

26 March 2013

Our Ref: 2013/096527
Your Ref: MP09_0153 MOD 3

Mr Cameron Sargent
Team Leader
Metropolitan & Regional Projects North
Department of Planning & Infrastructure
GPO Box 39
Sydney NSW 2001

Attention: Nava Sedghi
Email: nava.sedghi@planning.nsw.gov.au

Dear Nava

RE Section 75W Modification for Minor Internal and External Design Changes, and Deletion of Conditions to Dr Chau Chak Wing Building at 14-28 Ultimo Road, Ultimo (MP09_0153 MOD 3)

I refer to your correspondence, dated 7 March 2013, advising of UTS' application to make minor internal and external design changes and deletion of conditions to the Dr Chau Chak Building at 14-28 Ultimo Road, Ultimo (MP09_0153 MOD 3).

Given the timeframe provide to make comment on the proposal, the matter was not able to be referred to the Council's Planning Development & Transport Committee or the Central Sydney Planning Committee to obtain their feedback. The following information has been formulated by Council staff for the consideration of the Department in its determination of the applications.

I note that the applicant has been in regular contact with the City's Public Domain Unit to discuss some of the design modifications including the proposed tree removal and stormwater and drainage details. Following a review of the material provided by the proponent, Council provides the following feedback to the proposed modifications.

(1) Stormwater and Drainage Modifications

The stormwater and drainage system has been redesigned to provide a series of pits (RWO) throughout the privately owned paved areas to capture collect any excessive surface stormwater runoff from within the property boundary. Council accepts that the system will address ordinary rain events but in cases of severe storm events it is not the case that the RWO could collect all the water and some will cross the footway into the kerb and gutter.

It is accepted of most developments, with some private paved areas around the building, that some stormwater runoff will cross the public footway and enter the

City's kerb and gutter for collection. It is not expected that the small amounts of additional runoff will overload the City's systems.

Council's Stormwater and Drainage Unit supports the conclusions in the applicant's Flood Study.

(2) Tree Removal

The City is aware that the applicant currently applying to narrow Omnibus Lane under Section 116 of the *Roads Act* to allow for a wider footway and increased room for pedestrian and cyclist circulation. As yet this process is not finalised.

The street trees are shown as being located within the site boundary of the development and therefore under the control of the applicant. However, the Section 116 proposal to narrow Omnibus Lane, if successful, will locate the street trees wholly within the Council footway.

The removal of one tree along Omnibus Lane has been proposed in consultation with Council's Public Domain Unit in order to provide an acceptable increased width between trees. Accordingly, the proposed removal of the tree is supported by the City.

The stone setts around the trees are requested to be removed as the City no longer requires this detail. Should the Section 116 application not be successful, the applicant should consider widening the asphalt portion of the footway so that the tree pit is within a single material rather than two separate materials.

(3) Change of Pavement Material

It is noted that all proposed changes to the external open space, except for the proposed changes to street trees, occurs within private land. As such the only requirement is for the applicant to ensure it meets its obligations to provide footway upgrades in accordance with the City of Sydney Street Design Code.

The proposed change in surface material to saw-cut concrete within UTS' land does not exactly align with the adjoining asphalt footway; however, Council accepts that the material is acceptable given it is on private land.

(4) Redistribution of Bicycle Parking

No objection is raised to the redistribution of bicycle parking around the site, so long as there is no net reduction in bicycle parking spaces.

(5) Deletion of Tri-gen and Cooling Plants

Council is aware that the tri-gen plant is considered too small to extract maximum efficiency from the technology at this point in time. The proposed replacement with air-cooled chillers is considered acceptable as the building will still retain its Five Star Green Star rating. The modifications to the roof plant areas will not create any additional visual amenity impacts.

The City thanks you for the opportunity to provide input at this stage of the proposal. It would be appreciated that in the event that any amendments are made to this proposal prior to the determination by the Department, that the City be provided with a further opportunity to comment.

If you have any further enquiries on this matter, please contact Kate Bartlett, Planner on 9265 9200 or kbartlett@cityofsydney.nsw.gov.au

Yours sincerely,

A handwritten signature in black ink, appearing to be 'GJahn', with a large loop at the end.

Graham Jahn AM
Director
City Planning | Development | Transport