



THE UNIVERSITY OF
SYDNEY

Regiment Redevelopment Project

Community Consultation Report

December 2016

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1.0 Purpose

The purpose of this consultation report is to provide a summary of the early engagement activity undertaken to ensure that the community and other interested organizations are informed of the University's plans to redevelop the Regiment building site located on the corners of Darlington and City Roads, Darlington and to record any comments or potential concerns.

2.0 The Project

The project is a mixed use development on the existing Regiment building site.

The project forms part of the University's Campus Improvement Program (CIP) and wider University initiative to increase the amount of accommodation that is affordable for students in and around the Darlington/Camperdown campus. This will include the integration of a 656 bed student accommodation with other educational establishment teaching/learning/meeting facilities.

3.0 Community consultation and Communication Strategy

The University has developed a comprehensive community consultation and communication strategy for the project. This strategy will be implemented during the exhibition, construction and delivery stages of the project.

4.0 Consultation

4.1 Community Information Session

4.1.1 Invitation and promotion of event

The University held a community information session on Tuesday 29 November, 2016 at 6pm to provide local community members and organisations with the opportunity to find out about the University's vision for the redevelopment of the site that is currently occupied by the University's Regiment Building.

Two hundred invitations (Attachment 1) to attend the meeting were letterbox dropped to residences in Abercrombie Street and Darlington Road and emailed on the 16 November, 2016 to the community groups, Residents Acting in Defence of Darlington (RAIDD) and REDWatch with a request for them to extend the invitation to their networks.

4.1.2 Information Session Attendance and Agenda

Nine community members attended the Community Information Session. This included three representatives from REDWatch and six local residents. The University's project team in attendance included:

Name	Organisation	Discipline
Stephane Kerr	University of Sydney	Director of Planning
Chris Watts	University of Sydney	Student Accommodation, Project Director
Casey White	University of Sydney	Student Experience Officer
Peter Mellows	University of Sydney	Senior Project Manager
Georgia Kalavritinos	University of Sydney	Project Manager
Julie Parsons	University of Sydney	Community Engagement
Trevor Hamilton	Nettleton Tribe	Architect
Michael Lam	Nettleton Tribe	Project Architect
Andrew Buchanan	Richard Crookes	Contractor – Senior Project Manager

A PowerPoint presentation (Attachment 2) was prepared and displayed that provided, context and details of the project known to date and a Question and Answer session also formed part of this agenda.

4.1.3 Discussion points

Issue - Smoking: Concerns were raised about how students will be deterred from smoking in the street across from the residents. The issue is that the students create noise late at night and cause health concerns with the airborne smoke and littering of the butts. This is an ongoing issue with the Abercrombie Student Accommodation (ASA) and we will need to consider options for a dedicated smoking area or a strategy to direct students away from the residents.

Resolution - The University has a **Smoke-free Environment Policy**. Smoking is banned on all campuses, except for within designated smoking areas. Smoking in these areas is only allowed in the immediate vicinity of the "Smoking Area" sign and ash trays are provided for cigarette butts. Within the Darlington Campus there are several designated smoking areas, including the lawn on City Road in front of Superintendents House.



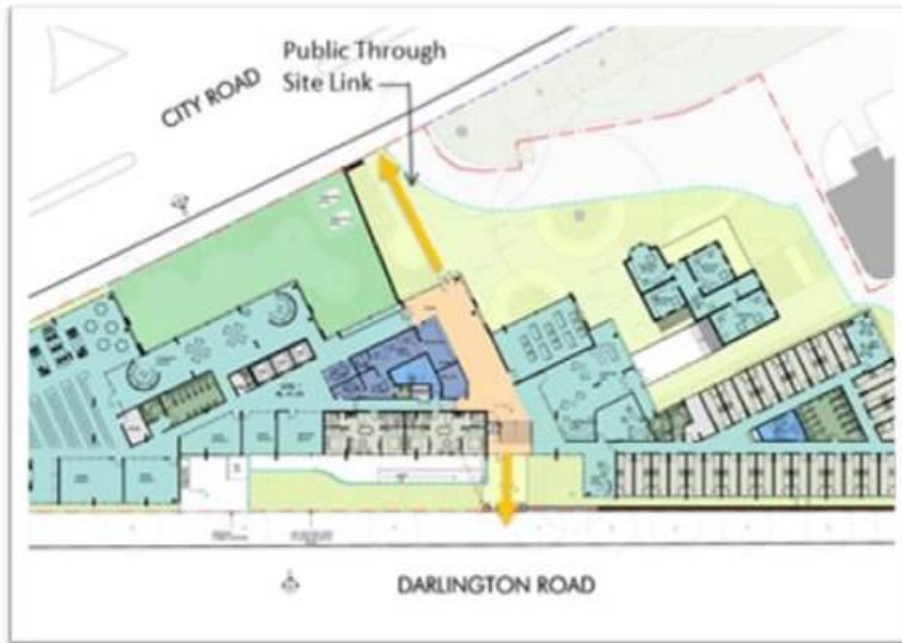
DARLINGTON WEST



Issue - Public Site Through Link: Concerns were raised on how we propose to make the public site through link from Darlington Rd to City Rd look more inviting to general public. Residents feel that the current design does not appear to be a public access way and needs to be more welcoming / defined as a public access area.

Resolution – Nettleton Tribe will investigate opportunities to improve the visual connection through to City Rd and make the access way more inviting to the public.

Current Design



Issue - Overlooking / Privacy of adjacent properties: a concern was raised by a resident on how we will treat the breakout space windows to limit the Regiment building overlooking into adjacent buildings.

Resolution – Trevor Hamilton from Nettleton Tribe explained that the breakout rooms have been designed to limit the sight lines into adjacent properties by using solid elements to the breakout spaces where they overlooked properties and opening up the sightlines back to the city.



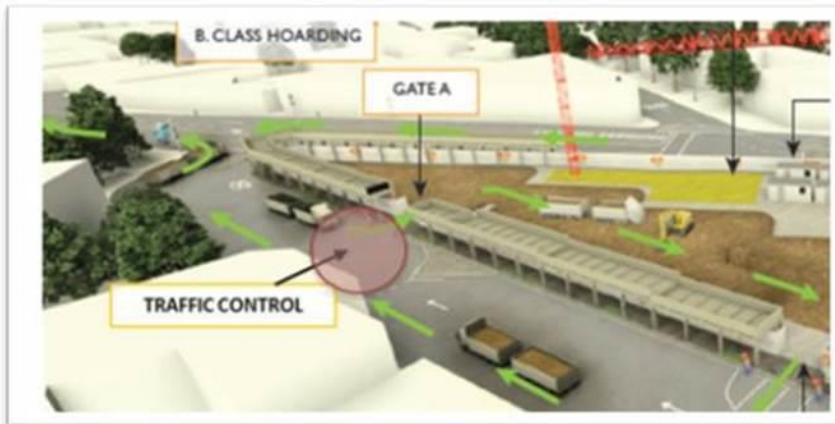
Issue - Softening of King St Corner: a resident questioned if the King St corner could be set back / softened with trees or landscaping.

Resolution – Trevor Hamilton (Nettleton Tribe) explained that the building is set back circa 1 m off the boundary and there is a 1 to 1.5m hedge surrounding the front of the building.



Issue - Traffic Management during Construction: Concerns were raised with how traffic movements would be controlled at the King St corner to avoid cars backing up.

Resolution – Andrew Buchanan from Richard Crookes Constructions explained that full time traffic management would be provided during construction hours to manage vehicle and truck movements surrounding the site, particular the site entrances and Darlington rd. In addition, it was advised that the project has identified the corner of Darlington and Golden Grove St as a problematic corner and the University will be discussing traffic calming/road safety measures with the City of Sydney (CoS) and the Roads and Maritime Services (RMS).



Issue - Amenity of the Landscaped Area on City Rd: Concerns were raised about how useable the landscaped areas adjoining City Rd would be due to traffic noise and airborne particulates.

Resolution – The Landscaped Area is protected by large mature trees along City Rd which will provide a buffer from City Rd. Nettleton Tribe will investigate further opportunities to improve the amenity of the area.

The University has received no further enquiries regarding the projects.

5.0 Ongoing consultation and communication

The University will continue to provide information on the progress of the redevelopment. These activities will include information and responses to email, telephone and written enquiries. This will provide an ongoing mechanism for the community to raise any issues or opportunities associated with the buildings with the University.