

SSD_7417: REGIMENT MIXED-USE REDEVELOPMENT, UNIVERSITY OF SYDNEY, DARLINGTON CAMPUS

ADDENDUM

UNIVERSITY OF SYDNEY RESPONSE TO ADDITIONAL SUBMISSIONS



JULY 2017

CONTENTS

By email dated 20 June 2017, the Department of Planning & Environment (DPE) has forwarded to The University of Sydney a late detailed objection by the City of Sydney addressing the University's Regiment *State Significant Application SSD 7417 – Regiment Mixed Use Redevelopment*. The DPE has also forwarded two (2) Government agency responses addressing specific issues contained in the University's *Response to Submissions* document dated 17 May 2017.

This Addendum report provides the DPE with the University's response to those additional matters raised, and/or a reference point to the University's original *Response to Submission* report where such details have already been provided.

This Addendum provides the following details:

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1. USYD RESPONSE TO FAÇADE DESIGN SOLUTION AGREED WITH THE GOVERNMENT ARCHITECT'S OFFICE

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DPE ISSUE	USYD PROJECT RESPONSE
1. Built Form and Urban Design Consideration be given to the following issues regarding the design of the mixed-use building: further articulation of the eight-storey high brickwork facade should be explored to help break down the scale of the structure, particularly at the corner of City Road and Darlington Road;	Agreed: The University acknowledges the Government Architect's comments and request for reconsideration of the façade articulation of the Regiment building. The University has since consulted with the Government Architect's Office and now submits to DPE an amended façade design which reflects agreement during our consultation process. Agreed design amendments to the façade include the following details: - The amended facade is conceived as a series of brick planes with a combination of projecting and recessed windows, glazed facades, metal facades and screened facades that provide visual interest and articulation to the building at all street frontages and internal site elevations. - The main brick facade on City Road is not grounded but is expressed as a floating plane above a glazed two-story facade to reduce the expression of brickwork over the building's eight stories. - The two-storey glazed façade at Ground Level provides visual interest and activation of University activities within the building, when viewed from the surrounding public and campus domain. - The corner of City Road and Darlington Road has been modified by introducing a curved screen that is expressed as a prominent urban marker, and reveals itself as a subtle veil and gateway to the Darlington campus. - Façade materials incorporate a simple palette of light coloured brickwork to the primary planes, which complement and accentuate the darker recessive materials of dark brick, grey metal panels and window fenestration. - The majority of windows to the student accommodation rooms are either recessed into the brick facade or surrounded by finely detailed window box shrouds to create further articulation The University also notes its engagement of Barbara Flynn, art director and curator, in advising on artwork opportunities for the Regiment site. These details will be developed post-SSD determination and submitted to the Secretary DPE for endorsement. Accompanying to this Addendum report are the following documents: Design Modification Report which provides greater detail on the amended façade design and response to Government Architect issues raised; and Amended SSD Plans which reflect the amended design described above and attached.

2. USYD RESPONSE TO LATE CITY OF SYDNEY COUNCIL SUBMISSION

The University of Sydney notes the City of Sydney's late submission dated 15 June 2017. The City's submission raises a number of objections which unfortunately were not raised at the University's pre-DA consultation held with the City on 16 January 2017, nor raised in any level of detail in the City's brief submission during the public exhibition period (Council letter dated 6 April 2017). The University notes our pre-DA meeting held with City of Sydney on 16 January 2017 during which the City provided supportive input and complimentary comments on the Regiment proposal. Notwithstanding, the University addresses the City's submission with the following table providing details in reply. Where issues raised by the City repeats those issues that have already been addressed in the University's *Response to Submissions* (RtS) report dated 17 May 2017 in response to past Government agencies during the formal public exhibition process, then this Addendum report simply refers back to the details contained in that RtS report.

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CoS ISSUE	USYD PROJECT RESPONSE
1. Through site link is a privatised space, will function poorly, and offers no cues to the public.	Disagree: Refer to the University's original RtS document – pages 18 and 35. The University clarifies that the proposed link is a “publicly accessible pathway” owned and managed by the University that offers public access between Darlington Road and City Road. The link is not a uniquely dedicated “Public through site link” or intended to be dedicated to the City of Sydney for such purposes. This matter was clarified with CoS staff at the pre-DA meeting on 16 January 2017 and reflected in the pre-DA minutes. The University notes that the majority of pedestrians who will use this pathway will be either University staff/students, local school patrons/staff, or local Darlington residents, all of whom are very familiar with this locality. The proposed pathway will not link to any other destinations other than for local dwellings, school or University buildings. For the University population, typical pedestrians in the area wanting to cross Darlington Road are likely to be seeking convenient access to University's Eastern Avenue entrance (Camperdown campus) and this proposed location therefore facilitates a safe crossing along this Darlington campus desire line. Local user familiarity and frequency of use of the proposed publicly accessible pathway will assist in the legibility of this pathway for visitors not familiar with the locality. Notwithstanding, the proposed pedestrian crossing across Darlington Road will also provide pedestrians with a direct connection to this publicly accessible pathway. Furthermore, the University shall erect appropriate wayfinding signage to guide all pedestrians through the Regiment site to the adjoining City Road and Darlington Road public domain footpaths straddling the site. The link was presented to, and supported by, local residents and resident action groups at the University's community information meeting on Tuesday 29 November 2016.
2. Additional lift cores – concern at the distances between rooms and lifts.	Disagree: Refer to the University's original RtS document, page 3, which confirms the proposed lift cores are a fully compliant solution that have been carefully designed in consideration of the amenity of the building.
3. Façade treatment – preference for enhanced vertical expression.	The University refers to the façade solution designed in consultation with the Government Architect and detailed in this Addendum report (refer to page 2 above).
4. Heritage – part demolition of western boundary wall. Recommend adoption of the Heritage Impact Statement that: a) <i>The section of the western boundary wall to Darlington Road, where there is an open court be retained, or if necessary rebuilt matching the existing detailing, which would signal the walls end point.</i> b) <i>The wall is to be archivally recorded in accordance with the NSW Heritage Division guidelines, and a methodology for its dismantling and reconstruction is to be prepared with input from the applicant's heritage consultant, before works to the wall commence.</i>	Agree: The Heritage Impact Statement report and recommendations application have been submitted to the Department as part of the University's SSD application. Consequently, the University will align with the Heritage Impact Statement and conditions as submitted.

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CoS ISSUE

3. Relationship with Superintendent's Building. The new building provides an inadequate curtilage behind the Superintendent's building. The City recommends deletion of part of the building set out between lines 27 and 28 on the plans.

USYD PROJECT RESPONSE

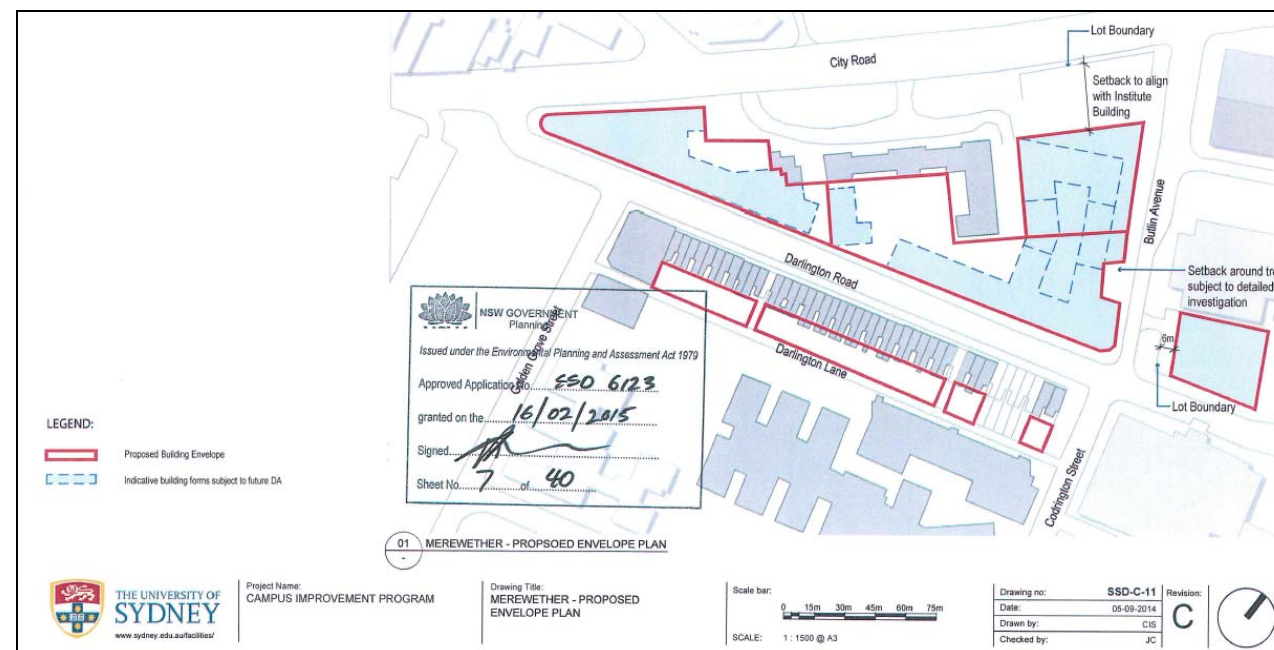
Disagree: The City's objection is inconsistent with the City's position at the pre-DA meeting of 16 January 2017, during which the curtilage of the Regiment Building against the Superintendent's Building, and the SSD photomontage, were both discussed. At that meeting City's representatives supported the relationship of the Regiment building against the Superintendent's Building.

The height of the Regiment building behind the Superintendent's Residence drops from 6 storeys to 4 and, combined with the materials and colours proposed, will ensure that the new building is recessive and will not visually overwhelm the Superintendent's Residence. Nor will it affect the more significant and adjacent Institute Building.

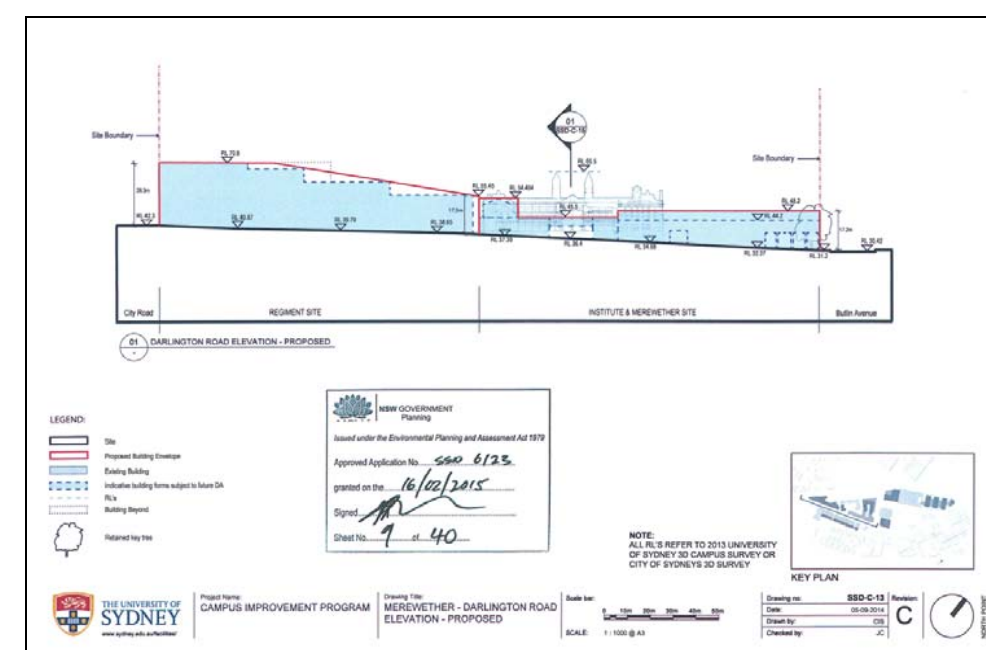
Furthermore, the University also highlights that the Regiment SSD proposal only partly occupies the approved Stage 1 Concept State Significant Development Application (SSD 13_6123) building envelope for the *Campus Improvement Program (CIP) - Merewether Precinct*, as approved by the Minister for Planning on 15 February 2015 (see plan excerpts overleaf). The CIP building envelope was approved following consideration of appropriate building footprints and heights, urban design analysis, and justification on heritage impacts and solutions affecting the site and surrounding buildings. As demonstrated overleaf, the building envelope also allows for further development expansion behind the Institute Building.

The CIP Merewether Precinct building envelopes were the subject of significant comment during the Stage 1 SSDA. Ultimately, all of the comments provided by the Heritage Office and the City of Sydney in relation to the Regiment building envelope (Envelope No.1 as shown the DPE's assessment Report) were considered and amended by the University in our final Response to Submissions as part of the Stage 1 DA process. These amendments to the CIP envelope were endorsed in the DPE's assessment report where (on page 23 of the Assessment Report) it stated:

'The Department's assessment has been finalised based on the final design as detailed in the RtS and RtS supplementary response. The Department is satisfied that the Response to Submissions Report, supplementary RtS report and the additional information have appropriately responded to issues raised and provides a sound basis for an appropriate merit assessment. Key issues have been further considered in Section 5 of this Report'.



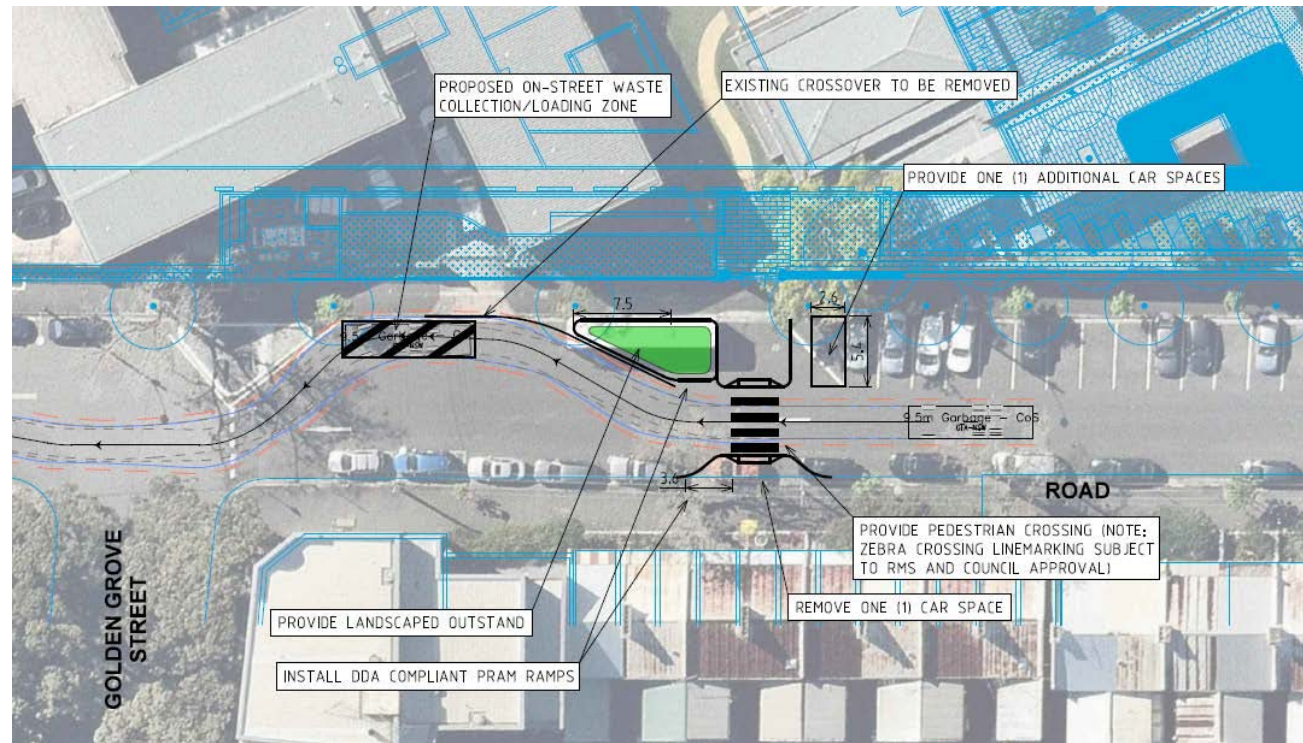
Approved CIP Plan SSD-C-11

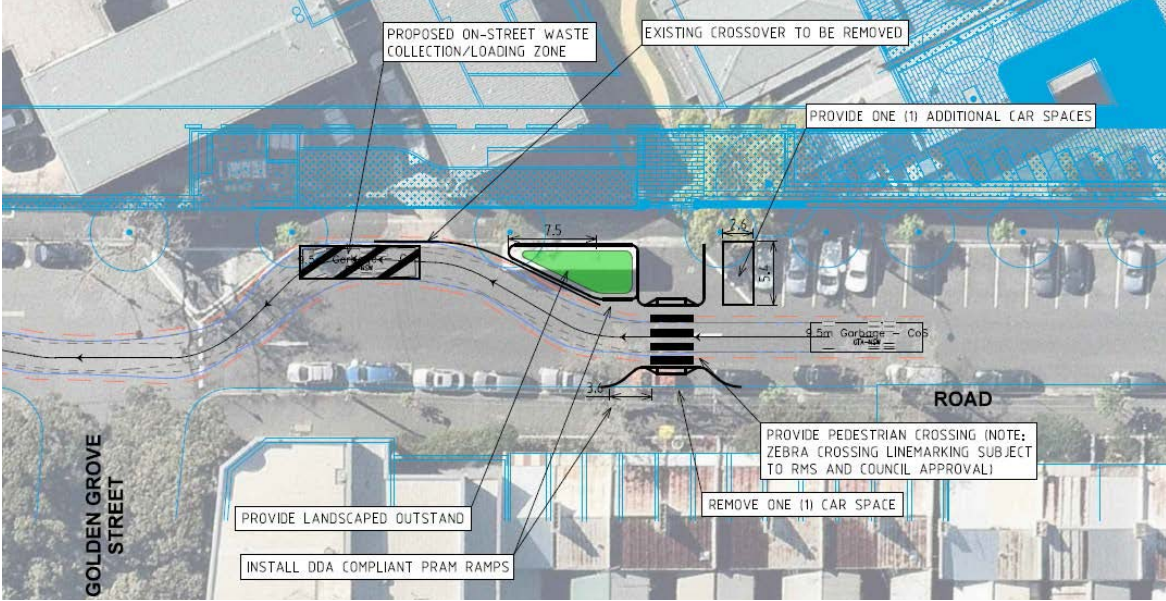
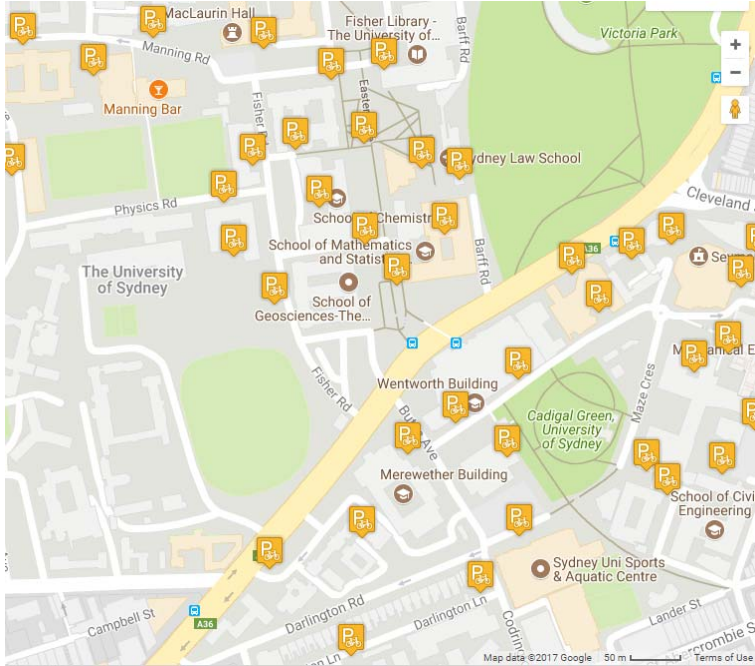


Approved CIP Plan – SSD-C-13

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CoS ISSUE	USYD PROJECT RESPONSE
	In conclusion, any further setback of the proposed Regiment building behind the curtilage of the Superintendent's building will have negligible visual effect to the Regiment and future adjoining CIP projects, and would result in the unnecessary deletion of additional affordable student accommodation and community facilities. The University does not support the proposed setback.
4. Landscaping – ground level: CoS recommends that the circular and semi-circular forms are removed from the entrance forecourt and the design simplified.	The University of Sydney stands by the landscape design as submitted with the SSDA. For clarity, the circular and semi-circular forms are sandstone feature paving that are on the same grade as the granite sett paving and tie into the wider landscape strategy of the mixed-use development. Circular seating areas are a use and function typically found around campus and assist in serving as outdoor educational and learning areas, informal meeting and social spaces. The function and use of these spaces are also supported under the University's Wingara-Mura Strategy.
5. Landscaping – roof terraces: CoS seeks confirmation that all roof terraces will have suitable wind conditions for their intended use.	The University of Sydney stands by the design as submitted with the SSDA. A wind study has been undertaken as part of the design process and the appropriate measures have been implemented to maximise the usability of the roof terraces. For clarity, 1.8m glass balustrades and planting will be installed around the perimeter of the roof terraces. Please refer to the SSDA submission for details of the roof terraces design.
6. Wingara Mura Strategy: CoS seeks details on how the Wingara Murra Strategy will be incorporated into the courtyard and plaza.	Refer to the University's original RtS submission – page 24 on public art strategy. The University's Wingara-Mura Strategy was submitted to the DPE as part of its original SSD application.
7. Removal of street trees on City Road and Darlington Road is not supported. Proposed street tree planting is inconsistent with City's Street Tree Master plan and are inadequately spaced. Landscaping around the significant Fig Tree is not supported.	The University of Sydney stands by the landscape design as submitted with the SSDA. Refer to the University's original RtS submission page 22 on University amendments to tree planting. Disagree: Refer to the University's original RtS submission on page 21 which addresses the on landscaping concept.
8. Additional Street Trees not supported (identified on Wind report)	Disagree: The University of Sydney stands by the landscape design as submitted to the DPE with the RTS as it has significant merit as detailed in our RTS and in summary below. The CoS Street Tree Master Plan Precinct 16 Darlington nominates <i>Lophostemon confertus</i> (Brush box) for City Road and <i>Liriodendron tulipifera</i> (Tulip Tree) for Darlington Road. The proposed replacement of T2 & T3 (<i>Platanus x acerifolia</i>) on City Road with Brush box complies with the CoS STM. This will also assist with the wind mitigation near this corner, thereby improving pedestrian amenity and comfort. The proposed replacement of T5 (Tulip Tree) with established Brush box does not strictly comply with the CoS STM but has been proposed to reinforce this important corner by continuing the Brush box street tree planting around the corner from City Road. This section of Darlington Road contains 2 existing Poplar trees so there is already a mix of species at this end of the street. T5 is located closest to the corner with City Road and therefore, it is logical to consider it in the context of this important corner rather than just a continuation of Darlington Rd. The selection of an evergreen tree species will also assist with the wind mitigation at this corner, thereby improving pedestrian amenity and comfort but most importantly be in keeping with the Architectural proposal for this important gateway corner.

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CoS ISSUE	USYD PROJECT RESPONSE
9. Lack of details on-site servicing and loading facilities. Changes to on-street parking conditions requires approval from Council's <i>Local Pedestrian, Cycling and Traffic Calming Committee</i>	A loading zone is to be provided on Darlington Road on the northern aspect of Darlington Road to the east of a line of Golden Grove Road. This area has been designed in consultation with GTA to accommodate the swept path requirements of a City of Sydney 9.25m garbage truck as shown below in Figure 4.1. The proposed location of this loading zone utilises the existing site's driveway so there are no net impacts to on street car parking. The loading zone location is also appropriately juxtaposed against the Regiment building's outdoor hard stand bin storage area (contained within the site) and designed for easy bin collection.  Figure 4.1
10. Pedestrian crossing – to be located directly at the intersection with Golden Grove Street and not setback along Darlington Road.	Disagree: The location and reasoning of the proposed crossing is discussed in Section 4.2 and Section 5.2 of GTA's Transport Impact Assessment Report Revision D dated 16 February 2017 The University stands by its original location for a proposed pedestrian crossing. The location represents a safe and controlled pedestrian environment, setback from the fast and busy traffic movements typically experienced at the junction of Darlington Road and Golden Grove Street. This pedestrian crossing location will be directly in front of the Regiment Building's new site access fronting Darlington Road as illustrated in figure 4.1. It will also provide a direct and legible pedestrian connection to the "publicly accessible pathway" across the Regiment site to City Road. This proposed location responds positively to the City's concern about the legibility of the proposed pedestrian visibility of the "publically accessible pathway". The associated loss of 1 (one) car space on the southern side of the Darlington Road can be offset by the provision of 1 (one) additional 90-degree car space on the northern side of Darlington Road.

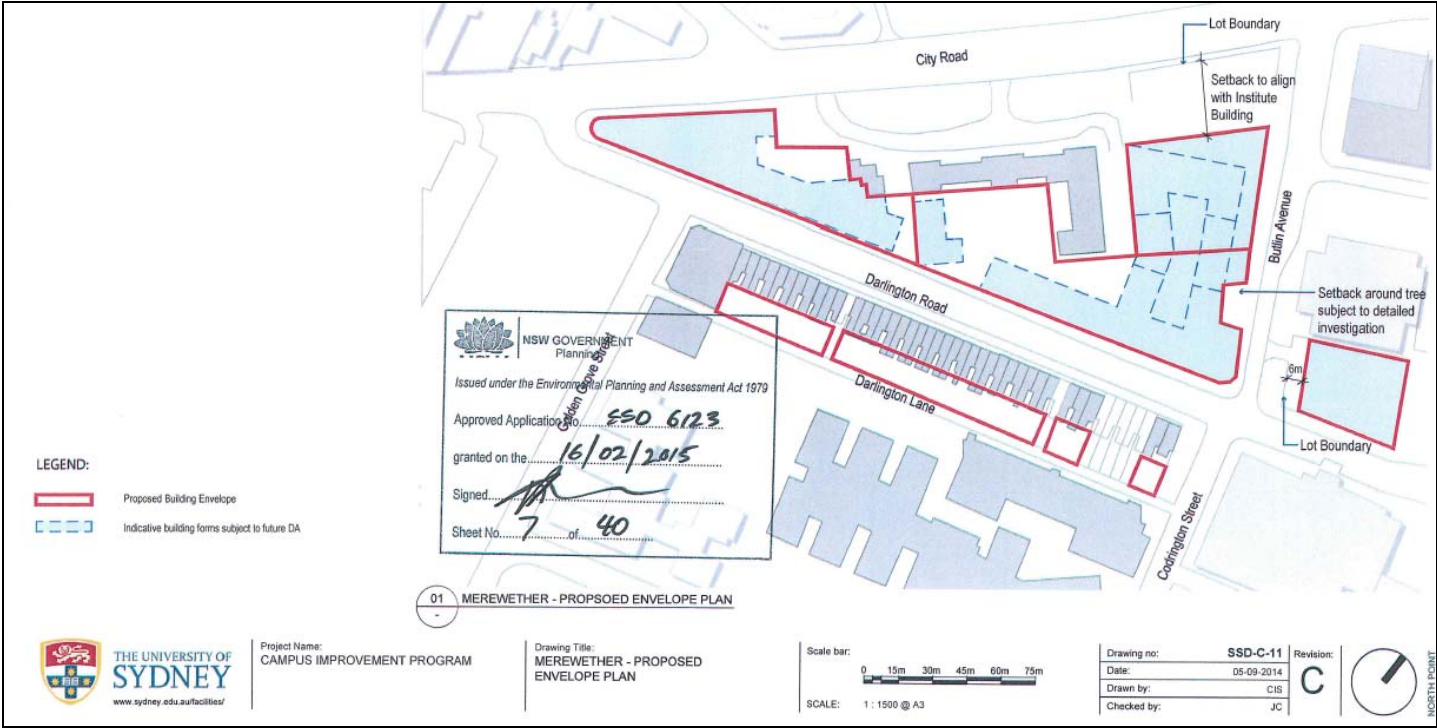
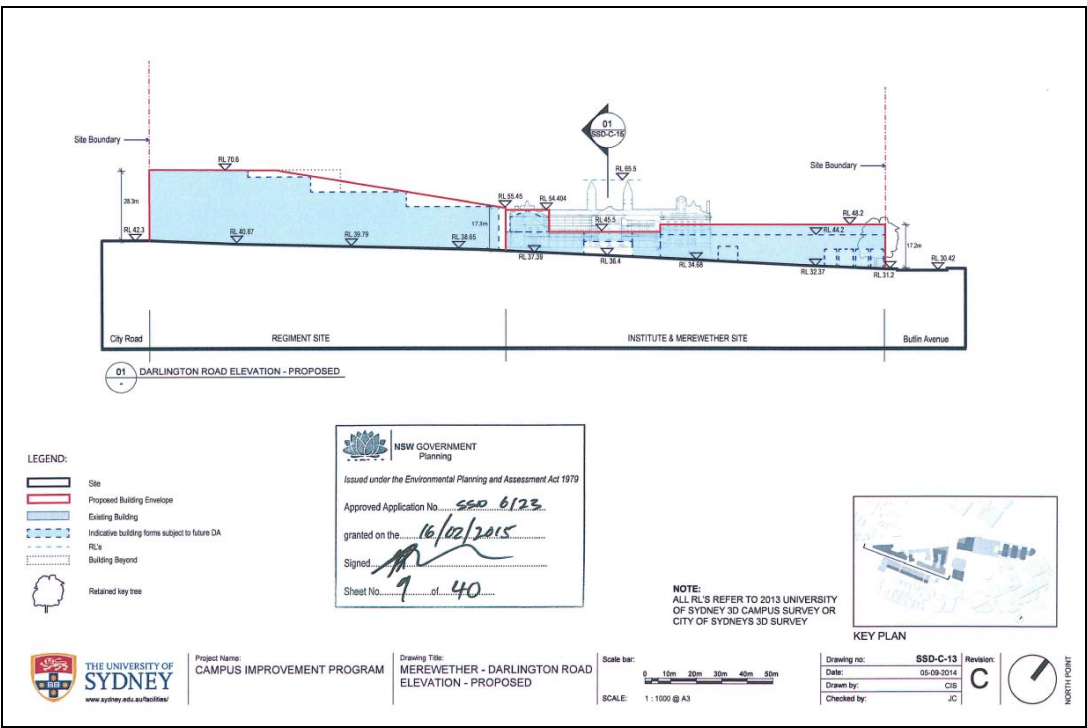
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CoS Issue	USYD PROJECT RESPONSE
	
Pedestrian crossing will require the approval of the Council’s <i>Local Pedestrian, Cycling and Traffic Calming Committee</i>.	Disagree: As an integrated SSD process, the University looks to the Department of Planning to consider all Government agency matters and to ultimately provide a determination that is not reliant upon further Government agency approvals post determination. Furthermore, the design has been tabled with the Transport NSW and RMS during the SSDA process and no objections received.
11. Bicycle facilities: 1 cycle space to be provided per 2 rooms required.	Disagree: Refer to the University’s original RtS submission – page 23 on bicycle parking. In addition to the bicycle parking being provided for the Regiment Mixed-Use Development, the University has over 1700 exiting bicycle parks and end of trip facilities located within the Camperdown - Darlington Campus and all within easy walking distance of the Regiment and typical university destinations. Please refer to the Sustainable Transport and Access Management Plan contained within the Appendix FF SSDA for details. 

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CoS ISSUE	USYD PROJECT RESPONSE
12. Pedestrian amenity – preference for an access ramp in lieu of proposed stairs and lift.	Disagree: Due to the topographical difference from Darlington Road footpath to the entrance to Regiment building, a ramp is physically impossible to apply without significant deletion of components of the building. Consequently, a combination of stairs and lift are appropriate.
13. Communal areas and opportunities for social interaction – development to cater for accidental and casual encounters amongst residents. CoS recommended re location of certain ‘flexi spaces’ and ‘tea rooms’ to be adjacent to movement generators, particularly lift lobbies, pathways and stairwells. CoS recommend seating be provided in functional seating areas and important circulation spaces. CoS recommend relocating the laundry to be adjacent to more trafficked areas, including potentially adjacent to kitchen areas. For example, relocating one or more of the music rooms to a location with better acoustic insulation in the basement and locating the laundry close to common areas.	Disagree: The University stands by the SSDA design which has been designed in accordance with the functional requirements of the building in consideration of providing the best possible amenity for the residents. The Regiment proposal incorporates a generous Gross Floor Area per resident of approximately 24.7m ² . The Regiment building contains a variety of casual meeting spaces on all floors for the building’s residents. Furthermore, the University’s Darlington campus domain also contains many such opportunities for the broader community interaction/meeting including Codrington Park, Abercrombie Business forecourt, Cadigal Green, Wentworth forecourt, and the Jane Foss Russell plaza.
14. Operational Plan of Management: CoS recommends: - The residential Agreement be formally reviewed by the Sydney University Student’s Representative Council and Sydney University Postgraduate Representative Students Association - The Agreement to provide further detail about the types of circumstances that will be taken into consideration when deciding to “waive the fee” (on payment for full Room Fee) and how they will be considered would provide greater clarity - The agreement to include a review process for unsuccessful applications in waiving the fee. - The Agreement to clarify that residents have rights under Australian and NSW consumer and contract legislation. - The agreement to refer to the local community legal service, Redfern Legal Centre, and student legal services	In relation to the Residential Agreement matters addressed by the City of Sydney, the University: - confirms that the Residential Agreements are private contracts between the University and residents of its student accommodation facilities; - regularly reviews and updates its precedent Residential Agreement Terms and Conditions to incorporate feedback from many members of the University community including students; - provides details on complaint and appeal procedures to all residents in relation to any decision made by the University under the Residential Agreement or otherwise; - ensures that all residents receive a wide array of information and access to student support services, both at orientation and during the term of the Residential Agreement. The Resident Handbook referred to in the Residential Agreement Terms and Conditions expressly mentions the availability of free legal advice from the Student Representative Council and refers residents to the Residential Life Team who can provide residents with advice, support and, where appropriate, direct residents on to other organisations for assistance; and - notes that the terms of the Residential Agreements are not a relevant matter to be considered by the consent authority under section 79C of the Environmental Planning and Assessment Act 1979 (NSW) (EP&A Act).
15. Contamination: CoS recommends that the Remedial Action Plan be peer reviewed by a NSW EPA Accredited Site Auditor who should submit a section B site Audit Statement/Letter of Interim advice which certifies that the RAP is practical and the site will be suitable after being remediated in accordance with the requirements in the submitted RAP.	Disagree: The University stands by the Remedial Action Plan which has been prepared by Coffey Pty Ltd in accordance with regulatory requirements. The RAP identifies appropriate measures by which the site is to be remediated and/or adequately managed (including appropriate validation where applicable) in accordance with guidelines endorsed by NSW EPA.
16. Dewatering: Council does not permit or grant permission on application to discharge groundwater at any time and for any purpose into the City’s stormwater system. If any dewatering of the site is to be undertaken, a bore licence may be required from the NSW Office of Water under the provisions of Part V of the Water Act 1912. The NSW Office of Water licences dewatering to allow excavation for construction for a temporary period, usually 12 months.	The University confirms any Dewatering of the site is to be carried out in accordance with regulatory requirements.
17. Noise: Recommended hours of construction: 7.30am and 5.30pm on Mondays to Fridays, inclusive, 7.30am and 3.30pm on Saturdays, with - Safety inspections being permitted at 7.00am on work days - No work is to be carried out on Sundays or public holidays	Disagree: Refer to the University’s original RtS submission page 30 on construction hours which are considered to be appropriate for the location of the site.

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CoS ISSUE	USYD PROJECT RESPONSE
18. ESD: CoS recommends evacuated tube solar technology with electrical boosting (in lieu of proposed gas water heating). CoS recommends the university commit to certified timber to avoid the University potentially contributing to illegal hardwood deforestation in SE Asia and Pacific Island region	Disagree: The University stands by the current design for the domestic hot water system which is a combination of a centralised gas fired plant with a solar boost. The solar contribution will be a minimum of 50% of the total heating requirement. Disagree: The University and Richard Crookes have existing commitments to sustainable practices, however a blanket implementation by the CoS acting outside of their jurisdiction is not an acceptable approach.
19. Stormwater: flood protection to the basement is required by providing an FFL of at least 300mm above the adjacent gutter invert level on Darlington Road.	All basement access points either already comply with the flood protection requirement to be at least 300mm above the adjacent gutter invert level on Darlington Road, or can be easily modified if they are not already above this level. See below marked-up extract of drawing 10107_DA011 that outlines compliance or measures that can be employed to ensure compliance.

3. USYD RESPONSE TO NSW HERITAGE COUNCIL COMMENTS ON THE RTS DOCUMENT

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HC ISSUE	USYD PROJECT RESPONSE
The Heritage Council reiterates: - The proposed Regiment Building should be setback, at least to align with the architectural plan grid coordinate no. 35 from the current grid coordinate no. 37. - The Regiment Building's form should be reduced to increase the visual separation between it and the Institute Building.	Disagree: Refer to the University's original RtS submission page 25. This Regiment SSD proposal only partly occupies an approved Stage 1 Concept State Significant Development Application (SSD 13_6123) building envelope for the <i>Campus Improvement Program (CIP) - Merewether Precinct</i>, as approved by the Minister for Planning on 15 February 2015 (see excerpt below). The CIP building envelope was approved following consideration of appropriate urban design and heritage solutions affecting the site and also allows for further development behind the Institute building. The CIP Merewether Precinct building envelopes were the subject of significant comment during the Stage 1 DA. Ultimately, all of the comments provided by the Heritage Office and the City of Sydney in relation to the envelope associated with the Regiment Building (Envelope No.1 as shown the DPE's assessment Report) were considered and amended by the University in our final Response to Submissions as part of the Stage 1 DA process. These amendments to the CIP envelope were endorsed in the DPE's assessment report where (on page 23 of the Assessment Report) it stated: <i>'The Department's assessment has been finalised based on the final design as detailed in the RtS and RtS supplementary response. The Department is satisfied that the Response to Submissions Report, supplementary RtS report and the additional information have appropriately responded to issues raised and provides a sound basis for an appropriate merit assessment. Key issues have been further considered in Section 5 of this Report.'</i> Any further setback of the proposed building behind the curtilage of the Superintendent's building will have negligible visual effect to the Regiment and future adjoining CIP projects, and would result in the unnecessary deletion of additional affordable student accommodation and community facilities. The University does not support the proposed setback.
 01 MEREWETHER - PROPOSED ENVELOPE PLAN Approved CIP Plan SSD-C-11	 01 DARLINGTON ROAD ELEVATION - PROPOSED Approved CIP Plan – SSD-C-13

4. USYD RESPONSE TO ENVIRONMENT PROTECTION AUTHORITY COMMENTS ON THE RTS DOCUMENT

SSD 7417 – REGIMENT MIXED-USE REDEVELOPMENT	
EPA ISSUE	USYD PROJECT RESPONSE
Hours of Construction: The EPA reiterates its original advice requesting the university to apply the following standard construction hours, being - (a) 7.00 am to 6.00 pm Monday to Friday, (b) 8.00 am to 1.00 pm Saturday, and (c) no work on Sundays or gazetted public holidays. EPA notes that Regiment is located across local back street from residences having no relationship to the university.	Disagree: Refer to the University's original RtS submission page 30 on construction hours. The University also notes that the majority of terraces along Darlington Road are owned and managed by the University of Sydney.
Roof Top Terraces: The EPA reiterates its original recommendation that: (a) Blanket restriction on amplified sound on the terraces; and (b) Restricted hours of use off the rooftop terraces.	The University confirms no permanent amplified equipment will be installed on the terraces. Conditional agreement: The University agrees the Terraces be limited to the following hours: • 7am – 10pm Mondays to Saturdays inclusive; and • 8am – 9pm Sunday & Public Holidays.