

Friday 7th April , 2017

Re: Regiment Mixed Use Redevelopment, University of Sydney, Darlington

Dear Sir/Madam

I have resided in Queen Street Newtown for 22 years, a mere 210 metres from the proposed high-rise construction on the Sydney University Regiment site. I write to express my deep concerns about this nearby development on our local community.

Over the years, Sydney University has expanded into the surrounding suburbs in our area, most particularly the suburb of Darlington. Residential housing areas now lie cheek by jowl with sections of university buildings and infrastructure. Given this close co-existence with the local community, it is unfortunate for local residents that the process of university building development application would not appear to be subject to the same type of notification processes (i.e. by mail out) to the surrounding community that the rate payer of the City of Sydney are subject to.

Indeed, myself and others living nearby have been unaware of this new development until very recently (i.e. recent weeks). It is my understanding that the University's DA have been taken away from Council and are dealt with by the Department of Planning who rely on notification to those who may be potentially impacted via newspapers. This is hardly an effective consultative process when you consider that a large percentage of people no longer purchase newspapers in 2017.

The proposed structure is described as being a "gateway" from the west to the Sydney University Campus in unison with the monolithic, 8 storey Moore College building which has recently been constructed directly across the road. Conversely, this area where City Road becomes King Street can be viewed as the gateway to the suburb of Newtown and of a commercial district of historical significance.

The King Street Heritage Area as decreed by the NSW Government Office of Environment and Heritage, commences at 3-5 King Street Newtown, directly adjacent to the City Road/Darlington Road where the high rise Regiment construction is proposed. This Heritage Area is described by the Department as being " ...of state historical social and aesthetic significance" given it stock of continuous Victorian era 2 and 3 storey facades.

Construction of yet another high-rise, large-scale complex on a narrow pocket of land directly adjacent to this gateway is completely out of keeping with the unique and historical aesthetic of the King Street gateway. On viewing the proposed structure, it is my belief that a complex of this style,size and height would greatly detract from the existing historical architecture of this area.

Indeed, any new buildings constructed along this area of road in recent times (with the exception of the Moore College building) would seem not to have approval beyond 3-4 storeys thereby maintaining consistent building heights that are sympathetic existing historic Victorian structures.

Living within 400 metres of the newly built Moore College building (directly across from the proposed construction), I don't believe that buildings of this height contribute in any way to a healthy built environment for the pre-existing residents and local community. This building is in no way aesthetically appealing from my residence at close range. I believe, having viewed the plans that, similarly, the proposed 8 stories of the City Road/Darlington Road building "wedged" into a narrow strip of land at this busy road junction would be equally underwhelming to the eye from close proximity.

The proposed height is concerning in terms of obstruction of light and airflow (breezes) to the Department of Housing complex directly across the road. The Forbes street complex is home to many older people, low income, families, people with disabilities and people experiencing chronic diseases. A construction of this size and height, injecting a vastly increased population to premises directly across the road from this complex in no way contributes to healthy-built environment for these vulnerable members of our community . The scale of this proposed complex could potentially decrease the quality of living for those adjacent in the short term and contribute to poorer physical and mental health outcomes for these people in the long term.

Darlington Public School is situated within a few hundred metres of the proposed structure exposing it to similar issues of light and airflow. It is also a concern that the injection of greater amounts of heavy vehicle road traffic during construction and subsequently to service this proposed high density living complex will impact the school surrounds. Traffic flow to Golden Grove Street (on which the school sits) is directly fed from King Street down via Darlington Road. The addition of a large scale injection of new residents in an already high density area creates potential increases to traffic flow with the knock on effect of increased safety risks to small children accessing the school.

Moreover, this section of road that runs down to the school (Darlington Road into Golden Grove Street) is the main feeder street providing from King Street/City Road to residents of North Newtown. The next 4 streets heading south are closed to incoming traffic from King Street (Forbes, Queen, Fitzroy & Georgina) for access to this area. Any obstruction to traffic flow from heavy vehicles constructing or providing ongoing service to this complex would have serious knock on effects to local traffic flow and resident access.

The prospect of having and extra 650 people "shoehorned" into a high rise development of 10 square metre rooms appears more akin to a revenue raising exercise than the provision of housing that benefits health and well being of its residents. Nor does this proposed building sit sympathetically or provide much in the way of benefit to the residential community in which it proposes to sit. A population injection such of this will provide yet more stress on already

stretched local infrastructure plagued with traffic congestion, less than adequate public transport and constant light and noise.

In reviewing the effects of the Regiment Site Proposal, I urge you to consider it's potential detrimental impacts on local community. Clearly, I am opposed to the approval of this development at all. At minimum, I believe a reduction in its size, height and appearance should be considered with high priority.

Yours Sincerely

Tess Anderson