

7th April 2017

Attention Peter McManus
Department of Planning & Environment

TO WHOM IT MAY CONCERN

APPLICATION SSD15-7417 – SYDNEY UNIVERSITY

I write to express my concerns in relation to application SSD15-7417. I have been a resident/owner in Newtown for 18 years.

Unfortunately, knowledge of the Sydney University development proposal has only come to my attention in the past week. I believe there has been a lack of consultation with the *residential* community based on the radius of the notification sent out advising of the development. Our precinct, some 210 meters from said proposed construction would appear to be outside of this radius.

Due to Sydney University being an educational facility, it is my understanding that planning rules allow them to take advantage of non-existent height restrictions that are placed on other private developments.

It is also my understanding that the university falls under a specialty infrastructure category therefore they do not have to abide by the same planning laws as the rest of the community. I believe they have used this to their advantage but to the detriment of our local community.

I believe that advice regarding the notification of this development was issued via newspapers. This print medium is in decline and is no longer an effective way to reach out to the local community.

I would like to implore Planning and Development for the exhibition period to be extended and a wider range of residents and businesses be notified by post of the development. There are local residents such as myself living 200 meters away from the impact of this build that knew nothing of this development application or previous DA application of 2014.

HEIGHT

The height is extremely excessive and is in no way keeping with this heritage area. I do not believe that the scale and size of the building is necessary. The height should be lowered to no more than 3 to 4 floors in keeping with the majority of buildings along the historic King street precinct. The writer of the application couples the proposed building with the equally unsympathetic (and in my view, unappealing to the eye) Moore College edifice in gushing terms as being both a “gateway” and a “pinnacle”. This is nothing but farcical marketing

nonsense -simply sales buzz words strung together and lacking in any semblance of reality or substance. I believe it is both unnecessary and unreasonable for Sydney University to squeeze every ounce of land and sky to make money for monies sake. When I see developments of the past 20 years along King Street Newtown I only see a maximum of 4 floors added which is in keeping with low rise. It is unjust that the University of Sydney and Moore College are thus positioned to flout building conventions that protect the historic integrity of the area by taking their construction to heights that are not sympathetic to the local environment. As a money-making business, why do University building proposals for rental accommodation not have to go through as private development?

OUTDOOR

I have serious concerns about the proposed building's outdoor and terraced areas. The noise pollution of up to 650 students along with the noise from plant and machinery related to the buildings function will without doubt impact significantly on those of us in the near vicinity. We are already experiencing noise pollution from the plant room on the newly constructed Moore College roof on top of the building.

In the application an expert advises that wind will be produced between Moore College and the proposed building owing to their height and structural proximity. The expert states that with some planting, and preservation of existing trees this "may" reduce the wind affect.

Regarding this expert advise, I have concerns and doubts that this type of foliage planting and keeping of original trees will be adhered to in the long term. Moore College have planted 3 sickly looking trees (one of which is dying). What chance does any tree have on a major arterial road ?

OVERSHADOWING

Given the structures proposed height, I find the degree of overshadowing to surrounding residents homes deeply concerning.

STUDENT ACCOMMODATION

It is questionable whether accommodation for 650 students is necessary in the first instance. The necessity to be on or close to campus is rapidly diminishing in this era of high speed broadband and internet use. With online platforms there is less reason to physically attend the campus.

There is already a plethora of student accommodation:- Urbanest (6 locations); Unlildoge; 7 to 10 University student accommodation (St John's, St. Andrews. Women's College etc. etc.) this is just to name a very few.

NOT every student needs to live 'on campus'. Some live with family. Wonderful, enriching and diverse opportunities exist for the more adventurous student who go out and house share in the surrounding suburbs if they are willing travel

more than 1 kilometer in either direction of the University of Sydney. This creates diversity and economic growth for other surrounding areas instead of funneling students into high rise ghettos.

My understanding is that possibly the student accommodation is more applicable for overseas students. However, as per my rationale above, there is already an abundance of student accommodation available that will accommodate the percentage of overseas students.

TRAFFIC

You will be adding to the already congested roads of Newtown, Darlington, Redfern and Chippendale.

Congestion has been building at the traffic lights of Butlin Avenue and City road coming from North Newtown. There is so much more traffic now turning down into Butlin Avenue that the right hand lane now stretches back up past the right hand turning lane and blocks the other City road lane.

* Parking for parents dropping off their children at Darlington school will become more problematic and hazardous due to more cars and trucks to the new building.

* Congestion build up from the lights at corner of Carillon Avenue and King Street so that traffic is now backed up to Queen Street Newtown. We are lucky to get one car able to turn right into the King Street.

* Congestion and lack of parking due to Eveleigh Markets. Recent application from Bennet Street, Newtown to City of Sydney Council about increasing parking times until 10.00pm as it is getting harder to park for residents.

* Westconnex – the increased congestion at the southern is going to create even greater pressure on our local area.

This could have been a thoughtful application, in keeping with the area and in keeping with community. The sheer scale of the application in terms of the amount of rooms needs to be minimised and kept to 12sqm as per international standard for the well being of students. The height needs to be lowered and in keeping with the historical nature of our area and the well being of the community.

Yours sincerely.

K White