



THE UNIVERSITY OF
SYDNEY

Darlington Road Terraces Mixed Use Building Additions and Alternations to the Darlington Road Terraces and Public Domain Improvements

(SSD 7539 Darlington Terraces Mixed Use Development)

Consultation Report in accordance with the SEARS

November 2016

Final v00

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1.0 Purpose

The purpose of this consultation report is to provide a summary of engagement undertaken in response to the Secretary's Environmental Assessment Requirements (SEARS) issued by the NSW Department of Planning and Environment's that required the following:

"During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners. In particular, you must consult with:

- *City of Sydney Council;*
- *Transport for NSW;*
- *Roads and Maritime Services; and*
- *Heritage Council of NSW*

The EIS must describe the consultation process and the issues raised, and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided."

2.0 Consultation

In accordance with the SEARS issued for this project, ongoing consultation has been undertaken with relevant public authorities, the community and the City of Sydney Council.

3.0 Community Consultation Strategy

The University of Sydney ('The University') has developed a comprehensive community consultation and communication strategy for the project (Attachment 1). This strategy will be implemented during the exhibition, construction and delivery stages of the project.

4.0 Consultation

4.1 Government Authorities and Agencies

The University undertook a program of consulting on the Darlington Terraces project with the Government Agencies listed in Table 1 in order to identify key Government issues and relevant policies.

Organisation	Date	Method
City of Sydney Council (CoS)	13 May 2016 10 th November 2016	Meeting
Transport for NSW (TfNSW)	22 September 2016	Email
Roads and Maritime Services (RMS)	26 October 2016	Email
Heritage Council of New South Wales	17 May 2016	Email
City of Sydney Public Domain Team	10 November 2016	Email
Fire and Rescue (FRNSW)	10 th November 2016	Meeting, Email

Table 2 demonstrates a summary of the feedback received from agencies through the consultation process and the response from the University of Sydney.

Organisation	Comment	University of Sydney's response
City of Sydney Council	The University to define the degree of retention of original stairs, balustrades, fire places, chimneys and terrace entrances off Darlington Road.	The Darlington Road terrace houses are listed as Local Heritage in Sydney LEP 2012. Drawings A110X – A110Y (inclusive) detail the extent of demolition of original building fabric. The Statement of Heritage Impact (SHI), prepared as part of the State Significant Development Application (SSDA) submission, assesses the impact of the proposed demolition on the overall heritage significance of the terrace houses.

Organisation	Comment	University of Sydney's response
		The SHI also includes the recommendation to submit an internal and external archival record.
City of Sydney Council	Heritage retention plan to be provided as part of the Heritage Impact Statement. This must include a clear diagram or schedule showing which stairs are to be removed either at DA or CC stage of the project.	The Statement of Heritage Impact (dated November 2016) recommends the preparation of an archival record (exterior and interior) of all the terrace houses prior to any demolition work, and an initial set of demolition plans has also been provided as part of the development application which demonstrates the design intent for the existing terraces.
City of Sydney Council	<p>Any Heritage elements if retained are integrated and not covered.</p> <p>Preference to reuse original building materials within the terraces to optimize conservation (i.e. four panel doors, balusters etc). Retention of chimneys in the newly created open plan common space of each accommodation block is considered. If possible original wall layouts to be defined by nibs or reflected in finishes changes.</p> <p>Opportunities for new bathroom layouts to reveal original fabric.</p>	<p>Section 6.0 of the Statement of Heritage Impact, (dated November 16) provides a detailed assessment of Heritage Impact. Table 6.1 includes an assessment of the proposed design against the established policies provided in the Conservation Management Plan.</p> <p>In particular, the plans have been amended to retain the fireplaces and chimney breasts in the common areas in Houses Nos. 124-125.</p>
City of Sydney Council	The City of Sydney noted that a number of bedroom sizes were less than the DCP control and recommended the University address upfront the arguments of reducing pressure on the private housing market, shared and generous communal spaces, open space, amenity and surrounding campus facilities. Position also supported by provision of affordable rental rates.	Section 5.9.2 of the EIS provides a response to this argument.
City of Sydney Council Public Domain	City of Sydney Public domain reviewed the Darlington Lane shared zone proposal and ultimately did not support island planting beds, requesting a redesign to connect the planters to the building façade with consideration required to the drainage solution	The University have instructed the design team to revise the design to connect the planters back to the building façade creating deeper planting beds. Drainage will be resolved in design development
City of Sydney Council	SSDA to address primary and secondary access/egress points including Darlington Lane	The primary address and access points for the project is Darlington Road. This will ensure the Darlington Road address remains vital and active. It will provide a point of difference by providing domestic-

Organisation	Comment	University of Sydney's response
		<p>scale points to the entire development for all students via the heritage terrace houses and through the communal outdoor areas and the new buildings at the rear of the site.</p> <p>A secondary access to each of the new building blocks will also be provided off Darlington Lane. To provide safe access to the pedestrians the lane is proposed to be changes to become a one way and a shared zone.</p>
City of Sydney Council	Landscaping at the front of the Terraces is light and in keeping with the existing streetscape	The proposed landscape design will include minor refresh works to the front of the Darlington Road Terraces in keeping with the existing streetscape (refer Oculus Landscape Design Report October 2016).
City of Sydney Council	SSDA to highlight any BCA compliance issues to the balconies and approach to retention.	The University will ensure BCA compliance is appropriately addressed as part of the building alterations to the terraces.
City of Sydney Council	The City of Sydney noted on the Verticals on the Southern Façade of the buildings backing onto Darlington Lane, if positioned correctly may be useful to shade the windows from low afternoon summer sun. They may also be useful to shade the windows on the northern façade of these buildings.	There is no need to provide shading on the southern façade facing Darlington Lane. Shading devices over windows to the northern facades have been provided
City of Sydney Council	A Deed of Agreement or similar is entered into to ensure the responsibility for the private infrastructure remains with the University, and the City's road assets are adequately protected.	The University understands that the City of Sydney council will prepare the Deed of Agreement as indicated by Emma Thorburn (Senior Public Domain Coordinator)
City of Sydney Council	Evidence is received from the NSW Fire Service that the proposal is required due to the site restraints (narrow width of Darlington Lane / distance from Darlington Road).	Formal statement included (Appendix XX) from Blackett Maguire & Goldsmith confirming approval of consolidated fire system received from FRNSW.
City of Sydney Council	The details of the design are worked through, and meet the City's specifications and standards including; exact location of the fire service infrastructure. depth of cover over the fire service infrastructure, road restoration details	The University's hydraulic services consultant will design all works to meet the City's specifications and standards, to be forwarded to the City for approval prior to commencement of hydraulic services work in public roadway.

Organisation	Comment	University of Sydney's response
	confirmation that there are no conflicts with other services in the lane confirmation that all above ground fire infrastructure including the Booster Assembly is located on private land.	
Transport for NSW	TfNSW responded to university email (Attachment B) indicating that the EIS needs to address the following items: Details of arrangements to use existing loading dock facilities on site as no loading docks are proposed for the development; and 1. Details of taxi facilities on site (taxi ranks) for the proposed development.	Sydney DCP 2012 Schedule 7 does not provide a minimum service vehicle requirement specifically for the proposed land use. Nevertheless, it is proposed to convert a parking space located on the southern side of Darlington Lane towards Golden Grove Street, to a loading zone bay. This will be part of the proposed shared zone upgrade for Darlington Lane. Alternatively, a loading zone may be located on the northern side of the site in front of the existing terraces on Darlington Road. This is considered sufficient to cater for service vehicles which are anticipated to generate trips associated with maintenance or deliveries. There are no proposed taxi ranks associated with the development.
Roads and Maritime Services	The RMS responded to university email (Attachment C) indicating that the EIS needs to address the following items: 1. All necessary information to assess the proposed application in detail was included in the Draft SEARs and the Department were advised by Roads and Maritime accordingly. Therefore, Roads and Maritime has no further comments or issues to be raised at this stage; 2. The application will be reviewed further once the detailed information such as the Environmental Impact Statement (EIS) is submitted from the Department of Planning; and 3. In regards to the proposed Shared Zones as mentioned in your correspondence below, a separate request would need to be undertaken. It is noted that Tina Kaur from Roads and Maritime has been contacted in regards to proposed Shared Zone.	The university has been liaising with the City of Sydney's traffic engineering department and has prepared a Traffic Management Plan to support the Darlington Lane shared zone application. The City of Sydney Council will submit the shared zone application on behalf of the university.

Organisation	Comment	University of Sydney's response
Heritage Council of NSW	The Heritage Council of NSW [HC] advised that it would not be commenting on a development affecting heritage items listed as having Local heritage significance (as distinct from items listed on the State Heritage Register).	The Darlington Road terrace houses are listed as being of Local heritage significance in Sydney LEP 2012. The University has provided a detailed Statement of Heritage Impact as part of the project SSDA. The SHI, prepared by Ian Kelly (heritage consultant), addresses the heritage issues raised in the SEARs.
Fire and Rescue NSW (FRNSW)	<p>Fire and Rescue NSW (FRNSW) were consulted of various matters in person via the projects fire services consultant. Specific feedback for follow up by the project team was given in relation to the strategy to locate the FH infrastructure under the road reserve (Darlington Lane) and to locate the single FH booster on an allotment adjacent to Codrington Street.</p> <p>FRNSW (Greg Buckley) agreed that location of the single booster assembly on the main road makes perfect sense from an operational perspective, as opposed to multiple FH booster assemblies fronting each allotment along the laneway.</p> <p>In-principal FRNSW had zero concerns with the proposal subject to inclusion in the FER strategy in consideration of the following suggestions:</p> <ol style="list-style-type: none"> 1. The FER includes a familiarisation exercise for the local fire crews in relation to the set up 2. The FER requires the address of the allotment that accommodates the booster assembly to be nominated on the ASE connection information, to ensure FRNSW pull-up at the location of the booster and not necessarily the frontage to the building. 	The University will ensure these measures are captured in the FER.

Organisation	Comment	University of Sydney's response
	3. The FH block plans identify the location of the booster and respective attack FHs – the block plans would be located at the booster, at each attack FH and at the FIP(s).	

4.2 Community Consultation Information Session

4.1.1 Invitation and promotion of event

The University has held two (2) community consultation sessions on 5th May 2016 and 7 September 2016 where local community members were invited to attend a presentation on the proposed Darlington Terraces Mixed Use Development Project.

Invitations to attend the meeting were letterbox dropped to residences in Abercrombie Street and Darlington Road and emailed on the to the following community groups;

- Residents Acting in Defence of Darlington (RAIDD);
- REDWatch;
- Darlington Public School;
- Immediate neighbouring properties; and
- Surrounding local residents.

4.1.2 Information Session Attendance and Agenda

A total of eighteen (18) community representatives attended the 2 presentations, including representatives from REDWatch and RAIDD.

The University's project team in attendance included the University's Director of Planning (Mr. Stephane Kerr), Director of Student Support Services (Ms. Jordi Austin), Student Accommodation Project Director (Mr. Chris Watts), Senior Project Manager (Mr. Trent Scrivener), Project Manager (Ms. Lena Louangkhoth) and Community Engagement Manager (Ms. Julie Parsons).

A PowerPoint presentation was presented which showed details of the design, the context of how the development sits in the surrounding community, how the project would be managed during construction and operation. The presentation was followed with a Q&A session.

4.1.3 Discussion points

The response to this early consultation event from the participants revealed that there was general interest in the projects and that they would like to be kept informed of progress. The following items have been raised during the community consultation.

Organisation	Comment	University of Sydney's response
Local Residents Community Consultation	Local residents residing in Darlington Road expressed concerns regarding the impact the development may have on their rear yards particularly regarding sunlight/overshadowing and privacy.	<p>The proposed design will address privacy concerns by implementing the following measures:</p> <ul style="list-style-type: none"> ○ New Build Additions have been set back from adjacent neighbouring properties. ○ Provisions of privacy screening to the roof top terrace proposed in building A. ○ Provisions of landscaping and screening from internal courtyard to neighbouring boundaries. ○ Windows have been designed, to set back from neighbouring boundaries.
Local Residents Community Consultation	Local residents expressed concerns regarding the noise being generated from the development once completed, particularly noise 'bouncing off the walls'.	<p>Noise will be addressed by the following measures:</p> <ul style="list-style-type: none"> ○ Acoustic Treatment ○ Operational management plan
Local Residents Community Consultation	<p>Local residents expressed concerns regarding the safety of students and residents along the lane.</p> <p>Particular concerns were raised by a resident who owns a garage with rear lane access, this includes how the shared zone upgrade may impact access to his garage. It is</p>	As part of the development application the University proposes to convert Darlington Lane to a 10kph shared zone, giving pedestrians priority along the laneway. (Refer to Oculus Public Domain Plan).

Organisation	Comment	University of Sydney's response
	<p>currently difficult to access his rear garage as there are currently too many students using the lane to access the Business School.</p> <p>Local residents also highlighted road safety and traffic management concerns in relation to the intersection at Darlington Road and Golden Grove Street.</p>	
Local Residents Community Consultation	Local residents expressed concerns regarding an existing smoking area behind 88 Darlington Road. This open park which is owned by the University of Sydney currently has a few outdoor bike racks and bench seating.	The University does not encourage smoking and as such as part of the proposed development, the landscape treatment proposes to create a more inviting space for students and residents. The upgrade to the pocket park will include appropriate 'no smoking' signage with the intent to relocate the 'smoking area' to a new location away from the private residents.
Local Residents Community Consultation	Local residents have expressed concerns regarding the existing external lighting recently installed as part of the Abercrombie redevelopment. The lights have been installed and does not work.	The University has since been in contact with the Project Delivery Team and Builder and rectified the issue. The external street lighting is now working and switched on at night time.
Local Residents Community Consultation	The lights in the Abercrombie Business School are always on and concerns were raised as to how this would be addressed in the development.	<p>The external pole lights outside the Business School were investigated and the lux level was dialed down to the minimum required that still meets code compliance for public space illumination.</p> <p>In terms of light being left on inside the Business School, there is typically no one in the building after 10pm at night and the lights automatically switch off as they are on PIR Sensors. The PIR sensors will turn lights on should there be people moving around the building such as academics or cleaners after this time.</p>

Organisation	Comment	University of Sydney's response
		The Business School does not form part of the Darlington Terraces development and the internal lighting from the Business School will not impact on the development.
Local Residents Community Consultation	There was concern expressed that the students living in the new facility will have parties on the balcony.	The University has prepared and submitted a plan of management which sets specific noise restrictions including the implementation of a strict noise curfew until 10.00pm for week nights and 12.00am of weekends.
Local Residents Community Consultation	Will there be any water collection on the site?	The University will implement both rain water harvesting and on-site detention tanks as part of their development proposal.
Local Residents Community Consultation	Will there be any Environmental Sustainability Development (ESD) initiatives for the project?	<p>The University is committed to ensuring sustainable design and has prepared an ESD report and project Framework to ensure the development achieves a minimum Silver rating. ESD initiatives includes but is not limited to:</p> <ul style="list-style-type: none"> ○ Provisions for solar photovoltaic cells; ○ Solar gas/hot water services; ○ Rain water harvesting; ○ LED lighting;
Local Residents Community Consultation	Local resident, highlighted as part of the Abercrombie Business School Development, Darlington Lane was damaged and there is a likelihood any underground pipes may also be damaged.	The University as part of the shared zone works, proposed to re-asphalt the lane this will include any make good works.
REDWatch	What screening is provided from the Block A roof terrace to the Darlington primary school?	Existing trees between the new development and the school will remain and will provide a good level of screening between the 2 sites.

Organisation	Comment	University of Sydney's response
REDWatch	Will appropriate levels of solar access be provided in the new development?	The architect has undertaken solar access studies to ensure compliance with Council's requirements.
REDWatch	Will noise carry from internal courtyards even past the curfew time?	An Acoustic Consultant has undertaken extensive internal and external noise studies to and from the site. The Acoustic Consultant's recommendations have been included into the design.
REDWatch	How will you activate Darlington Lane to make it safe and secure?	The proposed shared lane will give more pedestrian traffic onto the Laneway. Proposed new street lighting and the secondary entries into the buildings.

5.0 Ongoing consultation and communication

The University will continue to provide information outside of the EIS process. 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.

Further consultation opportunities as discussed in the Community Consultation Strategy document will be held during the Public Exhibition period as well as throughout the construction and delivery of the project.