Department of Planning's Response to Agency Submissions		
City of Sydney	Concerns about bulk and scale, including use of pre-cast white panels. Wider than City's requirement for residential towers (40m). Mass should be broken up.	The revised design provided in the PPR is considered to result in an acceptable appearance of bulk and scale. A revised design was carried out in consultation with the Council. The Council advised the Department the revised design, materials and colours are satisfactory.
	Podium should match height of ABC indented podium.	The podium is already substantially built, where it is being extended it will match the existing PJB podium height. This is similar in scale to the ABC building, and therefore resultant design is considered to be satisfactory.
	Treatment of façade should be opened to increase passive surveillance of the UPN.	The proposal will introduce level access from the UPN, to an entry foyer for the student housing and space for a café. This is considered to be a significant improvement for interaction and surveillance of the UPN.
	Overhead pedestrian bridge should be removed.	The UPN bridge and stair/escalator provides a publicly accessible path from the Devonshire St Tunnel to the main campus. The Department considers that the issue will be best addressed as part of the UTS Broadway Concept Plan which covers public domain improvements and pedestrian paths of travel.
	Student units do not comply with SEPP 65 and have a poor standard of internal amenity and layout.	Accommodation is similar to a university college, and temporary. Other services and communal areas to be provided increase the amenity for residents. The outcome is considered to be satisfactory.
	Some facing windows less than 2m away.	This issue has been addressed in the PPR and assessment report. Screening devices (that still provide solar access to meet the BCA) have been proposed and are considered to be satisfactory
	Should provide a mix of unit styles and sizes, with each floor containing communal areas.	A mix of studio units and shared units are provided. Large communal areas on Levels 8 and the rooftop are considered to be satisfactory. Other student facilities are also available on other parts of the UTS campus.
RTA	Bicycle parking facilities to be provided as well as facilities for us by staff and students.	Bicycle parking is provided for student residents, who will use facilities provided in their accommodation. Bicycle parking for other students and staff are to be provided elsewhere on the site, and addressed in the Concept Plan application currently under

		assessment by the Department.
	All vehicles to enter and leave in a forward direction.	Vehicles will enter and leave in a forward direction. The plans indicate that this is achievable.
	Layout of parking and vehicle access to comply with AS 2890.1-2004 and AS 2890.2-2002 for heavy vehicles	A condition of approval has been recommended to ensure compliance with AS 2890.1-2004 and AS 2890.2-2002 for heavy vehicles.
	Post development stormwater into the RTA's drainage system does not exceed pre development discharge. Detailed design plans and calculations to be submitted to RTA for approval prior to commencement of works.	Post development discharge will not exceed the predevelopment discharge. A condition of approval has been recommended to ensure compliance.
	Road traffic noise should be mitigated by materials to satisfy requirement for habitable rooms in Clause 102 of Infrastructure SEPP.	The Australian Standard will be complied with (ie 40dB(A)) and this is considered satisfactory.
	Submit detailed design drawings and geotechnical reports relating to excavation and support structures to RTA.	The proponent states that the proposal does not include major excavation, however a condition has been recommended should any excavation or work to support structures be required.
Ministry of Transport	Supports no additional on site car parking.	No additional parking spaces are proposed.
	Cycle storage facilities should be given priority placement near entrances in secured, well lit environment.	Secure bicycle spaces are provided for student residents in the basement.
RailCorp	Tunnel under Wembley House should not be blocked during construction.	Full width access to the tunnel will be maintained and site establishment sheds will be elevated above the rail line to prevent any blockages of the tunnel. A condition has been recommended to ensure this occurs.
	Should check there is no essential electrical infrastructure on site prior to construction. Building design, construction and maintenance for future construction and operation of railway tunnels.	The PPR states that as no changes to the basement are proposed, there will be no impact on existing infrastructure. A condition has been recommended to ensure this.
	Allowance for impacts including stray currents, electrolysis, noise, vibration and electromagnetic fields.	Minimal excavation is proposed, and as the podium is existing, no new impacts should arise.
	Provision of drawings and information to RailCorp to understand the interaction with the CBD Rail Link.	Minimal changes to the basement are proposed, there will be no impact on existing infrastructure. A condition has been recommended to ensure a copy of the Construction Certificate drawings are forwarded to RailCorp.

Department of Water and Energy	If the proposal is likely to intercept or use groundwater, a water license under Part 5 of the Water Act 1912 is required from DWE.	This issue has been addressed in the recommended Advisory Notes in the approval instrument.
Sydney Water	Section 73 Certificate need to be applied for.	This issue has been addressed in the recommended Advisory Notes in the approval instrument.
TransGrid	No objections raised.	The Department notes these comments.

Department of Planning's Response to Public Submissions

ABC	A significant area of the south façade of the ABC building remaining blank and exposed, and they do not intend to enhance this façade as a result.	The Department does not raise concerns about the southern façade of the ABC building.
	Student and public access should be provided through the Peter Johnson Building at completion.	General student access from the UPN is being considered in more depth in the Concept Plan.
	Operation of café outside business hours, especially late night activity, and impact on crime.	Locating the café at ground level is considered to result in increased surveillance and activation of the UPN.
	Management and control of UPN during construction, including the location of the site entry, so that it does not affect evacuation of ABC staff.	The location of site works and access has been detailed in the Construction Management Plan, including the Materials Handling Site Layout plan which demonstrates that the site works will not affect evacuation or access and egress into the building from the UPN.
	Request a legal agreement between UTS and ABC to cover negotiated matters including acceptable noise and vibration levels, liaison and monitoring processes etc.	The proponent states consultation will continue between UTS and ABC to address these issues. Conditions of approval have been recommended for consultation with ABC including fortnightly meetings to manage noise and vibration and reduce conflicts with ABC recording, and construction. The conditions are sufficient to ensure the potential impacts are managed appropriately.
	No consultation with ABC, may seek financial compensation for UTS for costs incurred as a result of rescheduling activities likely to be affected by construction.	A noise and vibration management plan was submitted with the EA which sets out criteria to be complied with and possible mitigation measures to minimise impacts, especially during demolition and piling works. In addition, a condition has been recommended requiring fortnightly meetings with the ABC during construction to reduce the potential for any scheduling conflicts between ABC recording and production activities and construction works, including possible mitigation measures or rescheduling of works.

Submission	Resultant increased number of people in the building will overwhelm footpaths.	The increase in the number of students in Harris Street and surrounding streets is not considered to be significant so as to cause restrictions in movement on the footpath. The footbridge over Harris Street will be retained, providing access from the building to the main UTS campus.
	Substandard accommodation.	The proposed development provides a mix of studio and shared bedroom units, along with communal areas, not atypical of student housing on other university campuses. The accommodation is not for permanent residents, and functions like a university college. The proposal is considered satisfactory in this regard.
	Exceeds the 26 metre height limit for the area.	Height is considered satisfactory given the height of the ABC building, the previous approval for the site, height limits to the east and south of the site, and adjoining 32 storey tower and Fraser's Broadway redevelopment.
	The FSR of 8:1 is double than that permitted for residents and higher for commercial.	FSR is considered to be acceptable given the floor space of up to 8:1 permitted immediately to the south and east of this site under the SLEP, as well as the currently approved tower for the site (7:1), and adjoining buildings.
	Concerns about the wind report, especially as a result of the Fraser's development, with a wind tower along the face of the UTS building now that there will be a wall of buildings along Harris St.	A revised wind report was provided with the PPR. The report concluded that there will be no significant increase in wind levels in Harris Street as a result of the proposed development.
	No open space is proposed, either for residents or the wider community.	The site provides communal and recreation space for student residents. Other spaces on the UTS site that can or will be available for the public include the existing café in the subject building, proposed new café adjoining the UPN, and other public facilities on the UTS campus.
	Photo montage misleading.	A number of photomontages were provided with the application to assist in understanding the proposal. These need to be considered with other plans and elevations.
Submission	Additional students will increase traffic, which will also affect safety of pedestrians.	The increase in the number of students using surrounding streets is not considered to be significant so as to cause restrictions in movement on the footpath. The footbridge over Harris Street will be retained, providing access from the building to the main UTS campus.

	Higher than other buildings in the area and blocks local vistas and skyline from residences in Chippendale.	Height is considered satisfactory given the height of the ABC building, adjoining buildings, the previous approval on the site, 32 storey UTS tower and Fraser's Broadway redevelopment. The site will largely be obstructed from Chippendale residents by the Fraser's development.
	Too large for the amenity of the local area and not large enough for the residents themselves.	Provides accommodation for students likely to be using the campus already. Building considered to be sympathetic to the existing and proposed built form including the Fraser's development. Internal amenity considered to be satisfactory for university housing.
Submission	Breaches height limit.	Height is considered satisfactory given the height of the ABC building, adjoining buildings, previous approval for the site, 32 storey UTS tower and Fraser's Broadway redevelopment. The site will largely be obstructed from Chippendale residents by the Fraser's development.
	Breaches maximum FSR of 5:1. Huge massing will result.	FSR is considered to be acceptable given the floor space of up to 8:1 permitted immediately to the south and east of this site under the SLEP, the currently approved tower for the site, and adjoining buildings.
	Wall along Harris Street combining with other buildings to create unacceptable wind impacts.	A revised wind report was provided with the PPR. The report concluded that there will be no significant increase in wind levels in Harris Street as a result of the proposed development.
	Solar reflectivity will be an issue.	A solar light reflectivity analysis was provided with the PPR. It concluded the proposal will not have adverse impacts on glare.
	Student accommodation is grossly undersized.	The proposed development provides a mix of studio and shared bedroom units, along with communal areas. The accommodation is not for permanent residents, and functions like a university college. The proposal is considered satisfactory in this regard
Submission	Excessive scale and massing, not just this site but in the context of other development proposed in the area	FSR is considered to be acceptable given the floor space of up to 8:1 permitted immediately to the south and east of this site under the SLEP, the currently approved tower for the site (7:1), and adjoining buildings.
	Dominates the streetscape, affecting views to city skyline, and.	Building is similar in height to the ABC building, the previous approval for the site, and lower than 32 storey UTS tower and nearby Fraser's site. It will become part of an evolving city skyline.

	Sunlight onto public domain areas including Broadway	Extensive overshadowing already occurs due to existing building form and orientation of streets. Additional impact of the development not considered to be significant.
	Building would cause a wind trap	Revised wind report provided in the PPR, which states that the biggest impacts will be within the site, with little additional impact on Harris Street or Broadway.
	Breaches the Sydney City LEP height and FSR controls	FSR is considered to be acceptable given the floor space of up to 8:1 permitted immediately to the south and east of this site under the SLEP, the currently approved tower for the site, and adjoining buildings. Height similar to the ABC building, and lower than the 32 storey UTS tower and Fraser's Broadway site.
	Accommodation standards poor, does not comply with SEPP 65	SEPP 65 has been considered, however the proposed development provides a mix of studio and shared bedroom units, along with communal areas. The accommodation is not for permanent residents, and functions like a university college. The proposal is considered satisfactory in this regard.
	Internal amenity inc solar access, open space and acoustic privacy	Addressed in the PPR. BCA standards are to be met
	Natural ventilation unlikely to be utilised due to traffic noise	Addressed in the PPR. Natural ventilation to be achieved through a variety of openings including grilles above doors opening to corridors, ventilation windows in corridors, and common areas. Ceiling fans also to be provided in rooms, as will acoustically dampened ventilation grills in the window system to minimise noise.
	Impact on amenity of Tarragon building	No known submissions received from residents within the Taragon building. In any case, the impacts are considered to be satisfactory.
	Should not be considered before Concept Plan is determined	This is a stand-alone building on the Concept Plan. As full development details are now known for the site, it does not rely on the Concept Plan for its determination.
	Concern about amount of student housing vs existing residential base and the impact on the community fabric	Provision of additional student housing reduces pressure for accommodation elsewhere. The development is likely to increase vibrancy and activity of the local area, especially at night and weekends.
	Whether awarding of the tender beforehand will compromise the process	The assessment process does not take into account the tender process, which is outside the scope of the assessment.

	Concerns about the management plan	Addressed in PPR. The common areas are to be managed in accordance with the management plan submitted with the application and reflect proven operations in the around the country.
	Development contributions should be made for communal and open space	Recreation and communal open space provided for residents on the site and the adjoining campus. No additional provision of services is required. Council has not sought contributions for open space.
	Should be a review for the design excellence of the building	Extensive consultation with the City of Sydney, including comments from the Design Advisory Panel has been undertaken, which resulted in the changes to the facades as detailed in the PPR.
	Insufficient soft/porous landscaping, Should be 50%	Site is currently almost 100% hard surface area. Given the location and context, the provision of 50% soft landscaping is not considered to be warranted or necessary.
	Reduction of on site parking and no student parking will increase parking demand on surrounding streets	Reduction in parking spaces for staff and no parking for students considered to be a positive outcome and supported by MoT. It encourages use of public transport (of which the site is well served). Bicycle parking is also provided for residents.
	Environmental initiatives are not sufficient	The Environmental Initiatives report in the EA (Appendix E) details that the outcomes will be equivalent to a 5 star green rating. There is no formal rating system current for this type of building. This proposal is considered satisfactory in this regard.
	Signage should be minimal to reduce visual impact	The 'UTS" sign facing Harris Street will be affixed to plant room with an area approximately 16m^2. A sign on the UPN side will be similar size. Signs have been integrated with the building and are not considered to be significant in size.
	Construction jobs and operational jobs not properly quantified	Proponent states the figures provided are based on experience with similar projects. Considered satisfactory.
	Further community consultation should be provided	The EA was publicly exhibited for 31 days, in accordance with the EP&A Act. The proponent advised some additional consultation has occurred with the community. The level of consultation is considered to have been satisfactory.