

2 August 2019

File No: 2019/382678
Your Ref: MP 09_0116 MOD 6
Our Ref: R/2009/12/D

Brendon Roberts
Senior Planning Officer – Key Sites Assessments
Department of Planning, Industry and Environment
320 Pitt Street
Sydney NSW 2000

Attention: James Groundwater
By Email: James.Groundwater@planning.nsw.gov.au

Dear James

**Supplementary Response to Submissions – UTS City Campus, Broadway
Precinct Concept Plan Modification – MP 08-0116 MOD 6**

Thank you for your correspondence, dated which invites the City of Sydney ('the City') to review the Supplementary Response to Submissions in respect of MP08_0116 MOD 6 and to provide final comments.

Council has reviewed the supplementary response to submissions and notes a number of amendments have been made in regards to the Design Excellence Strategy, built form and exploration zones, heritage impacts, overshadowing, wind impacts, ESD, car parking and the public domain.

Council generally accepts the amendments to the modification application and considers them acceptable, however, a number of issues have still not been adequately addressed.

Overall, the City agrees to withdraw its objection to the proposed modification on the proviso that the following issues be conditioned in a consent:

Number and extent of competitive processes

The City recommends two competitive processes for the precinct as stated in previous correspondence dated 24 May 2019. In determining the s75w application, under 6.21 of the Sydney LEP the consent authority is required to be satisfied that the proposal will exhibit design excellence. The ambiguity of the Strategy in nominating the number and extent of competitive processes is unacceptable and should establish the framework for the achievement of design including determining the number and extent of competitive processes, as required under 1.2(2)(a) and (b) of the City's Policy which applies to the development.

It is recommended that the consent be conditioned requiring the Strategy to be amended to nominate at least one competitive process although two are definitely preferred. It is also recommended that consent conditions address the requirements

for a competitive design processes in accordance with the Strategy and must include reference to all new buildings and alterations and additions to existing buildings as noted in the City's previous correspondence. The Strategy should have regard to:

- the size of the block
- the size and prominent siting of Building 3 and Building 4
- the size of the precinct compared to other buildings across the UTS campus that have been subject to single competitive processes
- achieving architectural design variety across the precinct (as required under 1.2(d) of the City's Complete Design Policy) and to provide a fine grain to enhance the public realm.

Built form and exploration zone

Council supports the removal of the 3m exploration zone on the upper section of the envelope fronting Harris Street however raises issue with the 5m minimum clearance from the ground floor to the underside of the podium envelope. Should a chamfered edge not be provided within the envelope, it is recommended a condition be included that requires a two storey minimum to the ground floor setback area. It is believed that adequate weather protection can still be provided with this setback area and is subject to detailed design at a later stage.

Wind Impacts

No additional information received from the Applicant's wind engineer. The supplementary RTS notes that wind impacts will be further considered in the detail design phase. If additional information is not sought prior to determination, a condition of consent is recommended that sets appropriate comfort criteria measured as per the Melbourne criteria in table 2 of the Wind Report for specific locations in any approval. This is to include the following as a minimum:

- Alumni green: 'sitting' criteria (or no exceedance of existing);
- The Loft: 'sitting' criteria (or no exceedance of existing);
- Sky Garden: 'sitting' criteria.

Landscaping

As noted in the City's previous correspondence, little information has provided regarding landscaping and an adequate assessment of the landscaping component cannot be undertaken. It is recommended a condition be included that detailed landscape plans and strategies consistent with Australian Standard and the Sydney Landscape Code must be developed and integrated in the overall design during the competitive design processes.

Access and Car Parking

The City also provides comment that although the reduction car parking is acknowledged, traffic modelling shows that adding extra car parking spaces will deteriorate the existing intersection queuing issues around the site. Future applications must undertake detailed analysis of intersection queuing and car movements along surrounding streets that will inform the number of car spaces that will be appropriate for the development.

It is recommended that a condition be added that the additional 65 parking spaces are appropriate only where further analysis finds that there are no adverse impacts caused on the existing road network.

Should the above not form part of the conditions of consent or form part of amended documents, Council maintains its objection.

Should you wish to speak with a Council officer about the above, please contact Marie Burge, Planner, on 9265 9333 or at mburge@cityofsydney.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'GJahn', written in a cursive style.

Graham Jahn AM
Director
City Planning, Development & Transport