

Minutes of meeting

Project: Urbanest Haymarket Student Accommodation – PLOT W1 – DA Presentation
Meeting: City of Sydney- Consultation Meeting
Date: 19th August 2015
Chairperson: Andy Stubbs
Taken By: Ioan Morgan
Venue: City of Sydney – Town Hall, 456 Kent St, Sydney NSW 2000
Time: 2.00pm

Present	Apologies	Name	Company	Intl
•		Russell Hand	City of Sydney Council (CoS)	RH (CoS)
•		Christopher Corradi	City of Sydney Council (CoS)	CC (CoS)
•		Andrew Aspden	City of Sydney Council (CoS)	AA (CoS)
•		Cindy Ch'ng	City of Sydney Council (CoS)	CCh (CoS)
•		Pauline Chan	City of Sydney Council (CoS)	PC (CoS)
•		Deidre Coffey	City of Sydney Council (CoS)	DC (CoS)
•		Michael Harvey	City of Sydney Council (CoS)	MH (CoS)
•		Laurence Johnson	City of Sydney Council (CoS)	LJ (CoS)
•		Andy Stubbs	Urbanest (UN)	AS (UN)
•		Michael Heenan	Allen Jack & Cottier (AJC)	MH (AJC)
•		Brian Mariotti	Allen Jack & Cottier (AJC)	BM (AJC)
•		Rose Davies	Aspect Studios (AS)	RD (AS)
•		Scott Boogard	Aspect Studios (AS)	SB (AS)
•		Alexis Cella	JBA Planning (JBA)	AC (JBA)
•		Ioan Morgan	Johnstaff Projects (JSP)	IM (JSP)

Item	Company	Action By	Due Date
1.0	Present & Apologies		
1.1	• Noted.	Note	
2.0	Other Matters		
2.1	• The W2 Section 96 includes the link bridge between the W2 & W1 buildings as well as the roof terrace for the W2 building.	Note	
2.2	• The Section 96 will be issued to Infrastructure NSW (via Lend Lease) for approval within the next week.	Note	
2.3	• The Section 96 will be submitted to the Department of Planning (DoP) following approval of Infrastructure NSW; expected mid-September 2015.	Note	
3.0	W1 DA Programme		
3.1	• Urbanest aim to lodge the W1 DA to Infrastructure NSW (via Lend Lease) in mid-September 2015 for their review and approval.	Note	
3.2	• Lodgement to the Department of Planning will occur following Infrastructure NSW approval; expected mid-October 2015.	Note	



4.0	W1 DA Presentation		
4.1	<ul style="list-style-type: none"> Inspiration for the façade of the W1 building is drawn from the W2 building and has been modified to suit the specific site. 	Note	
4.2	<ul style="list-style-type: none"> Unlike the W2 building, the colonnade design does not extend to the western façade of the W1 building. The reasons for this are as follows: <ul style="list-style-type: none"> Maximisation of space for the Ground & Level 1 of the W1 building, to ensure sufficient space for catering facility. The western façade of W2 building is visible from the Powerhouse Courtyard & Macarthur St. Whereas the western façade of the W1 building is opposite the Powerhouse Museum so not as visible to passing traffic. Windows and some other features will be further explored for this façade to ensure it is not a blank, solid wall. Columns on the western facade provide greater risk for transport NSW & Transdev in the event of derailment. 	Note	
4.3	<ul style="list-style-type: none"> Consultation has taken place with Transport NSW and Transdev and initial response to the proposed development was positive. Expanded mesh approved rail screen will be provided along the entire western boundary of the site. 	Note	
4.4	<ul style="list-style-type: none"> The common areas and mix of the W1 building differs from the W2 building in that it will be a fully catered facility with a large communal kitchen/ food hall and dining facilities located on Level 1. There is a deck proposed off this dining area to provide additional seated dining space. 	Note	
4.5	<ul style="list-style-type: none"> CoS raised a query in relation to the amenity/air quality for students sitting on the deck at level 1. Response provided was that Pier St over-pass is a substantial distance away from the deck, is elevated above the deck and this scenario is common throughout the city with restaurants/cafes located immediately adjacent major arterial roads and other transport infrastructure. 	Note	
4.6	<ul style="list-style-type: none"> The deck, as well as the colonnade design provides pedestrian protection on the Ground Floor. 	Note	
4.7	<ul style="list-style-type: none"> It is noted that the link bridge (part of the Section 96 Application for W2 Site) will ensure a connection between the two buildings and a shared use of common facilities. 	Note	
4.8	<ul style="list-style-type: none"> The entry to the building is on the south-eastern side of the building. This not only helps to activate the central courtyard but also provides pedestrian safety, as there were initial concerns of pedestrian movement to the north of the site due to the roads and light rail. 	Note	
4.9	<ul style="list-style-type: none"> CoS raised a query in relation to the appropriateness of fencing of the courtyard space. AJ&C / UN advised that the location of the reception in this area did not work with fencing, nor the wider precinct concept of permeability. The presence of the link bridge and raised planter boxes provides an informal delineation of the space and security is increased through the reception location and link bridge overhead. 	Note	
4.10	<ul style="list-style-type: none"> Bike parking spaces are being provided on Ground Floor. UN may seek to obtain a reduction in the bike parking requirements on the basis of historic data from other UN facilities. The Department of Planning have advised that it may be possible to obtain a small offset if external parking is provided in lieu of internal parking. This may be included in the EIS for further review. 	UN / JBA / AJ&C	15/09/15
4.11	<ul style="list-style-type: none"> Pocket park to the north of the site will be more of a lounge space due to the proximity to roads and the light rail. 	Note	
4.12	<ul style="list-style-type: none"> CoS raised a query in relation to activation of the northern pocket park. AJ&C / UN will look into providing an egress from the building to the northern park, potential for glazed wall to bike store and general review of internal uses of the building at the northern elevation. 	UN / AJ&C	15/09/15
4.13	<ul style="list-style-type: none"> The upper levels consist of single and twin share bedrooms. There are no cluster / apartment type kitchens & common areas due to the large catering facility on level 1. 	Note	



4.14	<ul style="list-style-type: none">Each upper floor has a quality, double height common/ breakout space for lounge or studying functions. This aims to encourage a 'vertical village' atmosphere with connection between the floors. All floors will be accessible via the lifts and fire stairs. The fire stairs have been increased in size slightly to ensure they are classified as accessible.	Note	
4.15	<ul style="list-style-type: none">It was confirmed that due to spatial limitations there will be no roof terrace as part of this development.	Note	
5.0	Next Steps		
5.1	<ul style="list-style-type: none">A copy of the plans are provided with these minutes for CoS review and record. CoS are welcome to provide any further comments on the design following further review.	Note	

Minutes of meeting

Project: Urbanest Haymarket Student Accommodation – PLOT W1 – DA Presentation
Meeting: Department of Planning - Consultation Meeting
Date: 18th August 2015
Chairperson: Andy Stubbs
Taken By: Hannah Farahar
Venue: Department of Planning – 23-33 Bridge St, Sydney NSW 2000
Time: 3.00pm
Revision: 2

Present	Apologies	Name	Company	Intl
•		Andy Stubbs	Urbanest (UN)	AS(UN)
•		Michael Heenan	Allen Jack & Cottier (AJC)	MH (AJC)
•		Brian Mariotti	Allen Jack & Cottier (AJC)	BM (AJC)
•		Amy Watson	Department of Planning (DoP)	AW(DoP)
•		Brendon Roberts	Department of Planning (DoP)	BR(DoP)
•		Alexis Cella	JBA Planning (JBA)	AC(JBA)
•		Ian Devereux	Lend Lease (LL)	ID(LL)
•		Michelle Mason	Lend Lease (LL)	MM(LL)
•		Hannah Farahar	Johnstaff Projects (JSP)	HF (JSP)

Item	Company	Action By	Due Date
1.0	Present & Apologies		
1.1	• Noted.	Note	
2.0	Other Matters		
2.1	• The W2 Section 96 includes the link bridge between the W2 & W1 buildings as well as the roof terrace for the W2 building.	Note	
2.2	• The Section 96 for will be issued to Infrastructure NSW (via Lend Lease) for approval within the next week.	Note	
2.3	• The Section 96 will be submitted to the Department of Planning (DoP) following approval of Infrastructure NSW; expected mid-September 2015.	Note	
3.0	W1 DA Programme		
3.1	• Urbanest aim to lodge the W1 DA to Infrastructure NSW (via Lend Lease) in mid-September 2015 for their review and approval.	Note	
3.2	• Lodgement to Department of Planning will occur following Infrastructure NSW approval; expected mid-October 2015.	Note	
3.3	• The content of the DA submission will closely follow that submitted for the W2 site with the exception of the decontamination / remediation as this has already been completed on the site.	Note	
3.4	• Urbanest are currently undertaking pre-DA consultations. These consultations include meetings, DRP, mail drop and drop in sessions.	Note	
4.0	W1 DA Presentation		
4.1	• Inspiration for the façade of the W1 building is drawn from the W2 building and has been modified to suit the specific site.	Note	



4.2	<ul style="list-style-type: none"> • AJ&C advised that noise from the road on the north-eastern corner of the site is being dealt with as part of the façade design. Acoustic Report is currently being finalised and will be included in the DA submission. 	Note	
4.3	<ul style="list-style-type: none"> • Unlike the W2 building, the colonnade design does not extend to the western façade of the W1 building. The reasons for this are as follows: <ul style="list-style-type: none"> ○ Maximisation of space for the Ground & Level 1 of the W1 building, to ensure sufficient space for catering facility. ○ The western façade of W2 building is visible from Powerhouse Courtyard & Macarthur St. Whereas the western façade of the W1 building is opposite the Powerhouse Museum so not as visible to passing traffic. Windows and some other features will be further explored for this façade to ensure it is not a blank, solid wall. ○ Columns on the western facade provide greater risk for transport NSW & Transdev in the event of derailment. 	Note	
4.4	<ul style="list-style-type: none"> • Consultation has taken place with Transport NSW and Transdev and initial response to the proposed development was positive. Expanded mesh approved rail screen will be provided along the entire western boundary of the site. 	Note	
4.5	<ul style="list-style-type: none"> • The common areas and mix of the W1 building differs from the W2 building in that it will be a fully catered facility with a large communal kitchen/ food hall and dining facilities located on Level 1. There is a deck proposed off this dining area to provide additional seated dining space. This deck has good sun access despite the location of the over-pass. 	Note	
4.6	<ul style="list-style-type: none"> • The deck, as well as the colonnade design provides pedestrian protection on Ground Floor. 	Note	
4.7	<ul style="list-style-type: none"> • It is noted that the link bridge (part of the Section 96 Application for W2 Site) will ensure a connection between the two buildings and a shared use of common facilities. 	Note	
4.8	<ul style="list-style-type: none"> • Bike parking spaces are being provided on Ground Floor. AS(UN) queried whether it may be possible to obtain a reduction in the bike parking requirements on the basis of historic data from other Urbanest facilities. AW(DoP) advised that TfNSW, Council and DoP all encourage maximum bicycle parking provision to meet not only current but future demand for cycling. However, noting the nature of the use and take up of bicycle facilities in other student accommodation developments, DoP would consider requests for a small proportion of external spaces in lieu of internal spaces on its merits. Reasons for any departure from the parking standards will need to be clearly justified in the EIS. 	UN / JBA / AJ&C	15/09/15
4.9	<ul style="list-style-type: none"> • The entry to the building is on the south-eastern side of the building. This not only helps to activate the central courtyard but also provides pedestrian safety, as there were initial concerns of pedestrian movement to the north of the site. 	Note	
4.10	<ul style="list-style-type: none"> • The upper levels consist of single and twin share bedrooms. There are no cluster / apartment type kitchens / common areas due to the large catering facility on level 1. 	Note	
4.11	<ul style="list-style-type: none"> • Each upper floor has a quality, double height common/ breakout space for lounge or studying functions. This aims to encourage a 'vertical village' atmosphere with connection between the floors. All floors will be accessible via the lifts and fire stairs. The fire stairs have been increased in size slightly to ensure they are classified as accessible. 	Note	
4.12	<ul style="list-style-type: none"> • AW(DoP) queried the size of the bedrooms in relation to the DCP requirements. <i>{Post Meeting Note: Single dorm with ensuite is 13.2m2 and twin share dorm with ensuite is 22.0m2. It is understood that the single dorm does not meet DCP requirements, but compensation is to be sought on the basis of communal spaces and precedential evidence from other student accommodation facilities. More information will be provided in the EIS}.</i> 	Note	



4.13	<ul style="list-style-type: none">• It was confirmed that due to spatial limitations there will be no roof terrace as part of this development.	Note	
5.0	Next Steps		
5.1	<ul style="list-style-type: none">• A copy of the plans are provided with these minutes for DoP review and record. DoP are welcome to provide any further comments on the design following further review.	Note	

Minutes of meeting

Project: Urbanest Haymarket Student Accommodation – PLOT W1 – DA Presentation
Meeting: Lend Lease Consultation Meeting
Date: 17th August 2015
Chairperson: Andy Stubbs
Taken By: Hannah Farahar
Venue: Lend Lease Office
Time: 2.30pm

Present	Apologies	Name	Company	Intl
•		Andy Stubbs	Urbanest (UN)	AS(UN)
•		Scott Norton	Allen Jack & Cottier (AJC)	SN(AJC)
•		Brian Mariotti	Allen Jack & Cottier (AJC)	BM(AJC)
•		Daniel Doyle	Lend Lease (LL)	DD(LL)
•		Rob Deck	Lend Lease (LL)	RD(LL)
•		Neil Arckless	Lend Lease (LL)	NA(LL)
	•	Ian Devereux	Lend Lease (LL)	ID(LL)
	•	Michelle Mason	Lend Lease (LL)	MM(LL)
•		Ioan Morgan	Johnstaff Projects (JSP)	IM (JSP)
•		Hannah Farahar	Johnstaff Projects (JSP)	HF (JSP)

Item	Company	Action By	Due Date
1.0	Present & Apologies		
1.1	• Noted.	Note	
2.0	Other Matters		
2.1	• W2 Section 96 - Section 96 for roof terrace and link bridge will be issued to Lend Lease for Infrastructure NSW approval within the next week.	Note	
2.2	• W2 – approval for artwork on hoarding is still pending. LL to follow up with the DRP.	Note	
3.0	W1 DA Programme		
3.1	• UN aim to lodge the W1 DA package to Infrastructure NSW (via Lend Lease) in mid-September 2015 for their review and approval.	Note	
3.2	• Lodgement to Department of Planning to occur following Infrastructure NSW approval; expected mid-October 2015.	Note	
4.0	W1 DA Presentation		
4.1	• Colonnade design from the W2 building is being included in the design of the W1 building, this provides continuity in design as well as providing street activation and pedestrian protection.	Note	
4.2	• Entry to the W1 building is from the south-east corner of the site. This will provide activation between the W2 and W1 buildings.	Note	
4.3	• The W1 DA includes the courtyard area between the W2 and W1 sites.	Note	
4.4	• The design of the courtyard between W2 and W1 includes an amphitheatre to provide seating for an outdoor cinema, with screen projected on the side of the link bridge.	Note	



4.5	<ul style="list-style-type: none"> • Approved rail fencing will be included at the back and sides of the amphitheatre for safety reasons and to screen the rail corridor. 	Note	
4.6	<ul style="list-style-type: none"> • Urbanest may use the space below the amphitheatre for storage of bins. LL suggested increasing the height of the amphitheatre to provide additional storage space below. UN and the design team will investigate further. 	UN / AJ&C	15/09/15
4.7	<ul style="list-style-type: none"> • Unlike the W2 building, the colonnade design does not extend to the western façade of the W1 building. The reasons for this are as follows: <ul style="list-style-type: none"> ○ Maximisation of space for the Ground & Level 1 of the W1 building, to ensure sufficient space for catering facility. ○ The western façade of W2 building is visible from the Powerhouse Courtyard & Macarthur St. Whereas the western façade of W1 building is opposite the Powerhouse Museum so not as visible to passing traffic. Windows and potential other features will be further explored for this façade to ensure it is not a blank solid wall. ○ Columns provide greater risk for transport NSW & Transdev in the event of derailment 	Note	
4.8	<ul style="list-style-type: none"> • Pocket park to the north of the site will be more of a lounge space due to the proximity to road and the light rail. 	Note	
4.9	<ul style="list-style-type: none"> • LL suggested that UN investigate options to provide more direct access from the north of the building to the pocket park. 	UN / AJ&C	15/09/15
4.10	<ul style="list-style-type: none"> • LL suggested that the bike storage could have a glazed wall to the pocket park to provide greater activation. 	UN / AJ&C	15/09/15
4.11	<ul style="list-style-type: none"> • UN advised that they are investigating the provision of external / visitor parking within the pocket park. 	Note	
4.12	<ul style="list-style-type: none"> • LL suggested that it would be useful to view the mass and scale of the building in relation to the W2 building and the other surrounding buildings. AJ&C will develop further plans and renders for future DA presentations and the DA submission. 	AJ&C	15/09/15
5.0	Next Steps		
5.1	<ul style="list-style-type: none"> • A copy of the plans are provided with these minutes for LL review. LL are welcome to provide any further comments on the design following further review. 	Note	

Minutes of meeting

Project: Urbanest Haymarket Student Accommodation – PLOT W1 – DA Presentation
Meeting: Powerhouse Museum Consultation Meeting
Date: 19th August 2015
Chairperson: Andy Stubbs
Taken By: Hannah Farahar
Venue: Powerhouse Museum
Time: 4.00pm

Present	Apologies	Name	Company	Intl
•		Andy Stubbs	Urbanest (UN)	AS(UN)
•		Michael Heenan	Allen Jack & Cottier (AJC)	MH (AJC)
•		Michelle Washington	Powerhouse Museum	MW(PM)
•		Oliver Young	Elton Consulting (EC)	OY(EC)
•		Hannah Farahar	Johnstaff Projects (JSP)	HF (JSP)

Item	Company	Action By	Due Date
1.0	Present & Apologies		
1.1	• Noted.	Note	
2.0	Other Matters		
2.1	• The W2 Section 96 includes the link bridge between the W2 & W1 buildings as well as the roof terrace for W2 building. The Section 96 for will be issued to Infrastructure NSW (via Lend Lease) for approval within the next week. The Section 96 will be submitted to the Department of Planning (DoP) following approval of Infrastructure NSW; expected mid-September 2015.	Note Note	
3.0	W1 DA Programme		
3.1	• Urbanest aim to lodge the W1 DA to Infrastructure NSW (via Lend Lease) in mid-September 2015 for their review and approval.	Note	
3.2	• Lodgement to Department of Planning will occur following Infrastructure NSW approval; expected mid-October 2015.	Note	
4.0	W1 DA Presentation		
4.1	• Inspiration for the façade of the W1 building is drawn from the W2 building and has been modified to suit the specific site.	Note	
4.2	• Unlike the W2 building, the colonnade design does not extend to the western façade of the W1 building. The reasons for this are as follows: <ul style="list-style-type: none"> ○ Maximisation of space for Ground & Level 1 of the W1 building, to ensure sufficient space for catering facility. ○ The western façade of W2 building is visible from Powerhouse Courtyard & Macarthur St. Whereas the western façade of the W1 building is opposite the Powerhouse Museum so not as visible to passing traffic. Windows and some other features will be further explored for this façade to ensure it is not a blank, solid wall. ○ Columns on the western facade provide greater risk for transport NSW & Transdev in the event of derailment. 	Note	



4.3	<ul style="list-style-type: none"> MW (PM) requested that the view of the western façade from the Powerhouse be further considered as the Powerhouse are investigating opening up windows and doors from this side of the Powerhouse building. 	Note	15/09/15
4.4	<ul style="list-style-type: none"> It was noted that western façade at Ground and Level 1 will have windows and AJ&C are investigating other features to ensure this appealing from the Powerhouse. The façade from Level 2 upwards is the same as the W2 building. 	Note	
4.5	<ul style="list-style-type: none"> It was noted that the bike store may be glazed to encourage further activation on the north-western facades. 	NOte	
4.6	<ul style="list-style-type: none"> MW(PM) requested that the Powerhouse logo be included on plans and renders where possible. AJ&C to incorporate accordingly. 	AJ&C	
4.7	<ul style="list-style-type: none"> A rail fence (as per the existing) will extend along the entire western boundary as this is a requirement of Transport NSW & Transdev. 		
4.8	<ul style="list-style-type: none"> The common areas and mix of the W1 building differs from the W2 building in that it will be a fully catered facility with a large communal kitchen/ food hall and dining facilities located on Level 1. There is a deck proposed off this dining area to provide additional seated dining space. 	Note	
4.9	<ul style="list-style-type: none"> It is noted that the link bridge (part of the Section 96 Application for W2 Site) will ensure a connection between the two buildings and a shared use of common facilities. 	Note	
4.10	<ul style="list-style-type: none"> It was noted that the link bridge will be predominately glazed in order to provide vision through from the powerhouse. MW(PM) requested plans of the link bridge for further review – refer plans attached to these minutes. 	Note	
4.11	<ul style="list-style-type: none"> The upper levels consist of single and twin share bedrooms. There are no cluster / apartment type kitchens & common areas due to the large catering facility on level 1. 	Note	
4.12	<ul style="list-style-type: none"> Each upper floor has a quality, double height common/ breakout space for lounge or studying functions. This aims to encourage a ‘vertical village’ atmosphere with connection between the floors. 	Note	
4.13	<ul style="list-style-type: none"> It was confirmed that due to spatial limitations there will be no roof terrace as part of this development. 	Note	
5.0	Next Steps		
5.1	<ul style="list-style-type: none"> A copy of the plans have been provided to MW(PM) for further internal review. MW(PM) is welcome to provide any further comments on the design following this review. 	Note	

Minutes of meeting **rev. 2**

Project: Urbanest Haymarket Student Accommodation – PLOT W1 – DA Presentation
Meeting: Transport NSW & Transdev Consultation Meeting
Date: 18th August 2015
Chairperson: Andy Stubbs
Taken By: Hannah Farahar
Venue: Urbanest Office – 95 Pitt St, Sydney NSW 2000
Time: 9.00am

Present	Apologies	Name	Company	Intl
•		Andy Stubbs	Urbanest (UN)	AS(UN)
•		Brian Mariotti	Allen Jack & Cottier (AJC)	SN (AJC)
•		Terry Brown	Transport NSW (TfNSW)	TB(TfNSW)
•		Para Sangar	Transport NSW (TfNSW)	PS(TfNSW)
•		Darren Macdonald	Transdev Sydney (Tdev)	DM(Tdev)
•		Ioan Morgan	Johnstaff Projects (JSP)	IM (JSP)
•		Hannah Farahar	Johnstaff Projects (JSP)	HF (JSP)

Item	Company	Action By	Due Date
1.0	Present & Apologies		
1.1	• Noted.	Note	
2.0	W1 DA Programme		
2.1	• UN aim to lodge the DA package to Infrastructure NSW (via Lend Lease) in mid-September 2015 for their review and approval.	Note	
2.2	• Lodgement to Department of Planning to occur following Infrastructure NSW approval; expected mid-October 2015.	Note	
3.0	W1 DA Presentation		
3.1	• The façade of the W1 building is very similar to that of the W2 building. Windows are cantilever as per W2 building and do not open more than 125mm at the bottom.	Note	
3.2	• There is no roof terrace on the W1 building. Access to the roof is for services only. Access to the roof is via fire stairs. The plant on the roof is enclosed by a louvered plant enclosure screen.	Note	
3.3	• The BMU system will be incorporated into the Safety Interface Agreement (SIA) as per W2 building.	Note	
3.4	• It was agreed by all parties that the SIA can be drafted based off the W2 SIA. This can be drafted prior to receipt of the DA and will then be finalised to include the DA conditions prior to execution.	Note	
3.5	• The rail fence continues for the whole length of the western boundary of the W1 site (including the 'pocket park' to the north of the W1 building). Secure access gates will be included to provide access to the west of the building between the rail fence and the building line.	Note	
3.6	• The 'pocket park' is intended as a lounge space. There are no BBQ's or activity areas in this space.	Note	



3.7	<ul style="list-style-type: none"> The colonnade design does not extend to the western façade of the W1 building. This will provide less risk in the event of derailment and this will be reflected in the SIA and associated Risk Register. 	Note	
3.8	<ul style="list-style-type: none"> DM(Tdev) advised that windows on the western and northern façades (Ground & Level 1) must be reviewed in terms of reflectivity of light. Window tinting or screening may be required to reduce reflectivity. 	BM(AJ&C)	15/09/15
3.9	<ul style="list-style-type: none"> The W1 site includes a deck off Level 1 which wraps around the east and north facades to provide additional seated dining. The end of the Level 2 Terrace on the north façade is located approximately 7m from the rail boundary. The balustrade on the western edge of the deck is to be high enough to prevent items being thrown from the deck onto the rail line. 	BM(AJ&C)	15/09/15
3.10	<ul style="list-style-type: none"> External building signage must also consider reflectivity and tram signals (NOTE: Tram signals are white and red lights). 	BM(AJ&C)	15/09/15
3.11	<ul style="list-style-type: none"> TfNSW have concerns with foot traffic at the Hay St intersection. LL are undertaking a Pedestrian Management System for the whole precinct. TfNSW to confirm that this includes the Urbanest sites. <i>{Post Meeting Note: TfNSW have confirmed with LL that student accommodation will be included in the pedestrian modelling}.</i> 	Closed	
3.12	<ul style="list-style-type: none"> TfNSW requests that the number of bicycle parking spaces be provided on site in accordance with the relevant Council Codes/standards. 	Note / BM(AJ&C)	15/09/15
4.0	Next Steps		
4.1	<ul style="list-style-type: none"> A copy of the plans are provided with these minutes for TfNSW and Tdev review. TfNSW and Tdev are welcome to provide any further comments on the design following further review. 	Note	

Minutes of meeting

Project: Urbanest Haymarket Student Accommodation – PLOT W1 – DA Presentation
Meeting: UTS Consultation Meeting
Date: 24th August 2015
Chairperson: Andy Stubbs
Taken By: Hannah Farahar
Venue: UTS – Tower Building, Level 19
Time: 2.30pm

Present	Apologies	Name	Company	Intl
•		Andy Stubbs	Urbanest (UN)	AS(UN)
•		Brian Mariotti	Allen Jack & Cottier (AJC)	MB(AJC)
•		Clive Gunton	University of Technology Sydney (UTS)	CG(UTS)
•		Oliver Young	Elton Consulting (EC)	OY(EC)
•		Hannah Farahar	Johnstaff Projects (JSP)	HF (JSP)

Item	Company	Action By	Due Date
1.0	Present & Apologies		
1.1	• Noted.	Note	
2.0	W1 DA Programme		
2.1	• UN aim to lodge the W1 DA package to Infrastructure NSW (via Lend Lease) in mid-September 2015 for their review and approval.	Note	
2.2	• Lodgement to the Department of Planning to occur following Infrastructure NSW approval; expected mid-October 2015.	Note	
3.0	W1 DA Presentation		
3.1	• CG(UTS) was provided with the draft DA plans prior to the meeting. CG(UTS) advised that he believes the design appears to be in accordance with the master plan of the precinct. CG(UTS) advised that he has no objections to the proposed DA design or any further comments to provide.	Note	
3.2	• AS(UN) advised that CG(UTS) is welcome to get in contact if any comments or queries arise at a later date.	Note	