

Modification of Minister's Approval

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

As delegate of the Minister for Planning and Public Spaces, I modify the concept approval referred to in Schedule 1, subject to the modifications to the terms of approval and future environmental assessment requirements in Schedule 2.



Anthony Witherdin
Director
Key Sites Assessments

Sydney 31 January 2020

SCHEDULE 1

Concept Approval: **MP 08_0116** granted by the Minister for Planning on 23 November 2009

For the following: 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 multipurpose sports hall and book vault beneath;
- public domain improvements to Broadway, and Thomas, Harris, Wattle and Jones Streets;
- 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;
- amendments to the Urban Design Quality Controls/Principles for Building 2 and Statement of Commitments.

Modification: **MP 08_0116 MOD 6**, comprising amendments to the Concept Approval, including:

- conceptual demolition of Building 4 and Building 3 (in part);
- new envelope for Building 4 and Building 3 (in part), incorporating a tower with a maximum RL 90.55;
- an additional 36,500 sqm (with a limit of 26,500 sqm located above ground);
- modifications to Buildings 9 and 18;
- amendments to the Urban Design Quality Controls/Principles for Building 4 and Statement of Commitments.

SCHEDULE 2

The Concept Approval (MP 08_0116) is modified as follows:

- (a) Schedules 1 and 3, Part B – Definitions is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~striktthrough~~ words/numbers as follows:

Minister, the Minister for Planning **and Public Spaces**

Statement of Commitments Statement of Commitments in the **Further and Final Supplementary** Response to Submissions ~~Section 75W to Concept Plan (MP08_0116) prepared by JBA dated November 2015,~~ **prepared by Ethos Urban, dated 12 November 2019**

- (b) Schedule 2, Part A – Administrative Terms of Approval, Condition A1 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~striktthrough~~ words/numbers as follows:

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 “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 and as amended by the “Further and Final Supplementary Response to Submissions” prepared by Ethos Urban dated 12 November 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 25,250m2 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, **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.

- (c) Schedule 2, Part A – Administrative Terms of Approval, Condition A2 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~strikethrough~~ words/numbers as follows:

A2 Development in Accordance with Plans and Documentation

“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 **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 and as amended by the “Further and Final Supplementary Response to Submissions” prepared by Ethos Urban dated 12 November 2019.**

- (d) Schedule 2, Part B – Modifications to the Concept Plan is amended by inserting Condition B3 as follows:

B3 Design Excellence Strategy

Prior to the commencement of the competitive design process, the ‘Design Excellence Competition Strategy’ prepared by Ethos Urban and dated 12 November 2019, shall be amended as follows:

Amend section 3.1 ‘Number, extent and location of the competitive design process’ on page 6 by the insertion of **bold and underlined** words/numbers and deletion of the ~~strikethrough~~ words/numbers as follows:

3.1 Number, extent and location of the competitive design process

The Broadway Precinct of the UTS City Campus is located on the southern edge of the Sydney Central Business District (CBD). The UTS City Campus is located entirely within the Sydney Local Government Area.

The Campus has frontages to Broadway, Thomas, Wattle and Harris Streets, and the Goods Line and is less than 700 metres from Central Railway Station. Jones Street runs through the Precinct. The area covered by the Concept Plan (MP 08_0116) is shown in Figure 5. More specifically, the Bon Marche and Science Precinct is located within the eastern part of the Broadway campus between Thomas Street and Broadway with frontage to Harris Street. It incorporates Buildings 3 (Bon Marche), 4, 9 and 18, with all these buildings located within the broader Lot 2012 DP1183894 (refer to Figure 6).

A minimum of ~~at least~~ one (#1) competitive design **process** will be undertaken across the Bon Marche and Science Precinct, refer to Figure 7.

A second competitive design process (#2) will be undertaken in relation to the Thomas Street wing of Building 4 (refer to Figure 7), but only if the following circumstances do not occur:

- This part of the precinct is included within competitive design process #1; or

- The same architect that designed Building 7 (i.e. DBJ/BVN and which was the result of a competitive design process) is appointed to extend the existing design further east to Harris Street **and a Design Excellence Strategy is endorsed by the consent authority prior to lodging any application.**

This agreed strategy must accompany the application and clearly explain how Design Excellence will be demonstrated by the project, through the planning application stage and further to detailed design and documentation and through the construction of the project.

Any new building on Thomas Street is to respond to and respect the character of Building 7 while avoiding replication or mimicry of the earlier design.

- (e) Schedule 2, Part C – Further Environmental Assessment Requirements, Condition C4 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~strike through~~ words/numbers as follows:

C4 Bicycle Parking

Any future applications for Building 2 **and 4** 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 **and 4**.

- (f) Schedule 2, Part C – Further Environmental Assessment Requirements is amended by inserting new Conditions C5 and C6 as follows:

C5 Wind

Any future application for Building 4 'Sky Garden' shall include a wind assessment and mitigation measures to prevent an adverse wind environment where necessary. The wind assessment must demonstrate acceptable amenity levels for:

- sitting in all potential outdoor seating areas, designed to be used for seated activities (ie study)
- standing in all recreation areas, circulation areas and at all building entrances
- walking in all other transient and maintenance areas.

C6 Building 4 - Ground Floor Setback

The ground floor 3.5 metre Harris Street setback along the length of Building 4 must have a minimum height clearance of two storeys.

End of Modification

(MP08_0116 MOD 6)