



**Stephane Kerr**

University of Sydney Town Planner, University Infrastructure

15 October 2020

Ms David Gibson  
Team Leader, Assessments  
Department of Planning Industry and Environment  
Locked Bag 5022, Parramatta

**Attention:** Megan Fu, Principal Planner, Social and Infrastructure Assessments

Dear Mr Gibson, Ms Fu

**SSD-7539 Darlington Terraces Mixed Use Development  
University of Sydney 4<sup>th</sup> Response to Submissions**

The University of Sydney (the "University") refers to DPIE's letter dated 9 October 2020 in which the Department seeks further information regarding the following additional information, and to which the University responds accordingly:

**DPIE Issue 1:** Request for a set of amended plans that includes all plans where amendments affect the drawing, including affected elevations and shadow diagrams (3901-3903 and 3905).

**University response:** The University submits an updated set of amended plans reflecting all current proposed plans, elevations, and shadow diagrams. Please refer to following Attachments accompanying this submission:

- **Appendix 1:** AJ+C Architectural Plans
- **Appendix 2:** AJ+C elevations, Sections, Materials
- **Appendix 3:** AJ+C Shadow Analysis
- **Appendix 4:** AJ+C 120 Darlington Road Shadow Impact

**DPIE Issue 2:** Request for confirmation that the only change since the original RtS plans is the deletion of two bedrooms and replacement with smaller tutorial rooms, and replacement of one tutorial room with an accessible bedroom. If there are any other changes, please clearly describe.

**University response:** **Appendix 5** provides the full range of changes under the SSD plans as current. Changes since the RtS process are as follows:

- All laundries amended to comply with Sydney DCP numbers for washing machines/ Dryers and sinks.
- Building B – L1: Tutorial / Study room deleted to make room for larger Laundry room.
- Building B – L3: Bedroom in north-west corner and Tutorial Room to north-east corner swap locations in order to provide a building setback to neighbouring property at 120 Darlington Road (Tutorial room becomes smaller).



- Building B – L4: Accessible bedroom removed and replaced with a smaller Tutorial / Study room in order to get setback to neighbouring property (note that this Tutorial / Study room replaces the one deleted from L1).
- There is only a decrease of one bedroom since the RtS.

**DPIE Issue 3:** Request for updated total GFA of all the new buildings (A, B, C, D) and total GFA.

**University response:** The GFA for each new Darlington Street building is attached to this submission under **Appendix 7: AJ+C Darlington New Build Floorspace Schedule**. In summary, the GFA schedule per building concludes:

New Block A:	1,391.00m <sup>2</sup>
New Block B:	1,793.00m <sup>2</sup>
New Block C:	214.00m <sup>2</sup>
New Block D:	326.00m <sup>2</sup>
<b>Total New Block GFA:</b>	<b>3,724.00m<sup>2</sup></b>

**DPIE Issue 4:** Request confirmation that the proposal will accommodate up to 336 students (noting 108-113 Darlington Road would have 24 single beds, not 23 as described in floorspace schedule, and based on all double bedrooms being single occupancy).

**University response:** The University confirms the proposal will accommodate up to 336 occupants.

**DPIE Issue 5:** Request for updated revision numbers and dates on all plans that have been amended.

**University response:** All plans are updated with revision numbers and dates and are submitted under **Appendices 1-4**.

The University believes this package of information concludes the final list of issues sought by DPIE in its assessment of the SSD\_7539 project. Please do not hesitate to contact me for any clarification or with any queries on the university's response – I can be contacted on 9351-3128, or by email: [stephane.kerr@sydney.edu.au](mailto:stephane.kerr@sydney.edu.au)

Yours sincerely,

**Stephane Kerr**

The University of Sydney Town Planner, University Infrastructure



### **Attachments**

- Appendix 1: AJ+C Architectural Plans
- Appendix 2: AJ+C elevations, Sections, Materials
- Appendix 3: AJ+C Shadow Analysis
- Appendix 4: AJ+C 120 Darlington Road Shadow Impact
- Appendix 5: AJ+C Schedule of Changes
- Appendix 6: AJ+C Darlington Terraces Floorspace Schedule
- Appendix 7: AJ+C Darlington New Build Floorspace Schedule