Preferred Project Report and Final Statement of Commitments

Peter Johnson Building, 702-730 Harris Street, Ultimo

Project Application MP 09_021

Submitted to
NSW Department of Planning
On Behalf of the University of Technology Sydney

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Volume 1 of 2

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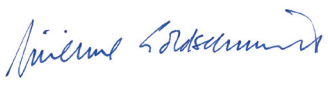
Signature  Date 23/10/09

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1.0 Introduction

An Environmental Assessment Report (EAR) for the Project Application for student housing in the Peter Johnson Building at the Broadway Precinct of the UTS City Campus at Ultimo was publicly exhibited for a period of 5 weeks between 6 May 2009 and 5 June 2009. The Department of Planning has advised that it received 12 submissions in response to the exhibition.

The proponent, the University of Technology Sydney (UTS), has reviewed and considered the submissions and, in accordance with clause 75H(6) of the *Environmental Planning and Assessment Act 1979* (EP&A Act), has responded to the issues raised. This Preferred Project Report (PPR) sets out the proponent's response to the issues raised, outlines a number of revisions to the Project Application and includes a revised Statement of Commitments.

This response should be read in conjunction with the Environmental Assessment Report (EAR) dated April 2009 and forms part of the Project Application.

Submissions

In total 12 submissions were received in response to the public exhibition of the Project Application as follows:

State authorities and agencies	6
Council of the City of Sydney	1
Australian Broadcasting Corporation	1
Members of the public	3
Coalition of Chippendale Community Groups	1

The agency submissions supported UTS's efforts to promote the use of public transport, walking and cycling, however recommended actions to minimise impacts on public infrastructure including stormwater and drainage systems. The submission from the Council of the City of Sydney focused on the architecture, bulk and scale of the proposal, connections with the public domain including the Ultimo Pedestrian Network (UPN) and amenity of the student accommodation.

Issues raised in the other submissions include impacts on the adjoining ABC Ultimo Centre during construction of the student accommodation, the bulk and scale of the proposal, impacts on the locality including overshadowing, wind impacts and public transport, and the process undertaken by UTS to award the tender for design and construction of the proposal.

UTS's response to the issues raised are summarised in **Attachment 1**.

The key issues raised by the Department of Planning submissions are addressed in **Section 2** of this report and are grouped as follows:

- Bulk and Scale
- Internal Amenity
- Access to the Ultimo Pedestrian Network
- Construction Hours
- Wind Assessment
- Bicycle Parking
- Clarification of Project Details

Changes to the Project Application

The proponent has made the following revisions to the Project Application:

- The exterior of the western façade of the building has been reorganised by introducing two vertical recesses (slots), recessing external stairwells and reinterpreting the pre-cast cladding, window and colour pattern of the façade. This has resulted in amendments to the floor plan of Levels 8-20 and a consequent slight reduction in the overall gross floor area of the building.
- Installing privacy screens on north facing windows on the UPN façade to improve the management of visual privacy.

These changes are summarised **Section 3** and shown on the plans at **Volume 2**.

Statement of Commitments

The draft Statement of Commitments has been revised to reflect the changes to the Project Application. The final Statement is at **Section 5.0** of this PPR.

2.0 Response to Key Issues

UTS's responses to the issues raised by the Department of Planning are dealt with below. Issues raised in the submissions are addressed at **Attachment 1**.

2.1 Bulk and Scale

Issue

Regarding the bulk and scale of the proposed student housing tower, the Department of Planning requested that UTS consider greater articulation in the design of the western façade (facing Harris Street) given its considerable width. The Department of Planning suggested this could occur through building elements or use of materials.

Response

Consideration has been given to reducing the bulk and scale of the building by providing greater articulation to the western façade of the building through the use of colour, vertical slots and different sized windows. The modified façade complements neighbouring and heritage buildings without necessarily imitating them.

The changes are described in detail in **Section 3** and are illustrated in the plans and photomontages prepared by **nettleton**tribe at **Volume 2**.

2.2 Internal Amenity

Issue

The Department of Planning noted that some bedroom windows are directly opposite and within 2 metres of other bedrooms without being offset and requested amendments to the proposal so that rooms achieve sufficient privacy and daylight for adequate internal amenity.

Response

Privacy screens will be provided on affected windows facing north to improve internal amenity. The screens will be horizontal louvres that will cut off view lines and provide privacy from adjoining windows while still allowing light and air into units.

The privacy screens will be set 450 mm from the facade to enable daylight to penetrate from above and the sides and windows to be opened. The privacy screens are illustrated on drawing no 3531-DA 090 at **Volume 2**.

It is further noted that there is a strong and well accepted sense of community amongst students who live in university residences / colleges – of which the proposed accommodation is akin. While the need for privacy is considered important, expectations are different from those in residential flat buildings and boarding houses.

2.3 Ultimo Pedestrian Network Access

Issue

In relation to access to the Peter Johnson Building from the Ultimo Pedestrian Network, the Department of Planning suggest that UTS rationalise access from the UPN to the building and preferably remove the elevated escalator / stair access, as access to Level 4 will be achieved through the redeveloped building.

Response

Changing access arrangements for non-resident students was not an element of the proposal for student accommodation in the Peter Johnson Building.

The Concept Plan for the Broadway Precinct of the UTS City Campus seeks to improve the legibility of the campus by locating and emphasising major gateways and creating new internal and external streets. The pedestrian route from the UPN to the main UTS Campus via the Peter Johnson Building and Harris Street Pedestrian Bridge is one of several paths identified in the UTS Concept Plan.

2.4 Construction Hours

Issue

Regarding the construction of the student housing development at the Peter Johnson Building, the Department of Planning requested that UTS clarify proposed hours of construction. Specifically, the scope and impact of works to be carried out between 7pm and 7am on the site is to be confirmed.

Response

Construction undertaken between midnight Sunday and 7am Monday, 7pm and 7am Tuesday to Saturday, and 5pm and midnight Saturday will be limited to internal works only in accordance with City of Sydney construction noise requirements. No work will be undertaken on Sundays or public holidays.

The Statement of Commitments has been amended (see **Section 5**) to clarify the scope of night works on the site.

2.5 Wind Assessment

Issue

The Department of Planning required that an amended Pedestrian Wind Environment Statement be submitted that addresses wind conditions in relation to the Beaufort Scale and clearly identifies any measures required to mitigate impacts.

Response

An amended Pedestrian Wind Environment Statement has been prepared by Windtech is located at **Attachment 2**. The report measures local wind conditions against a modified Beaufort Scale, which describes the effects of wind intensities on people.

The report notes that the site is generally well-shielded from the predominant prevailing wind conditions by existing buildings and that wind conditions for most of the outdoor areas within and around the site are appropriate for their intended uses. These areas are expected to achieve a Beaufort Number of 4 to 5 (at ground level) and Beaufort Number 4 (on the communal terraces on Levels 4 and 8) – see **Table 1**.

Under the Beaufort Scale, a *moderate breeze* is classed as Beaufort Number 4 (acceptable for walking and stationary short exposure activities), while a *fresh breeze* is classed as Beaufort Number 5 (acceptable as a main pedestrian thoroughfare).

Table 1 – Assessment of wind conditions against Beaufort Scale

Location	Beaufort Number
Ground level areas	Beaufort number 4-5
Communal terrace on Level 4 (existing)	Beaufort number 4
Communal terrace on Level 8 (new)	Beaufort number 4
Communal roof terrace	Beaufort number 4-5

A 1.2 metre high balustrade and densely foliated plants will be provided around the perimeter of accessible areas of the roof terraces to ensure a Beaufort rating of 4-5.

In addition, the proposal is not expected to result in any adverse effects to wind conditions on local surrounding streets and pedestrian footpaths and thoroughfares.

2.6 Bicycle Parking

Issue

The Department of Planning requested the information on the bicycle facilities to be provided for non-resident UTS students using the Peter Johnson Building; and the security and access arrangements for students using the bicycle parking facilities.

Response

There are no bicycle storage and other facilities for non-resident cyclists in the PJB. These arrangements will be unchanged as a result of the proposal. However, there are numerous areas for the storage of bicycles and end of trip facilities available across the main UTS campus. In addition, the UTS Concept Plan facilitates the provision of additional facilities for cyclists (including bicycle racks and end of trip facilities) across the campus.

The bicycle storage area will be well lit and to ensure security, access will be via swipe cards issued to resident students only.

2.7 Clarification of Project Details

Issue

The Department of Planning requested that UTS clarify the following aspects of the proposal:

- Gross floor area for the existing podium, new (infilled) podium and new tower;
- Proposed finishes for the existing portion of the building fronting the UPN; and
- Whether the proposed 122 car parking spaces include one space allocated for a mobility impaired resident of the student accommodation.

Response

Numerical Overview

As discussed in Section 3.1 of the Environmental Assessment Report and illustrated in the architectural plans prepared by **nettleton**tribe at **Volume 2** of the PPR, the proposal involves modifying and extending the existing Peter Johnson Building by infilling the existing podium with additional teaching spaces and a café and constructing a new 13 storey tower for student housing.

The following table clarifies the gross floor area of the proposed development.

Table 2 – Gross Floor Area

	SLEP 2005 Definition (m^2)	Standard Instrument Definition (m^2)
Existing - podium (Levels 1-7)	15,872.0	15,114.6
Proposed additional (Levels 1-7)	5,936.0	5,524.1
Proposed additional (Levels 8-21)	18,979.9	18,125.7
Total	**40,787.9**	**38,764.4**

Materials and Finishes fronting the UPN

The proposal comprises infilling the podium of the existing Peter Johnson Building and constructing a tower above for student accommodation. Works to the UPN façade of the existing podium are not proposed as part of this development.

The finishes for the UPN façade of the infilled podium have been selected to complement the existing façade of the Peter Johnson Building and the adjacent ABC building – see the photomontages at **Volume 2**.

Carparking

It is confirmed that one of the 122 car parking spaces in the basement of the building will be allocated for use by a person with a disability.

3.0 Changes to the Peter Johnson Building

On the basis of consultation with the Department of Planning and the Council of the City of Sydney, and the submissions received, UTS has amended the design of the Peter Johnson Building. The amendments improve the external appearance of the building and result in a minor reduction in the overall gross floor area of the development.

In late July 2009, UTS made presentations to the full Council of the City of Sydney and to the Lord Mayor and her advisers in relation to the Campus Masterplan projects including the student accommodation tower on the Peter Johnson Building. At these presentations, undertakings were made to address Council's concerns with regard to the aesthetic presentation of the tower, with a particular emphasis on the perceived shortcomings of the western façade. There then followed an iterative process with the City of Sydney's Director City Planning & Regulatory Services which culminated, on 12 October 2009, in an agreed revision to the design approach for the external expression of the building.

3.1 Changes to the Western Facade

The western façade has been modified to provide a more articulated building.

Vertical Recess

Two vertical recesses (slots) have been incorporated into the western façade to give the appearance of three separate 'buildings', each approximately 22 metres wide.

The stairwells on the northern and southern facades of the building have also been recessed to reduce the apparent width of the façade and to delineate between neighbouring buildings. Glass is incorporated into the face of the stairwells to contrast with the pre-cast cladding.

External Cladding and Window Pattern

The pattern of the external pre-cast cladding of the western façade has been re-interpreted to break up the visual bulk and scale of the building. The façade now comprises a modulation of three different window sizes and coloured pre-cast cladding panels also in three different widths. The pattern repeats every three floors and is stepped one floor between each "building" panel.

Colour

Colour is used to visually articulate the façade of the building and create visual variation and character.

Different colours will be used to differentiate between the three 'buildings' on the western façade – see the photomontages at **Volume 2**. The three tones used on the western facade will also be carried through to the adjacent façades to provide visual links between all four facades of the building:

- the colour on the southern end of the western façade will also be used on the southern façade of the building;
- the colour on northern end of the western façade will also be used on the northern façade of the building; and
- the eastern façade will be coloured to complement the northern, southern and western facades of the building.

3.2 Modifications to Floor Plan

As a result of the introduction of vertical slots to the western façade and recessing of the stairwells, the floor plans of Levels 8-20 has been modified.

The modifications to the floor plan as well as the vertical slots to the western façade and recessed stairwells will improve internal amenity of units by allowing additional light to penetrate into north and south facing units – see the revised architectural plans at **Volume 2**. "Bridges" with glazed facades will link the three "buildings", allowing additional light to penetrate into the corridors of each floor.

3.3 Change to Gross Floor Area

The revised floor plans – namely recessing the stairwells and introducing two vertical slots in the western façade – will result in a slight reduction to the gross floor area for the building. There will not be any change to the mix, distribution or total number of student beds – see **Table 3**. However, one common study / tutorial room will be deleted from Levels 9-20 (approximately 6 m^2 per floor). Two other common study / tutorial rooms will remain on each floor for the use of resident students.

The revised GFA is entirely consistent with the Concept Plan described in the EAR which proposed a GFA for the new works in Building 6 of up to 25,250 m^2 (as defined in the SLEP 2005) or 23,850 m^2 (as defined in the Standard Instrument).

In summary, the modifications to the building design result in improved internal amenity for student residents, while at the same improving the external appearance of the building façade through the use of colour and building materials.

4.0 Summary of Amendments to the Project Application

As a result of the design revisions and other changes detailed in the PPR, the proponent has revised the Project Application for the Peter Johnson Building. The full set of revised drawings is located in **Volume 2**. The changes to the proposal are summarised below.

- The western façade of the tower will be articulated by:
  - recessing the external stairwells;
  - incorporating two vertical recesses in the western façade; and
  - reinterpreting the external pre-cast cladding and window pattern of the facade.
- As a result of the changes to the façade, the floor plans of Levels 8-20 have been amended and the overall gross floor area has been slightly reduced.
- The colours on the western façade will be replicated on the northern, eastern and southern façades to provide a visual link between the four facades of the building.
- Privacy screens will be provided on affected windows facing north to improve internal amenity.

The changes have also necessitated a revision to the numerical overview of the proposal. **Table 3** below replaces Table 1 in the EAR.

Table 3 – Numerical overview of the development

Element		**Dimensions**	
		SLEP 2005 definition (see Section 4.4 of the EAR)	**Standard LEP definition** (see Section 4.4 of the EAR)
GFA	Existing	15,872.0 m^2	15,114.6 m^2
	Proposed additional	24,915.9 m^2	23,649.7 m^2
	Total	**40,787.9 m^2**	**38,764.3 m^2**
Building height	Existing	25.59 m	30.09 m
	Proposed	67.79 m	71.09 m
Car parking		122 car parking spaces	
Bicycle parking		70 bicycle parking spaces	
Student Housing	**Studio**	308	
	Accessible studio	38	
	Two-bedroom	37	
	Six-bedroom	50	
	Total	433	
Total student beds		720	
Indoor communal space		1,104.2 m^2	
Outdoor communal space		807 m^2	

5.0 Final Statement of Commitments

In accordance with Part 3A of the *Environmental Planning and Assessment Act 1979*, the following are the commitments made by UTS to manage and minimise potential impacts arising from the UTS student housing. These commitments replace the draft commitments included with the EAR.

5.1 Wind

An impermeable balustrade 1.2 metres in height will be installed around the perimeter of the trafficable areas of the roof terrace to minimise adverse wind impacts on users of the roof terrace.

5.2 Ecologically Sustainable Development

The proposal will adopt the following principles to maximise the sustainability of the proposal:

- All student housing units will be naturally ventilated.
- Green construction management practices, including certified EMP, waste management, commissioning, handover and fine-tuning will be used.
- Green materials and products, including concrete, steel, floor coverings, composite wood, appliances, fixtures, paints, sealants and adhesives will be used in the building.
- Step the building footprint to the UPN to provide improved solar access to student housing and open spaces at Level 8.
- Use energy and water saving appliances, fittings and fixtures.
- Harvest rainwater for on-site reuse.
- Provide no additional car parking for the development.
- Encourage students to utilise nearby public transport and pedestrian links.

5.3 Access and Mobility

To ensure that the development is adequately accessible, the following will be incorporated into the design:

- Building entries off the UPN and Harris Street will comply with the AS1428 series; and
- The Level 1 car park will comply with the requirements of AS2890.1:2002 and one visitor space for a person with a disability is to be provided.

5.4 Noise

To minimise acoustic impacts on adjoining development, the proposal will incorporate the following measures:

- Acoustic screens will be provided on the south east wall of the private Level 8 terrace; and
- Access to the common Level 8 terrace and roof terrace will be limited to generally 7am to 10pm daily, as recommended in the Plan of Management.

To minimise impacts from traffic noise on residents of the proposal, the design of the building will incorporate the following measures:

- Acoustically treating the external façade of the building;
- Using appropriately designed external glazing; and
- Adopting the findings of a detailed mechanical noise assessment that will be carried out once plant selections and services drawings have been finalised.

5.5 Reflectivity

All glazed areas of the façade of the development will have a maximum normal specular reflectivity of visible light of 20%.

5.6 Visual Privacy

The final building design will incorporate the following measures to minimise overlooking impacts associated with the proposal:

- Acoustic and permanent external privacy screens will be provided on south and east facing windows of the live-in staff member's apartment and on the boundaries of the adjoining outdoor terrace on Level 8;
- Permanent external privacy screens will be installed on the south facing windows of units on Levels 9-20 of the student housing tower;
- Permanent external privacy screens will be installed on north facing windows directly opposite each other of the student housing tower; and
- Access to the outdoor terrace of Level 8 adjacent to the Taragon Building will be restricted to members of staff.

5.7 Structural Engineering

The following recommendations will be implemented to monitor the performance of the existing foundations:

- Precise leveling of all columns will be undertaken to confirm that settlement caused by the additional loading is within design expectations.
- Settlement monitoring will be commenced prior to the redevelopment works to provide a datum. Ongoing monitoring will be carried out throughout the construction phases of the project.
- Further bore testing will be carried out adjacent to critical piles, and piling records reviewed, to confirm the individual increased load capacities of the piles.

5.8 Construction Management

The following will minimise any adverse impacts during the construction and demolition process:

- Recommendations in the Traffic Management Plan for Demolition and Construction Works will be adopted including engaging a traffic controller to manage all vehicle movements to the site via the UPN and providing relevant signage to alert pedestrians, public and private transport operators of the works.
- Noise and vibration associated with construction work will be monitored throughout the demolition and construction period and additional controls implemented if appropriate.
- Up to 90% of waste generated during works will be recycled.

- Construction undertaken between midnight Sunday and 7am Monday, 7pm and 7am Tuesday to Saturday, and 5pm and midnight Saturday will be limited to internal works only in accordance with City of Sydney construction noise requirements. No work will be undertaken on Sundays or public holidays.

5.9 Operations and Management

In order to minimise any potential impacts on neighbouring buildings and to guide the operation of the UTS student housing at the Peter Johnson Building, the Plan of Management at **Appendix G** of the EAR will be adopted.