

Tables of Compliance

Table 1 – Sydney LEP 2005

Section	Requirement	Proposal	Compliance
10 Waiver of certain development standards	Consent may be granted to development that contravenes a maximum height or maximum floor space ratio for a building by up to 10% imposed by a development standard, but only if the consent authority is satisfied that:	The Concept Plan proposes to vary the maximum building height by less than 10% limit for the western edge of the proposed Broadway Building. The proposed building envelope is appropriate for the locality and the final design will be the subject of a design competition.	Y
	(a) the objectives of the development standard will be fulfilled, and (b) the contravention will not create an undesirable precedent or development in the vicinity of the site, and (c) the particular physical attributes of the site, in terms of location, context, slope, site configuration and the like, and the proposed development, in terms of urban form, bulk, height, floor space ratio, carparking, and the like, (d) the proposed development will improve or contribute positively to the public domain and would achieve design excellence.	The proposed Building 6 residential tower will exceed the relevant maximum building height and floor space standards by more than 10%. However it will deliver important social and economic benefits for the university and community as a whole through the provision of quality, affordable accommodation for students. The design for Building 6 was the subject of an earlier Public Private Partnership process by UTS. Design was one of a number of selection criteria assessed by UTS. This is discussed in greater detail in Sections 6.3 and 6.9 .	N
Clause 11 Aims of the plan	The aims of this plan are: (a) to protect and enhance the diversity and special qualities of the City of Sydney, and its surrounding areas, and (b) to establish the City of Sydney as the best place to live in, work in and visit, and (c) to foster environmental, economic, social and physical well-being so that the City of Sydney continues to develop as an integrated, balanced, sustainable and prosperous living city of world standing, and (d) to encourage orderly, sustainable and high quality development of land and other resources within the City of Sydney, and (e) to conserve the environmental heritage of the City of Sydney.	The Concept Plan supports and complements SLEP 2005: <ul style="list-style-type: none">It enhances the Ultimo Pyrmont education precinct by boosting the capacity of UTS for learning and teaching.It includes affordable accommodation for UTS students, thus reducing remand for private rental accommodation in the inner city.It continues the adaptive reuse of several heritage items and will not have an adverse impact on heritage items or streetscapes in the locality. Demolition of one heritage item will be conditional on the replacement building exhibiting design excellence.The design of the Broadway Building, Thomas Street Building and the podium extensions to Buildings 1 and 2 will be subject of design competitions that implements Design Quality Controls and that contributes to design excellence.The Thomas Street Building will achieve 6 Star Green Star	Y

[illegible]

Section	Requirement	Proposal	Compliance
	(4) Urban Design – new development is to complement the locality and improve the public domain	<ul style="list-style-type: none"> Detailed design of all new buildings will contribute to the locality and have regard to visual impact, solar access, winds and privacy. Broadway, Thomas, Harris, Wattle and Jones Streets will be improved with new trees, paving and awnings in accordance with City of Sydney requirements. 	Y
	(5) Education – development of educational establishments to be based on strategies for their growth	<ul style="list-style-type: none"> The Concept Plan is the first part of the UTS 2020 Master Plan. It will guide the university's future growth. It will ensure UTS can provide excellent services and facilities for current and future students, and more readily adopt modern teaching practices 	Y
	(6) Leisure and recreation – capitalise on local leisure and recreation facilities	<ul style="list-style-type: none"> The Concept Plan incorporates a new multi purpose sports hall adjacent to the existing gym. 	Y
	(7) Heritage – the heritage significance in Ultimo-Pyrmont are to be conserved and enhanced.	<ul style="list-style-type: none"> The Concept Plan respects the heritage quality of Ultimo Pyrmont and will continue the adaptive reuse of most of the existing heritage buildings on site. The removal of one item will be conditional on the replacement building exhibiting design excellence. This is addressed in Section 6.7. 	Y
	(8) Movement and parking – development to minimise the need for travel to be minimised, and promote public transport use	<ul style="list-style-type: none"> The Concept Plan will have negligible impacts on the road network. UTS promotes the use of public transport to staff and students. No additional parking is to be provided on site and connections to the Ultimo Pedestrian Network will be improved. This is addressed in Section 6.5. 	Y
	(9) Implementation and phasing – contribute towards efficient use of existing infrastructure	<ul style="list-style-type: none"> Existing utilities and infrastructure can be readily augmented to accommodate the Concept Plan. This is addressed in Section 6.11. 	Y
Part 3 – Zoning Clause 87 – Residential– Business zone	<p>(1) Only uses that the consent authority is satisfied are consistent with one or more of the zone objectives are permissible in this zone.</p> <p>(2) The objectives of this zone are:</p> <p>(a) to promote a wide range of uses, particularly business development including tourist, leisure, commercial, retail and office</p>	<p>The Concept Plan supports and complements the objectives of the Residential-Business zone:</p> <ul style="list-style-type: none"> It accommodates uses which generate employment opportunities and provide facilities and services that enable people to live and work in the same community; and 	Y

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	<p>development consistent with Ultimo-Pyrmont's proximity to the Sydney CBD, harbour locations and transport infrastructure, and</p> <p>(b) to accommodate residential development to a level compatible with adjoining business uses and consistent with the objective of creating a mixed-use area, and</p> <p>(c) to accommodate uses which generate employment opportunities and provide facilities and services that enable people to live and work in the same community, and</p> <p>(d) to ensure that the total amount of employment-generating development is compatible with the traffic capacity of Ultimo-Pyrmont and adjoining areas, and</p> <p>(e) to encourage sustainable transport modes for journeys to work and other trips, including walking, cycling and all forms of public transport, and</p> <p>(f) to limit advertising to a level compatible with the creation of a high-quality mixed-use area.</p> <p>(3) Consent is to be granted to development within this zone only if the consent authority is satisfied that carrying out the proposed development will be consistent with the planning principles for Ultimo-Pyrmont, particularly residential provision and amenity.</p> <p>(4) Residential development within this zone is not to be located or designed so that the amenity of the development is adversely affected, by an adjoining or nearby use, to a level that is considered inappropriate by the consent authority due to excessive noise or odour or any similar environmental impact.</p> <p>(5) Residential development (other than for the purpose of dwellings for employees of a business use located on the same site) is prohibited on land within this zone that is identified by the words "Non-Residential Development" on the Ultimo-Pyrmont Zoning Map.</p>	<ul style="list-style-type: none"> It encourages sustainable transport modes for journeys to work and other trips, including walking, cycling and all forms of public transport 	
Clause 93 Building heights	The maximum building height for the site is 42 metres	All buildings except the western edge of the Broadway Building (44.24 metres) and Building 6 (69.20 metres) comply with the 42 metre building height limit.	N

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		<p>Due to the sloping topography of Broadway, the maximum height of the Broadway building ranges from 39.47 metres on the eastern (Jones Street) façade to 44.24 metres on the western (Wattle Street) façade. It remains well below the maximum height of development on Fraser's site (59.50 metres) and has been limited to maintain important views to the Building 10 radio tower. The facade will be articulated along Broadway to reduce the bulk and scale.</p> <p>The proposed Building 6 tower for student accommodation will achieve a maximum height of 69.20 metres. By comparison, the height of the plant room of the adjoining ABC building is 65.44 metres. The height of the UTS Building 1 tower is 118.05 metres.</p> <p>The approved 1991 scheme had a building height of RL 80 at its highest point, which equates to 70 metres under SLEP 2005 definition.</p> <p>The height of the building is a function of the footprint available for construction of a tower with sufficient floor space to accommodate 720 students.</p> <p>The envelope will protect the amenity and solar access of apartments in the north east corner of the adjacent Taragon residential building with a splay/indent in the south eastern corner of the building envelope.</p> <p>This is addressed in detail in Section 6.3.</p>	
Clause 98 Floor space limits	<p>The maximum floor space ratio for the site is:</p> <ul style="list-style-type: none"> ■ 4.0:1 for residential uses ■ 5.0:1 for business uses 	<p>That part of the site that is bounded by Broadway, Harris, Thomas and Wattle Streets comprises six allotments totalling 36,898m² in area. Despite the different land titles, this part of the campus operates as one consolidated lot and indeed a number of existing buildings extend across more than one lot. With an FSR of 5.5:1, the permissible GFA would be 202,939 m². Therefore, this part of the site complies with the FSR control.</p> <p>Building 6 achieves a FSR of 8:1. The additional FSR is justified given the numerous environmental and social benefits of the proposal including accommodating up to 720 students on site in high quality, affordable accommodation, reduced demand for private</p>	N

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		<p>rental accommodation, and reduced carbon emissions associated with less travel by private and public transport between students' residences and UTS. In addition, the Building 6 tower will adopt the principles of SEPP 65 and target the equivalent of a 5 star rating using the Green Star multi unit tool.</p> <p>This is discussed in greater detail at Section 6.3.</p>	
Part 5 – Heritage Conservation Clause 101	Consent must not be granted to development of or including a heritage item, in the vicinity of a heritage item, or within a conservation area, unless the consent authority is satisfied that the development will be compatible with the conservation of the heritage significance of the item or the character of the conservation area.	<p>Consent is sought for development of, and in the vicinity of a heritage item. The proposal includes the ground floor modifications to one existing heritage buildings on the site (Buildings 3), which has been adaptively reused for educational purposes. Demolition of one heritage item (Building 11) is proposed. Demolition of this item will be conditional on the replacement building contributing to design excellence.</p> <p>This is addressed at Section 6.7 of the EAR and in Appendices J and K.</p>	Y

Table 2 – Urban Development Plan for Ultimo Pyrmont Precinct – 1999 Update

Section	Requirement	Proposal	Compliance
3. Built form	Built form principles and controls are directed at securing a high quality of public domain and living and working environments on private land.	<ul style="list-style-type: none"> Building envelopes will define street frontages, with active uses at ground level. New buildings will be articulated and modulated to reduce bulk and the Thomas Street Building stepped back at upper levels to reduce overshadowing of open spaces. The new Building 6 tower has been designed to maximise privacy between habitable rooms. A detailed assessment of the impact of the Concept Plan on heritage items on and in the vicinity of the site has been addressed at Section 6.7 and in Appendices J and K. The impact of the Concept Plan on important views has been addressed at Section 6.6 and in Appendix P. 	Y
4. Character and detail	<ul style="list-style-type: none"> A range of active and neighbourhood facilities are provided on major pedestrian routes. 	<ul style="list-style-type: none"> Active uses including new cafes and retail outlets are provided at street frontages and the UPN. 	Y
5. Sustainable residential development	<ul style="list-style-type: none"> Residential development has a high quality design that enhances the streetscape 	<ul style="list-style-type: none"> Student accommodation will be provided in a new tower form above the existing Building 6. It aims to meet the energy and water targets applying to residential flat buildings and will have regard to the principles of SEPP 65. New active uses will be provided on the UPN, Broadway and Thomas Street frontages to the site. 	Y
6. Retail, business and neighbourhood strategy	<ul style="list-style-type: none"> A mix of retail and neighbourhood services are provided 	<ul style="list-style-type: none"> The Concept Plan will include additional local retail services at ground level in new and refurbished buildings. 	Y
7. Environmental issues	<ul style="list-style-type: none"> Development is to be designed and sited to maximise environmental performance 	<ul style="list-style-type: none"> Each building will be designed to maximise the environmental performance of each building, including achievement of a high Green Star rating, minimising overlooking and overshadowing and wind impacts. 	Y

Section	Requirement	Proposal	Compliance
		<ul style="list-style-type: none"> This addressed in the design quality controls at Section 3.10 and in the draft Statements of Commitment at Section 7.0. 	
8. Ecologically sustainable development	<ul style="list-style-type: none"> All development must contribute to the achievement of ESD 	<ul style="list-style-type: none"> New buildings will achieve a rating of at least 5 stars under the Green Star Education tool. Refurbished buildings will achieve a rating of at least 4 stars. The building 6 student accommodation tower will minimise use of energy and potable water. This is addressed in Section 6.14 and in Appendix G. 	Y
9. Access, parking and circulation	<ul style="list-style-type: none"> Development is to promote reduction in the reliance on private transport 	<ul style="list-style-type: none"> The quantum of on-site carparking will not increase as a result of the Concept Plan. Use of public transport, walking and cycling to access the site is promoted to staff, students and visitors This is addressed at Section 6.5 and in Appendices N and O. 	Y
10. Public domain	<ul style="list-style-type: none"> Improve open spaces and the public domain 	<ul style="list-style-type: none"> The 7,400 m² Alumni Green will be reactivated as the major outdoor space of the campus. Connections to the UPN and other major pedestrian routes in the locality will be improved. The public domain of Broadway and Thomas, Harris, Wattle and Jones Streets will be improved. Public domain treatments will be in accordance with City of Sydney policies and guidelines This is addressed at Section 3.4 and in Appendix F. 	Y

Table 3 – City of Sydney Heritage DCP 2006

Section	Requirement	Proposal	Compliance
2. Vicinity controls	<ul style="list-style-type: none"> Development in the vicinity of heritage items is designed and sited to protect the heritage significance of the item 	<ul style="list-style-type: none"> The Concept Plan has been prepared to have regard to heritage items in the vicinity of the site. This is addressed at Section 6.7 and in Appendices J and K. 	Y
3. Controls for heritage items	<ul style="list-style-type: none"> Development to heritage items encourages the retention of items, recognises the significance of the item and encourages heritage items to be used for appropriate purposes. 	<ul style="list-style-type: none"> The Concept Plan has regard to heritage items on the site and their appropriate reuse wherever possible. Demolition of Building 11 is conditional on the replacement building achieving design excellence. This is addressed at Section 6.7 and in Appendices J and K. 	Y
4 Heritage conservation areas and heritage streetscapes	<ul style="list-style-type: none"> Heritage streetscapes and conservations areas are addressed 	<ul style="list-style-type: none"> The Concept Plan has regard to heritage streetscapes in the vicinity of the site and will not result in any adverse impacts. This is addressed at Section 6.7 and in Appendices J and K. 	Y
9 Retail shopfronts and facades	<ul style="list-style-type: none"> Ensure that alterations and additions to retail shopfronts on heritage items are addressed 	<ul style="list-style-type: none"> The Concept Plan proposes alterations to existing heritage items that incorporate shopfronts. The alterations will not detract from the heritage value of the items. This is addressed at Section 6.7 and in Appendices J and K. 	Y

Table 4 – Draft City of Sydney Ecologically Sustainable Development – Development Control Plan

Section	Requirement	Proposal	Compliance
3. Planning controls	<ul style="list-style-type: none"> New development is to include an ESD Design Statement achieving a minimum rating of 4.0 stars. 	<p>The Concept Plan incorporates ESD principles through the adaptive reuse of existing buildings and adopts the following ESD targets:</p> <ul style="list-style-type: none"> 6 stars (using the Green Star Education rating tool) for the new Thomas Street Building; 5 stars for the Broadway Building and 4 stars for the podium extensions to Buildings 1 and 2; Building 6 (student accommodation) has a target of the equivalent of 4 stars using the Green Star Multi Unit Residential tool. 	Y