Table 1 – State Environmental Planning Policy No. 64 – Assessment Criteria pursuant to Schedule 1

Criteria	Proposal	Compliance
Character of the area		
Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?	The site is located in an area characterised by a range of commercial, retail and education uses with a number of signage and advertising displays, including rooftop building identification signs, located within its vicinity. The proposed building identification signs are therefore compatible with the existing and future character of the area.	Y
Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?	The UTS Campus plays a predominant role in the identity and characterisation of the area as an educational precinct consistent with State government strategic planning objectives. The proposed UTS building identification signs will identify the new student accommodation building as part of the UTS Broadway Campus and will be consistent with existing UTS signage in the area.	Y
Special areas		
Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?	The proposal is located within the vicinity of a number of local heritage items. However, as detailed in **Section 6.13** of the report, the proposal for new student accommodation with two building identification sign swill not have adverse impacts on the heritage qualities of the locality.	Y
Views and vistas		
Does the proposal obscure or compromise important views?	The proposed rooftop building identification sign will be located above the proposed new student housing tower and will not exceed the height of the building envelope previously approved by the City of Sydney. The proposed signs are unlikely to obscure any significant views.	Y

Criteria	Proposal	Compliance
Does the proposal dominate the skyline and reduce the quality of vistas?	The proposed roof top building identification sign will be affixed to the façade of a plant room on the roof of the building. The sign will not project above the skyline of the row of buildings along Harris Street to become a prevailing feature of the built skyline. In this regard the sign will not dominate the skyline or reduce the quality of vistas from nearby buildings.	Y
Does the proposal respect the viewing rights of other advertisers?	The proposed signage will not obscure other advertisements or signage such that it will not impact upon the viewing rights of other advertisers.	Y
Streetscape, setting or landscape		
Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?	The proposed signs for the development are proportionately small in size to the overall scale of the whole of the Peter Johnson Building. As such the signage will integrate with the built form so as to not have a discernable impact on the streetscape or landscape setting.	Y
Does the proposal contribute to the visual interest of the streetscape, setting or landscape?	The proposal may be visible from a distance and will provide interest to the skyline. Both signs will assist in identifying the extent of the UTS City Campus and assist in way finding between the Broadway and Haymarket Precincts of the university. In this regard the signs will contribute to the identification of the locality as an education precinct.	Y
Does the proposal reduce clutter by rationalising and simplifying existing advertising?	The proposal comprises two UTS building identification signs, each addressing a different facade. The small scale and limited number of signs will not result in additional clutter.	Y

Criteria	Proposal	Compliance
Does the proposal screen unsightliness?	The roof top sign will be attached to the roof top plant room. Unsightly mechanical plant will be screened by the sign to result in an interesting roof form.	Y
Does the proposal protrude above buildings, structures or tree canopies in the area or locality?	The roof top sign will protrude above the top most part of the building, but only marginally. The signage will read as part of the overall building, but will not contribute to increasing the overall height and bulk of the building. The other sign on the UPN facade will not protrude above the building, but will be visible above the immature tree line along the UPN. This result will ensure that the building can be clearly identified by students as they move from the Devonshire Street pedestrian tunnel and the UPN.	Y
Site and building		
Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?	The roof site is integrated with the mechanical plant, which forms only a small portion of the overall length of the building. It will read as a point of interest in a similar way to the tower element of the adjoining ABC building. The sign on the UPN facade relates to a small portion of the overall UPN facade and is well integrated with the proposed materials and finishes of this facade. On this basis the proposed signs are relate well to building and its uses.	Y
Does the proposal respect important features of the site or building, or both?	The roof site is integrated with the mechanical plant, which forms only a small portion of the overall length of the building. It will read as a point of interest in a similar way to the tower element of the adjoining ABC building. The proposed finishes for the signage are not dissimilar and integrate well with those proposed for the Harris Street facade of the new portion of the building. The sign on the UPN facade relates to a small portion of the overall UPN facade and is well integrated with the proposed materials and finishes of this facade. On this basis the proposed signs are relate well to building and its uses.	Y

Criteria	Proposal	Compliance
Does the proposal show innovation and imagination in its relationship to the site or building, or both?	The designs of the signage use the characteristic UTS lettering that is replicated throughout the City Campus. Although not a new approach, this is considered reasonable in the context of identifying the extent of the campus and the development's uses.	Y
Associated devices and logos with advertisements and advertising structures		
Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?	Both sign will be back lit and have been designed for ease of access for maintenance.	Y
Illumination		
Would illumination result in unacceptable glare?	The signs are to be backlit in the evening to provide interest. Screens are to be placed around the boundaries of the roof for safety such that the sign will not generate unreasonable glare to those using the roof top terrace open space area.	Y
Would illumination affect safety for pedestrians, vehicles or aircraft?	The illumination of the sign swill not result affect the safety of pedestrians or vehicles given that they are elevated well above street level so as to not detract from other signs and traffic signals. The height of the building and the low level illumination of the roof top sign are not expected to generate a distraction to aircraft, but will rather contribute to lit city night skyline.	Y
Would illumination detract from the amenity of any residence or other form of accommodation?	The signs are not directed towards or unnecessarily illuminate sensitive adjoining uses.	Y
Can the intensity of the illumination be adjusted, if necessary?	The intensity of the illumination can be adjusted if necessary.	Y
Is the illumination subject to a curfew?	The signs will be backlit from sunset until sunrise, but will be of low level intensity so as to not be nuisance.	Y

Criteria	Proposal	Compliance
Safety		
Would the proposal reduce the safety for any public road?	The location and illumination of the sign swill not result affect the safety of pedestrians or vehicles given that they are elevated well above street level so as to not detract from or conflict with other signs and traffic signals.	Y
Would the proposal reduce the safety for pedestrians or bicyclists?	The signs are well elevated so as to not obscure views for pedestrians or cyclists.	Y
Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?	No, the proposed sign will not obscure any pedestrian sightlines from a public area.	Y

Table 2 – Advertising and Signage DCP

Criteria	Proposal	Compliance
General location and design of signs	Two signs are proposed as part of the development: ▪ One roof top building identification sign will be affixed to the Harris Street façade of a plant room on the roof of the building. The façade of the plant room measures 13.8 metres (width) x 6.10 metres (height), while the UTS logo measures 7.15 metres (width) x 2.40 metres (height). The area of the UTS logo on this sign is 17 m^2. ▪ One wall sign to be affixed to the UPN façade of the building near the new pedestrian entrance to Level 2 (ground level at the UPN). The area of the UTS logo on this sign is 17 m^2. Both signs contain only the UTS logo – the letters "UTS" and are integrated into the building design and are made of materials that are consistent with and complement the façade of the building (refer to the materials board and Design Statement at **Appendix E**). The signs will not give rise to any visual and/or pedestrian clutter.	Y
Illumination and animation	The roof top building identification sign will be back lit from sunset until sunrise each day. The illumination will not detract from the supporting architecture of the building or adversely impact upon the public domain or users of nearby buildings. The backlit roof top sign will complement the soft flow from the rooftop terrace when it is used by students in the evenings.	Y
Signs at or near roof level including building name signs	The building will target a high environmental rating, calculated using the Pilot Green Star Multi Unit Residential Tool, which includes measures to minimise the use of energy throughout a new development. In addition, the proposal meets the BASIX energy targets applying to a multi unit building. Use of energy to illuminate the sign will not impact on the achievement of these ESD ratings	Y
Signs and road safety	The signs will not affect the safety of any public road, pedestrians or cyclists.	Y

Criteria	Proposal	Compliance
Identification sign	Two signs are proposed as part of the development: ▪ One roof top building identification sign will be affixed to the Harris Street façade of a plant room on the roof of the building. The façade of the plant room measures 13.8 metres (width) x 6.10 metres (height), while the UTS logo measures 7.15 metres (width) x 2.40 metres (height). The area of the UTS logo on this sign is 17 m^2. ▪ One wall sign to be affixed to the UPN façade of the building near the new pedestrian entrance to Level 2 (ground level at the UPN). It measures 6.99 metres in width and 2.45 metres in height. The area of the UTS logo on this sign is 17 m^2. The building identification sign will display the logo of UTS which will not be the main "tenant" within the building as the majority of the floor space will be occupied by the student housing development for which the proponent is Living Education. However, as the student accommodation will support UTS functions and the podium will continue to be used for UTS purposes, the proposed UTS logo (which simply comprises the letters "UTS") is considered appropriate for the building identification sign. Illustrations of the proposed signs are in the Design Report at **Appendix E**.	Y
Numbers of signs	The proposal comprises two signs: ▪ One roof top building identification sign will be affixed to the Harris Street façade of the building. ▪ One wall sign to be affixed to the UPN façade of the building near the new pedestrian entrance to the building.	Y

Table 3 – Residential Flat Development Code Compliance Table

The detailed information contained within this table is derived from the Design Report prepared by Nettleton Tribe and included at **Appendix E**.

Part	Design element	Proposal	Compliance
Primary Development Controls	**Building depth** An apartment building has less than 18 metres is appropriate. Developments that propose wider than 18 m must demonstrate how satisfactory day lighting and natural ventilation are to be achieved.	The proposed student housing tower will have a maximum building depth of between 16-17 metres. Glazing and articulation at the north-eastern façade ensures that appropriate daylight access to the student accommodation and communal facilities is achieved. The articulation of the building at this façade will also ensure that cross-ventilation within the student housing apartments is able to be achieved.	Y
	Building separation 9 storeys and above (over 25m) 24 metres between habitable rooms/balconies 18 metres between habitable/balconies and non-habitable rooms 12 metres between non-habitable rooms Zero building separation allowed in appropriate contexts such as in urban areas between street wall building.	Some east-facing windows of the student accommodation tower are 12-15 metres of the secondary windows of the adjoining Taragon building. Permanent privacy screens are provided on these windows. There is approximately 7 metres separation between facing windows on the UPN facade of the student accommodation tower. Windows of living areas are off-set to maximise privacy and all windows have internal blinds.	N

Part	Design element	Proposal	Compliance
Site Design	**Deep soil zones** A minimum of 25% of the open space of a site should be a deep soil zone. Where development are unable to achieve the recommended communal open space, such as in dense urban areas, they must demonstrate that residential amenity is provided in the form of increased private open space and/or in contribution to public open space.	As the proposal is located in a dense urban area, it is not possible to provide deep soil planting. However, 447m^2 of communal open space will be provided at level 8 and 346m^2 on the rooftop for student use.	N
	Open space The area of communal open space required should generally be at least between 25 – 30% of the site area.	A total of 793m^2 of communal outdoor open space proposed. This equates to 6.4% of the site area. Given the highly constrained nature of the site in existing urban area, and as the proposal is for student accommodation is to be constructed above an existing education facility, this departure from the requirement is considered justified. A further 1,244.7 m^2 of communal indoor open space is provided within the development, and the main UTS Campus includes large areas of communal outdoor space and internal recreational facilities.	N
	The minimum recommended area of private open space for each apartment at ground level or similar is 25m^2; the minimum preferred dimension in one direction is 4 metres.	Due to the location and nature of the development it is considered more appropriate to provide large and amenable areas of public open space as opposed to individual private open space areas for the each unit.	N

Part	Design element	Proposal	Compliance
	Planting on structures Large trees (16m canopy)minimum soil depth of 1.3 metres Medium trees (8m canopy) minimum soil depth of 1 metre Small trees (4m canopy) minimum soil depth of 800mm Shrubs minimum soil depth of 500-600mm Ground cover minimum soil depth 300-450mm Turf minimum soil depth 100-300mm Soil depths greater than 1.5 m are unlikely to have any benefits for tree growth. Subsurface drainage requirements are in addition to the minimum soil depths quoted above.	Oversized planters and pots will be provided at the terraces on Level 8 and on the roof.	N
	Parking Where above ground enclosed parking cannot be avoided, ensure the design of the development mitigates any negative impact on streetscape and amenity by: ▪ avoid exposed parking on the street frontage ▪ hiding car parking behind the building facade. Where wall openings occur, ensure they are integrated into the overall facade scale, proportions and detail ▪ 'wrapping' the car parks with other uses, for example, retail along street edges with parking behind Provide bicycle parking, which is easily accessible from ground level and from apartments.	The existing car park is below ground. Other than one space for disable visitors, no additional parking is to be provided for the student housing development. Bicycle parking will be provided at ground floor with access from the UPN.	Y
	Vehicle access Limit driveway width to 6 metres	The existing vehicle access is 8m and will not be altered.	Y
	Locate vehicle entries away from main pedestrian entries and on secondary frontages.	The existing vehicle entry is on Harris Street and this will be maintained. Pedestrian access is available from both the UPN and Harris Street (at grade and above ground).	Y

Part	Design element	Proposal	Compliance
Building Design	**Apartment layout** Single-aspect apartments should be limited in depth to 8 metres from a window.	All single aspect studio apartments will have a maximum depth of less than 8 metres.	Y
	The back of a kitchen should be no more than 8 metres from a window.	The backs of kitchens within all units (apart from the studio apartments) are no more than 8m from a window. Within the six-bedroom apartments the bedroom window of the closest bedroom is no more than 8m from the back of the kitchen.	Y
	The width of cross-over or cross-through apartments over 15 metres deep should be 4 metres or greater to avoid deep narrow apartment layouts.	The six-bedroom cross-through apartments are 16m deep and 8m wide. Whilst this does not comply, the exceedence of the maximum apartment depth is minor. As the proposed development will provide short-term student housing the minor non-compliance is considered appropriate.	N
	Minimum apartment sizes as follows: 50sqm for 1 bedroom apartment 70sqm for 2 bedroom apartments 95sqmfor 3+ bedroom apartments	Studio apartments: 17-20m^2 Accessible studios: 26-33m^2 2-bed apartments: 39-44m^2 6 bed apartments: 119m^2 As the development is for affordable, inner city student accommodation that will be occupied on a temporary basis only, the apartment sizes are considered reasonable.	N
	Balconies Primary balconies adjacent to primary living areas for all apartments with minimum depth of 2 metres A 2 m deep balcony can comfortably accommodate a table and 2 chairs A 2.4 m deep balcony can comfortably accommodate a table and 4 chairs	No private balconies are proposed. It is considered more appropriate to provide large areas of communal outdoor space.	N

Part	Design element	Proposal	Compliance
	Ceiling heights 2.7 metres minimum (finished floor level to finished ceiling level) for all habitable rooms on all floors. 2.4 metres for non habitable rooms (2.25m minimum). 2 storey units - 2.4m minimum for second storey if 50% or more of the apartment has 2.7m ceiling height 2 storey units (with a 2 storey void space) – 2.4 m min ceiling heights Attic spaces – 1.5 m wall height at edge of room with a 30 degree minimum ceiling slope	All floors within the student housing development will have a minimum ceiling height of 2.7 metres in living rooms, and 2.4 metres in wet areas and kitchens.	Y
	Ground floor apartments Optimise the number of ground floor apartments with separate entries and consider requiring an appropriate percentage of accessible units. This relates to the desired streetscape and topography of the site.	No ground floor apartments are proposed. This is considered appropriate in the context of this development as the existing podium will be retained.	Y
	Provide ground floor apartments with access to private open space, preferably as a terrace or garden.	N/A	N/A
	Ensure adequate privacy and safety of ground floor units located in urban areas with no street setbacks by stepping up the ground floor from the level of the footpath a maximum of 1.2	N/A	N/A
	Internal circulation Where units are arranged off a double-loaded corridor, the number of units accessible from a single core/corridor should be limited to 8.	More than 8 units will be accessible from each double-loaded corridor. However louvred windows will be provided at several locations along the corridor which will provide daylight access and natural ventilation.	Y
	Storage In addition to kitchen cupboards and bedroom wardrobes, provide accessible storage facilities at the following rates: $6m^3$ for studio and 1 bedroom apartments $8m^3$ for 2 bedroom apartments $10m^3$ for 3+ bedroom apartments 50% of storage space to be provided in apartments	0.7 m^2 of private storage is provided per bed. Additional storage is provided in multi-bed apartments. Further common storage is provided on each floor. As the development will provide short-term accommodation only strict compliance with the minimum storage requirements is not considered necessary.	N

Part	Design element	Proposal	Compliance
	Daylight access Living rooms and private open spaces for at least 70% of apartments in a development should receive a minimum of 3 hours direct sunlight between 9am and 3pm in mid winter.	Living rooms for all 70% of apartments will receive will receive 3 hours of sunlight in mid-winter. The studio apartments at the southern façade and one accessible studio apartment at each floor will not achieve sunlight access consistent with this Rule-of-Thumb.	Y
	Limit the number of single aspect apartments with a southerly aspect (SW-SE) to a maximum of 10% of the total number of units proposed.	All of the studio apartments along the southern façade of the building (320 or 72% of the apartments in the proposed development) are single aspect and will have a southerly aspect. However, these units will only accommodate 44% of the expected resident student population. Compliance with this Rule-of-Thumb is not considered strictly necessary as the proposal will provide short-term accommodation only. North east facing multi bed apartments will receive sunlight between 8am and 11am in mid winter.	N
	Natural ventilation Building depths which support natural ventilation typically range from 16 to 18 metres.	The proposed development will have a building depth of 16-17 metres. This maximises natural ventilation of apartments and common areas.	Y
	60% of apartments should be naturally cross ventilated	100% of apartments will be naturally ventilated. This will be achieved through ventilation grills above bedroom doors and ventilation stacks in the north and south stairwells. Ceiling fans will also be provided if additional air movement is required.	Y
	25% of kitchens should have access to natural ventilation	Mechanical ventilation of kitchens is not required as 100% of apartments are naturally ventilated.	Y

Table 4 – Specific design requirements for boarding houses under the Boarding House DCP

Control	Specific requirements	Proposal	Compliance
Bedroom Occupancy Requirements			
Minimum size	10.5sqm to be provided for the first person plus 5.5sqm for each additional person	The student accommodation units have been designed to provide each student with a separate bedroom with floor areas exceeding the minimum requirements.	Y
Room occupancy	Max 4 people per room	Only single-occupancy bedrooms are proposed.	N
Separate Manager/Operator	Min 12sqm if appropriate	A permanent member of the Residential Life team will reside in the one-bedroom unit at the south east corner of Level 8.	Y
Controls for additional facilities (if provided in bedrooms)			
Ensuite bathroom	▪ Min 2.1sqm - with hand basin and WC only. ▪ Min 2.9sqm - with hand basin, WC and shower.	All units will be provided with separate bathrooms consistent with these minimum requirements.	Y
Ensuite and laundry	Min 4sqm with washing machine and wash tub.	No laundry facilities will be provided within the apartments. However, separate communal facilities will be provided.	N
Kitchenette	▪ Min 2sqm; ▪ Microwave is the only cooking device permitted; ▪ Must have adequate space for cupboards, shelves and a bar fridge.	All apartments will have a either a linked kitchenette, or separate kitchen, generally consistent with these requirements. A microwave oven, stovetop /stove, refrigerator and cupboards will be provided in each unit.	Y
Energy rating	All white goods to have a min 3.5 star rating.	Consistent with the achievement of a 5 star Green Star Rating and compliance with the BASIX energy targets.	Y
Secure storage facilities	▪ Min 1 cubic metre per person; and ▪ Must be lockable if more than 1 person accommodate in room.	0.7 m^2 of private storage is provided per bed. Additional storage is provided in each multi-bed apartment and in common areas on each floor.	Y

Control	Specific requirements	Proposal	Compliance
Minimum room furnishings	▪ Bed; ▪ Wardrobe; ▪ Mirror; ▪ Table and chair; ▪ Illumination device for each bed; ▪ Waste container; ▪ An approved latching device on the door; ▪ Curtains, blinds or similar privacy device; and ▪ A phone line.	All bedrooms will have these minimum furnishings.	Y
Natural light	▪ Access to natural to be provided by way of a window or door with a minimum aggregate floor area of the room of 10%; ▪ Skylights are not permitted as the only source of natural light.	All bedrooms will have access to natural light.	Y
Ceiling heights	▪ Must confirm to BCA ▪ Min 2.7m for rooms with double bunk	All bedrooms will have a minimum 2.7m ceiling height (2.4 metres in wet areas and kitchens) which exceeds the minimum BCA requirements.	Y
Kitchen Areas			
Class 3 buildings	▪ A communal kitchen and dining area with a minimum area of 15sqm plus 1sqm per additional person above the minimum 12 persons; **OR** ▪ All bedrooms to contain kitchenette facilities (see above requirements).	All units have kitchen facilities.	Y

Control	Specific requirements	Proposal	Compliance
Communal kitchen requirements	Minimum requirement: ▪ One sink (hot and cold water) for every 6 people; ▪ One stove top cooker for every 6 people; ▪ A refrigerator with 0.13 cubic metres ▪ A freezer with storage space of 0.05 cubic metres per person; ▪ Storage for dry goods of 0.3 cubic metres per person; ▪ Exhaust ventilation; ▪ A lockable drawer or cupboard for food storage for each guest in the kitchen area.	All units will accommodate no more than 6 units and will achieve consistency with these minimum requirements. Units will have the following kitchen facilities: Studios and 2 bed apartments: ▪ Refrigerator ▪ Microwave ▪ Cooktop ▪ Rangehood 6 bed apartments: ▪ Refrigerator ▪ Microwave ▪ Oven ▪ Rangehood	Y
General kitchen requirements	▪ No bathrooms, toilets or bedrooms shall open directly on to communal kitchen facilities; ▪ Food preparation areas to be constructed in accordance with relevant national standards including the Australian/New Zealand Food Standard Code and the National Code for the Construction and Fitout of Food Premises, and to be provided with sufficient ventilation in accordance with the BCA.	All kitchens in the proposed student housing development are consistent with these requirements.	Y

Control	Specific requirements	Proposal	Compliance
Indoor communal living areas			
Indoor communal living areas	A minimum 15sqm of indoor communal living area to be provided with an additional 15sqm per 12 persons thereafter.[1]	In addition to the communal indoor living areas provided within all multi-occupancy units – approximately 16 m^2 per two-bedroom unit and 24 m^2 per six-bedroom unit – some a total of 1,244.7 m^2 of communal indoor space (including study rooms and a theatre room) will be provided for use by all students.	Y
Location of indoor communal living area	▪ Communal living facilities to be located on ground floor near other communal facilities eg kitchen, outdoor area etc; ▪ In multi-storey boarding houses consideration should be given to providing indoor communal areas on each floor.	At Level 8, a common lounge area will link to the outdoor communal space which will include barbecue facilities. Additional outdoor communal open space is provided on the roof top. Additional indoor communal areas (eg study / tutorial rooms on each residential floor. Students and staff will be encouraged to the use café on Level 2 (UPN entrance to the building).	Y
Outdoor recreational area			
Outdoor space requirements	20sqm of communal and partly covered outdoor space should preferably be provided at ground level in courtyard or terrace area;	It is not possible to provide any outdoor space at ground floor. However, terrace areas will be provided at Level 8 (447 m^2) and the roof top (346 m^2).	Y
Outdoor space location	The area should be north-facing where it can receive 2 hours solar access to at least 50% of the area during 9am and 2pm in mid winter.	The outdoor spaces (at Level 8 and on the rooftop) face north-east and will receive at least 2 hours of sunlight to 50% of the area in midwinter.	Y
Private outdoor space	Ideally 30% of all bedrooms should have some access to private open space – min 4sqm in area.	No access to private open space will be provided for each unit. It is considered preferable to provide large and amenable areas of communal open space.	N

[1] The floor area of bedrooms, bathrooms, laundries, reception areas, storage, kitchens, car parking, loading docks, driveways, clothes drying areas, corridors etc cannot be calculated as internal communal open space. Dining areas can be included as internal communal open space.

Control	Specific requirements	Proposal	Compliance
Privacy	▪ Planting should be uses to screen communal outdoor areas or private balconies from adjoining properties; ▪ The control and operation of outdoor areas to be addressed in the Operational Plan of Management.	▪ The on site manager's terrace on Level 8 will be acoustically screened to minimise overlooking of the adjoining Taragon building. ▪ Oversized plant pots will be provided along the boundaries of the Level 8 terrace and roof top terrace. ▪ The control and operation of outdoor areas will be addressed in the Operational Plan of Management.	Y
Ground surfaces	A min of 50% of the uncovered site area should comprise soft/porous surfaces.	As no ground floor open space can be provided. It is not possible to provide any soft landscape area. However, on-slab planting will be provided in the outdoor areas at Level 8 and on the roof top.	N
Laundries, bathrooms and drying facilities			
Laundry facility requirements	▪ One 5kg capacity automatic washing machine and one domestic dryer for every 12 residents; ▪ Min 1 large laundry tub with running hot/cold water; ▪ 30m of clothesline for every 12 residents in the outdoor area.	▪ 18 x 9 kg front-loading commercial washing machines will be provided for student use in the laundry on Level 8. ▪ 18 x 9 kg electric clothes dryers will be provided for student use in the laundry on Level 8. ▪ All appliances as coin-operated and will achieve an energy rating of at least 3.5 stars. ▪ No external washing lines are proposed.	Y - generally
Location of laundry facilities	▪ Outside drying areas to be located on north-eastern side of communal courtyard to enable maximum solar access; ▪ Internal drying and laundry facilities shall be located in a safe and accessible location for all residents.	▪ No external washing lines are proposed. ▪ Internal drying and laundry facilities will be located within the internal laundry at Level 8 which will be accessible to all units.	N
Submission requirements	▪ All laundry facilities to be nominated on plans; ▪ Min 3.5 star rating for appliances.	▪ The communal laundry areas are to be located at Level 8 and are nominated on the plans. ▪ In accordance with the achievement of a 5 star Green Star rating and compliance with the BASIX energy rating for multi unit apartments, all appliances will have a min 3.5 star rating.	Y

Control	Specific requirements	Proposal	Compliance
Bathroom facilities	▪ Min 1 bath/shower per 10 occupants or part thereof; ▪ 1 washbasin with hot/cold running water per 10 occupants or part thereof; ▪ Where ensuites provided, overall facilities must comply.	▪ Bathroom facilities will be provided in accordance with these minimum requirements.	Y
Acoustic Impacts	▪ A detailed assessment of noise impacts from the development is considered at **Section 6.10** of the EAR. ▪ Based on this assessment the development will minimise noise impacts to surrounding sensitive uses		Y
Access	▪ Disabled access and accessible facilities to be provided in accordance with the Access DCP. ▪ The proposal's consistency with the Access DCP is outlined at **Section 6.8** of the EAR.		Y
Sustainability, Energy Efficiency and Solar Access	▪ ESD	▪ All units are 100% naturally ventilated. ▪ The proposal has been assessed as meeting the requirements of a 5 star rating using the Green Star Multi-unit residential tool. ▪ The DCP requires a BASIX certificate be submitted with any application for a boarding house of more than 300m^2. ▪ However, upon discussions with the Department of Planning, BASIX certificates can only be issued for Boarding Houses less than 300m^2. ▪ As a consequence, the proposal has been assessed using the BASIX multi unit tool. A certificate for the proposal is at **Appendix K**.	Y
	▪ Solar access and overshadowing	▪ At least 3 hours of sunlight access to 50% of the area of communal open space at Level 8 and the roof terrace in midwinter is to be provided. This is demonstrated in the shadow diagrams in the Design Report at **Appendix E**.	Y

Control	Specific requirements	Proposal	Compliance
Traffic and Parking			
Car parking	To be provided in accordance with the relevant DCP/LEP (UDP in this instance): ▪ Maximum car parking rates for multi-unit dwellings: ▪ 1 space per one-bedroom unit ▪ 1.5 spaces per two-bedroom unit ▪ 2 spaces per unit with three or more bedrooms ▪ Plus 1 visitor space per 5 dwellings	This equates to providing 263 car spaces on site. This rate of on-site parking is considered unreasonable due to the following factors: ▪ The aged nature of the UDP; ▪ Contemporary City of Sydney policies actively discourage on-site car parking ▪ The development is for student accommodation; and ▪ The site is adjacent to the UTS campus in close proximity to Central Station. Consequently, no additional car parking is to be provided on site. Existing spaces are to be retained for use by UTS staff. One space for disabled visitors will be provided.	Y
	To be provided in accordance with the relevant DCP/LEP (UDP in this instance): ▪ Secure bicycle storage for 0.5 bicycle per dwelling and 1 visitor space per 12 dwellings	This equates to 236 bicycle spaces on site. A total of 70 secure bicycle spaces will be provided on site. This rate of bicycle parking is considered reasonable due to the following factors: ▪ 70 spaces equates to one space per 10 residents, which is a better ratio than similar student accommodation with underutilised bicycle parking eg University of Sydney (1 space per 58 students) and UniLodge at UNSW (1 space per 58 students); ▪ Students are expected to walk to the UTS campus; and ▪ The site is in close proximity to Central Station with multiple public transport services.	N

Table 5 – City of Sydney Heritage DCP 2006

Section	Requirement	Proposal	Compliance
2. Vicinity controls	▪ Development in the vicinity of heritage items is designed and sited to protect the heritage significance of the item	▪ The proposal is in the vicinity of numerous heritage items. It has been prepared to have regard to these items. This is addressed at **Section 6.12** and in **Appendix H.**	Y
3. Controls for heritage items	▪ Development to heritage items encourages the retention of items, recognises the significance of the item and encourages heritage items to be used for appropriate purposes.	▪ The proposal does not involve development of a heritage item.	Y
4 Heritage conservation areas and heritage streetscapes	▪ Heritage streetscapes and conservations areas are addressed	▪ The proposal has been designed to have regard to heritage streetscapes in the vicinity of the site. It will not result in any adverse impacts. This is addressed at **Section 6.12** and in **Appendix H.**	Y

Table 6 – Urban Development Plan for Ultimo Pyrmont Precinct – 1999

Section	Requirement	Proposal	Compliance
3. Built form	▪ Built form principles and controls are directed at securing a high quality of public domain and living and working environments on private land.	▪ The proposal clearly defines the street frontages, and provides active uses at ground level, including a café at the UPN frontage and retail outlets at the Harris Street frontage. ▪ The proposal is highly articulated and modulated to minimise overshadowing and overlooking of the locality. ▪ Buildings are separated to maximise privacy between habitable rooms and a detailed assessment of the impact of the proposal on heritage items in the vicinity of the site has been addressed at **Section 6.13** of the EAR. ▪ The impact of the new tower for student accommodation on important views has been addressed at **Section 6.10** of the EAR.	Y
4. Character and detail	▪ A range of active and neighbourhood facilities are provided on major pedestrian routes.	▪ Additional active uses include a new cafe and student accommodation entry at the UPN frontage.	Y
5. Sustainable residential development	▪ Residential development has a high quality design that enhances the streetscape	▪ The proposal comprises a new student accommodation tower with up to 720 beds. ▪ It will achieve a high level of design and environmental sustainability including 5 Stars using the Green Star Multi Unit tool and BASIX.	Y
6. Retail, business and neighbourhood strategy	▪ A mix of retail and neighbourhood services are provided	▪ The proposal incorporates a café at the UPN frontage to the site.	Y

Section	Requirement	Proposal	Compliance
7. Environmental issues	▪ Development is to be designed and sited to maximise environmental performance	▪ The development has been designed and sited to achieve a high standard of environmental performance (including 5 star Green Star and compliance with BASIX energy and water targets). This is addressed in **Section 6.11** of the EAR.	Y
8. Ecologically sustainable development	▪ All development must contribute to the achievement of ESD	▪ The development has been designed and sited to achieve a high standard of environmental performance (including 5 star Green Star and compliance with BASIX energy and water targets). This is addressed in **Section 6.11** of the EAR.	Y
9. Access, parking and circulation	▪ Development is to promote reduction in the reliance on private transport	▪ Strict compliance with the UDP could afford the development to provide a total of 263 car parking spaces on site. This is considered to be excessive given that since the UDP was drafted, City of Sydney has adopted a policy of discouraging on-site car parking within new developments. ▪ As the result of works to Level 1 (basement car park), the proposal will reduce the number of on-site car parking spaces on the site from 135 to 120. ▪ Other than one space for disabled visitors to the student accommodation, all spaces are allocated to UTS staff. ▪ Strict compliance with the UDP would require the provision of 236 bicycle spaces on site. Given the proximity of the site to the main UTS campus, multiple modes of public transport and experience with student accommodation at other locations, 70 secure bicycle spaces are to be provided for student use on Level 2. ▪ Use of public transport, walking and cycling to access the site is promoted to staff, students and visitors. ▪ This is addressed in greater detail at **Section 6.12** of the EAR.	Y

Section	Requirement	Proposal	Compliance
10. Public domain	▪ Improve open spaces and the public domain	▪ The proposal collectively provides a total of 793m^2 of communal open space at Level 8 and on the roof. ▪ The café at the UPN entrance to the building will activate and improve safety in the public domain.	Y