

Peter Prineas

email: pprineas@ozemail.com.au

32 Calder Road Darlington NSW Australia 2008

ph 61 2 9319 1513 mob 0429 322 857

30 June 2014

COPY

Mr Peter McManus

Development Assessment Systems and Approvals

NSW Department of Planning & Infrastructure

Dear Mr McManus,

University of Sydney Campus Improvement Program 2014-2020 – State Significant Development (SSD 6123) – Further submission and objection to EIS pursuant to community consultation meeting with Sydney University on 23 June 2014.

I would like to lodge a further submission and objection to the above development in the light of additional information provided by the University at a community consultation meeting I attended on Monday evening 23 June 2014 at the University's Services Building 22 Codrington Street Darlington.

At the meeting the University indicated that it would modify its proposed development affecting the important eucalypt grove (tallowwood trees) on the University car park facing Shepherd Street near the corner of Calder Road.

The proposed modification would set back the new building along the frontage to Shepherd Street so as to preserve one row of trees (the row closest to the University's Shepherd Street boundary).

This modification does not meet the objections made by myself and many other people to the proposed destruction of the eucalypt grove. The following are the reasons:

- i. most of the trees would be lost (contrary to the impression given to the meeting the first row of trees proposed to be preserved is not a full row and contains only three of the nineteen trees in the grove);
- ii. mature tallwoods are large trees and the proposed set back appears inadequate to accommodate the first row of trees when fully grown (this can be seen from the canopy of the mature tree in the first row which extends well beyond the second row of trees and approaches the third);
- iii. the proposed three storey building would overlook and overshadow nearby terrace houses and shade the Engineers' Lawn from morning sun;
- iv. it would exacerbate the over-developed and ugly appearance of the University side of Shepherd Street; and
- v. it would frustrate the University's plans to open up its Shepherd Street frontage and make a connection between the street and Cadigal Green.

The constraints on the footprint and height of the proposed building, and therefore its floor space, have not been properly examined or admitted by the University and are such as to question its viability.

The University's brief to its consultant architects in the light of objections to this development was too limited in not permitting the architects to examine alternatives. The new building on the car park has no designated use other than the generic description "Engineering", and statements on behalf of the University identify it as a "decanting space" for use when existing buildings in the Engineering precinct are redeveloped. There appear to be a number of alternatives. Among those that should be examined are the following:

- a. development of additional floor space in several other new buildings in the Engineering precinct proposed in the "Campus Improvement Program 2014-2020";
- b. selection of a new building site, eg the site abutting the blind western wall of the Electrical Engineering tower. A new building on this site could offer as much floor space as the building proposed for the car park; if required it could be designed to take up only part of the width of Maze Crescent or

perhaps incorporate an open span across the entire road to allow the continued use of the southern end for motor vehicle access and parking;

The destruction of the eucalypt grove on the car park at Shepherd Street near Calder Road, and the proposed building there, should not be approved. The University should put forward alternative proposals if the floor space is required.

At the recent consultation, a consultant to the University presented proposals for improving the appearance of its Shepherd Street frontage. These involved new plantings, the softening of hard surfaces and the redesign of the entrance opposite Calder Road and other entrances for pedestrian use rather than motor vehicles. In general these proposals are supported.

Yours sincerely,

Peter Prineas

Peter Prineas.