

15 March 2019

David McNamara
Director, Key Sites Assessments
Planning Services

Attention: Emily Dickson

Dear Emily,

**Response to Department of Planning and Environment Request for
Further Information for SSD 6746 MOD 1 – UTS Blackfriars Precinct
Research Building**

Thank you for your emailed letter regarding the UTS Blackfriars Precinct Research Building (SSD 6746 MOD 1) received on 12 February 2019 in which you requested the UTS provide clarification of and/or additional information to the Department.

The requested information is attached to this letter, as outlined in Schedule 1, and uploaded to Major Projects website.

If you have any questions, or require further clarifications please contact Alan Cadogan on 0400 906 383 or via email at alan@urbanac.com.au.

Yours sincerely



Alan Cadogan, Director

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SSD 6746 MOD 1 - UTS Blackfriars Precinct Research Building
Schedule 1: Requested Information

Requested Information	Where the information is located, and relevant comments
Plans	
<p>1. Condition A7 of SSD 6746 requires the submission of revised building envelope plans. You are requested to provide plans and sections of the revised building envelope and plans clearly identifying the changes sought to the approved envelope as part of the current modification.</p>	<p>The revised plan is provided in the new drawing A01-1- APPROVED ENVELOPE PLAN.</p> <p>The revised building envelope Section is provided in the new drawing A01-2 - APPROVED ENVELOPE SECTIONS</p> <p>The outline of the approved envelope shown in the above plans and sections is now shown as a thick red dashed line on drawing A02 - PROPOSED BUILDING ENVELOPE PLAN and on drawing A03 - PROPOSED BUILDING ENVELOPE SECTIONS (these two drawings being submitted for approval.</p> <p>Revised Architectural Drawings addressing the requested information are at Attachment A</p> <p>Attachment A0 contains the Architectural Plans Cover Sheet</p> <p>Attachment A1 contains the Approved Envelope Plans and Sections</p> <p>Attachment A2 contains the proposed Envelope Plans and Sections for which approval is being sought</p> <p>Attachment A3 contains revised solar and shadow information</p> <p>Attachment A4 contains 3d views of the proposal</p>
<p>2. Show the proposed RL's on the building envelope plan. The RL is to identify the maximum proposed height of the eastern side of the building (i.e. include provision for any future balustrade).</p>	<p>The proposed maximum RL of the envelope at the eastern side of the building is shown on drawing A02 - PROPOSED BUILDING ENVELOPE PLAN and on drawing A03 - PROPOSED BUILDING ENVELOPE SECTIONS and is RL22.430</p>
<p>3. Identify the gross building area and gross floor area that can be achieved in the envelope as approved by the conditions of consent.</p>	<p>The Gross Building Area and Gross floor Area are identified on drawing A01-1-APPROVED ENVELOPE PLAN and are estimated at 6830m² and 5450m² respectively</p>

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<p>4. Provide 3D images of the proposed building envelope in the context of the site and surrounding buildings, including the southern elevation, Buckland Street views and the view from University of Notre Dame courtyard.</p>	<p>3D images are provided in the following new drawings:</p> <ul style="list-style-type: none"> • A19: 3D VIEW - BUCKLAND ST LOOKING EAST • A20: 3D VIEW - GRAFTON ST LOOKING EAST • A21: 3D VIEW - SOUTHERN ELEVATION PUBLIC DOMAIN VIEW • A22: 3D VIEW - FROM NOTRE DAME COURTYARD LOOKING WEST • A23: 3D VIEW - FROM ABERCROMBIE STREET • A24: 3D VIEW - BROADWAY LOOKING SOUTH-WEST <p>Revised Architectural Drawings including 3D images addressing the requested information are at Attachment A.</p>
<p>Setbacks</p>	
<p>5. Identify on plan the southern setback of the sloped facade/ roof to the existing buildings on the site.</p>	<p>The setback is identified on drawing A02 - PROPOSED BUILDING ENVELOPE PLAN and is 7900mm to the former boys school CB25 and is 16700 to the former girls school CB22.</p>
<p>6. Identify on plan the setback of the proposed retaining walls/lightwell to Buckland Street.</p>	<p>The proposed retaining walls/lightwells adjacent to Buckland Street are shown drawing A02 - PROPOSED BUILDING ENVELOPE PLAN and are no higher than the existing ground level and range from 1400mm to curving to 6400mm setback from the Buckland Street boundary as shown.</p>
<p>7. Identify any low height retaining walls within the setback to Buckland Street and provide the dimensions from the boundary.</p>	<p>The only low height wall is the structural glass flood fence set back 1m behind the boundary and with height at RL10800 as shown on drawing A02 - PROPOSED BUILDING ENVELOPE PLAN.</p>
<p>Heritage fence</p>	
<p>8. Condition A7a requires the retention of the palisade fence adjacent to Buckland Street in its entirety. Clarification is sought how the proposed salvage, temporary removal and re-use (as annotated on the plans) is consistent with this condition.</p>	<p>This is addressed in the attached heritage advice prepared by Paul Davies at Attachment B. Temporary removal, conservation and reinstatement is consistent with best heritage practice for conserving palisade fencing and is considered consistent with Condition A7.</p>

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<p>9. The RtS advises Stage 2 will seek to relocate gate pillars and redistribute fence panels along the line of the fence. Further information is required to understand how this is consistent with condition A7a</p>	<p>This is addressed in the attached heritage advice at Attachment B. Conservation of and relocation within the fence gatepostd and panels is consistent with condition A7 and with the City of Sydney’s recent approvals for the retention of the palisade fence, which was required to have an emergency service vehicle entry inserted and currently has a temporary brick gatepost.</p>
<p>10. Clarify why works to the heritage fence are shown outside building CB22.</p>	<p>No works are proposed to the heritage fence outside building CB22 – the note on the earlier issue of the drawing A02 - PROPOSED BUILDING ENVELOPE PLAN was an error and has been removed in the current issue.</p>
<p>Eastern edge building height</p>	
<p>11. As acknowledged in the RtS, the use of the roof on the eastern side of level 3 is subject to Stage 2 detailed design. As such any reference to the balustrade should be removed from the plans.</p>	<p>All references to a balustrade to the roof on the eastern side of level 3 have been removed from drawing A02 - PROPOSED BUILDING ENVELOPE PLAN and on drawing A03 - PROPOSED BUILDING ENVELOPE SECTIONS.</p>
<p>12. Identify the total height increase on the eastern edge from the 9m (RL 20.27m) approved under SSD 6746.</p>	<p>The total proposed height increase on the eastern edge is to RL22430 which is 2.16m higher than RL20270. The additional height arises from the raising of the ground floor to RL10800 as required to address flooding and an additional minimum amount to provide for roof structure and a balustrade in the event that a stage 2 approval permits the use of this roof.</p>
<p>13. Provide a shadow diagram at 3pm, June 21, of the University of Notre Dame courtyard, comparing the impact from the eastern edge height of the approved concept plan (as modified by the conditions of consent) and the proposed modification.</p>	<p>A shadow diagram at 3pm June 21 for the UNDA courtyard comparing the impact from the eastern edge height of the approved concept plan (as modified by the conditions of consent) and the proposed modification is provided at Drawing A09 ST BENEDICT'S COURTYARD SHADOW STUDY (see attachment A). The study shows the proposed modification reduces the amount of shadow compared to the approved envelope by 10m² and that the overall additional shadow at 18.4% is less than the maximum 20% additional shadow permitted by condition B2.</p>

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<p>14. Provide views of the skyline from Abercrombie Street and Broadway, showing the additional height proposed to the building envelope in relation to the St Benedict's Church.</p>	<p>3D views from Abercrombie St and Broadway are provided in Drawings A23 and A24 in Attachment A4</p>
<p>Shadow diagrams</p>	
<p>15. Provide elevational shadow diagrams identifying the existing, approved concept plan and proposed modification, solar access to 23 Buckland Street/ 2 Grafton Street.</p>	<p>An elevational shadow diagram is provided at drawing A18 - ELEVATIONAL SHADOW ANALYSIS.</p> <p>A second drawing A18 shows the shadows from the design competition winning building that will be the subject of the Stage 2 application, provided for information only.</p>
<p>16. Provide an internal floor plan for unit 29/23 Buckland Street.</p>	<p>An internal floor plan sourced from the City of Sydney Archives [DA Plan - Scanned Plans - BUCKLAND STREET 23 - 55 CHIPPENDALE - 14515 - U97 00306 - ERECT 107 RESIDENTIAL APARTMENTS WITH CAR PARKING - \$9000000 - MENDIRO PTY LTD - 14 04 97.PDF] is provided at Attachment C. The relevant apartment has been coloured on the attachment.</p>
<p>Trees</p>	
<p>17. The Arborist report submitted notes the available soil volume for the two replacement trees is sufficient to support a medium sized tree of approx. 10m in height and 8m crown spread. Clarify if this is the expected maximum size of the replacement trees and identify the size of the replacement trees when planted.</p>	<p>The landscape architect has confirmed 10m height, 8m crown spread to be the maximum size given the urban conditions, please refer to attached letter at Attachment D.</p>

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Design Excellence	
<p>18. Provide a copy of the Design Competition meeting notes including the Jury decision regarding the winning scheme.</p>	<p>Copies of the Design Competition Jury reports are provided at Attachment E.</p> <p>The file Attachment E1 UTS Blackfriars Jury Response final 2017-10-27.pdf are the comments produced in response to TZG's design amendments presented to the Jury on 19 October 2017, and is dated 27/10/2017.</p> <p>The file Attachment E2 171129 Design Competition Jury Report ver8_1.pdf are the final comments produced in response to TZG's further design amendments presented to the Jury on 15 November 2017 and marks the completion of the design competition and is dated 24/11/2017 (and is the current design consistent with the proposed Modification to the Stage 1 envelope and will be the subject of the Stage 2 application).</p>
Flooding	
<p>19. Show the location and height of the flood fence at RL10.080 to protect the basement on section/ elevation plan (as annotated on A02 Proposed Building envelope plan)</p>	<p>The flood fencing is shown on drawing A02 - PROPOSED BUILDING ENVELOPE PLAN and on drawing A03 - PROPOSED BUILDING ENVELOPE SECTIONS.</p>
<p>20. Condition B20 of the consent requires a minimum flood planning level of RL9.67m and basement access above 10.08m. Clarify why the whole ground floor of the building has been raised to RL 10.08m.</p>	<p>To comply with City of Sydney Council requirements the Flood Planning Level for the proposed UTS Building development must be 10.08m AHD (1% AEP level + 0.5m) if basement levels are proposed. Please refer to the attached letter from Northrop Civil Engineers at Attachment F.</p>