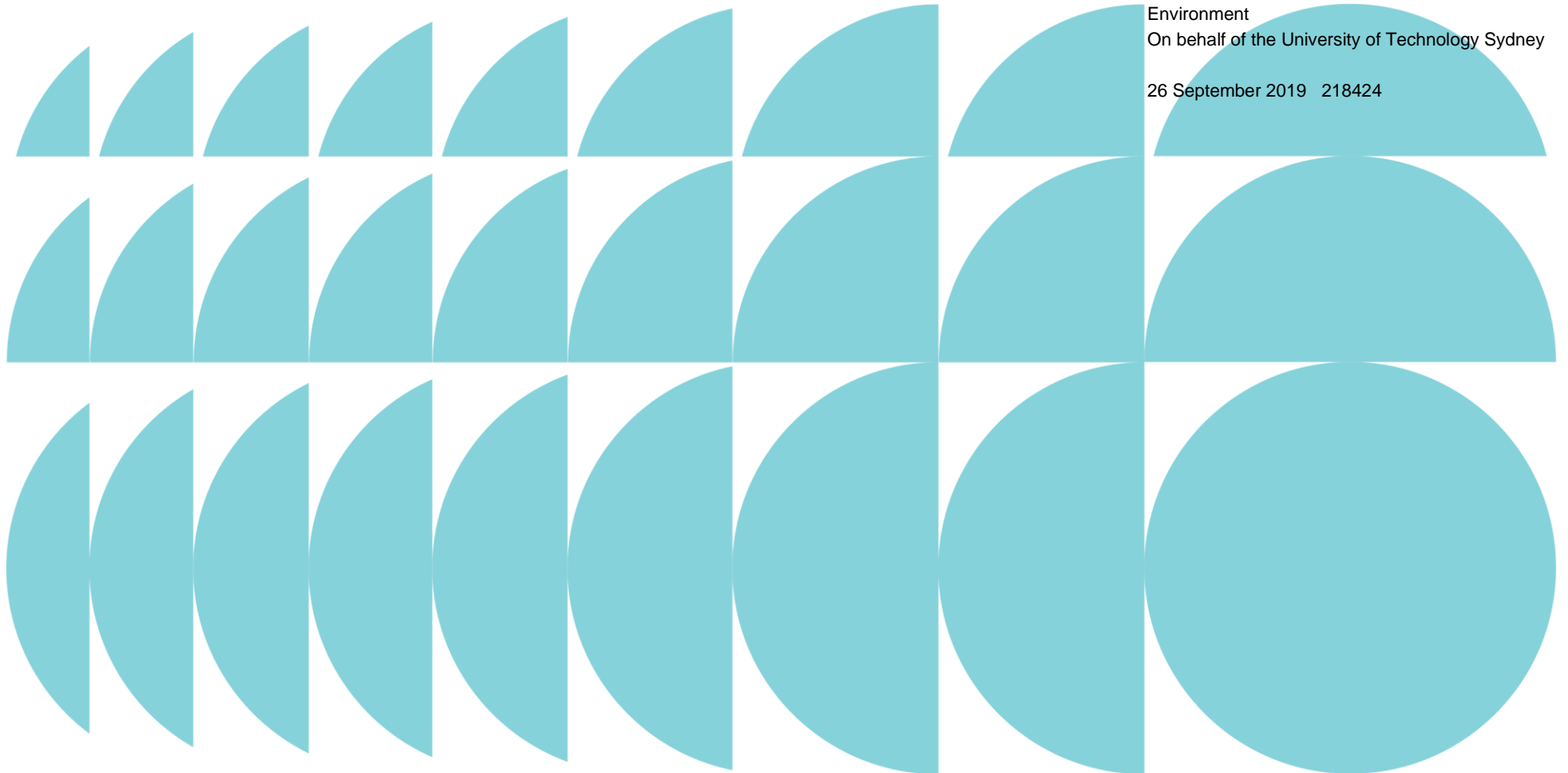


Bon Marche and Science Precinct Redevelopment
UTS City Campus, Broadway Precinct
Section 75W to Concept Plan (MP08_0116) for
GFA and Building Envelope Amendments

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

26 September 2019 218424



1.0 Response to Council's Submission

A detailed response to Council's submission dated 2 August 2019 is provided in **Table 1** below.

Table 1 Responses to Council's Submission

Recommendation/Issue	Response
Number and extent of competitive processes	
<p>The City recommends two competitive processes for the precinct as stated in previous correspondence dated 24 May 2019. In determining the s75w application, under 6.21 of the Sydney LEP the consent authority is required to be satisfied that the proposal will exhibit design excellence. The ambiguity of the Strategy in nominating the number and extent of competitive processes is unacceptable and should establish the framework for the achievement of design including determining the number and extent of competitive processes, as required under 1.2(2)(a) and (b) of the City's Policy which applies to the development.</p> <p>It is recommended that the consent be conditioned requiring the Strategy to be amended to nominate at least one competitive process although two are definitely preferred. It is also recommended that consent conditions address the requirements for a competitive design processes in accordance with the Strategy and must include reference to all new buildings and alterations and additions to existing buildings as noted in the City's previous correspondence.</p> <p>The Strategy should have regard to:</p> <ul style="list-style-type: none"> • the size of the block • the size and prominent siting of Building 3 and Building 4 • the size of the precinct compared to other buildings across the UTS campus that have been subject to single competitive processes • achieving architectural design variety across the precinct (as required under 1.2(d) of the City's Complete Design Policy) and to provide a fine grain to enhance the public realm. 	<p>UTS has further reviewed the Design Excellence Strategy and made additional amendments in order to resolve those remaining Council comments. Refer to Attachment B for a copy of the revised Design Excellence Strategy. The Strategy commits to undertaking at least one competitive process, with the potential for two competitive design processes occurring depending on circumstances. The Statement of Commitments have been amended accordingly also.</p> <p>The Design Excellence Strategy has also been adjusted to make clear that a competitive design process will not apply to alterations/refurbishment/rebuild of existing heritage listed buildings (i.e. Bon Marche, the Loft and terraces).</p>
Built form and exploration zone	
<p>Council supports the removal of the 3m exploration zone on the upper section of the envelope fronting Harris Street however raises issue with the 5m minimum clearance from the ground floor to the underside of the podium envelope. Should a chamfered edge not be provided within the envelope, it is recommended a condition be included that requires a two-storey minimum to the ground floor setback area. It is believed that adequate weather protection can still be provided with this setback area and is subject to detailed design at a later stage.</p>	<p>Noted and accepted. The Design Quality Controls have been amended to note achievement of a two-storey clearance for the ground floor setback area (noting a chamfered edge is not adopted/proposed).</p>

Recommendation/Issue	Response
<p>Wind Impacts</p> <p>No additional information received from the Applicant's wind engineer. The supplementary RTS notes that wind impacts will be further considered in the detail design phase. If additional information is not sought prior to determination, a condition of consent is recommended that sets appropriate comfort criteria measured as per the Melbourne criteria in table 2 of the Wind Report for specific locations in any approval. This is to include the following as a minimum:</p> <ul style="list-style-type: none"> • Alumni green: 'sitting' criteria (or no exceedance of existing); • The Loft: 'sitting' criteria (or no exceedance of existing); • Sky Garden: 'sitting' criteria. 	<p>UTS recognises the importance of creating spaces across its campus that are suitable for students and staff enjoyment from all perspectives, including wind amenity.</p> <p>Alumni Green UTS agree that future average wind comfort conditions across the entire area of Alumni Green resulting from the proposed development should not exceed the existing conditions. The Statement of Commitments have been amended accordingly to reflect this comfort criteria.</p> <p>The Loft UTS agree that future wind comfort conditions within the Loft resulting from the proposed development should not exceed the existing conditions. The Statement of Commitments have been amended accordingly to reflect this comfort criteria.</p> <p>Sky Garden The proposed sitting criteria for the Sky Garden in its entirety is not supported and not considered to be fit for purpose.</p> <p>Advice received from Arup is that imposition of a sitting criteria for an open and elevated rooftop/ terrace is not typical within Sydney, and achievement across the entire space, particularly at the perimeter edges would be impossible, as evidenced from the supporting wind-tunnel testing report.</p> <p>Achievement of such criteria would effectively require the ability to enclose the entire Sky Garden space – which would significantly undermine UTS's aspirations for this space.</p> <p>The Sky Garden provides opportunities for a range of different spaces to be created supporting a diverse mix of activities, as indicatively shown in the figure below. There will no doubt be a need for some of the spaces and functions (e.g. study areas, café, lift lobbies etc) at this level to achieve better than sitting criteria in order for them to be useable and support their intended use for the greatest amount of time. However, there are other areas (e.g. the northern sun-filled 'dwelling area') where designing to achieve sitting criteria for an infrequent worst case scenario in terms of wind speed is not considered reasonable. Ultimately, on those infrequent times that wind speeds are higher than normal, the space is not expected to be used.</p> <p>UTS is willing to accept 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. The Statement of Commitments have been amended accordingly to reflect this comfort criteria.</p>

Recommendation/Issue	Response
	<p>Should this not be supported by Council, UTS propose (based on advice from Arup) that alternative comfort criteria be adopted, which better reflects the percentage of usable time and intended use of the space. It would be proposed to adopt the comfort criteria described in Section 27 of the City of Sydney, Draft Central Sydney Planning. This would translate to applying the following criteria to different spaces on the Sky Garden:</p> <ul style="list-style-type: none"> • Sitting criterion (4 metres per second for no more than 292 hours annually between 6am and 10pm) for the intended study and function areas etc; • Standing criteria (6 metres per second for no more than 292 hours annually between 6am and 10pm) for outdoor recreational areas, which would provide similar wind conditions to open park areas within the City; • Walking criterion (8 metres per second for no more than 292 hours annually between 6am and 10pm) for transient and maintenance areas.
<p>Landscaping</p> <p>As noted in the City's previous correspondence, little information has provided regarding landscaping and an adequate assessment of the landscaping component cannot be undertaken. It is recommended a condition be included that detailed landscape plans and strategies consistent with Australian Standard and the Sydney Landscape Code must be developed and integrated in the overall design during the competitive design processes.</p>	<p>Noted and accepted. The Statement of Commitments have been amended accordingly to make it clear that the landscape design is to be in accordance with Australian Standards and the Sydney Landscape Code.</p> <p>In terms of ensuring landscaping forms an integral component of the future competitive design processes, the competitive design brief will be the appropriate location to ensure this is achieved.</p>
<p>Access and Parking</p> <p>The City also provides comment that although the reduction car parking is acknowledged, traffic modelling shows that adding extra car parking spaces will deteriorate the existing intersection queuing issues around the site. Future applications must undertake detailed analysis of intersection queuing and car movements along surrounding streets that will inform the number of car spaces that will be appropriate for the development.</p> <p>It is recommended that a condition be added that the additional 65 parking spaces are appropriate only where further analysis finds that there are no adverse impacts caused on the existing road network.</p>	<p>Noted and accepted.</p> <p>The Statement of Commitments have been amended accordingly to make it clear that the provision of parking is contingent upon demonstrating acceptable level of impacts to the road network.</p>