

Preferred Project Report

Thomas Street Building



University of Technology Sydney

Project Application No. 09_0213

Submitted to the Department of Planning and Infrastructure
On Behalf of the University of Technology Sydney

May 2012 ■ 11597

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- 1 Revised Architectural Drawings
durback block jagers with BVN Architecture
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KJA Pty Ltd
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JBA Planning

1.0 Introduction

An Environmental Assessment Report (EAR) for the Project Application for the Thomas Street Building at the University of Technology Sydney (UTS) at Ultimo was publicly exhibited for a period of four weeks between 15 February and 19 March 2012. The Department of Planning and Infrastructure received five (5) submissions in response to the exhibition. Four from government authorities and one from a member of the public.

The proponent, 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, details minor revisions to the Project Application and includes the final Statement of Commitments.

This report should be read in conjunction with the Environmental Assessment Report (EAR) dated January 2012 and forms part of the Project Application.

Submissions

In total four submissions were received from public authorities as follows:

- Council of the City of Sydney;
- Roads and Maritime Services;
- Sydney Water; and
- Transport NSW.

None of the agency submissions objected to the development of the Thomas Street Building. However, the submission from the Council of the City of Sydney contained detailed comments on elements of the design, in particular, in relation to public domain upgrades, landscaping of the proposed green roof and Alumni Green, tree retention and protection, contributions and level access arrangements between the site and public realm.

UTS's response to all the issues raised is summarised in Section 2.

Changes to the Project Application

In response to issues raised in the submissions and as a result of further design development, the proponent has revised some elements of the design of the Thomas Street Building. These changes are consistent with, and do not depart from, the essential elements of the exhibited project and with the approved Concept Plan for Broadway Precinct of the UTS City Campus. They include the following:

- Minor adjustment to the interface and levels between Jones Street and Alumni Green;
- Provision of new street trees along Thomas Street in accordance with the approved Concept Plan; and
- Clarification to plans regarding building heights.

The minor changes are described in Section 3 and shown on the revised architectural drawings prepared by Durback Block Jaggers (DBJ) with BVN Architecture at **Attachment 1**. The plans and reports to be substituted as a consequence of the amendments are listed in Section 3.1.

Consultation with the Community

The proponent undertook in the EAR to provide a record of the consultation it carried out prior to, and during, the public exhibition, with the local community, students and staff of UTS, and other relevant stakeholders. The report, prepared by KJA Pty Ltd, is appended at **Attachment 2**. In essence, there was a very low level of interest in the development - likely as a result of previous stakeholder engagement in relation to the UTS Concept Plan - and no objections were recorded or major concerns were raised.

Statement of Commitments

The draft Statement of Commitments has been revised. The final Statement is in Section 4 of this PPR.

2.0 Key Issues and Proponent's Response

This section responds to the issues raised in the submissions. Detailed responses to key issues raised by the City of Sydney follow.

Attachment 3 provides a response to the draft conditions recommended by City of Sydney.

Table 1 – Response to submissions

Issue	Response
City of Sydney	
Urban Design The proposed design is generally supported. It is important that design measures are not “valued-engineered” out of the construction process.	Noted.
Heritage The site may have archaeological potential. Council recommends that the excavation work should be granted permission from the Heritage office. Council also requests a copy of any archaeological assessment report and final field report of the site for Council’s archives to help Council catalogue and updated the heritage inventory.	As noted on pages 4 and 21 of the EAR, the Project Application does not propose any excavation works. Excavation associated with constructing the basement levels of the Thomas Street Building was considered and approved as part of Modification No 3 to the Concept Plan Approval (MP_08_0116 Mod 3). It is noted that Advisory Note AN5 (Excavation – Historical Relics) attached to the Concept Plan Approval outlines UTS’s obligations under the <i>Heritage Act 1977</i> and the <i>National Parks and Wildlife Act 1974</i> should any unexpected finds be discovered during excavation works.
Jones Street Closure and Public Domain Upgrades. Part of the Concept Plan for the UTS City Campus Broadway Precinct (MP08-0116), approved by the then Minister for Planning on 23 December 2009, included public domain improvements to Broadway and Thomas, Harris, Wattle and Jones Streets. Accordingly, Council has submitted an appropriate Special Public Domain Condition to be recommended for inclusion by the Department of Planning.	Jones Street is owned by the City of Sydney Council. The closure, upgrade and pedestrianisation of Jones Street does not form part of the approved Concept Plan; it is a separate piece of works. This was made clear within the approved Concept Plan. UTS acknowledges that the upgrade of this section of Jones Street is subject to future negotiations with and development applications to Council. The timing for these works is still to be confirmed, as they are linked to the broader construction program for the redevelopment of the UTS Broadway Campus, with Jones Street forming part of an integral construction access point. The condition proposed by Council requiring a public domain plan to be prepared and submitted covering Jones Street is considered to be premature and not appropriate for inclusion with this Project Application. It is recommended that the condition be amended by DP&I to make it specific to the public domain related to the Project Application (i.e. the ground plane within the site boundaries and the verge/footpath areas directly adjoining the site along Thomas and Jones Street). In this regard, a Public Domain Plan has been prepared (refer to Attachment 1).

Issue	Response
City of Sydney	
Bicycle Parking and Cycleways Although the surrounding existing and proposed cycleway networks is acknowledged in the application, details of the proposed cycleways in areas affected by the proposal have not been shown. The application is not proposing any bicycle parking until the completion of the overall assessment for bicycle parking requirements by the university.	<u>Cycleways</u> Proposed works do not affect any existing or proposed cycleways. Future public domain works to Jones Street (the subject of a separate process) will address cycleway requirements. <u>Bicycle Parking</u> As noted in an early response to the Department of Planning and Infrastructure, an integrated and evenly distributed approach to the provision of bicycle parking and facilities is to be implemented across the UTS City Campus. In summary, whilst there are no parking spaces and facilities being provided for within the Thomas Street Building itself, any demand generated will be catered for within the bicycle parking facilities provided in adjoining buildings. This is further outlined at Section 5.4.4 of the Thomas Street Building EAR.
Alumni Green – Open Space and Solar Access Adjacent to the development is the proposed Alumni Green which provides a large open space that is partially landscaped and has a variety of seating in the form of public art elements. It is not clear how much of the Alumni Green would be deep soil zones. It is noted that the proposed solar access to the Alumni Green doesn't strictly comply with the Concept Plan requirements.	The Concept of Alumni Green as the major outdoor space of the campus was developed as part of the Concept Plan. The concept included the provision of important facilities below Alumni Green, being the Multi-Purpose Sports Hall (approved under the Concept Plan) and the Library Retrieval System and Storage Building (approved under Modification No 3 to the Concept Plan). Deep soil planting is to be provided across Alumni Green above the LRS and MPSH. The current design competition being undertaken for Alumni Green will detail how the space will be landscaped with lawns, paving, and trees and shrubs. As noted within Section 5.3 (page 34) of the EAR, the proposal achieves compliance with the sun access plane control ensuring that on average there is at least a 10m strip along the south side Alumni Green that will receive sun at 12 noon at the winter solstice.
General Improvements The applicant should resubmit drawings with additional information to Council for comment including: ▪ Clearly marked plans showing full extent of proposed surface treatments, delineation between public and private land, kerb treatments, pedestrian crossing to the Sydney Street Design Code standard, and ▪ Provision of any street furniture.	A Public Domain Plan has been prepared in accordance with Council requirements and consistent with the approved Concept Plan (refer to Attachment 1).

Issue	Response
City of Sydney	
Existing Street Trees The plans do not indicate if the existing street trees are to be retained or removed. In the absence of any direction, it has been assumed that the trees are to be retained. Council recommends that a consultant Arborist prepares an Arboriculture Impact Assessment report.	The Public Domain Plan included at Attachment 1 confirms all existing street trees are to be retained. Consideration of potential impacts to surrounding trees associated with the excavation of the subject site to accommodate basement levels was addressed as part of modification No 3 to the Concept Plan. No conditions relating to the incorporation of tree protection measures were imposed as part of the approved modification to the Concept Plan. It is noted that the approved Preliminary Construction Management Plan accompanying Modification No 3 outlined tree protection requirements, including that street trees along Jones Street and Thomas Street are to be retained and appropriate protection measures implemented. It is clear from the current site establishment works, including provision of hoarding around the site perimeter, that street trees have been accommodated and sought to be protected as part of the excavation works.
Existing trees on site and landscaping It is noted that a design competition is currently being held for the design of the future Alumni Green. Council recommends that future plans for Alumni Green include advanced tree planting to ensure the canopy coverage on site is maintained or possible increased.	Noted.
Landscape Plan Landscaping of the Thomas Street Building is focused on level 4 as a roof garden together with a small planter on the western side of level 1. Proposed preliminary landscape plans would have been provided in accordance with the Statement of Commitments however further detailed landscape plans are should be submitted prior to determination of the Project Application.	Noted. The requirements of the various stakeholders within the Faculty of Science with respect to the layout and make-up of the Green Roof are still being resolved. On this basis, it is requested that the submission of detailed landscape plans be delayed until after determination of the Project Application, but prior to the issue of the Section 109R Crown Certificate. On this basis, no objection is raised to the suggested condition by Council requiring the preparation and approval of a detailed landscape plan (including covering the Green Roof) prior to the issue of a Section 109R Crown Certificate.
Green Roof The proposed rooftop landscaped area is supported. The proposal doesn't provide significant information about how the green roof is to be constructed. Council has provided a recommended green roof condition.	Noted. See above response. No objection is raised to the suggested condition by Council requiring the preparation and approval of a detailed landscape plan (including covering the Green Roof) prior to the issue of a Section 109R Crown Certificate.
Level Access at site Boundary There is a proposed level change between the external seating area shown facing Jones Street and the footway. It is not clear if there are additional height changes elsewhere as the Landscape Concept Plans lacks detail at the ground level.	Noted. A revised ground floor plan, Western elevation plan and a Public Domain Plan have been prepared (see Attachment 1). These plans clarify and confirm the arrangements to accommodate the level change between Jones Street and the ground floor of the Thomas Street Building.

Issue	Response
City of Sydney	
Development Contributions The City does not support any exemption for Section 94 contributions (Ultimo Pyrmont Contributions Plan), which includes all education buildings at this or any other University.	The Thomas Street building involves the redevelopment of an existing site within a well established university campus in accordance with an approved Concept Plan. The development will have no significant impact on local infrastructure and facilities. Further, 'Circular No.D6 - Crown Development Applications and Conditions of Consent' recommends that for educational services no contributions should be levied for open space, community facilities, parking, and general local and main road upgrades. Refer to Section 2.1 for details.
Transport Roads and Maritime Services	
The Construction Traffic Management Plan submitted with the Project Application is to be approved by City of Sydney prior to the issue of a Construction Certificate.	The proposal represents a Crown DA and accordingly a Construction Certificate is not required. No objection is raised to the inclusion of a condition requiring: <i>'A Construction Traffic Management Plan to be prepared prior to the issue of a Section 109R Crown Certificate.'</i>
Consideration should also be given to providing bicycle parking facilities either within the development or close to it, as well as end trip facilities such as showers, changing rooms, etc. to encourage bicycle use for travelling to and from the development.	Noted. Provision is made within adjoining buildings for both bicycle parking and end of trip facilities in accordance with the approved Concept Plan. Further details are provided at Section 5.4.4 of the EAR.
All new pedestrian accesses are to comply with AS 1428, 1:2001 Design for Access and Mobility.	Noted.
All works/regulatory signposting associated with the proposed development are to be at no cost to RMS.	Noted.
Sydney Water	
Water The drinking water main available for connection is the 150mm main on the northern side of Thomas Street.	Noted.
Wastewater The existing wastewater system has sufficient capacity to serve the proposed development. The wastewater main available for connection is the 225mm main off Thomas Street (Asset Number 2717006).	Noted.
Sydney Water	
Stormwater The applicant should make every effort to connect to Council's existing stormwater system. Connection to Sydney Water's stormwater pipe systems should be the last option. Provision of onsite detention is to be as per the Sydney Water's letter to Warren Smith and Partners dated 13 July 2011.	Noted. Final determination of which stormwater system will be most suitable will be made during detailed design. However, it appears that a connection to the Sydney Water system is likely to be more appropriate. Provision of on-site detention has been made in accordance with Sydney Water's specifications.

Issue	Response
Sydney Water	
Trade Waste Please refer to the trade waste requirements enclosed with this letter.	Noted.
Sydney Water Servicing Sydney water will further assess the impact of the development when the proponent applies for Section 73 Certificate.	Noted.
Building Plan Approval The approved plans must be submitted to a Sydney Water Quick Check agent to determine whether the development will affect any Sydney Water wastewater or water main, stormwater drains and/or easement, and if further requirements need to be met.	Noted.
Transport NSW	
No objection raised to the Project Application.	Noted.
Public Submission	
UTS Thomas Street, UTS Broadway, Central Park and all new buildings should make provision to link up above ground access routes. From Jones Street a level path should cross above Harris Street to the old goods train line. The Thomas St building should have links to this path. From Jones Street, it should continue level through UTS Broadway, over Broadway into Frasers, and over Abercrombie Street to USyd, above UTS Blackfriars.	Noted. Extensive pedestrian links that connect with surrounding streets are to be provided across the UTS City Campus as part of the Concept Plan. Further to this is the requirement within the Concept Plan approval for improving the legibility of pedestrian access for the public between the Devonshire Street Tunnel, the Ultimo Pedestrian Network (UPN) and Building 6. In addition, a range of public domain works (such as the pedestrianisation of Jones Street) are to be undertaken by UTS in the future to further enhance pedestrian thoroughfares.

2.1 Development Contributions

The City of Sydney in its submission contends that the proponent should be paying development contributions in accordance with the Ultimo-Pymont Contributions Plan (UPCP) which does not provide any exemptions to contributions. The City further contends that the building is to be located on the current Alumni Green which did not accommodate a pre-existing population.

There are a number of reasons why the Thomas Street proposal should be exempt from contributions under the Ultimo-Pymont Contributions Plan - notwithstanding that the plan does not make provision for exemptions. These are set out in this section of the report.

It should be noted that the approved Concept Plan for the UTS Broadway Precinct demonstrated that the additional social infrastructure provided in the Concept Plan was expected to be sufficient to cater for demand associated with the increase in staff (and student) numbers. It should be further noted that there is reciprocal access for the community to UTS's services and facilities, so reducing demand on the City of Sydney's facilities.

Previous use of the site

Contrary to that stated in the City's submission, the proposed building is to occupy land previously occupied by a building owned and staffed by Sydney TAFE (Building T). This building was subsequently purchased by UTS in November 2006 and the approximately 71 staff relocated to the main TAFE site also in Ultimo. It was demolished in January 2007. In accordance with paragraph 14.2 of the UPCP there was thus a pre-existing population of 71 people on the site as at 14 October 1992. The Faculty of Science forecasts that by 2018 some 164 new staff will be accommodated in the building - resulting in a new population of 93 on the site since October 1992.

Accordingly, if contributions were to be levied on the development it would be based on this reduced population. Notwithstanding this information, it is the proponent's firm position that the proposal should not be subject to any contributions at all - as explained below.

Nexus

It is contended that there is no causal, physical or temporal nexus between the proposed Thomas Street Building and the facilities and infrastructure whose provision is being levied under the UPCP. An education use falls within the 'Other Uses' category with the Plan and an examination of the UPCP reveals that 'other development' related (at the time that the Plan was prepared in 1994) primarily to tourist development such as the Casino and other cultural, tourism and entertainment facilities around Darling Harbour and Pyrmont. The similarity between a university building and 'other development' (mostly now complete) in Ultimo-Pyrmont is highly tenuous.

The nominated facilities and infrastructure for which contributions are being levied are located largely within the Pyrmont area well removed from the UTS site in the southern part of Ultimo. Accordingly, the prospect of UTS staff employed in the Broadway Precinct utilising them is very low. Thus the physical nexus between the proposed development and the demand for services is weak. Given that contributions for open space constitute nearly two-thirds of the contribution and that the workers in the Thomas Street Building are highly unlikely to utilise these facilities provides further grounds for the development being exempt from contributions.

The application of causal nexus is based on the principle that an increase in population as a result of development will place greater demand on existing public facilities or require the provision of new public facilities.

A detailed examination of the schedule of works in the UPCP indicates that, by and large, the nominated new facilities will not be utilised by staff in the Thomas Street Building. Accordingly the development does not present a causal nexus for contributions, as explained below:

- **Open Space (major parks; local parks and squares; street closures):** The new parks are generally located some considerable walking distance from the Broadway Campus and are unlikely to be used during work hours. Moreover, as part of the redevelopment of the campus a large area of landscaped open space (approximately 7000sqm) will be provided on Alumni Green for use by staff and students alike. This area, directly abutting the Thomas Street Building, is likely to prove more convenient for, and of greater utility to, staff in the building.

- **Child care facilities:** UTS currently operates two child care facilities (within walking distance of the Thomas Street Building) providing daily capacity for 111 children of staff and students at the UTS City Campus, with unused places available for non UTS parents. Further places are planned as part of the enlargement of the UTS Blackfriars facility. As the demand for places from the UTS student body is low, the quantum of provision for staff is deemed adequate to cater for any additional demand likely to arise from the relatively small number of new staff to be employed in the Thomas Street Building. Moreover, an examination of enrolment data reveals that the local community and employees of the ABC form a substantial proportion of the users of both facilities. Given the adequacy of provision and the fact that these two UTS-operated facilities are available to, and used by, the local resident and worker community, there appears little justification for UTS to make contributions for the provision of childcare facilities.
- **Community/recreation facilities:** It is considered highly unlikely that staff in the Thomas Street building would use the community facilities listed in the UPCP as UTS provides considerable similar facilities on campus specifically for use by students and staff, and has made significant investments in this area over the past few years. The on-campus facilities include the 1700 sqm gym in Building 4 and the recently completed multi-purpose sports hall adjacent to the gym providing an additional 1800 sqm of recreation space for sports such as basketball, badminton and the like. The university also has a number of off-campus sports facilities. In addition, should a member of staff require a hall or similar for a social activity, numerous such spaces are available for use by staff. Similarly, UTS space is available to external bodies and community groups.
- **Roads and associated infrastructure:** UTS is committed to reducing dependence on private vehicles, and to this end, the development does not involve the provision of any car parking for staff. Therefore, the workers within building will not place any demand on the road system in the locality. There is thus no causal nexus between the development and the proposed road infrastructure. In addition, a considerable proportion of the levy for roads is for works associated with the Foreshore Promenade in Pyrmont. There is no discernible physical nexus between these works and the Thomas Street building.
- **Stormwater drainage:** The development provides on-site detention and involves an extensive green roof which will utilise some stormwater. Thus the amount of run-off from the building will be negligible and certainly less than that from the previous building on the site. At this stage it is intended that the building will be connected to Sydney Water stormwater infrastructure and not to the City's system. The proponent is only prepared to make a contribution towards the stormwater infrastructure component of the UPCP if a nexus can be demonstrated based on detailed design, and only if it connects to the City's network.

Public services and facilities

Notwithstanding that the UPCP does not exempt education facilities from the payment of a levy it is generally accepted that one public institution - in this case a not-for-profit university - should not be paying development contributions to another public service - in this case the Council. In its role as an education and research institution UTS provides an essential public service to the community and its facilities are available for use by the public, in general, and the Ultimo community, in particular. This contribution should be considered sufficient to off-set any perceived demand from the development of the Thomas Street building on the City's services and infrastructure in the Ultimo-Pyrmont locality.

'Circular No.D6 - Crown Development Applications and Conditions of Consent' issued by the former Department of Urban Affairs and Planning is relevant in this regard as it allows for development by the Crown under Part 4 or Part 5A of the EP&A Act to be exempt from Section 94 contributions. UTS is a Crown Authority (in accordance with clause 226(1)(c) of the *Environmental Planning and Assessment Regulation 2000*). It is acknowledged that as the Thomas Street project is not a Crown application lodged under Part 4 or Part 5A, Circular D6 does not strictly apply, however, the principles are relevant and should apply to this proposal.

In relation to education services, Circular D6 indicates that contributions should only be sought for drainage and specific local road upgrades and traffic management. Circular D6 recommends that no contributions should be levied for open space, community facilities, parking, and general local and main road upgrades. The Circular further states that there must be a nexus between the proposed development and the demonstrated need for additional public facilities arising from the development. As detailed above there is no nexus between the facilities the UPCP proposes and the Thomas Street building. The Circular further states that 'Crown activities providing a public service lead to significant benefits for the public in terms of essential community services and employment opportunities' ... and 'these activities are not likely to require the provision of public services and amenities in the same way as developments undertaken with a commercial objective'.

The Thomas Street building involves the redevelopment of an existing site within a well established university campus in accordance with an approved Concept Plan. The development will have no significant impact on local infrastructure and facilities and the nexus for local road upgrades cannot be established. Any nexus with additional drainage may be demonstrated later depending on the detailed design of stormwater drainage.

In view of the information provided in this report, it is considered that no contribution levy apply to this Project Application and that the Minister consider imposing no conditions in relation to contributions.

3.0 Proposed Changes and Preferred Project

In response to issues raised and as a result of further design development the proponent has amended some elements of the design of the Thomas Street Building. These are described and assessed below and illustrated in the revised architectural drawings which replace those in the EAR (**Attachment 1**).

3.1 Level Access

In response to queries from the City of Sydney, a detailed review of the relationship of the proposed development existing surrounding street levels has been undertaken.

In order to improve access arrangements (in particular to ensure equitable access between the street level and the finished ground level of the development) minor amendments have been made to the design. This principally relates to adjusting the level of the Jones Street end of the Thomas Street building to provide a more direct and convenient connection to the street at that end. This amendment is reflected within the revised Ground Floor Plan included at **Attachment 1**.

To ensure consistency between plans, the West Elevation Plan has also been amended to reflect the minor adjustment to the change in levels and ramp arrangement. This revised plan is also included at **Attachment 1**.

3.2 Public Domain

As requested by the City of Sydney, a new Public Domain Plan (refer to **Attachment 1**) has been prepared in accordance with Council requirements. The plan provides:

- a clear delineation between public and private land;
- details of the proposed surface treatments;
- details of existing street trees;
- kerb treatments;
- pedestrian crossing locations; and
- soft landscaping details.

The Public Domain Plan provides new street trees along Thomas Street in accordance with the approved Concept Plan. These additional street trees will further enhance the Thomas Street streetscape and provide improved amenity for pedestrians.

The provision of additional street trees along Thomas Street has also been reflected within the revised Ground Floor Plan and the North (Thomas Street) Elevation, included at **Attachment 1**.

3.3 Building Height Clarification

To assist with the interpretation of the proposed plans, minor adjustments to the height markers have been made. These minor adjustments aim to clarify that the building height markers and associated RLs are based on the relative assumed ground level at that particular point.

For example, the maximum building height of the proposed Thomas Street building is noted at RL 43.100. Based upon the relative assumed ground level at this point of RL 14.000, the maximum building height is accordingly 29.100m (RL43.100 minus RL 14.000).

Relevant amended plans are included at **Attachment 1**.

3.4 Revised/New Plans and Report for Approval

As a result of the above changes and design development, the proponent has amended the following plans that were included with the EAR (included at **Attachment 1**):

- Ground Plan: Drawing No 1650.105 Rev K replaces Drawing No 1650.105 Rev I;
- Long Section A-A: Drawing No. 1650.112 Rev J replaces Drawing No. 1650.112 Rev I;
- Cross Section B-B: Drawing No. 1650.113 Rev J replaces Drawing No. 1650.113 Rev I;
- North (Thomas Street) Elevation: Drawing No. 1650.114 Rev J replaces Drawing No. 1650.114 Rev I;
- West (Jones Street) Elevation: Drawing No 1650.115 Rev J replaces Drawing No 1650.115 Rev I; and
- South (Alumni Green) Elevation: Drawing No. 1650.116 Rev J replaces Drawing No. 1650.116 Rev I.

The following new plan (included at **Attachment 1**) now forms part of the Project Application:

- Public Domain Plan (Drawing No 1650.127 Rev A).

In addition, the following new specialist report now forms part of the Project Application:

- Consultation Report, prepared by KJA (see **Attachment 2**).

4.0 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 proposal. These commitments replace the draft commitments included with the EAR.

4.1 Landscaping

Further detailed landscaping plans (including the Green Roof) are to be prepared and submitted to the Department of Planning and Infrastructure prior to the issue of a Section 109R Crown Certificate.

4.2 Ecologically Sustainable Development

In relation to the sustainability of the Thomas Street Building, the proponent will:

- Investigate the measures and initiatives outlined within the ESD and Energy-Efficiency Report prepared by Steensen Varming (December 2011).
- Target a 5 star Green Star Education v1 design rating certified by Green Building Council of Australia.

4.3 Construction Management

Prior to the commencement of construction, UTS/or an appointed contractor will prepare a detailed Construction Management Plan. As a minimum the plan will cover:

- Construction hours;
- Construction traffic management;
- Noise and vibration management;
- Waste management;
- Erosion and sediment control;
- Air and dust management;
- Pedestrian management; and
- Protection of existing street trees.

5.0 Conclusion

During the month long public exhibition of the Project Application for the proposed Thomas Street Building at Ultimo, five (5) submissions were received. Of these five, four were received from Council/agencies, with one submission received from a member of the public.

UTS has considered the issues raised by Council and State agencies and made minor changes to the exhibited Project Application to address these issues along with making minor changes to reflect design development.

The proposal will result in positive economic, environmental, and public benefit in the form of:

- Delivering a new cutting edge building that will boost the capacity of the UTS Science Precinct;
- Supporting the continued successful operation of one of Sydney's premier universities;
- Providing staff and students with upgraded/new facilities, responding to today's modern standards and meeting community expectations; and
- Improving the quality of the learning environment at UTS.

We trust that the information included within the preceding sections and attachments sufficiently responds to the issues raised within the submissions and appropriately sets out the preferred project for the Thomas Street Building to enable the approval of the Project Application.