

From: [Maria O'Donnell](#)
To: [Emily Dickson](#)
Subject: SSD 6746 - MOD 1 - UTS Blackfriars Precinct Research Building - Response To Submissions - City of Sydney Council
Date: Friday, 29 March 2019 1:40:21 PM
Attachments: [image001.jpg](#)

Dear Emily,

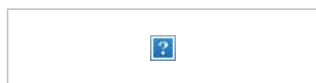
Thank you for the opportunity to provide a response to the proponent's Response to Submissions. The City have now had the opportunity to review the details and make the following comments for your consideration:

- Reference on the plan that the existing heritage fence is to be salvaged and restored is noted. However, proposed relocation of the gate pillars is not supported as it will alter the configuration of the fence and the gate's historical relationship with the surrounding streets.
- The City's previous concerns relating to inadequate setbacks to Buckland Street, tree removal, and the height of the envelope along its eastern edge remain. The Department are strongly encouraged to maintain their original rationale from the SSD assessment report with respect to a reduced height envelope adjacent to the church, courtyards and open spaces, and greater setbacks required to allow for tree retention.
- The amended plans now include a flood fence at RL 10.080 height behind the palisade fence and on top of the new retaining wall to protect the void and basement levels. The design detail and extent of the flood fence is not clear and based on what is shown, results in a poor design outcome. The addition of a defensive flood fence / barrier further reduces the heritage significance of the palisade fence and the significance of the landscape setting. The proposed design erodes the already compromised setback to the western boundary on Buckland Street.
- With respect to overshadowing, Sydney DCP 2012 is the relevant document for guidance not the Apartment Design Guide. Where solar access is limited in dense urban sites, the City's controls aim to improve amenity to residential properties through the inclusion of habitable rooms as well as living spaces and private open space. The controls demonstrate the benefit of preserving sunlight to habitable rooms, where the design of living room glazing and private open space is otherwise inadequate. For occupants within these apartments, sunlight in a bedroom is as useful as sunlight to a living space. The setback dimensions have been carefully considered against other issues in the Stage 1 concept application, which resulted in the approved setbacks along Buckland Street. It is the City's view that any reduction in setbacks along Buckland Street reduces residential amenity of apartments in 2 Grafton Street and reduces the suitability of the apartments for residential use.
- Similarly, the City maintains its concerns in relation to overshadowing of the Notre Dame courtyard. Maintaining the approved Stage 1 envelope height achieves an acceptable balance between development potential, heritage issues and amenity for adjacent sites.

It is noted that the proponent's justification for the proposal is heavily reliant on the 'competition winning scheme'. The Department are reminded that a design competition winning scheme is considered to be *capable* of achieving design excellence, subject to further detailed design resolution. The fact that the proposal might closely represent the winning scheme should not automatically be inferred as resulting in the best possible outcome for development on the site.

Kind regards,

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