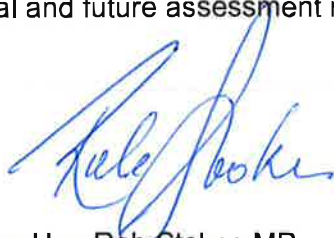


# Modification of Minister's Approval

## Section 75W of the *Environmental Planning & Assessment Act 1979*

I grant approval to the modification of the concept plan referred to in schedule 1, subject to the modifications to the terms of approval and future assessment requirements in schedule 2.



The Hon Rob Stokes MP  
**Minister for Planning**

Sydney *17<sup>th</sup> March,* 2016

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### SCHEDULE 1

#### Concept Plan Approval:

**MP 08\_0116** granted by the Minister for Planning on 23 November 2009.

#### For the following:

Concept Plan Concept Plan for the redevelopment of the University of Technology Sydney (UTS) Broadway Precinct, including:

- new Broadway Building and Thomas Street Building;
- expansion of Buildings 1 and 2;
- expansion of Building 6 for student housing;
- modifications to Buildings 3, 4 and 10;
- modifications to Alumni Green, with a new multi-purpose sports hall and book vault beneath; and
- public domain improvements to Broadway, and Thomas, Harris, Wattle and Jones Streets.

#### Modification:

**MP 08\_0116 MOD 5** comprising:

- expansion of the approved building envelope for Building 2, incorporating a tower element with a maximum RL 79.5;
- demolition of the existing Building 2 and modify the Building 2 envelope to include this floorspace as part of Building 2 envelope, resulting in a total 60,357 sqm for Building 2 envelope; and
- amendments to the Urban Design Quality Controls/Principles for Building 2 and Statement of Commitments.

## **SCHEDULE 2**

### **Delete definition of Statement of Commitments in Part B – Definitions of Schedule 1 and Schedule 3 and replace with the following:**

Statement of Commitments in the Response to Submissions Section 75W to Concept Plan (MP08\_0116) prepared by JBA Urban Planning Consultants dated November 2015

### **Delete A1 of Part A – Administrative Terms of Approval at Schedule 2 and replace with the following:**

#### **A1 Development Description**

Except as modified by this approval, Concept Plan approval is granted only to the carrying out of development solely within the Concept Plan area as described in the document titled "Environmental Assessment Report UTS City Campus Broadway Precinct Concept Plan" dated May 2009, as amended by the "Preferred Project Report UTS City Campus, Broadway Precinct Concept Plan" dated October 2009, as modified by "Section 75W to Concept Plan (MP08\_0116) UTS City Campus, Broadway Precinct GFA and Building Envelope Amendments" dated July 2015, and as amended by the "the Response to Submissions Section 75W to Concept Plan (MP08\_0116)" dated November 2015, prepared by JBA Urban Planning Consultants, including:

- (a) New Broadway Building and Thomas Street Building, with a combined GFA of 44,650 sqm;
- (b) Expansion of Building 1 podium (4,050 sqm) and new Building 2 (60,357 sqm), with a combined GFA of 64,407 sqm;
- (c) Expansion of Building 6 for the provision of student housing, with an additional 25,250 sqm GFA;
- (d) Modifications to Buildings 3, 4 and 10;
- (e) Modifications to Alumni Green, with a new Multi Purpose Sports Hall and book vault beneath;
- (f) Public domain improvements to Broadway and Thomas, Harris, Wattle and Jones Streets.

### **Delete A2(a) of Part A – Administrative Terms of Approval at Schedule 2 and replace with the following:**

- (a) The development shall generally be in accordance with the following plans and documentation (including any appendices therein):

"Environmental Assessment Report UTS City Campus, Broadway Precinct Concept Plan" dated May 2009, and as amended by the Preferred Project Report "Preferred Project Report UTS City Campus Concept Plan" dated October 2009 and as modified by "Section 75W to Concept Plan (MP08\_0116) UTS City Campus, Broadway Precinct GFA and Building Envelope Amendments" dated July 2015, and as amended by the "the Response to Submissions Section 75W to Concept Plan (MP08\_0116)" dated November 2015, prepared by JBA Urban Planning Consultants.

Except for otherwise provided by the Department's modifications of approval as set out in Schedule 2, Part B and the Proponent's Statement of Commitments.

**Insert C2, C3 and C4 after C1 of Part C – Further Environmental Assessment Requirements at Schedule 2 as follows:**

**C2 View Sharing**

The design of Building 2, including orientation of the tower and separation between towers, should address view sharing and detail the impacts on the outlook and views from residential units south of the site.

**C3 Solar Access**

A detailed overshadowing analysis must be provided to address the solar access impacts of Building 2. The design of the Building 2 must ensure that adequate solar access can be maintained at all residential units affected by overshadowing from Building 2.

**C4 Bicycle Parking**

Any future application for Building 2 must demonstrate that adequate bicycle parking facilities and end-of-trip facilities are provided to support the increased student population that can be accommodated by the redevelopment of Building 2.

**In A2 of Part A – Administrative Conditions at Schedule 4 delete the following reference:**

set out in Schedule 5