

Abercrombie Precinct Redevelopment Project – Response to Submissions

Project Application (07_0158)

Issues Raised by Agencies	Proponent Response
NSW Department of Planning & Infrastructure (also addressed in detail as part of Preferred Project Report document proper)	
Darlington Public School	
<p>It is requested that further consideration be given to the construction traffic, noise, vibration and air quality and dust impacts on the operations and functions of the public school and its pupils.</p>	<p>A preliminary Construction Management Plan has been prepared by the University of Sydney to address the impacts of construction on the staff and student of Darlington Public School. As detailed at Section 2.5 of the PPR and Appendix G, the following mitigation measures are proposed to ensure the operations of the School are not disrupted.</p> <ul style="list-style-type: none"> ▪ Demolition works required for the removal of buildings adjacent to Darlington Public School will be undertaken outside of school hours, with the intention being to carry out as much demolition as possible during school holiday periods. ▪ Neighbours will be kept fully informed of the proposed construction activities by the contractor via regular mail drops to neighbours on Abercrombie Street, Darlington Road and Golden Grove Street. ▪ The contractor will have a nominated community liaison officer who will be available to respond to specific issues that may be raised from Darlington Public School and other neighbours. ▪ The contractor will provide acoustic loggers on the boundary between the construction site and Darlington Public School to measure noise, in addition to monitoring of dust levels impacting on the School, until such time as the building is weather proof and construction dust and noise are contained within the new buildings. <p>A preliminary Construction Traffic Management Plan has also been prepared by Arup (refer to Appendix H) to address the impacts of construction traffic. The report concludes that construction vehicles will generally access the site off Codrington Street, and that the road network can accommodate the predicted number of construction vehicle movements, and that</p>

	existing road widths and intersection controls can accommodate the predicted vehicle movements, including turning movements at intersections.
The proposed 3.5m setback of the Ground Level to Level 06 is considered unsatisfactory.	<p>The scheme has been modified to reduce the impact on Darlington Public School. The proposed modifications are shown on the Architectural Plans at Appendix C, and are discussed at Section 2.2 of the PPR.</p> <p>As part of the revised scheme, the setbacks between the Business School and Darlington Public School have been increased to a minimum of 10m at Ground Level (18m at upper levels), providing the opportunity for a through-site link and extensive landscaping to be provided along the site's western boundary.</p> <p>The basement levels have also been setback a minimum distance of 10m. This will ensure that there is no impact on the structural stability of existing trees on the School site.</p>
The un-broken built form will dominate the common boundary to Darlington Public School and have potential impacts on the health and structural integrity of existing vegetation along this boundary.	As detailed above, the setting back of the basement levels to a minimum distance of 10m will ensure the structural integrity of existing vegetation is maintained.
Adequate solar access, particularly to the recreational playground areas of the public school during key times, is to be maintained.	<p>As detailed at Section 2.2 of the PPR, revised shadow diagrams are included at Appendix C. The diagrams demonstrate that the revised design, with its reduced height, increased setbacks and greater modulation, will significantly reduce overshadowing on the recreational areas of Darlington Public School, particularly during key times when compared to the exhibited scheme.</p> <p>The diagrams show that the proposed development will not cause any overshadowing of the School (at any time of the year) between 12pm and 1pm when students would be having lunch.</p> <p>Consideration has also been given to the period between 10am and 11am, when students would be outside for morning tea break. The diagrams show that a small amount of overshadowing is caused along the School's eastern boundary on the winter solstice, however there will be no impact on the summer solstice or the September equinox. The area of overshadowing is relatively small, and there are still significant areas of the playground that will not be shadowed.</p>
Further consideration should be given to the design and massing of the proposal along the western elevation of the proposal.	<p>The western elevation of the proposal has been modified as part of the revised scheme. The proposed modifications are discussed at Section 2.2 of the PPR. The Business School has been reduced to a height of 4 storeys at the boundary with Darlington Public School, compared to the maximum of 6 storeys that was originally proposed. The Business School has also been broken down into two distinct elements along this frontage, providing greater articulation when compared to the single building that formed part of the original design. The revised scale and massing will reduce the visual dominance of the development when viewed from within the School grounds, and will also mitigate against overshadowing.</p> <p>The student accommodation building forms a smaller element of the frontage to Darlington Public School, occupying approximately 30% of the site's boundary (30m of the 107m frontage).</p>

	<p>The student accommodation building has been setback 4.5m at ground level, and 5m between Levels 1 and 4, this setback still provides the opportunity for significant landscaping, and the provision of a through-site link. Similarly, whilst the height of the Student Housing development is now 5 storeys, it has been designed in the context of the adjoining buildings (which range from 2-3 storeys) and the proposed Business School (which has a maximum height of 6 storeys). The articulated façade and material selection will further reduce the visual impact of the student housing development when viewed from within the Darlington Public School.</p>
<p>It is requested that all necessary land owner's consent and property description details be provided for inclusion within the Project Application for the proposed ancillary works to Darlington Public School.</p>	<p>The Department of Education & Communities has provided their consent for the works to be undertaken (refer to Appendix T).</p> <p>The detailed design of the ancillary works is ongoing. The resolution of these elements has been incorporated into the Statement of Commitments at Section 4 of the PPR.</p>

Built Form and Urban Design

<p>Greater vertical articulation and relief in the built form should be provided to the Abercrombie Street elevation to reduce the dominance of the elevation within the existing streetscape.</p>	<p>As discussed at Section 2.1 of the PPR, the Abercrombie Street elevation comprises three separate elements, which in themselves serve to reduce the dominance of the development:</p> <ul style="list-style-type: none"> ■ the Business School; ■ the student accommodation building; and ■ Mandelbaum House (existing building to be retained) <p><i>Business School</i></p> <p>The southern elevation of the Business School presents as six vertical elements, ranging in height from 4 to 6 storeys. The two elements that front onto Abercrombie Street are setback some 18m from the street frontage at ground level. The increased setbacks provide for significant landscaping opportunities on the Abercrombie and Codrington Street frontages.</p> <p>The remaining four elements of the Business School are located behind Mandelbaum House and the new student accommodation development, and will not be visible from Abercrombie Street, except where glimpses are afforded through or above these two buildings. By siting the taller elements away from the Abercrombie Street frontage, the massing will more appropriately reflect the smaller scale of the adjacent development and visual impacts on the conservation area will be minimised.</p> <p><i>Student Accommodation</i></p> <p>The proposed student accommodation building forms a significant component of the Abercrombie Street elevation. By positioning the student accommodation building on the Abercrombie Street frontage, it acts as a link to the community and provides a building that is of a residential character and scale at this interface.</p> <p>The student accommodation building comprises 5 storeys, and has been designed by Nettleton</p>
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	<p>Tribe to ensure a different design aesthetic is achieved, when compared to the Business School. This will assist in breaking down the apparent massing of the development when viewed from Abercrombie Street. As detailed in Nettleton Tribe's Design Statement at Appendix D, the overall mass of the facade has been divided into three horizontal sections (a classic base, with middle and top articulation) in a 1 / 3 / 1 proportion. The building has been further broken down into three distinct vertical sections with punctuations created by the stairs and study rooms.</p>
<p>Further visual analysis of the proposal within the context of the surrounding locality is required, including the provision of photomontages from the following perspectives:</p> <ul style="list-style-type: none"> ▪ Golden Grove Street, looking east across the existing recreational areas of Darlington Public School; ▪ Intersection of Golden Grove Street and Abercrombie Street, looking east; and ▪ Abercrombie Street, looking west just beyond the western side of the intersection of Abercrombie Street and Codrington Street. 	<p>A series of photomontages are provided at Appendix C. The Visual Analysis at Section 2.6 of the PPR demonstrates that the development sits comfortably within the locality when viewed from these locations.</p> <p><i>Golden Grove Street, looking east across the existing recreational areas of Darlington Public School</i></p> <p>From this location, the the development is largely obscured by mature vegetation in the foreground and along the School's eastern boundary. When viewed from within the School site, the Business School and student accommodation will present as three distinct building elements. The Business School, which has a longer frontage along this boundary, is limited to 4 storeys. The student housing development, which has a much smaller frontage to the School, comprises 5 storeys.</p> <p><i>Intersection of Golden Grove Street and Abercrombie Street, looking east</i></p> <p>The photomontage demonstrates that the student housing is not incompatible with the scale of surrounding development (predominantly Darlington Public School). The visual impacts of the development are reduced through the provision of articulated façades, the use of sympathetic materials, and by maintaining existing street trees.</p> <p><i>Abercrombie Street, looking west just beyond the western side of the intersection of Abercrombie Street and Codrington Street</i></p> <p>In addition to the reduced heights and the articulation of the façade, the visual impact along Abercrombie Street has been softened through the use of colours, materials and textures that break down the mass of the buildings.</p>
<p>A design verification certificate is to be provided by the authorised person from the project architects, Woods Bagot.</p>	<p>Pursuant to clause 50(1A) of the <i>Environmental Planning & Assessment Regulation 2000</i>, a Design Verification Statement has been provided by Nettleton Tribe, as the architects for the student accommodation building. The Statement is provided at Appendix D.</p>
<p>Improved access for persons with a disability should be provided at the proposed new Darlington Lane pedestrian access point.</p>	<p>The western setback to Darlington Public School will accommodate an accessible through-site link, which will provide equitable access between Abercrombie Street and Darlington Lane.</p>
<p>Given the significance of the identified through-site access as being a key path of travel for pedestrians, a continuous path of travel should be provided.</p>	<p>Refer to above.</p>

Tree Removal	
The design has not given adequate consideration to the recommendations of the accompanying Arborist's Report, prepared in 2008 and the 'October Report' referred to within the 2008 Arborist's Report.	A revised Arboricultural Impact Report has been prepared by Landscape Matrix Pty Ltd (refer to Appendix F) to address the issues raised in submissions with respect to tree removal and impacts of the development on existing vegetation on the site and Darlington Public School.
The existing Sydney Blue Gum (recommended to be removed), Lemon Scented Gum and surrounding vegetation play a role in contributing to the strong green outlook and character of the subject site and their proposed removal will have an impact on the character and setting of the site within the surrounding locality.	<p>As detailed at Section 2.3 of the PPR, of the 30 trees that were assessed, only three will require removal to accommodate the proposed works. These include a <i>Corymbia maculate</i> (Spotted Gum), <i>Eucalyptus Scoparia</i> (Wallangarra White Gum) and a <i>Corymbia Citriodora</i> (Lemon Scented Gum).</p> <p>Notably, the mature Sydney Blue Gum Tree which was previously identified for removal is now being retained, and has been incorporated into the landscaping strategy for the site.</p> <p>With respect to the trees that are identified for removal, it is noted that the Wallangarra White Gum is listed as a threatened species under the <i>NSW Threatened Species Conservation Act 1995</i> and the <i>Commonwealth Protection and Biodiversity Conservation Act 1999</i>. However, specimens on the site are considered to be planted rather than remnant vegetation, as the species is not recorded as occurring naturally in this locality. Therefore, the removal of this tree will not result in any significant impact. Whilst the DP&I requested that the Lemon Scented Gum be retained, it has become unfeasible when considered in conjunction with other design changes (and other tree retention) that have been accommodated in response to the submissions. The report concludes that the proposed tree planting will more than adequately compensate for the small loss of trees, and that the removal of the Lemon Scented Gum will not unduly affect the character of the site and surrounding locality.</p>
Further consideration should be given to the retention of mature vegetation where possible, particularly the Sydney Blue Gum.	Refer to Above.
A plan detailing trees identified for retention be submitted, including the existing trees identified for potential salvaging and relocation.	<p>A Tree Retention and Protection Plan has also been prepared, and is included in the Landscape Drawings prepared by 360° (refer to Appendix E). This plan identifies trees that will be retained, as well as existing trees identified for potential salvaging and relocation.</p> <p>As identified on the plan, a number of trees, including two groups of Crows Ash trees, are proposed to be relocated.</p> <ul style="list-style-type: none"> ■ a row of <i>Flindersia australis</i> (Crows Ash) on the northern side of Rose Street in front of the existing Economics and Business Building. Due to their conflict with the proposed development, they are to be transplanted to the site's western boundary, establishing a visual buffer between the development and Darlington Public School. ■ A row of semi-mature <i>Flindersia australis</i> (Crows Ash) located between Mandelbaum House

	<p>and the Shepherd Centre. Again, due to their conflict with the proposed development, they are to be transplanted to the western boundary of the site, to establish a visual buffer between the development and Darlington Public School.</p> <ul style="list-style-type: none"> ■ 3 x <i>Fraxinus raywood</i> (Claret Ash) on the southern side of Darlington Lane, which are in good health and of moderate landscape value. Proposed upgrades to Darlington Lane would compromise the health of these specimens. In order to preserve these trees, they shall be transplanted, stored and replanted within the southern pedestrian corridor.
<p>Consideration should be given to the potential impact that the proposal will have on existing vegetation located within the Darling Public School, particularly those mature trees located adjacent to the eastern boundary of the subject site. Recommendations and protective measures are to be explored and provided to ensure that their health and condition are maintained and that no impact comes to their structural integrity.</p>	<p>As detailed At Section 2.3 of the PPR and at Appendix F, the relocation of the basement to accommodate a 10m setback to the site's western boundary (at ground level) will ensure that development will have no adverse impact on the existing mature vegetation on the School site.</p>
Boundary Lane Childcare Centre & Shepherd Centre	
<p>Further consideration and information is required in relation to the relocation of Boundary Lane Childcare Centre and the Shepherd Centre. Limited details have been provided in relation to their relocation and future operations within the existing community.</p>	<p>The relocation of the Childcare Centre and Shepherd Centre is addressed at Section 2.4 of the PPR.</p> <p>As demonstrated on the Proposed Site Overview at Appendix C, it is proposed to relocate the childcare centre to a run of 11 terraces on Darlington Road / Lane, prior to demolition of the existing facility.</p> <p>The new centre will provide up to 60 childcare spaces (providing a like-for-like replacement of spaces and services) and so will ensure that the number of childcare spaces in the locality is maintained. The staging of these works will be managed to ensure a seamless transition between the two facilities.</p> <p>The redevelopment of the terraces will form part of a separate Development Application to Council. The site of the proposed childcare centre is owned by the University and is currently used for student housing. The redevelopment has the in-principle support of Council, as in addition to providing ongoing childcare on the site, the proposal will assist in activating the lane, and upgrading these terraces.</p> <p>Negotiations to-date between the University and the Shepherd Centre have been unable to determine an alternative site for the facility. Notwithstanding this, the University is committed to ensuring that the Shepherd Centre is suitably relocated off the site, in accordance with leasing obligations. The relocation of the Shepherd Centre will be subject to agreement between both parties, and will form a separate application to Council, as relevant or appropriate.</p>

Construction Impacts

<p>Concern is raised with the findings of the Noise Impact Assessment that notes that both demolition and construction works will exceed applicable noise criteria at all sensitive receivers, being the residential properties along Abercrombie Street and Darlington Street and Darling Public School.</p>	<p>As detailed at Section 2.5, the calculated noise levels indicate that long term construction noise levels will likely exceed the noise management levels at the School and surrounding residents. Both the Noise Impact Statement (Appendix I) and preliminary Construction Management Plan (Appendix G) contain mitigation measure to limit potential noise and vibration impacts. These include:</p> <ul style="list-style-type: none"> ▪ undertaking demolition works required for the removal of buildings adjacent to Darlington Public School outside of school hours, with the intention being to carry out as much demolition as possible during school holiday periods; ▪ informing neighbours of the proposed construction activities by the contractor via regular mail drops to neighbours on Abercrombie Street, Darlington Road and Golden Grove Street; ▪ having a nominated community liaison officer who will be available to respond to specific issues that may be raised from Darlington Public School and other neighbours; ▪ providing acoustic loggers on the boundary between the construction site and Darlington Public School to measure noise, in addition to monitoring of dust levels impacting on the School, until such time as the building is weather proof and construction dust and noise are contained within the new buildings ▪ limiting the hours during which site activities likely to create high levels of noise or vibration are permitted; ▪ establishing channels of communication between the contractor/developer, local authority and residents; ▪ appointing a site representative responsible for matters relating to noise; ▪ keeping site access roads even so as to mitigate the potential for vibration from trucks; and ▪ selecting plant and methods with low inherent potential for generation of vibration.
<p>Further consideration should be given to the potential noise and vibration impacts on the school children during those periods of the day when they are not within a school building.</p>	<p>Refer to above.</p>
<p>It is acknowledged that sources of construction noise and vibration will be generated by the subject proposal, it is recommended that additional commitments are made by the Proponent to ensure that adequate consultation is undertaken with sensitive receivers to ensure that potential noise and vibration impacts are mitigated at all possible times.</p>	<p>Refer to above. See also revised Statement of Commitments at Sections 4 of the PPR.</p>
<p>Scheduling of works identified as having a higher potential to generate excessive noise should be undertaken in consultation with Darling Public School and</p>	<p>Refer to above.</p>

surrounding residents, to ensure that potential impacts are reduced where possible.	
NSW Department of Education & Communities	
Darlington Public School is located on a limited site area and consequently proposed developments on adjacent sites have the potential to impact considerably on normal operations of the school.	As detailed below and at Section 2.2 of the PPR, the proposed design modifications will ensure that the development will not impact on the normal operations of the School.
The size, scale and bulk of the proposed building would potentially impact on the much smaller and lower scale Darlington Public School.	As detailed below and at Section 2.2 of the PPR, the size, bulk and scale of the building have been reduced to ensure no significant adverse impacts on Darlington Public School.
The proposed development lack appropriate building setbacks along common boundaries	<p>As detailed and at Section 2.2 of the PPR, the setbacks between the Business School and the site's western boundary have been increased to 10m at both the basement levels and ground level. The upper levels of the building are setback by 18m.</p> <p>The student accommodation building , which forms a smaller element of the frontage to Darlington Public School, has been setback 4.5m at ground level, and 5m between Levels 1 and 4, this setback still provides the opportunity for significant landscaping, and the provision of a through-site link.</p>
The proposal does not fully identify and mitigate the impact of overshadowing during winter months and subsequent loss of natural light on adjoining uses.	As detailed above and at Section 2.2 of the PPR, the overshadowing impacts on Darlington Public School have been significantly reduced as a result of the reduced heights, increased setbacks and greater articulation.
The development would have visual impacts due to the large scale, bulky and tall building being construction directly adjacent to the lower scale school buildings and play areas.	<p>The visual impact of the proposed development looking across the School site, and from opposite the school on Abercrombie Street, has been addressed above and at Section 2.6 of the PPR.</p> <p>They demonstrate that the reduced heights, together with increased setbacks and greater articulation have lessened the apparent bulk and scale of the building, and the potential for negative visual impacts on the School. Landscaping along the interface between the two sites, and appropriate material selection will also reduce the potential for negative visual impacts to arise.</p>
There appears to be a lack of formal mitigation measures considered by the applicant to minimise the impact generated by the development.	<p>As detailed above, a number of design changes and mitigation measures have been put in place to reduce the visual impact of the development.</p> <p>In addition to these, a number of mitigation measures have been put forward in the preliminary Construction Management Plan (Appendix G) and preliminary Construction Traffic Management Plan (Appendix H) to address the impacts that may arise during the construction period with respect to noise, vibration, dust and construction traffic. These are detailed at Section 2.5 of the PPR.</p>
It is requested that the applicant undertakes an appropriate and justified level of community consultation in accordance with the Director General's Requirements. This consultation should be driven by the applicant, rather than primarily relying	As detailed at Appendix K , and Section 2.9 of the PPR, the University has undertaken a rigorous community consultation process in response to the submissions made, and general community feedback on the original scheme.

<p>on the public exhibition process.</p>	<p>As well as targeted strategies including one-on-one briefings with key stakeholders, and community information sessions, several ongoing consultation mechanisms were put in place to ensure engagement and exposure was maximised, including:</p> <ul style="list-style-type: none"> ■ a project website was established, including event details and updates; ■ regular updates were provided through the Vice Chancellor's column in the South Sydney Herald; ■ a freecall (1800) number was set up; and ■ an email contact was provided. <p>Throughout the two phases, key community concerns revolved around:</p> <ul style="list-style-type: none"> ■ reducing the overall bulk and scale of the original proposal; ■ integrating the joinery workshop building to keep a heritage connection to previous uses of the site; ■ maintaining the large Sydney Blue Gum tree as a key part of the landscape; ■ increasing setbacks to Codrington Street and Darlington Public School; ■ providing additional green space; ■ reducing overshadowing; ■ ensuring pedestrian safety in relation to the car park access; ■ referencing the history and character of Darlington in the building facade and materials; and ■ creating parkland spaces for residents, students and community members. <p>The large majority of participants were pleased with the University's response, and that way that the community's concerns have been addressed and incorporated into the revised design. However, vehicular access and parking are still matters of concern for many community members. With respect to these matters, it is noted that there is no consensus around how car parking should be addressed, with some community members expressing a desire for no parking to be provided, and others wanting additional parking to be provided on the site.</p> <p>Since preparation of KJA's report, further consultation has been undertaken with both the DP&I and City of Sydney, prior to lodgement of the PPR documentation. It is noted that in light of comments made by Council's Director City Planning and Regulatory Services, further revisions have been made to the design of the student accommodation building.</p> <p>Further opportunity will be provided for the community and State government agencies to comment on the proposal during the public exhibition of the Preferred Project Report.</p>
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NSW Heritage Council	
The final proposal should be guided by the results on the additional test excavation, which was recommended as part of the non-indigenous archaeological assessment.	As detailed in the Statement of Commitments at Section 4 of the PPR, the works will be carried out in accordance the recommendations put forward in the Non-Indigenous Archaeological Assessment prepared by Casey & Lowe Pty Ltd and dated November 2007.
There are no listed heritage items within the project area.	Noted.
No heritage items are going to be demolished or altered as a result of the proposed development.	Noted.
Whilst the setback and lower heights to Darlington Road (sic) are supported, further design consideration should be given to the breaking up of the proposed elevation on Darlington Road (sic), into smaller elements, to achieve a finer grain similar to that of the heritage terraces.	<p>As detailed at Section 2.1 of the PPR, and as shown at Appendix C, the new Business School has been broken down into three distinct 4 storey vertical elements on the Darlington Lane frontage. Together with Building H69 (the existing Economics and Business Building) which is being retained, the development will read as four separate building components. The retention of the existing 4 storey Economics Building will also provide a buffer between the new development and the Darlington Road terraces.</p> <p>The setback to Darlington Lane will also incorporate an informal tiered seating area. This tiered area will utilise the level change, whilst providing an opportunity for group gatherings and interaction that will activate this space. This will prevent any perception of a 'gap' to Darlington Lane and will provide a better interface with adjoining terraces.</p>
NSW Office of Environment and Heritage	
The site contains no State Heritage Register listed items.	Noted.
The recommendations made in the Archaeological Assessment need to be undertaken.	As detailed in the Statement of Commitments at Section 4 of the PPR, the works will be carried out in accordance the recommendations put forward in the Non-Indigenous Archaeological Assessment prepared by Casey & Lowe Pty Ltd and dated November 2007.
Sydney Regional Development Advisory Committee	
Consideration should be given to facilitate improvements in the level of pedestrian access, priority and safety, particularly on Darlington Lane, Abercrombie Street, Codrington Street and Shepherd Street.	<p>The development has a focus on pedestrian permeability through the site, with north-south and east-west connections promoting walking as a more efficient mode of transport.</p> <p>Pedestrian access and safety is also facilitated around the perimeter of the site:</p> <ul style="list-style-type: none"> ■ The primary access to the development is proposed off Codrington Street. A pedestrian crossing is located near the pedestrian access at the Abercrombie Street/ Codrington Street intersection. ■ A pedestrian crossing is also proposed across Darlington Road at the Codrington Street / Darlington Road intersection as part of the development works. The pedestrian crossing

	<p>facilitates safe pedestrian movements for students and staff travelling from the Abercrombie Precinct to the University's Camperdown Campus, or bus stops located on City Road.</p> <ul style="list-style-type: none"> ■ A pedestrian crossing currently exists in Golden Grove Street opposite Darlington Public School. The proposed development will not interfere with the function of this pedestrian crossing.
The layout of the proposed car park areas associated with the subject development (including driveways, grades, turn paths, sight distance requirements, aisle widths, aisle lengths and parking bay dimensions) and end of trip bike facilities should be in accordance with Council requirements and AS2890.1 – 2004 and AS2890.2 – 2002.	Noted. The parking areas and end of trip facilities comply with Council's requirements and the relevant Australian Standards.
All vehicles shall enter and exit the site in a forward direction.	Noted. All vehicles will enter and exit the site in a forward direction.
A Demolition and Construction Traffic Management Plan detailing construction vehicles routes, numbers of trucks, hours of operation, access arrangements and traffic control should be submitted to Council, for approval, prior to the issue of a Construction Certificate.	As detailed above, a preliminary Construction Traffic Management Plan has been prepared by Arup (refer to Appendix H) to address the impacts of construction traffic. The report concludes that construction vehicles will generally access the site off Codrington Street, and that the road network can accommodate the predicted number of construction vehicle movements, and that existing road widths and intersection controls can accommodate the predicted vehicle movements, including turning movements at intersections.
All costs associated with the proposed development shall be at no cost to the RTA.	Noted.
In accordance with Clause 104(d) of State Environmental Planning Policy (Infrastructure) 2007, it is essential that a copy of the determination of the proposal (conditions of consent if approved) is forwarded to the RTA at the same time as it is sent to the developer.	This is the responsibility of the Department of Planning and Infrastructure.

Sydney Water

Water

The current drinking water system has sufficient capacity to service the proposed development.	Noted.
The 100mm and 150mm drinking water mains in Rose Street will be disused and disconnected.	Noted.
Any existing drinking water infrastructure within this development made redundant will need to be adjusted according to the Water Supply Code of Australia (Sydney Water Edition WSA 03-2002).	Noted.

Wastewater	
The current wastewater system has sufficient capacity to service the proposed development.	Noted.
The wastewater main available for connection is the 300mm main traversing the property. The proposed development conflicts with the location of this main, and so a wastewater deviation may be required. Any adjustment or deviation must be in accordance with Sydney Water's 'Building Over or Adjacent to Sewer' guidelines.	Noted.
All works are to be constructed in accordance with the Sewerage Code of Australia (Sydney Water Edition WSA 02-2002) and adjusted pipes must meet minimum standard depth requirements.	Noted.
Sydney Water Servicing	
Sydney Water will further assess the impact of the development when the developer applies for a Section 73 certificate.	Noted.
The developer must fund any adjustments needed to Sydney Water infrastructure as a result of the development.	Noted.
The developer should engage a Water Servicing Coordinator to get a Section 73 Certificate and manage the servicing aspects of the development.	Noted.
Trade Waste	
In the event that trade wastewater is generated, the property owner is required to submit an application for permission to discharge trade wastewater to the sewerage system before business activities commence	Noted.
If this development type is "Industrial" then the property may be part of a sewerage catchment subject to wastewater reuse scheme.	Not applicable. The proposed development is not an industrial development.
NSW Department of Transport	
The Department of Transport (DoT) has no objections to the proposed development.	Noted.
In order to support the current mode share and encourage greater mode shift to bicycles, the DoT recommends the University continues liaising with Council to investigate additional formalised bicycle paths be considered as part of the redevelopment, particularly for the primary linkages to public transport and the	A commitment has been made by the University to separately negotiate the provision of infrastructure with the relevant authorities (such as Council).

north-south walkway, and that they connect to any existing routes surrounding the site.	Refer to the revised Statement of Commitments at Section 4.
Sydney Metropolitan Development Authority (SMDA)	
Land Use	
The SMDA supports the proposed use as it promotes the NSW Government's strategic goals and direction for this part of Sydney, which is within the 'Sydney Education and Health Precinct' in the draft Sydney Sub Regional Strategy, which aims to promote the clustering of education (and health) facilities in the area.	Noted.
Subdivision	
No objection is raised to the proposed subdivision, although SMDA would prefer if the student housing was not strata subdivided, so the use remains flexible and communal uses are readily available and properly managed.	Noted. An amended indicative subdivision plan has been prepared by Woods Bagot, to take into account the revised layout of the student housing development, and the retention of Mandelbaum House (refer to Appendix C). A final plan of subdivision and a section 88B instrument will be provided prior to the issue of a Construction Certificate (or equivalent certification). It is noted that the student housing will not be strata subdivided.
Earthworks	
Appropriate management regulations should be imposed to protect the amenity of the surrounding locality during excavation and earthworks.	Noted. The appropriate management regulations will be adopted during the excavation phase.
Construction	
Appropriate construction management regulations should be imposed to protect the amenity of the surrounding locality including students of neighbouring Darlington Public School during the construction process.	Refer to above, and other comments herein concerning construction management.
Staging	
The SMDA supports the proposal to develop a new world leading Business School including student accommodation, within the Darlington Campus and recognises the contribution it would make to the revitalisation and renewal of the Redfern-Waterloo area.	Noted.
The demolition of the Child Care Centre and Shepherd Centre Building should be subject to their appropriate relocation elsewhere on the University Campus to ensure continuity of service.	Refer to above / earlier commentary. See also Section 2.4 of the PPR.

Existing Controls	
As several heritage items are located in the vicinity of the development site, the Department needs to ensure that the scale and context of the development is acceptable in terms of its relationship with these nearby items.	<p>As discussed at Section 2.8 of the PPR, Graham Brookes and Associates have prepared a Heritage Impact Statement (refer to Appendix J) to assess the relationship between the revised scheme and surrounding heritage items.</p> <p>The Statement concludes that the proposal complements the finer grain of the adjacent terrace developments and minimises the visual dominance on the conservation area. This has been achieved by reducing the building massing to reflect the smaller scale of adjacent development, and by placing higher elements in the centre of the site, away from the street frontages of Abercrombie Street and Darlington Lane.</p>
Proposed Controls	
The draft LEP does not contain any special provisions that substantially govern the project and it is considered that the project would be generally consistent with the provisions of the draft LEP.	Noted.
Pedestrian Permeability	
It is considered that site permeability is satisfactory and will ensure that the site is well integrated into the surrounding campus and neighbourhood pedestrian network particularly as the site is proximate to the University's Darlington Campus.	Noted. Site permeability has been maintained and enhanced as part of the revised scheme.
It is considered that accessibility would be improved by the provision of lift access near the Darlington Lane pedestrian through site link, to facilitate greater access for persons with limited mobility across the site.	The revised through-site link will be accessible for persons with limited mobility.
Consideration should also be given to incorporating design strategies into the public domain and landscaping works, to facilitate greater public access.	<p>Greater opportunities for public access have been incorporated into the revised Landscape Design for the site (refer to Appendix E).</p> <p>Through the provision of a through-site link and greater activation at the site's edges, the revised landscape concept will facilitate greater public access.</p> <p>The through-site link, together with the publicly accessible tiered landscape area and pocket park (located in the north-western and south-eastern corners of the site respectively) will enhance the quality of the site's edges. These active edges will invite the public into the site, and will assist in creating a dynamic and interesting space.</p>
Public access on site is considered beneficial as it would further activate the precinct, especially outside of teaching hours and during university recess when the majority of the student body is absent from campus.	<p>Consideration has been given to the public's use of the site in order to promote greater activation of the precinct.</p> <p>As detailed above, a publicly accessible pocket park is proposed at the corner of Codrington and</p>

	<p>Abercrombie Streets, and an informal tiered landscape in proposed the site's north-western corner. These public spaces on the edges of the site will ensure that the site is activated outside of teaching hours, and during University recess.</p> <p>The proposed café on the site's Abercrombie Street frontage will further encourage the general public onto the site.</p>
Built Form and Design	
The development's proximity to North Eveleigh is noted and the development has the potential to enhance the strategic pedestrian axis between Codrington Street and North Eveleigh, to complement the ongoing activation and urban renewal of this area.	<p>Noted. A pedestrian through-site link has been provided along the site's western boundary, providing a north-south link between Abercrombie Street and Darlington Lane.</p> <p>In addition to this formal link, a number of pedestrian connections and circulation paths are proposed, which provide the opportunity for students and the general public to cross the site, increasing permeability in the area.</p>
The architect has achieved a well-designed development that provides an appropriate response to the site's context in terms of height, minimising off-site impacts, maintaining the amenity of surrounding development and achieving sustainable building design.	Noted. The revised design enhances the building's relationship with the site's context.
Ensuring that the project exhibits design excellence will only be achieved through the construction and careful selection of materials which age well. The project incorporates a variety of transparent and screening materials within the facades, the construction and selection of which is to be undertaken to ensure longevity and low maintenance, and to maintain the aesthetics of the development over time.	The proposed finishes and materials have been carefully selected to ensure that the development will age well. A schedule of materials and finishes is provided at Appendix C . A selection of natural and manmade materials has been used to ensure that the building fits within the surrounding context, whilst presenting a modern aesthetic. These finishes will be appropriately maintained to ensure their longevity, and the aesthetics of the development over time.
Community Facilities	
It is imperative that the development of a replacement childcare centre be made a requirement of the current application, and timing be linked to demolition. SMDA request that the replacement of the existing childcare centre be specifically addressed in the Statement of Commitments, and included as a condition on any future approval. Given the shortage of childcare facilities within the LGA and inner Sydney more broadly, it is important that there is no reduction in existing childcare places as a consequence of this development.	Refer to above / earlier commentary.
The SMDA requests that the replacement of the Shepherd Centre be specifically addressed in the Statement of Commitments, and included as a condition on any approval issued. The conditions / commitments should ensure continuity of the service.	<p>Refer to above. A commitment has been made to ensure that a suitable agreement is reached between the University and the Shepherd Centre.</p> <p>This is addressed in the Statement of Commitments at Section 4 of the PPR.</p>
Development Contributions	

<p>The exemption to development contributions (cost of works which excludes the part of the development to be used for affordable housing) sought under the Redfern-Waterloo Authority Contribution Plan is not considered reasonable on the basis that the student housing is not 'affordable housing' in that: accommodation is only available to students, it is not managed by a community housing provider with allocation based on need, it is only available on a temporary basis and the 'housing' is more akin to share accommodation. On this basis, the University's argument for an exemption is not supported.</p>	<p>The University maintains the view that there are several valid policy reasons why the Minister should not require contributions to be paid for this project under the RWA-CP and RWA-AH-CP.</p> <p>It is noted that the payment of any contribution on this development is discretionary, and that the approval authority, in this case the Minister for Planning and Infrastructure, while empowered to impose a condition requiring the payment of a monetary contribution is not required to under either the EP&A Act or the RWA-CP or the RWA-AH-CP.</p>
<p>The exemption on the grounds that the building is being carried out by a public authority for a research and education purpose and the project will not result in any significant increase in staff or student numbers and is not within or adjacent to the Randwick Waterloo Authority state significant sites, and that the works in the Work Schedule have little, if any, nexus or relationship to the projects is not supported by the SMDA on the basis that:</p> <ul style="list-style-type: none"> ■ The SMDA does not consider that the proposed Business School constitutes public infrastructure as identified in Clause 6 of the Redfern-Waterloo Authority Contributions Plan 2006 or the Redfern-Waterloo Authority Affordable Housing Contributions Plan 2006. ■ The proposed Business School does not constitute public infrastructure. ■ Whilst the Redfern-Waterloo Authority Contributions Plan 2006 identifies public infrastructure demands that will be generated by new residential and working populations associated with development on RWA Sites, this is not a consideration for levying contributions on development. ■ Under the Redfern-Waterloo Authority Contributions Plan 2006 a contribution may be levied on development within the Operational Areas for which the Minister is the consent authority. It does not require a nexus to be established between the proposed development and the infrastructure on which the contributions are to be spent. 	<p>The University believes that:</p> <ul style="list-style-type: none"> ■ the project constitutes Public Infrastructure by the Crown which the Minister is empowered to exempt under the RWA-CP and the RWA-AH-CP ; ■ the project directly achieves in itself the underlying objectives of the urban renewal for the RWA; and ■ the student housing component of the development (whilst not strictly defined as affordable housing) will provide an affordable accommodation option for students, and will relieve the pressure on existing affordable accommodation in the locality. <p>In the event that the Minister is not inclined to grant an exemption for contributions under either the RWA-CP or the RWA-AH-CP, a Commitment has been made to separately negotiate contributions with the relevant authorities. Refer to the revised Statement of Commitments at Section 4.</p>
<p>The SMDA would only support Sydney University's claim for exemption from the affordable housing levy on that proportion of their proposed development under the Redfern-Waterloo Authority Affordable Housing Contributions Plan 2006 subject to the following:</p> <ul style="list-style-type: none"> ■ The affordable housing as described in the proposal meets the Government's requirements for affordable housing; ■ The affordable housing is managed by a bona fide affordable housing provider; and ■ The affordable housing is not exclusive to students. 	

<p>The SMDA is aware of the high demand and shortage of affordable student housing within the operational area. However the SMDA rejects the assertion that the proposed student housing would significantly offset the need for affordable housing in the operational area.</p>	
<p>The project provides for around 100 student beds, but it also involves the demolition of Mandelbaum House, an existing student accommodation facility. Details of the existing student beds and gross floor area of Mandelbaum House must be provided to determine any exemption from contribution under clause 6 of Redfern-Waterloo Authority Contributions Plan 2006 and the Redfern-Waterloo Authority Affordable Housing Contributions Plan 2006, as well as affordable housing credits that may be applied under clause 12 of the Redfern-Waterloo Authority Affordable Housing Contributions Plan 2006.</p>	<p>As noted above, Mandelbaum House is now being retained, resulting in a net increase of 200 student beds on the site (taking the total to 230). This represents 14% of Council's affordable housing target for the LGA. It is considered that the proposed student accommodation development makes a considerable and satisfactory contribution to the provision of affordable accommodation in the Operation Area, and so payment of the affordable housing contribution in-full would be inappropriate. An exemption, or an exemption that is commensurate with the style of affordable accommodation being provided, is considered appropriate.</p>
<p>Other Matters</p>	
<p>The SMDA requests that the Department of Planning & Infrastructure review the options for retaining the subject tree considered by the University before consent is issued for the removal of the subject Sydney Blue Gum.</p>	<p>Refer to above.</p>
<p>It is considered that this stonework should be salvaged and reused in future landscaping as part of this redevelopment or other landscaping projects across the University's Darlington Campus.</p>	<p>As detailed in the Landscape Drawings at Appendix E, it is proposed to retain and reuse the existing stonework and sandstone kerbing within the site. The stone will be used to create landscape features such as the sandstone retaining / seating wall on the Codrington Street frontage.</p> <p>The Heritage Impact Statement at Appendix J notes that the reuse of these elements will make a positive contribution to the significance of the conservation area.</p> <p>The University has made a commitment to retain and reuse these elements on the site, as part of the Statement of Commitments at Section 4 of the PPR.</p>
<p>Sandstone kerbing along street and laneways now included in the redevelopment should be salvaged and used either for interpretation of the earlier street network or as part of any site landscaping on site or across the Darlington Campus.</p>	<p>Refer to above.</p>
<p>If reuse is not desired, consultation regarding possible reuse in other locations should be discussed with the City of Sydney Council.</p>	<p>Refer to above.</p>
<p>The existing pocket park at the corner of Abercrombie and Codrington is to be demolished and redeveloped as part of this proposal. Although the site is owned by Sydney University, it has served as a pocket park for several decades. Whilst its retention may be desirable, it is noted that the overall development incorporates a number of positive elements.</p>	<p>Refer to above.</p>

Department of Planning & Infrastructure, Sydney Region East Team	
The redevelopment is consistent with the draft Subregional Strategy for the City of Sydney.	Noted.
The redevelopment will be introducing 100 rooms / units for students and will replace the existing residential facility. This will not contribute significantly towards the housing target of 55,000 dwellings by 2030.	Refer to above.
The draft Sydney LEP has car parking clauses (Part 7, Division 1) which identifies the maximum number of car parking spaces that need to be provided for a particular land use. The Environmental Assessment addresses the main aim of these clauses by reducing the amount of car parking spaces to 185.	As detailed at Section 2.10 and in the revised Traffic Impact Assessment prepared by Arup (refer to Appendix L) the size of the basement has been decreased in order to accommodate increased setbacks, and the parking provision has been reduced to 82 spaces. As detailed in the report, the new Business School generates the need for a maximum of 135 parking spaces. Therefore, the provision of 82 parking spaces complies with Council's parking requirements, and is consistent with Council's desire to reduce the use of private transportation.
The site is well serviced by Redfern Station and bus services from City Road, Central and Town Hall station. The site has good access to public transport, which will encourage staff and students to use these facilities.	Noted.
City of Sydney Council (CoS)	
It is acknowledged that the project has the potential to deliver social, environmental and economic benefits and also an improved built form outcome for the southern end of the University Campus, which contributes positively to Darlington.	Noted. The revised scheme will continue to make an enhanced positive contribution to the University Campus and local area generally.
It is important that the proposal responds appropriately within its context and mitigates potential detrimental impacts both in terms of built form and the increased staff and student population in this location.	<p>As detailed above, reduced heights, together with increased setbacks and greater articulation have mitigated against any negative impacts arising from the built form.</p> <p>The main impact associated with the increased staff and student population would result from increased traffic. The 82 spaces proposed represents a reduction when compared to Council's controls, which permit 135 spaces. As detailed at Section 2.10 and in the revised Traffic Impact Assessment prepared by Arup (refer to Appendix L), surrounding intersections will continue to operate at a very high level of service.</p>

Abercrombie Street	
The bulk of the development has been distributed in the middle of the site some 45 metres away from Abercrombie Street. The building along Abercrombie Street has been setback and the heights along the street frontage have been kept to 3-4 storeys, reducing in height towards the western edge of the site next to the Darlington Public School utilising the slope of the site.	Noted. As detailed above, these principles have been maintained in the approach to the revised scheme.
Darlington Lane	
The building complex has been designed so that it will not be generally visible from Darlington Lane. However, although the scale of the new building is to be kept 2-storeys relative to the natural ground level of Darlington Lane, the interface relationship between the building and Darlington Lane is not supported.	Refer to above and Section 2.1 of the PPR. The interface relationship with Darlington Lane has been improved through the provision of an informal tiered seating area in the north-west corner of the site. This tiered area will utilise the level change, whilst providing an opportunity for group gatherings and interaction that will activate this space.
Whilst the lower levels of the new addition along Darlington Lane provide a matching setback, the top level fails to provide a setback.	As detailed in the Architectural Plans at Appendix C , the new building has been setback a minimum of 8.5m at ground level on the Darlington Lane frontage. The upper levels are setback a minimum of 7.5m, maintaining an adequate setback for the full height of the building.
The excavated nature of the setback area for the lower levels, and the basement below rather than deep soil, is such that the ability to provide meaningful landscaping within the setback are unlikely. The setback is likely to appear as a 'gap' from Darlington Lane. The interface issue needs to be addressed in order to provide a consistent treatment along Darlington Lane and appropriate interface to the northern adjoining terraces.	<p>The Landscape Plans at Appendix E show the revised landscape treatment for this area. An informal tiered area is proposed that utilises the level change, whilst providing an opportunity for group gatherings and interaction, as well as strong links to the adjacent landscape.</p> <p>Refer to above and Section 2.1 of the PPR. The activation of this space through the tiered seating area will ensure that the space is continually activated private / community space, eliminating any appearance of a 'gap' along Darlington Lane, and providing an improved interface to the adjoining terraces.</p>
Codrington Street	
The proposed complex will have the greatest visual impact on Codrington Street. Looking north-west from the intersection at the junction with Abercrombie Street the taller structures in the middle of the complex will be clearly visible. However, the various building forms will be seen in the context with other larger university buildings and in that respect the scale of the complex as a whole is considered potentially compatible subject to good design detail and proportions.	Noted. Section 2.6 of the PPR, and the photomontages prepared by Woods Bagot at Appendix C , consider the site from this angle. It demonstrates that the proposal is compatible with the scale of other buildings in the locality, and that the taller elements on the Codrington Street frontage do not detract from the streetscape. The revised design and lightweight materials reduce the apparent massing of the building when viewed from this location, and ensure that it is compatible with other University and residential buildings. The extensive landscaping that is now provided at the corner of Abercrombie and Codrington Streets further acts to ensure the building sits comfortably in its surrounds.

Streetscape Character	
The strong horizontal lines of the exposed slabs that have been expressed on the street elevations fail to adequately respond to the fine-grain vertical character of the surrounding streets, and particularly along Abercrombie Street.	Refer to above / earlier commentary.
The architectural character of the perimeter of the building needs to be amended by the incorporating strong vertical articulation to ensure the buildings along Abercrombie Street harmonise with the character of the Victorian terraces.	Refer to above / earlier commentary.
It is noted that in order to assist in achieving a successful integration with the surrounding context, the proposed student housing component of the development has been deliberately located to face Abercrombie Street to complement the residential uses in the precinct. Similarly, at the south-eastern corner of the building complex at the intersection between Abercrombie Street and Codrington Street, a café is to be provided which will supplement the other cafes that exist along the street.	Noted. These design elements have been maintained as part of the revised scheme.
The proposal has the potential to integrate well with the neighbourhood in that it has adopted a scale along the perimeter of the site which is not incompatible with its context. However in order to respect and respond appropriately to its context, further vertical emphasis in the facades is considered necessary.	Noted. As detailed above, greater vertical articulation has been incorporated into the revised design to ensure it is more compatible within its context.
Public Domain	
The buildings along Codrington Street and Abercrombie Street are provided with reasonable setbacks which will be landscaped and/or paved to supplement the public domain.	Noted. The setbacks have been increased as part of the revised design, enhancing landscaping opportunities, particularly at the corner of Abercrombie and Codrington Streets. The revised Landscaping Design provides for public plaza / forecourt planting area in this location, which will act as an invitation to the campus, providing a public open space that is shared with the local residential community. The retained Sydney Blue Gum tree forms a key feature of this space, and assists in creating a strong public interface.
The treatment to the setback of Codrington Street with seating and paving will reinforce the nodal qualities of the intersection between Abercrombie and Codrington Streets including street life activity by the introduction of the café.	Refer to above. These elements have been retained and enhanced as part of the revised design.
The landscaping around and inside the complex has been designed to reinforce established visual axis, through site links and provide a pleasant setting for students in the proposed courtyards.	<p>Noted. The landscape design continues to reinforce visual axis and through-site links in creating a pleasant setting for students. As detailed in the Landscape Drawings at Appendix E, and Section 3.1 of the PPR, the revised landscape concept has been based on the following key principles:</p> <ul style="list-style-type: none"> ■ memory of site, including local native species suitable to the environments and microclimates generated by the new development;

	<ul style="list-style-type: none"> ▪ cohesiveness with the character of new University campus planting; ▪ the use of predominantly low maintenance, low water use species; and ▪ the transplanting or existing trees where possible and the retention and protection of the existing Blue Gum tree.
Rose Street and sections of Boundary Lane have substantial sandstone kerbing along the street, which should be salvaged where possible. All existing sandstone kerb on Rose Street and Boundary Lane is to be inspected by Council to determine its condition and serviceability of the stone prior to commencement of any works.	<p>Refer to above / earlier commentary.</p> <p>The University has made a commitment to allow the sandstone kerb on Rose Street and Boundary Lane to be inspected by Council prior to commencement of any works. Refer to Statement of Commitments at Section 4 of the PPR.</p>
Heritage	
The only building on the site with some heritage significance is the Joiner's Workshop at 224 Rose Street, however it faces structural issues such as cracking and rotation of walls and was approved for demolition in 2010.	<p>Noted. Following concerns raised by the Lord Mayor, key elements of the Joinery Shop Building are now being retained, to enable the former use of the site to be identified. As detailed at Section 2.8 of the PPR, and in the Heritage Impact Statement at Appendix J, the demolition of the remaining parts of the Joinery Shop Building is considered sympathetic.</p> <p>The Structural Engineering Statement prepared by SCP Consulting Pty Ltd (Appendix S) addresses the structural stability of the Joinery Shop Building. It notes that portions of the external walls of the existing Joinery Shop Building are proposed to be demolished. The remaining masonry walls will enclose a new building pod and existing walls will be stabilised by a combination of temporary braced steel frames and permanent concrete floor slabs integrated with steel ties.</p>
The site planning for the development is supported as it is based around an orthogonal grid, reflecting the original Golden Grove Estate street pattern and the development incorporates entry points which present as narrow gaps in the otherwise continuous built form, similar to the golden Grove Estate street pattern.	Noted. The orthogonal grid has been maintained and enhanced as part of the revised scheme for the site.
The residential block fronting the western side of Abercrombie Street reflects aspects of the contributory terrace development aligning the eastern side of Abercrombie, through its vertical proportions which echo the vertical rhythm of the terraces, and through small setbacks that echo the transitional verandah zone of the Victorian terraces.	Noted.
Trees	
A new chamber substation is proposed in the rear of 105 & 106 Darlington Road. The Arborists Assessment states that within the rear yard of this property is a group of Lilly Pillies. The report states this group of trees has a high retention value.	As detailed in the Arboricultural Impact Report at Appendix F , these Lilly Pillies are now being retained.

<p>The location of this new substation has not considered the likely impacts on existing vegetation. It is considered that several other locations could have been selected for this substation that would not require tree removal or impact on trees with high retention values.</p>	<p>Refer to above. The substation has been relocated to ensure that it will not impact on the Lilly Pillies.</p>
<p>Trees on adjacent Darlington Public School</p>	
<p>The western adjoining Darlington Public School contains a number of large Eucalypts along the boundary with the development site that will be adversely affected by the current project design.</p>	<p>The basement levels have been setback a minimum distance of 10m to the western boundary. This will ensure that there is no impact on the structural stability of existing trees on the School site.</p>
<p>The severing of large woody structural roots will impact on the stability of these trees and will introduce a high probability of the trees failing as a result of significant root damage. This creates a safety concern for the public school and occupants to the building. In the absence of root investigations being undertaken to determine an appropriate basement setback to preserve these trees, the excavations should be setback by a minimum of 10m from the western boundary of the project site to ensure that the trees within the school grounds are not adversely affected and destabilised by the design of this project.</p>	<p>Refer to above.</p>
<p>Rose Street</p>	
<p>A row of Crows Ash trees on the northern side of Rose Street are proposed to be removed, contrary to the recommendation of the proponent's arborist assessment on the basis that they are located within a building footprint. The CoS note that the trees are located directly adjacent to the Economic and Business building that will be retained and accordingly, it is considered that there is no reasonable impediment to the retention of these trees and accordingly, their removal is not supported.</p>	<p>As detailed in the Arboricultural Impact Report at Appendix F, these Crows Ash are now being retained.</p> <p>As detail in Section 2.3 of the PPR and at Appendix E, these trees cannot be retained in their current location. They are being retained on the site, and will be transplanted to the site's western boundary, where they will provide a buffer between the development and Darlington Public School.</p>
<p>Sydney Blue Gum</p>	
<p>The proponent has that the retention of the tree is impracticable because the required tree protection zone (12 metre radius) would effectively sterilise a considerable proportion of the proposed development area, and would require intensive maintenance to mitigate ongoing risk to pedestrian traffic in the area. The CoS considered the reasoning unacceptable and does not warrant the trees removal, for the following reasons:</p> <ul style="list-style-type: none"> ■ The Abercrombie Precinct is a generous parcel of land and is not constrained by size and therefore the retention of the tree is not impractical. ■ The proponents concern about the trees habitat value being reduced, and therefore supporting the trees removal. The tress provides many other 	<p>As detailed above, the Sydney Blue Gum tree is now being retained, and forms a key feature of the public plaza / forecourt precinct.</p>

<p>benefits other than habitat, and within the urban context, the other environmental and visual benefits outweigh this argument.</p> <ul style="list-style-type: none"> ■ The design of the proposal needs to be amended to allow retention of the Sydney Blue Gum and extensive landscaping should be undertaken to eliminate the isolation of this tree and to replace the substantial loss of canopy cover and habitat destruction that will be caused during the demolition and construction phase of this project. 	
Car Parking	
<p>The Abercrombie Precinct currently accommodates 72 car parking spaces and the proposed seeks to increase this by 113 spaces to a total of 185 car parking spaces. It is noted that the provision of 185 spaces is well below the permissible 607 spaces under the current Development Control Plan No. 11 and also below the 203 permissible spaces under the Draft Sydney LEP 2011. The proposed number of parking spaces is supported as it is consistent with the City's desire to reduce the use of private transportation and particularly relevant to the Abercrombie Precinct which is in close proximity to Redfern train station as well as numerous bus routes and cycling infrastructure.</p>	<p>As detailed at Section 2.10 and in the revised Traffic Impact Assessment prepared by Arup (refer to Appendix L) the size of the basement has been decreased in order to accommodate increased setbacks, and the parking provision has been reduced to 82 spaces. As detailed in the report, the new Business School generates the need for a maximum of 135 parking spaces. Therefore, the provision of 82 parking spaces complies with Council's parking requirements, and is consistent with Council's desire to reduce the use of private transportation.</p>
<p>Notwithstanding the increased capacity of 113 spaces associated with the proposal, the surrounding intersections will continue to operate at very high levels of service and therefore no objection is raised in relation to the proposed car parking associated with the proposal.</p>	<p>Noted. As a result of the proposed reduction in parking numbers, there will be no negative impacts on trip generation rates or the level of service at surrounding intersections.</p>
Bicycle Parking	
<p>It is not apparent on the architectural plans where the proposed bicycle parking is to be provided, and the bicycle parking for the student accommodation in particular should be undercover, highly secure and located in close proximity directly accessible from the accommodation.</p>	<p>In total 277 bicycle spaces will be provided, including 216 bicycle lockers</p> <p>As shown on the Architectural Drawings at Appendix C, a bike storage room has been incorporated into the ground floor of the student accommodation building.</p>
Road Changes	
<p>The City does not object in principle to the proposed bus layover, subject to detailed design, dedication as public way and approval by the Sydney Traffic Committee. However, detailed design of the bus layover (which appears to be shorter than would potentially be required) may also impact on the proposed 4 car parking spaces, and accordingly these spaces are only supported in principle subject to the bus layovers detailed design.</p>	<p>As detailed at Section 2.10 and Appendix L, in addition to the 82 spaces on the site, 12 on-street parking spaces are proposed to replace those that will be removed as a result of the development (including six spaces to accommodate the new bus set down area outside Darlington Public School). This includes 10 additional spaces on Darlington Lane, and two (2) additional spaces on Golden Grove Street.</p>
<p>In relation to the proposed removal of four angled parking spaces in Golden Grove Street, it is considered that there is not adequate justification as these spaces are consistently used for the set down and pick up of school children.</p>	<p>As detailed above, additional parking spaces will be provided to compensate for those that will be lost to accommodate the bus set down area. The University is also proposing to provide a drop-off area in front of the School's entry. This will offer a safe area for parents and carers to drop-off</p>

The proposal also suggests the replacement of these four spaces to Darlington Lane for staff parking however this is an inappropriate replacement of the loss of the on-street spaces which currently provide an important service to the school.	and pick up children.
Student Accommodation	
The proposed student accommodation has been reviewed and is generally considered to provide a satisfactory level of amenity for students, consistent with the provisions of SEPP (Affordable Housing) and the City of Sydney Boarding House DCP. Notwithstanding this, it is noted that there does not appear to be any washing facilities provided for students within the building, which should be provided.	As shown on the Architectural Drawings at Appendix C , a laundry room has been incorporated into the Ground Floor of the student accommodation building.
Conditions	
The granting of consent for the proposal should include the recommended conditions of consent as detailed in CoS's submission. If the proponent is a Crown Authority, reference to Construction Certificate will need to be removed. Council staff are available with the final drafting of any conditions of consent.	Noted. The University is a Crown Authority, and so references to the term Construction Certificate should be removed.
Lord Mayor of Sydney, Clover Moore	
A number of residents living in close proximity to the site were not formally notified by the Department of Planning and Infrastructure about the public exhibition of the application. The Department should be notifying beyond the adjoining land owners to ensure better community involvements in major development applications that impact on their neighbourhood.	Refer to above. As discussed at Section 2.9 of the PPR and Appendix K , the University has since initiated an extensive community consultation process.
Concerns about the Abercrombie Street elevation. Abercrombie Street is within a heritage conservation area and comprised of two to three storey Victorian terrace houses forming a fine grain with a strong vertical rhythm. A contemporary architectural approach response may be appropriate, however it is critical the articulation and massing of the façade responds to the rhythm, grain, palette and materials of the Victorian streetscape. The length of the elevation should also be broken up to minimise the perceived size of the building.	Refer to above.
Concerns about the loss of green space on the corner of Abercrombie and Codrington Streets. Whilst the space is not public land and the proposal includes landscaped setbacks, it is an amenity that is currently enjoyed by the residents. Integrating this or a similar space into the development in an accessible location would provide an important amenity for students and residents.	Refer above / earlier commentary.
Residents also say that there is a need for through-site public access to increase permeability in the area.	As discussed above, a pedestrian through-site link has been incorporated on the site's western boundary, providing a link between Abercrombie Street and Darlington Lane. The link also

	<p>provides a safe, alternative path of travel for children attending Darlington Public School.</p> <p>In addition to this formal link, a number of pedestrian connections and circulation paths are proposed, which provide the opportunity for students and the general public to cross the site, increasing permeability in the area.</p>
<p>Concern about the demolition of the Joinery Shop building on Rose Street. The demolition of this building was approved under the delegation of Council in 2010 due to its structural condition. However it was Crown DA that Council could not refuse. Given the investment in this site, the adaptation of this simple, but significant industrial building should be feasible. It would contribute to the character of the development and provide a link to the past given the University has carried out so much development in the area.</p>	<p>Refer to above.</p>
<p>Concern about the loss of a large number of trees which provide shade, shelter and visual amenity for residents and Darlington Public School students and habitat for wildlife. The loss of trees will impact on the environment and reduce the amenity of the area.</p>	<p>As discussed above, key trees are now being retained, including the Sydney Blue Gum tree. The Arborists Report (refer to Appendix F) concludes that the proposed tree planting will more than adequately compensate for the small loss of trees.</p>
<p>Residents are also concerned about potential archaeological relics on the site and believe that an archaeological assessment should be carried out.</p>	<p>As detailed in the Statement of Commitments at Section 4 of the PPR, the works will be carried out in accordance the recommendations put forward in the Non-Indigenous Archaeological Assessment prepared by Casey & Lowe Pty Ltd and dated November 2007.</p>
City of Sydney Council - Addendum Submission	
<p>The Director of City Planning has expressed strong in-principle support for the new engagement and design directions that were outlined and which involve:</p> <ul style="list-style-type: none"> ■ Design workshop(s) to re-vision new urban design, built form, sustainability, and teaching, learning and working environments. ■ Real community engagement at the beginning and through the process rather than an information session at the end of the process; and ■ Collaborative and transparent methodology, with community feedback and updates. <p>This process will help rebuild the actual disconnect and sense of disenfranchisement that the community feel and have expressed in their submissions to the city in relation to this project.</p>	<p>Noted. As outlined at Section 2.9 of the PPR, a Community Consultation Summary Report (refer to Appendix K) has been prepared to detail the consultation process that has been undertaken.</p>
<p>With regard to the proposed new design and planning aims of the project, the CoS has stressed the importance of the following key issues:</p> <ul style="list-style-type: none"> ■ Retention of the joinery workshop building, including the roof trusses and parts of the floor and floor framing where appropriate, which will contribute 	<p>These key issues are reflected in the revised plans at Appendix C. In summary:</p> <ul style="list-style-type: none"> ■ key elements of the Joinery Shop building is being retained, and will enable the former use of the site to be interpreted;

<p>to the ambience, character and sustainability of the site as well as maintaining a palimpsest and meaningful heritage connection to the previous uses on the site.</p> <ul style="list-style-type: none"> Retention of the major Sydney Blue Gum tree and incorporate into the planning and landscaping strategy. Provide enough aggregated publicly accessible open space to substitute for the corner pocket park. Locate any publicly accessible open space to the outer edges of the site rather than in the centre of the site, so that the public can genuinely use the spaces and feel comfortable in doing so, the preferable location is at the northern edge on the corner with Abercrombie Street and minimise the amount of pathways that cross through any publicly accessible green open space so that it is not broken up into small pieces and is more flexible in its potential use. Significantly increased setbacks to Codrington Street Significantly increased setbacks to the adjacent school which will ensure the retention of the substantial trees on the school site near the boundary Resolution of the car parking entry. 	<ul style="list-style-type: none"> the Sydney Blue Gum will be retained and protected throughout the construction process; the pocket park at the corner of Codrington and Abercrombie Streets has been retained and extended and redesigned, with open spaces provided at the edges of the site so that they are able to be used by the public. Pathways crossing the open space have also been minimised to ensure the spaces is more usable; the setbacks to Codrington Street have been increased to provide the opportunity for greater landscaping on this frontage, a more substantial entry statement for the site, and an improved relationship with the public domain; the setback between the Business School's basement structure and Darlington Public School has been increased to 10m to ensure that the trees on the adjoining site can be maintained; and the car parking entry has been location on the Abercrombie Street frontage, in the centre of the site as it presents the best outcome in terms of pedestrian safety and traffic movements. See discussion at Section 2.10 of the PPR.
The City is supportive of a more permeable building design that is networked to the site and which breaks the bulk of the project into smaller elements that are linked together rather than a monolithic approach.	Noted. This has been achieved through the detailed redesign by Woods Bagot, and by Nettleton Tribe, in the design of the student accommodation building.
The City strongly supports the 'market place ideas' concept and the broken down building forms that it suggests.	Noted.
The use of brick (especially recycled brick and against fine glazing) and less glass walls overall is encouraged. How the building will read at night is equally important.	A schedule of materials and finishes is provided at Appendix C . A selection of natural and manmade materials has been used to ensure that the building fits within the surrounding context, whilst presenting a modern aesthetic. The extent of glazing has been reduced, and a number of other materials including new and recycled bricks, sandstone, timber panelling and perforated aluminium privacy screens have been incorporated.
In summary, the City strongly endorses the new direction and community engagement strategy that has been outlined. The proposal will potentially rebuild the acceptance of the community for the University expansion into the suburb and produce a more interesting and integrated architectural and learning outcome.	Noted. As outlined at Section 2.9 of the PPR, a Community Consultation Summary Report (refer to Appendix K) has been prepared to detail the consultation process that has been undertaken.
Lord Mayor of Sydney, Clover Moore – Addendum Submission	
The Lord Mayor has indicated her support for the new approach to the	Noted.

development, which includes new consultation to involve the local community and will address concerns the Lord Mayor previously raised in earlier correspondence.	
The Lord Mayor reiterates that the CoS has now provided strong in-principle support for the new approach and has provided further comments to the applicant.	Noted.
The Lord Mayor has commended the University for this new direction and is hopeful that the result will be a reconnection with the community and preparation of a development proposal that will make a strong architectural, social and environmental contribution to the University and local area.	Noted.

Issues Raised by the Community / Public Submissions	Proponent Response
Impacts on Darlington Public School	
<p>The development is built hard up to the school and towers over the (already meagre) playground space, cutting off up to 50% of sunlight to the playground.</p>	<p>As detailed above, revised shadow diagrams have been prepared and are included at Appendix C. The diagrams demonstrate that the revised design, with its reduced height, increased setbacks and greater modulation, will significantly reduce overshadowing on the recreational areas of Darlington Public School, particularly during key times.</p> <p>The diagrams show that the proposed development will not cause any overshadowing of the School (at any time of the year) between 12pm and 1pm when students would be having lunch.</p> <p>Consideration has also been given to the period between 10am and 11am, when students would be outside for morning tea break. The diagrams show that a small amount of overshadowing is caused along the School's eastern boundary on the winter solstice, however there will be no impact on the summer solstice or the September equinox. The area of overshadowing is relatively small, and there are still significant areas of the playground that will not be shadowed</p>
<p>The Business School will loom over the playground of Darlington Public School in a way that will seriously detract from the pleasantness of this important space for children.</p>	<p>Refer to above.</p>
<p>The development will adversely impact students at Darlington Public School and Darlington Preschool and Aftercare Services during both the construction and operational phases.</p>	<p>The preliminary Construction Management Plan (Appendix G) puts forward mitigation measures for the management of dust. The management measures will mitigate against the impacts of dust.</p>
<p>Shadow diagrams have been calculated with incorrect north point.</p>	<p>Refer to above.</p>
<p>Development will make unsafe existing kiss-and-ride and pick-up facilities.</p>	<p>The University is proposing to provide a new drop-off area in front of the School's entry. This will offer a safe area for parents and carers to drop-off and pick up children.</p>
<p>There has been no specific consideration or assessment of the potential impact of dust and contamination on very young children within the school and child care centre.</p>	<p>Refer to above, and other commentary herein regarding construction management. The management measures will mitigate against the impacts of dust, irrespective of the age of the adjoining land occupiers.</p>
<p>Darlington Public School uses un-flued gas heaters, meaning windows must be open year-round, which has not been taken into consideration in noise and dust assessment.</p>	<p>Irrespective of whether windows are open or closed, it is acknowledged that long term construction noise levels will likely exceed the noise management levels at the School and surrounding residents. As detailed above, both the Noise Impact Statement (Appendix I) and preliminary Construction Management Plan (Appendix G) contain mitigation measures to limit potential noise, dust and vibration impacts.</p>

Built Form	
The development is not excessive in size, and is a sensitive improvement to the local area.	Noted.
Stage 2 of the development will remove a number of important buildings including the child care centre and Shepard Centre which are consistent with the character of the area and will radically alter the streetscape.	<p>The childcare centre and Shepherd Centre will be redeveloped to accommodate the student accommodation building. By positioning the student accommodation building on the Abercrombie Street frontage, it acts as a link to the community and provides a building that is of a residential character and scale at this interface.</p> <p>The student accommodation building comprises 5 storeys, and has been designed by Nettleton Tribe to ensure a different design aesthetic is achieved, when compared to the Business School. This will assist in breaking down the apparent massing of the development when viewed from Abercrombie Street. As detailed in Nettleton Tribe's Design Statement at Appendix D, the overall mass of the facade has been divided into three horizontal sections (a classic base, with middle and top articulation) in a 1 / 3 / 1 proportion. The building has been further broken down into three distinct vertical sections with punctuations created by the stairs and study rooms.</p>
The proposal should incorporate a through-site link from Abercrombie Street and Darlington Lane to City Road. Entrances should be more welcoming and freely accessible.	As detailed above, the development provides for extensive pedestrian connections. Notably, a through site link is proposed to provide access between Abercrombie Street and Darlington Lane. Once off the site, pedestrians can access City Road via the existing footpath network.
Setback to the street should be increased.	<p>Refer to above. Setbacks between the Business School and the street frontages have been increased as part of the revised design.</p> <p>The student accommodation building has been built to the Abercrombie Street frontage, in-keeping with the nature of other residential development in the locality.</p>
Proposed concrete and glass streetscape to Abercrombie Street is not consistent with surrounding development.	As detailed at Section 2.1 of the PPR and Appendix C , the revised materials selection lessens the institutional appearance of the building, and will enhance the relationship between the development and the residential terraces. This has been achieved by reducing the extent of glazing, and incorporating a number of (predominantly) natural materials have been incorporated, including new and recycled bricks, sandstone, timber panelling and perforated aluminium privacy screens.
The pub should not be used to provide precedent for three-storey development to the streetscape, as this building integrates with the architectural style of the site's surrounds.	Noted. The revised scheme sits comfortably in the context of other buildings in the locality.
Traffic and Parking	
The increased traffic and car park entrance close to Darlington Public presents a serious safety issue.	Refer to above. The access driveway is no longer located directly adjacent to Darlington Public School.

Location of access point to the development site for all trucks and deliveries is unsuitable.	Refer to above. The driveway in the centre of the Abercrombie Street frontage will also accommodate services vehicles.
The removal of Rose Street will remove a substantial amount of public parking, and the University should provide alternative residential parking in this facility or elsewhere.	As detailed above and at Section 2.10 of the PPR, the development will result in a net gain of 23 spaces in the precinct. Whilst the basement car park is for use by University staff and students, it will alleviate pressure on on-street parking, and will ensure that parking is available for residents.
Entrance to the car park should be relocated to prevent funnelling of traffic into adjacent residential areas, and should instead be redirected to the University precinct.	Refer to above. The proposed location of the driveway has been identified as the most appropriate location in terms of pedestrian safety and vehicular access. As detailed at Section 2.10 of the PPR and Appendix L , the proposed parking arrangements will not result in any adverse traffic impacts.
Insufficient on-site parking is provided and will result in overcrowding of on-street parking areas.	As detailed at Section 2.10 of the PPR and Appendix L , the proposed parking provision complies with Council's parking requirements, and is consistent with Council's desire to reduce the use of private transportation
Too much site parking is provided and will encourage excessive car use.	As detailed above, the proposed parking provision complies with Council's parking requirements, and is consistent with Council's desire to reduce the use of private transportation
Transport Impact Statement incorrectly states that Golden Grove Street is the main school access.	Noted.
Heritage	
Proposal is out of keeping with the predominately 19 th century two-storey heritage character of development in the area.	As detailed at Section 2.8 of the PPR and Appendix J , it is considered that the proposal complements the finer grain of the adjacent terrace developments, and minimises its potential visual dominance on the conservation area. This has been achieved by reducing the building massing to reflect the smaller scale of adjacent terraces, and the placement of higher elements in the centre of the site, away from the street frontages of Abercrombie Street and Darlington Lane.
Landscaping and Public Domain	
The allocation of green space seems to be very meagre, given the scale and intensity of the rest of the development.	As detailed at Section 3.1 of the PPR and Appendix E , the revised scheme incorporates extensive formal and informal landscaped areas, including an expanded pocket park at the corner of Abercrombie and Codrington Streets.
The park on Abercrombie Street should be retained in its current location, and not be subsumed into internal open space within the site.	Refer to above.
Proposal results in loss of two existing public parks and provides no new green space for new residents.	Refer to above.
Removal of existing street trees is not acceptable and these should be retained.	As detailed at Section 2.3 of the PPR and at Appendix F , of the 30 trees that were assessed, only three will require removal to accommodate the proposed works. The majority of existing street

	trees, including those along Abercrombie Street, are now being retained. Other street trees which cannot be retained, including those on Codrington Street, will be replaced with species in accordance with Council's street tree masterplan.
Consideration should be given to the potential for shared use of open space by Darlington Public School and other community groups.	Noted. The open space on the site is publicly accessible.
The proposed roof gardens should be deleted as these will encourage uncontrolled student activity impacting on the amenity of nearby neighbours.	<p>The landscaped rooftops on the site's Codrington Street frontage have been maintained as part of the revised design. As detailed at Appendix E, these will promote the precinct's ESD principles whilst providing valuable outdoor space, particularly during the milder seasons.</p> <p>The rooftops are intended for respite and private study for individuals and small group, and will not result in 'uncontrolled student activity'.</p>
Construction Impacts	
Proposal will generate substantial amounts of dust, potentially contaminated by asbestos or other pollutants, which will impact on human health.	<p>As detailed at Section 2.5 of the PPR and Appendix G, the preliminary Construction Management Plan outlines the measures that will be implemented to mitigate against construction impacts. With respect to dust, hoardings will be constructed to provide protection against emission of debris out of the University grounds and into neighbouring properties and footpaths.</p> <p>Any hazardous materials would be removed or rendered safe by licensed contractors in accordance with the requirements of WorkSafe Australia's "Code of Practice for the Safe Removal of Asbestos" (NOHSC:2002).</p>
Construction noise impacts will be spread over 5 years and will significantly reduce the amenity of the school and surrounding residential areas.	Measures proposed to mitigate against construction noise impacts are outlined above.
Potential for asbestos dust and other noxious materials to impact on health of students and nearby residents.	Refer to above.
A Construction Liaison committee should be established with representatives from all adjacent properties and properties opposite the site to inform residents about construction works and manage impacts.	<p>As detailed above and at Section 2.5 of the PPR, the preliminary Construction Management Plan and Noise Impact Statement have committed to:</p> <ul style="list-style-type: none"> ▪ inform neighbours of the proposed construction activities via regular mail drops; ▪ have a nominated community liaison officer who will be available to respond to specific issues that may be raised from Darlington Public School and other neighbours; ▪ establish channels of communication between the contractor/developer, local authority and residents; and ▪ appoint a site representative responsible for matters relating to noise.
Other	
Blackwattle Creek (the source of which is located in the south-east corner of	Blackwattle Creek has long since been filled in, and has now been replaced by a concrete drain.

<p>Darlington Public School) runs through the site of the proposed Business School. The flow of this creek is both historical as a water supply in the Glebe region and as the original boundary line between the Darlington and Golden Grove Estates. The flow of this creek will be stopped by the proposal and this will have impacts upon the entire watercourse.</p>	<p>Whilst this has been considered as part of the Infrastructure and Services Strategy for the site (refer to Appendix N) a flood study is currently being undertaken to determine the impact of the 1 in 100 year flood on the site.</p> <p>The University has made a commitment to complete this study, and implement any of the recommendations, prior to issue of a Construction Certificate (or equivalent certification). Refer to Section 4 of the PPR.</p> <p>The Heritage Impact Statement (refer to Appendix J) concludes that from a heritage perspective, the remnant vestiges of Blackwattle Creek make a limited contribution to the significance of the area.</p>
<p>Photomontages show the proposed buildings at 50% translucency, which inaccurately reduces the visual impact.</p>	<p>The revised photomontages at Appendix C have been rendered to give the most accurate depiction of the development as possible.</p>
<p>University should be required to demonstrate that no other suitable sites are available within the Campus.</p>	<p>The site is currently underutilised and is not being utilised to its potential. The proposed development represents the best, most economic use of the land consistent with Section 5 of the EP&A Act (the Objects of the Act). Further, the site is relatively unconstrained, and any limitations that are present can be managed and mitigated appropriately.</p> <p>It is also noted that the structures on the site (predominantly demountable buildings) are temporary, and were never intended as the final built form outcome.</p>
<p>Noise impacts will continue beyond the construction phase due to the presence of noisy roof-top plant operating 24 hours per day. This will include impacts from Low Frequency Noise which has a significant long-term impact on amenity.</p>	<p>As detailed in the Noise Impact Assessment at Appendix I, a comprehensive review and design of mechanical plant noise sources will be undertaken when detailed design commences, to ensure that any offsite noise propagation is compliant with relevant established criteria.</p> <p>The general philosophy adopted in this type of development is to locate the building services plant within purpose built plant rooms in order to minimise noise emissions. Any opening required for ventilation will be orientated away from the nearest dwellings and provided with acoustic attenuators as required, to meet relevant noise criteria.</p> <p>Proven noise control techniques will be employed to ensure that emissions from plant comply with the daytime, evening and night-time criteria at the nearest noise sensitive receivers. It is envisaged that the following may be employed:</p> <ul style="list-style-type: none"> ▪ duct mounted attenuators on the atmosphere side of all air handling plant; ▪ splitter attenuators or acoustic louvres providing free ventilation to internal plant areas; ▪ solid barriers screening any external plant; and ▪ anti-vibration mounts on all reciprocating plant.
<p>Proposal should not be considered under the Part 3A approvals process in order to allow adequate community consultation.</p>	<p>Notwithstanding the statutory public exhibition process that was undertaken by the Department of Planning, as detailed above, the University has undertaken a rigorous and ongoing community consultation process. Details of the consultation process are provided above, at Section 2.9 of</p>

	the PPR and at Appendix K .
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