

24 May 2019

Our Ref: 2019/246912

Emily Dickson
Senior Planner
Social and Other Infrastructure Projects
Department of Planning and Assessments
320 Pitt Street, Sydney NSW 2000
By email: emily.dickson@planning.nsw.gov.au

Dear Emily,

Modification 1 to concept approval for UTS Blackfriars Precinct Research Building, Chippendale (SSD 6746)

This letter follows previous correspondence that was sent from the City of Sydney Council to you via email on 29 March 2019 in response to the proponent's Response to Submissions on the above modification proposal.

Since submitting that correspondence, staff have had the opportunity to further examine the proposed modifications against the Stage 1 approval, and held a meeting with the project architects, Tonkin Zulaikha Greer Architects to more thoroughly understand how the design has evolved and to discuss Council's previous concerns about the proposal.

Upon a more detailed review of the proposal, Council's primary concerns are now confined to tree removal as a result of the reduced western setback to Buckland Street, and installation of a new flood barrier behind the heritage significant fence along Buckland Street and flood impacts to the adjacent void.

It is understood that while the reduced western setback to Buckland Street requires removal of three existing trees, replacement with advanced species is proposed elsewhere within the site, which is supported in principle. The applicant is requested to carefully consider where those trees are sited at the detailed DA stage so that views of significant buildings are not obstructed. It is also noted that there is existing extensive tree cover along Buckland Street so removal of three trees within this western setback will not overly diminish the existing streetscape character.

With respect to the 2.2m flood barrier along Buckland Street that is to be located behind the existing palisade fence, the project architect provided staff with a more detailed explanation and images of what the structure may look like. It is the City's preference that a flooding solution is integrated into the building itself, instead of a separate free standing structure like that proposed. A re-inforced glazing solution facing the void could be developed that will still provide outdoor access to the void but also protect the building in inclement weather conditions. The City are happy to review any future designs for this integrated solution and provide feedback accordingly.

With regard to other main issues raised by Council's, the following is noted:

- The project architects have indicated that relocation of the gate pillars fronting Buckland Street will be subject to more detailed analysis under the detailed application stage and that all efforts will be made to minimise relocation of original heritage fabric.
- In terms of overshadowing of neighbouring private properties and the internal open spaces of the subject site, the City reverts to the Department to carry out their own merit based assessment of the cumulative impacts in that regard against the environmental, social and heritage benefits of the project.

Should you wish to speak with a Council officer about the above, please contact Michael Soo, Area Planning Manager – Major Projects on 9265 9333 or at msoo@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
City Planning | Development | Transport