between traffic and pedestrians. It is one of the main roads in and out of Darlington for vehicles. As a shared zone it would create an unsafe environment for pedestrians and drivers alike.

9. Objection to Position of Service Centres

I object to the proposed Service Centre being on Shepherd Street as it will bring heavy, loud vehicles onto a residential street. As it will be positioned on the narrowest part of this street, it will also create a dangerous traffic hazard.

A more appropriate location for the Service Centre would be near the intersection of Shepherd and Cleveland Streets. This would mean the heavy service vehicles could enter and exit from the main arterial road of Cleveland Street and would therefore be kept off residential streets.

The University should consult properly with the community specifically in regard to the CIP as they were required to do by the Director General. I look forward to proper consultation with the University prior to this application being approved. During this consultation process residents' views should be listened to and acted on appropriately by the University.

This huge and massive development program will have a major effect on myself, my family and the Darlington community. It is not something which I as a resident of Darlington take lightly.

Anna Tregloan

250 Wilson Street, Darlington.