

6 April 2017

File Number: SSD 7417
Our Ref: R/2017/4

David Gibson
Team Leader – Social Infrastructure Assessments
NSW Department of Planning and Environment
GPO Box 39
Sydney NSW 2000

Attention: Marcus Ray, Deputy Secretary
Peter McManus, Specialist Planning Officer
Peter.McManus@planning.nsw.gov.au
Cc Brett.Devine@planning.nsw.gov.au

Dear Marcus

**Regiment Mixed-Use Redevelopment Project at the University of Sydney,
Darlington Campus (SSD 7417)**

I refer to your Peter McManus letter dated 6 March 2017 in which the Department sought the City's comments for the above subject SSD application.

The City has reviewed the proposal and **objects** to the application on administrative grounds.

The application is a residential project (student housing) with common areas in the City of Sydney LGA and should therefore be assessed by the City. 'Educational Establishments' are defined in the *SEPP (State and Regional Development) 2011* as 'development for the purpose of educational establishments (including associated research facilities) that has a capital investment value of more than \$30 million.'

The City is certain that the proposed development is not an educational establishment, which is defined in the Sydney LEP 2012 as *a building or place used for education*, but is residential accommodation. It is noted that the Request for SEARs refers to the project contributing to a "holistic campus living experience environment". However, that is not considered to be adequate to establish that the proposal itself is for the purposes of an educational establishment.

While the applicant states that there are teaching and e-learning facilities within the development, these are study and common areas for the residents and it is noted that while there are four 'teaching rooms', they are limited in size to 16m² each out of a total of 15,048m² GFA.

It is submitted that a proper consideration of the proposal reveals that it is not for the purposes of an educational establishment and should not be considered as an SSD application, but rather the subject of a development application to the appropriate consent authority.

In addition to the above, the City **has concerns** on the following grounds:

- Heritage, and the impact on the Superintendent's House, and the 1880's western boundary wall amongst others.
- Landscaping concept proposal and its relationship with the site and the existing and proposed buildings and existing significant Fig tree. In addition, the impact the landscaping design will have on the security of the site
- Insufficient detail within the submitted wind report, including assessment of all the terraces.
- Architectural resolution of the proposed building.
- Removal of street trees.
- Street tree planting, which is not consistent with the City's Street Tree Master Plan.
- Insufficient bicycle parking.
- Servicing of the site.
- Pedestrian amenity.
- Insufficient information regarding public transport infrastructure that services the site as required by the SEARS.
- The drawings are incomplete and do not show doorways in the interfaces between the communal areas and the outdoor (private) courtyard.
- No Public Art Strategy.

Should you wish to speak with a Council officer about the above, please contact Bridget McNamara, Senior Planner, on 9265 9333 or at bmcnamara@cityofsydney.nsw.gov.au, or Graham Jahn on 9265 9945.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'GJahn', with a large loop at the bottom.

Graham Jahn AM
Director
City Planning | Development | Transport