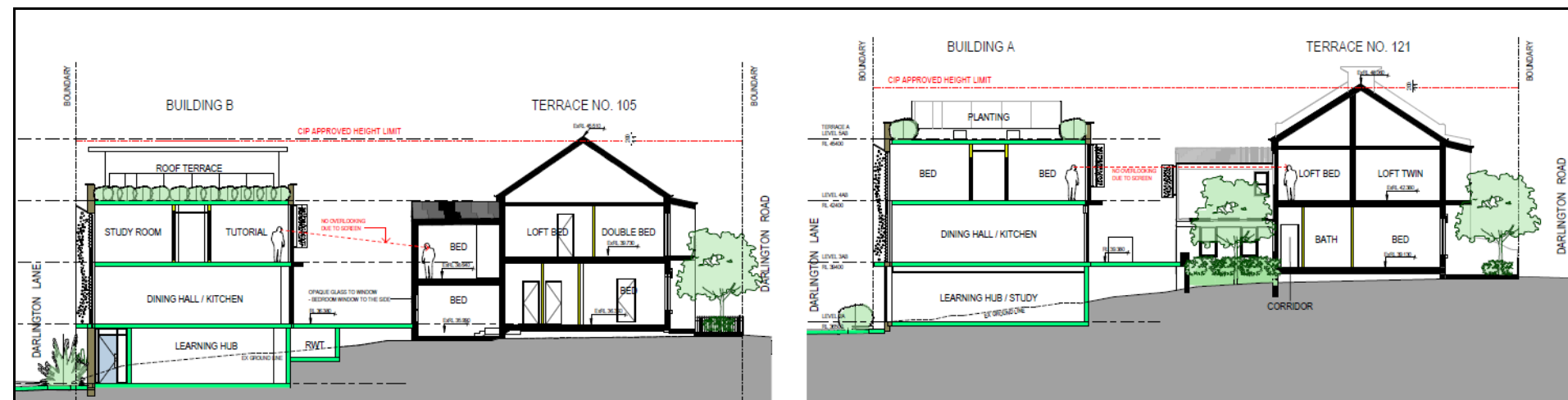


# SSD 16\_7539: DARLINGTON TERRACES MIXED USE DEVELOPMENT

## THE UNIVERSITY OF SYDNEY, DARLINGTON CAMPUS

### AMENDMENT TO THE PROPOSAL

### RESPONSE TO SUBMISSIONS



9 JUNE 2020

The University of Sydney submits an amendment to the project *SSD 16\_7539 – Darlington Terraces Mixed Use Development*, located in the *Merewether Precinct* of the University's Darlington campus, as reflected by amended architectural plans and associated technical plans and documents included in this SSD package. The project amendment addresses the following:

- A) Continuation of the new Building envelope within the Merewether Precinct for Darlington Terraces, and compliant with CIP height restriction, across the site of Tree 25 which is proposed for removal. The project also proposes an increase in the quantum of tree planting and canopy cover for this site not only in response to the University's Tree Management Strategy but also to compensate for those trees proposed for removal as a consequence of the new development. The University seeks the Department's consideration to modify the Darlington Terraces plans under the Campus Improvement Program SSD 13\_6123, Drawings numbered SSD-H-11 and SSD-H-13, pursuant to *Environmental Planning & Assessment Regulation 2000*, clause 97
- A) Alteration to the building envelope and façade articulation of the new buildings fronting Darlington Lane to express the original subdivision pattern of the Terraces to Darlington Lane.
- B) Reduction of the building envelope by an introduced splayed corner treatment to Building D (Nº's 95 & 97) to ensure no loss of solar access to private terrace rear yard of Nº. 97 building footprint to Block C to ensure that mid-winter solar access to privately owned terraces are maintained in compliance with the Sydney Development Control Plan 2012.
- C) Landscaping details relating to appropriate landscape species and responding to environmental growth conditions, landscaping reflecting the subdivision pattern of the original Terraces, and landscaping responding to privacy mitigation solutions between student accommodation bedrooms and also adjoining privately owned terraces.
- D) Internal alterations within the new Buildings, including alteration to accommodate compliant facilities such as Laundry and Dryer requirements.
- E) Adoption of the Shared Road design for Darlington Lane as endorsed by Sydney Traffic Committee and RMS.
- F) Landscape Plan with internal courtyard treatment to interpret original subdivision pattern of the Terraces.
- G) Landscape changes to provide details of appropriate planting and treatment of the upgraded Codrington Park.
- H) Updated building and landscape materials and specifications.

The University of Sydney has also reviewed all submissions received during the Department's statutory public exhibition period of SSD 16\_7539 and provides this Response to Submissions document in addressing those submissions received. The amendments to the proposal constitute substantially the same development, are minor in nature, respond to issues raised in submissions, and do not result in any consequential negative environmental impacts. Notwithstanding, the University concludes that the amended proposal provides a substantially improved development that responds to design and environmental concerns raised. The changes reflect the University's proactive engagement with various user groups and consultation with the agencies listed below.

The University of Sydney's *Response to Submissions* (RtS) tables below are structured into the following categories to differentiate between sources of submissions, relevant issues, and proposed changes to the design.

Agency/Stakeholder	Page
1. Response to Department of Planning, Industry & Environment (DPIE)	3
2. Response to the Government Architect NSW (GANSW)	15
3. Response to City of Sydney Council submission (CoS)	16
4. Response to Office of Environmental Heritage Council (OEH) submission	23
5. Response to Transport for NSW (TfNSW) submission	24
6. Response to Environment Protection Authority	25
7. Response to Heritage Council submission (HC)	29

8. Response to Roads & Maritime Services (RMS) submission	30
9. Response to Sydney Airport (SA)	31
10. Response to Sydney Water (SW)	31
11. Response to AUSGRID	31
12. Response to Public Submissions	32

<b>APPENDICES – SUPPORTING DOCUMENTS</b>	
• Appendix <b>A</b>	AJ+C Amended Darlington Terraces Architectural Plans & Report
• Appendix <b>B</b>	RMS Approval for Shared Road upgrade to Darlington Lane – letter dated 6 September 2018
• Appendix <b>C1</b>	City of Sydney Council – Minutes Darlington Lane One Way Shared Road Conversion – 19 August 2019
• Appendix <b>C2</b>	Minutes Sydney Local Pedestrian Cycling & Traffic Calming Committee – Darlington Shared Road – 13 December 2018
• Appendix <b>C3</b>	City of Sydney Traffic engineer email – Darlington Lane Shared Road Conversion – 3 April 2018
• Appendix <b>D</b>	Statement of Heritage Impact (amended) – Ian Kelly Heritage Consultant
• Appendix <b>E</b>	Conservation Management Plans for 104-119 Darlington Road and 121-131 Darlington Road
• Appendix <b>F</b>	Aboriginal Cultural Heritage Management Plan 2018
• Appendix <b>G</b>	Darlington Road Terraces - External Existing Condition Schedule
• Appendix <b>H</b>	Darlington Road Terraces - Internal Existing Condition Schedule
• Appendix <b>I</b>	Pre-DA Minutes – USYD meeting with City of Sydney - 13 May 2016
• Appendix <b>J</b>	City of Sydney response to SEARs – 17 March 2017
• Appendix <b>K</b>	Landscape Plan & report for Darlington Terraces & Codrington Park - Oculus
• Appendix <b>L</b>	Façade articulation to Darlington Lane – AJ+C
• Appendix <b>M</b>	Privacy Screening – AJ+C
• Appendix <b>N</b>	Accommodation Schedule – Proposed new building Blocks A-D – AJ+C
• Appendix <b>O</b>	Accommodation Schedule – Existing Heritage Terraces – AJ+C
• Appendix <b>P</b>	Loft Style Bedrooms – AJ+C
• Appendix <b>Q1</b>	Tree report – USYD Landscape & Grounds Manager
• Appendix <b>Q2</b>	USYD Tree Population Study
• Appendix <b>R</b>	City of Sydney letter to DPIE – Development Contributions Strategy Darlington – 24 July 2019
• Appendix <b>S</b>	USYD Art in Public Realm Strategy 2018
• Appendix <b>T</b>	Biodiversity Study - ES Logical Australia
• Appendix <b>U</b>	Terrace Fireplaces – Proposed relocations
• Appendix <b>V</b>	Darlington House – property schedule and plans
• Appendix <b>W</b>	Proposed replacement plans for CIP SSD 6123 for Merewether Precinct

## 1. RESPONSE TO DEPARTMENT OF PLANNING & ENVIRONMENT (DPIE)

SSD 16_7539 – DARLINGTON TERRACES MIXED USE DEVELOPMENT	
DPIE KEY ISSUE	UNIVERSITY PROJECT RESPONSE
<p><b>Darlington Lane Shared Zone</b></p> <p>1. Demonstrate that Council is supportive of the proposed road works within Darlington Lane on Council's land and that any landowner's consent requirements for works on this land have been met.</p>	<p>Since Council's submission, the following City of Sydney and Roads &amp; Maritime Services (RMS) approvals have been obtained:</p> <ul style="list-style-type: none"> <li>On 19 August 2019, the City of Sydney Council approved a one-way eastbound Shared Road restriction for Darlington Lane (refer to <b>Appendix C1</b> for Council minutes);</li> <li>On 13 December 2018, the <b>Sydney Local Pedestrian Cycling &amp; Traffic Calming Committee</b> unanimously voted in favour of the proposed One-way Shared Road treatment of Darlington Lane (refer to <b>Appendix C2</b> for Committee minutes); and</li> <li>On 6 September 2018, <b>RMS</b> provided the City of Sydney with its approval for the Shared Road upgrade to Darlington Lane (refer to <b>Appendix B</b> for the RMS letter).</li> </ul> <p>Furthermore, the University also refers to the email received below from Council's Senior Traffic Engineer dated 03/04/18 (<b>Appendix C3</b>) advising following (USYD <b>bold</b> for emphasis):</p> <p><i>"Documentation of <b>Land Owners Consent is not required</b> for any developer to convert a lane to a one-way Shared Zone to be provided on public land. However, the proposal is required to be endorsed by the Local Pedestrian, Cycling and Traffic Calming Committee (LPCTCC) and approval of the TMP by Roads and Maritime Services. <b>The proposal can be provided as a condition of consent for the Development Application independently of this process.</b>"</i></p>
<p><b>Built Form and Urban Design</b></p> <p>2. The design of the new buildings must be revised to:</p> <p>a) ensure the articulation of the new buildings express the original subdivision to Darlington Lane</p>	<p><b>Agreed:</b> The façade treatment and articulation of the new buildings fronting Darlington Lane are amended by AJ+C Plans at <b>Appendices A &amp; M</b>. The memory of the original subdivision pattern is delineated on the Darlington Lane façades using steel markers which will be inset into the paving or road base. The markers match the location of the original lot boundary fences. The observer will become aware of the integral lot numbers and the regularity of the markers as viewed along the lane. The lot numbers will be easily read as large figures etched or laser cut into the markers, combined with further detail of the history of the lot. This detail will also be referenced on the ground plane within the paving as contrasting strips following the original lot boundaries.</p> <p>The amended design treatment references the rhythm and pattern of the rear of the terraces. Both composed of a main base, metal clad top and regular pop-outs. The pop-outs are the dominant feature on the south façade of the terraces providing a regular rhythm viewed from the laneway. The new pop-outs will not mimic the terraces but will provide a modern interpretation, having a similar proportion but composed of lightweight steel not masonry. The pop-outs, new and old, are regular but the pattern varies, they are interspersed by breaks and subtle changes along the way. The combination of the pop-outs as viewed obliquely along the lane combined with the breaks and the material changes within the façade ensure the building does not appear "as a single large form mass".</p>



## SSD 16\_7539 – DARLINGTON TERRACES MIXED USE DEVELOPMENT

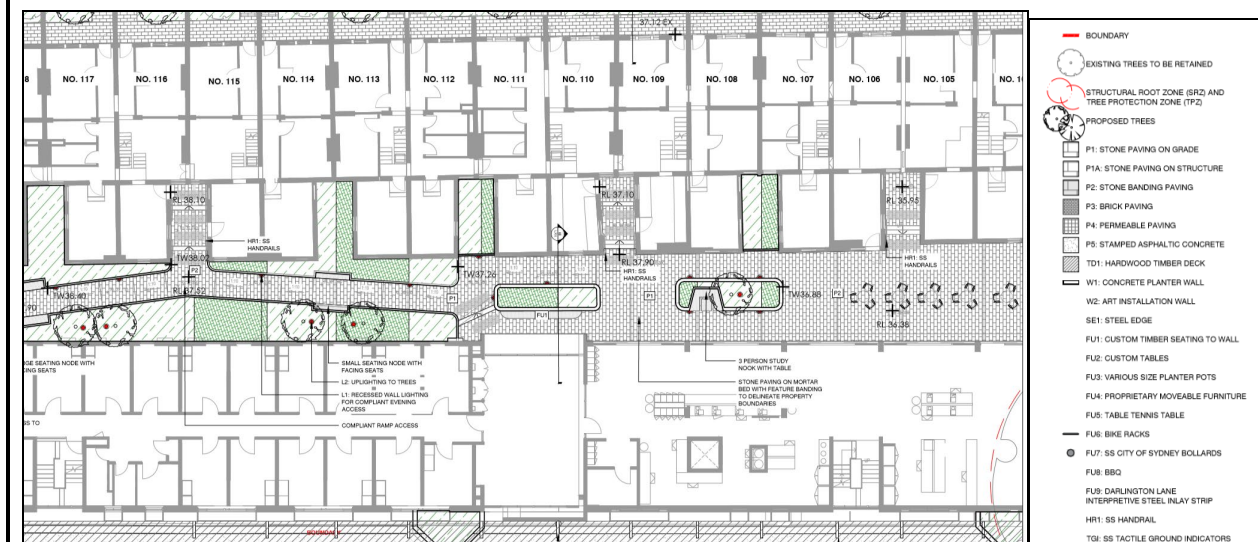
### DPIE KEY ISSUE



### UNIVERSITY PROJECT RESPONSE



Finally, the Landscape Plans (**Appendix K**) prepared by *Oculus* demonstrates a delineation of individual terrace subdivisions indicated by a lineal paving feature banding and reinforced using the plant palette (plant textures, colours, scale) – refer to the extract below.



b) retain high value tree no. 25 at the rear of 116 Darlington Road unless further justification can be provided demonstrating that the building cannot be reconfigured so that the tree and its structural root zone is protected. The details currently provided regarding economic viability of the Darlington Terraces proposal is not sufficient to justify the removal of the tree.

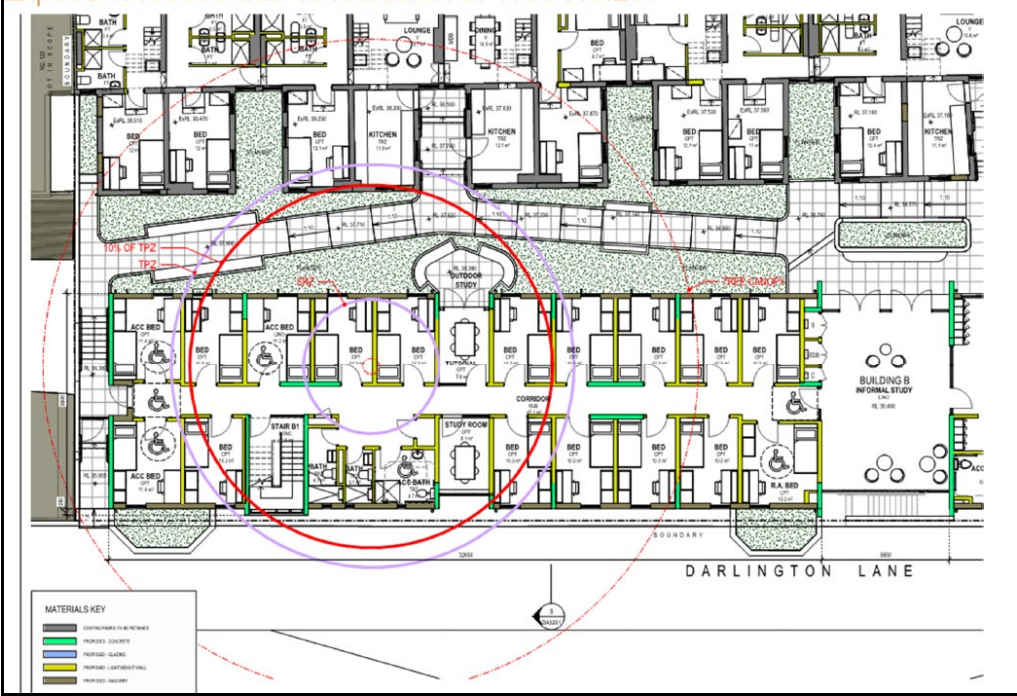
The University maintains that the proposed removal of Tree 25 in this instance is concluded to be reasonable and justified for reasons including the overall increase and improvement of tree and landscape plantings for the site and campus. This RtS refers to the following attached documents in support of these findings:

- University Grounds Manager Landscape Report (**Appendix Q-1**)
- Oculus Landscape Report & Plans (**Appendices K-1 and K-2**)
- *Tree IQ* Arborist Report (**Appendix Q-3**).

SSD 16_7539 – DARLINGTON TERRACES MIXED USE DEVELOPMENT	
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	<p>In summary, the proposed Darlington Terraces development will result in the following:</p> <ul style="list-style-type: none"> <li>• an increase of 6 additional advanced native tree plantings to the site;</li> <li>• combined with the adjoining Regiment and Abercrombie developments, tree growth in this section of the Darlington campus will increase by 10%;</li> <li>• total landscaping cover area in the Darlington Terraces site will significantly increase fourfold from existing 235.7m<sup>2</sup> (4.1% of the total site area) to 993.9m<sup>2</sup> (17.2% of site area);</li> <li>• tree canopy cover for the Darlington terraces site will increase from 1,194m<sup>2</sup> or 20.7% site area, to a post-development mature tree canopy cover of 1,356m<sup>2</sup> or 23.5% site area;</li> <li>• the overall tree canopy cover for the Darlington campus will achieve 22% and is therefore well on track to meet the University's 30% canopy cover by 2030. This exceeds the City of Sydney Council canopy cover target of 23% by 2030; and</li> <li>• the project justifies good growth conditions for selected landscape species at appropriate locations.</li> </ul> <p>Additional landscape benefits to the development site are proposed in the form of:</p> <ul style="list-style-type: none"> <li>• Proposed 3 semi-mature replacement trees to be planted in the Codrington Street Park (corner of Darlington Lane and Codrington Street).</li> <li>• All front gardens to the existing Terraces along Darlington Road will be replanted where required with retention of existing significant trees.</li> <li>• Tree No.11 will be retained and enhanced by the inclusion of a raised outdoor deck and planting around the tree at lower level.</li> <li>• Roof terrace with a green roof will be installed to part of Building A's roof to improve outlook and amenity to outdoor 'green' spaces.</li> <li>• Most of the recesses between existing terraces on the south side (when not required for egress and access) will be planted so outlooks from existing terraces windows will be to landscaped spaces.</li> <li>• Natives shrubs and trees will be planted referencing the history of the site.</li> <li>• Planter beds along Darlington Lane will be included not only to slow down traffic along the shared road but to increase the landscaping to public domains.</li> </ul>
c) Economic viability argument for the proposed tree removal is insufficient.	<p>The University acknowledges DPIE's statement. Notwithstanding, the economic viability of providing affordable student housing is a significant University objective, and which also addresses similar State and local government policy objectives.</p> <p>In 2014, the University identified a shortage of affordable housing for its students in close proximity to the University. The private rental market in the inner west being very expensive for students. Furthermore, the Sydney housing market has outpaced the rest of Australia in terms of both rent and housing prices.</p>

SSD 16_7539 – DARLINGTON TERRACES MIXED USE DEVELOPMENT															
DPIE KEY ISSUE	UNIVERSITY PROJECT RESPONSE														
	<p>To address the shortage of student housing, the University over the past five years has built or refurbished 3 student accommodation buildings and provided an additional 1,600 affordable student accommodation beds on and near the University's campus. This initiative has provided students with affordable, safe and secure accommodation and has also enhanced their on-campus student experience.</p> <p>The Darlington Terrace Mixed Use Development will provide an additional 333 beds which will assist in:</p> <ul style="list-style-type: none"> <li>significantly increasing the number of affordable beds which for the purpose of this submission, affordable rents are defined as rents that are at least 25% below markets rents for comparable accommodation; and</li> <li>meeting expected future growth in demand around the Camperdown and Darlington campuses.</li> </ul> <p>DPIE has requested the retention of tree number 25 on the Darlington Terraces Mixed Use Development site. The retention of this tree on the site will require a major redesign of the scheme. The University has invested a large amount of time and money in developing a scheme that has considered how the new buildings will complement and address the heritage significance and scale of the original Darlington Terraces. The retention of Tree 25 will have a significant impact on the viability of the development for the following reasons:</p> <p>The current proposed design of the Student Accommodation Development provides for an additional 333 at an estimated cost of circa \$60 million across the refurbished Darlington terraces and the construction of 4 new buildings to provide additional beds, amenities, social and study spaces as follow:</p> <table border="1"> <thead> <tr> <th>Building</th><th>Number of Beds</th></tr> </thead> <tbody> <tr> <td>Block A</td><td>52</td></tr> <tr> <td>Block B</td><td>76</td></tr> <tr> <td>Block C</td><td>0</td></tr> <tr> <td>Block E</td><td>15</td></tr> <tr> <td>Refurbished Terrace</td><td>190</td></tr> <tr> <td><b>Total</b></td><td><b>333</b></td></tr> </tbody> </table> <p>The above table indicates that Block B is providing over 50% of the beds in the new development. The proposed location for Block B is the current position of Tree 25. If this tree is to be retained it will require a major redesign of the building at a significant cost and a substantial decrease in the number of beds. The loss of Block B would impact significantly on the overall project from the ability to obtaining funding, to the viability of the development due to the following:</p> <ul style="list-style-type: none"> <li>Reduction in bed numbers 53% or 67 beds in the new development</li> <li>Reduction in Revenue</li> <li>Reduction in amenities for Darlington Terraces</li> </ul>	Building	Number of Beds	Block A	52	Block B	76	Block C	0	Block E	15	Refurbished Terrace	190	<b>Total</b>	<b>333</b>
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	 <p>The University reverts to DPIE’s original Submission summary letter of 25 June 2018 in which DPIE requests the University to address:</p> <ul style="list-style-type: none"> <li>• <i>retain high value tree no. 25 at the rear of 116 Darlington Road unless further justification can be provided demonstrating that the building cannot be reconfigured so that the tree and its structural root zone is protected.</i></li> </ul> <p>This RtS argues that the building cannot be reconfigured so that the tree and its structural root is protected, without losing that building block in its entirety. This itself significantly affects the economic viability of this project. Economic viability is a valid Matter for Consideration under section 5.15 of the <i>Environmental Planning and Assessment Act 1979</i> (extract below) and is therefore addressed by this RtS for this reason (<b>bold</b> is our emphasis):</p> <p>“S 4.15 Evaluation, (1) Matters for consideration - general: .....          (b) <i>the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and <b>economic impacts in the locality,</b></i>”</p> <p><b>Agreed:</b> In support of the University’s case for the removal of Tree 25 listed above, the University requests that the DPIE consider modification of the Darlington Terraces plans under the Campus Improvement Program SSD 13_6123 (referred to as the “CIP”), Drawings numbered SSD-H-11and SSD-H-13, by removal of the notation that retains Tree 25. This request is sought pursuant to <i>Environmental Planning &amp; Assessment Regulation 2000</i>, (the “Regulations”) clause 97 (extract below):</p> <p>“97 Modification or surrender of development consent or existing use right:          (1) A notice of modification or surrender of a development consent or existing use right, as referred to in section 4.17(5) of the Act, must include the following information—          (a) the name and address of the person by whom the notice is given,</p>
d) Applicant to address the approved Campus Improvement Program - Concept Proposal (CIP), including approved plan SSD-H-11 Rev B which shows the tree would be retained.	



SSD 16_7539 – DARLINGTON TERRACES MIXED USE DEVELOPMENT	
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	<p>(b) the address, and formal particulars of title, of the land to which the consent or right relates,</p> <p>(c) a description of the development consent or existing use right to be modified or surrendered,</p> <p>(d) particulars as to whether the consent or right is to be modified (including details of the modification) or surrendered, “.</p> <p>In compliance with the requirements of the Regulations clause 97(1), the Department’s modification of the CIP is sought by the continuation of the building envelope within the CIP Precinct for Darlington Terraces. This modification affects the properties of 115-118 Darlington Street. The Development Consent which this Notice seeks to amend is SSD 13_6123, <i>Concept proposal for the university Campus Improvement program 2014-2020</i>, approved by the Minister for Planning on 16 February 2015, and the following condition:</p> <p>SSD Schedule 2, Part A, Condition A5 (2) <i>Development in Accordance with Plans and Documents</i></p> <p><b>Merewether Precinct</b></p> <ul style="list-style-type: none"> <li>• SSD-H-11, Darlington Terraces – Proposed Envelope Plan, revision B, 01/07/2014</li> <li>• SSD-H-13, Darlington Terraces – Darlington Lane Elevation Proposed, Rev B, 06/11/2014</li> </ul> <p>The particulars of the condition sought for modification is to delete the notations on the approved plans that retain Tree 25. Consequently, the SSD 6123 consent notice would be amended by the replacement of the above-mentioned plans under condition A5(2) with the following replacement plans which are attached at <b>Appendix W</b>:</p> <p><b>Merewether Precinct</b></p> <ul style="list-style-type: none"> <li>• SSD-H-11, Darlington Terraces – Proposed Envelope Plan, Rev <b>C</b>, <b>21/05/2020</b></li> <li>• SSD-H-13, Darlington Terraces – Darlington Lane Elevation Proposed, Rev <b>C</b>, <b>21/05/2020</b>.</li> </ul>
<p><b>Residential Amenity</b></p> <p>3. The overshadowing analysis must illustrate that adequate solar access has been maintained to the adjoining private residential properties and additional overshadowing from the proposal does not result affected properties retaining less than a minimum two hours of solar access to 50 per cent of the private open space areas between 9 am and 3 pm on 21 June. Additional shadow diagrams illustrating overshadowing at hourly intervals (at a minimum) must be provided to clearly demonstrate impacts on open space areas of the private residential properties affected by the proposal.</p>	<p><b>Agreed:</b> The amended Shadow Analysis by project architects AJ+C are addressed in the package of Architectural Plans (<b>Appendix A-3</b>). The two privately owned Terraces located in between the proposed new buildings are No’s 120 and 97 Darlington Road and the Shadow impacts to the rear yards of these Terraces are addressed at <b>Appendix A-4</b>.</p> <p>The AJ+C Shadow Analysis confirms that:</p> <ul style="list-style-type: none"> <li>• No. 120 Darlington Road currently receives less than 2 hours sunlight to 50% of open space, and will not receive any additional shadows to the rear yard of the property because of the proposed development; and</li> <li>• No. 97 Darlington Road currently receives less than 2 hours sunlight to 50% of open space. The design of new Building Block D, immediately to the east of and adjoining 97 Darlington Road, has been modified by including a splayed treatment at its north-western corner, in order to avoid any additional overshadowing and thereby ensure that current levels of solar access to the rear yard of (private) 97 Darlington Street are maintained as existing.</li> </ul>

SSD 16_7539 – DARLINGTON TERRACES MIXED USE DEVELOPMENT	
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	<p>The AJ+C shadow analysis at <b>Appendix A</b> also includes an hour-by-hour birds eye view of solar access which demonstrates that compliant levels of solar access will be provided to the north facing elevations of the new Darlington Terraces. Solar access to the street front facades of the original Darlington Terraces fronting Darlington Road will remain unaltered.</p>
<p>4. Further <b>Shadow Impacts</b> upon (private) 120 Darlington Road:</p> <ul style="list-style-type: none"> <li>• DPIE acknowledges no mid-winter shadow impacts or any solar reception.</li> <li>• DPIE request an assessment of solar impacts at other times of the year to ascertain what solar access 120 Darlington will receive for min 8sq.m. for period of 2 hours.</li> <li>• If the above-mentioned solar access cannot be received, then USYD to consider built form amendment.</li> <li>• Seek commentary on built form compliance with CIP for solar access.</li> </ul>	<p><b>Agreed:</b> Additional Solar Access Plans (Dwgs DA3910 - DA3913) have been prepared by AJ+C and are found at <b>Appendix A-3</b> (overall mid-winter analysis) and <b>Appendix A-4</b> (for 120 Darlington Road).</p> <p>An analysis of the overshadowing impact of the SSD proposal to the privately owned property at 120 Darlington Road has been conducted on the 1<sup>st</sup> and 15<sup>th</sup> day of each month, and concludes:</p> <ul style="list-style-type: none"> <li>• From 01 January – 01 May (4 months) No.120 Darlington Road will receive 2 hours and above of sunlight to at least 8m<sup>2</sup> of its rear private open space (southern aspect). The property will <b>also</b> receive at least 2 hours and above sunlight to at least 8m<sup>2</sup> of its front private open space facing Darlington Road (northern aspect).</li> <li>• From 01 May – 01 September (4 months) No.120 Darlington Road will receive 2 hours and above of sunlight to at least 8m<sup>2</sup> of its front private open space facing Darlington Road (northern aspect).</li> <li>• From 01 September – 01 January (4 months) No.120 Darlington Road will receive 2 hours and above of sunlight to at least 8m<sup>2</sup> of its rear private open space (southern aspect). The property will <b>also</b> receive at least 2 hours and above of sunlight to at least 8m<sup>2</sup> of its front private open space facing Darlington Road (northern aspect).</li> </ul> <p>✓ In summary, N°.120 Darlington Road will receive at least 2 hours of sun to at least 8m<sup>2</sup> of private open space all year round and will therefore more than satisfy the objectives of <i>Sydney DCP 2012</i> clause 4.1.3.1 <i>Solar Access</i>.</p> <p>✓ Notwithstanding the solar access compliance described above, the University confirms that the built form of the rear Darlington Terraces additions complies with the maximum building envelopes approved by the CIP – SSD 13_61123 (refer to AJ+C elevations for plans to illustrate building envelope compliance at <b>Appendix A-2</b>).</p>
<p>5. Demonstrate that the <b>size of the rooms</b> would provide adequate internal amenity for future occupants (a minimum of 10 sqm for single lodgers and 16 sqm for shared rooms must be provided).</p>	<p><b>Agreed:</b> All the 145 new bedrooms within the new Darlington Building Blocks A to D will satisfy the requirement for a minimum 10m<sup>2</sup> for single and 16m<sup>2</sup> for shared rooms.</p> <p><b>Disagree:</b> Existing bedrooms within the existing heritage listed Terraces fronting Darlington Road are retained in their current format to minimise impact on the heritage fabric of these buildings, as required by their respective Conservation Management Plans. A total of 24 out of 192 existing Terrace bedrooms do not achieve an area of 10m<sup>2</sup>. A schedule of existing bedroom sizes within the terraces is found at <b>Appendix O</b>.</p> <p>Detailed room planning has tested the adequacy of bedrooms to meet requirements. The University notes that any intention to further alter the internal configuration of the heritage terraces is contradicted by the City of Sydney's comments under 1. <i>Heritage</i> in opposing any significant demolition works.</p>

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	<p>The SSD proposal takes advantage of the higher ceilings in the Terraces by making the 24 Single Terrace Bedrooms between 8 m<sup>2</sup> - 10 m<sup>2</sup> into Loft-Style Bedrooms. This design approach is discussed in further details by the architect AJ+C statement at <b>Appendix P</b>. A Loft Bedrooms is an elevated bed similar to a bunk bed but without the lower bed, freeing the floor space underneath for other furniture such as desks and storage (which might be built into the loft bed unit itself).</p> <p>The advantages of loft-style bedrooms include the following:</p> <ul style="list-style-type: none"> <li>• High ceilings in the Terraces allow for elevated beds (2.9m typical height floor to ceiling).</li> <li>• Creating more space underneath the bed for smaller bedrooms - A king single bed would accommodate approx. 2m<sup>2</sup> of floor space so by elevating this off the floor, this would free up the floor space for other uses such as desks, circulation and robes.</li> <li>• Removing 2m<sup>2</sup> from the University of Sydney 10m<sup>2</sup> bedroom model would mean that the single bedrooms in the Terrace can still function efficiently at a minimum 8m<sup>2</sup>.</li> <li>• Loft-style bedroom model for the twin bedrooms already exist in the Terraces.</li> </ul> <p>Notwithstanding the total compliance within the new buildings, and the predominant compliance within the heritage terraces, with the 10m<sup>2</sup> bedroom size metric the University further argues that:</p> <ul style="list-style-type: none"> <li>• the focus of a student is not on the room but on the supporting infrastructure and wellbeing services provided both within the building premises as well as the surrounding campus;</li> <li>• pastoral care and residential life programmes are designed to encourage students to get out of their rooms, integrate and study together as research indicates this improves overall student experience, performance and retention. University accommodation is focused on community integration, and not individual room living;</li> <li>• students typically study outside of their rooms with the University's own space utilisation studies indicating on-floor break out spaces and learning hubs are the most utilised spaces;</li> <li>• student accommodation premises are typically located / juxtaposed to other bespoke University facilities and services including libraries, meeting/tutorial rooms, computer rooms, retail facilities, sporting facilities etc. The proximity of study and support facilities at the Abercrombie Business Building, the JFR Library, and the Noel Martin Sports &amp; Aquatic Centre, to the proposed Darlington Terraces are typical examples;</li> <li>• University accommodation is additive to the wider learning experience and has extensive common, teaching and educational facilities not typically provided in a boarding house; and</li> <li>• University accommodation comprises one component of the wider campus, where additional teaching, research, sporting, cultural and educational facilities are also provided. Such complementary facilities are not typically provided in a boarding house.</li> </ul>



SSD 16_7539 – DARLINGTON TERRACES MIXED USE DEVELOPMENT	
DPIE KEY ISSUE	UNIVERSITY PROJECT RESPONSE
<p>6. The design of the buildings should ensure that <b>windows</b> between habitable spaces are offset to maximise privacy and adequately screened by suitable landscape treatments</p>	<p><b>Agreed:</b> The amended design by project architects AJ+C includes a description of privacy screening between University new and existing buildings and with adjoining privately owned Terraces (<b>Appendix M</b>). Privacy separation and mitigation will be achieved by a combination of:</p> <ul style="list-style-type: none"> <li>• Integrated landscaping and raised planters</li> <li>• Regulated angles of windows and awnings</li> <li>• External angled privacy screens</li> <li>• Setbacks from the parapets are applied to the rooftop terraces to prevent overlooking.</li> </ul>
<p>7. <b>Privacy mitigation:</b> Plans required to address:</p> <ul style="list-style-type: none"> <li>• Location of privacy screens and planting with view lines across courtyard</li> <li>• Elevations with maturing landscaping in front of courtyard facing facades</li> <li>• Landscape justification on the likely success of plantings in the courtyard, including soil depth and solar access conditions</li> </ul>	<p><b>Agreed:</b> Refer to the updated:</p> <ul style="list-style-type: none"> <li>• AJ+C architectural plans (<b>Appendix A-1</b>) for locations of privacy screens; and</li> <li>• <i>Oculus</i> Landscape Report and Plans (<b>Appendices K-1 &amp; K-2</b>) for details on planting locations, type and size. All planter beds shown on architectural plans are deep soil and from natural ground. Planting will be installed at maturity to facilitate privacy between residents.</li> </ul> <p>✓ The Landscape Report by <i>Oculus</i> (<b>Appendix K-1</b>) concludes the following:</p> <ul style="list-style-type: none"> <li>• All the planters in the central courtyard, front gardens, pocket park and east side of Darlington lane are on natural ground, with only the roof terrace planters being on structural slab. Most of the planters are raised up in order to create greater privacy for rooms, however, these still connect with natural ground. The proposed small trees are located in larger planters with sufficient soil volume to support their growth. Planter areas, depths and volumes are noted on the planting plans.</li> <li>• All the planters in the central courtyard and roof terraces will be provided with an automatic irrigation system to promote successful establishment and strong ongoing growth.</li> <li>• In the central courtyard and Darlington Lane, there will be varying amounts of sun and shade, including areas with heavy shade, and so the plant species here include shade loving plants.</li> </ul>
<p>8. <b>Privacy mitigation:</b> Details required to address:</p> <ul style="list-style-type: none"> <li>• Detail angle of privacy screens</li> <li>• Consider screening treatment for upper floor windows that have no setback.</li> </ul>	<p><b>Agreed:</b> Refer to the updated AJ+C Architectural Plans (<b>Appendix A-1 &amp; A-2</b>) which show:</p> <ul style="list-style-type: none"> <li>• Planting added to all architectural plans (in collaboration with Landscape Design) and architectural window screen locations (Drawings DA2101 –DA2124).</li> <li>• Mature planting to all elevations and sections to Courtyard facing facades, in collaboration with Landscape Design (Drawings DA3100 - DA3101 and DA3201 - DA3202).</li> <li>• Angles and directions to all window screens in relation to bedroom window locations from existing terraces to the proposed new buildings. Window screens have been added to some terrace bedroom windows to mitigate overlooking (Drawings DA2101 – DA2124).</li> </ul> <p>Privacy mitigation treatments are for proposed New Buildings and existing Terraces as follows:</p>

SSD 16_7539 – DARLINGTON TERRACES MIXED USE DEVELOPMENT	
DPIE KEY ISSUE	UNIVERSITY PROJECT RESPONSE
	<ul style="list-style-type: none"> <li>All bedroom windows will have 2 layers of blinds installed: <ul style="list-style-type: none"> <li>➤ Blackout blind</li> <li>➤ Semi-opaque blind which reduces glare but still lets in light</li> </ul> </li> <li>Bedrooms on the Internal Courtyard level (ground floor) will be screened from each other through mature planting and small trees within deep soil planter beds.</li> <li>Bedrooms on upper levels will have external perforated screens additional to internal blinds. These screens will be angled and orientated away from bedrooms windows directly opposite.</li> </ul> <p>Screens on windows to new buildings top floors will not be required as these floors are above the top floors of the existing terraces so there will be no direct privacy issues from bedroom to bedroom. However, in some instances where there might be some overlooking due to the difference in level only being at half level, window screens will be installed to bedroom windows with a combination of window hoods which project forward to the window.</p>
<b>Heritage</b>	
9. Copies all <b>Conservation Management Plans</b> (CMP) for existing terraces on the site must be provided.	<b>Agreed:</b> The CMP for 104-119 Darlington Road and 121-131 Darlington Road (both prepared by Tanner Architects) are submitted at <b>Appendix E</b> of this RtS response.
10. Further details of conservations work to be undertaken as part of the development must be provided.	<b>Agreed:</b> An External Existing Condition Schedule ( <b>Appendix G</b> ) and Internal Existing Condition Classification Schedule ( <b>Appendix H</b> ), prepared by AJ+C, specifies the full scope of the conservation works for the 38 terrace houses as part of this development.
11. The original position and profiles of the internal stairs removed from the terraces should be expressed in the final detailing and/or internal finishes.	<b>Agreed:</b> A painted graphic on the wall will interpret the location and outline of each removed staircase.
12. The HIS and the EIS/RtS to describe all works to the heritage listed terraces. It is noted that additional works are proposed compared to that described in the condition schedules which pre-date the design of the proposed development. Further, some of the works in the condition schedules (e.g. changes to fireplaces) would be superseded by the proposed development. A single clear list of all proposed changes should be provided, including alterations, demolition and conservation works.	<b>Agreed:</b> The Schedules above have been amended to be read in conjunction with The Heritage Impact Statement and address all works including Fireplaces and Stairs. For detailed Demolition Works to all Terraces refer to <b>Appendix A-1</b> Drawings DA1101 - DA1109 (inclusive).
13. The HIS only considers a select few of the applicable CMP policies. A full and comprehensive assessment against all policies is required.	<b>Agreed:</b> The HIS is amended to include a comprehensive reference to all CMP Policies ( <b>Appendix D</b> ).
<b>Laundry Facilities:</b>	
14. Sydney DCP requires 29 washing machines, tubs and dryers. The proposal only provides 9.6 of each. Provide review of DCP and RtS / design response.	<b>Agreed:</b> Sydney DCP 2012 clause 4.4.1.5 requires: <ul style="list-style-type: none"> <li>(2) Laundry facilities are to be provided and include: <ul style="list-style-type: none"> <li>(a) one 5kg capacity automatic washing machine and one domestic dryer for every 12 residents or part thereof; and</li> <li>(b) at least one large laundry tub with hot and cold running water.</li> </ul> </li> </ul>

SSD 16_7539 – DARLINGTON TERRACES MIXED USE DEVELOPMENT	
DPIE KEY ISSUE	UNIVERSITY PROJECT RESPONSE
	<p>The SSD requirement are for a total of 336 students. Under the Sydney DCP this equates to:</p> <ul style="list-style-type: none"> <li>• 28 Washing Machine / Dryers and</li> <li>• 1 large Laundry Tub</li> </ul> <p>✓ The Laundry rooms have therefore been revised on Drawings DA2101, DA2111 and DA2121 to accommodate numbers that satisfy the SDCP Clause 4.4.1.5, and will be distributed amongst the proposed buildings as follows:</p> <ul style="list-style-type: none"> <li>➤ Building A = 8 Washing Machine / Dryers and 1 large Laundry Tub</li> <li>➤ Building B = 17 Washing Machine / Dryers and 1 large Laundry Tub</li> <li>➤ Building D = 4 Washing Machine / Dryers and 1 large Laundry Tub</li> <li>➤ <b>TOTAL</b> = 29 Washing Machine / Dryers and 3 large Laundry Tubs</li> </ul> <p>✓ The revised SSD plans provide 1 Washing Machine / Dryer and 2 large Laundry Tubs above that required by SDCP clause 4.4.1.5.</p>
<p><b>Acoustics to Darlington Public School:</b></p> <p>15. EP&amp;A requests that the noise assessment be updated to better assess the impacts to the school. DPIE seeks adequate USYD response.</p>	<p><b>Request:</b> The University qualifies that a revised Acoustic report with measurements taken from the Darlington School is premature given the school premises population and surrounding street traffic is significantly lower, and that background noise levels will therefore also be significantly lower, resulting in an unrealistic measurement.</p> <p>The University therefore recommends that DPIE impose a consent condition requiring acoustic measurement during the construction period and prior to occupation of the new Darlington Terraces buildings.</p>
<p><b>H66 Darlington House</b></p> <p>16. Provide original DA/BA approval for the subject building.</p> <p>DPIE notes the SSD seeks to alter the basement of Darlington House and therefore seeks a copy of the original consent.</p>	<p><b>Clarification:</b> Darlington House was a purpose-built student accommodation for the University over 27 years ago. The University has not been able to obtain a copy of the DA Notice of Determination for this building as the former South Sydney Council no longer exists and Sydney Council does not have a copy.</p> <p>✓ Attached to this RtS submission is:</p> <ul style="list-style-type: none"> <li>• a property schedule dated December 2009 which describes the contents and floor area of 132-135 Darlington House (<b>Appendix V-1</b>); and</li> <li>• PDF Plans for each level of Darlington House including internal layout and use (<b>Appendix V-2</b>).</li> </ul>
<p><b>General Matters</b></p> <p>17. Provide a landscape plan(s) that include a title box (drawing number, drawing title, revision number, date) and scale bar.</p>	<p><b>Agreed:</b> A Landscape Plan and report has been prepared by <i>Oculus</i> (<b>Appendix K</b>) which includes Title blocks showing drawing numbers, titles, revisions, dates and scale bars.</p>
<p>18. Architectural Plans: Update the Architectural drawings to include a bar scale on each plan.</p>	<p><b>Agreed:</b> All SSD Plans by AJ+C architects have been revised, updated and are resubmitted to include a bar scale (<b>Appendix A</b>).</p>



SSD 16_7539 – DARLINGTON TERRACES MIXED USE DEVELOPMENT	
DPIE KEY ISSUE	UNIVERSITY PROJECT RESPONSE
19. Schedule of Changes: Provide detail schedule of changes since original SSD, including bedrooms, educational spaces, common spaces, accessible rooms, FSR.	<b>Agreed:</b> Refer to the <i>Darlington Terraces Accommodation Schedule of Changes – New Build (Issue A)</i> ( <b>Attachment A-5</b> ) which provides a detailed table comparing the originally submitted SSDA to the current revised proposal, and includes all bedrooms, educational spaces, common spaces, accessible rooms, and FSR.
20. Provide a plan clearly identifying the trees and tree numbers identified within the arborist report.	<b>Agreed:</b> The Oculus Landscape Plan includes with a planting schedule, identifying plant locations, as well as existing tree schedule included aligning with Arborist report.

## 2. RESPONSE TO GOVERNMENT ARCHITECT NSW (GANSW)

SSD 16_7539 – DARLINGTON TERRACES MIXED USE DEVELOPMENT	
GANSW KEY ISSUE	UNIVERSITY PROJECT RESPONSE
<p>GANSW <b>strongly support</b> for the proposal for affordable student accommodation, together with accommodation for visiting academics.</p> <p><b>Recommendations</b></p> <p>1. Consideration should be given to expressing the original subdivision along both frontages, if not in the structural grid then at least in the detailing and modelling of the elevations. Explanation: <i>While it is acknowledged that the current 4m boundary spacings are not feasible as a structural grid for the infill development, consideration should be given to other strategies for expressing the original subdivision, if not in the structural grid then at least in the detailing and modelling of the elevations.</i></p>	<p><b>Noted</b></p> <p><b>Agreed:</b> Refer to USyd response to the same Item 2(a) under DPIE Key Issues above</p>
<p>2. In addition to recording of all significant fabric to be removed, the original position and profiles of all 19 stairs should be expressed in the final detailing and/or internal finishes.</p>	<p><b>Agreed:</b> A painted graphic on the wall will interpret the location and outline of each removed staircase.</p>
<p>3. If greater separations can't be achieved between the existing and new buildings, ensure that windows between habitable spaces are offset to maximise privacy, and adequately screened by suitable landscape treatments. Explanation: <i>It is noted that the separation between existing terraces and new development is below acceptable standards (as required in the ADG, 12m habitable to habitable). While it is acknowledged that this standard does not apply to student housing, it is nevertheless an indicator of good design practice</i></p>	<p><b>Agreed:</b> The amended design by project architects AJ+C includes a description of privacy screening between University new and old buildings and with adjoining private Terraces (<b>Appendix M</b>). Privacy separation and mitigation will be achieved by a combination of:</p> <ul style="list-style-type: none"> <li>• Integrated landscaping and raised planters;</li> <li>• Regulated angles of windows and awnings;</li> <li>• External angled privacy screens; and</li> <li>• Setbacks from parapets are applied to the rooftop terraces to prevent overlooking.</li> </ul>
<p>4. Reconsider removal of existing high value tree at the rear of 116 Darlington Rd (tree #117), through investigation of opportunities to reconfigure building B footprint to create tree canopy and root protection zones around the tree. Explanation: <i>Proposed open space is structured around an existing high value tree and this is one of the best aspects of this proposal. This approach should be considered for the other high value tree (at the rear of 116 Darlington Rd) which is currently proposed to be removed.</i></p>	<p>Refer to Note 2(b) and (c) in DPIE Key Issues above</p>
<p>5. Review landscape strategy for the communal open spaces to interpret the terrace subdivision and convey a sense of the original backyard configuration. Explanation: <i>The three internal open spaces are structured around linear pathways extending the length of each of the internal areas. Prioritizing the linear pathway over the original subdivision structure further erodes the heritage character.</i></p>	<p><b>Agreed:</b> The <i>Oculus</i> Landscape Plan (<b>Appendix K</b>) illustrates the delineation of individual terrace subdivisions by a lineal paving feature banding and reinforced using the plant palette (plant textures, colours, scale).</p>

### 3. RESPONSE TO CITY OF SYDNEY (CoS)

SSD 16_7539 – DARLINGTON TERRACES MIXED USE DEVELOPMENT	
CoS ISSUE	UNIVERSITY OF SYDNEY PROJECT RESPONSE
<p><b>Introductory comments</b></p> <ul style="list-style-type: none"> <li>The City objects to the proposal. The project is a residential project and should be assessed by the City. The proposal is not for the purposes of an educational establishment and should not be considered as a State Significant Development.</li> </ul>	<p><b>Disagree:</b> The DPIE has accepted this proposal as a State Significant Development Application. During the process of issuing SEAR's (Council email to DPIE dated 17 March 2016 – <b>Appendix J</b>), and the pre-DA meeting held between the University and the City of Sydney at Council offices (date 13 May 2016 – <b>Appendix I</b>), the City of Sydney Council did not raise any objection to this project being treated as SSD.</p> <p>By email dated 26 May 2016, Council's Area Planning Manager endorsed the University Pre-DA minutes as accurate – refer to <b>Appendix I</b> page 4.</p>
<ul style="list-style-type: none"> <li><b>Darlington Lane:</b> The development relies on works within Darlington Lane. Without these laneway works and the change to a shared zone, there would need to be a substantial change to the building designs. Council notes: <ul style="list-style-type: none"> <li>Landowners consent from the City has not been provided for any works of this application</li> </ul> </li> </ul>	<p><b>Update &amp; clarification:</b> Refer to USYD response to DPIE item 1 and to email from Council's Senior Traffic Engineer dated 03/04/18 advising the following (USYD <u>underlining</u> for emphasis):</p> <p><i>"Documentation of <u>Land Owners Consent</u> is <u>not required</u> for any developer to convert a lane to a one-way Shared Zone to be provided on public land. However, the proposal is required to be endorsed by the Local Pedestrian, Cycling and Traffic Calming Committee (LPCTCC) and approval of the TMP by Roads and Maritime Services. <u>The proposal can be provided as a condition of consent for the Development Application independently of this process.</u>"</i></p> <p>✓ <b>RMS</b> has provided the City of Sydney with its approval for the Shared Road upgrade to Darlington Lane by letter dated 6 September 2018 (see <b>Appendix B</b>).</p>
<ul style="list-style-type: none"> <li> <ul style="list-style-type: none"> <li>The laneway works and conversion into a shared zone requires separate approval under the Roads Act from the City's Local Pedestrian, Cycling and Traffic Calming Committee</li> </ul> </li> </ul>	<p>✓ <b>Update &amp; clarification:</b> On 19 August 2019, the City of Sydney Council approved the one-way Shared Zone for Darlington Lane (see <b>Appendix C1</b> for copy of Council minutes).</p> <p>On 13 December 2018, the Sydney Local Pedestrian Cycling &amp; Traffic Calming Committee unanimously voted in favour of the proposed One-way Shared Road treatment of Darlington Lane (see <b>Appendix C2</b> for copy of Committee minutes).</p>
<ul style="list-style-type: none"> <li> <ul style="list-style-type: none"> <li>Further negotiations are required between the University and the City's Legal, Property and Public Domain teams</li> </ul> </li> </ul>	<p><b>Update &amp; clarification:</b> On 1 July 2016, the University met Council's Legal/Property Sam Urquhart and Council's Public Domain manager Ryan Britton at Council offices.</p> <p>At the meeting, Council's Ms Urquhart raised no objections to the shared road proposal, subject to agreement by Council's Public Domain department and agreement by RMS. Ms Urquhart raised no objection to the burying of services beneath the roadway. The University has since obtained RMS support for this proposal.</p> <p>Council's Public Domain Manager requested:</p> <ol style="list-style-type: none"> <li>The pedestrian blisters outside each laneway entrance be enlarged – this design issue has been adhered to (refer to SSD Plans);</li> <li>The University seek agreement from the Sydney Pedestrian Cycling &amp; Traffic Committee. The Committee endorsed this proposal on 13 December 2018 (see <b>Appendix C2</b>).</li> </ol> <p>The City's Public Domain Manager's two requirements are now satisfied.</p>



SSD 16_7539 – DARLINGTON TERRACES MIXED USE DEVELOPMENT	
CoS ISSUE	UNIVERSITY OF SYDNEY PROJECT RESPONSE
<b>1. Heritage</b> <ul style="list-style-type: none"> <li>➤ Terraces numbered 94, 102, 103, 124, and 125 appear to include significant demolition works to facilitate equitable access. It is acknowledged that to facilitate equitable access to the terraces that some intervention to the original heritage fabric may be required. However, this should be limited to only what is absolutely necessary.</li> </ul>	<p>An amended Statement of Heritage Impact, to reflect the amended Plans, is at <b>Appendix D</b>.</p> <p><b>Disagree:</b> Alteration to heritage fabric to provide essential equitable access to the terrace housing has been kept to a minimum, with the front entrances to houses nos.94, 102, 103 and 124 to be slightly widened with a detail to match existing. The external demolition to house no.125 involves only the removal of a redundant, ungainly, accessible ramp, which has no heritage significance.</p>
<ul style="list-style-type: none"> <li>➤ Internal demolition to 17 sets of stairs within the terraces is proposed, which results in the loss of significant heritage fabric and is far outweighed by the proponent's desire to maximise accommodation within the original terraces. Demolition of the stairs is contrary to recommendations within the Conservation Management Plans (CMPs).</li> </ul>	<p><b>Disagree:</b> The conservation policies regarding the retention of each staircase did not envisage the terrace houses might be utilised as a group rather than individual houses.</p> <p>An archival record of each stair will be prepared prior to removal, an interpretative detail installed, and salvaged elements used to restore the 21 retained staircases.</p>
<ul style="list-style-type: none"> <li>➤ New bathrooms are proposed to 13 of the terraces within original bedrooms at ground and first floor level. The proposed bathrooms require new partitioning and location of showers etc. which has the impact of screening off fireplaces and subdividing the original layout of rooms identified as being of high significance.</li> </ul>	<p><b>Disagree:</b> An upgrade of bathrooms in any terrace house involves some modifications. Significant heritage fabric, however, will not be discarded: four of the removed fireplaces will be relocated to rooms in which the fireplace has previously been removed; and 13 mantelpieces will be repositioned to empty chimney breasts throughout the terrace houses. Details of repositioned mantelpieces is found at <b>Appendix U</b>.</p>
<ul style="list-style-type: none"> <li>➤ It is considered that the extent of change to significant fabric of the heritage items could be improved and, as drawn, will be contrary to the heritage conservation provisions of Clause 5.10(1) (b) of Sydney Local Environmental Plan 2012 as they diminish the heritage significance of the heritage items</li> </ul>	<p><b>Disagree:</b> The extent of change to heritage fabric, when considered over the total group of 38 terrace houses, is acceptable. The loss of heritage fabric is offset by the proposed external and internal conservation works across the 38 terrace houses.</p> <p>An External Existing Condition Schedule (<b>Appendix G</b>) and Internal Existing Condition Classification Schedule (<b>Appendix H</b>), prepared by AJ+C, specifies the full scope of the conservation works for the 38 terrace houses as part of this development.</p>
<ul style="list-style-type: none"> <li>➤ The following two additional CMPs are referred to in the EIS but were not included with the package of information submitted with the application: <ul style="list-style-type: none"> <li>- CMP for 104 -119 Darlington Road and 121-123 Darlington Road by Tanners Architects dated December 2008; and</li> <li>- CMP for 124-131 Darlington Road Darlington by Tanners Architects dated December 2008.</li> </ul> </li> </ul>	<p><b>Submitted:</b> The CMP for 104-119 Darlington Road and 121-131 Darlington Road (both prepared by <i>Tanner Architects</i>) are attached (<b>Appendix E</b>).</p>
<b>Conservation works:</b> <ul style="list-style-type: none"> <li>➤ There is no fabric analysis, description, photos or detailed heritage assessment of the terraces in the Heritage Impact Statement.</li> </ul>	<p><b>Disagree:</b> Detailed information regarding the heritage significance of building fabric is provided in the various Conservation Management Plans (<b>Appendix E</b>) and referenced in the HIS. Furthermore, the External Existing Condition Schedule (<b>Appendix G</b>) and Internal Existing Condition Classification Schedule (<b>Appendix H</b>), prepared by AJ+C, illustrate the present condition of the building fabric and specifies the proposed conservation works.</p>
<ul style="list-style-type: none"> <li>➤ The Heritage Impact Statement is very broad and general. Whilst the report refers to the refurbishment of the terraces, very little detail is given on what that entails</li> </ul>	<p><b>Disagree:</b> An External Existing Condition Schedule (<b>Appendix G</b>) and Internal Existing Condition Classification Schedule (<b>Appendix H</b>), prepared by AJ+C, specifies the full scope of the conservation works for the 38 terrace houses as part of this development.</p>
<ul style="list-style-type: none"> <li>➤ No conservation works are shown on the drawings. The conservation works recommended in the Conservation Management Plans should be included in this application.</li> </ul>	<p><b>Noted:</b> An External Existing Condition Schedule (<b>Appendix G</b>) and Internal Existing Condition Classification Schedule (<b>Appendix H</b>), prepared by AJ+C, specifies the full scope of the conservation works for the 38 terrace houses as part of this development.</p>

SSD 16_7539 – DARLINGTON TERRACES MIXED USE DEVELOPMENT	
CoS ISSUE	UNIVERSITY OF SYDNEY PROJECT RESPONSE
<p><b>New Buildings in Darlington Lane</b></p> <ul style="list-style-type: none"> <li>➤ The proposed new buildings to Darlington Lane comply with the overly generous building envelopes approved under the Campus Improvement Programme</li> </ul>	<p><b>Clarification:</b> The University's Campus Improvement Program SSD 13_6123, approved by the Minister for Planning on 16 February 2015, establishes the appropriate and approved building envelope for the rear of the Darlington Terraces. This proposal SSD 16_7539 for the Darlington Terraces complies with that approved CIP building envelope.</p>
<ul style="list-style-type: none"> <li>➤ The scale of the proposed development within the rear yards of the original terraces will have an adverse impact on the setting of the heritage items and the historic character of Darlington Lane.</li> </ul>	<p><b>Disagree:</b> Unlike other local laneways, late-20<sup>th</sup>C, non-residential development on the southern side of Darlington Lane, including the 4 storey Business School (H69) and the 6 storey Abercrombie Business School (H70), have already significantly eroded the overall historic character, form and scale of Darlington Lane.</p>
<ul style="list-style-type: none"> <li>➤ Of particular concern is the three storey buildings that straddle 97 and 120 Darlington Road. They have an overbearing impact on these dwellings and their private open spaces, given their height and separation from the terraces, and noting the additional shadow impacts to their private open spaces</li> </ul>	<p><b>Disagree:</b> The views to and from private neighbours at 97 and 120 Darlington Road is addressed by the project architects AJ+C at <b>Appendix M</b> (Privacy screening and Neighbour Views). In summary, views from neighbouring terraces will be mitigated by a combination of:</p> <ul style="list-style-type: none"> <li>• Side building setbacks beyond those required by DCP/Regulation and by the CIP concept approval;</li> <li>• Splayed building form to Block D (to reduce building massing and shadow impacts);</li> <li>• Use of opaque materials and varied elegant brickwork;</li> <li>• Landscaped elements to bookend internal courtyards; and</li> <li>• Rooftop terrace vegetation that can cascade down the (setback) building side elevations.</li> </ul> <p>With respect to the mass and scale of development the University confirms that the scheme sits within the SSDA approved envelopes.</p> <p>With respect to overshadowing please refer to See Note 2(a) in DPIE Key Issues above</p>
<p><b>2. Section 117 Contributions:</b></p> <p>The CoS does not agree that the Redfern-Waterloo Contribution Plans apply to this site/development.</p> <p>The CoS does not agree to the University's request for exemption from Development Contributions for reasons including:</p> <ul style="list-style-type: none"> <li>• The project more than doubles to student population on site. Therefore, Development Contributions should apply</li> </ul>	<p><b>DPIE advice received:</b> DPIE had advised the University that the Redfern-Waterloo Contributions are the relevant plans for the Darlington Campus, and that the EIS for the Engineering Technology Precinct has therefore referenced and addressed the correct contributions plans.</p> <p>Notwithstanding, in response to the Urban Growth submission and suggestion by DPIE, the University has agreed to and commenced discussions with the City of Sydney Council to explore potential public domain and infrastructure works surrounding the site and within Darlington precinct as an offset to paying monetary development contributions against the <i>Redfern-Waterloo Contributions Plan 2007</i> (RWCP).</p> <p>The University also maintains its original position that this development be exempt from <i>Redfern-Waterloo Affordable Housing Contributions Plan 2007</i> (not to be confused with RWCP mentioned above) since the proposal development incorporates affordable student accommodation (refer to original EIS Appendix HH for affordable accommodation details).</p> <p><b>Appendix R</b> provides a copy of a letter from the City of Sydney confirming an ongoing strategic review between the City of Sydney and the University in identifying local public and community benefit works as an alternative to monetary contributions.</p>

SSD 16_7539 – DARLINGTON TERRACES MIXED USE DEVELOPMENT	
CoS ISSUE	UNIVERSITY OF SYDNEY PROJECT RESPONSE
a) The conversion of Darlington Lane and upgrade of Codrington Park are not inherent public benefits and are not identified in the City's Contributions Plan's works list.	<p><b>Disagree:</b> The proposed works are in the public interest:</p> <ul style="list-style-type: none"> <li>The proposed upgrade of Darlington Lane is a specific traffic proposal targeted at providing a prioritised safe pedestrian environment to local University and community pedestrians alike, whilst allowing all vehicles to travel at safe speed; and</li> <li>The proposed upgrade of the Codrington Park for use by the local University and community population. The park is not gated, enclosed or denied by access to any pedestrian or community member at any time of any day.</li> </ul> <p>Notwithstanding, in response to the Urban Growth submission and suggestion by DPIE, the University has agreed, and has commenced, to explore potential public domain and infrastructure works surrounding the site and within Darlington with the City of Sydney Council as an offset to paying monetary development contributions.</p>
b) The University's facilities are set within the University's grounds, generally surrounded by a fence, and patrolled by security guards. Additionally, the University's facilities are overwhelmingly used by University staff and students. The City's residents commonly use the City's open spaces such as Victoria Park for picnics, kids' parties and to throw Frisbees, however they do not typically use the University's open spaces for similar purposes.	<p><b>Disagree:</b> The University's Camperdown and Darlington campus is not a closed or gated campus. The surrounding resident and business communities can, and do, regularly have access to and utilise the University's facilities including internal and external sporting facilities, open spaces, libraries, museums, retail and medical professional facilities and the like, and all set within a safe and secure environment.</p> <p>For example, one of the University's facilities available to the local community at Camperdown-Darlington campus is the <i>Sydney Uni Sport and Fitness (SUSF)</i> facility which:</p> <ul style="list-style-type: none"> <li>provides a wide variety of sporting facilities (gym, swim, courts, outdoor, and the like);</li> <li>accommodates 15,000 members of whom 35% are from the broader community not associated with the university;</li> <li>provides a pricing schedule that is competitive with, and in fact cheaper than, surrounding Council, Fitness First and F45 gym/swim/sports facilities;</li> <li>hosts local community sports teams and competitions (i.e. least 50% of the people using the sports facility are from a community club as opposed to being only from the university);</li> <li>hosts the Summer, Autumn, Winter and Spring School Holiday Programs and which enrolled <b>3,402</b> children from the community in 2017;</li> <li>hosts daily local school sports programs for approximately 2,500 members from local school communities;</li> <li>hosts Learn to Swim and associated Programs to over 900 children each year (ages 3 to 15);</li> <li>hosts special needs access program for disabled children from the community catering for <b>15</b> children from the community;</li> <li>hosts the community's LGBTQI swimming club with over <b>100</b> community members; and</li> <li>provides many additional programs and benefits to surrounding communities.</li> </ul>
c) University as a not for profit authority: <ul style="list-style-type: none"> <li>➤ The university's financial resources and capacity are significantly greater than for those of other entities/development types exempted from payment of contributions.</li> </ul>	<p><b>Disagree:</b> The University of Sydney is a not-for profit public charity independently regulated by the Australian Charities and Not-for-profits Commission, specialising in tertiary education and research pedagogy. Universities are listed by the Australian Tax Office (ATO) as registered charities and 'the advancement of education' is a recognised category of charitable purposes</p>



SSD 16_7539 – DARLINGTON TERRACES MIXED USE DEVELOPMENT	
CoS ISSUE	UNIVERSITY OF SYDNEY PROJECT RESPONSE
<p>➤ This provision of exemption no longer exists under the Sydney Contributions Plan.</p>	<p>under common law.</p> <p>The University's financial resources are specifically dedicated to providing and supporting a University campus and all the supporting functions and facilities dedicated to teaching, learning, research and student support. The University's financial resources cater to a significant campus population of over 60,000 people (students and staff), within an area of 49.8 hectares, includes an entire postcode of Camperdown in addition to (part) Darlington, and accommodates 487 habitable buildings. The University provides and funds all the infrastructure and facilities within the campus area, including much of the public domain footpath and associated upgrade facilities surrounding the campus.</p> <p>The University has commenced with the City of Sydney Council to explore potential public domain and infrastructure works surrounding the site and within Darlington as an offset to paying monetary development contributions.</p>
<p>d) Financial impact: The University's 2015 Annual Report indicates its total annual income in 2015 was almost \$2 billion. This includes about \$0.9 billion in fees from students and almost \$0.5 billion in fees from full fee paying overseas students. The financial impact of excluding the University from paying development contributions to serve the demand of the net increase in resident/student and worker population is about three times greater on the City than it is on the University.</p>	<p><b>Disagree:</b> Refer to comments above.</p>
<p>e) University as a Crown Applicant:</p> <ul style="list-style-type: none"> <li>➤ Circular D6 is a guide and allows councils to levy contributions upon Crown development if justified in a contribution plan.</li> <li>➤ Circular D6 is no longer available on DPIE website.</li> </ul>	<p><b>Disagree:</b> The Department has advised that Circular D6 does apply and is found on the DPIE website under Planning System Circulars:  <a href="https://www.planning.nsw.gov.au/Policy-and-Legislation/Planning-System-Circulars">https://www.planning.nsw.gov.au/Policy-and-Legislation/Planning-System-Circulars</a></p> <p>Circular D6 has been applied by the DPIE for other University SSD proposals in addressing and justifying the quantum of infrastructure works provided on or near campus, and in addressing appropriate exemptions from Development Contributions where applicable.</p>
<p><b>3. Public Domain</b></p> <ul style="list-style-type: none"> <li>• It is suggested that the design of the park takes into consideration the use of this northern area and looks at more durable finishes as well as appropriate edge treatments at the public domain interface</li> </ul>	<p><b>Agree:</b> The <i>Oculus</i> amended Landscape Plan (<b>Appendix K</b>) for Codrington Park incorporates a design that addresses the northern corner interface to show steps up onto the raised park lawn.</p>
<p><b>4. Transport</b></p> <ul style="list-style-type: none"> <li>• The traffic report submitted with the application states that an existing on street parking space located on the southern side of Darlington Lane towards Golden Grove Street will be converted to a "loading zone" bay to accommodate maintenance and delivery vehicles to the site. This will require a separate submission to RMS and Council and will be subject to traffic committee approval.</li> </ul>	<p><b>Disagree:</b> This subject area resides on University land and not the Council owned laneway. This University parking area will be utilised as a construction area during the construction period only, and then reverted to a parking area post construction.</p>
<p><b>5. Landscaping and Trees</b></p> <ul style="list-style-type: none"> <li>• Tree 25 (Evergreen Oak) is identified as making a significant contribution to the area's landscape character with a life expectancy of 30-50 years and is proposed for removal. The City strongly opposes removal of significant trees on the site.</li> </ul>	<p><b>Noted:</b> Refer to USyd response to DPIE Issue 2(b) on the same subject.</p>

SSD 16_7539 – DARLINGTON TERRACES MIXED USE DEVELOPMENT	
CoS ISSUE	UNIVERSITY OF SYDNEY PROJECT RESPONSE
<ul style="list-style-type: none"> <li>With respect to the Pocket Park, the level of detail submitted in relation to the proposed new tree planting is inadequate to properly ascertain if appropriate tree protection zones (TPZ) and structural root zones (SRZ) can be achieved. It is unclear if adequate deep soil can be provided for the proposed 'semi-mature' trees to be planted in that area.</li> </ul>	<p><b>Agreed:</b> The amended Codrington Park design to show a reconsidered northern corner interface to show steps up onto the raised park lawn. The Park design amendments include reconfiguration of layout to ensure the existing trees are protected within the TPZ – no walls, integrated furniture structures.</p>
<ul style="list-style-type: none"> <li>There is a Eucalyptus tree (Tree 11 in AIA) between Buildings B and C, which is identified as having a high retention value and is proposed to be retained with protection zones to meet Australian Standards. However, the proposal disregards those protection zones and creates an encroachment with significant works likely to affect the structural roots of the tree.</li> </ul>	<p><b>Clarification:</b> The Arborist assessment (<i>TreeIQ</i>) allows for a 10% encroachment into the TPZ of the tree which has been complied with (the proposal has an 8% encroachment). Refer to the Arboricultural Impact Assessment prepared by ArborSafe dates 19<sup>th</sup> November 2016 in the original EIS Appendix V page 24. The encroachments were developed and reviewed in detail with ArborSafe's to ensure no adverse impact on the tree.</p>
<ul style="list-style-type: none"> <li>The level of detail provided in relation to tree planting within the courtyard areas between the original terraces and the new buildings is an illustrative concept only and does not provide sufficient level of detail for the complex levels, engineered storm water devices, pits and walls proposed.</li> </ul>	<p><b>Agreed:</b> The amended Landscape Plan by <i>Oculus</i> (<b>Appendix K</b>) incorporates relevant levels, wall locations, etc.</p>
<ul style="list-style-type: none"> <li>The central planting areas will be heavily overshadowed and given the tree species indicated in the Landscape Report, will struggle to survive. Further, the extent of stormwater devices located in the central courtyard will also potentially impact on the success of the landscaping,</li> </ul>	<p><b>Clarification:</b> The <i>Oculus</i> Landscape Plan planting plans and schedules have been divided up into the relevant areas for clarity e.g. Front Terrace Garden, Central Courtyard Planting, Roof Terrace Planting, Darlington Lane and Codrington Park Planting.</p>
<ul style="list-style-type: none"> <li>No details provided on the green wall</li> </ul>	<p><b>Clarification:</b> The previous Green Wall has been deleted.</p>
<ul style="list-style-type: none"> <li>Building B and D both include a series of 1:10 ramps and landings in communal courtyard spaces. The access ramps should be 1:14.</li> </ul>	<p><b>Clarification &amp; amendment:</b> Project architects AJ+C confirm this matter has already been addressed in the Access report. The 1:10 has been approved as a performance solution. Improvements to the ramp are introduced by reducing the number of ramps to the area between the Terraces and Block D – refer to amended AJ+C plans at <b>Appendix A</b>.</p>
<p><b>6. Residential Amenity</b></p> <p><b>a) Bedroom Sizes</b></p> <ul style="list-style-type: none"> <li>There are 28 bedrooms within the terraces (17% of terrace bedrooms) that are between 7.8sq.m and 9.8sq.m, which is less than the 10sq.m indicated and creates unacceptable internal amenity for those occupants.</li> </ul>	<p>Refer to USyd response to DPIE Issue 5 and Appendices Q and R on the same subject. Any further alterations sought to the existing heritage Terraces is contradicted by the City's comments under <i>1. Heritage</i> in opposing any significant demolition works.</p>
<ul style="list-style-type: none"> <li>There are 25 twin loft rooms that are under 15sq.m, with the smallest being 14.1sq.m, which is less than the 16sq.m required by the SEPP for more than one occupant. This is insufficient space for two people sharing a room. No acknowledgement of the non-compliance or justification has been provided.</li> </ul>	<p>Refer to USyd response to DPIE Issue 5 and Appendices Q and R on the same subject, and the comment above.</p>
<ul style="list-style-type: none"> <li>The existing Terrace layouts should be revised with no bedrooms for single occupants less than 10sq.m in size and no twin rooms less than 16sq.m for more than 1 occupant.</li> </ul>	<p>Refer to USyd response to DPIE Issue 5 and <b>Appendices N and O</b> on the same subject. Any further alterations sought to the existing heritage Terraces is contradicted by the City of Sydney's comments under <i>1. Heritage</i> in opposing any significant internal demolition works/ alterations to the heritage listed Terraces.</p>
<p><b>b) Solar Access</b></p> <ul style="list-style-type: none"> <li>Shadow analysis in elevation is required to conclude whether the communal living areas can achieve the required 3 hours.</li> </ul>	<p>Refer to AJ+C Aerial Solar Access modelling at <b>Appendix A-3</b>.</p>

SSD 16_7539 – DARLINGTON TERRACES MIXED USE DEVELOPMENT	
CoS ISSUE	UNIVERSITY OF SYDNEY PROJECT RESPONSE
<p><b>c) Overshadowing</b></p> <ul style="list-style-type: none"> <li>The diagrams for the proposed development fail to demonstrate if private Terraces at 97 and 120 Darlington Road will maintain a minimum of 2 hours solar access to 50% of their minimum open space (that is 2 hours sun to 8sm<sup>2</sup> of open space) in midwinter, as per the requirements of Sydney DCP 2012. Hourly shadow analysis is required.</li> </ul>	<p>Refer to USyd response to DPIE Issue 4 and AJ+C Shadow Analysis at <b>Appendix A-4</b> on the same subject.</p>
<p><b>d) Laundries</b></p> <ul style="list-style-type: none"> <li>At a rate of 1 washing machine/dryer/tub per 35 students, the proposal provides one third of the laundry facilities required by Sydney DCP 2012 for the number of students proposed to be accommodated by the development (29 required).</li> </ul>	<p><b>Agreed:</b> <i>Sydney DCP 2012</i> (SDCP) clause 4.4.1.5 requires:</p> <ul style="list-style-type: none"> <li>(2) Laundry facilities are to be provided and include: <ul style="list-style-type: none"> <li>(a) one 5kg capacity automatic washing machine and one domestic dryer for every 12 residents or part thereof; and</li> <li>(b) at least one large laundry tub with hot and cold running water.</li> </ul> </li> </ul> <p>The SSD requirement are for a total of 336 students. Under the Sydney DCP this equates to:</p> <ul style="list-style-type: none"> <li>28 Washing Machine / Dryers and</li> <li>1 large Laundry Tub</li> </ul> <p>✓ The Laundry rooms have therefore been revised on Drawings DA2101, DA2111 and DA2121 to accommodate numbers that satisfy the SDCP Clause 4.4.1.5, and will be distributed amongst the proposed buildings as follows:</p> <ul style="list-style-type: none"> <li>➤ Building A = 8 Washing Machine / Dryers and 1 large Laundry Tub</li> <li>➤ Building B = 17 Washing Machine / Dryers and 1 large Laundry Tub</li> <li>➤ Building D = 4 Washing Machine / Dryers and 1 large Laundry Tub</li> <li>➤ <b>TOTAL</b> = 29 Washing Machine / Dryers and 3 large Laundry Tubs</li> </ul> <p>✓ The revised SSD plans provide 1 Washing Machine / Dryer and 2 large Laundry Tubs above that required by SDCP clause 4.4.1.5.</p>
<p><b>e) Privacy</b></p> <ul style="list-style-type: none"> <li>Details required to address potential adverse privacy impacts between primary and secondary windows of bedrooms and kitchen/living areas of the buildings, and in particular across narrow recesses between the rear extensions of opposite facing terraces.</li> </ul>	<p>Refer to USyd response to DPIE Issue 5 and <b>Appendix M</b> on the same subject.</p>
<p><b>7. Public Art</b></p> <ul style="list-style-type: none"> <li>A Public Art Strategy has not been submitted with the proposal</li> </ul>	<p>Public Art will be developed for this site in accordance with the University's <i>Art in the Public Realm Strategy</i> (copy at <b>Appendix S</b>).</p>

#### 4. UNIVERSITY OF SYDNEY RESPONSE TO NSW OFFICE OF ENVIRONMENT & HERITAGE (OEH)

SSD 16_7539 – DARLINGTON TERRACES MIXED USE DEVELOPMENT	
OEH ISSUE	UNIVERSITY OF SYDNEY PROJECT RESPONSE
<b>Biodiversity:</b> 1. OEH requests the provision of a Biodiversity Assessment Report in compliance with S7.9(2) of the Biodiversity Conservation Act 2016.	<b>Provided:</b> Refer to <b>Appendix T</b> for Biodiversity Assessment statement by <i>Eco Logical Australia</i> , which concludes with the following: “ELA undertook a site inspection to assess biodiversity values present and the potential impacts of development and determined that the development will not have a significant impact on biodiversity values as defined by s7.2 or s7.3 of the BC Act 2016. Additionally, the development is not located on land mapped on the Biodiversity Values Map.”
2. OEH recommends the proposed landscaped areas are planted with a diversity of local provenance species (trees, shrubs and groundcovers) from the native vegetation community (or communities) that once occurred at the site to improve biodiversity. It is noted this is consistent with Condition B8 for Stage 1 Consent SSD 13 6123 which requires the landscape plans to preferably use indigenous species to the area	<b>Agreed:</b> The <i>Oculus</i> Landscape Plan ( <b>Appendix K</b> ) proposes a predominantly Native plant species pallet has been adopted that suits the specific area. Primarily throughout the roof terraces and Public Domain.
<b>Aboriginal Cultural Heritage:</b> 3. It is not clear if an Archaeological Assessment for Aboriginal Heritage has been specifically undertaken for this site. If not, OEH recommend it should be done.	<b>Noted:</b> An Aboriginal Heritage Impact Assessment (2016) and an Aboriginal Cultural Heritage Management Plan (2018) have been prepared for the University campus, covering all seven development precincts identified in the approved SSD 6123, including the Darlington Road project. The AHIA concluded the likelihood of finding Aboriginal relics on the Darlington Terraces site is low. The ACHMP includes a process for: a) monitoring of works; and b) dealing with unexpected finds. ( <b>Appendix F</b> ).
<b>Building Design:</b> 4. OEH recommends the incorporation of Green Roof or Cool Roof into the design.	<b>Disagree:</b> The roofs of the proposed new building will be occupied by a combination of landscaped roof terraces, solar panels, and essential plant/services.
<b>Flood:</b> 5. All relevant drainage/flood management issues have been appropriately addressed in all Reports reviewed. It is further noted that the flood management scheme has been endorsed by Sydney Water, who along with City of Sydney Council is a Consent Authority. There are no further requirements from OEH regarding flood risk management.	<b>Noted and agreed</b>



## 5. UNIVERSITY OF SYDNEY RESPONSE TO TRANSPORT FOR NSW (TfNSW)

SSD 16_7539 – DARLINGTON TERRACES MIXED USE DEVELOPMENT	
TfNSW ISSUE	UNIVERSITY OF SYDNEY PROJECT RESPONSE
<p><b>Construction Pedestrian and Traffic Management Plan – Recommendations:</b></p> <p>TfNSW requests that the applicant be conditioned to prepare a Construction Pedestrian and Traffic Management Plan (CPTMP) in consultation with Sydney Coordination Office within TfNSW and Roads and Maritime Services, and specifying:</p> <ul style="list-style-type: none"> <li>• Location of the proposed work zone;</li> <li>• Haulage routes;</li> <li>• Construction vehicle access arrangements;</li> <li>• Construction vehicle access arrangements;</li> <li>• Proposed construction hours;</li> <li>• Estimated number of construction vehicle movements;</li> <li>• Construction program;</li> <li>• Any potential impacts to general traffic, cyclists, pedestrians and bus services within the vicinity of the site from construction vehicles during the construction of the proposed works;</li> <li>• Cumulative construction impacts of projects including projects within the University of Sydney precinct. Existing CPTMPs for developments within or around the development site should be referenced in the CPTMP to ensure that coordination of work activities is managed to minimise impacts on the road network; and</li> <li>• Proposed mitigation measures, should any impacts be identified, the duration of the impacts and measures proposed to mitigate any associated general traffic, public transport, pedestrian and cyclist impacts should be clearly identified and included in the CPTMP.</li> </ul>	<p><b>Agreed</b></p> <p>The University agrees to the TfNSW request and that this be applied as a consent condition to the satisfaction of the Certifying Authority.</p>
<ul style="list-style-type: none"> <li>• The applicant shall provide the builder's direct contact number to small businesses adjoining or impacted by the construction work and the Transport Management Centre and Sydney Coordination Office within Transport for NSW to resolve issues relating to traffic, freight, servicing and pedestrian access during construction in real time. The applicant is responsible for ensuring the builder's direct contact number is current during any stage of construction.</li> </ul>	<p><b>Agreed</b></p>
<ul style="list-style-type: none"> <li>• Submit a copy of the final plan to the City of Sydney, prior to the issue of CC.</li> </ul>	<p><b>Noted and agreed</b> – subject to being issued as part of above ground CC.</p>
<p><b>Bicycle Facilities – Recommendation:</b></p> <ul style="list-style-type: none"> <li>• It is advised that the applicant locates pedestrian and bicycle parking facilities in secure, convenient, accessible areas close to main entries incorporating lighting and passive surveillance for each residential building.</li> </ul>	<p><b>Provided:</b> A consolidated safe and secure bicycle storage and facility is proposed in the Basement level of Darlington House at 132 Darlington Road and will be accessible via Golden Grove Street and the internal courtyard separating new and existing Darlington Terraces within Block A. Refer to project architect AJ+C Architectural Plans at <b>Appendix A</b> – Drawing No DA2102. Separate bicycle facilities for each Block is neither considered necessary nor reasonable.</p>

## 6. UNIVERSITY OF SYDNEY RESPONSE TO ENVIRONMENT PROTECTION AUTHORITY SUBMISSION (EPA)

SSD 16_7539 – DARLINGTON TERRACES MIXED USE DEVELOPMENT	
EPA ISSUE	UNIVERSITY OF SYDNEY PROJECT RESPONSE
The EPA has identified the following site-specific recommendations submitted for the DPIEs consideration:	<b>Noted</b>
<b><u>Construction phase</u></b> <b><u>Site Contamination</u></b> <b>Recommendation 1</b> The proponent be required to ensure that the Remedial Action Plan (including Sections 6.5.1 and 7.2) is implemented	<b>Agreed</b>
<b>Recommendation 2</b> The proponent be required to: (a) ensure that any contamination identified as meeting the trigger in the EPA 'Guidelines for the Duty to Report Contamination' is notified in accordance with requirements of section 60 of the Contaminated Land Management Act'; (e) ensure the proposed development does not result in a change of risk in relation to any pre-existing contamination on the site so as to result in significant contamination; and (c) the processes outlined in <i>State Environmental Planning Policy 55 - Remediation of Land (SEPP55)</i> be followed, to assess the suitability of the land and any remediation required in relation to the proposed use.	<b>Agreed</b>
<b><u>Hazardous Materials</u></b> <b>Recommendation 3</b> The proponent be required to ensure that following demolition of any existing structures and in ground utilities further investigation be undertaken of soil contamination within the footprint of those structures and utilities prior to undertaking any construction.	<b>Agreed:</b> Some part demolition of the existing Terrace buildings and upgrade of services are proposed in the SSD proposal. Any works that will involve the removal of any hazardous materials (including asbestos containing material and lead paint) will be carried out in accordance with the requirements of SafeWork NSW and in accordance with applicable legislation.
<b>Recommendation 4</b> The proponent be required prior to commencing any work on the development site to prepare and implement an appropriate procedure for identifying and dealing with unexpected finds of site contamination, including – (i) asbestos containing materials, and (ii) lead based paint, and that that procedure includes details of who will be responsible for implementing the unexpected finds procedure and the roles and responsibilities of all parties involved.	<b>Agreed</b>

SSD 16_7539 – DARLINGTON TERRACES MIXED USE DEVELOPMENT	
EPA ISSUE	UNIVERSITY OF SYDNEY PROJECT RESPONSE
<b>Recommendation 5</b> The proponent be required to satisfy the requirements of the <i>Protection of the Environment Operations (Waste) Regulation 2014</i> with particular reference to Part 7 'asbestos wastes'.	<b>Agreed</b>
<b>Recommendation 6</b> The proponent be required to consult with Safework NSW concerning the handling of any asbestos waste that may be encountered during the course of the project.	<b>Agreed</b>
<b>Noise and Vibration</b> <b>Recommendation 7:</b> The proponent be required to ensure that as far as practicable all demolition, site preparation, bulk earthworks, construction and construction-related activities likely to be audible at any noise sensitive receivers (such as surrounding residences and Darlington Public School) are only undertaken during the 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.	<b>Conditional agreement:</b> The University requests the same hours of works be applied as those that were approved for other recently approved university SSD projects including Regiment mixed use student accommodation, FASS, F23 and LEES1 projects fronting City Road, and comprising (proposed changes highlighted in red): a) The hours of construction, including the delivery of materials to and from the Subject Site, must be restricted as follows: i) 7.00 am to 6.00 pm Monday to Friday, ii) 7:30 am and 3:30 pm Saturday, and iii) No work on Sundays or gazetted public holidays. b) Works may be undertaken outside these hours where: i) the delivery of materials is required outside these hours by the Police or other authorities; or ii) it is required in an emergency to avoid the loss of life, damage to property and/or to prevent environmental harm; or iii) variation is approved in advance in writing by the Secretary or her nominee. <b>Request for extension of standard hours:</b> The University also requests that consent be granted for an extension of construction hours to incorporate quiet trade activities to 10pm Mon-Friday. This request is consistent with the recent MOD approval for the university's Susan Wakil Health Precinct development on Camperdown campus - SSD 7974 approved on 6 May 2020.
<b>Recommendation 8:</b> The proponent be required to schedule intra-day 'respite periods' for construction activities identified in section 4.5 of the Interim Construction Noise Guideline as being particularly annoying to noise sensitive receivers (i.e. surrounding residents).	<b>Agreed:</b> The University with support from the Acoustic consultant proposes that respite periods be developed as part of the detailed construction noise and vibration management plan to ensure that works are not unnecessarily restricted and the construction period protracted.
<b>Recommendation 9:</b> The proponent be required to ensure construction vehicles (including concrete agitator trucks) involved in demolition, site preparation, bulk earthworks, construction and construction-related activities do not arrive at the project site or in surrounding residential precincts outside approved construction hours.	<b>Agreed and noted:</b> The University will comply with this condition.
<b>Recommendation 10:</b> The proponent be required to consider undertaking a safety risk assessment of site preparation, bulk earth works, construction and construction-related activities to determine whether it is practicable to use audible movement alarms of a	<b>Disagree:</b> Due to the scale and scope of the project and the varying type of delivery vehicles, the University does not believe that compliance with this proposed condition would be practical. All deliveries will be conducted within the approved construction hours only.

SSD 16_7539 – DARLINGTON TERRACES MIXED USE DEVELOPMENT	
EPA ISSUE	UNIVERSITY OF SYDNEY PROJECT RESPONSE
type that would minimise the noise impact on surrounding noise sensitive receivers, without compromising safety.	The site will be typically surrounded by 2.1m high solid hoarding particularly to Darlington Road and Darlington Lane. Given the elevation of the Terraces and level of construction plant, this will provide a screen between reverse beepers and receivers. As part of the construction noise and vibration management plan, it is recommended that broadband beepers be installed where safe to do so and where practical management controls would allow. Delivery vehicles to this style of reverse alarm is impractical given there is limited control the contractor has over delivery vehicles and noise management. Deliveries via Darlington Road will be a drive in/drive out type arrangement and reversing kept to an absolute minimum.
<b><u>Dust control &amp; Management</u></b> <b>Recommendation 11:</b> The proponent be required to: (a) minimise dust emissions on the site, and (b) Prevent dust emissions from the site.	<b>Agreed:</b> The University will comply with the proposed condition.
<b><u>Waste Control &amp; Management (general)</u></b> <b>Recommendation 12:</b> The proponent be required to ensure that: (1) all waste generated during the project is assessed, classified and managed in accordance with the “ <i>Waste Classification Guidelines Part 1: Classifying Waste</i> ”, November 2014 and the 2016 Addendum thereto; (2) the body of any vehicle or trailer, used to transport waste or excavation spoil from the premises, is covered before leaving the premises to prevent any spill or escape of any dust, waste, or spoil from the vehicle or trailer; and (3) mud, splatter, dust and other material likely to fall from or be cast off the wheels, underside or body of any vehicle, trailer or motorised plant leaving the site, is removed before the vehicle, trailer or motorised plant leaves the premises.	<b>Agreed:</b> The University will comply with the proposed condition.
<b><u>Waste Control &amp; Management (concrete and concrete rinse water)</u></b> <b>Recommendation 13:</b> The proponent be required to ensure that concrete waste and rinse water are: (a) not disposed of on the development site, and (b) Prevented from entering waters, including any natural or artificial watercourse.	<b>Agreed:</b> The University will comply with the proposed condition.
<b><u>Operational Phase</u></b> <b><u>Darlington Public School</u></b> <b>Recommendation 14:</b> The proponent be required to (a) undertake background noise monitoring at Darlington Public School in accordance with the guidance material provided in the New South Wales Industrial Noise Policy, and (b) provide a noise impact assessment of demolition/construction and operational noise emissions from the proposed development on Darlington Public School.	<b>Agreed:</b> The University will comply with the proposed condition. An acoustic consultant will be engaged to monitoring the noise impact on Darlington School prior the commencement of the project and during the construction. The University has consulted with the Principal and she did not raise any objections to the proposed development. The University will continue to engage with the School during the duration of the project construction period.
<b>Recommendation 15:</b>	



SSD 16_7539 – DARLINGTON TERRACES MIXED USE DEVELOPMENT	
EPA ISSUE	UNIVERSITY OF SYDNEY PROJECT RESPONSE
<p>The proponent be required to:</p> <ul style="list-style-type: none"> <li>(a) provide a comprehensive quantitative assessment of operational noise impacts on surrounding noise sensitive receivers, especially surrounding residences and Darlington Public School; and</li> <li>(b) ensure mechanical plant and equipment, including the rooftop emergency back-up generator, does not generate noise that– <ul style="list-style-type: none"> <li>(i) exceeds 5 dBA above the rating background noise level (day, evening and night) measured at the eastern boundary of the development site, and</li> <li>(i) that exhibits tonal or other annoying characteristics.</li> </ul> </li> </ul>	<p><b>Submitted:</b> The University refers to the Noise Impact Assessment prepared by <i>Acoustic Logic</i> and submitted as Appendix AA with the original SSD application.</p>
<p><b><u>Terrace Recreation Areas</u></b></p> <p><b>Recommendation 16:</b></p> <p>The proponent be required to ensure that –</p> <ul style="list-style-type: none"> <li>(a) terrace recreation areas on the development are not used at those times and for those purposes likely to emit noise that interferes unreasonably with the comfort or repose of persons not on the development site, and</li> <li>(b) terrace recreation area use restrictions include inter alia – <ul style="list-style-type: none"> <li>(i) no amplified sound equipment,</li> <li>(ii) no use of the terrace areas before – <ul style="list-style-type: none"> <li>• 7.00 am on weekdays, and</li> <li>• 8.00 am on Saturdays, Sundays and public holidays, and</li> </ul> </li> <li>(iii) no use of the terrace areas after – <ul style="list-style-type: none"> <li>• 10.00 pm on weekdays and Saturdays, and</li> <li>• 6.00 pm on Sundays and public holidays.</li> </ul> </li> </ul> </li> </ul>	<p><b>Conditional agreement:</b> The University requests the same hours of terrace recreational access and use be applied as those that were approved recently to the adjoining Regiment mixed use student accommodation in Darlington as follows:</p> <p style="color: red;">The Applicant must ensure that the hours of use of all rooftop terraces are limited as follows:</p> <ul style="list-style-type: none"> <li>a) between 7 am and 10 pm Monday to Saturday; and</li> <li>b) between 8 am and 9 pm on Sundays and public holidays.</li> </ul>
<p><b><u>Waste Collection Services</u></b></p> <p><b>Recommendation 17:</b></p> <p>The proponent be required to ensure waste collection services are not undertaken outside the hours of 7.30 am to 6.00 pm Monday to Friday.</p>	<p><b>Agreed</b></p>
<p><b><u>Grounds Maintenance Using Powered Equipment</u></b></p> <p><b>Recommendation 18:</b></p> <p>The proponent be required ensure grounds maintenance involving the use of powered equipment is not undertaken outside the hours of 7.30 am to 6.00 pm Monday to Friday.</p>	<p><b>Agreed</b></p>
<p><b>Recommendation 19:</b></p> <p>The proponent be required to identify and implement feasible and reasonable opportunities for the re- use and recycling of waste, including food waste.</p>	<p><b>Agreed:</b> The proposal includes both Waste and Recycling chutes to encourage students to segregate appropriate materials that can be recycled. The chutes have worked well in other University student accommodation facilities as they automatically sort the rubbish into recycling and waste. A nominated area in the garbage room will be allocated for the storage of discarded bulky items.</p>

## 7. UNIVERSITY OF SYDNEY RESPONSE TO NSW HERITAGE COUNCIL (HC)

SSD 16_7539 – DARLINGTON TERRACES MIXED USE DEVELOPMENT	
HC ISSUE	UNIVERSITY OF SYDNEY PROJECT RESPONSE
<b>Heritage Status</b> The site is not listed on the State Heritage Register (SHR) or the S170 NSW State Agency Heritage Register. The site is listed on the Sydney Local Environmental Plan 2012 (Sydney LEP) and within the vicinity of the draft State Heritage Register (SHR) item under consideration for listing entitled <i>The University of Sydney, University Colleges and Victoria Park (Draft), Camperdown...</i>	<b>Noted and agreed</b>
<b>Comments:</b> <ul style="list-style-type: none"> <li>The proposed development would not intrude into the physical curtilage or visual setting of any items listed on the SHR and therefore would not generate any negative heritage impacts to items of State heritage significance;</li> </ul>	<b>Noted and agreed</b>
<ul style="list-style-type: none"> <li>Considering the internal modifications and rear demolition of elements of the locally listed terraces, the input of the City of Sydney Council should be sought; and</li> </ul>	<b>Disagree:</b> CoS was consulted at pre-DA stage on 13 May 2016. Minutes of that meeting (endorsed by CoS) are found at <b>Appendix I</b> .
<ul style="list-style-type: none"> <li>As noted in the heritage impact assessment, archaeological testing has been carried out along Darlington Lane and the adjacent Abercrombie Street site and provided evidence that archaeological potential in this area is low. This is considered to reflect the likely archaeological potential of the site and accordingly, no additional archaeological testing is warranted. However, to ensure that during construction potential archaeological relics are appropriately managed, an archaeological monitoring strategy should be devised to manage archaeology during the development rather than a watching brief as currently proposed. This strategy should include areas that will be subject to archaeological monitoring, unexpected finds procedure, final reporting and provisions for the long-term storage and interpretation of archaeological finds in the new development.</li> </ul>	<b>Agreed:</b> An Aboriginal Heritage Impact Assessment (2016) and an Aboriginal Cultural Heritage Management Plan (2018) have been prepared for the University campus, covering all seven development precincts identified in the approved SSD 6123, including the Darlington Road project. The AHIA concluded the likelihood of finding Aboriginal relics on the Darlington Terraces site is low. The ACHMP includes a process for: a) monitoring of works; b) dealing with unexpected finds ( <b>Appendix F</b> ).
<b>Recommended Consent Condition:</b> Archaeological Monitoring Strategy – an archaeological monitoring strategy will be devised and submitted to the Department of Planning and Environment for approval prior to the commencement of construction on the project. The strategy will provide information on the areas requiring archaeological monitoring, unexpected finds procedures, final reporting and provisions for the long term storage and interpretation of archaeological finds.	<b>Agreed:</b> The Aboriginal Cultural Heritage Management Plan (2018) prepared for the University campus, which includes a process for: a) the monitoring of works; and b) dealing with unexpected finds, is to be submitted to DPIE. ( <b>Appendix F</b> ).

## 8. UNIVERSITY OF SYDNEY RESPONSE TO ROAD & MARITIME SERVICES (RMS)

SSD 16_7539 – DARLINGTON TERRACES MIXED USE DEVELOPMENT	
RMS ISSUE	UNIVERSITY OF SYDNEY PROJECT RESPONSE
Roads and Maritime reviewed the submitted application and raises no objection to the proposed development.	<b>Note:</b> The RMS submission dated 31 May 2018 is now superseded by the RMS approval for the Shared Road zone in its letter to the City of Sydney dated 6 September 2018 (see <b>Appendix B</b> ).
<b>Recommendations for consent conditions:</b>	
1. A Construction Traffic Management Plan detailing construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control should be submitted to Council prior to the issue of a Construction Certificate.	<b>Agreed</b>
2. All works/signposting associated with the subject development (including public utility adjustment/relocation works) shall be at no cost to Roads and Maritime.	<b>Agreed</b>
Roads and Maritime require the following criteria to be met for a 10 km/h shared zone in accordance with TDT2014/003 <i>Design and Implementation of shared zones including provisions for parking</i> : <b>Site classification:</b> <ul style="list-style-type: none"> <li>To classify as a Category 1 shared zone, the road related area must provide clearly different coloured and textured surface treatments from the surrounding roads, and does not have any kerbs. This is a requirement for 'Greenfield' locations.</li> <li>To classify as Category 2 shared zone the road must provide adequate entry / exit treatments and traffic calming. For a Category 2 shared zones to be considered it is to have narrow or no footpaths, where pedestrians are forced to use the road. Category 2 requires approval to retain kerbs, and must maintain traffic flow where there is provision for parking. Justification is required if the proposed shared zone kerb and gutter is retained.</li> </ul>	<b>Note:</b> The RMS submission dated 31 May 2018 appears now to be superseded by RMS approval for the Shared Road zone in its letter to the City of Sydney dated 6 September 2018 (see <b>Appendix B</b> ).
<b>Site information:</b> <ul style="list-style-type: none"> <li>Mid block 7 day traffic volume and traffic speed data analysis including photos of count location/s (for Category 2).</li> <li>The design must clearly highlight to drivers that the priority is for pedestrians.</li> </ul>	<b>Note:</b> The RMS submission dated 31 May 2018 appears now to be superseded by RMS approval for the Shared Road zone in its letter to the City of Sydney dated 6 September 2018 (see <b>Appendix B</b> ).

## 9. UNIVERSITY OF SYDNEY RESPONSE TO SYDNEY AIRPORT (SA)

SSD 16_7539 – DARLINGTON TERRACES MIXED USE DEVELOPMENT	
SA ISSUE	UNIVERSITY OF SYDNEY PROJECT RESPONSE
<b>Application for approval pursuant to s.183 Airports Act</b> The Sydney Airport Airfield Design Manager, being an authorised person of the Civil Aviation Safety Authority (CASA) under Instrument Number: CASA 229/11, in this instance has no objection to the erection of this development to a maximum height of 50 metres AHD. The approved height is inclusive of all lift over-runs, vents, chimneys, aerials, TV antennae, construction cranes etc.	<b>Noted</b>
Sydney Airport advises that approval to operate construction equipment (i.e. cranes) should be obtained prior to any commitment to construct.	<b>Noted and Agreed:</b> The University has no objection to the issuance of a consent condition to this effect.

## 10. UNIVERSITY OF SYDNEY RESPONSE TO SYDNEY WATER (SW)

SSD 16_7539 – DARLINGTON TERRACES MIXED USE DEVELOPMENT	
SW ISSUE	UNIVERSITY OF SYDNEY PROJECT RESPONSE
<b>Recommended conditions of consent</b> The approved plans must be submitted to the Sydney Water <a href="#">Tap in™</a> online service to determine whether the development will affect any Sydney Water sewer or water main, stormwater drains and/or easement, and if further requirements need to be met.	<b>Noted and agreed</b>
A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water.	<b>Noted and agreed</b>

## 11. UNIVERSITY OF SYDNEY RESPONSE TO AUSGRID

SSD 16_7539 – DARLINGTON TERRACES MIXED USE DEVELOPMENT	
AUSGRID ISSUE	UNIVERSITY OF SYDNEY PROJECT RESPONSE
Ausgrid notes that Appendix P to the EIS identifies that the proponent has made an application for connection to Ausgrid for the new development and that their design accommodates removal of existing Ausgrid infrastructure and installation of new connections.	<b>Clarification:</b> The University previously submitted application to Ausgrid for connection to the chamber substation located at the adjoining Abercrombie Business School building. Assuming this capacity has not been reallocated elsewhere, this is where the connection will be for the new Darlington Terraces development.



## 12. RESPONSE TO PUBLIC SUBMISSIONS (CONSOLIDATED)

SSD 16_7539 – DARLINGTON TERRACES MIXED USE DEVELOPMENT	
ISSUE	USYD PROJECT RESPONSE
<p>DPIE has received a total of <b>7 public submissions</b> in response to the public exhibition process. Three (3) of the objections are from anonymous sources.</p> <p>The University's RtS lists the issues raised in order of frequency rather than listing each submission in turn. This has assisted the University in identifying common and individual issues as well as avoiding repetition in this RtS report.</p>	
1. Lack of consultation on the proposal	<p><b>Disagree:</b> The public exhibition process was conducted by the Department of Planning. Notwithstanding, the University also convened two (2) local information sessions on 5 May 2017 and 7 September 2017 to provide local community members and organisations with the opportunity to find out about the University's vision for the redevelopment of the Regiment site. The University issued two hundred (200) invitations to attend the meeting which were letterbox dropped to surrounding residences and community groups including Residents Acting in Defence of Darlington (RAIDD), and REDWatch with a request for them to extend the invitation to their networks.</p> <p>A total of 18 community members attended the Community Information Sessions and all issues raised, and university response/strategy are addressed in the original SSD <i>EIS Appendix S – Consultation Report</i>.</p>
2. Objection to student accommodation.	<p><b>Disagree:</b> The University highlights that the Campus Improvement Program SSD 13_6123, approved by the Minister for planning on 16 Feb 2015, approved a building envelope to the rear of the Darlington Terraces for purposes of student accommodation. This current SSD application complies with that CIP approval.</p>
3. New building heights should be reduced to 2 storeys.	<p><b>Disagree:</b> The Campus improvement Strategy SSD 13_6123, approved by the Minister for Planning on 16 February 2015, permits a development scale up to 3 storeys in height.</p>
4. Do not support University request for waivers	<p><b>Disagree:</b> Refer to USYD's RtS response to the City of Sydney comment Item 2. <i>S117 Contributions</i> on the same issue.</p>
5. Proximity of new Buildings adjoining private 97 and 120 Darlington terrace should be between 4.5 and 6 metres (2)	<p><b>Disagree:</b> The proximity of the building forms to adjoining private Terraces at 97 and 120 Darlington Road is addressed by the project architects AJ+C at <b>Appendix M</b> (Privacy screening and Neighbour Views). In summary, juxtaposition of building from with neighbouring private Terraces will be mitigated by a combination of:</p> <ul style="list-style-type: none"> <li>• Side building setbacks beyond those required by regulation and by the CIP concept approval;</li> <li>• splayed building forms (to reduce building massing and shadow impacts);</li> <li>• Use of opaque materials and varied elegant brickwork; and;</li> <li>• Landscaped elements to bookend internal courtyards</li> <li>• Rooftop terrace vegetation that can cascade down the (setback) building side elevations.</li> </ul> <p>Refer to RtS response to DPIE items 6, 7 and 8 on the same issue.</p>

SSD 16_7539 – DARLINGTON TERRACES MIXED USE DEVELOPMENT	
ISSUE	USYD PROJECT RESPONSE
6. Privacy – proximity of Block A recreational terrace to adjoining private 120 Darlington terrace (2)	<b>Disagree:</b> Refer to comment above. Furthermore, the rooftop Terraces provide a physical setback (planting) from the rooftop parapet to prevent direct overlooking into neighbouring properties.
7. Shadow impact of Block A upon to adjoining private Darlington Terraces (2)	<b>Provided:</b> Refer to USyd response to DPIE Issue 4 and AJ+C Shadow Analysis Solar Access Plans at <b>Appendix A-3</b> (overall mid-winter analysis) and <b>Appendix A-4</b> (for 120 Darlington Road). The solar access plans conclude that N <sup>o</sup> .120 Darlington Road will receive at least 2 hours of sun to at least 8m <sup>2</sup> of private open space all year round and will therefore more than satisfy the objectives of <i>Sydney DCP 2012</i> clause 4.1.3.1 <i>Solar Access</i> .
8. Concern about Cladding Materials	<b>Noted:</b> The University shall ensure that the nominated external wall system elements assessed all meet the definition of Non-Combustible as per BCA2016 Specification C1.1 clause 3.1 and BCA Clause C1.12.
9. Water Diversion of Blackwattle Creek – potential flooding impact by the new building additions and new Regiment building.	This matter is satisfactorily addressed in the original SSD documentation including <i>Appendix I Stormwater Management Report</i> by Jacobs
10. How will students access safely new buildings from Darlington Lane?	Both the RMS and the City of Sydney Local Pedestrian Cycling and Traffic Calming Committee have approved the conversion of Darlington Lane to a Shared Road status. This status places emphasis on pedestrian prioritisation and imposes a maximum 10 km/h speed zone for one-way traffic along the lane.
11. Will Lighting along Darlington Lane and Darlington Road be upgraded?	The Oculus Landscape Plan illustrates Light poles added along Darlington Lane on both sides. All light poles will be the subject of City of Sydney standards.
12. Management of night-time noise caused by resident students - impact upon neighbours (3)	The University's Residential Tenancy Agreement prohibit the use of any outdoor common areas before 7am or after 10pm on any day of the week. The University' Campus Security department will manage surveillance and security throughout the University campus. Campus Security offices are located at 22 Codrington Street which is in very close proximity to the proposed development site.
13. Student management – will this be 24/7?	The proposed student accommodation staffing model consists of a Head of Hall and Deputy Head of Hall (both shared with the adjacent (under construction) Regiment student accommodation facility), Residential Coordinators, Residential Advisors, Night Managers, Facilities and Service Manager, Facilities Coordinator, Business and Finance Manager and Resident Services Officers. Student management are onsite 24 hours a day, with additional security patrols at night by Main Campus security who are located less than 50 metres away. Safety features to ensure student safety and wellbeing include, but are not limited to, access cards, CCTV, security patrols and house rules and tenancy agreements.
14. Darlington Lane - Objection to conversion of 2-way to 1-way traffic flow – increased traffic. Recommend slower speed limit.	<b>Noted:</b> The 1-way traffic along Darlington Lane is required by the approval of the Abercrombie Business Development precincts – MO0158 approved on 16 November 2012. <b>Agree:</b> The Shared Road conversion of Darlington Lane will impose a maximum 10 km/h vehicle speed.

SSD 16_7539 – DARLINGTON TERRACES MIXED USE DEVELOPMENT	
ISSUE	USYD PROJECT RESPONSE
15. Wind tunnelling effect by new development.	<b>Disagree:</b> The new 3 storey buildings are subservient to the neighbouring Darlington terraces to the north, the 5 storey Darlington House to the west, and the 6 storey Abercrombie Business School development and the 2-storey former IXL Garage / Warehouse to the south and west. A Wind Tunnelling study is not considered necessary in this instance.
16. Heritage impact – the new buildings do not complement the Terraces. (2)	<b>Disagree:</b> The proposed new buildings and associated landscaping successfully interprets the original subdivision pattern of the existing Terraces and provide a building scale commensurate and subservient with the original terraces and with the Campus Improvement Program approved building envelopes (SSD 13_6123), as approved by the Minister for Planning on 16 February 2015).
17. Internal demolition of terraces will lead to demolition of the terrace buildings.	<b>Disagree:</b> The retention and conservation of the 38 terraces houses is an essential part of the project. An External Existing Condition Schedule ( <b>Appendix G</b> ) and Internal Existing Condition Classification Schedule ( <b>Appendix H</b> ), prepared by AJ+C, specifies the full scope of the conservation works for the 38 terrace houses.
18. New student accommodation is creating a human tide of pedestrian traffic (3)	<b>Disagree:</b> The University's Campus Improvement Program SSD 13_6123, approved by the Minister for Planning on 16 February 2015, establishes approved building envelope for student accommodation to the rear of the Darlington Terraces. Located in the transition zone between the educational campus and the residential neighbourhood SSD 16_7539 for the Darlington Terraces is suitable for student accommodation.
19. Asbestos removal – what are the guarantees for safe removal/disposal?	<b>Compliance:</b> All works that involve the removal of any hazardous materials such as asbestos will be carried out in accordance with the requirements of SafeWork NSW and in accordance with applicable legislation.
20. Dilapidation report required for adjoining private properties.	<b>Agree:</b> The University agrees to preparing Dilapidation Surveys for adjoining properties before and after construction.
21. Service vehicles – will they use Darlington Lane (concern of damage to laneway)? (3)	<b>Confirmation:</b> Service vehicles will continue to have access to all roadways within the Darlington precinct, as they currently enjoy.
22. Lack of drop-off parking areas along Darlington Lane	<b>Clarification:</b> The University's existing service bays along Darlington Lane (University land) will provide for drop-off parking areas, in addition to those existing on Codrington Street. The University is also assisting the City of Sydney in upgrading Darlington Road to a 2-way cul-de-sac and this design process will locate appropriate drop-off parking areas, preferable juxtaposed to the principal entrances to the Darlington Terraces.
23. Darlington Lane existing access – will this be maintained for private properties? (2)	<b>Agreed:</b> The Shared Road upgrade of Darlington Lane will not impede or prevent any existing vehicular arrangements to the rear of existing privately owned terraces.
24. Concern of construction dust into existing private Terraces and rear yards used for drying	<b>Agreed:</b> Construction process and impacts will be regulated by appropriate SSD conditions of consent applied by DPIE, and compliant with EP&A requirements.
25. Concern of construction impact upon (private) neighbour pets	<b>Noted:</b> Construction process and impacts will be regulated by appropriate SSD conditions of consent applied by DPIE, and compliant with EP&A requirements.