

22 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.

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

**1. No Community Consultation**

I object to the University NOT consulting with the local community and failing to comply with the following Director General's requirement - **"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."**

**2. Height, Scale and Location of Buildings**

I object to this massive building program which would increase floor space by a massive 68% from 555,600m<sup>2</sup> to 937,800m<sup>2</sup> with building heights of up to 19 storeys.

The height and bulk of the proposed buildings are too great for the low rise heritage conservation residential precinct in which the University sits.

I object to the proposed 3 storey building in Shepherd Street and the "multidisciplinary building" opposite the Sports Centre both of which will overlook residents homes in Shepherd Street, Calder Road, Lander Street, Boundary Street and Abercrombie Street.

The University should be required to create green buffer zones between its buildings and residential buildings.

**3. Separate Development Applications**

I object to all new buildings and any refurbishments of existing buildings within the Campus Improvement Program (CIP) being approved under this one SSD.

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.

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

**4. Heritage**

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. Noise

I object to the potential increase in noise from plant equipment such as large 24/7 air conditioners and cooling towers on proposed University buildings close to residents' homes.

The University should 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. Infrastructure

I object to increasing the student population from 49,500 to 60,000 by 2020 because the local infrastructure cannot even cope with the existing number of people coming into the area as it is. The plan should be withdrawn until local infrastructure, including footpaths and access to Redfern Station, are improved to cope with the increased population.

## 7. Vegetation

I object to the destruction of 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.

The University's Ecological Assessment recommends: **“Avoid removal of mature trees and protection of trees in proximity to building/refurbishment sites.”**

## 8. Traffic and Parking

I object to the introduction of large car parks on the Darlington campus. With the projected huge increase in the University population coming to the Darlington campus to use these car parks will come the associated problem of traffic congestion on residential streets. The University has not addressed this problem at all.

University staff and students unable or unwilling to use these car parks will end up competing for parking on residential streets in Darlington. It will mean that residents' parking is severely reduced and will also compound the traffic congestion in the area.

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.

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.

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. Service Centres**

I object to the proposed Service Centre 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.

I object to many aspects of this SSD application.

As a resident of Darlington I have not been given nearly enough time to study and comprehend such a huge and complex document as the CIP.

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.

Yours faithfully,

*Peter Nixon*

*52 Lander Street*

*Darlington*