

25 October 2019

Your Ref: MP08\_0116 MOD 6  
Our Ref: R/2009/12/E  
File No: 2019/540065

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

By email: [James.Groundwater@planning.nsw.gov.au](mailto:James.Groundwater@planning.nsw.gov.au)

Dear James,

**Further Supplementary Response to Submissions – UTS City Campus, Broadway Precinct Concept Plan Modification – MP 08\_0116 MOD 6**

Thank you for your correspondence dated 27 September 2019.

Council acknowledges the amendments to the proposal including changes to the submitted Design Excellence Strategy and the request to amend the Statement of Commitments to address design excellence, competitive processes, landscaping, wind impacts and access and parking.

Whilst addressing Council's request to condition various aspects of the proposal, we make the following comments:

**Design Excellence Strategy**

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):

*In accordance with Clause 6.21(6)<sup>1</sup> 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.*

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.

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.

**Wind Impacts**

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.

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.

**Bon Marche Honour Roll**

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.

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.

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](mailto:mburge@cityofsydney.nsw.gov.au).

Yours sincerely,

A handwritten signature in black ink, appearing to read 'G Jahn', with a stylized flourish at the end.

**Graham Jahn AM**  
**Director**

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