

From: "anna" <anna@kleeton.com.au>
To: <plan_comment@planning.nsw.gov.au>
CC: <RAIDD@gmail.com>
Date: 5/31/2012 9:38 am
Subject: objection to U Sydney overdevelopment

To whom it may concern,

I would like to lodge my formal objection to U Sydney over-development in the Abercrombie St/Wilson Lane area.

Already their students and staff jaywalk dangerously in the area and their security staff say they have given up trying to manage the pedestrian traffic because "They are idiots, they are just idiots!" I was told.

The university itself is seizing land that rightfully should belong to the community on corner of Abercrombie St and Codrington St. They offer few if any amenities to the local residents.
I fully support the position of RAIDD2008.

Resident and property owner in Wilson Lane.

Yours faithfully.
Anna Ward

From: Yvette Novak <karrabah@tpg.com.au>
To: <peter.mcmanus@planning.nsw.gov.au>
Date: 6/1/2012 7:27 pm
Subject: Submission re MP 07_0158 - Abercrombie Street Precinct, Syd Uni

Noise related submission re MP 07_0158 - Abercrombie Street Precinct, Syd Uni

1. It is considered that the proponent hasn't outlined a conceptual description of feasible and reasonable work practices and mitigation measures to minimise noise impacts (as per 'typical information to be included' at pre approval stage in the Interim Construction Noise Guideline'). As such, the statement by Marshall Day in the Summary (S8) of the Noise Impact Assessment i.e. 'we conclude that the proposed development can be designed and constructed in order to control noise emissions to an appropriate level' has not been adequately supported, particularly considering the noise level at the school in the worst case scenario will exceed criteria by up to 27dB.

2. The Noise Impact Assessment hasn't adequately addressed the impact of vibration from the development on the school, despite predicting that the primary sources of vibration will be caused by rock breaking and piling.

Andrew Houguet
Darlington resident

Robert Britton
15 Wilson Lane Darlington 2008
tel (02) 9319 6968
mobile 0418 260 476
e-mail rbritton@ozemail.com.au

1 June 2012

Major Projects Assessment
Department of Planning & Infrastructure
GPO Box 39
Sydney NSW 2001

Dear Madam/Sir

Re: University of Sydney Abercrombie Precinct Redevelopment; Application No MP07_0158

I am writing to place on record my objection to this Development Application. Amongst the various bases for objecting to the proposal, my key concerns include:

Community impact

Population

Darlington is a suburb of only 2100 people. The Abercrombie Precinct Development (APD) would introduce a further 5000 students in addition to the 2500 students already attending the existing Business School. This massive increase would adversely impact on Darlington - one of Sydney's smallest suburbs.

Traffic and parking

The traffic volume on Darlington's Victorian era streets is relatively high already because of University traffic. Allowing a further 5000 students and staff into the suburb will increase congestion to unacceptably high levels and place massive pressure on limited and already over utilised on-street parking. Building the development on the main campus, with appropriate underground parking, would keep University traffic on the main arterial roads such as City Road, and off Darlington's residential streets.

Key development access

Contrary to undertakings by the Vice Chancellor, the access road into the development for the car park and service vehicles is to be located on Abercrombie Street, less than 100 metres from Darlington Public School placing at risk the many children who will walk to and from the school past the access entrance. Having the development's access entry point on Abercrombie Street would pose an unacceptably high risk of injury or death. Any access road to the development should be moved to Darlington Lane, Codrington Street or Rose Street.

The University has responded to concerns by stating that it proposes to construct a pathway between University buildings already on Abercrombie Street and the large new buildings behind them for schoolchildren to access the primary school. This would be unacceptable. Schoolchildren should be able to walk along Abercrombie Street where they can be clearly seen without being endangered by the traffic using an access road.

The University has also said that it cannot locate the access road entrance on Codrington Street as "Codrington Street is currently under investigation as a possible location for the future light rail system" and that the development has "a pedestrian and cyclist activity focus" on Codrington Street. Light rail does not currently exist on Codrington Street and there is no evidence to suggest it will in the medium term. It should therefore not be considered in this design. Even if it were to be built, there is no reason why cars and light rail cannot share the road as they do in Hay Street in the city where cars use the same road to access a car park on Parker Street, Haymarket.

With regard to pedestrian access and amenity space at the main entrance of the development, the site layout can be amended to move the driveway to one side or other of the "front door" with sufficient room for pedestrian access and amenity space.

I do not believe that a mooted light rail or the design factors at the main entrance are good reasons to put young children at risk by placing the access road entrance on Abercrombie Street nearby the school.

Environmental impact

Scale of development

Abercrombie Street is predominantly 2 storey Victorian houses. The proposed scale and design of the buildings in this development are totally inappropriate out of keeping with our heritage suburb. The current University buildings on this street, such as Mandelbaum House, are of a similar height and complement the existing scale of the street. The new buildings proposed, up to 9 levels in total (7 above ground), will dwarf the Victorian terraces both with their scale and massive modern glass based design. The buildings should be scaled back to reflect the size of existing University buildings on Abercrombie Street.

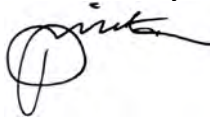
Heritage

The architecture of Darlington is predominantly of the Victorian era and the early 20th century. The design of the University's proposed development is overbearing in both size and appearance and is not keeping with the heritage nature of the streetscape.

The University has not demonstrated that it has considered sites on the main Camperdown Campus for this development which would have a lesser impact on the community of Darlington.

I would appreciate my objections be taken into consideration when making your assessment of this application.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Robert Britton', with a stylized circular flourish at the end.

Robert Britton

Peter McManus - Attention: Director, Metropolitan and Regional Projects North

From: "David" <cheesymae@inet.net.au>
To: <plan_comment@planning.nsw.gov.au>
Date: 5/31/2012 10:09 PM
Subject: Attention: Director, Metropolitan and Regional Projects North
CC: "ray ziesing" <rayziesing@inet.net.au>

Major Projects Assessment,
Department of Planning & Infrastructure,
GPO Box 39,
Sydney NSW 2001.

Attention: Director, Metropolitan and Regional Projects North

Name of Application: *University of Sydney Abercrombie Precinct Redevelopment*

Application No: *MP07_0158*

Dear Sir/Madam,

I am writing to object to the above Development Application:-

1. **Site Selection** – the University should be considering using the land available across City Road, where the impact of construction and building use will impact the University principally, and not the Darlington community. The University should green site swap, where green space on the main campus would be used for the development and the Abercrombie site would become green space – benefiting students and the local community.
2. **Scale of Development** – The height and scale of the development is out of scale to the

small terraces that line Abercrombie Street, and the entire Darlington suburb. The new buildings proposed, up to 9 levels in total (7 above ground), will dwarf the Victorian terraces both with their scale. The buildings at the very least should be scaled back to reflect the size of existing University buildings and terrace houses on Abercrombie Street.

3. **Heritage** – the architecture of Darlington is predominantly of the Victorian era and the early 20th century. The design of the University's proposed development is overbearing and overwhelming in both size and appearance and is not keeping with the heritage nature of the streetscape.
4. **Population Impact** – Darlington is a suburb of only 2100 people. The Abercrombie Precinct Development (APD) would introduce a further 5000 students in addition to the 2500 students already at the existing Business School. This massive increase would adversely impact on Darlington - one of Sydney's smallest suburbs.
5. **Traffic** – the traffic volume on Darlington's Victorian era streets is relatively high already because of University traffic. Allowing a further 5000 students and staff into the suburb will increase congestion to unacceptably high levels. Building the development on the main campus, with appropriate underground parking, would keep University traffic on main arterial roads, such as City Road, and off Darlington's residential streets.
6. **Parking** – the car parking facility proposed for this development is unnecessary. If any development is to go ahead on this site then no car park should be built at all as the University has an abundance of public transport feeding into the area in the form of buses and trains and should encourage staff and students to use it, and the University has a car park at the Seymour Centre just 5 minutes walk away from the APD site and it never reaches capacity. Therefore, the car park and the access road to it are not at all necessary.
7. **Pedestrian safety** – the University intends to place the access road to the development on Abercrombie Street, despite past promises by the Vice Chancellor that it would be moved to Darlington Lane for safety reasons. Darlington Public School is only 80 metres from the proposed access road entrance. Many children from Darlington Public School walk to and from school past the access road entrance. Having the access road entrance on Abercrombie Street would pose an unacceptably high risk of injury or death to young children. Any access road to the development should be moved to Darlington Lane, Codrington Street or Rose Street.

The University has responded to this by saying that it proposes to construct a pathway between University buildings already on Abercrombie Street and the large new buildings behind them for schoolchildren to access the primary school. This would be unacceptable because it is contrary to Stranger Danger rules – “Stay on the heavily travelled streets, where there is lots of activity.” Schoolchildren should be able to walk along Abercrombie Street where they can be clearly seen without being endangered by the traffic using an access road.

The University has also said that it cannot locate the access road entrance on Codrington Street as “Codrington Street is currently under investigation as a possible location for the future light rail system” and that the development has “a pedestrian and cyclist activity focus” on Codrington Street. Light rail does not currently exist on

Codrington Street and there is no evidence to suggest it will in the medium term. It should therefore not be considered in this design. Even if it were to be built, there is no reason why cars and light rail cannot share the road as they do in Hay Street in the city where cars use the same road to access a car park on Parker Street, Haymarket.

With regard to pedestrian access and amenity space at the main entrance of the development, the site layout can be amended to move the driveway to one side or other of the “front door” with sufficient room for pedestrian access and amenity space.

We do not believe that a currently non-existent light rail or the pedestrian access and amenity space at the main entrance are good enough reasons to put young children at risk by placing the access road entrance on Abercrombie Street next to the school.

8. **Impact on education** – It is likely that this development will take much more than 12 months to complete. The frequent construction noise, vibration and dust will significantly interfere with the learning of students at Darlington Public School.
9. **Impact on existing buildings** – If this development proceeds then there will be extensive excavation works taking place on the site as well as an extensive period of time for the construction. The University should undertake and provide high-level Dilapidation Reports by suitably qualified structural engineers to all owners of all residences in Abercrombie Street and Darlington Road before any work begins. The University should also guarantee that it will cover all costs related to any damage to human health, education, building structures, trees and other flora, and goods owned by residents, caused by the work.
10. **Student Housing** – The revised plans show Student Housing on Abercrombie Street adjacent to the Primary School from the ground level to level 4, making it 5 stories high, with a total floor area of 6858sqm. According to the University, a further 200 students will be living on Abercrombie Street. Mandelbaum House will be dwarfed by the height and scale of this building which will sit adjacent to it on Abercrombie Street. This building also does not in any way fit in with the heritage terrace houses opposite it. The student housing should be reduced in its size so that it is no taller than Mandelbaum House and re-designed in a way to fit in sympathetically with the heritage streetscape.
11. **Impact on environment** – There are several Mechanical cooling and heating towers proposed to service this development. It is likely that at least some of this plant equipment will be operating 24 hours per day. The noise from this kind of plant equipment is likely to interfere with the sleep of local residents and therefore their quality of life. This is not acceptable to the residents of Darlington. No-one should have to tolerate this kind of disruption to their lives.
12. **Impact on University Staff and Students** –The negative impact will not be just on the local community. The staff at the University are being forced to accept cuts in numbers so that the University can afford to pay for a Business School mainly for full fee-paying overseas students. Staff are losing their jobs and all students will have their quality of

education compromised as a result of the University funding this massive new development.

13. Construction times – The hours of operations on the construction site are planned to be:

Monday to Friday 7:00am – 7:00pm

Saturday 7:00am – 5:00pm

No work Sundays and Public Holidays

The City of Sydney's hours of operations for any construction site in the Darlington area are:

Monday to Friday 7:30am – 5:30pm

Saturday 7:30am – 3:30pm

No work Sundays and Public Holidays

We insist that the hours of operation during construction comply with those of the City of Sydney.

In summary, the development is out of scale and out of character for the Darlington area and it means that the Darlington community are impacted in the construction and then the operation of the buildings when the University could wear this impact by moving the construction site within the university grounds, not overdeveloping the boundaries. The development is a danger to the children of the area and of Darlington Public School. The university is being the 'bad neighbour' that they described themselves as. Darlington will be overwhelmed and crushed by this overdevelopment that is so out of character with our suburb. It is time the University took its neighbourly responsibilities seriously.

Please take my objections into consideration when making your assessment of this application.

Yours faithfully,

David Laws and Ray Ziesing

322 Abercrombie St

Darlington NSW 2008

Colin Sharp,
392 Abercrombie Street,
Darlington,
NSW 2008.

Major Projects Assessment,
Department of Planning & Infrastructure,
GPO Box 39,
Sydney NSW 2001.

1 June 2012.

Attention: Director, Metropolitan and Regional Projects North

Name of Application: *University of Sydney Abercrombie Precinct Redevelopment*
Application No: *MP07_0158*

Dear Sir/Madam,

I am writing to object to the above Development Application for the following reasons:-

1. **Site Selection** – the University has not demonstrated that it has considered sites on the main Camperdown Campus for this development which would have a lesser impact on residential Darlington. The University should consider a green site swap where green space on the main campus would be used for the development and the Abercrombie site would become green space – benefiting students and the local community alike.
2. **Scale of Development** – Abercrombie Street is predominantly 2 storey Victorian houses. While it is accepted that the University will develop this land, the scale and look of the buildings in this development are totally inappropriate in our heritage suburb. The current University buildings on this street, such as Mandelbaum House, are of a similar height and complement the existing scale of the street. The new buildings proposed, up to 9 levels in total (7 above ground), will dwarf the Victorian terraces both with their scale and harsh design. The buildings should be scaled back to reflect the size of existing University buildings on Abercrombie Street.
3. **Heritage** – the architecture of Darlington is predominantly of the Victorian era and the early 20th century. The design of the University's proposed development is overbearing in both size and appearance and is not keeping with the heritage nature of the streetscape.
4. **Population Impact** – Darlington is a suburb of only 2100 people. This Business School development would introduce a further 5000 students in addition to the 2500 students already on the Abercrombie Precinct. This massive increase would adversely impact on Darlington - one of Sydney's smallest suburbs.
5. **Traffic** – the traffic volume of Darlington's Victorian era streets is relatively high already because of University traffic. Allowing a further 5000 students and staff into the suburb will increase congestion to unacceptably high levels. Building the development on the main campus, with appropriate underground parking, would keep University traffic on main arterial roads, such as City Road, and off Darlington's residential streets.

6. **Pedestrian safety** – the University intends to place an access road to the development on Abercrombie Street, despite past promises by the Vice Chancellor that it would be moved to Darlington Lane for safety reasons. Darlington Public School is only 80 metres from the proposed access road entrance. Many children from Darlington Public School, my son included, walk to and from school past the access road entrance. Having the access road entrance on Abercrombie Street would pose an unacceptably high risk of injury or death to young children. Any access road to the development should be moved to Darlington Lane, Codrington Street or Rose Street.

The University has responded to this by saying that it proposes to construct a pathway between University buildings already on Abercrombie Street and the large new buildings behind them for schoolchildren to access the primary school. This would be unacceptable because it is contrary to Stranger Danger rules – “Stay on the heavily travelled streets, where there is lots of activity.” Schoolchildren should be able to walk along Abercrombie Street where they can be clearly seen without being endangered by the traffic using an access road.

The University has also said that it cannot locate the access road entrance on Codrington Street as “Codrington Street is currently under investigation as a possible location for the future light rail system” and that the development has “a pedestrian and cyclist activity focus” on Codrington Street.

Light rail does not currently exist on Codrington Street and there is no evidence to suggest it will in the medium term. It should therefore not be considered in this design. Even if it were to be built, there is no reason why cars and light rail cannot share the road as they do in Hay Street in the city where cars use the same road to access a car park on Parker Street, Haymarket.

With regard to pedestrian access and amenity space at the main entrance of the development, the site layout can be amended to move the driveway to one side or other of the “front door” with sufficient room for pedestrian access and amenity space.

I do not believe that a currently non-existent light rail or the pedestrian access and amenity space at the main entrance are good enough reasons to put young children at risk by placing the access road entrance on Abercrombie Street next to the school.

7. **Impact on education** – It is likely that this development will take much more than 12 months to complete. The frequent construction noise, vibration and dust will significantly interfere with the learning of students at Darlington Public School, including my son. The scientific literature states that chronic exposure to noise raises “hormone secretion and in children impairs reading comprehension and long-term memory and may be associated with raised blood pressure “.
8. **Impact on existing buildings** – If this development proceeds then there will be extensive excavation works taking place on the site as well as an extensive period of time for the construction. The University should undertake and provide high-level Dilapidation Reports by suitably qualified structural engineers to all owners of all residences in Abercrombie Street and Darlington Road before any work begins. The University should also guarantee that it will cover all costs related to any damage to human health, education, building structures, trees and other flora, and goods owned by residents, caused by the work.
9. **Impact on environment** – There are several Mechanical cooling and heating towers proposed to service this development. It is likely that at least some of this plant equipment will be operating 24 hours per day. The noise from this kind of plant equipment is likely to interfere with the sleep of local residents and therefore their quality of life. This is not acceptable to the residents of Darlington. No-one should have to tolerate this kind of disruption to their lives.

Please take my concerns into consideration when making your assessment of this application.

Yours faithfully,

Colin Sharp.

Anna Tregloan,
250 Wilson Street,
Darlington,
2008.

Major Projects Assessment,
Department of Planning & Infrastructure,
GPO Box 39,
Sydney NSW 2001.

Attention: Director, Metropolitan and Regional Projects North

Name of Application: *University of Sydney Abercrombie Precinct Redevelopment*
Application No: *MP07_0158*

Dear Sir/Madam,

I am writing to object to the above Development Application for the following reasons:-

1. **Site Selection** – the University has not demonstrated that it has considered sites on the main Camperdown Campus for this development which would have a lesser impact on residential Darlington. The University should consider a green site swap where green space on the main campus would be used for the development and the Abercrombie site would become green space – benefiting students and the local community alike.
2. **Scale of Development** – Abercrombie Street is predominantly 2 storey Victorian houses. While it is accepted that the University will develop this land, the scale and look of the buildings in this development are totally inappropriate in our heritage suburb. The current University buildings on this street, such as Mandelbaum House, are of a similar height and complement the existing scale of the street. The new buildings proposed, up to 9 levels in total (7 above ground), will dwarf the Victorian terraces both with their scale and harsh design. The buildings should be scaled back to reflect the size of existing University buildings on Abercrombie Street.
3. **Heritage** – the architecture of Darlington is predominantly of the Victorian era and the early 20th century. The design of the University's proposed development is overbearing in both size and appearance and is not keeping with the heritage nature of the streetscape.
4. **Population Impact** – Darlington is a suburb of only 2100 people. The Abercrombie Precinct Development (APD) would introduce a further 5000 students in addition to the 2500 students already at the existing Business School. This massive increase would adversely impact on Darlington - one of Sydney's smallest suburbs.
5. **Traffic** – the traffic volume on Darlington's Victorian era streets is relatively high already because of University traffic. Allowing a further 5000 students and staff into the suburb will increase congestion to unacceptably high levels. Building the development on the main campus, with appropriate underground parking, would keep University traffic on main arterial roads, such as City Road, and off Darlington's residential streets.

6. **Parking**– the car parking facility proposed for this development is unnecessary. If any development is to go ahead on this site then no car park should be built at all. Firstly, the University has an abundance of public transport feeding into the area in the form of buses and trains and should encourage staff and students to use it. Secondly, many of the streets in Darlington and surrounding suburbs are now made for cyclists to use safely and the plans going forward for Darlington and other nearby suburbs are for them to become pedestrian and cycle friendly villages. We are a community that is conscious of the environment and we would like to make sure that we continue to support greener environmental practices. Finally, the University has a car park at the Seymour Centre just 5 minutes walk away from the APD site and it never reaches capacity. In fact our observations show that it is mostly only two thirds full on any given day. Therefore, the car park and the access road to it are not at all necessary.
7. **Pedestrian safety** – the University intends to place the access road to the development on Abercrombie Street, despite past promises by the Vice Chancellor that it would be moved to Darlington Lane for safety reasons. Darlington Public School is only 80 metres from the proposed access road entrance. Many children from Darlington Public School walk to and from school past the access road entrance. Having the access road entrance on Abercrombie Street would pose an unacceptably high risk of injury or death to young children. Any access road to the development should be moved to Darlington Lane, Codrington Street or Rose Street. The University has responded to this by saying that it proposes to construct a pathway between University buildings already on Abercrombie Street and the large new buildings behind them for schoolchildren to access the primary school. This would be unacceptable because it is contrary to Stranger Danger rules – “Stay on the heavily travelled streets, where there is lots of activity.” Schoolchildren should be able to walk along Abercrombie Street where they can be clearly seen without being endangered by the traffic using an access road. The University has also said that it cannot locate the access road entrance on Codrington Street as “Codrington Street is currently under investigation as a possible location for the future light rail system” and that the development has “a pedestrian and cyclist activity focus” on Codrington Street. Light rail does not currently exist on Codrington Street and there is no evidence to suggest it will in the medium term. It should therefore not be considered in this design. Even if it were to be built, there is no reason why cars and light rail cannot share the road as they do in Hay Street in the city where cars use the same road to access a car park on Parker Street, Haymarket. With regard to pedestrian access and amenity space at the main entrance of the development, the site layout can be amended to move the driveway to one side or other of the “front door” with sufficient room for pedestrian access and amenity space. I do not believe that a currently non-existent light rail or the pedestrian access and amenity space at the main entrance are good enough reasons to put young children at risk by placing the access road entrance on Abercrombie Street next to the school.
8. **Impact on education** – It is likely that this development will take much more than 12 months to complete. The frequent construction noise, vibration and dust will significantly interfere with the learning of students at Darlington Public School. The scientific literature states that chronic exposure to noise raises “hormone secretion and in children impairs reading comprehension and long-term memory and may be associated with raised blood pressure “.

9. **Impact on existing buildings** – If this development proceeds then there will be extensive excavation works taking place on the site as well as an extensive period of time for the construction. The University should undertake and provide high-level Dilapidation Reports by suitably qualified structural engineers to all owners of all residences in Abercrombie Street and Darlington Road before any work begins. The University should also guarantee that it will cover all costs related to any damage to human health, education, building structures, trees and other flora, and goods owned by residents, caused by the work.
10. **Student Housing** – The revised plans show Student Housing on Abercrombie Street adjacent to the Primary School from the ground level to level 4, making it 5 storeys high, with a total floor area of 6858sqm. According to the University, a further 200 students will be living on Abercrombie Street.
Mandelbaum House will be dwarfed by the height and scale of this building which will sit adjacent to it on Abercrombie Street. This building also does not in any way fit in with the heritage terrace houses opposite it.
We would like to see the student housing reduced in its size so that it is no taller than Mandelbaum House and re-designed in a way to fit in sympathetically with the heritage streetscape.
11. **Impact on environment** – There are several Mechanical cooling and heating towers proposed to service this development. It is likely that at least some of this plant equipment will be operating 24 hours per day. The noise from this kind of plant equipment is likely to interfere with the sleep of local residents and therefore their quality of life. This is not acceptable to the residents of Darlington. No-one should have to tolerate this kind of disruption to their lives.
12. **Impact on University Staff and Students** –The negative impact will not be just on the local community. The staff at the University are being forced to accept drastic cuts in numbers so that the University can afford to pay for a Business School mainly for full fee-paying overseas students.
Staff are losing their jobs and all students will have their quality of education compromised as a result of the University funding this massive new development.
13. **Construction times** – The hours of operations on the construction site are planned to be:
Monday to Friday 7:00am – 7:00pm
Saturday 7:00am – 5:00pm
No work Sundays and Public Holidays
- The City of Sydney's hours of operations for any construction site in the Darlington area are:
Monday to Friday 7:30am – 5:30pm
Saturday 7:30am – 3:30pm
No work Sundays and Public Holidays

We must insist that the hours of operation during construction comply with those of the City of Sydney.

I trust that you will take my objections into consideration when making your assessment of this application.

Yours faithfully,
Anna Tregloan



Darlington School & Community Association
Darlington Public School
Golden Grove Street
Darlington 2008
Phone: (02) 9516 2300
Fax: (02) 9550 4587
Email: darlo.parents@hotmail.com
www.darlington-p.schools.nsw.edu.au

31 May 2012

Peter McManus
NSW Dept. of Planning & Infrastructure
By email: peter.mcmanus@planning.nsw.gov.au

Dear Mr McManus,

We write on behalf of Darlington Public School & Community (S&C) Association to submit the following concerns regarding the proposed development by University of Sydney (MP 07_0158 - Abercrombie Street Precinct, Syd Uni).

Darlington Public School is an inner city school servicing the suburbs of Chippendale, Darlington and parts of Redfern, with over 200 children from preschool to year six. The school is directly adjacent to the western border of a proposed development of a 1.92 hectare site that will locate five storey buildings for the Economic and Business Faculty and student accommodation.

The University of Sydney correctly states in their most recent submission that previous concerns of Darlington Public S&C have been allayed. These were previous concerns relating to the height and bulk of the building, the overshadowing, the increased setback of the development from Darlington Public School and the retention and protection of the trees along the border of the school and the development site. We also support the reduction in car spaces within the carpark, the provision of pedestrian access through the site to the school and the additional car spaces for dropping off and collecting children from school.

We had previously been advised that the entrance to the carpark would not be on Abercrombie Street. This part of the development plan has changed and presents a new and serious concern for the parents and children of the school.

Entrance to Carpark

Abercrombie Street is the main pedestrian corridor for more than 80% of the children from the school drawing area to access their school. We have safety concerns for young children walking (from home or a car drop off point) and riding bikes and scooters past a car park entrance for students and staff of the University. We are advised in the traffic assessment report that between 8-9am there is likely to be a car crossing every 2-3 minutes.

The current scheme does not sufficiently address our concerns for the safety of children on Abercrombie Street crossing the driveway entrance. We are requesting that either the driveway is moved to Codrington Street or, in the alternate, sufficient measures are put in place to make the entrance on Abercrombie street as safe as possible.

Access off Codrington Street.

Referring to the Arup Traffic Impact Assessment (Appendix L), section 3.5, access off Codrington Street around Rose street has been excluded for two reasons; possible future light rail and pedestrian access and amenity to the development's main entrance. Both of these reasons do not seem sufficient to put children's lives at risk with the location of the driveway in close proximity to the school.

Light rail does not currently exist and there is no evidence to suggest it will in the medium term so should not be considered in this design. Even if it were to be built, there is no reason why cars and light rail cannot share the road as they do in Hay Street in the city where cars use the same road to access a car park on Parker Street, Haymarket.

As for pedestrian access and amenity space at the main entrance, the site layout can be amended to push the driveway to one side or other of the "front door" with sufficient room for pedestrian access and amenity space.

It is also important to note that no children would arrive at the school on foot, bike or scooter along Codrington Street as there is not a residential area in that direction within walking distance.

In the alternate, additional safety measures for driveway on Abercrombie street.

The assumption that the provision of pedestrian access through the site to a new school gate (near kindergarten rooms) will be sufficient to avoid pedestrian vehicle conflicts is incorrect. Many children will still use Abercrombie street as their access route to the school and as such the carpark entry will need to be as safe as possible for children crossing if it can not be moved to Codrington street.

Safety mechanisms need to be in excess of what is currently provided at Maundelbaum House as there will be more cars coming and going compared to that driveway. Maundelbaum House has a roller door and flashing lights to stop cars and warn kids that a car will be crossing.

In addition to the following, we request that an independent traffic and driveway assessment is undertaken.

Traffic Lights

If the carpark entrance is to be on Abercrombie Street, we request that a mechanism to ensure that cars both entering and exiting the carpark will stop to let the children cross. We believe that the only way to satisfactorily provide this is with traffic lights at the carpark entrance.

Flashing Beacon

In the alternate to traffic lights we request a flashing beacon which is triggered by a sensor as a car goes to exit. This would give warnings to both the kids and drivers.

Signage to cars

No matter what safety measure is used we request this is still included in the design (as stated in the application) that there will be a line and a clear sign to give way to pedestrians and to watch out for kids.

Markings on footpath

This is not currently included in the design but we believe that this will be a good inclusion. The recommended markings would be for yellow cross hatching rather than a zebra crossing on the footpath as this would be confusing (i.e. treating a

footpath as a road). We also suggest that the driveway should be a lighter colour on the footpath with lines painted on the footpath either side to clearly indicate to kids to stop and look at that point.

Vacant car space indicator

Additional safety can be achieved by reducing the number of cars that enter the carpark. This can be done by using electronic indicators stating the number of spots available to drivers before they enter the carpark, thus avoiding cars entering to look for an unavailable spot.

Boom gates

We do not see a boom gate as a sufficient safety measure as we understand boom gates can potentially be more dangerous than nothing as people get the go ahead from the boom gate and then don't stop at the footpath. Also if boomgates are on the ramped section of the entrance they are likely to accelerate more from stopped and be faster at the footpath. If they are at the base of the ramp then it is too far to have an impact when the car reaches the footpath.

Summary of safety measures of driveway on Abercrombie Street

In summary, if the car park entrance is on Abercrombie street we request traffic lights to be installed, or in the alternate, a flashing beacon to warn children of approaching cars. In either case we also request signage, street markings and an available space indicator. We also support the suggested gradient.

Thank you for your considerations of our concerns.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'Pete Wilson', is positioned above the typed name.

Pete Wilson
President Darlington School & Community Association
M: 0413 526 383
Email address: darlo.parents@hotmail.com

Peter McManus - Attention: Director, Metropolitan and Regional Projects

From: Liz Treacy Bascunan <Liz.TreacyBascunan@uts.edu.au>
To: "plan_comment@planning.nsw.gov.au" <plan_comment@planning.nsw.gov.au>
Date: 5/31/2012 10:34 AM
Subject: Attention: Director, Metropolitan and Regional Projects

I am a parent at Darlington Public School.

My child is 7 years old.

I drive to school and park on Abercrombie Street where I then walk to the school gate on Abercrombie Street. I often need to park down the road past the school and walk along the footpath where the proposed car park entrance is.

I am very concerned that the development proposal has the entrance to the car park on Abercrombie Street. I request the car park entrance to be moved to Codrington Street. I do not agree with the reasons given in Appendix L Traffic Report (section 3.5) why the entrance cannot be in Codrington Street. Light rail does not currently exist and there is no evidence to suggest it will in the medium term so should not be considered in this design. Even if it is to be built, there is no reason why cars and light rail cannot share the road as they do in Hay Street in the city where cars use the same road to access a car park on Parker Street, Haymarket. With regard to pedestrian access and amenity space at the main entrance of the development, the site layout can be amended to push the driveway to one side or other of the "front door" with sufficient room for pedestrian access and amenity space.

I do not believe that a currently non-existent light rail or the pedestrian access and amenity to the main entrance are good enough reasons to put young children at risk by placing the drive way on Abercrombie Street next to the school.

In the alternate, additional safety measures for the driveway on Abercrombie street.

The assumption that the provision of pedestrian access through the site to a new school gate will be sufficient to avoid pedestrian vehicle conflicts is incorrect. Many children will still use Abercrombie Street as their access route to the school (including those that arrive by car but walk from the car to the gate on Abercrombie Street) and as such the car park entry will need to be as safe as possible for children crossing if it cannot be moved to Codrington street.

Safety mechanisms need to be in excess of what is currently provided at Maundelbaum House as there will be more cars coming and going compared to that driveway. Maundelbaum House has a roller door and flashing lights to stop cars and warn children that a car will be crossing.

In addition to the following, I request that an independent traffic and driveway assessment is undertaken.

Traffic Lights

If the car park entrance is to be on Abercrombie Street, I request that a mechanism to ensure that cars both entering and exiting the car park will stop to let the children cross. I believe that the only way to satisfactorily provide this is with traffic lights at the car park entrance.

Flashing Beacon

In the alternate to traffic lights I request a flashing beacon which is triggered by a sensor as a car goes to exit. This would give warnings to both the children and drivers.

Signage to cars

No matter what safety measure is used I request it is still included in the design (as stated in the application) that there will be a line and a clear sign to give way to pedestrians and to watch out for kids.

Markings on footpath

This is not currently included in the design but I believe that this is a necessary inclusion. The recommended markings would be for yellow cross hatching rather than a zebra crossing on the footpath as this would be confusing (i.e. treating a footpath as a road). I also suggest that the driveway should be a lighter colour on the footpath with lines painted on the footpath either side to clearly indicate to children to stop and look at that point.

Vacant car space indicator

Additional safety can be achieved by reducing the number of cars that enter the car park. This can be done by using electronic indicators stating the number of spots available to drivers before they enter the car park, thus avoiding cars entering to look for an unavailable spot (and then exiting in frustration and a hurry).

Boom gates

I do not see a boom gate as a sufficient safety measure as boom gates can potentially be more dangerous than nothing as people get the go ahead from the boom gate and then don't stop at the footpath. Also if boom gates are on the ramped section of the entrance drivers are likely to accelerate more from stopped and be faster at the footpath. If they are at the base of the ramp then it is too far to have an impact when the car reaches the footpath. I ask that boom gates are not included as a safety measure in the design.

Summary of safety measures of driveway on Abercrombie Street

In summary, I request that the car park entrance is moved to Codrington Street. If the car park entrance is on Abercrombie Street I request traffic lights to be installed, or in the alternate, a flashing beacon to warn children of approaching cars. In either case I also request signage, street markings and an available space indicator. I also support the suggested gradient.

Yours sincerely

Elizabeth Bascunan

UTS CRICOS Provider Code: 00099F

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Peter McManus - University of Sydney - Abercrombie precinct redevelopment

From: "rosie w" <rosiew55@tpg.com.au>
To: <plan_comment@planning.nsw.gov.au>
Date: 5/30/2012 11:39 PM
Subject: University of Sydney - Abercrombie precinct redevelopment
CC: "robynatwork" <robyn.fortescue@amwu.asn.au>

Application MP07_0158
 Attention : Director, Metropolitan and Regional Projects North

I'd like to make the following comments - stressing that these are only my MAJOR concerns :

1 i think that the above redevelopment needs radical rethinking - either generally reduced in floorspace and height size
 or (better) largely moved to the main campus. the latter option will have less impact on the local darlington community.

there are to be an estimated 7500 students and staff coming onto this small part of the campus.

2 an additional underground car park here on the campus is not necessary - particularly the scaled down proposal.
 however if it's to happen the darlington lane entry (originally proposed, and then promised by the VC) appears feasible.
 the university has put forward several reasons why a darlington lane entry is not possible. all these reasons are indefensible.

an abercrombie entry to the car park is going to be really dangerous and is asking for a child accident sooner rather than later.
 and importantly the number of spaces now proposed can easily be found near this precinct - including nearby on the other side of city road.

3 the proposed five storeys of student housing on abercrombie st : proposed student numbers can also be accommodated by reducing the storeys
 to preferably 3 (or 4) and correspondingly increasing the ground floor area as necessary.

4 surely there must be a better solution to moving the CCC (if that is necessary) than moving it to some backyards of terraces
 (newtown end) on darlington road.

yours

rosie wagstaff
 27 wilson lane darlington 2008

Peter McManus - University of Sydney Abercrombie Precinct Development MP07_0158

From: p m <kitzbuhl75@hotmail.com>
To: <plan_comment@planning.nsw.gov.au>
Date: 5/30/2012 1:38 PM
Subject: University of Sydney Abercrombie Precinct Development MP07_0158

Application: University of Sydney Abercrombie Precinct Development
 Application No; MP07_0158

My details are as follows;
 name: Philip Morcom
 address; 145A Lawson Street, Redfern

I am writing in reference to Sydney University's proposed development. I have several concerns that Sydney University's plan has not considered the local residents and the architecture of the area. I have outlined my points below, but welcome further inquiry and justification from the Department of Planning and Infrastructure should more information be required.

Darlington's village atmosphere is at risk of losing its character with the increased development proposed by Sydney University. Sydney University's large scale development facing Abercrombie Street will take ruin Darlington's quaint village atmosphere of old corner stores converted to cafes. Sydney University's development will potentially bring more fast food chains to cater for the increased student population. Chain restaurants ruin a village atmosphere and the smaller "Mum & Dad" style shops are most often unable to compete. It would be a shame to see the local cafes be taken over by Starbucks or Gloria Jeans and the deli be pushed out by another Subway to service Sydney University students!

Sydney University's proposed development will overshadow surrounding terrace houses. The majority of terrace houses on Abercrombie Street are two storeys tall. There are some period warehouses that are dotted randomly throughout Darlington and the western end Redfern adjoining Darlington. However these warehouses that are more than 2 storeys were built in a different era. Sydney University's proposed multi-storey development (4 storeys minimum) will be on a much larger scale than the earlier warehouses built at the turn of the century. Sydney University proposed steel and glass buildings do not blend in with the original Victorian architecture.

Darlington and Redfern has a wonderful collection of Victorian terrace houses and Victorian industrial architecture. Sydney University over the years has bulldozed many Victorian terraces in its continued expansion. It's obvious Sydney University has outgrown its current footprint. Sydney University needs to consider using more of the greenspace within the City Road campus or re-locating parts of the university to other location away from Darlington. There is a lot of green space and many low rise buildings on the City Road campus. Sydney University should think how better they could use this space. The vacant land could be converted to new buildings and/or the low rise buildings have additional stories added to them. Other campus location could be extended to include other faculties such as the Sydney University campus at Lidcombe. Or whole new campus's could be built in suburbs where the majority of students commute from.

Increases in car and pedestrian traffic along the already narrow roads and footpaths may cause injury people. Areas of particular importance is Abercrombie Street next to Darlington Primary and Lawson Street; the route students take from Redfern Station. I live on Lawson Street and presently find it almost impossible to leave my front gate some mornings because of the continued parade of students. Primary school students attending Darlington Primary will now be sharing the pavements with thousands more students from Sydney University.

There are numerous other developments currently underway or under consideration for the western part of Redfern that need to be considered along with the Sydney University Development. In particular the Pemulwuy and DeiCota apartment development. Both these developments will bring hundreds of new

residents to the neighbourhood. More pressure will be placed on the already congested roads and rail infrastructure in the area.

Sydney University proposed development will increase the number of students living in the neighbourhood. In turn this will mean more anti-social behaviour. Living on Lawson Street Redfern, I often see students walking to Sydney University throw rubbish on the street, pull at and break plants in my garden and generally make noise late into the night as they return home from the University Bar on Friday nights. The students living next to my house often dump their shopping trolley in the street after they have unloaded their shopping.

Peter McManus - MP07_0158 Objections

From: "John Berry" <john.berry@ozemail.com.au>
To: <plan_comment@planning.nsw.gov.au>
Date: 6/1/2012 3:53 PM
Subject: MP07_0158 Objections

31 May 2012

NSW Department of Planning and Infrastructure

Attention: Director, Metropolitan and Regional Projects North

Dear Sir/ Madam

Objections to -
Application No MP07_0158.
Location: Sydney University's Darlington Campus,
Abercrombie Precinct Development

Preamble

The suburb of Darlington has been radically altered by the University in recent decades and the residents have made and continue to make many sacrifices for the continued expansion and redevelopment of the University.

Unfortunately the current proposed development, with the additional 5000 people it would bring into Darlington perpetuates the mistakes of the past. The interface between the University campus and residential Darlington would bear the brunt of high impact activities, such as increased traffic and parking congestion, whilst the heart of the University with its tranquil green spaces would be unscathed.

We acknowledge the proponent's attempt to reduce the impact of this large development on the residents of Darlington, including the retention of some green space. The project, however, is completely at odds with the heritage precinct in which it would sit and pays little regard to its surroundings.

The scale of the proposed development is too large for the site and the residential belt within which it would sit. The project does not reflect the City Of Sydney's vision for Darlington as a pedestrian and cycle friendly village.

Objections

- **Environment** – There would be several large mechanical cooling and heating towers built to service this development. Some, if not all, would be running 24 hours per day. The noise from this plant equipment would likely be low frequency in nature and as such would interfere with the sleep of some residents.
 The proponent acknowledges the likely adverse impact on nearby residents - The Noise Assessment prepared by Marshall Day Acoustics for the Abercrombie Precinct Development states that -

"7.1 Building services plant

Once a development of this nature becomes fully operational, a variety of electrical and mechanical plant will be required to service the building. Most of this plant will be capable of generating noise to some

degree. Some of this plant may operate 24 hours a day, and hence has the potential to be most noticeable during quiet periods.”

It is well recognised by the World Health Organisation and researchers in the field that low frequency noise (LFN) from sources such as ventilation systems can be detrimental to human health “even at low levels”. (1)

The proponent has not demonstrated how it would ensure that new plant equipment will comply with environmental legislative requirements.

The proponent has not demonstrated how it would ensure that the cumulative effect of new plant equipment and the noise of existing plant equipment from nearby University buildings, such as the Building Services Building and the Sports and Aquatic Centre, would comply with environmental legislative requirements.

The proponent’s noise assessment does not consider the potential impact of low frequency noise.

The proponent’s proposal, which unnecessarily relies upon energy intensive, noise generating plant equipment, breaches the University Environmental Policy -

“1. Policy Statement - The University of Sydney is committed to environmental best practice, and to the continual improvement of its environmental performance, recognising its obligations both locally and globally.....”

The University is committed to implementing the requirements of all applicable Commonwealth, State and local environmental legislation and regulations and, where possible, exceeding any relevant minimum requirements.

The University will formulate, publish, implement and monitor objectives set out in this Policy, and will periodically review their efficacy and promote their continued development. Interested individuals or parties are encouraged to comment on the Policy, goals and objectives, and their implementation.

2.4 The University Estate

The University is committed to sustainable design principles in land-use, transportation, landscape and building planning and construction (University of Sydney Strategic Plan, 1999-2004, Goal 6).

The University aims to minimise adverse environmental impacts of University buildings, landscaping and developments over the whole of their lifespan.”

All plant equipment should be sited as far as possible from nearby residents, shielded by the buildings and be surrounded with noise attenuation material.

Passive heating and cooling and natural ventilation should be utilised to minimise the noise impact on residents.

Noise measurements should be taken from nearby homes in both dBA and dBC weighted measurements before and after the development is up and running to help determine the noise impact.

- **Population Impact** – Darlington is a Suburb of only 2100 people. This Business School development would introduce a further 5000 students in addition to the 2500 students already on the Abercrombie Precinct. This massive increase would adversely impact on Darlington - one of Sydney’s smallest suburbs.
- **Scale of Development** – the buildings along Abercrombie Street are predominately 2 storey Victorian houses. The current University buildings on this street, such as Mandelbaum House are of a similar height and complement the existing scale of the Street. The new buildings proposed, up to 9 levels in height (7 above ground), would dwarf the Victorian terraces both with their scale and harsh design. The buildings should be scaled back to reflect the scale of existing University buildings on Abercrombie Street.
- **Heritage** – since the 1970’s the University has demolished 650 terrace houses in Darlington, a Victorian Gothic revival school, an impressive Victorian era town hall and other important local buildings. Had these buildings survived they would now be heritage protected.

The buildings that the University constructed on the sites of these demolished heritage buildings are described in the University's 2020 Master Plan as-

"This precinct (Darlington) is characterised by ruthless concrete and brick buildings of harsh linear form and the result is a cold and unforgiving urban environment. The precinct pays little, if any, attention to the neighbouring suburb....."

The University has proven itself to be a poor custodian of the architectural heritage of Darlington and this proposal would perpetuate this neglect.

The architecture of Darlington and Shepherd Street is predominately of Victorian era and early 20th century. The design of the University's proposed development is both overbearing in size and its glass, concrete and steel construction clashes with the heritage nature of the streetscape. The University is repeating past planning mistakes which it has acknowledged

- **Site Selection** – the University has not demonstrated that it has considered sites on the main Camperdown Campus for this development which would have a lesser impact on the amenity of residential Darlington. The University should consider a green site swap where green space on the main campus would be used for the development and the Abercrombie site would become green space – benefiting students and the local community alike.
- **Traffic** – the traffic volume of Darlington's Victorian era streets is relatively high already because of University traffic. Allowing a further 5000 students and staff into the suburb would increase congestion to unacceptably high levels. The proposal unnecessarily funnels University traffic into residential streets. University traffic should be confined to main arterial roads, such as City Road, Cleveland Street and Parramatta Road. Increasing traffic volume and parking congestion in Darlington's residential streets is not supported by the University's Environmental Policy -

1. Policy Statement

The University of Sydney is committed to environmental best practice, and to the continual improvement of its environmental performance, recognising its obligations both locally and globally, to the present and succeeding generations.

The University aims to lead in defining best environmental practice, and will set its own demanding standards where none exist.

2.4 The University is committed to sustainable design principles in land-use, transportation, landscape and building planning and construction (University of Sydney Strategic Plan, 1999-2004, Goal 6).

The University aims to minimise adverse environmental impacts of University buildings, landscaping and developments over the whole of their lifespan.

2.5 Transport - The University aims to reduce the environmental impacts associated with transport to and from, and within, the University by encouraging staff, students and visitors to use environmentally-friendly means of transport, on and off campus.

- **Parking** – the proposed underground car park for the development is not warranted. The nearby Seymour Centre Shepherd Street car park remains about 1/3 empty for most of the day and should be used as parking for this development. Most students who drive to the University do not use University parking, instead they park in the local residential streets of Darlington, often preventing residents and their visitors from parking near their homes. Allowing the development to proceed would further deny residents reasonable access to parking. Access to University parking should be via main arterial roads not via residential streets.
- **Pedestrian safety** – the University proposes to place the entrance to the underground car park on Abercrombie Street, despite past promises by the Vice Chancellor that it would be moved to Darlington Lane for safety reasons. Darlington Public School is only 80 metres from the proposed car park entrance. Many children from Darlington Public School walk to and from school past the proposed car park entrance. Having an entrance to a car park on Abercrombie Street would pose an unacceptably high risk of injury or death to young children.

If a car park must be built for the development it should be moved to Darlington Lane, Codrington Street or Rose Street.

In Australia, pedestrian injury is the leading cause of death among 1–14 year-olds. (2)
Research shows that infant and primary school children are particularly vulnerable pedestrians because of developmental limitations, including –

- *their unpredictability and impulsiveness
- *their under developed and under-utilised visual and auditory acuity
- *their poor perception of danger. (3)

The University proposes to construct a pathway between University buildings already on Abercrombie Street and the propose Business School behind them for school children to access the primary school. This would be unacceptable because it is contrary to Stranger Danger rules –

“Stay on the heavily travelled streets, where there is lots of activity.”

School children should walk along Abercrombie St where they can be clearly seen.

The movement of thousands of university students to and from Redfern Station every day already causes congestion on the footpaths along Lawson and Abercrombie Streets and is a safety risk. Increasing the number of pedestrians by thousands is unsustainable and will further increase the risk of injury to pedestrians.

- **Impact on education** – It is likely that this development will take more than 12 months to complete. The frequent construction noise, vibration and dust will significantly interfere with the learning of students at Darlington Public School. The scientific literature states that chronic exposure to noise raises “hormone secretion and in children impairs reading comprehension and long-term memory and may be associated with raised blood pressure “ (4)

Sincerely yours

John Berry
Jim Fleming

30 Calder Rd
Darlington
NSW 2008

(1) Leventhall, H G states -

1. Abstract

Low frequency noise, the frequency range from about 10Hz to 200Hz, has been recognised as a special environmental noise problem, particularly to sensitive people in their homes. **Conventional methods of assessing annoyance, typically based on A-weighted equivalent level, are inadequate for low frequency noise and lead to incorrect decisions by regulatory authorities.** There have been a large number of laboratory measurements of annoyance by low frequency noise, each with different spectra and levels, making comparisons difficult, but the main conclusions are that annoyance of low frequencies increases rapidly with level. **Additionally the A-weighted level underestimates the effects of low frequency noises.**

.....An approximate estimate is that about 2.5% of the population may have a low frequency threshold which is at least 12dB more sensitive than the average threshold, corresponding to nearly 1,000,000 persons in the 50-59 year old age group in the EU-15 countries. This is the group which generates many complaints. Low frequency noise specific criteria have been introduced in some countries, but do not deal adequately with fluctuations.

Leventhall HG. Low frequency noise and annoyance. Noise Health [serial online] 2004 [cited 2012 Feb 6];6:59-72. Available from: <http://www.noiseandhealth.org/text.asp?2004/6/23/59/31663>

Low Frequency Noise and the World Health Organisation

Australia is a member state of the World Health Organisation, is a signatory to the World Health Organisation charters and has a delegate to the [World Health Assembly](#), WHO's supreme decision-making body.

In Guidelines for Community Noise (1999) the World Health Organisation (WHO) states –

3.9. Effects of Combined Noise Sources

The evidence on low-frequency noise is sufficiently strong to warrant immediate concern.

Various industrial sources emit continuous low-frequency noise (compressors, pumps, diesel engines, fans, public works.)

Low-frequency noise may also produce vibrations and rattles as secondary effects. **Health effects due to low frequency components in noise are estimated to be more severe than for community noises in general (Berglund et al. 1996).**

Since A-weighting underestimates the sound pressure level of noise with low-frequency components, a better assessment of health effects would be to use C weighting. A-weighted sound level measurements reflect the technology and industrial environment of the 1930's!

WHO recognizes the special place of low frequency noise as an environmental problem. Its publication on Community Noise (Berglund et al., 2000) makes a number of references to low frequency noise, some of which are as follows

"It should be noted that low frequency noise, for example, from ventilation systems can disturb rest and sleep even at low sound levels"

"For noise with a large proportion of low frequency sounds a still lower guideline (than 30dBA) is recommended"

"When prominent low frequency components are present, noise measures based on A-weighting are inappropriate"

"Since A-weighting underestimates the sound pressure level of noise with low frequency components, a better assessment of health effects would be to use C-weighting"

"It should be noted that a large proportion of low frequency components in a noise may increase considerably the adverse effects on health"

"The evidence on low frequency noise is sufficiently strong to warrant immediate concern"

(2). Child Pedestrian Safety in NSW

Maureen Elliott, Manager School and Youth Programs
Roads and Traffic Authority

(3). Child Pedestrian Safety: The Role of Behavioural Science
Donna S Cross and Margaret R Hall
MJA 2005; 182 (7): 318-319

(4) Noise pollution: non-auditory effects on health.

[Stansfeld SA](#), [Matheson MP](#).

Source

Department of Psychiatry, Medical Sciences Building, Queen Mary, University of London, London, UK.
S.A.Stansfeld@qmul.ac.uk

Peter McManus - Abercrombie Precinct Redevelopment

From: B GP <bgp396@hotmail.com>
To: <plan_comment@planning.nsw.gov.au>
Date: 6/1/2012 3:02 PM
Subject: Abercrombie Precinct Redevelopment
CC: <raidd2008@gmail.com>

FROM Brian Pollard, 396 Abercrombie St, Darlington, NSW, 2008

Name of Application: University of Sydney Abercrombie Precinct Redevelopment;

Application No: MP07_0158;

TO WHOM IT MAY CONCERN

As a resident of Darlington since 1985, I am FAR FROM PLEASED pleased with the mostrosity that has been planned by Sydney University fronting Abercrombie St opposite my house.

The problems this will cause to the area will be devistating to say the least. We just have to do what we can to have these problems reduced as we realise that it will be going ahead in some form or other.

Our attempts to have the parking access fronting onto Abercrombie St changed seem to be ignored by the University....problems with the of large volumetraffic crossing the footpath used by the Darlington school children seem to be not considered. To say they can access via a back lane entrance in itself is a ridiculous suggestion. We know the problems that could arise with the children being in an unsafe area that will be void if much pedestrian movement and could place these children at considerable risk. As well, normal pedestrian movement will be jeapodised. Why is it that at present are there so few vehicle access ways directly onto Abercrombie St.....I shouldn't even need to point thus out.

As well, there is the problem of traffic entering and leaving the carpark/delivery area to and from a reasonably busy street when an alternative could easily be found....Once it is constructed and the problem is realised...it will be impossible for it to be changed. Some fore-thought on this matter is necessary.

As well, there is the increased noise factor particularly with the trucks, vans, cars, garbage pick-up trucks etc.

In addition to this, what is the University doing about supplying a massive amount more parking? I believe there will be parking for about 180 vehicles under this new project when there are going to be a massive number of students being catered for for lectures there as well as the lecturers, administration and associated staff yet there is so little space being allocated for parking. As it is now, parking on the street is just about impossible and this will become even worse when there are all these people coming into the area each day and we know that there will always be a good percentage driving and looking for parking. If there were blocks of flats, home units or houses being built on that site, parking would be a major consideration before the proposal would ever be considered. What studies (and reults made public) have been completed to see what impact this matter will have on our area?

As well, the 200 students who will be living in the students accommodation on Abercrombie will also have vehicles. Do you believe there will be another 60 or so parking spots appear to allow them to park in the area?? Will they be givien residents parking permits? (And if so WHY?) The area just couldn't cope with the sudden influx day and night of these vehicles being parked on the streets. Why isn't the plan expanded for say 500 cars to be housed day and night off out streets in the car park area....please don't say it is because of cost as it is not residents who are suddenly increasing the volumes of vehicles by a massive number each day i- it is the University and they sould have to pay for this requirement and impact it will have on all of us as residents.

And are the parking police going to have more of a field day booking cars day and night of students as well as the existing residents or our visitors to full the coffers in town?

There appears to me to be an attempt to crowd as much infrastructure on that block of land as can possibly be done, with as many people crowding in there and their extra vehicles and movements having to be just accepted by us with next to no consideration of the impact.

Other matters I'm sure have been raised by other residents of Darlington and I hope that the powers that be consider seriously what we are requesting.

Please reconsider and minimise the upheaval you cause to those of us who would like peaceful co-existence in our area.

Brian Pollard
396 Abercrombie St
Darlington

Peter McManus - Application No MP07_0158.

From: <kyrahenderson@ozemail.com.au>
To: <plan_comment@planning.nsw.gov.au>
Date: 5/29/2012 12:59 PM
Subject: Application No MP07_0158.

29 May 2012

NSW Department of Planning and Infrastructure

Attention: Director, Metropolitan and Regional Projects North

Dear Sir

I am writing to you to express my objections to the following development Application-

Application No MP07_0158.

Location: Sydney University's Darlington Campus

OBJECTIONS.

- **Population Impact** – Darlington is a Suburb of only 2100 people. This Business School development would introduce a further 5000 students in addition to the 2500 students already on the Abercrombie Precinct. This massive increase would adversely impact on Darlington - one of Sydney's smallest suburbs.
- **Scale of Development** – Abercrombie St is predominately 2 storey Victorian houses. The current University buildings on this street, such as Mandelbaum House are of a similar height and complement the existing scale of the Street. The new buildings proposed, up to 9 levels in height (7 above ground), will dwarf the Victorian terraces both with their scale and harsh design. The buildings should be scaled back to reflect the scale of existing University buildings on Abercrombie St.
- **Heritage** – the architecture of Darlington and Shepherd Street is predominately of Victorian era and early 20th century. The design of the University's proposed development is both overbearing in size and its glass, concrete and steel construction clashes with the heritage nature of the streetscape.
- **Site Selection** – the University has not demonstrated that it has considered sites on the main Camperdown Campus for this development which would have a lesser impact on residential Darlington. The University should consider a green site swap where green space on the main campus would be used for the development and the Abercrombie site would become green space – benefiting students and the local community alike.
- **Traffic** – the traffic volume of Darlington's Victorian era streets **is** relatively high already because of University traffic. Allowing a further 5000 students and staff into the suburb will increase congestion to unacceptably high levels. Building the development on the main campus, with appropriate underground parking, would keep University traffic on main arterial roads, such as City Rd, and off Darlington's residential streets.
- **Parking** – the proposed underground car park for the development is not warranted. The nearby Seymour Centre Shepherd Street car park remains about 1/3 empty for most of the day and should be used as parking for this development. Most students who drive to the University do not use University parking. Instead they park in the local residential streets of Darlington, often preventing residents and their visitors from parking near their homes. Allowing the development to proceed would further deny residents

reasonable access to parking.

- **Pedestrian safety** – the University intends to place the entrance to the underground car park on Abercrombie St, despite past promises by the Vice Chancellor that it would be moved to Darlington Lane for safety reasons. Darlington Public School is only 80 metres from the proposed car park entrance. Many children from Darlington Public School walk to and from school past the proposed car park entrance. Having an entrance to a car park on Abercrombie Street would pose an unacceptably high risk of injury or death to young children. If a car park must be built for the development it should be moved to Darlington Lane, Codrington Street or Rose Street.

The University proposes to construct a pathway between University buildings already on Abercrombie St and the large new buildings behind them for school children to access the primary school. This would be unacceptable because it is contrary to Stranger Danger rules – “Stay on the heavily travelled streets, where there is lots of activity.” School children should walk along Abercrombie St where they can be clearly seen.

The movement of thousands of students to and from Redfern Station every day already causes congestion on the footpaths along Lawson and Abercrombie Streets and is a safety risk. Increasing the number of pedestrians by thousands is unsustainable and will further increase the risk of injury to pedestrians.

- **Environment** – There will be several large mechanical cooling and heating towers built to service this development. Some, if not all, will be running 24 hours per day. The noise from this plant equipment is likely to interfere with the sleep of some residents. All plant equipment should be sited as far as possible from nearby residents and should be surrounded with noise insulating material. Where possible passive heating and cooling and natural ventilation should be used to minimise the noise impact on residents. Noise measurements should be taken from nearby homes both before and after the development is up and running to help determine the noise impact.
- **Impact on education** – It is likely that this development will take more than 12 months to complete. The frequent construction noise, vibration and dust will significantly interfere with the learning of students at Darlington Public School. The scientific literature states that chronic exposure to noise raises “hormone secretion and in children impairs reading comprehension and long-term memory and may be associated with raised blood pressure “

Yours faithfully

Kyra Henderson

27 Calder Rd
Darlington
NSW 2008

Gregory Barlow,
430 Abercrombie Street,
Darlington,
2008e.

Major Projects Assessment,
Department of Planning & Infrastructure,
GPO Box 39,
Sydney NSW 2001.

Attention: Director, Metropolitan and Regional Projects North

Name of Application: *University of Sydney Abercrombie Precinct Redevelopment*
Application No: *MP07_0158*

Dear Sir/Madam,

I am writing to object to the above Development Application for the following reasons:-

1. **Site Selection** – the University has not demonstrated that it has considered sites on the main Camperdown Campus for this development which would have a lesser impact on residential Darlington. The University should consider a green site swap where green space on the main campus would be used for the development and the Abercrombie site would become green space – benefiting students and the local community alike.
2. **Scale of Development** – Abercrombie Street is predominantly 2 storey Victorian houses. While it is accepted that the University will develop this land, the scale and look of the buildings in this development are totally inappropriate in our heritage suburb. The current University buildings on this street, such as Mandelbaum House, are of a similar height and complement the existing scale of the street. The new buildings proposed, up to 9 levels in total (7 above ground), will dwarf the Victorian terraces both with their scale and harsh design. The buildings should be scaled back to reflect the size of existing University buildings on Abercrombie Street.
3. **Heritage** – the architecture of Darlington is predominantly of the Victorian era and the early 20th century. The design of the University's proposed development is overbearing in both size and appearance and is not keeping with the heritage nature of the streetscape.
4. **Population Impact** – Darlington is a suburb of only 2100 people. The Abercrombie Precinct Development (APD) would introduce a further 5000 students in addition to the 2500 students already at the existing Business School. This massive increase would adversely impact on Darlington - one of Sydney's smallest suburbs.
5. **Traffic** – the traffic volume on Darlington's Victorian era streets is relatively high already because of University traffic. Allowing a further 5000 students and staff into the suburb will increase congestion to unacceptably high levels. Building the development on the main campus, with appropriate underground parking, would keep University traffic on main arterial roads, such as City Road, and off Darlington's residential streets.

6. **Parking**– the car parking facility proposed for this development is unnecessary. If any development is to go ahead on this site then no car park should be built at all. Firstly, the University has an abundance of public transport feeding into the area in the form of buses and trains and should encourage staff and students to use it. Secondly, many of the streets in Darlington and surrounding suburbs are now made for cyclists to use safely and the plans going forward for Darlington and other nearby suburbs are for them to become pedestrian and cycle friendly villages. We are a community that is conscious of the environment and we would like to make sure that we continue to support greener environmental practices. Finally, the University has a car park at the Seymour Centre just 5 minutes walk away from the APD site and it never reaches capacity. In fact our observations show that it is mostly only two thirds full on any given day. Therefore, the car park and the access road to it are not at all necessary.
7. **Pedestrian safety** – the University intends to place the access road to the development on Abercrombie Street, despite past promises by the Vice Chancellor that it would be moved to Darlington Lane for safety reasons. Darlington Public School is only 80 metres from the proposed access road entrance. Many children from Darlington Public School walk to and from school past the access road entrance, and also ride their bikes and skateboards down this section of footpath. Having the access road entrance on Abercrombie Street would pose an unacceptably high risk of injury or death to young children. Any access road to the development should be moved to Darlington Lane, Codrington Street or Rose Street. The University has responded to this by saying that it proposes to construct a pathway between University buildings already on Abercrombie Street and the large new buildings behind them for schoolchildren to access the primary school. This would be unacceptable because it is contrary to Stranger Danger rules – “Stay on the heavily travelled streets, where there is lots of activity.” Schoolchildren should be able to walk along Abercrombie Street where they can be clearly seen without being endangered by the traffic using an access road. The University has also said that it cannot locate the access road entrance on Codrington Street as “Codrington Street is currently under investigation as a possible location for the future light rail system” and that the development has “a pedestrian and cyclist activity focus” on Codrington Street. Light rail does not currently exist on Codrington Street and there is no evidence to suggest it will in the medium term. It should therefore not be considered in this design. Even if it were to be built, there is no reason why cars and light rail cannot share the road as they do in Hay Street in the city where cars use the same road to access a car park on Parker Street, Haymarket. With regard to pedestrian access and amenity space at the main entrance of the development, the site layout can be amended to move the driveway to one side or other of the “front door” with sufficient room for pedestrian access and amenity space. I do not believe that a currently non-existent light rail or the pedestrian access and amenity space at the main entrance are good enough reasons to put young children at risk by placing the access road entrance on Abercrombie Street next to the school.
8. **Impact on education** – It is likely that this development will take much more than 12 months to complete. The frequent construction noise, vibration and dust will significantly interfere with the learning of students at Darlington Public School. The scientific literature states that chronic exposure to noise raises “hormone secretion and in children impairs reading comprehension and long-term memory and may be associated with raised blood pressure “.

9. **Impact on existing buildings** – If this development proceeds then there will be extensive excavation works taking place on the site as well as an extensive period of time for the construction. The University should undertake and provide high-level Dilapidation Reports by suitably qualified structural engineers to all owners of all residences in Abercrombie Street and Darlington Road before any work begins. The University should also guarantee that it will cover all costs related to any damage to human health, education, building structures, trees and other flora, and goods owned by residents, caused by the work.
10. **Student Housing** – The revised plans show Student Housing on Abercrombie Street adjacent to the Primary School from the ground level to level 4, making it 5 storeys high, with a total floor area of 6858sqm. According to the University, a further 200 students will be living on Abercrombie Street.
Mandelbaum House will be dwarfed by the height and scale of this building which will sit adjacent to it on Abercrombie Street. This building also does not in any way fit in with the heritage terrace houses opposite it.
We would like to see the student housing reduced in its size so that it is no taller than Mandelbaum House and re-designed in a way to fit in sympathetically with the heritage streetscape.
11. **Impact on environment** – There are several Mechanical cooling and heating towers proposed to service this development. It is likely that at least some of this plant equipment will be operating 24 hours per day. The noise from this kind of plant equipment is likely to interfere with the sleep of local residents and therefore their quality of life. This is not acceptable to the residents of Darlington. No-one should have to tolerate this kind of disruption to their lives.
12. **Impact on University Staff and Students** – The negative impact will not be just on the local community. The staff at the University are being forced to accept drastic cuts in numbers so that the University can afford to pay for a Business School mainly for full fee-paying overseas students.
Staff are losing their jobs and all students will have their quality of education compromised as a result of the University funding this massive new development.
13. **Construction times** – The hours of operations on the construction site are planned to be:
Monday to Friday 7:00am – 7:00pm
Saturday 7:00am – 5:00pm
No work Sundays and Public Holidays

The City of Sydney's hours of operations for any construction site in the Darlington area are:
Monday to Friday 7:30am – 5:30pm
Saturday 7:30am – 3:30pm
No work Sundays and Public Holidays

We must insist that the hours of operation during construction comply with those of the City of Sydney.

I trust that you will take my objections into consideration when making your assessment of this application.

Yours faithfully,

Greg Barlows.

Yvette Novak
20 Thomas St,
Darlington
NSW 2008

Major Projects Assessment,
Department of Planning & Infrastructure,
GPO Box 39,
Sydney NSW 2001.

Attention: Director, Metropolitan and Regional Projects North

Name of Application: *University of Sydney Abercrombie Precinct Redevelopment*
Application No: *MP07_0158*

Dear Sir/Madam,

I am writing to object to the above Development Application for the following reasons:-

1. **Site Selection** – the University has not demonstrated that it has considered sites on the main Camperdown Campus for this development which would have a lesser impact on residential Darlington. The University should consider a green site swap where green space on the main campus would be used for the development and the Abercrombie site would become green space – benefiting students and the local community alike.
2. **Scale of Development** – Abercrombie Street is predominantly 2 storey Victorian houses. While it is accepted that the University will develop this land, the scale and look of the buildings in this development are totally inappropriate in our heritage suburb. The current University buildings on this street, such as Mandelbaum House, are of a similar height and complement the existing scale of the street. The new buildings proposed, up to 9 levels in total (7 above ground), will dwarf the Victorian terraces both with their scale and harsh design. The buildings should be scaled back to reflect the size of existing University buildings on Abercrombie Street.
3. **Heritage** – the architecture of Darlington is predominantly of the Victorian era and the early 20th century. The design of the University's proposed development is overbearing in both size and appearance and is not keeping with the heritage nature of the streetscape.
4. **Population Impact** – Darlington is a suburb of only 2100 people. The Abercrombie Precinct Development (APD) would introduce a further 5000 students in addition to the 2500 students already at the existing Business School. This massive increase would adversely impact on Darlington - one of Sydney's smallest suburbs.
5. **Traffic** – the traffic volume on Darlington's Victorian era streets is relatively high already because of University traffic. Allowing a further 5000 students and staff into the suburb will increase congestion to unacceptably high levels. Building the development on the main campus, with appropriate underground parking, would keep University traffic on main arterial roads, such as City Road, and off Darlington's residential streets.

6. **Parking**– the car parking facility proposed for this development is unnecessary. If any development is to go ahead on this site then no car park should be built at all. Firstly, the University has an abundance of public transport feeding into the area in the form of buses and trains and should encourage staff and students to use it. Secondly, many of the streets in Darlington and surrounding suburbs are now made for cyclists to use safely and the plans going forward for Darlington and other nearby suburbs are for them to become pedestrian and cycle friendly villages. We are a community that is conscious of the environment and we would like to make sure that we continue to support greener environmental practices. Finally, the University has a car park at the Seymour Centre just 5 minutes walk away from the APD site and it never reaches capacity. In fact our observations show that it is mostly only two thirds full on any given day. Therefore, the car park and the access road to it are not at all necessary.
7. **Pedestrian safety** – the University intends to place the access road to the development on Abercrombie Street, despite past promises by the Vice Chancellor that it would be moved to Darlington Lane for safety reasons. Darlington Public School is only 80 metres from the proposed access road entrance. Many children from Darlington Public School walk to and from school past the access road entrance. Having the access road entrance on Abercrombie Street would pose an unacceptably high risk of injury or death to young children. Any access road to the development should be moved to Darlington Lane, Codrington Street or Rose Street. The University has responded to this by saying that it proposes to construct a pathway between University buildings already on Abercrombie Street and the large new buildings behind them for schoolchildren to access the primary school. This would be unacceptable because it is contrary to Stranger Danger rules – “Stay on the heavily travelled streets, where there is lots of activity.” Schoolchildren should be able to walk along Abercrombie Street where they can be clearly seen without being endangered by the traffic using an access road. The University has also said that it cannot locate the access road entrance on Codrington Street as “Codrington Street is currently under investigation as a possible location for the future light rail system” and that the development has “a pedestrian and cyclist activity focus” on Codrington Street. Light rail does not currently exist on Codrington Street and there is no evidence to suggest it will in the medium term. It should therefore not be considered in this design. Even if it were to be built, there is no reason why cars and light rail cannot share the road as they do in Hay Street in the city where cars use the same road to access a car park on Parker Street, Haymarket. With regard to pedestrian access and amenity space at the main entrance of the development, the site layout can be amended to move the driveway to one side or other of the “front door” with sufficient room for pedestrian access and amenity space. I do not believe that a currently non-existent light rail or the pedestrian access and amenity space at the main entrance are good enough reasons to put young children at risk by placing the access road entrance on Abercrombie Street next to the school.
8. **Impact on education** – It is likely that this development will take much more than 12 months to complete. **The frequent construction noise, vibration and dust will significantly interfere with the learning of students at Darlington Public School.** The scientific literature states that **chronic exposure to noise raises “hormone secretion and in children impairs reading comprehension and long-term memory and may be associated with raised blood pressure “.**

9. **Impact on existing buildings** – If this development proceeds then there will be extensive excavation works taking place on the site as well as an extensive period of time for the construction. The University should undertake and provide high-level Dilapidation Reports by suitably qualified structural engineers to all owners of all residences in Abercrombie Street and Darlington Road before any work begins. The University should also guarantee that it will cover all costs related to any damage to human health, education, building structures, trees and other flora, and goods owned by residents, caused by the work.
10. **Student Housing** – The revised plans show Student Housing on Abercrombie Street adjacent to the Primary School from the ground level to level 4, making it 5 storeys high, with a total floor area of 6858sqm. According to the University, a further 200 students will be living on Abercrombie Street.
Mandelbaum House will be dwarfed by the height and scale of this building which will sit adjacent to it on Abercrombie Street. This building also does not in any way fit in with the heritage terrace houses opposite it.
We would like to see the student housing reduced in its size so that it is no taller than Mandelbaum House and re-designed in a way to fit in sympathetically with the heritage streetscape.
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12. **Impact on University Staff and Students** – The negative impact will not be just on the local community. The staff at the University are being forced to accept drastic cuts in numbers so that the University can afford to pay for a Business School mainly for full fee-paying overseas students.
Staff are losing their jobs and all students will have their quality of education compromised as a result of the University funding this massive new development.

**Please do not proceed with this development unless
it can be guaranteed that not one child's health or
education is adversely affected in ANY way.**

We must insist that the hours of operation during construction comply with those of the City of Sydney.

I trust that you will take my objections into consideration when making your assessment of this application.

Yours faithfully,

*Yvette Novak
(Local Resident,
Mother of Child attending Darlington Public School, and,
School Teacher at Darlington Public School)*

Peter McManus - Submission re (MP07_0158) Abercrombie Precinct Redevelopment

From: "mtx trans" <mtxtrans@aapt.net.au>
To: "Major Project Assessment" <plan_comment@planning.nsw.gov.au>
Date: 5/30/2012 12:28 PM
Subject: Submission re (MP07_0158) Abercrombie Precinct Redevelopment

TO: State Department of Planning & Infrastructure

Attention: Director, Metropolitan and Regional Projects North

Please find copy of my submission to project below, initially sent to Peter McManus, resent to required email address and with required submission details added below.

Yours sincerely,

Maurice Thibaux

Submission from:

Name: Maurice Thibaux
 Address: 374 Abercrombie St, Darlington, 2008
 Name of Application: *University of Sydney Abercrombie Precinct Redevelopment*;
 Application No: *MP07_0158*;

=====

Subject: Exhibition of Preferred Project Report and Response to Submissions for University of Sydney Abercrombie Precinct (MP07_0158)

Submission by way of objections to the Abercrombie Precinct Redevelopment

Assuming that we are talking about the plans shown under the Response to Submissions Appendix C_Architecturals:

OBJECTION TO HEIGHT AND DENSITY STUDENT ACCOMMODATION:

The students accommodation along Abercrombie St is twice as high as houses opposite. This is too high as well as too large. It would affect privacy and destroy the streetscape of two story terraces. Being directly North, it would also project large shadows to terraces in Abercrombie St during the 4 coldest months from May to August, blocking light and warmth when it is most needed. The height profile of this building should not project a shadow onto those terraces in May to August. It should not be higher than Mandelbaum House, which can be used as a maximum acceptable profile (considering that it is set back at the top to avoid this problem).

There is very little open space for this structure which would accommodate around 200 students. This is too congested. It should have adequate open space (as on the Main Campus) on the North side. The whole project is smaller than most of the 6 ovals on the main campus. Why should we accept that the University shift 6000 students, more buildings and a complete departments to a site with virtually no open space, while the main campus has the luxury of wide open spaces. This is unacceptable. The Business School belongs to the main campus and the streetscape in Abercrombie St should not suffer from this excessive bulk, height and

density when there is not enough space around the structures. The economics building is already too large for this site. Shifting a complete department into this small space is unreasonable.

OBJECTIONS TO STRUCTURE AT THE CORNER OF ABERCROMBIE & CODRINGTON ST:

The large "space age" structure at the corner of Abercrombie and Codrington St is also far too high. Document A3000 - RENDERELEVATIONS - ABERCROMBIE STREET_REV B.PDF shows that it dwarfs adjoining Mandelbaum House (being twice as high) and completely out of character with this residential suburb. It would be a blight on the landscape for residents. The perspective (A9003 - PERSPECTIVE 02.pdf) shows that the ground floor is already raised above street level, which means that the total height would be equivalent to 6 or 7 stories of residential buildings in Abercrombie St. It would tower over those terraces, including mine, directly in front and cause overshadowing (see below). The Administrative building across Codrington St is smaller and already projects a shadow in winter on the front of the terraces across Abercrombie St, which is very unpleasant. The proposed building is even more offensive both in size and style and, despite being recessed, it would create a large shadow onto the terraces, especially mine and my two neighbours, in winter making them dark and cold at the time of the day (12 to 3 pm) when the sun can penetrate those terraces. This will make them dark and gloomy in the months where light and warmth is most needed. This structure must be at least one floor lower and not raised above the ground, so as not to project a shadow exceeding that of Mandelbaum House, which is the absolute maximum that can be tolerated, provided the buildings are space adequately.

OBJECTION TO DESIGN OF BUILDINGS AT THE CORNER OF ABERCROMBIE AND CODRINGTON ST:

- Concern for overshadowing by tall buildings
- Request: Building profile near Abercrombie St not higher than Mandelbaum House.
- Concern for potential noise from recreational area at the corner of Abercrombie and Codrington St and inappropriate to be facing the pub.
- Request: Moving this recreational area further along Codrington St to provide better environment for students and peace for residents.

Details:

The current park at the corner of Abercrombie St and Codrington St and almost all the trees, which was a prime reason for my moving here 25 years ago, will disappear and would be replaced by a knoll and a paved recreational area that will reflect the noise directly into my home and my neighbours'. After having suffered continuous noise for 12 years from patrons at tables installed next to my home at the Royal Hotel at the South West corner of Codrington St, I strongly object to this area being used for potentially noisy recreational activity that will make the front of the house - the only side with sunlight - unusable. Either it should remain a green park for peace and relaxation or the building should shield this recreational area to avoid transmitting noise. Furthermore, this recreational area should - seriously - not be in sight of the pub, considering that it will inevitably lead to students running amok across the road at that spot and causing disturbance and potential danger. This situation has occurred on a number of occasions in the last decades, always due to students on a rampage, some of which caused pandemonium outside my home and along the street, congregating on the roundabout on several occasions. In some cases (huge parties at Mandelbaum House) the police had to be called to clear students who had invaded the whole street and road surface. The recreational area should be located out of sight of the hotel, for instance on the opposite North side of the building (or facing Codrington St) to provide better light and quieter environment for students thus avoiding transmitting noise to adjoining homes - similar to the solution eventually agreed to by Council and the hotel of moving hotel tables to Codrington St. The recreational area could therefore be shifted further North in Codrington St opposite the sport centre, which would provide a better and quieter environment for all.

GENERAL OBJECTION - BULK SIZE AND OUT OF CHARACTER:

Despite significant improvements to the plans, the overall size, height, capacity and bulk of the proposed project is still totally out of proportions with this site, which is a 100 year old precinct consisting of 2 story terraces. Over the last 50 years, the University has gradually destroyed the beauty and character of our suburb. Over 200 homes have been demolished and the land left vacant for decades or used to dump any kind of rubbish, demonstrating the University's lack of respect for residents. It is clear to anyone who has lived here for several decades that the University intend to destroy the remaining fabric of our suburb and to get rid of all its residents until it reaches the railway lines. In the last decade or so, it has been made clear to us that it intends to link across the railyard to continue its expansion to the Technology Park across the lines.

This latest project would completely ruin the character and peace of our suburb. In the last 25 years, the construction of the Mandelbaum House was a suitable type and style of building, maintaining the medium density and residential character of this street. The Economic building being further did not seem to pose a threat but it turned out to be far bigger as well as uglier than anyone could anticipate. The proposed project is

again one floor higher than the roof of the Economics building. This is excessive especially on Abercrombie St side.

CONSTRUCTION NOISE AND DISTURBANCE:

When Mandelbaum House was constructed, we were subjected to extensive and intense period of noise even in the middle of the night when heavy equipment was being unloaded with hellish noise of chains on metal plates and caterpillar. Even this week-end (26 May 2012) a huge crane (30m boom) blocked the whole of Abercrombie St to remove structures from the lane at the back of the Computer Centre. It is clear that our street will be used for all heavy equipment, unloading, and services.

Due to the huge size of the project, the noise and disturbance can be expected to last for 3 or 4 years at similar intensity. This would make any life in our homes intolerable. When the Economics building was built, it took several years to resolve some noise issues (e.g. unmuffled exhaust of sprinkler motor on facade on Friday morning at 100dBm, for instance). We simply cannot accept that all this construction should take place in a continuous span from Abercrombie St. Steps must be taken to make the entrance to the construction site on the North side to reduce disturbance that would be continuous for several years.

EXCESSIVE DENSITY:

The density of this project would not be considered acceptable on the main campus. All buildings including the multistorey buildings erected in the last years along Victoria Park or City Rd all have wide adjoining breathing space. The proposed project intends to cram as many building as possible in a space smaller than some of the 6 ovals on the main campus. The University expects us to suffer the incredible congestion in this small site to clear even more space around them. This is treating residents with contempt and should not be tolerated.

PARKING ENTRANCE IN ABERCROMBIE ST NEXT TO PRIMARY SCHOOL:

The question of the parking entrance on Abercrombie has not been addressed. It means that the traffic generated by an additional 82 cars will need to circle the school, bringing more vehicular pollution, which is already quite heavy, as noticed when washing patio, walls and window sills. Black soot from motor car accumulates on building and of course in the lungs of people and children. It is not appropriate to site a large parking station next to a primary school. The argument that Darlington Lane is too narrow does not stand to scrutiny when there are many such lanes to access parking stations in the city such as behind Wynyard St or along Darling Harbour. It is simply that the University prefer to reclaim any free street surface to increase the density on the site. It is already removing Rose St and Boundary Lane. Surely they can be expected to use some of the streets on the site for access instead of dumping all their traffic onto our residential street.

Why can't the car park be located, for instance, on the site of the IXL building in Golden Grove, avoiding any additional vehicle past the school. Furthermore, Darlington St should be reopen to traffic from the Newtown end. Since it was closed, we are experiencing traffic congestions in Abercrombie St every morning. Darlington St has parking for a large number of cars, many of which turn into Golden Grove and circle the school and the whole block to enter via Abercrombie and Codrington St. Darlington Rd could be closed to through traffic (Eastward) at Codrington St, instead, to prevent all through traffic. Vehicles arriving to the site from Redfern end can continue entering from the roundabout at Codrington St. Traffic lights could then be installed at the junction of Darlington St and City Rd to facilitate right turn back to the City and East (via Cleveland St) instead of causing congestion in Lawson St, which should not carry heavy traffic. Surely a better solution can be found than encircling and polluting a primary school with more traffic.

OBJECTION TO CLOSURE OF CODRINGTON ST:

Twenty five years ago, the University already tried to block access Codrington St allowing access to City Rd from Wilson St and Abercrombie St. It is essential that Council does not relinquish this street to the University. This is our lifeline to the outside world. Over the last 40 years, the main campus has already become a massive obstruction - a country within a country. What the University has not destroyed in Darlington is trapped between the railway line and the University. The route via Codrington St is the only access North allowing safe right hand turn at the lights. It allows entering at the nearest point via the main arterial roads and avoid traffic having to criss-cross Darlington from all directions. Closure of Codrington St would further isolate our area and Council must not relinquish it.

OBJECTION TO TRAM SUGGESTION IN CODRINGTON ST:

This is patently absurd. This part of the University is serviced by frequent buses and trains. It would make no

sense having a tram here. This is just a distraction from other issues such as the parking entrance and the request that the University use its own land for the project instead of invading residential streets. Twenty five years ago, it already attempted to close Codrington Rd with a gate and shift most of the parking on campus to Abercrombie St. The University must stop shifting all its rubbish onto our streets.

OBJECTION TO OVERALL ASPECT OF THE BUILDINGS

The buildings seem to be clad in some sort of porous shell that make them look even bigger than their useable capacity. Some are also raised above the ground so that the first floor is already above our roofline. Apart from being ugly, this cladding is out of character for our street. The worst building, despite being set back, would be directly across my door.

CONCLUSIONS:

it is difficult to address every issue with this huge project and how it will affect us, adjoining residents. This project must be reduced in size: height along Abercrombie St and density.

Any construction must be planned so as to avoid using Abercrombie St as its service road to reduce noise and disturbance. Site entrance must be to the North to avoid trucks trundling across Darlington.

Overshadowing is a problem with several building, as the project is directly North of our residential street and will reduce sun exposure in winter.

The objections to the parking station entrance next to the school has been ignored. The IXL building has not been evaluated as a solution (which seems an obvious one to me). Nevertheless underground parking access is by nature low and narrow. Extending the access via Darlington Lane by making it one way would not pose a problem, as it is already possible to pass in that Lane and several parking stations in the City enter via similar laneways. The University's argument that it cannot be done simply means that they prefer to invade residential street rather than use space which they can get for free. They are already getting Darlington St, Rose St and Boundary Lane at no cost.

This project must be revised and reduced in size.

Mary Ellen McCue,
392 Abercrombie Street,
Darlington,
2008.

Major Projects Assessment,
Department of Planning & Infrastructure,
GPO Box 39,
Sydney NSW 2001.

Attention: Director, Metropolitan and Regional Projects North

Name of Application: *University of Sydney Abercrombie Precinct Redevelopment*
Application No: *MP07_0158*

Dear Sir/Madam,

I am writing to object to the above Development Application for the following reasons:-

1. **Site Selection** – The University has not demonstrated that it has considered sites on the main Camperdown Campus for this development which would have a lesser impact on residential Darlington. The University should consider building this Business school on its main campus rather than building a barrier on the edge of a residential area. The boundary between the University and the suburb of Darlington should be a more green and open space.

The main University campus has many places where this development could be built and would more than fit in with the newer buildings there rather than those on Abercrombie Street in Darlington

The University must find a more appropriate site for a development of this kind on its main campus.

2. **Scale of Development** – My family and I live opposite this site and directly opposite Mandelbaum House which is the largest building on this part of Abercrombie Street. Mandelbaum House is a 4 storey building and so already sits higher than our 2 storey terrace. Abercrombie Street is predominantly 2 storey Victorian houses. While it is accepted that the University will develop this land, the scale and look of the buildings in this development are totally inappropriate in our heritage suburb. Mandelbaum House, is of a similar height and complements the existing scale of buildings the street and within the vicinity of the site. The new buildings proposed, up to 9 levels in total (7 above ground), will dwarf both Mandelbaum House and the Victorian terraces with their scale and harsh design. The buildings should be scaled back to reflect the size of buildings such as Mandelbaum House on Abercrombie Street.

The scale and size of the proposed APD will have an overbearing and 'overwhelmingness' about it that will have a negative and harmful effect on the community of Darlington.

The University should not be allowed to build to the proposed scale in the vicinity of a residential area.

3. **Heritage** – The architecture of Darlington is predominantly of the Victorian era and the early 20th century. The design of the University's proposed development is overbearing in both size and appearance and is not keeping with the heritage nature of the streetscape. Many of the residents have chosen to live in Darlington because of the history and age of the buildings there.

Since the 1970's the University of Sydney has bulldozed half of Darlington and its architectural heritage – including a magnificent Victorian era Town Hall and a heritage Primary School. While the University have already knocked down almost all of the heritage buildings on the proposed site for the APD there is one remaining building, the Joinery Shop, which has heritage significance. It should be respected and restored to its original state.

The University should not build over or hide the Joinery Shop as they have planned but rather show it off as an example of early European Australian history. The University should show some pride in and respect for our history.

The Boundary Lane Child Care Centre is going to be moved from Abercrombie Street to allow student housing to be built. The plans show that the Child Care Centre will be relocated to new buildings which will be built in the backyards of 11 terraces along Darlington Road. This row of terraces with no modern additions at the rear represents one of the longest and last rows of original terrace houses with heritage significance in Sydney.

The University should not be allowed to build in the backyards of some of the last remaining heritage terrace structures in Darlington.

4. **Student Housing** – The revised plans show Student Housing on Abercrombie Street adjacent to the Primary School from the ground level to level 4, making it 5 storeys high, with a total floor area of 6858sqm. According to the University, a further 200 students will be living on Abercrombie Street. Mandelbaum House will be dwarfed by the height and scale of this building which will sit adjacent to it on Abercrombie Street. This building also does not in any way fit in with the heritage terrace houses opposite it.

The University should readdress the student housing building reducing its size so that it is no taller than Mandelbaum House and re-design it in a way to fit in sympathetically with the heritage streetscape.

5. **Population Impact** – Darlington is a suburb of only 2100 people. The Abercrombie Precinct Development (APD) would have 7500 staff and students attending its Business School every day. This massive increase would adversely impact on Darlington - one of Sydney's smallest suburbs.

The University should display some consideration to the residents of Darlington by making this development much smaller and therefore having less negative implications to local residents. As the Vice Chancellor has said "the University is ashamed of not being very good neighbours". Now is the University's chance to put this right.

6. **Traffic** – the traffic volume on Darlington's Victorian era streets is relatively high already because of the University. Allowing a further 5000 students and staff into the suburb will increase congestion to unacceptably high levels. Building the development on the main campus, with appropriate underground parking, would keep University traffic on main arterial roads, such as City Road, and off Darlington's residential streets.

Darlington residents should not have to feel choked by more and more congestion on our streets because of the site and scale of the University Business school. The University should move it out of our suburb and onto the main campus.

7. **Parking**– the car parking facility proposed for this development is unnecessary. If any development is to go ahead on this site then no car park should be built at all. Firstly, the University has an abundance of public transport feeding into the area in the form of buses and trains and should encourage staff and students to use it. Secondly, many of the streets in Darlington and surrounding suburbs are now made for cyclists to use safely and the plans going forward for Darlington and other nearby suburbs are for them to become pedestrian and cycle friendly villages. We are a community that is conscious of the environment and we would like to make sure that we continue to support greener environmental practices. Finally, the University has a car park at the Seymour Centre just 5 minutes walk away from the APD site and it never reaches capacity. In fact observations show that it is mostly only two thirds full on any given day. Therefore, the car park and the access road to it are not at all necessary.

The University is an educational institution and should always be discouraging people from driving into the suburb and therefore polluting the area. By building car parks, the University is saying yes to having more cars on the roads.

8. **Pedestrian safety** – the University intends to place the access road to the development on Abercrombie Street, despite past promises by the Vice Chancellor that it would be moved to Darlington Lane for safety reasons. Darlington Public School is only 80 metres from the proposed access road entrance. Many children from Darlington Public School, including my own son, walk to and from school past the access road entrance. Having the access road entrance on Abercrombie Street would pose an unacceptably high risk of injury or death to young children. Any access road to the development should be moved to Darlington Lane, Codrington Street or Rose Street.

The University has responded to this by saying that it proposes to construct a pathway between University buildings already on Abercrombie Street and the large new buildings behind them for schoolchildren to access the primary school. This would be unacceptable because it is contrary to Stranger Danger rules – “Stay on the heavily travelled streets, where there is lots of activity.” Schoolchildren should be able to walk along Abercrombie Street where they can be clearly seen without being endangered by the traffic using an access road.

The University has also said that it cannot locate the access road entrance on Codrington Street as “Codrington Street is currently under investigation as a possible location for the future light rail system” and that the development has “a pedestrian and cyclist activity focus” on Codrington Street.

Light rail does not currently exist on Codrington Street and there is no evidence to suggest it will in the medium term. It should therefore not be considered in this design. Even if it were to be built, there is no reason why cars and light rail cannot share the road as they do in Hay Street in the city where cars use the same road to access a car park on Parker Street, Haymarket.

With regard to pedestrian access and amenity space at the main entrance of the development, the site layout can be amended to move the driveway to one side or other of the “front door” with sufficient room for pedestrian access and amenity space.

I do not believe that a currently non-existent light rail or the pedestrian access and amenity space at the main entrance are good enough reasons to put young children at risk by placing the access road entrance on Abercrombie Street next to the school.

The University, after so much concern and a broken promise from the Vice Chancellor, will have blood on their hands if there was ever to be an accident due to buliding an access road as is planned onto Abercrombie Street.

9. **Impact on education** – It is likely that this development will take much more than 12 months to complete. The frequent construction noise, vibration and dust will significantly interfere with the learning of students at Darlington Public School which sits next door to the proposed site of the APD. The scientific literature states that chronic exposure to noise raises “hormone secretion and in children impairs reading comprehension and long-term memory and may be associated with raised blood pressure “.

The children at Darlington Public School are in their most crucial years of learning and should not be disrupted and therefore disadvantaged due to the lengthy process of building a development of the size and scale of that being proposed by the University.

The University should reduce the impact on the young students by reducing the scale of the proposed APD or moving it onto its main campus.

10. **Impact on existing buildings** – If this development proceeds then there will be extensive excavation works taking place on the site as well as an extensive period of time for the construction. These works along with the increased heavy industrial vehicles, which will no doubt use residential streets, could have a detrimental effect on the 140 year old terraces that surround the site.

The University should undertake and provide high-level Dilapidation Reports by suitably qualified structural engineers to all owners of all residences in Abercrombie Street and Darlington Road before any work begins. The University should also guarantee that it will cover all costs related to any damage to human health, education, building structures, trees and other flora, and goods owned by residents, caused by the work. The University should not be allowed to have industrial and commercial vehicles using residential streets to access the site during construction. They should only be allowed to enter the site from Codrington Road via City Road.

11. **Impact on environment** – There are several Mechanical cooling and heating towers proposed to service this development. It is likely that at least some of this plant equipment will be operating 24 hours per day. The noise from this kind of plant equipment is likely to interfere with the sleep of local residents and therefore their quality of life. This is not acceptable to the residents of Darlington. No-one should have to tolerate this kind of disruption to their lives.

The University should reduce the size and scale of this development so that it would not be necessary for plant equipment to be used at all.

12. Impact on University Staff and Students –The negative impact will not be just on the local community. The staff at the University are being forced to accept drastic cuts in numbers so that the University can afford to pay for a Business School buildings mainly for full fee-paying overseas students. Staff are losing their jobs and all students will have their quality of education compromised as a result of the University funding this massive new development.

The University should be ashamed to be putting profits before education and people. The real intention for this massive development to be built is so that the University can sell education to International Students and to therefore make a profit. This has come at the cost of locals losing jobs and lecture rooms now overcrowded and education meaningless.

13. Construction times – The hours of operations on the construction site are planned to be:
Monday to Friday 7:00am – 7:00pm
Saturday 7:00am – 5:00pm
No work Sundays and Public Holidays

The City of Sydney's hours of operations for any construction site in the Darlington area are:
Monday to Friday 7:30am – 5:30pm
Saturday 7:30am – 3:30pm
No work Sundays and Public Holidays

We insist that the University during any construction comply with the hours of operation of the City of Sydney.

I trust that you will take my objections into consideration when making your assessment of this application.

Yours faithfully,

Mary Ellen McCue.

Sheridan Planning

Rob's cottage

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7 June 2012

Director – Metropolitan and Regional Projects North
Department of Planning and Infrastructure
GPO Box 39
SYDNEY NSW 2001

Attention: Peter McManus
email: peter.macmanus@planning.nsw.gov.au

Dear Sir,

**Re: Objection to Project Application Abercrombie Street Precinct,
Sydney versity MP 07_0158**

Sheridan Planning (**SP**) is acting on behalf of Mandelbaum House, a residential college which adjoins the site of the proposed Major Project Application to create a new Business School facility and a new Student Housing Building on the Abercrombie Precinct at the southern end of the Darlington Campus, University of Sydney. **SP** has been engaged to review the Preferred Project Report and prepare a submission to the Department on behalf of Mandelbaum House.

About Mandelbaum House

Mandelbaum House is the Jewish residential college at the University of Sydney, opened in 1996. It was the vision of Mrs Rachel Lipton, who bequeathed her estate for the construction of a college at the University, which was to be named Mandelbaum House in honour of her parents.

Mandelbaum House is situated on land owned by the University of Sydney, however, it is a financially independent organisation, holding a 99 year lease until 2093.

The college is home to thirty-six students, of whom half are Australian and half are international students hailing from England, Hong Kong, Israel, Singapore, South Africa, South Korea and the USA.

The CEO, Ms Shana Kerlander, resides on site with her family.

The college's kitchen and dining room provides all residents with three meals a day through the week, with brunch on Saturday and Sunday and dinner on Sunday night.

There is also a games room, a study and resource Library, laundry facilities and outdoor areas. It is a community that the residents can flourish in seven days a week, overseen with Jewish ethos, values and a duty of care by college staff and by the Mandelbaum Council.

Mandelbaum House holds regular formal dinners with guest speakers for the residents. It is also a centre for the study of Jewish heritage with an education program that brings scholars from around the world to Sydney.

Concerns with the Project Application:

Mandelbaum House acknowledges that the proposed Business School and Student housing building has considerable social, environmental and economic benefits for the University. Notwithstanding this, the Abercrombie Precinct which houses the proposed development by the University of Sydney surrounds Mandelbaum House on three sides and therefore it is important that the proposal is designed in a manner which has regard to the amenity of the College and its students; and mitigates potential detrimental impacts from the proposed buildings and from the increased staff and student population in this location.

As demonstrated below, the proposed development will directly impact Mandelbaum House's students who reside at the College and use their rooms for study and personal use at all times of the day. Mandelbaum has a duty of care to these students and therefore must protect their interests by ensuring that they are not adversely affected by the proposed development.

Following review of the Preferred Project Report and accompanying plans and reports, it is clear that there has been little regard to the proximity of the proposed development to Mandelbaum House and its potential impact on the students that reside at the College. The following specific concerns are therefore raised with the application on behalf of Mandelbaum House:

1. Impacts from Traffic and Access

The main driveway access to the car park for the proposed Business School is located immediately adjoining the western boundary of Mandelbaum House. This driveway is of significant concern to Mandelbaum House as it will impact on the students use of the outdoor areas and destroy the current leafy outlook due to the proposed removal of the row of tall existing trees where the driveway is proposed. The driveway will also create significant noise due to vehicle access, including delivery and rubbish removal trucks which will disturb the amenity of Mandelbaum House's residents with the driveway providing access to the hub of utility services for the proposed Business School as well as Mandelbaum House and the new student housing.

The loss of the rear lane will also make access to Mandelbaum House significantly more difficult for persons with disabilities. At present, a person needing wheelchair access can be dropped off right at the rear entrance (see **Photo 1**), but this will no longer be possible. Similarly, deliveries and rubbish removal will now have to be via the underground garage, which will be much less convenient than with present arrangements directly behind Mandelbaum House, from the rear laneway (see **Photo 2**).

Photo 1 – Disabled parking space in rear lane behind Mandelbaum House



Photo 2 – Rear lane behind Mandelbaum House makes deliveries and garbage removal convenient



The proposed driveway will severely impinge on the amenity of Mandelbaum House's students by creating noise from cars and trucks, directly adjacent to their bedrooms, their main outdoor dining area and their indoor and outdoor study areas. As the proposed driveway is directly adjacent to Mandelbaum House's boundary it will result in the removal of a row of tall trees which currently provide considerable amenity and privacy to the students; and a visual screen between the University grounds and Mandelbaum House.

The proposed location of the driveway so close to Mandelbaum House's boundary is unacceptable and should be amended to mitigate the negative impacts on the College as a result of the removal of the trees and the noise from cars, and delivery and garbage trucks servicing the proposed development.

In our view a more appropriate location for the driveway is off Codrington Street, which will minimise the impacts on the busy Abercrombie Street, the adjacent Darlington Public School and on Mandelbaum House.

2. Height, bulk and scale of the development:

The proposed development site is located on the northern side of Abercrombie Street marking the boundary between the University of Sydney and Darlington's residential and mixed land uses to the south. It surrounds on three sides Mandelbaum House which is located on the University's land fronting Abercrombie Street. The proposed Business School is located to the north and east of Mandelbaum; and the proposed Student housing building is located to the west of Mandelbaum. The main driveway access to the proposed Business School development is situated directly adjoining the western boundary of Mandelbaum House, with vehicular access proposed from Abercrombie Street.

The scale of the proposed Student Housing building along Abercrombie Street is four to five storeys, which, in our view is out of character with the prevailing height and scale of the 2-3 storey terraces on the southern side of Abercrombie Street and a number of other traditional buildings mainly located at the intersection between Abercrombie Street and Codrington Street. It is also out of scale with Mandelbaum House, which was designed to fit into the Abercrombie Street streetscape (See **Photo 3** – Abercrombie Street terrace houses),

Photo 3- Houses in Abercrombie street, opposite the University of Sydney development site are characteristically 2-3 storeys in height



When Mandelbaum House was constructed in 1994-1995 one of the prerequisites of the planning authority at the time (South Sydney Council) was that the proposed College reflect the scale of the existing buildings in Abercrombie Street – ie 2-3 storeys. That is why Mandelbaum House was designed as a three storey building along the Abercrombie Street frontage, with the fourth level set well back from the street. As illustrated in **Photo 4** below, Mandelbaum House, at three storeys in height along the street, sits comfortably in the existing streetscape and is consistent in scale with the three storey terraces in **Photo 3**.

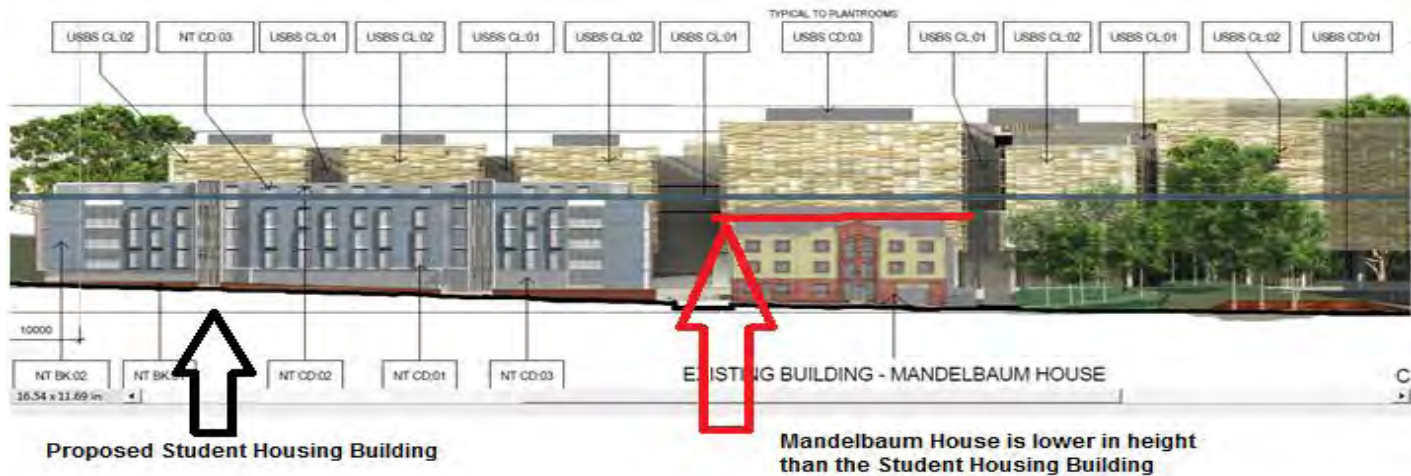
Photo 4 - Mandelbaum College – 3 storeys along Abercrombie Street is consistent in scale with the existing streetscape



On the other hand, the proposed Student housing building (see **Figure 1** below), located directly to the west of Mandelbaum House, is proposed at 4-5 storeys in height along Abercrombie Street. The fifth storey has a minimal setback from the four levels below, which does little to disguise the bulk of the building along the Abercrombie Street frontage. It is noted that the western edge of the building next to Darlington Public School has been reduced in height. However the eastern elevation which adjoins Mandelbaum House is 4-5 storeys in height, with numerous windows facing the College.

The Student housing building which adjoins Mandelbaum House is in our view bulky and out of scale with the character established by the existing buildings in Abercrombie Street, including the relatively recently built Mandelbaum House. The excessive scale and bulk of this proposed building will not only have significant impacts on the streetscape, but will have an adverse impact in terms of privacy and visual impact on Mandelbaum House (See **Point 3** below).

Figure 1 - Extract from architectural plans – showing the Student housing building is out of scale with the streetscape and higher and bulkier than Mandelbaum House



3. Unacceptable Impacts on Privacy and Visual Amenity

As illustrated in **Photo 5** below, the College has its dining room with adjoining ground floor terrace and an upper floor library patio the western side, where the proposed student accommodation building adjoins the College. The first floor library patio and ground floor terrace are heavily used by Mandelbaum House students, as described by the College below:

“Dining Room Terrace (ground floor)

Sliding doors open from the Dining Room directly onto a patio area equipped with tables and chairs for outdoor dining. This area is used daily by residents for breakfast and lunch. The temperate Sydney climate enables the sliding doors to remain open during meal services and throughout the day, as desired, for two thirds of the year, thus also providing welcome natural ventilation. A garden bed borders the other side of this patio, where herbs and vegetables have been planted as well as enabling an attractive ‘green’ vista to the dining room.

In line with the Jewish ethos of the college, the Dining Room Patio holds significant religious consequence during the annual Jewish festival of Succot, when it is customary to take meals in a specially constructed outdoor hut with an open ceiling, known as a Sukkah. The Mandelbaum Sukkah is built annually on the Dining Room Patio and during this weeklong period, many residents use the Sukkah, as do observant University staff and students who visit Mandelbaum especially to make use of the facility.

At the start of each semester, a residents' welcome BBQ is held on the patio. In addition, approximately once per month a BBQ dinner is held with the meal prepared on the college BBQ that resides to the side of the patio.

Photo 5- Dining room terrace used regularly by Mandelbaum House students is adjacent to the proposed driveway. The removal of the trees along the boundary (behind the terrace will impinge on the privacy and amenity of the students)



**Photo 6 - Sliding doors which lead from the dining room to the outdoor terrace.
The removal of the trees in the background will impact on the amenity of the
dining room and patio.**



Library Patio (1st floor)

*Situated off the Mandelbaum Library, this open space (**Photo 7**) is bordered by student rooms and the same green vista of the Dining Room Patio, providing an alluring study space and social area. This particular patio's light and space has also seen a number of residents develop and implement practical projects relating to their field within the University's Faculty of Agriculture and Environment."*

Photo 7 – Library Patio used by students for study will be affected by noise from the proposed driveway below the patio



The argument put by the proponent that the Student housing building is of an acceptable height and scale is not accepted (see **Point 2** above). The eastern elevation which adjoins Mandelbaum House is particularly bulky at four-five storeys in height. This bulk is considered to be excessive and out of scale with other existing buildings in Abercrombie Street including Mandelbaum House, which are characteristically 2-3 storeys in height, not 4-5 storeys. As identified above the excessive height of the proposed Student housing building will have detrimental impacts on the use of the outdoor dining terrace and library patio, as well as the students' rooms and the unit occupied by Mandelbaum House CEO (and her family), which adjoins the common boundary with the proposed Student housing building.

As noted above, when Mandelbaum House was constructed it was required by South Sydney Council to conform to the prevailing 2-3 storey height of buildings in Abercrombie Street. Logically this requirement should be applied to the proposed Student housing building.

As demonstrated in the above photos, the proposed building will have an adverse visual impact on the streetscape; and adverse amenity and privacy impacts on Mandelbaum House. In order to ameliorate these impacts the proposed Student housing building should also be required to conform to the characteristic height (2-3 storeys) in Abercrombie Street. Therefore the plans should be amended to reduce the height of the proposed building, so at the very least it is consistent in height with Mandelbaum House.

In addition in order to minimize the visual impact of the buildings it is suggested that the proposed development be modified so that a 2 -3 metre wide buffer is provided around the periphery of Mandelbaum House. This setback area should be planted with trees that will provide some visual screening of the proposed buildings. The buffer along the western boundary (which should be a minimum of 3 metres) can be met by the retention of the existing *Flindersia australis* as suggested in **Point 4** below.

4. Loss of Trees/ Visual Amenity

The application proposes to remove a row of 7 metre high *Flindersia australis* trees located between Mandelbaum House and the proposed Student housing building and replace them with the main vehicular access driveway for the proposed Business School. These trees currently provide considerable amenity for the students (see **Photo 8**) and their loss is unacceptable.

The arborist's report states that, "*Located between Mandelbaum House and the Shephard Centre exist another row of semi-mature Flindersia australis. Because of their conflict with the proposed development they are to be transplanted to the western boundary establishing a visual buffer between the development and Darlington School.*"

Mandelbaum House does not accept the position of the Proponent that the trees along the western boundary of Mandelbaum can be removed and relocated elsewhere on the site. The provided reasoning in the arborist's report is unacceptable and does not warrant the removal of these trees. The arborist's report even acknowledges that the trees are "*In good health and of moderate landscape significance*".

The arborist's report also rates these trees with a retention value of '2' and the report recommends that they "*be considered for retention in the design process.*" The subject trees are healthy and in good condition and provide an excellent visual screen which protects the privacy and amenity of Mandelbaum. The environmental and visual benefits of these trees, clearly outweighs the proponent's argument to remove the trees.

The design of the proposal therefore needs to be amended to allow retention of the trees and therefore the driveway needs to be relocated (see **Point 5** below).

Photo 8 – Mature trees which adjoin the western boundary of Mandelbaum House provide considerable amenity for the students



5. Overshadowing and Privacy Impacts

The shadow diagrams submitted indicate that large parts of Mandelbaum House will be in shadow for much of the day which will materially affect the amenity of Mandelbaum House's students. The buildings surrounding Mandelbaum House will also be closer and substantially higher than the existing buildings, causing loss of privacy in the students' rooms, the existing patios and terraces and the roof recreation area.

These outdoor recreation areas are used by the students on a daily basis. The current use of these areas is described by the College, below:

“Outdoor Recreational Spaces at Mandelbaum House

Mandelbaum House has five actively used outdoor recreational spaces to enhance student wellbeing. The Dining Room Patio and Library Patio face the driveway of the proposed University of Sydney Business School Redevelopment. The Roof Patio, Reception Balcony and Games Room Balcony face in the direction of Codrington Street.

Roof Patio (Top floor)

This secure, private area is the outdoor hub for the Mandelbaum residents. Fitted with a sunshade, sunlight streams into this favoured study spot, which has tables and chairs. It also has a clothesline for the students to utilise.

Mandelbaum residents regularly use the roof patio for social events, birthday celebrations and other occasions.

Reception Room Balcony (ground floor)

Sliding doors open from the ground floor reception room onto this attractive balcony and garden area, where pride is taken and herbs and vegetables are regularly planted. This area currently enjoys limited public thoroughfare and noise at its border, which works well as the room is used for formal dinners, formal occasions, public lectures, University lectures for the Department of Hebrew, Biblical and Jewish Studies, as well as the resident’s table tennis studio, entertainment centre and study group location. The sliding doors are often opened through the mild months to allow natural ventilation.

Games Room Balcony (1st floor)

Sliding doors open onto this balcony from the resident’s games room, where a pool table and cable TV set up take the resident’s minds off their studies. The sliding doors are also opened through the mild months to allow natural ventilation.”

The overshadowing impacts of the proposed buildings on Mandelbaum House are clearly overwhelming. The proposed buildings will result in shadows falling on the outdoor recreational areas and terraces, many of the student bedrooms, the students’ study alcoves, the clothes line on the roof patio, as well as other parts of the College at most times of the day. The proposed multi storey Business School building which is to be situated directly to the north of Mandelbaum House and the Student housing building to the west; will have a devastating impact on the College in terms of loss of sunlight and daylight. The proposal clearly falls well short of maintaining the College’s current levels of residential amenity.

The State Government’s State Environmental Planning Policy (SEPP 65) and the accompanying Residential Flat Design Code states that residential flat developments should be designed so that *“Living rooms and private open spaces for at least 70 percent of apartments in a development should receive a minimum of three hours direct sunlight between 9 am and 3 pm in mid winter.”* Even though SEPP 65 is applied to residential flat buildings and not to student accommodation, the two land uses are considered to be similar, in that they both provide high density forms of residential accommodation. Therefore SEPP 65 can, in our view, provide an appropriate rule of thumb, as to how the principles of maintaining sunlight and daylight access to habitable rooms and principal areas of open space should be applied to protect residential

amenity. The proposed development clearly fails to meet the well founded SEPP 65 principles of providing for acceptable levels of sunlight and daylight access.

The overshadowing impacts of the development can be ameliorated to a degree by simply stepping back of the top two levels of the proposed Business School and Student housing building. The setting back of the upper levels of the proposed buildings will also assist in minimizing the potential overlooking issues.

Privacy impacts can be minimized by requiring that any windows on the proposed Business School and the Student housing building that face Mandelbaum House be fitted with fixed privacy screens to minimize overlooking of the students' rooms, and the outdoor terraces, balconies and the roof top terrace.

6. Construction Impacts

Due to the location of Mandelbaum House, surrounded on three sides by the proposed development, issues such as noise, dust, traffic and other impacts associated with demolition and construction of the proposed development are of concern. As Mandelbaum House's students reside 24 hours a day/7 days a week at the College noise from the proposed works is a major issue.

Appropriate conditions therefore should be imposed on any approval granted to ensure that these impacts are appropriately managed so that impacts on Mandelbaum House and its occupants are minimized. The conditions should include the following matters:

- The applicant is to undertake a dilapidation report on Mandelbaum House, prior to the commencement of any works, that provides both a photographic record of the site and surrounds as well as a record of existing noise and dust levels for use as a base for ongoing monitoring.
- Due to the potential impact of dust it is also requested that Hoardings with shade cloth be constructed to provide protection and protective shields against emission of debris and dust into Mandelbaum House. The hoardings must be of adequate dimension to protect Mandelbaum against any emissions; and a regular review of the site hoardings should be carried out to ensure that it maintains the required levels of safety.
- In order to monitor noise and dust levels the Contractor should be required to provide logging on the boundary between the construction site and Mandelbaum House to measure noise and dust levels impacting on the College, until such time as the building is weatherproof and construction dust and noise are contained within the new buildings.
- All materials, plant and equipment should be loaded directly into and stored on site. At no stage throughout the construction should materials be stored on the footpaths along Abercrombie Street.
- Hours of work should be restricted to Monday to Friday 7:00am – 7:00pm, Saturday 8:00am – 1:00pm and no work on Sundays and Public Holidays

7. Conclusions/Recommendations

On reviewing the plans currently on public exhibition we find that the proposed University of Sydney development will have a significant negative impact on Mandelbaum House in terms of overshadowing, loss of privacy, visual amenity, access and noise. The main concerns as detailed in this submission are:

- The buildings surrounding Mandelbaum House will be close and substantially higher and bulkier, causing loss of privacy in the students' rooms, the patios/terraces and the roof recreation area and considerable loss of amenity;
- The shadow diagrams indicate that large parts of Mandelbaum House will be in shadow for much of the day which will materially affect the students' amenity;
- The proposed Student housing building is out of scale with the Abercrombie Street streetscape and is higher and bulkier than Mandelbaum House. This will have consequent visual and privacy impacts on Mandelbaum House's students;
- The loss of the row of large trees along the western boundary of Mandelbaum House will significantly reduce the amenity and privacy of the outdoor dining terrace and library balcony;
- The loss of the rear lane will make access significantly more difficult for persons with disabilities. At present, a person needing wheelchair access can be dropped off right at the rear entrance, but this will no longer be possible. Similarly, deliveries and rubbish removal will now have to be via the underground garage, which will be much less convenient than with present arrangements;
- The main driveway access to the car park is located immediately adjoining Mandelbaum House's western boundary, which will adversely impact the resident's use of the outdoor areas and destroy the current leafy outlook due to the removal of a row of tall existing trees where the driveway is proposed. The driveway will also create significant noise due to vehicle access, including delivery and rubbish removal trucks significantly impacting on the residential amenity and the wellbeing of Mandelbaum House's students.

The above matters will directly impact on Mandelbaum House's students who reside at the College and use their rooms for study and personal use at all times throughout the day. Mandelbaum House has a duty of care to these students and therefore must protect their interests by ensuring that they are not adversely affected by the proposed development.

Proposed Amendments:

In view of the potential impacts of this proposed development, we would like to request that the Department require the following amendments to the plans, in order to mitigate the adverse impacts on Mandelbaum House:

1. The proposed driveway in Abercrombie Street be relocated, preferably to the existing laneway leading off Codrington Street, allowing the existing trees next to Mandelbaum to be retained and reducing noise and privacy concerns for the College and the surrounding residential area. This amendment will also remove traffic and another driveway access from Abercrombie Street, increasing the safety of pedestrians in the busy Abercrombie Street. It is understood that the driveway in Abercrombie Street is of considerable concern, not only to Mandelbaum House, but also to the local community, including the Darlington Public School. This may also result in the existing laneway being retained by Mandelbaum House for loading/unloading purposes and disabled access.
2. Reduction in the height and scale of the proposed Student housing building so that it is consistent in height with Mandelbaum House; and conforms with the established 2-3 storey characteristic height of buildings in Abercrombie Street.
3. The top two levels of the proposed Business School and the Student housing building are to be set well back from the lower levels of these buildings, to minimise the overshadowing and privacy impacts on Mandelbaum House.
4. The retention of the row of *Flindersia australis* trees which are between Mandelbaum House and the proposed Student housing building.
5. Any windows on the proposed Business School and the Student housing building facing the northern, western or eastern boundaries of Mandelbaum House should be fitted with fixed privacy screens to minimize overlooking of the students' rooms, and the outdoor terraces, balconies and the roof top terrace.
6. The provision of a 2 metre wide landscaped buffer adjoining the eastern boundary of Mandelbaum House and a 3 metre wide buffer (to retain the trees) on the western boundary of Mandelbaum House. This buffer should provide for the planting of trees which will assist in visually screening the proposed new buildings to allow for greater privacy and overall increased amenity for the students that reside at Mandelbaum House.

Construction/Demolition Conditions:

In addition to the above amendments, the following conditions should be placed on any approval granted:

1. The applicant is to undertake a dilapidation report on Mandelbaum House, prior to the commencement of any works, that provides both a photographic record of the site and surrounds as well as a record of existing noise and dust levels for use as a base for ongoing monitoring.

2. Due to the potential impact of dust it is also requested that Hoardings with shade cloth be constructed to provide protection and protective shields against emission of debris and dust into Mandelbaum House. The hoardings must be of adequate dimension to protect Mandelbaum against any emissions; and a regular review of the site hoardings should be carried out to ensure that it maintains the required levels of safety.
3. In order to monitor noise and dust levels the Contractor should be required to provide logging on the boundary between the construction site and Mandelbaum House to measure noise and dust levels impacting on the College, until such time as the building is weatherproof and construction dust and noise are contained within the new buildings.
4. All materials, plant and equipment should be loaded directly into and stored on site. At no stage throughout the construction should materials be stored on the footpaths along Abercrombie Street.
5. Hours of work should be restricted to Monday to Friday 7:00am – 7:00pm, Saturday 8:00am – 1:00pm and no work on Sundays and Public Holidays.

Should the Department have any questions in relation to the matters raised or if a site visit of Mandelbaum House would assist, please contact the undersigned on 0408 655 088.

Yours faithfully

Lynne Sheridan

Director

1 June, 2012

Major Projects Assessment,
Department of Planning & Infrastructure,
GPO Box 39,
Sydney NSW 2001.

Attention: Director, Metropolitan and Regional Projects North

Name of Application: *University of Sydney Abercrombie Precinct Redevelopment*
Application No: *MP07_0158*

Dear Sir/Madam,

We are writing to object to the above Development Application for the following reasons:-



- Site Selection** – The University has not demonstrated that it has considered sites on the main Camperdown Campus for this development which would have a lesser impact on residential Darlington. The University should consider building this Business school on its main campus rather than building a barrier on the edge of a residential area. The boundary between the University and the suburb of Darlington should be a more open and greener space. These high-rise buildings should be on the main campus. The main University campus has many places where this development could be built as can be seen from the above map. This development would fit in better with the newer buildings on the main campus rather than the 19th Century Terrace houses on residential Abercrombie Street in Darlington.

The University should consider a green site swap where green space on the main campus would be used for the development and the Abercrombie site would become a green space – benefiting students and the local community alike.

The University should find a more appropriate site for this massive development on its main campus.



2. **Scale of Development** – The above diagram shows the Abercrombie Street elevation of the proposed Abercrombie Precinct Development (APD). The smallest building in the centre of this diagram is Mandelbaum House. Mandelbaum House is a 4 storey building and so already sits higher than all the 2 storey terrace houses opposite it on Abercrombie Street. While it is accepted that the University will develop this land, the scale and look of the buildings in this development are totally inappropriate in our heritage suburb. Mandelbaum House complements the existing buildings in the street. The new buildings proposed, up to 9 levels in total (7 above ground), will dwarf both Mandelbaum House and the Victorian terraces. The buildings in the APD should be scaled back to better reflect the scale of the existing buildings on Abercrombie Street. The scale and size of the proposed APD will have an overwhelming, negative and harmful effect on the community of Darlington.

The University should not be allowed to build to the proposed scale in the vicinity of a residential area.

3. **Heritage** – The architecture of Darlington is predominantly of the Victorian era and the early 20th century. The design of the University's proposed development is overbearing in both size and appearance and is not in keeping with the heritage nature of the streetscape. Many of the residents have chosen to live in Darlington because of the history and age of the buildings in the suburb.

Since the 1970's the University of Sydney has bulldozed half of Darlington and its architectural heritage – including a magnificent Victorian era Town Hall and a heritage Primary School. While the University have already knocked down all the heritage buildings on the proposed site for the APD there is one remaining building, the Joinery Shop (the small brown building shown in the picture below) which is one of the last remaining buildings on the Darlington Campus with heritage significance. It should be respected and restored to its original state.



The University should not build over or hide the Joinery Shop as they have planned to do (see above diagram showing Boundary Lane elevation) but rather show it off as an example of early 20th Century architecture. The Joinery Shop should be exposed and restored to its former glory. The University should show some respect for our history instead of covering it up.

The Boundary Lane Child Care Centre is going to be moved from Abercrombie Street to allow student housing to be built. The plans show that the Child Care Centre will be relocated to new buildings which will be built in the backyards of 11 terraces along Darlington Road. This row of terraces with no modern additions at the rear represents one of the longest and last rows of original terrace houses with heritage significance in Sydney.

The University should not be allowed to build in the backyards of some of the last remaining heritage terrace structures in Darlington.

4. **Student Housing** – The revised plans show student housing on Abercrombie Street adjacent to the Primary School from the ground level to level 4, making it 5 storeys high, with a total floor area of 6858sqm. According to the University, a further 200 students will be living on Abercrombie Street. Mandelbaum House will be dwarfed by the height and scale of this building which will sit adjacent to it on Abercrombie Street. This building also does not in any way fit in with the heritage terrace houses opposite it.

The University should readdress the student housing building reducing its size so that it is no taller than Mandelbaum House and re-design it in a way to fit in sympathetically with the heritage streetscape.

5. **Population Impact** – Darlington is a suburb of only 2100 people. The Abercrombie Precinct Development (APD) would be utilised by 7500 staff and students. This massive increase in people would adversely impact on Darlington - one of Sydney's smallest suburbs.

The University should display some consideration to the residents of Darlington by making this development much smaller and therefore having less negative implications to local residents. As the Vice Chancellor has said "the University is ashamed of not being very good neighbours". Now is the University's chance to put this right.

6. **Traffic** – The traffic volume on Darlington’s Victorian era streets is relatively high already because of University traffic. Allowing a further 5000 students and staff into the suburb will increase congestion to unacceptably high levels. Building the development on the main campus, with appropriate underground parking, would keep University traffic on main arterial roads, such as City Road, and off Darlington’s residential streets.

The amenity of local residents should not be significantly degraded by greater volumes of cars, people and congestion on our streets because of the site and scale of the University Business School. The University should move it out of our suburb and onto the main campus.

7. **Parking**– the car parking facility proposed for this development is unnecessary. If any development is to go ahead on this site then no car park should be built at all. Firstly, the University has an abundance of public transport feeding into the area in the form of buses and trains and should encourage staff and students to use it. Secondly, many of the streets in Darlington and surrounding suburbs are now made for cyclists to use safely. The City of Sydney’s policy is for Darlington and other nearby suburbs to become pedestrian and cycle friendly villages. We are a community that is conscious of the environment and we would like to make sure that we continue to support greener environmental practices. Finally, the University has a car park at the Seymour Centre just 5 minutes walk away from the APD site and it never reaches capacity. In fact our observations show that it is mostly only two thirds full on any given day. Therefore, the car park and the access road to it are not at all necessary.

The University is an educational institution and should always discourage people from driving into our suburb and therefore polluting our area. By building carparks, the University is saying yes to having more cars on our roads.

8. **Pedestrian safety** – the University intends to place the access road to the development on Abercrombie Street, despite past promises by the Vice Chancellor that it would be moved to Darlington Lane for safety reasons. Darlington Public School is only 80 metres from the proposed access road entrance. Many children from Darlington Public School walk to and from school past the access road entrance. Having the access road entrance on Abercrombie Street would pose an unacceptably high risk of injury or death to young children. Any access road to the development should be moved to Darlington Lane, Codrington Street or Rose Street. The University has responded to this by saying that it proposes to construct a pathway between University buildings already on Abercrombie Street and the large new buildings behind them for schoolchildren to access the primary school. This would be unacceptable because it is contrary to Stranger Danger rules – “Stay on the heavily travelled streets, where there is lots of activity.” Schoolchildren should be able to walk along Abercrombie Street where they can be clearly seen without being endangered by the traffic using an access road. The University has also said that it cannot locate the access road entrance on Codrington Street as “Codrington Street is currently under investigation as a possible location for the future light rail system” and that the development has “a pedestrian and cyclist activity focus” on Codrington Street. Light rail does not currently exist on Codrington Street and there is no evidence to suggest it will in the medium term. It should therefore not be considered in this design. Even if it were

to be built, there is no reason why cars and light rail cannot share the road as they do in Hay Street in the city where cars use the same road to access a car park on Parker Street, Haymarket.

With regard to pedestrian access and amenity space at the main entrance of the development, the site layout can be amended to move the driveway to either side of the “front door” with sufficient room for pedestrian access and amenity space.

We do not believe that a currently non-existent light rail or the pedestrian access and amenity space at the main entrance are good enough reasons to put young children at risk by placing the access road entrance on Abercrombie Street next to the school.

The University, after so much concern, should move the access road from Abercrombie Street.

9. **Impact on education** – It is likely that this development will take much more than 12 months to complete. The frequent construction noise, vibration and dust will significantly interfere with the learning of students at Darlington Public School which sits next door to the proposed site of the APD. The scientific literature states that chronic exposure to noise raises “hormone secretion and in children impairs reading comprehension and long-term memory and may be associated with raised blood pressure “.

The children at Darlington Public School are in their most crucial years of learning and should not be disrupted and therefore disadvantaged due to the lengthy process of building a development of the size and scale of that being proposed by the University.

The University should reduce the impact on the young students by reducing the scale of the proposed APD or moving it onto its main campus.

10. **Impact on existing buildings** – If this development proceeds then there will be extensive excavation works taking place on the site as well as an extensive period of time for the construction. These works along with the increased heavy industrial vehicles, which will no doubt use residential streets, could have a detrimental effect on the 140 year old terraces that surround the site.

The University should undertake and provide high-level Dilapidation Reports by suitably qualified structural engineers to all owners of all residences in Abercrombie Street and Darlington Road before any work begins. The University should also guarantee that it will cover all costs related to any damage to human health, education, building structures, trees and other flora, and goods owned by residents, caused by the work. The University should not be allowed to have industrial and commercial vehicles using residential streets to access the site during construction. They should only be allowed to enter the site from Codrington Street via City Road.



- 11. Impact on environment** – There are many mechanical cooling and heating towers proposed to service this development as can be seen on the Darlington Lane elevation diagram above. It is likely that the majority of this plant equipment will be operating 24 hours per day. The noise from this kind of plant equipment is likely to interfere with the sleep of local residents and therefore their quality of life. This is not acceptable to the residents of Darlington. No-one should have to tolerate this kind of disruption to their lives.

The University should reduce the size and scale of this development or move it to the main campus so there is little or no impact to residents from plant equipment.

- 12. (Impact on University Staff and Students** –The negative impact will not be just on the local community. The staff at the University are being forced to accept drastic cuts in numbers so that the University can afford to pay for a Business School mainly for full fee-paying international students. Staff are losing their jobs and all students will have their quality of education compromised as a result of the University funding this massive new development.

The University should not be putting profits before education and people. Staff should not be losing jobs to fund this development.)

- 13. Construction times** – The hours of operations on the construction site are planned to be:
Monday to Friday 7:00am – 7:00pm
Saturday 7:00am – 5:00pm
No work Sundays and Public Holidays

The City of Sydney's hours of operations for any construction site in the Darlington area are:
Monday to Friday 7:30am – 5:30pm
Saturday 7:30am – 3:30pm
No work Sundays and Public Holidays

We insist that the hours of operation on this construction site comply with those set down by the City of Sydney.

The residents of Darlington believe that this proposed development would still be far too big to be built in their residential neighbourhood. It would create a huge barrier between the University and the small community.

While the residents of Darlington understand that the University will develop this site we believe that the proposed plans are overwhelming and not in keeping with the surrounding suburb in any way.

We believe that if the University wants to build to this scale then it should be building this development on their main Camperdown campus. The University has not demonstrated that it has considered sites on the main Camperdown Campus for this development which would have a lesser impact on residential Darlington.

We, the residents of Darlington, trust that you will take our objections into consideration when making your assessment of this application.

Yours faithfully,

Mary Ellen McCue,
Secretary for RAIDD (Residents Acting In Darlington's Defence).
raidd2008@gmail.com



Director,
Metropolitan and Regional Projects North Major Projects Assessment,
Department of Planning & Infrastructure,
GPO Box 39,
Sydney NSW 2001.
1 June 2012

Dear Director

RE: University of Sydney Abercrombie Precinct Redevelopment

Application No: MP07_0158

Thank you for the opportunity to comment on the above referenced Project. We wish to raise a number of objections to this project specifically in relation to the Transport Impact Assessment.

Reliance on Flawed Traffic Study

The Director General's Requirements for this project require a Traffic and Transport Study to cover a number of areas including the need to assess the cumulative impact of this project alongside the impact from the North Eveleigh Site. In responding to the DGR's ARUP has relied largely on earlier work by Parsons Brickerhoff for the North Eveleigh Concept Plan and by and large ARUP use the findings in this study to respond to the DGRs on cumulative impact.

The Parsons Brickerhoff TIS post exhibition was subjected by the Department to an independent assessment by SKM which found major problems with the TIS ARUP has relied upon. SKM found that the Parsons Brickerhoff TIS may have understated traffic generation by 40% and that Level of Service at key intersections fell from Satisfactory (level C) to Over Capacity (Level F).

As the SKM Traffic and Transport Review of the North Eveleigh Development of November 2008 has only been placed on the Department of Planning & Infrastructure Website in the last week ARUP cannot be expected to have read or been aware of its findings. Had ARUP consulted the North Eveleigh Approval they would have learnt of its existence and of the measures the Department put in place through undertakings from the proponent, and the conditions of consent to address the North Eveleigh study's shortcomings for that site.

Since the North Eveleigh Concept Plan Determination, Council in November 2009 developed its own Pedestrian, Cycling and Traffic Calming (PCTC) Plan for the area and this plan conflicts with some of the proposals in the Parsons Brickerhoff Concept Plan TIS. The ARUP TIA makes no reference to how these Council changes might impact on the North Eveleigh TIS results which it adopts.

In the North Eveleigh Concept Plan Approval the Department requires a Transport Management and Accessibility Plan (TMAP) which is contained in the RWA's Statement of Commitments. The TMAP is supposed to look at how the traffic from both sites interact with the surrounding area and be undertaken in conjunction with Council, RTA and Ministry of Transport. After reading the SKM report it is now plain why the Department accepted the undertaking for a TMAP from the RWA and in the consent placed certain requirements on what should be covered in it and some other reports.

The TMAP was supposed to be prepared prior to or concurrently with the first project application that includes new floor space for the site. This has been delayed in part because the SMDA is proceeding with Early Works in North Eveleigh under Section 5 of the EPA which does not require a project application, which would trigger the Consent requirements for studies including the TMAP and those covering the work the SMDA is proposing to undertake in its early works.

As the DGR's rightly link the traffic issues of both sites on assessing levels of service and other matters, REDWatch submits that the Department should include the requirement for a TMAP in similar terms also in the Abercrombie Street Consent if it is given. This would address the Parson's Brickerhoff deficiencies on which ARUP and the University has relied. It will also go some way to ensuring that an extensive TMAP is undertaken for the precinct that addresses the existing and future issues coming from developments at North Eveleigh and Sydney University before work commences on either site.

Other Issues of Significant Concern

REDWatch congratulates the University for doing further work on its proposal for the Abercrombie Street site. The revised plans are a significant improvement on the previously exhibited plans.

REDWatch has some ongoing design concerns which we wish to briefly detail our objections in the points below:

1. REDWatch continues to oppose the motor vehicle entrance to the site being from Abercrombie Street, in spite of it being moved further from the school crossing. Given the proximity of the school and the need for children to use this footpath we are of the view that the proposed entrance is not acceptable. We regret that statements after the earlier exhibition by the Vice Chancellor and the Head of Campus Infrastructure Services that the entrance would be removed from Abercrombie Street were not implemented. The proposed entrance both impacts on children walking to school and parents dropping off their children. The latter will become more difficult due to the loss of three parking spots in Abercrombie Street and the loss of parking and drop off spots within the site to be consolidated by the University.

2. The proposal in the Transport Impact Assessment is said to be considered as part of an overall campus Masterplan strategy. We note that the Draft Masterplan 2020 was never progressed and proposed to make the campus car free and move car activity to the edge of the university. We note also that under this plan the University did not propose to place parking under every building. We object to car impact from the University being externalized to the surrounding community rather than the University taking responsibility for its own traffic generation and directing it on to the arterial roads that abut it. In line with Draft Masterplan 2020 there is no need for this building to have parking. If the University wants to provide parking it should do so within areas bounded by the University and not externalize it to the community. We note that in the artist's impression sketch of alternate entrances somehow cars and University students do not mix, but that this principle does not apply to cars and primary school children despite developmental evidence that children under 12 do not have the necessary perceptual development to distinguish car speed that young adults possess. Currently there are empty car spaces in the Shepherd Street Car Park and in keeping with Masterplan 2020 staff should walk to that or similar car parks within the University. REDWatch submits that parking should be dropped from this building or the entrance should be moved to within Darlington Lane or Codrington where it abuts University owned property.

3. REDWatch has concern about the proposed alternate pedestrian path for school children to avoid the car park entrance. It does not have clear lines of sight and it takes children away from the high visibility of a main road into a pathway within the university which we are concerned does not offer adequate passive surveillance.

Conclusion

REDWatch is aware that residents around the site have a range of concerns and we are not trying here to summarise or represent all those concerns. Instead REDWatch has sought to emphasise three important design problems that need to be addressed by the Department in its assessment.

In addition REDWatch has highlighted the deficiencies in the ARUP and Parson Brickerhoff Traffic Studies. In light of these deficiencies we ask the Department to also apply the SKM review findings to this application. We also request the Department to require a TMAP with similar conditions to those applied to North Eveleigh for the Abercrombie Street Development.

For Further Information contact:

Geoffrey Turnbull

REDWatch Spokesperson

c/- PO Box 1567

Strawberry Hills NSW 2012

Ph Wk: (02) 9318 0824

email: mail@redwatch.org.au

REDWatch is a residents and friends group covering Redfern Eveleigh Darlington and Waterloo (the same area covered by the Sydney Metropolitan Development Authority and the earlier Redfern Waterloo Authority). REDWatch monitors government activities such as the SMDA / RWA and seeks to ensure community involvement in all decisions made about the area. More details can be found at www.redwatch.org.au

Peter McManus - University of Sydney - Abercrombie precinct redevelopment

From: Robyn Fortescue <robyn.fortescue@amwu.asn.au>
To: "plan_comment@planning.nsw.gov.au" <plan_comment@planning.nsw.gov.au>
Date: 6/1/2012 2:50 PM
Subject: University of Sydney - Abercrombie precinct redevelopment

I concur with the views expressed in the following email. The size and impact of the proposed buildings are unacceptable in a small, heritage listed community. Sydney University should be placing developments on their main campus, not the outer edges of the surrounding community.
 The traffic is already very heavy during peak hours for such a small community, and the additional traffic into Abercrombie Street is a stupid idea that will endanger our children.

Robyn Fortescue

27 Wilson Lane
 Darlington

Application MP07_0158
 Attention : Director, Metropolitan and Regional Projects North

I'd like to make the following comments - stressing that these are only my MAJOR concerns :

1 i think that the above redevelopment needs radical rethinking - either generally reduced in floorspace and height size
 or (better) largely moved to the main campus. the latter option will have less impact on the local darlington community.

there are to be an estimated 7500 students and staff coming onto this small part of the campus.

2 an additional underground car park here on the campus is not necessary - particularly the scaled down proposal.
 however if it's to happen the darlington lane entry (originally proposed, and then promised by the VC) appears feasible.
 the university has put forward several reasons why a darlington lane entry is not possible. all these reasons are indefensible.

an abercrombie entry to the car park is going to be really dangerous and is asking for a child accident sooner rather than later.
 and importantly the number of spaces now proposed can easily be found near this precinct - including nearby on the other side of city road.

3 the proposed five storeys of student housing on abercrombie st : proposed student numbers can also be accommodated by reducing the storeys
 to preferably 3 (or 4) and correspondingly increasing the ground floor area as necessary.

4 surely there must be a better solution to moving the CCC (if that is necessary) than moving it to some backyards of terraces
 (newtown end) on darlington road.

yours

rosie wagstaff
 27 wilson lane darlington 2008

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Attention: Director Metropolitan and Regional Projects North
By email: plan_comment@planning.nsw.gov.au

Name of Application: University of Sydney Abercrombie Precinct Development
App No: MP07-0158

Dear Sir/Madam,

I wish to make a submission in relation to the above-named application from the University of Sydney.

Student accommodation development proposal (3-5 storeys on Abercrombie St)

The scale of this proposed development is too large particularly given the elevation of the site. It will have an unacceptable impact on the amenity of the residences immediately opposite on Abercrombie St, blocking sunlight and views for residents.

There is also a high risk of excessive noise from the accommodation impacting the adjacent, low-rise residential area due to the excessive height of the proposal and the elevation of the site, particularly at night when the area is generally quieter.

The scale of the student accommodation should be more in keeping with the University's existing student accommodation in [Sydney University Village](#) which is located between Campbell St Newtown and Carillon Avenue Camperdown. This development is more sympathetic with adjacent residential terraces in Newtown, provides excellent open space for students in courtyards and ensures noise is contained within the development with minimal impact on the nearby residences.

Impact on car parking

The University proposals for the Business school, Sports Centre and Accommodation have not made adequate provision for car parking in the area.

Car parking for residents is already severely constrained at all times on weekdays and often on weekends due to:

- Demand for all day parking by students and commuters (M-F)
- Carriageworks events on weekend evenings and days (e.g. recent TedX event)
- Eveleigh Produce Markets on Saturdays
- Visitors parking in this area on most evenings to easily access Newtown's nightlife and music venues

These demands for parking continue to increase as Carriageworks grows in popularity and is used more regularly for events, conferences and entertainment.

The Business school proposal should include more parking, preferably under the building, as parking in the streets around Darlington is already saturated.

Impacts on traffic through Darlington

The University developments will increase traffic demands through Darlington which is already experiencing through traffic from vehicles travelling between Erskineville, Newtown, Glebe and the City.

Access to the Business School car parking

The proposed entry to the Business school from Abercrombie will negatively impact the amenity of Abercrombie St residences as well as the school drop-off traffic, particularly on weekday mornings.

Access to the Business School car park should be from Codrington St or Boundary Lane. This would keep additional traffic away from Abercrombie St, the low-density residential area and Darlington school.

Scale of the proposed Business School and student accommodation

Regardless of the zoning of the land which the University is using for these proposed developments, it is immediately adjacent to a low-rise, historic residential area with high heritage and landscape values. As such, this proposed development should be scaled down significantly so that it is in keeping with the scale and design of the surrounding residential area.

The proposed development is very clearly not in keeping with the scale, design or amenity of Darlington and risks having a substantial and negative impact on the heritage and streetscape of this historic, original residential suburb.

Alternative locations not adequately considered

The University of Sydney has substantial amounts of land within its main campus which are vacant or under developed. Much of this space faces Parramatta Road. Consequently, relocating this Business school proposal within their existing campus would not impact on an historic, low rise residential area with the heritage values of Darlington.

The University has not adequately explored the option of developing this very large business school on their main campus. Their policy should be to locate large scale developments within the boundary of their main campus rather than adjacent and within a low rise, historic residential area.

The University of NSW has managed to retain its sporting ovals as well as build significant facilities including a new business school and law school (including a law library) within the boundaries of their campus. Facilities outside the UNSW campus which encroach on the surrounding residential areas are low scale and unobtrusive. Many, in fact, utilise existing residential buildings which have been converted to small office suites. This is a more efficient use of university land.

Streetscape and Open Space.

The scale of the proposed business school and student accommodation is entirely inappropriate for the residential area of Darlington.

For example, the proposed development encloses an historic Joinery building in such a way as to lose sight of the historic façade and removes the roof. This will destroy the look and integrity of this Joinery and will be another loss to Darlington's historic industrial heritage. This also effectively privatises Sydney's heritage by removing the building from the streetscape.

The proposed business school and student accommodation makes scant provision for any open space. It will also result in the loss of streetscape with Rose Street becoming enclosed by building on the existing street in the proposed development.

Accumulated impacts on Darlington from past and proposed developments

Finally, this development should not be considered in isolation. The University already has a number of facilities within Darlington which have had a detrimental effect on the streetscape, traffic movement, parking, noise and amenity of the residents. This proposed Business School and student accommodation development should be considered as adding further to existing impacts. In addition, the cumulative impacts arising from the expansion of the University Aquatic Centre and the proposed plans to build accommodation on the North Eveleigh site should all be considered in the context of the proposed Business school and student accommodation.

Conclusion

As discussed above, the proposed Abercrombie St Precinct redevelopment is of an excessive scale for the Darlington area. There has been little attempt to produce a design for both the proposed Business School and student accommodation which is in keeping with the heritage buildings in close proximity and the amenity of Darlington as a whole.

Yours sincerely,

Jillian Bartlett
454 Abercrombie St
Darlington NSW 2008
redhut@tpg.com.au



John Walsh
26 Lander St
Darlington 2008

Attention; Director,
Metropolitan and Regional Projects North

RE. University of Sydney Abercrombie Precinct Redevelopment
Application No MP07_0158

To whom it may concern.


As a long term resident of Darlington (as a child I watched my suburb being decimated by the encroachment of the University) I will like to submit my objections to such a vast redevelopment in the area.

Already I have witnessed the destruction of the quality of life in Darlington under the advance of Sydney University.

The traffic, the noise and the rubbish left by thousands of students on a daily basis. To see the size of this development for the first time today was incredibly alarming.

Already able to imagine the disruption and added chaos that this development will incur in the future, I must strongly object to this proposed changing landscape in this area.

Respectfully

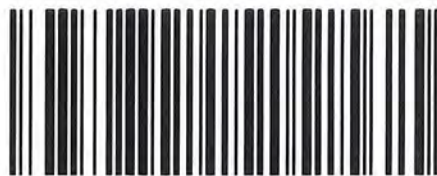


John Walsh

Department of Planning
Received
29 MAY 2012
Scanning Room

to : Director, Metropolitan and Regional Projects North

from : Winsome Evans
446 Abercrombie Street
Darlington. 2008
Ph: 9557 5145



PCU034204

date : May 24th, 2012

Department of Plannir
Received

29 MAY 2012

Regarding: Application No MP07 0158 / PART ONE: Scanning Room

I am utterly appalled and dismayed at Sydney University's plans for even further intrusions into the Darlington/Chippendale residential areas - which has been going on since c. 1940s.

The current, ugly intrusion-plan to erase most of one Abercrombie Street block to build a money-making Business School presents residents and neighbours with many hardships.

These include, from the general to the specific (in 2 PARTS).

1. the proposed buildings are a "forbidding" and unattractive mish-mash of complex blocks;
2. they will impinge (in many aspects) on the educational programmes and well-being of children and teachers in the current Darlington Public School, by:
 3. (a) noise
 - (b) too great proximity of the University's new buildings and their inhabitants (pedestrian and vehicular movements)
 - (c) huge increases in noise and motor traffic (and the danger of the latter to all current residents as well as the children)
 - (d) a poorly (and/or non-existent) traffic "plan" - the current plan is too hypothetical, impractical and potentially dangerous (and keeps changing!).
4. It is quite deplorable that the current building plans imply:
 - (a) the removal/demolition of the Boundary Lane Pre-school and

4. (b) the Shepherd Centre for Deaf Children
and thus will destroy the current proximity of the
Pre-school and the Shepherd Centre to the Public primary
school which is an excellent, symbiotic arrangement, and
which :
- (c) will be utterly destroyed forever !
5. The "rumour" is that there are NO arrangements
by Sydney University to keep the Preschool and the
Shepherd Centre in the Darlington area —
why has there been no public discussion about
this ?
6. (a) Why does Sydney University wish to demolish the Preschool and
Shepherd Centre and replace them with student accommodation ?
- (b) there should not be tertiary student accommodation
adjoined (as it were) with Darlington Primary School .
7. The long-established flora and fauna in this block
will be totally eradicated (yet S/Uni. proudly boasts
of retaining one ancient gum tree — as if this would
appease the flora/fauna concerns of residents).
8. S.Uni.'s traffic "plans" keep changing — all were poor
& continue to present problems. The traffic of
vehicles (and pedestrians) will increase unbearably and
dangerously for 7 days of every week.
For this reason alone (given the current dearth of
residential parking in Abercrombie Street and its environs),
this proposed "development" must be stopped .
9. There are too many buildings in the current plan.
10. Their architecture is in no way congenial to
existing residential architecture .

11. The proposed buildings are still too tall, too numerous, and crowded for this street; their crowding and architectural unsuitability will completely ruin the street's current ambience.
12. This proposed building conglomeration combines with the similarly unwanted extension of the S. Uni. Sports Centre to complete the unsettlement of the Abercrombie Street neighbourhood.
13. Mandelbaum House is entirely ringed in & dwarfed by the proposed too approximate, boxy buildings. It will entirely lose its current "green" and roomy ambience.
14. Sydney University should plunk this horrible assemblage of architectural "boxes" on its main and capacious Camperdown campus where there is ample space to build higher and wider new buildings (but perhaps the Uni. realises this current conglomeration would not meet Senate approval for its ugliness?)

In addition to the points above there are several other issues that are of relevance here.

These are :

- 15.(a) there is a well-grounded (as history shows) fear that Sydney University will slowly buy off the current residences on the other side of Abercrombie Street, as they did in Darlington Road - including the former, "old" Darlington School (which now houses the Music Department) -

and thus impose their ever-voracious grab for land further into the neighbourhood;

- (b) indeed — and connected to this — are there plans to appropriate the (new) Darlington Primary School, as they did the (old) Darlington Primary School in the 1970s?

16. It must be on record that, in the meetings Sydney University held to appease current residents and neighbours, it was quite clear — to me, as a long-time employee and observer of University political tactics — that they don't care a toss about residents' concerns.

17. All the meetings were short (the first even without seating for residents!), with most time allocated to University speakers and thus scant time for questions and discussions from concerned citizen-residents. In addition, all meetings were only "allowed" to last 60 minutes — too short — which left many feeling "brow-beaten" and worried. The refreshments at the earliest meetings were eventually "petered" out and replaced by table and chairs.

18. The Vice Chancellor, Michael Spence, did not attend these meetings, only those dealing with S. Uni's plans to bid for the North Eveleigh neighbourhood purchase in order to build student housing. At these and, frequently, in the South Sydney Herald, he proclaimed his desire to amend S. Uni's previous "bad relations" with the local Darlington/Chippendale community by a sharing of

5.

discussions on various issues of local concern. As was expected, this promise has proven to be more of his verbal "hot-aired" hypocrisy.

This current proposal for "overdevelopment" and destruction of a wonderful residential area must be stopped and not allowed to proceed.

Sydney University's expansion must occur on its Camperdown campus where residents and children, their environment, their education, their chosen lifestyles, their well-being, their safety and their heritage are not endangered and annihilated by too gross, too cluttered, too noisy, too badly designed (and so on) "developments."

Yours sincerely and greatly concerned,
Winsome Evans, BEM, OAM
(soon-to-be Emeritus Professor, Sydney University)

PART TWO follows: these are addenda to the listings above, and are likewise of some concern for your consideration.

- 19.(a) This proposal will seriously impact on the health and safety of all Abercrombie Street and Darlington Road residents and, by inference, on their livelihoods — this of course includes the children and teachers at

Darlington Public School, the staff and residents at Mandelbaum House — for the "five years" claimed necessary to complete the proposal.

- (b) What guarantees and rectifications regarding health and safety does Sydney University offer? (I myself have lung problems and have a history of cardiac failure) .

20.(a) Already Sydney University has manifested a poor and flawed planning capacity in the events relating to their (costly and unnecessary) refurbishment of the massive green space beside the Old Darlington School — i.e. the now named Gadigal Green. This took much longer to complete than planned.

- (b) One of the reasons for this was that during the initial excavations the ground was discovered to be contaminated. This discovery raised health and safety issues and caused a longer-than-planned time span, and thus a longer period of disruption to teaching in surrounding buildings (in one of which I attempted to teach — with little success against the noise of machinery).

- (c) This is pertinent to the total disruption that the proposal for Abercrombie Street will cause.

- (d) Why are there no indications that a similar discovery of contaminated ground might — as is quite likely — occur in Abercrombie Street?

- (e) What studies (if any) have been undertaken to determine this?

20. (f) What effects will such potential discoveries have on the whole proposal and on the residents / residences in Abercrombie Street and Darlington Road ?
21. Along which streets will trucks, etc., for this proposal be travelling ?
22. The following point has not been made in any of the public meetings of residents and Sydney University Infrastructure staff; it is made here in the form of a necessary demand requiring to be addressed :
- (a) Sydney University MUST guarantee they will undertake and provide high-level Dilapidation Reports to all owners of all residences (private & public) in Abercrombie Street and Darlington Road BEFORE any construction begins ;
 - (b) and, connected to this, the University MUST guarantee in their proposal (as they have not yet done) to cover all costs of any damages to :
 - (i) human health
 - (ii) education
 - (iii) building structures
 - (iv) trees and other flora
 - (v) goods owned by residents
 - (vi) et alia
23. Sydney University has a long way to go to restructure (or abandon) their proposal along acceptable architectural, health and safety, and so on (as mentioned above) lines.
- Again, yours sincerely, Winsome Evans