
From: Reinah Urqueza <RUrqueza@cityofsydney.nsw.gov.au>
Sent: Wednesday, 15 July 2020 12:42 PM
To: Megan Fu
Cc: Andrew Rees
Subject: RE: SSD 7539 - Darlington Terraces Mixed Use Development

Hi Megan,

In response to the RTS and as per the letter dated 2 July 2020, the City maintains objection to proposal on the grounds detailed in our previous letter dated 15 June 2018. To summarise, the following issues are reiterated:

1. The proposal is characterised as 'residential accommodation (student accommodation)' and not for the purposes of an educational establishment. The proposal does not constitute a State Significant Development under SEPP (State and Regional Development) 2011 and as such, the City is the assessing and consent authority for the application.
2. Many of the heritage concerns raised in the City's previous response have been disagreed with in the RTS, and therefore, are not adequately addressed. The amended proposal does not demonstrate any modifications to the terraces to that initially proposed. Overall, the proposed works to the heritage terraces would have an adverse impacts on significant fabric and spaces, such as:
 - Widening of front gateways and front doors at 94,102 and 124 to provide equitable access.
 - Demolition of internal walls to the front rooms of Nos 99,102, 103 and 124 except for some nibs to create large lounge rooms.
 - Subdivision of some principle rooms to provide two provide bathroom which abut chimneys and impact on the spatial qualities of these rooms.
 - The demolition of 17 sets of stairs is contrary to the CMPs. The interpretation proposed is not an adequate mitigation for the loss of so many sets of stairs. Removal of the stairs also has other implications such as new openings in between terraces and changes to original room layouts to accommodate new hallways.
 - creating a void in the first floor of the rear wings.
3. The site is located in the Southern Precinct for which the City of Sydney Development Contributions Plan 2015 applies. Therefore, Section 7.11 Development Contributions are payable for the development and is appropriate given the development would significantly increase the resident and worker population. Universities are not classified as a development type that are exempt from the payment of development contributions under the Plan.
4. The City's concern regarding landscaping and trees remain. Moreover, the RTS resubmits the Arborist Report prepared in 2016. The tree data is outdated by four years and the Report does not assess the current proposed development plans.
5. There appears to be little change from the previous scheme regarding room sizes, which demonstrate minimum dimensions of 7.9m². The City reiterates that rooms below 10sqm should be combined with other rooms or used for non-residential purposes. Rooms less than 10m² are strongly opposed and unacceptable.
6. Shadow diagrams showing hourly impacts to 97 and 120 Darlington Road have not been provided.

An additional concern is raised regarding waste management. As the development is student accommodation, this will require private collection. The RTS is unclear as to what the waste management responsibilities are for this development.

Kind regards,
Reinah Urqueza
Specialist Planner
Planning Assessments

