

Friday, 7 April 2017

Hello,

I'm writing as local resident regarding the University of Sydney Regiment site development proposal.

I'm voicing concerns over the following items which I don't believe have been addressed properly and strongly object to the proposed 8 story student residential building.

- Local consultation – limited to 'No' local consultation with local community on effect of this structure and development.
  - o I understand up to the eastern side of Queen st only and no further was advised of this development – not the west side of Queen st or further afield in Newtown.
  - o This is some 200 metres or so only from Regiment site.
  - o How was this radius of advisement to local community worked out?
  - o If a radius of properties and people of affected area was reviewed – most of the affected area is university area– not private owners.
  - o Under local council regulations – (in general) a development application needs to be lodged for larger works or works affecting the area and adjacent property.
  - o With such Development Applications (DA under local council regulations) an advisement is mailed out to local property owners to advise of same and for them to review.
  - o The Regiment building development proposal is on University land and as such is not subject to local council regulation and did not need to advise local residents by mail.
  - o An 8 story building development would well and truly meet any local council criteria as large works / affecting the area and local property and for advisement to local community, business and constituents to review of impact to the area.
- Shadow to adjoining buildings – one part of the proposal document cites of "Shadow Diagram Winter" will get 3 hours a day. [See shadow picture at end of this document]
  - o Is 3 hours actually adequate for the residents?
- 8 story high rise type student accommodation proposal not in keeping with the area.
- 4 to 5 story development would be understandable project but not an 8 story
- Concern with a further high density Student accommodation building and its effect to the area.
- Concern with the effect to local residents living in the adjacent Public housing facility some of whom live with disabilities.

- Concern of 10 Square Meter rooms for resident individuals when a practiced standard is 12 Square Meters.
  - o Mid to long term effect to residents of reduced accommodation size and what that may then mean to anyone living / interacting with local community.

