

DARLINGTON TERRACES CONSULTATION MEETING WITH THE CITY OF SYDNEY

10am to 11am Friday, 13 May 2016
City of Sydney Offices

Attendees:

City of Sydney (CoS):

- Chris Corradi, Area Planning Manager
- Tony Smith, Urban Design
- John Poulton, Heritage
- Russell Hand, Assessing Officer

University of Sydney (USYD):

- Stephane Kerr – Project Director Campus Improvement Program
 - Chris Watts, Project Director Student Accommodation Development
 - Ian Kelly, Heritage Consultant
 - John Whitingham, AJ+C architects
 - Mia Fay, RPS, Town Planner
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USYD Presentation:

- CIP criteria and architectural brief (SK)
- Heritage constraints & opportunities (IK)
- Urban Design rationales (JW)
- Architecture & Materials (JW)
- Shared Road (JW & SK)
- Operation, construction and timeframe (CW)

CoS Comments:

(SSDA = State Significant Development Application)

1 Property Ownership and Urban Form:

CoS supports separation of Terraces by forging a modulation and streetscape breakup rather than a relentless urban form.

2 Heritage Significance, Retention, Interpretation:

USYD explained the proposal for pairing of terraces to maintain bed numbers while repurposing the original 6m² small bedrooms.

CoS would like the SSDA to define the degree of retention of original stairs, balustrades, fireplaces, chimneys and Terrace entrances off Darlington Road.

CoS recommend a heritage retention plan be included in the HIS report. CoS would like a clear diagram or schedule showing which stairs are to be removed, either at DA or CC stage.

CoS noted preference that heritage elements if retained are integrated and not covered.

COS noted preference for reuse of original building materials within the terraces to optimise conservation (i.e. four panel doors, balusters etc.). CoS request that the retention of the chimneys in the newly created open plan common space of each accommodation block is considered. If possible, original wall layouts to be defined by nibs or reflected in finished changes.

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- 3 **Bathrooms:**
Opportunity for new bathroom layouts that reveal original fabric.
- 4 **Entrances:**
CoS supports the proposal for 3 key entry points off Darlington Road to minimise foot traffic on Darlington Lane and focus street activation.
SSDA to address primary and secondary access/egress points, including Darlington Lane.
USYD to ensure landscaping at the front of terraces is light and in keeping.
- 5 **Balconies:**
USYD clarified that all existing dwellings with enclosed balconies are privately owned.
SSDA to highlight BCA compliance of balconies and approach to retention / lifting of existing balustrades.
- 6 **Existing Gates & Entrances:**
USyD noted that the widening of one door into the newly formed paired common space terrace was require for DDA access (from Darlington Road) gate widening would be addressed in tandem. All works to be sympathetic to surroundings.
USYD clarified that the 3 principal entrances produced the least intrusive invasion on heritage fabric.
- 7 **CIP Building Envelope:**
CoS noted two minor areas of building protrusion above CIP envelope.
AJ+C confirmed intention to achieve 100% full CIP envelope compliance.
However current scheme has minor protrusions of 60-100mm.
CoS noted that this is not a great concern as the majority of design is well below CIP height limit, overall subservience to the host terrace ridgelines is achieved, and the building additions will not be visible from Darlington Road.
CoS also noted that the main area of protrusion was adjacent the retained tree so that the exposure of the existing rear Terrace facades would be preserved when viewed from side Abercrombie Business forecourt.
- 8 **Elevation arrangements:**
CoS noted that the verticals on the southern façade, if positioned correctly, may be useful to shade the windows from low afternoon summer sun. They may also be useful to shade the windows on the northern façade in conjunction with sun hoods.
- 9 **Shared Road to Darlington Lane: CC:**
RMS is the responsible authority.
CoS supports shared road from an urban design position.
Proposal will need to be submitted to the CoS Traffic Committee (S Kerr to liaise with CoS Jo Gomes).
CoS recommend USYD visit RMS with a CoS representative.
CoS noted that if the road was raise the retention of the existing kerb line could be interpreted within the proposed raised lane threshold.

Need to have an understanding of flooding resulting from the proposal (including lane).
- 10 **Fire Hydrant Pump Room:**
CoS support from an Urban Design position, the provision of 1 consolidated Pump Room with Fire Hydrant line running along (underneath) the Lane. USYD noted preference for running services in Darlington Lane to avoid further negotiations with Private Terrace Owners which to date had not been successful.
- 11 **CoS Property of Laneway:**
CoS recommend USYD discussion with CoS Property Division – Samantha Urqhardt.
USYD to address proposal of burying services underneath raised laneway.

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- 12 **Garbage Rooms**
CoS request SSDA address number of proposed garbage rooms and adequacy of size, and frequency of garbage collection.
SSDA to also address how existing and new terraces occupants will dispose of garbage, and whether the SSDA includes any bins to Darlington Road (in addition to Lane).
- 13 **Bedroom Sizes:**
CoS noted that a number of bedroom sizes were less than DCP control.
CoS recommend SSDA argument address upfront the arguments of reducing pressure on the private housing market, shared and generous communal spaces, open space, amenity and surrounding campus facilities. Position also supported by provision of affordable rental rates
- 14 **Trees:**
CoS noted CIP requires retention of 2 trees, but only 1 tree is currently proposed for retention.
USYD to address via Arborist Report. USYD noted enhanced landscaping / planting to existing park adjacent no 86 Darlington Road as part of submission.
- 15 **Wayfinding:**
CoS recommend wayfinding strategy to address, primary addresses of the existing and proposed terraces, navigation and identification of buildings and entrances.
- 16 **Building Addition Blades:**
CoS request more detail on the function of the proposed façade vertical blades – interpretation, privacy mitigation, or both?

AJ+C confirmed the blades assist in the vertical modulation and breakdown of the building additions, and provided a reference to the vertical separation between the existing terrace row houses. USYD noted that there is no consistent width of terraces and as such the blades could similarly vary in width.
- 17 **Air conditioning:**
CoS requests SSDA address details on the appearance of the roofscape regarding physical plant. All plant should be screened from view.
CoS noted that plant is calculated within CIP building envelope height.
- 18 **Rooftop Planting:**
USYD to review the potential for rooftop planting (green roof) on concrete roof.
- 19 **Fire Engineered Solutions to remove Accessible Refuge in Fire Stairs**
CoS noted they had previously accepted alternative fire engineered solutions.



Christopher Corradi <ccorradi@cityofsydney.nsw.gov.au>

Stephane Kerr

RE: Draft Minutes

You replied to this message on 16/02/2017 11:28 AM.

Dear Stephane,

Yes the minutes are in line with what was discussed at our meeting.

Thank you for sending them through.

Regards,

Christopher Corradi
Area Planning Mgr
Planning Assessments



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From: Stephane Kerr [<mailto:stephane.kerr@sydney.edu.au>]

Sent: Thursday, 26 May 2016 8:52 AM

To: Christopher Corradi <ccorradi@cityofsydney.nsw.gov.au>; Tony Smith <tsmith@cityofsydney.nsw.gov.au>

Subject: FW: Draft Minutes

Good morning Chris, Tony

Have you had a chance to review our draft minutes of meeting on Darlington Terrace?

Can you please let us know if these are accurate?

Kind regards

STEPHANE KERR | Project Director - Campus Improvement Program | Campus Infrastructure & Services

THE UNIVERSITY OF SYDNEY

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