

ETHOS URBAN

Further Supplementary Response to Submissions

UTS City Campus, Broadway Precinct
GFA and Building Envelope Amendments

Submitted to Department of Planning and
Environment
On behalf of University of Technology Sydney

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Attachments

- A** Response to City of Sydney Submission dated 2 August 2019

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- B** Updated Design Excellence Strategy

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1.0 Introduction

On behalf of the University of Technology Sydney (UTS), Ethos Urban lodged a Section 75W application to modify the Concept Plan approval MP08_0116 to enable the proposed redevelopment of the Bon Marche and Science Precinct that lies within the UTS Broadway Campus. The Section 75W application sought to increase the allowable gross floor area (GFA) allowable on campus in addition to building envelope amendments.

The application was publicly exhibited between 8 November 2018 and 10 December 2018. During the exhibition, the City of Sydney made a submission objecting to the proposal, dated 10 December 2018. A Response to Submissions package was lodged on 18 April 2019, which included a detailed response to Council's submission. The City of Sydney provided an additional submission in relation to the Response to Submissions package, dated 24 May 2019. In their submission, the City of Sydney maintained their objection to the project.

A Supplementary Response to Submissions package was lodged on 10 July 2019 which sought to further address Council's remaining concerns, including detailing amendments to the modification application.

A third response was provided by Council on 2 August 2019, where Council generally accepted the amended proposal and agreed to withdraw its objection subject to a number of remaining outstanding issues being resolved/conditioned.

This report, along with **Attachment A**, sets out the responses to the remaining outstanding issues raised in Council's August submission, and details the final modifications to the Concept Plan for which approval is now sought. The final proposed modifications include changes to address matters raised in Council's third submission.

2.0 Proposed Amended Modification

The following section presents a brief updated description of the amended modification application for which approval is sought.

2.1 Overview of Proposed Modifications

The amended Section 75W application seeks the following modifications to the approved Concept Plan:

- Conceptual demolition of existing Building 4, and rear section of Building 3,
- Conceptual modification to heritage items, Building 3, Building 9, and Building 18;
- Creation of a new building envelope for Building 4 and Building 3 (part), resulting in a maximum height of RL 90.55, an increase of approximately 49m above existing Building 4 and approximately 54m above existing Building 3;
- Corresponding increase in GFA for Building 4 and Building 3, comprising an additional increase of up to 36,500m² (with a limit of 26,500m² additional GFA above ground);
- Consequential amendments to the Urban Design Quality Controls/Principles to guide the future development of the Bon Marche and Science Precinct; and
- Indicative landscape and public domain concept for the precinct.

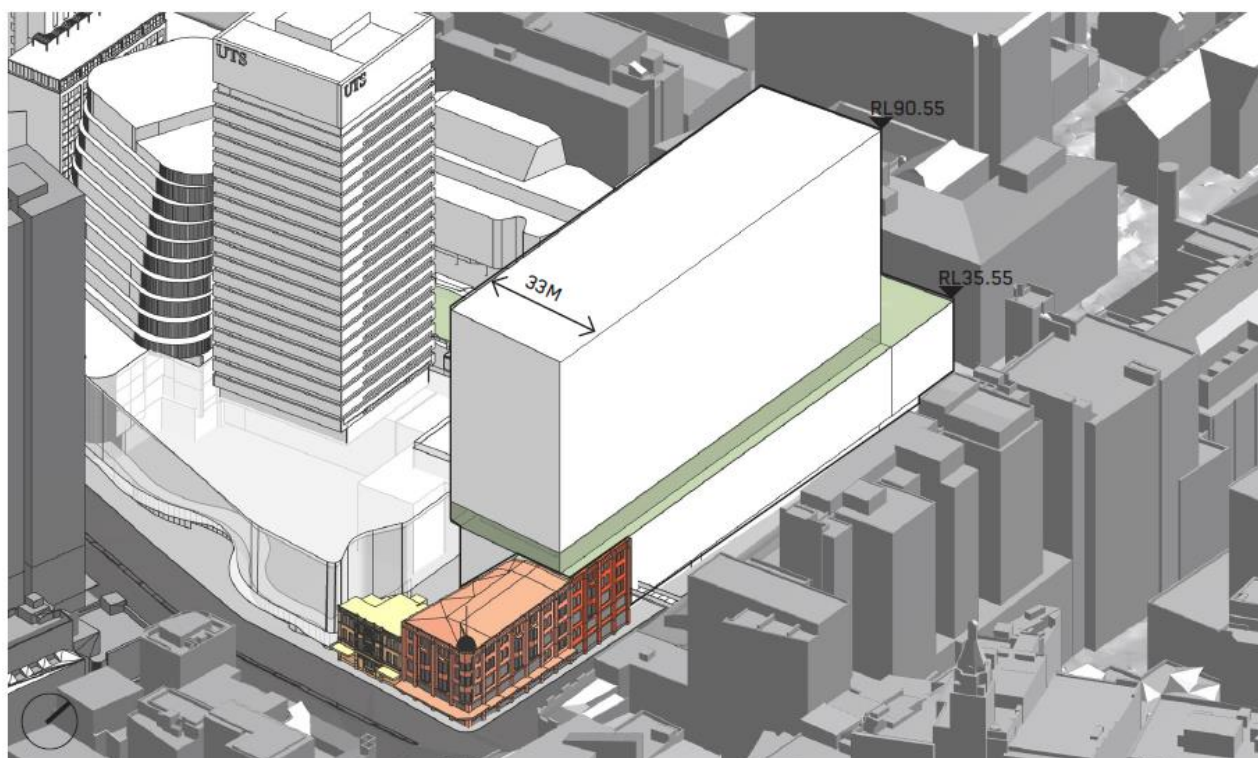


Figure 1 Proposed amended envelope looking north-west

Source: BVN

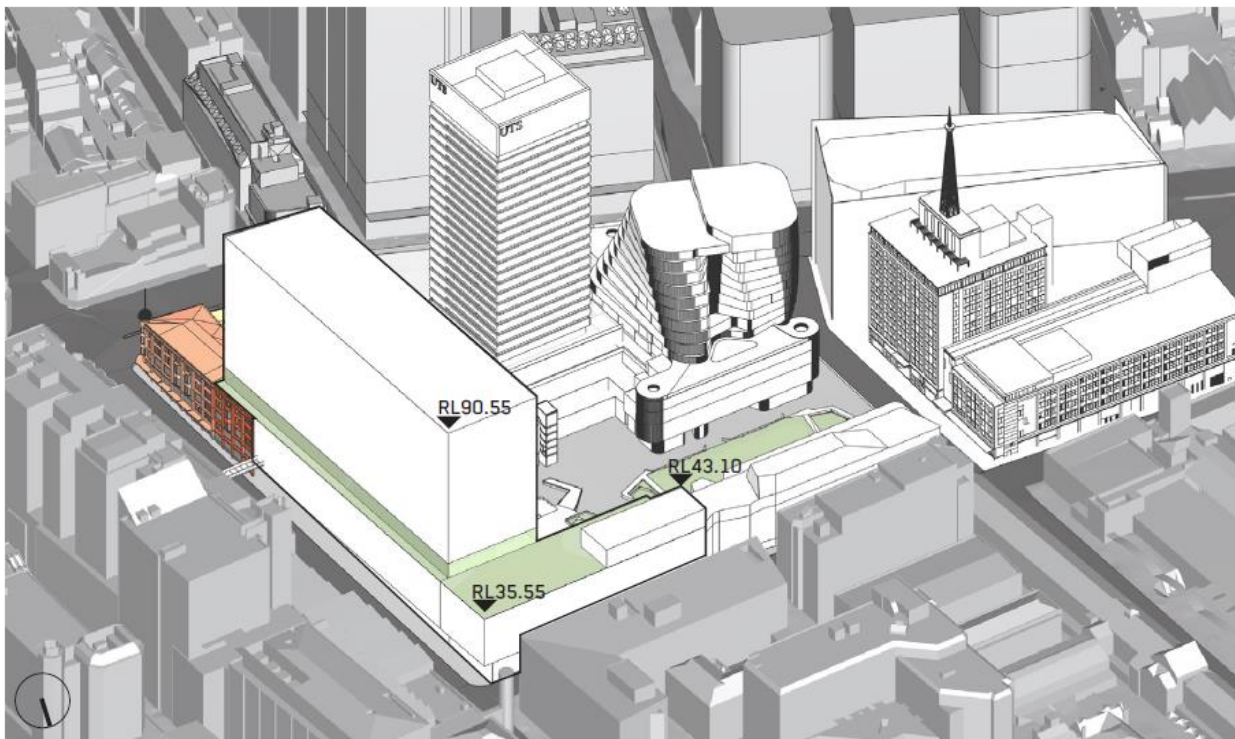


Figure 2 Proposed amended envelope looking south-west

Source: BVN

2.2 Key Changes to the Proposal

Additional amendments have been made in order to address Council's submission of 2 August 2019. These changes include:

- Update to Design Excellence Strategy;
- Agreement to minimum 2 storey high clearance from ground floor to underside of podium envelope fronting Harris Street; and
- Consequential amendments to proposed amended conditions, Statement of Commitments, Urban Design Principles, and Design Quality Controls.

2.3 Proposed Modifications to the Approval

Words proposed to be deleted are shown in ~~**bold italics strike through**~~ and words proposed to be inserted are shown in **bold italics**.

SCHEDULE 2 PART A – ADMINISTRATIVE TERMS OF APPROVAL

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, and as **amended by “Section 75W to Concept Plan (MP08_0116) UTS City Campus, Broadway Precinct GFA and Building Envelope Amendments” dated November 2018, prepared by Ethos Urban and as amended by the “Response to Submissions” prepared by Ethos Urban dated April 2019 and as amended by the “Supplementary Response to Submissions” prepared by Ethos Urban dated July 2019, and as amended by the “Further Supplementary Response to Submissions” prepared by Ethos Urban dated 26 September 2019** 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) **Expansion of Building 4 and Building 3 (part), with an additional 36,500 sqm GFA (with a limit of 26,500 sqm located above ground);**
- (e) Modifications to Buildings 3, ~~4 and 9~~, 10 and 18;
- (f) Modifications to Alumni Green, with a new Multi-Purpose Sports Hall and book vault beneath;
- (g) Public domain improvements to Broadway and Thomas, Harris, Wattle and Jones Streets.

A2. DEVELOPMENT IN ACCORDANCE WITH PLANS AND DOCUMENTATION

- (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 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, and as **amended by “Section 75W to Concept Plan (MP08_0116) UTS City Campus, Broadway Precinct GFA and Building Envelope Amendments” dated November 2018, prepared by Ethos Urban and as amended by the “Response to Submissions” prepared by Ethos Urban dated April 2019 and as amended by the “Supplementary Response to Submissions” prepared by Ethos Urban dated July 2019 and as amended by the “Further Supplementary Response to Submissions” prepared by Ethos Urban dated 26 September 2019.**

2.4 Proposed modifications to the Statement of Commitments

Modifications are required to the approved Statement of Commitments. Words proposed to be deleted are shown in ~~**bold italics strike through**~~ and words to be inserted are shown in **bold italics**.

Design Excellence

The proponent will adopt the design excellence ~~process strategy~~ at ~~Section 3.9 Attachment B~~ of the ~~EAR Further Supplementary Response to Submissions for the Section 75W Modification Application (Mod 6)~~ and incorporate the design quality controls at Section ~~3.10~~ **2.6** of the ~~EAR Further Supplementary Response to Submissions for the Section 75W Modification Application (Mod 6)~~ 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).

The design for the proposed Building 4 (in addition to the part of Building 3 included in the new envelope) is to be the result of at least one competitive design process in accordance with Attachment B of the Further Supplementary Response to Submissions for the Section 75W Modification Application (Mod 6). The design of the new building is to address the seven design principles outlined in the BVN Architecture Design Report dated July 2019 and incorporate the design quality controls at Section 2.6 of the Further Supplementary Response to Submissions for the Section 75W Modification Application (Mod 6).

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.
- ***Ensure that development of Building 4 (in addition to part of the Building 3 site that is included in the new envelope) addresses the recommendations of the Heritage Design + Impact Statement (Paul Davies Pty Ltd April 2019) and Conservation Management Plan (Paul Davies Pty Ltd April 2019) prepared for Building 3 (the 'Bon Marche' Building) and Building 18 ('Three Terraces and Former Apothecary').***

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.~~ ***Provide attractive bicycle parking and end of trip facilities for students and staff that are secure and visible in accessible locations.***

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.

UTS will consult with City of Sydney Council in relation to provision of a pickup/set down zone along Thomas Street.

The provision for up to 65 parking spaces below Building 4 will be contingent upon demonstrating no adverse impacts on the existing road network.

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 **Building 4 and Building 3 (part) 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 on 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;
- **Aim to achieve the following wind comfort conditions:**
 - **Alumni Green: future average wind comfort conditions across the entire area of Alumni Green resulting from the proposed development should not exceed the existing conditions;**
 - **The Loft: future wind comfort conditions within the Loft resulting from the proposed development should not exceed the existing conditions;**
 - **Building 4 Sky Garden: achievement of sitting criteria to defined spaces (i.e. not the entire area) on the Sky Garden level that warrant such criteria being imposed in order to support the intended function of the space.**
- 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.
- **The future detailed design of landscaping and public domain is to be generally consistent with Australian Standards and the Sydney Landscape Code.**

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 and 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;~~
- A minimum 5 star Green Star Design + As-Built rating is targeted for new buildings;
- A minimum 4 star Green Star Design + As-Built equivalent rating is targeted for major refurbished buildings;
- ~~• 5 star Green Star Education target for the new Broadway Building, extended Building 1 podium and new Building 2;~~
- ~~• 4 star Green Star for major refurbished buildings;~~
- A 0.02% annual improvement ~~Reduction~~ in overall ~~water~~ campus ~~water~~ consumption *intensity (kL/m² GFA)* ~~by up to 20 percent by 2010 (based on 2002 levels);~~
- A target of 30% reduction in greenhouse gas emissions based on 2007 levels by 2020-21; 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 that future buildings are designed and constructed according to climate responsive design principles;
- Ensure that energy and water efficient fixtures and equipment are installed in the proposed Building 4 and Building 3 (part);
- ~~• 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;
- Adopt practices to minimise construction ~~waste including recycling a minimum of and operational waste including reuse~~ 80% of demolition ~~and construction~~ waste and investigate strategies.
- Adopt practices to improve operational waste recycling rates, including extending the organic waste system to the proposed Building 4 and Building 3 (part) and undertaking an educational campaign.
- At least maintain existing, and preferably increase on site renewable energy generation (via photovoltaic system); and
- Seek to include rainwater harvesting and onsite re-use, or access other available water recycling infrastructure to offset mains potable water consumption.

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

- The addition of solar panels to the roof of new buildings, as well as battery storage;
- The supply of chilled water (for air-conditioning) and recycled water (for toilet flushing and landscape irrigation) to new buildings from the Central Park Central Plant and Water Factory respectively;
- ~~Integrating a 1.2-1.5 megawatt trigeneration plant into the UTS City Campus utilities system~~ The signing of direct Power Purchase agreements with NSW solar farms to supply around 50% of UTS electricity needs from renewable energy;

- ~~Installing of a bio-digester plant in Building 2 to reduce operational waste~~ **Installing two organic waste composters in Building 10 and Building 8 which process all the organic waste from staff areas and café tenancies across campus;**
- **Supply of Building 2 with chilled water from Central Park's Central Thermal Plant;** and
- ~~Installing blackwater recycling system with sewer mining capacity (to enable black water to be used for chiller and toilet flushing purposes)~~
- **Supply of Building 2's toilet, bathroom and irrigation needs with recycled water from Central Park's Water factory; and**
- **Supply Building 1 and Building 10's cooling towers with recycled water.**

~~Ultimo Pedestrian Network~~ **The Goods Line South**

UTS will undertake the following in relation to upgrading the area of the ~~Ultimo Pedestrian Network~~ **the Goods Line South** to the east of Building 6:

- In consultation with the ~~Sydney Harbour Foreshore Authority~~ **Property NSW**, the Sydney Institute of TAFE, RailCorp, the Council of the City of Sydney and a representative of ~~DOP-DP&E~~, investigate options to activate the area and improve its aesthetic appeal, to be completed by the end of ~~2010~~ **2020**.
- ~~Develop a strategy to implement the preferred option by the end of 2011 for approval by DOP.~~
- ~~Implement any agreed works in 2012.~~

2.5 Proposed Modifications to Urban Design Principles

Modifications are required to the approved Statement of Commitments. Words proposed to be deleted are shown in ~~**bold italics strike through**~~ and words to be inserted are shown in **bold italics**.

High quality design

Achieve design excellence. UTS is committed to achieving design excellence on the campus through a design competition process or direct appointment of a renowned architect with a record of achieving design excellence.

Multiple development opportunities

Transform multiple, disparate development sites into new education facilities that meet UTS's long-term needs. Development should be staged as the University's needs for additional student accommodation and educational, cultural and recreation services are refined over time.

Improved permeability

Capitalise on the site's urban character and maintain the informal transition between the campus and the remainder of the city by creating multiple entrances to the site, rather than a single front door. Each new building should be oriented to facilitate active uses on internal and external streets and provide new, or improved existing connections through and beyond the site.

The centre of the campus

Establish the centre of the campus as its academic, social and ceremonial heart. It encompasses the learning commons, which accommodates an expanded library, Great Hall, student services and social facilities. Services for staff and students are to be integrated with the centre of the campus to provide linkages and reinforce UTS's core.

New identity and entrances

Transform the Broadway frontage of the site into a new “front door” to the campus. The creation of this new identity will be achieved through a new building constructed along Broadway between Jones Street and Wattle Streets together with the extension and integration of Building 1 and Building 2 podiums and additional floors above the Building 2 podium – completing a relationship on form with One Central Park. The extension of Buildings 1 and 2 will create a new multi storey entrance to the campus. Active uses at and below ground level will invite the community into the campus. ***The redevelopment of Building 4 (in addition to part of the Building 3 site that is included in the new envelope) is to provide new direct access points to Alumni Green, including opening up the north east corner towards the Haymarket Precinct.***

Integration and connection

Improving the legibility of the campus by locating and emphasising major gateways and creating new internal and external streets. Multiple north-south and east-west pedestrian “streets” will facilitate safe and attractive circulation across the campus and to the remainder of the city. Improved functional relationships will result from relocation of faculties into new and refurbished buildings.

Cultural and recreational hubs

Locate new cultural and recreational hubs across the campus. They include a purpose-designed facilities such as an art gallery, multi-purpose sports hall, cafes and retail outlets.

Improved open spaces

Create new, useable open spaces that will receive solar access throughout the year. Alumni Green will provide a prominent landscaped entrance to the campus from Jones Street, while new entrances through Building 6 will facilitate an accessible path from The Goods Line into the campus. Opportunities for useable open green roof spaces are to be explored.

Sustainability

Achieve a high level of environmental performance for new and existing buildings on the site. All new construction on the campus will target a ***minimum 5 star Green Star*** rating using the ***Education Green Building Council of Australia's Design + As-Built Tool prepared by the Green Building Council of Australia***. Existing buildings that are to be refurbished will target a ***minimum 4 star equivalent Green Star rating-rating of 4 stars using the Education Tool.***

Access

Capitalise on the site's excellent connections to public transport and pedestrian links to locality and beyond. New accessible pedestrian connections will be created across the campus to improve permeability, the existing quantum of on-site car parking will be maintained **(except for the provision for up to 65 parking spaces below Building 4)**, and deliveries will be rationalised through dedicated entrances off Thomas Street.

2.6 Proposed Modifications to Design Quality Controls

As no future development was envisaged under the Concept Plan approval as modified for Building 4 or Building 3, no Design Quality Controls specific to this building have been drafted. The following controls are therefore proposed in relation to Building 4 and Building 3 (part).

Building 4 and Building 3 (part)

- Limit the height of the podium building to approximately RL 35.55 for the entire proposal.
- Limit the height of the additional floors above the redeveloped podium to RL 90.55.
- Provide permeability of the ground plane to connect Harris Street and Alumni Green.
- Provide prominent and clear pedestrian entries off Broadway, Harris Street and Thomas Street.
- Provide pedestrian protection along the length of the Harris Street frontage up to two storeys in heights.
- Incorporate design solutions to address wind conditions in the locality.

- Minimise overshadowing impacts on the public domain and adjacent residential development.
- Maximise opportunities for view sharing where feasible within the limits of the site's Global Sydney CBD location.
- Explore opportunities to provide visual extensions to Alumni Green through the provision of green spaces on upper level terraces and roof spaces.
- Respect the existing Building 1 tower.
- Respect the heritage significance of the Bon Marche Building, the Terraces and former apothecary.
- Establish an appropriate relationship and setback to the Bon Marche building to support its appreciation and setting from wider viewpoints.

3.0 Conclusion

The proponent and project team have considered Council's submission made in relation to the Supplementary Response to Submissions. A considered and detailed response to this submission has been provided within this report and accompanying documentation.

In responding to and addressing the range of matters raised, the proposed modifications to the Concept Plan have been refined with the aim now to addressing all of Council's remaining concerns.

The refined modifications do not substantially differ from those originally publicly exhibited. In addition, and to the benefit of the overall project, the environmental impacts of the amended modifications remain consistent (or are an improvement) with those already assessed.

Due to the significant merit of the proposed modifications and the lack of any adverse environmental, social and economic impacts, the modifications are appropriate and supportable.