

# ATTACHMENT B

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**SUMMARY TABLE OF SUBMISSIONS  
RECEIVED AND RESPONSE TO THE  
PUBLIC EXHIBITION OF THE DRAFT DCP**

**SUBMISSIONS REGARDING THE DRAFT UNIVERSITY OF NEW SOUTH WALES PADDINGTON CAMPUS (GREENS ROAD)  
PLANNING CONTROLS**

No.	Issue	Submission	Response
1	Access to the Site	<ul style="list-style-type: none"> <li>There must be no entrance of any type to any part of the campus directly opposite or facing any house in the residential heritage conservation area i.e. directly facing any existing house in Napier or Selwyn Streets or Albion Avenue, with the proviso that there may be alarmed emergency pedestrian exits on those rear faces of the campus.</li> </ul>	<ul style="list-style-type: none"> <li>The campus is currently orientated to Selwyn Street. No pedestrian access is currently encouraged from Greens Road or Napier Street. The DCP seeks to re-orientate the campus away from Selwyn Street with only minor controlled pedestrian access from Selwyn Street.</li> <li>The hours of use of this minor controlled access have been further reduced as a result of community concern to only 8am – 9pm Monday to Friday and 8am – 4pm Saturday with no access on Sundays.</li> <li>The location of the minor pedestrian access has also been relocated so that it does not directly face a dwelling in Selwyn Street.</li> </ul>
2	Height of Proposed Building	<ul style="list-style-type: none"> <li>The plans showing the proposed heights of buildings should be included in the DCP or the existing drawings amended to incorporate the heights as described.</li> </ul>	<ul style="list-style-type: none"> <li>The maps that identify height of buildings are sufficient as they clearly identify heights relative to Australian Height Datum (AHD). This is seen as more precise than specifying a distance as there is often confusion as to where this point is measured.</li> </ul>
3		<ul style="list-style-type: none"> <li>The scale of buildings F &amp; G are of concern to residents facing the buildings in Albion Ave in terms of not only solar access but impact on outlook. These impacts may be ameliorated by design development, however, as an alternative, it is requested that the possibility of</li> </ul>	<ul style="list-style-type: none"> <li>The heights of buildings F &amp; G are considered an appropriate scale considering the site constraints and the existing controls for the site which allow for a higher building to be located on the site.</li> </ul>

4	Overshadowing	<p>locating additional floor space on central Building F be investigated.</p> <ul style="list-style-type: none"> <li>The residential premises in Albion Avenue, between Iris Street and Greens Road will have additional overshadowing resulting from the proposed envelopes for buildings F &amp; G between 9am and 10am on the 21 June.</li> </ul>	<ul style="list-style-type: none"> <li>The DCP has adopted a stricter solar access control which requires solar access to be maintained or improved and will ensure that the principal living areas and 50% of outdoor living areas receive sunlight between the hours of 9am and 3pm on the 21 June.</li> </ul>
5		<ul style="list-style-type: none"> <li>It is not clear what the provision intends. Is it 50% of surface area or 50% of the time?</li> </ul>	<ul style="list-style-type: none"> <li>The provision of the DCP intends to achieve sunlight on 21 June to the principal living areas and 50% of outdoor living areas for all the time between the hours of 9am – 3pm.</li> </ul>
6		<ul style="list-style-type: none"> <li>Further investigation is needed in terms of determining the actual extent of shadow cast on the elevation of the buildings facing Albion Avenue.</li> </ul>	<ul style="list-style-type: none"> <li>Further investigation will be required when development applications are submitted for the site demonstrating how they satisfy this provision of the DCP.</li> </ul>
7	Staging	<ul style="list-style-type: none"> <li>COFA representatives indicated at the public meeting that it was most likely that Building D would form the first stage of the campus redevelopment. It would be appreciated if this was confirmed through the DCP process in an indicative manner.</li> </ul>	<ul style="list-style-type: none"> <li>An objective has been added to the DCP in the staging section that achieves the re-orientation of the campus towards Oxford Street and Greens Road in the early stages of development.</li> </ul>
8	Public Domain	<ul style="list-style-type: none"> <li>We seek confirmation that the City of Sydney will proceed to commence concept designs for the public domain to the north of the campus between Greens Road and Selwyn Street to facilitate changes in pedestrian circulation patterns into COFA and in particular from the reorientation of COFA's address to Oxford</li> </ul>	<ul style="list-style-type: none"> <li>The area to the north of the campus between Greens Road and Selwyn Street do not fall within the boundaries of the DCP however the DCP does facilitate the re-location of the main entrances into the campus away from Selwyn Street to Oxford Street and Greens Road.</li> </ul>

	Street and Greens Road.	
9	<p>Land Use</p> <ul style="list-style-type: none"> <li>Provision 4.2.4 which relates to the location of any proposed gallery should be amended to read 'Any proposed new Gallery is only to be located in Building F'.</li> </ul>	<ul style="list-style-type: none"> <li>The provisions of the DCP do not need to be amended as they achieve the principle objective that is, to located any new gallery away from residential impacts and in high pedestrian locations.</li> </ul>
10	Miscellaneous	<ul style="list-style-type: none"> <li>Objective 3.1(b) which discusses relationships between the business, retail and cultural activity should also include 'the residential community.'</li> </ul>
11	<ul style="list-style-type: none"> <li>The DCP should contain a commitment from UNSW/COFA to assist in the refurbishment of the open space/parks after the works are completed.</li> </ul>	<ul style="list-style-type: none"> <li>This issue is considered to be more appropriately dealt with in any development application lodged for the site.</li> </ul>
12	<ul style="list-style-type: none"> <li>Provision 7.2.4 of the DCP must ensure that the current light spill from security lighting is eliminated and that the current air conditioning unit behind the Ivan Doherty Gallery is relocated.</li> </ul>	<ul style="list-style-type: none"> <li>It is considered that this section of the DCP addresses this issue with more detailed information to be assessed in any detailed DA submitted for the site.</li> </ul>
13	<ul style="list-style-type: none"> <li>It does not appear that parking has been addressed in the proposal.</li> </ul>	<ul style="list-style-type: none"> <li>A Section of the DCP has been devoted to transport, traffic and access. The key outcome is that access will be denied from Selwyn Street and parking will be provided underground so that it will be not visible from the public domain. The DCP anticipates 120 car spaces and the location of the parking permitted.</li> </ul>
14	<ul style="list-style-type: none"> <li>COFA have not undertaken an environmental impact study.</li> </ul>	<ul style="list-style-type: none"> <li>COFA have undertaken an extensive 2 year process with the community that has resulted in an outcome that will protect the environment.</li> </ul>
15	<ul style="list-style-type: none"> <li>There is no benefit to the local community.</li> </ul>	<ul style="list-style-type: none"> <li>The DCP will ensure that the local community will</li> </ul>

			<p>be protected through site specific urban design and planning principles for the site. The local community will benefit.</p>
16		<ul style="list-style-type: none"> <li>• My personal life will be disrupted temporarily and permanently.</li> </ul>	<ul style="list-style-type: none"> <li>• An objective in Section 8.8 of the DCP has been included that provides for a staging that achieve the re-orientation of the campus away from Selwyn Street in the early stages of development thereby reducing impacts on the residential street.</li> </ul>
17		<ul style="list-style-type: none"> <li>• The community ambience will be destroyed.</li> </ul>	<ul style="list-style-type: none"> <li>• The DCP will protect and enhance the ambience of the area because of the re-orientation from Selwyn Street to Greens Road and Oxford Street.</li> </ul>
18		<ul style="list-style-type: none"> <li>• I have concerns regarding late night use.</li> </ul>	<ul style="list-style-type: none"> <li>• The DCP specifies restricted access from Selwyn Street between the hours of 8am – 9pm Monday to Friday and 8am – 4pm Saturday with no access on Sundays.</li> </ul>