Revised Final Statement of Commitments

In accordance with Part 3A of the EP&A Act, the following are the commitments made by UTS to manage and minimise potential impacts arising from the proposal (as amended).

Design Excellence

The proponent will adopt the design excellence process at Section 3.9 of the EAR and incorporate the design quality controls at Section 3.10 of the EAR and Section 3.1.3 of the PPR for new development on the site.

The appointed architects for the Building 1 Podium Extension and Building 2 are Lacoste + Stevenson and fjmt. The design of Building 2 is to incorporate the design quality controls at Section 3.5 of the Response to Submissions for the Section 75W Modification Application (Mod 5).

Heritage

To minimise impacts on the heritage significance of buildings on and around the site, the proponent will implement the following measures:

- Prepare an interpretation plan that communicates the heritage significance of relevant components of the site.
- Undertake photographic archival recording prior to the commencement of demolition works.
- Limit the built form of the proposed Broadway Building to maintain distant views of the Building 10 radio tower from the south and west.
- Ensure that demolition of Building 11 (the Bradshaw Building) is contingent on the architectural design of the Broadway Building achieving design excellence.
- Undertake archaeological investigations conducted in accordance with an Archaeological Research Design prior to, or in conjunction with, ground disturbance of areas with historical archaeological potential.

Traffic, Transport and Access

To facilitate cycling and the use of public transport, the proponent will undertake the following:

- Prepare a Transport Access Guide to promote the use of public transport to staff and students;
- Investigate opportunities for the consolidation of bus shelters along Broadway in consultation with the State Transit Authority and the City of Sydney; and
- Provide facilities for cyclists.

To manage any impacts on traffic and pedestrian movements during construction, the proponent will require the preparation of Construction Traffic Management Plans for every development on the site.

UTS will consult with Sydney Metro during detailed design of the Broadway Building in relation to any potential impacts on the West Metro tunnel alignment.

Visual Impacts

To minimise visual impacts, the proponent will implement the following:

- Use architectural treatment of facades to break down the perceived scale and massing of new buildings; and
- Retain street trees or provide additional mature plantings to improve the streetscape.

The proponent will undertake a reflectivity assessment of the architectural feature proposed for the Broadway Building during detailed design.

Solar Access

The proponent will undertake a detailed shadow impact study of the Broadway Building during detailed design.

Wind

The proponent will incorporate the following measures into the detailed design of buildings to mitigate any adverse effects of wind conditions:

- Undertake detailed wind impact assessments for each new building during the detailed design stage;
- Articulate the facades of Buildings 1 and 2 and the Broadway Building to ameliorate the impacts of westerly winds at ground level on Broadway;
- Plant mature trees and shrubs, and provide colonnades or awnings along the boundaries of Alumni Green; and
- Locate pedestrian entrances to new buildings along internal pedestrian links to intercept strong wind flows.

Landscape Design

UTS will undertake the following in relation to landscaping on the site:

- The removal of any significant trees will be subject to an arborist's report.
- Sustainable design principles will be incorporated into the landscape design, including selection of plants with low irrigation requirements and minimising the use of potable water.

Contamination

To identify any adverse impacts associated with potentially contaminating activities on the site, the proponent will undertake the following:

- A Stage 2 Environmental Assessment that includes soil and groundwater sampling;
- Waste classification for offsite disposal of soil and bedrock; and
- A Hazardous Building Material Survey for buildings that are to be refurbished or demolished.

Management and mitigation, if required, will be a function of the outputs of these investigations.

Ecologically Sustainable Development

UTS will adopt the following sustainability targets for the site:

- 6 star Green Star Education target for the new Thomas Street Building;
- 5 star Green Star Education target for the new Broadway Building, extended Building 1 podium and new Building 2;
- 4 star Green Star Education target for major refurbished buildings;
- Reduction in overall water campus consumption by up to 20 percent by 2010 (based on 2002 levels); and
- Meet or exceed the requirements of Section J of the Building Code of Australia for energy efficiency in building fabric and environmental systems.

To meet these targets, UTS will:

- Ensure the new Building 6 Tower for student accommodation meets the energy and potable water targets for residential flat buildings;
- Work with the proponents of the nearby Frasers Broadway development to investigate opportunities to incorporate complementary sustainability projects on both sites;
- Adopt water sensitive urban design principles, such as stormwater reuse and rainwater capture across the campus; and
- Adopt practices to minimise construction and operational waste including reuse 80% of demolition waste and investigate strategies.

In addition, UTS will investigate the following ESD initiatives as part of the Concept Plan:

- Integrating a 1.2-1.5 megawatt trigeneration plant into the UTS City Campus utilities system;
- Installing of a bio-digester plant in Building 2 to reduce operational waste; and
- Installing blackwater recycling system with sewer mining capacity (to enable black water to be used for chiller and toilet flushing purposes).

Ultimo Pedestrian Network

UTS will undertake the following in relation to upgrading the area of the Ultimo Pedestrian Network to the east of Building 6:

- In consultation with the Sydney Harbour Foreshore Authority, the Sydney Institute of TAFE, RailCorp, the Council of the City of Sydney and a representative of DOP, investigate options to activate the area and improve its aesthetic appeal, to be completed by the end of 2010.
- Develop a strategy to implement the preferred option by the end of 2011 for approval by DOP.
- Implement any agreed works in 2012