

Urbanest

Darling Square W1 Student Accommodation Development Consultation Outcomes Report

Client:
Urbanest

Date:
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1 Introduction

1.1 Objective of this Report

Oliver Young from Elton Consulting was engaged by Urbanest to undertake and report on a period of community consultation from 17 August 2015 to 3 September 2015. Consultation was undertaken to fulfil community engagement requirements outlined in the Secretary's Environmental Assessment Requirements (SEARs) to provide the community and relevant stakeholders with an opportunity to comment on proposed Development Application for Darling Square W1 Student Accommodation Development.

This report summarises the background to and results of the consultations.

1.2 Background

In December 2013, The NSW Minister for Planning approved a staged State Significant Development Application for the new Sydney International Convention, Exhibition and Entertainment Precinct (SICEEP) at Darling Harbour, part of which sets out a Concept Proposal for a new mixed-use residential neighbourhood at Haymarket, to be known as 'Darling Square'.

The SICEEP project will deliver world-class exhibition, convention and entertainment facilities in the heart of Darling Harbour and see Sydney reclaim its mantle as a globally competitive city. At around 20 hectares, this important site is bound by the light rail line to the west, Harbourside shopping centre and Cockle Bay to the north, Darling Harbour and the Chinese Gardens to the east, and Hay Street to the south.

The precinct Master Plan was developed to create a vibrant and authentic new neighbourhood at the southern end of this Precinct – Darling Square – which will provide apartments, student accommodation, shops, cafes and restaurants to bring life and vitality to the area.

One of Australia's largest providers of student accommodation, Urbanest, has already commenced construction of Stage 1 of the student accommodation component of the Master Plan, being the W2 building on the Western Darling Drive plot. Urbanest is now working towards finalising the design for the Stage 2 student accommodation building immediately adjacent, being the W1 building. The proposed construction works will involve, construction of the W1 Student Accommodation Building, and public domain improvements to the courtyard space between the W1 and W2 buildings and to the small section of land immediately to the North of the W1 building.

2 Consultation

2.1 Consultation activities

Prior to lodging the Development Application for the W1 Student Accommodation building, Urbanest conducted a consultation process between 17 August 2015 to 3 September 2015.

The process developed in response to the SEARs and included:

- Stakeholder and agency briefings
- Newsletter to notify nearby residents of the proposal
- A Community Information and Feedback Session held on Thursday 27 August 2015.

This document outlines the consultation process and feedback received. It is important to note that the feedback contained in this report cannot be construed as being statistically representative of opinion within the wider local community.

2.1.1 Stakeholder and agency briefings

Invitations for a project briefing were sent to a range of relevant community stakeholders including:

- The University of Technology Sydney (UTS)
- Peak Apartments
- Ultimo TAFE
- The Powerhouse Museum
- Lend Lease

The Powerhouse Museum and UTS requested briefings. These were undertaken on 19 August 2015 and 24 August 2015 respectively. Feedback from these meetings is included in the Outcomes section of this document.

Agency meetings included:

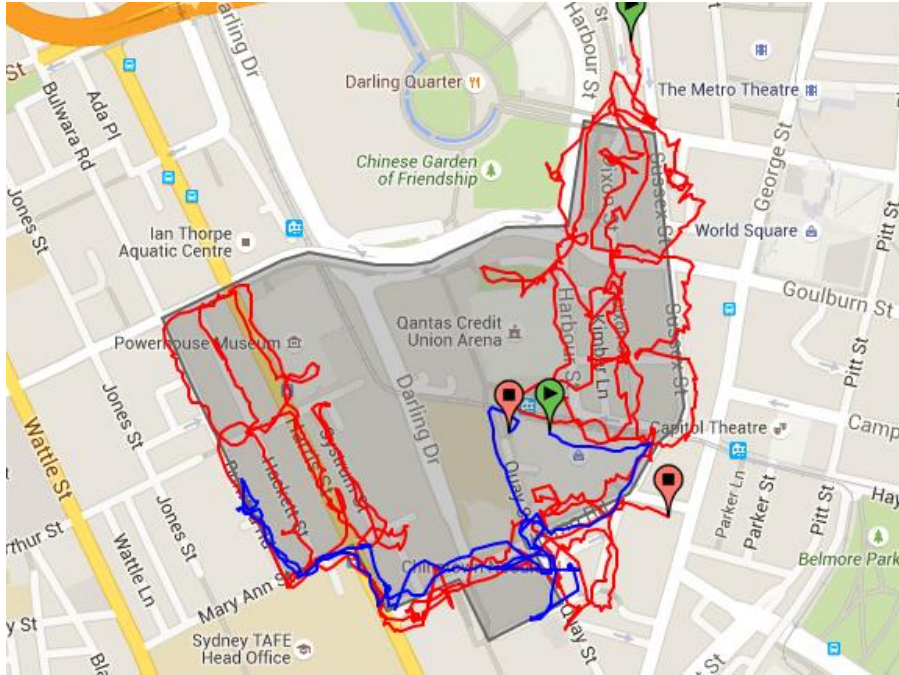
- Transport for NSW
- City of Sydney
- NSW Department of Planning and Environment

Feedback from these meetings is included in the Outcomes section of this document.

2.1.2 Community notification

In the lead up to the community information session, a newsletter (see Appendix One) was distributed to approximately 1,350 neighbouring residents and businesses. The newsletter included an overview of the proposal and details of the community information session.

A map of the distribution area is included below.



**Note: The grey area is the notification distribution catchment area and the coloured lines are GPS tracks of where the distributors delivered*

2.1.3 Community information and feedback session

A Community Information and Feedback Session was held on 27 August 2015 at the Ultimo Community Centre Hall from 5.30-7.30pm.

Information was presented on A1 story boards and placed around the room. The story boards comprised of explanatory text and images about the proposed plans for the W1 Student Accommodation Building (see Appendix Two). Participants were asked to sign a register to document attendance.

The session was facilitated by Elton Consulting, with representatives from Urbanest and the project team in attendance to answer technical questions.

One member of the public who identified as a local resident attended but declined to provide feedback.

3 Outcomes

3.1 Stakeholder feedback

Stakeholders who were briefed were generally positive about the proposal. A number of issues were raised for consideration including:

- Investigation of options to provide more direct access from the north of the building to the pocket park
- A suggestion that the bike storage could have a glazed wall to the pocket park to provide greater activation
- That the view of the western façade from the Powerhouse Museum be further considered
- Connectivity through the site from Ultimo to the Haymarket area considered important
- Positive responses that the building footprint is within the approved master plan.

3.2 Agency feedback

As per the SEARs, relevant government agencies including Transport for NSW, City of Sydney and NSW Department of Planning and Environment were consulted.

Issues raised included:

- Windows of the western and northern facades (ground and Level 1) should be reviewed in terms of reflectivity. Window tinting or screening may be required to reduce reflectivity.
- Consideration should be given to the reflectivity of external signage (tram signals are white and red lights)
- All balustrades on the side of the building facing the train line should be high enough to prevent items being thrown on the tracks
- Consideration should be given to the management of foot traffic at the Hay St intersection
- Potential for activating the northern pocket park should be investigated
- There was a query regarding the size of the bedrooms in relation to the DCP requirements.

4 Appendix One – Notification

18 August 2015

Millers Point NSW 2000

Dear Resident/Business Owner,

**Re: Darling Square W1 Student Accommodation Development Proposal
Invitation to Attend Community Information Feedback Session**

In December 2013, The NSW Minister for Planning approved a staged State Significant Development Application for the new Sydney International Convention, Exhibition and Entertainment Precinct (SICEEP) at Darling Harbour, part of which sets out a Concept Proposal for a new mixed-use residential neighbourhood at Haymarket, to be known as 'Darling Square'.

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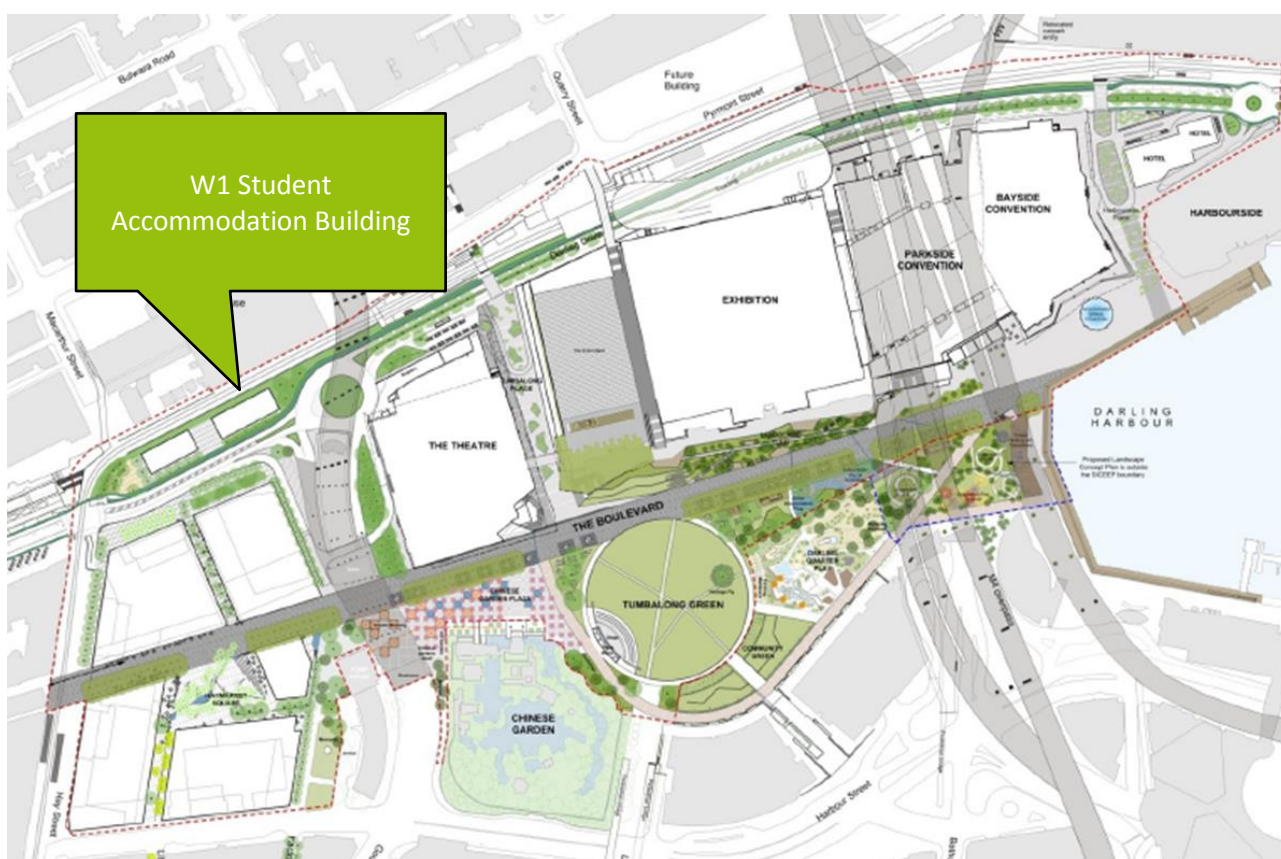
All neighbours and nearby businesses are invited to attend a Community Information Feedback Session to view detailed concept design plans and speak to members of the Urbanest project team:

Date and Time Drop in any time between 5:30pm and 7:30pm on 27th August

Venue Ultimo Community Centre Hall
40 William Henry Street, Corner Bulwara Road

For More Information Andy Stubbs
astubbs@urbanest.com.au

Map of the Proposed Site Please see below for a map of the Darling Square proposed W1 student accommodation site.



Who are Urbanest?

Urbanest was founded in 2008 and is one of Australia's largest and most successful student accommodation providers. With offices in Sydney, Melbourne, Adelaide and Brisbane, Urbanest is experienced in designing, building and running accommodation specifically designed for urban student living. Our teams find the best locations close to transport, links, universities and social centres to ensure that all student accommodation is integrated with the local community in which it sits.

5 Appendix Two – Display Boards

WELCOME

Welcome to today's community information and feedback session for the proposed Darling Square 2 student housing project on Darling Drive, Darling Square.

The purpose of this session is to provide:

- Residents, businesses and interested members of the community with information on what is proposed
- The opportunity to discuss aspects of the proposal directly with the project team
- Identify additional matters that may need to be addressed in the proposal.

Your Feedback

Urbanest is refining its concept plans for this proposed development and is very interested in hearing what you have to say.

Please look through the presentation and feel free to discuss your views with the project team members.

Your feedback is valuable to us and if you wish to make comments about our concept plans, please return these feedback forms in the envelopes provided, no later than

3 September 2015.

Your comments and feedback will be independently collated by Elton Consulting and will be used by the project team to refine the proposal submitted to the Department of Planning and Environment, who are the consent authority for this project.

A report of the consultation process will be appended to the Development Application when it is lodged with the Department of Planning and Environment.

Project Team

Urbanest has brought together award-winning architects Allen Jack+Cottier architects with other key consultants for this project.

The project team includes:

Architect – Allen Jack+Cottier

Landscape Architecture – Aspect Studios

Community Consultation – Elton Consulting

Transport Planning – Hyder Consulting

Statutory Planner – JBA Planning

Environmental Engineers – Northrop

Structural & Civil Engineers – Northrop

Hydraulic Engineers – Northrop

Electrical & Mechanical Engineers – Northrop

Building Code Consultant – Mackenzie Group



Urbanest

Urbanest builds high quality communities that integrate with each other, into their cities and the universities they serve.

Urbanest’s primary focus is to provide communities that encourage and deliver:

- Community engagement
- Safety and security
- High quality facilities
- Convenient locations
- On-site customer support
- Social interaction
- Multicultural awareness
- Integrated technology

Urbanest’s purpose is to become the world’s premier developer and operator of student accommodation.

- Urbanest Australia operating since 2008
- Urbanest is a developer/owner/operator with a vested interest in the communities in which we exist
- 3,872 beds currently completed and under management in Sydney, Melbourne, Brisbane & Adelaide
- A further 2,200 beds planned in Sydney and Adelaide

Urbanest will own and operate the proposed building, as well as the neighbouring student housing building currently under construction. It is proposed that the two buildings will operate as an integrated facility, offering a range of different accommodation types and choice services for residents.

