

**REGIMENT STUDENT ACCOMMODATION
& MIXED USE REDEVELOPMENT – SSD-7417**

City of Sydney Council – Consultation Meeting

MEETING MINUTES

16th January 2017 3pm

Town Hall House

Attendees	
Name	Position
City of Sydney Council (CoS)	
Chris Corradi	Area Planning Manager
John Poulton	Heritage
Julia Preswick	Urban Design
Stephen Bryant	Transport & Traffic
Bridget McNamara	Assessing Planner
University of Sydney (UoS)	
Juliette Churchill	Campus Planning Manager
Stephane Kerr	CIS Town Planner
Trevor Hamilton	Project Architect, Nettleton Tribe
John Oultram	Heritage Consultant
Andrew Buchanan	Design Manager, Richard Crookes Constructions

1. Curtilage of Superintendents Residence

- City of Sydney (CoS) requested the University of Sydney (UoS) to clarify and justify the curtilage (distance) around the Superintendent Residence.
- CoS (CC) raised concern that the space behind the Superintendents Residence is too narrow and potentially unsafe for pedestrians.
- UoS (JC) advised it would form more of a landscape buffer than any formal pedestrian connection.
- HC (JO) confirmed the HIS report would justify the curtilage.

2. Dimensions of Bedrooms

- CoS (CC) advised the Affordable Housing SEPP requires 12m² minimum per bedroom.
- UoS responded with a summary on other shared and common areas supplementing the bedrooms and the juxtaposition to surrounding Darlington campus facilities.
- The example of the Queen Mary Building was used as justification for the smaller rooms as it has smaller bedrooms and was approved by City of Sydney Council.
- UoS is to forward to CoS (CC) a draft of the SSD justification for smaller bedroom sizes for early Council feedback, prior to SSD lodgement.
- The City of Sydney at this stage does not accept the reduced size bedrooms. Justification is required as to why the designs do not meet the minimum 12m² in the SEPP.

3. Signage

- The CoS prefers horizontal naming signage as opposed to vertical relating to the University of Sydney sign on City Road. CoS advised horizontal alignment will comply with Sydney DCP.

4. Institute Building

- CoS recommends the Institute Building be included on City Road elevation and perspective drawings to provide a realistic scale and juxtaposition between existing and proposed buildings. The UoS team agreed and will incorporate this into the drawing.

5. **Solar Access**

- CoS advised the SSD project is to primarily focus on the solar impact to the Social Housing opposite the development on Darlington Road.

6. **Corner Façade treatment**

- UoS is to explore options of landscape softening to the corner façade.

7. **Through Site Link**

- UoS to redefine the through site link as a “Publicly Accessible Pathway” and to provide details on how this link will be visibly apparent to the general public.

8. **City Road façade detailing**

- CoS (CC) advised the City Road façade could be improved with greater detailing of the brickwork, and the glazing occupying the ground and first level. Further detail is required to demonstrate how the façade grounds itself to street level. Notwithstanding, it was noted by the CoS that the City Road perspective looks less institutional than the elevations.
- The darker façade materials and backdrop to Superintendents Residence was well received by the CoS.
- The Darlington Road façade was also well received.

9. **Bicycle Parking**

- The CoS DCP has a requirement of 1 cycle space per 2 people. The project is currently under supplied in cycle parking. UoS is to provide a justification for departure and summary on the availability of other cycle storage spaces within proximity to Regiment site.
- UoS to demonstrate how it encourages modal split of travel towards public transport, cycling and walking.

10. **Car Parking**

- CoS supports the no-provision of car parking spaces.

11. **Cross-Section**

- CoS requested for the UoS to include a cross-section from Darlington Road to City Road via the recessed landscape buffer fronting Darlington as part of the SSD submission.

12. **Overall**

- UoS is to submit details of design amendments on the above-mentioned issues to CoS for comment prior to the SSD lodgement.
- CoS require a tick box or explanation of compliance or non-compliance, with justifications, against all aspects of the affordable housing SEPP. RCC is to provide this for UoS review as part of the DA package.

13. **Site Visit**

- CoS staff accepted UoS offer of a site visit to the Queen Mary Building and Abercrombie Student Accommodation developments. The UoS (SK) is to arrange for the site visit in consultation with the CoS (BM).