

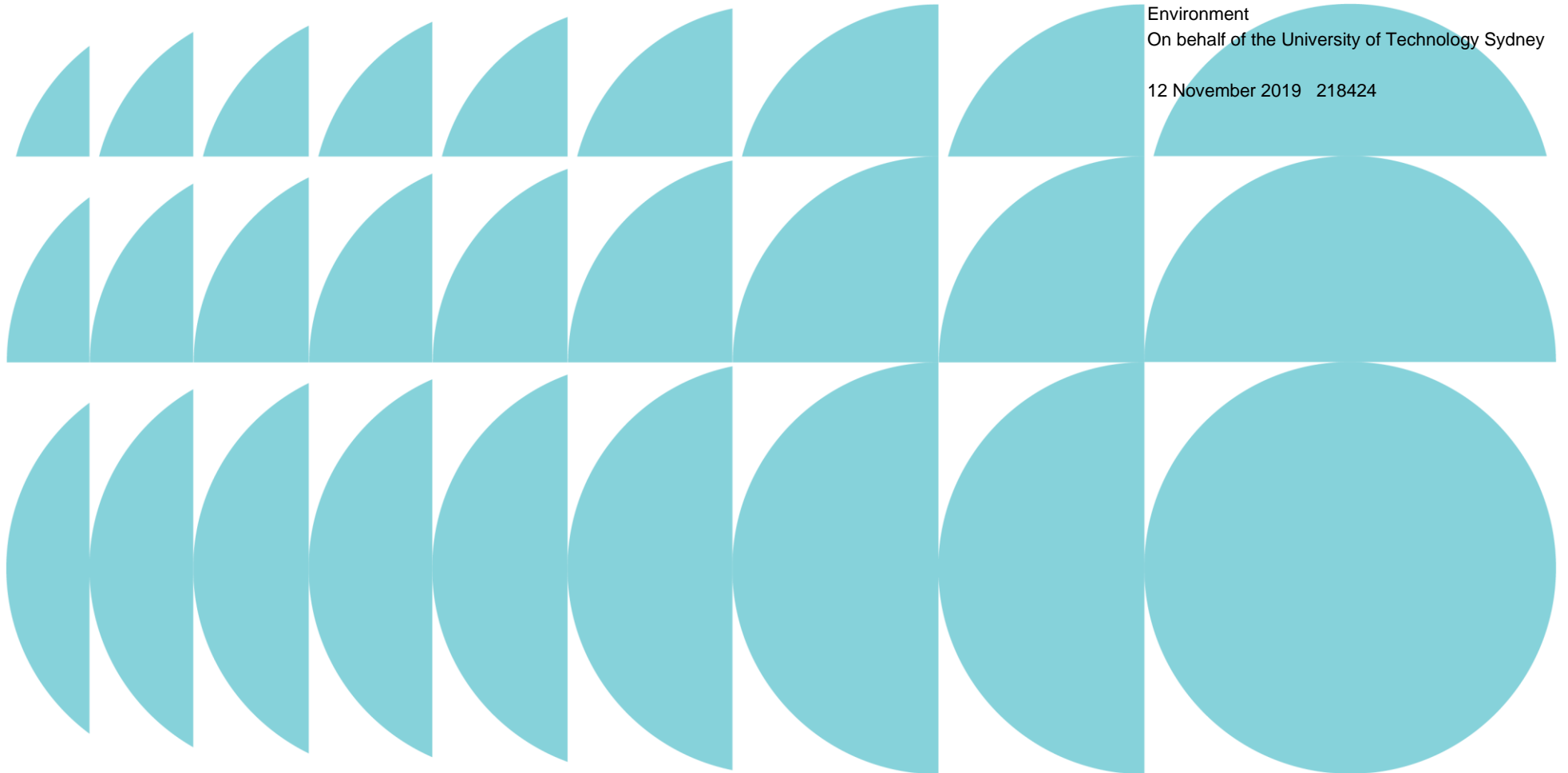
ETHOS URBAN

Attachment A - Response to City of Sydney Council Submission dated 25 October 2019

Bon Marche and Science Precinct Redevelopment
UTS City Campus, Broadway Precinct
Section 75W to Concept Plan (MP08_0116) for
GFA and Building Envelope Amendments

Submitted to the Department of Planning and
Environment
On behalf of the University of Technology Sydney

12 November 2019 218424



1.0 Response to Council's Submission

A detailed response to Council's submission dated 25 October 2019 is provided in **Table 1** below.

Table 1 Responses to Council's Submission

Recommendation/Issue	Response
<p>Design Excellence Strategy</p> <p>A review conducted of the revised Design Excellence Strategy is now found to be generally acceptable with the exception of the following paragraph (page 6):</p> <p><i>In accordance with Clause 6.21(6)1 of Sydney LEP 2012, the refurbishment works and alterations to the existing heritage listed Bon Marche, The Terraces and Loft, which from a construction staging perspective are likely to occur earlier than the main redevelopment phase of works, would rightly be excluded from the requirement to undertake a competitive design process.</i></p> <p>This paragraph does not accurately reflect the requirements of Clause 6.21(6) of Sydney LEP 2012. The assessment and any subsequent decision to exclude the Bon Marche buildings from the requirements of a competitive processes must be made by the consent authority, as set out in the LEP, and should not be assumed in the Design Excellence Strategy.</p> <p>It is recommend that the subject paragraph is deleted from the Design Excellence Strategy and that the Department's attention is drawn to the proposed exclusion of these buildings from a competitive process/es and their requirement to make an assessment against Clause 6.21(6) of Sydney LEP 2012.</p>	<p>UTS has further reviewed the Design Excellence Strategy and deleted the paragraph in question. Refer to Attachment B for a copy of the revised Design Excellence Strategy.</p>
<p>Wind Impacts</p> <p>Council acknowledges that a detailed design of the future 'Sky Garden' has not commenced and it is unclear where appropriate wind conditions can be designed into the overall building design.</p> <p>It still is recommended, however, that the proposal be amended in some way (by way of condition of consent, amended statement of commitments etc.) to acknowledge an appropriate portion of the elevated outdoor area meet the 'sitting' criteria whilst the remaining (excluding circulation spaces) achieve either a 'sitting' or 'walking' criteria.</p>	<p>UTS retains its position that Council's requirements are too prescriptive and onerous at this stage of the planning process and therefore does not propose to amend the proposal as suggested.</p> <p>UTS continues to recognise the importance of creating spaces across its campus that are suitable for students and staff enjoyment from all perspectives, including wind amenity. Consideration of wind impacts will be a key aspect during the next phase (design competition and detailed design) of the project.</p>

Recommendation/Issue	Response
<p>Bon Marche Honour Roll</p> <p>It has also come to my attention that the Bon Marche building originally housed an Honour Roll dedicated to the previous employees of Bon Marche who served in World Wars 1 and 2. It is currently displayed within the Liverpool City Library, however, discussions between Council and Liverpool City Council's Heritage Advisor and Historians indicates that the Honour Roll would have most likely been placed in the Bon Marche store on Broadway.</p> <p>It is recommended that efforts be made to relocate and reinstate the Honour Roll at its original location within the building. Discussions should commence between the Proponent and Liverpool City Council regarding the provenance of the Honour Roll and its relocation.</p>	<p>UTS thanks Council for providing this interesting news about the Bon Marche Honour Roll.</p> <p>The process for securing any potential relocation of the Honour Roll would sit-outside the planning process, however UTS is willing to include a Statement of Commitment in terms of engaging and consulting with Liverpool City Council about the potential relocation of the Honour Roll back to Bon Marche.</p>