

Our Ref: F2019/00456

24 May 2019

Alex Hill
Planning Officer
Social and Other Infrastructure Assessments
Planning Services
GPO Box 39
Sydney NSW 2000

Dear Alex,

Re: SSD 9606 - UNSW Building D14 Redevelopment

Thank you for the opportunity to comment on the Response to Submissions (RtS) Report prepared by Ethos Urban on behalf of the University of New South Wales (UNSW) for the State Significant Development Application SSD 9606 – UNSW Building D14.

Council has reviewed the Applicant's Response to Submissions Report dated 17 April 2019 and provide the following revised comments for the Department's consideration:

Heritage

The following issues are raised in relation to the interface of the proposal to the HCA:

- The new courtyard area between the White House and the proposed building sits at a significantly lower level than the site of the proposed building (see page 10 of the RtS). The proposed building sits on a significantly elevated site to that of the HCA which serves to further accentuate the height, bulk and scale of the proposed building in relation to the HCA and the heritage items within. While the proponent states in the RtS that the proposal "only contains a single storey at the eastern end with a terrace above. The two storey element is in response to the sloping topography of the site and is contained within the western end, away from the Fig Tree HCA", the single storey element is located directly towards the UNSW Village buildings, significantly away from the White House HCA, so that it is a misnomer to call it a "transition" element. Like the White House HCA, the single storey element is itself significantly overwhelmed by the massive height, bulk and scale of the proposed building behind it so that its role and effectiveness as a "transition" element is doubtful.

<p>English</p> <p>If you need help to understand this letter, please come to Council's Customer Service Centre and ask for assistance in your language or you can contact the Telephone Interpreter Service (TIS) on 131 450 and ask them to contact Council on 1300 722 542.</p>	<p>Greek</p> <p>Αν χρειάζεστε βοήθεια για να καταλάβετε αυτή την επιστολή, παρακαλείστε να έρθετε στο Κέντρο Εξυπηρέτησης Πολιτών της Δημαρχίας (Council Customer Service Centre) και να ζητήσετε βοήθεια στη γλώσσα σας ή τηλεφωνήστε στην Τηλεφωνική Υπηρεσία Διαρμηνέων (Telephone Interpreter Service — TIS) τηλ. 131 450 και να ζητήσετε να επικοινωνήσουν με τη Δημαρχία τηλ. 1300 722 542.</p>	<p>Italian</p> <p>Se avete bisogno di aiuto per capire il contenuto di questa lettera, recatevi presso il Customer Service Centre del Municipio dove potrete chiedere di essere assistiti nella vostra lingua: oppure mettetevi in contatto con il Servizio Telefonico Interpreti (TIS) al 131 450 e chiedete loro di mettersi in contatto col Municipio al 1300 722 542.</p>
<p>Croatian</p> <p>Ako vam je potrebna pomoć da biste razumjeli ovo pismo, molimo dodite u Općinski služni centar za klijente (Council's Customer Service Centre) i zatražite pomoć na svom jeziku, ili možete nazvati Telefonsku službu tumača (TIS) na 131 450 i zamoliti njih da nazovu Općinu na 1300 722 542.</p>	<p>Spanish</p> <p>A la persona que necesite ayuda para entender esta carta se le ruega venir al Centro de Servicios para Clientes [Customer Service Centre] de la Municipalidad y pedir asistencia en su propio idioma, o bien ponerse en contacto con el Servicio Telefónico de Intérpretes ["TIS"], número 131 450, para pedir que le comuniquen con la Municipalidad, cuyo teléfono es 1300 722 542.</p>	<p>Vietnamese</p> <p>Nếu quý vị không hiểu lá thư này và cần sự giúp đỡ, mời quý vị đến Trung Tâm Dịch Vụ Hướng Dẫn Khách Hàng của Hội Đồng Thành Phố (Council's Customer Service Centre) để có người nói ngôn ngữ của quý vị giúp hay quý vị có thể liên lạc Dịch Vụ Thông Dịch qua Điện Thoại (TIS) ở số 131 450 và yêu cầu họ liên lạc với Hội Đồng Thành Phố (Council) ở số 1300 722 542.</p>
<p>Polish</p> <p>Jeśli potrzebujesz pomocy w zrozumieniu treści tego pisma, przyjdź do punktu obsługi klientów (Customer Service Centre) przy Radzie Miejskiej i poproś o pomoc w języku polskim, albo zadzwoń do Telefonicznego Biura Tłumaczy (Telephone Interpreter Service — TIS) pod numer 131 450 i poproś o skontaktowanie się z Radą Miejską (Council) pod numerem 1300 722 542.</p>	<p>Indonesian</p> <p>Jika Anda memerlukan bantuan untuk memahami surat ini, silakan datang ke Pusat Pelayanan Pelanggan (Customer Service Centre) Pemerintah Kotamadya (Council) dan mintalah untuk bantuan dalam bahasa Anda, atau Anda dapat menghubungi Jasa Juru Bahasa Telepon (Telephone Interpreter Service - TIS) pada nomor 131 450 dan meminta supaya mereka menghubungi Pemerintah Kotamadya pada nomor 1300 722 542.</p>	<p>Turkish</p> <p>Bu mektubu anlamak için yardıma ihtiyacımız varsa, lütfen Belediye'nin Müşteri Hizmetleri Merkezi'ne gelip kendi dilinizde yardım isteyiniz veya 131 450'den Telefonla Tercüme Servisi'ni (TIS) arayarak onlardan 1300 722 542 numaradan Belediye ile ilişkiye geçmelerini isteyiniz.</p>
<p>Hungarian</p> <p>Amennyiben a levél tartalmát nem érti és segítségre van szüksége, kérjük látogassa meg a Tanácsház Ügyfél Szolgálatát (Customer Service Centre), ahol magyar nyelven kaphat felvilágosítást, vagy hívja a Telefon Tolmaés Szolgálatot (TIS) a 131 450 telefonszámon és kérje, hogy kapesolják a Tanácsházat a 1300 722 542 telefonszámon.</p>	<p>Czech</p> <p>Jestliže potřebujete pomoc při porozumění tohoto dopisu, navštivte prosím naše Středisko služeb pro veřejnost (Council's Customer Service Centre) a požádejte o poskytnutí pomoci ve vaší řeči anebo zavolejte Telefonní tlumočnickou službu (TIS) na tel. číslo 131 450 a požádejte je, aby oni zavolali Městský úřad Randwick na tel. číslo 1300 722 542.</p>	<p>Arabic</p> <p>إذا أردت مساعدة لفهم هذه الرسالة، نرجوكم الحضور إلى مركز خدمة عملاء المجلس وأطلب المساعدة في لغتك، أو يمكنك الاتصال بخدمة الترجمة الهاتفية (TIS) على هاتف رقم 131 450 وأطلب منهم الاتصال بالمجلس على رقم 1300 722 542.</p>
<p>Chinese</p> <p>如果你需要人幫助你了解這封信的內容，請來市政會顧客服務中心要求翻譯服務，或者與電話傳譯服務（TIS）聯繫，號碼是131 450。請他們幫助你打電話給市政會，號碼是1300 722 542。</p>	<p>Russian</p> <p>Если Вам требуется помощь, чтобы разобраться в этом письме, то, пожалуйста, обратитесь в Муниципальный Центр Обслуживания Клиентов и попросите оказать Вам помощь на Вашем языке или же Вы можете позвонить в Телефонную Службу Переводчиков (TIS) по номеру 131 450 и попросить их связаться с Муниципалитетом по номеру 1300 722 542.</p>	<p>Serbian</p> <p>Ako vam treba pomoć da razumete ovo pismo, molimo vas da dođete do Centra za usluge mušterijama pri Opštini (Customer Service Centre) i zamolite ih da vam pomognu na vašem jeziku, ili možete nazvati Telefonsku prevodilačku službu (TIS) na 131 450 i zamolite ih da vas povežu sa Opštinom na 1300 722 542.</p>

- The difference in ground level between the HCA/White Hall and the site of the proposed building presents additional challenges for open space and landscape planning between the two entities. While the proponent states in the RtS that the proposal will “integrate fine grain features that will ensure an appropriate ‘human scale’ is achieved along the sensitive interfaces”, these will not be adequate to soften/mask the impact of a massive building directly adjoining the HCA and White Hall. For example, no specifications have been provided for the proposed bleachers on the northern edge of the proposed development and their effectiveness given that it has to deal with the towering element of the proposed building.
- Whilst “understorey relationship” details have been provided in the RtS, pedestrian access and permeability between the HCA and the ground level of the new building will remain problematic. Access between the two entities can only be facilitated via passages with dedicated stairs/steps that will hamper any active hub between the two entities. Accordingly, the presentation of a square at the interface of the two elements to provide a human scale environment where the difference in levels is significant and is questionable.

Council subsequently received two additional sections to demonstrate the proposed levels in the vicinity of the White House and HCA. Council’s comment on these sections are as follows:

The two sections provided by the proponent indicate that the retail and student led spaces in the new D14 Building will be on the same ground floor level as that of the existing White House heritage item. Council also notes that the proposed bleachers have been reconfigured so that they do not obstruct ground level entry into the Retail shop 2. Council supports these clarifications but would request that consideration be given to the following suggestions so as to enhance the spatial relationship between the Heritage Conservation Area and the new Building D14:

- The role, configuration and extent of the proposed bleachers be carefully considered so as not to obstruct the curtilage and useable open space around the White House.
- Conditions be applied to any development consent requiring suitable strategies/programs in the new Building D14 that would activate the space between the HCA and the new retail facilities and, importantly, to promote future adaptive reuses for the White House, the Fig Tree Theatre and the Old Tote as well as the shared heritage conservation area surrounding these items.
- Conditions be applied to any development consent to enhance pedestrian access and permeability between the HCA and the ground and upper levels of the new building
- Conditions be applied to any development consent requiring additional/augmented measures to soften/mask the impact of the new D14 tower directly adjoining the HCA and White Hall.”

Landscape plan and tree management

The following comments are made in response to the amended information and documentation:

- The amended Landscape scheme is satisfactory as both the size/amount and plant material/tree planting has been increased when compared to the original proposal;
- Some additional details are still required such as soil depths for tree planting on podium; paving/finished levels around significant retained trees etc; however, the conditions previously provided do already require this, and will have to be provided at some later stage in the future, to the satisfaction of the Crown Certifier;
- T402 was listed for retention but was recently struck by lightning, was dead, and has since been removed;
- Recommend that the proposed use of *Ficus benjamina* in the Plant Schedule be replaced with *Ficus rubiginosa*, as this would be more in keeping with the species of the other heritage listed Figs nearby.

In relation to the loss of trees, Council officers again raise concern that 44 trees to be removed were already approved under a Review of Environmental Factors (REF), Part 5 of the Environmental Planning & Assessment for a 'campus upgrade' (refer page 4 of Arborists Report). This involves the majority of trees in this area while only 3 trees within the site are proposed to be removed under the SSDA proposal.

Council officers raise concern on the cumulative loss of trees in the local area and notes that there will be a shortfall of approximately 7 trees, with 38 new tree plantings proposed as part of this development.

Environmental Health

Based on the submission information provided in the RtS report by Ethos Urban dated 17 April 2019, it is considered that the application can be satisfactorily assessed and conditioned. Additional contamination assessment has been proposed as part of the strategy and will address any areas not currently sampled. Provided an appropriate Unexpected Finds Protocol is established and addressed, the site can be made suitable for the intended use and appropriate conditions can be incorporated into the consent approval to ensure the site is validated in accordance with SEPP 55 and the NSW Guidelines.

Operational Noise, Construction Noise and Vibration

It is noted that the development does not propose demolition or extensive excavation works, however, Council advises that it does not support the request made by the applicant in relation to work outside of normal construction hours (extension of Saturday working hours to include 2pm-5pm).

In terms of operational noise impacts, it is considered that appropriate noise validation prior to an occupation certificate will ensure the required noise level criteria is achieved.

Section 94A contributions

The request for an exemption of payment to development contributions has once again been reviewed against Council's exemption criteria in cl.13 of the S94A (2015) development contributions plan and it is determined that the proposal should not be exempt from the payment of contributions.

The reasons previously given as to why the proposal is not exempt from levies payable under the S94A Plan, still remain and include:

- The underlying purpose of Council's S94A Plan is to obtain funding from development activities that increase the demand for council-provided public facilities or services such as a University, and applies across a wide range of development types, including residential, commercial, accommodation, educational and retail development.
- Randwick City Council's s94A contributions plan is not a nexus-based plan. The Plan applies a flat percentage-based contribution to all development over a nominated value (1% for all developments over \$200,000), with limited exceptions (for example charities and seniors housing).
- Council has consistently considered that development by the University falls under the provisions of Council's S94A Contributions Plan. While it is recognised that the University holds a prominent role in Randwick City, and that the large number of staff and students provide flow-on economic benefits to surrounding businesses and town centres, the University also places heavy demands on, and benefits from the public services and facilities provided by Council. These include on-street parking provision and management, local roads and public domain infrastructure, open space and community facilities and services.
- The University is considered a 'business' providing education on a fee-for-service basis, and as such does not meet the types of development or works to be exempted under the plan.
- Development by the Crown are not automatically exempt from payments under the S94A plan.

In relation to the spending of monies collected under s94A, Council identifies priority areas and works for delivery and Council reviews its schedule of works in its plan, as required. Further, Council regularly meets with UNSW in relation to the Collaboration Area and its future needs of the precinct. Funding to implement a range of public benefits including public domain improvements is one of the key actions of the Randwick Collaboration Place strategy.

Council reiterates that any consent issued for the development is to include a monetary contribution in accordance with Council's Section 94A Development Contributions Plan. Based on the Capital Investment Value (CIV) of the project being \$117,500,000, the contribution will be approximately \$1,175,000 payable to Council.

Should you have any questions regarding Randwick City Council's submission, please contact Timothy Walsh, Environmental Planning Officer on 9093 6741.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'D. Ongkili', with a stylized flourish at the end.

David Ongkili

Coordinator - Strategic Planning