

20 October 2017

Carolyn McNally
Secretary
Department of Planning and Environment
GPO Box 39, Sydney NSW 2001

Attention: Brendon Roberts

Dear Brendon,

SSD 7317 MODIFICATION 3 – RESPONSE TO SUBMISSIONS

This Response to Submissions report (RTS) is submitted to the (the Department) in support of Modification 3 to amend State Significant Development (SSD) consent SSD – 7317 relating to the construction of a commercial campus at the Australian Technology Park, Eveleigh.

The Section 96(1A) application submitted as Modification 3 was lodged on 9 August 2017 and seeks approval for design amendments to Building 3 comprising:

- changes to the layout of the retail, wellness, community, child care, terrace and creative hub spaces;
- an overall increase in gross floor area (GFA) by 399m²;
- enhancements to the roof top to introduce a community garden;
- introduction of signage zones;
- reconfiguration of plant and core, including changes to the location of stairwells and amenities; and
- revision of the canopy to provide for sunlight access.

Modification 3 was placed on notification for 14 days until 18 September 2017. During this time a total of six submissions were received from public authorities with no submissions from the public. The City of Sydney (CoS) submission raised a number of issues whilst the submissions from NSW Environment Protection Authority, Roads and Maritime Services, NSW Heritage Council, Office of Environment and Heritage and Transport for NSW confirmed they had no comments or objections to the proposed design changes.

This letter responds to the issues raised by the CoS and the key issues raised by the Department in its Request for Response to Submissions letter dated 28 September 2017.

The following additional information is attached in support of this RTS:

- Fit-out plans for the proposed rooftop kitchen area and the rooftop planter details prepared by Sissons (**Attachment A**);

- Updated architectural plans prepared by Sissons (**Attachment B**); and
- Draft Plan of Management for the Rooftop Farm prepared by Mirvac (**Attachment C**).

A meeting between the Department, CoS and Mirvac occurred on 10 October 2017 allowing Mirvac to provide further details in relation to the RTS comments. Further comments were provided by the CoS and the Department which are generally consistent with those previously received. Responses have however, been incorporated into the relevant architectural plans and also throughout this report.

1.0 Department of Planning and Environment

The Department provided a list of key issues to be addressed (shown in italics) for the Modification 3 to Building 3. Responses to each of these are outlined below.

1.1 Bulk and scale

1.1.1 Issue 1

Provide options showing how the visual bulk and scale of the building can be articulated, with particular consideration given to the proposed changes to the western elevation (at levels 1 and 3) when viewed from the north and south

1.1.2 Response

Mirvac and Sissons consider that the redesigned building provides a more sophisticated and refined aesthetic than the approved design. Articulation is provided to the northern elevation through the use of glass on the façade which provides visual differentiation to the solid aluminium cladding panels and white aluminium batten screening along this frontage. Furthermore, the southern elevation is articulated strongly by the proposed auditoria seating which acts as a clearly defined entry into the building, transferring bulk back onto the built form itself. The proposed north and south elevations maintain the original facade line as set out by the Level 02 screening.

Both elevations also provide articulation through the setback applied to the services core where it joins the main building structure. This recess is shown on amended drawings 3300 and 3301 (**Attachment B**). Additionally, as shown in drawing 3907, there are two options provided that express this indentation in the services core (between the fire stair and main floor plate) – one being the current façade treatment and the other being a flat non-textured darker façade treatment. The former which continues the horizontal line design from the services core has been selected as the preferred design to provide a contrast between the vertical screening elements on Level 3. The second option is darker in colour finish to provide a more recessive aesthetic, providing visual separation between the core and the main floor plate. Furthermore, it is considered that a different façade treatment other than the two options proposed for the service core would be unnecessary given its considerable setback and its location adjacent to the vehicle ramp for the Biomedical

Building. Any further articulation is considered to conflict with the high level of articulation given to the north-eastern portion of Building 3 as shown in **Figure 1**.

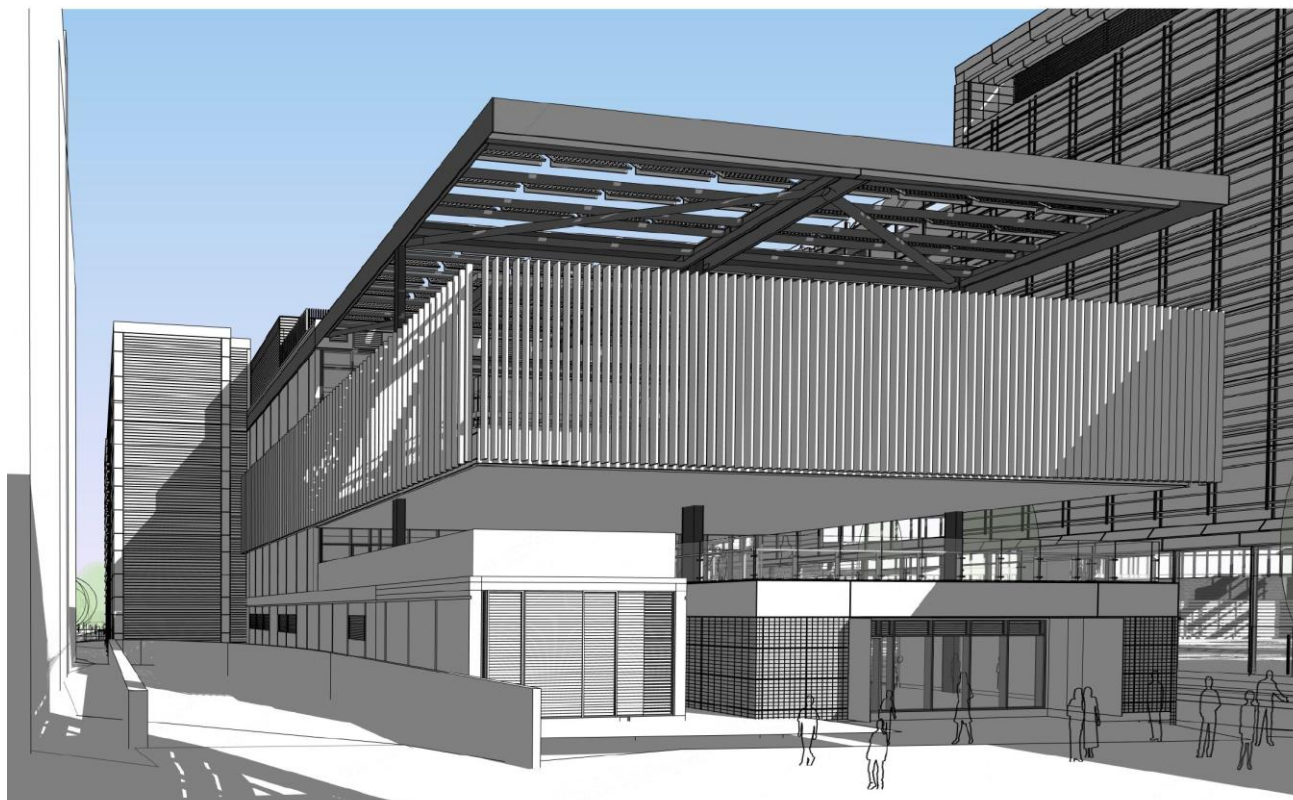


Figure 1 – North-eastern perspective of Building 3 and the service core – preferred option

The proposed changes to the western elevation has resulted in a clearly articulated and visually less bulky design than that as approved. As shown in **Figures 2** and **3**, the proposed western elevation provides clear definition between levels and allows for greater through-site-lines at Levels 01 and 03.

With particular consideration to the western elevation **Figures 2** and **3** clearly demonstrate that overall a greater level of articulation and a visually less bulky design than that approved is proposed. The floorplate envelopes have been consolidated to provide an improved terrace layout on Level 01 to the north and south and increased building safety through the removal of the Davy Road terrace on Level 01. This previously provided access to the northern terrace from the publicly accessible south terrace and steps.

Whilst the proposed design extends the width and length of the building, the manner in which it is articulated along the northern and western frontages at Level 04 by the vertical aluminium screening replicates the approved design treatment.

The bands of glazing on Levels 01 and 03 provide a lightweight contrast to break up the more solid appearance of the ground floor level, Level 02 and Level 04 and the bulk of the building, when viewed from the west, is articulated by the setback provided at Levels 01 and 03. Furthermore, the southern stairs leading from Level 01 to the ground floor level also provide a more refined solution than the approved design, which presents greater visual interest when viewed from the west.

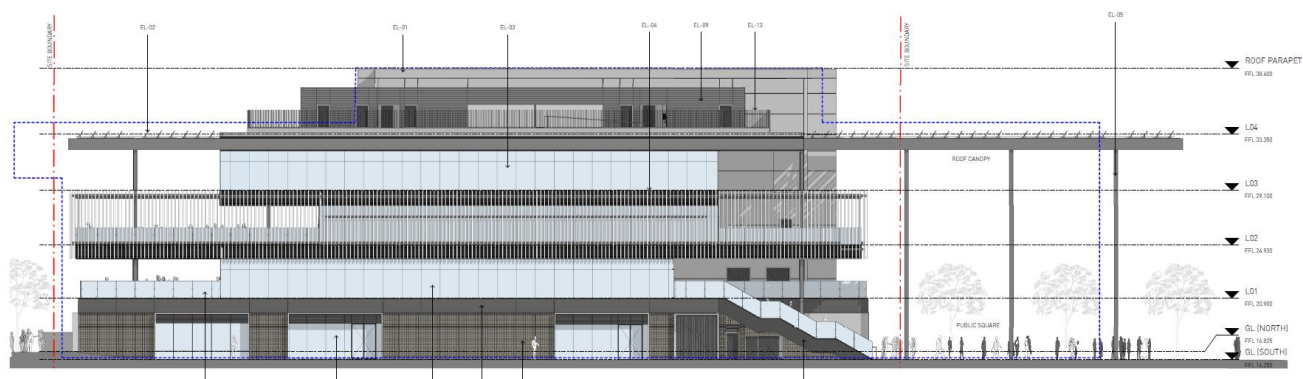


Figure 2- The proposed western elevation

Source: Sissons

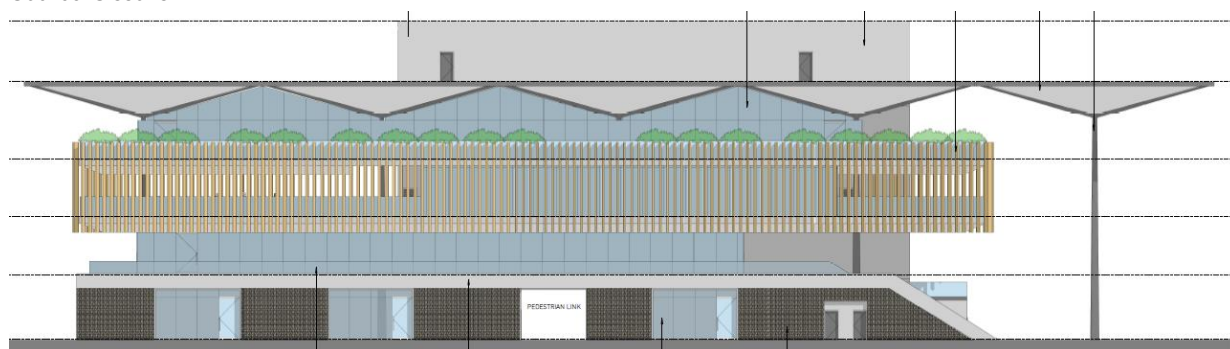


Figure 3- The approved western elevation

Source: Sissons

Building 3 is located within an area that contains (and will contain) several larger commercial office buildings which frame the subject site. The proposed design provides a visually recessive building that is not overbearing or has excessive bulk and scale in comparison to the surrounding built environment. **Figures 4** and **5** illustrate the proposed design in the context of the surrounding buildings and Davy Road.

Additionally, consideration must be given to the planning controls that apply to the site under the *State Environmental Planning Policy (State Significant Precincts) 2005* which allow for a 10-storey building with 16,450m² of gross floor area on the Building 3 site. The proposed design is clearly understated in its bulk and scale compared to that which is permitted on the site.

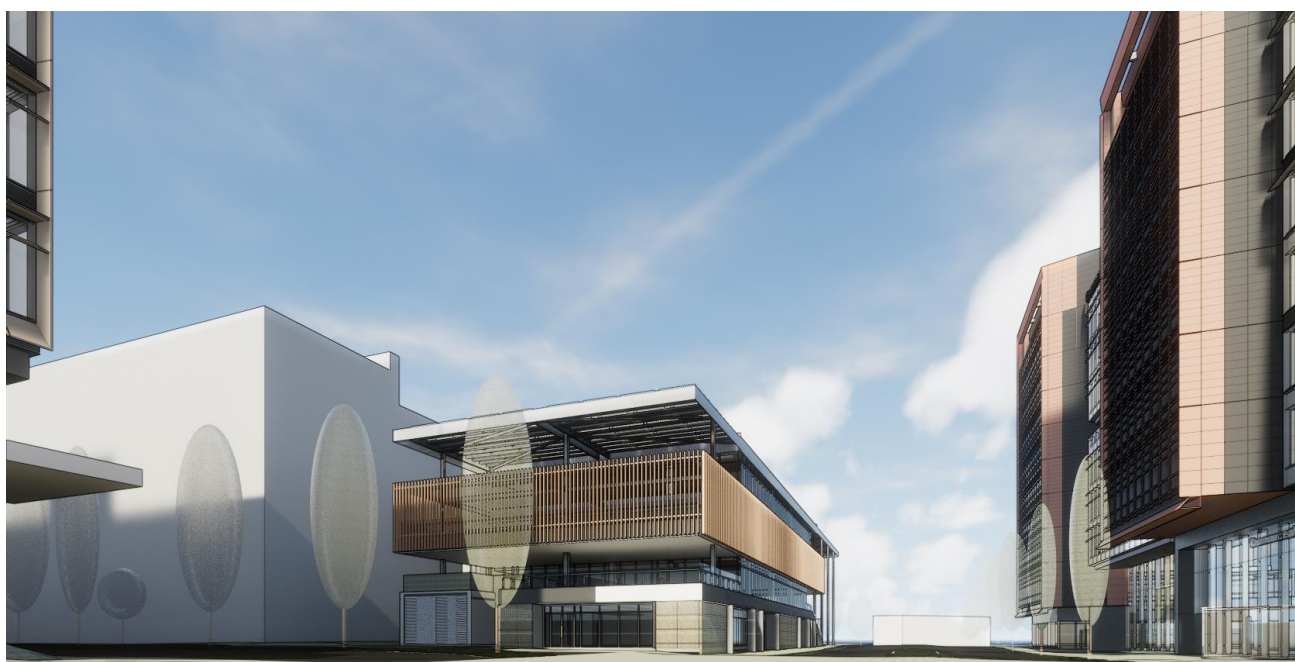


Figure 4- View of proposed modifications to Building 3 from the north looking south

Source: Sissons

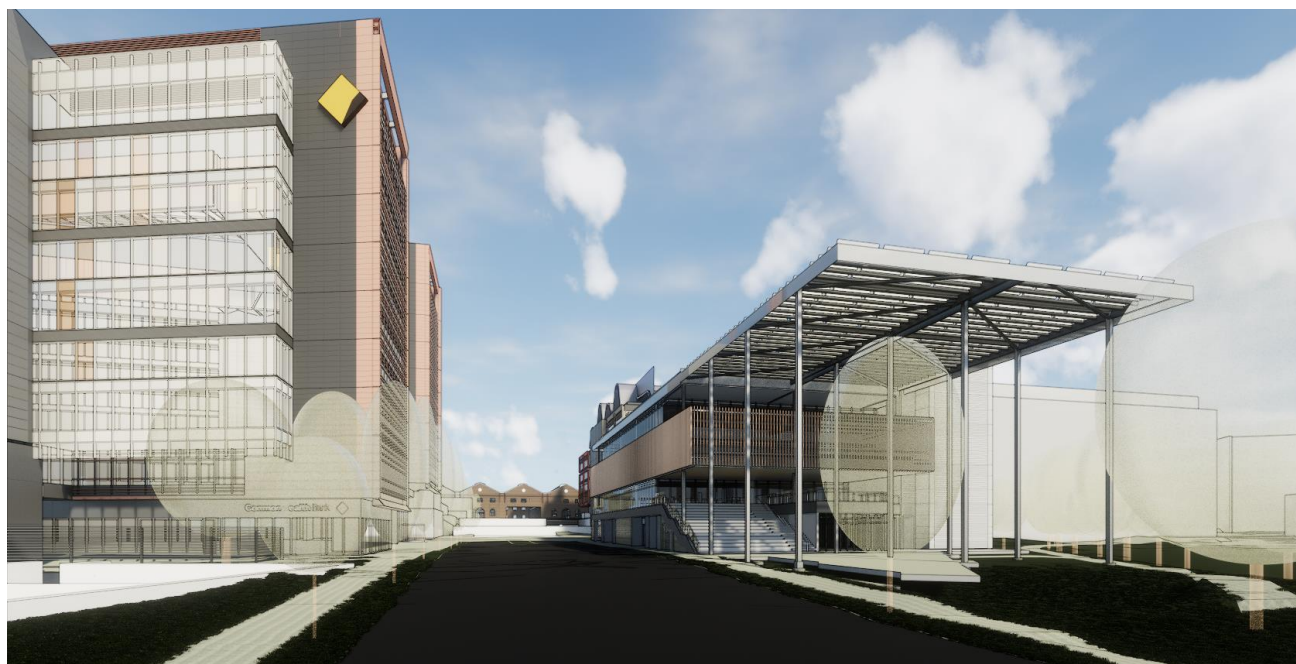


Figure 5- View of proposed modifications to Building 3 from the south looking north

Source: Sissons

1.1.3 Issue 2

Further consider the extent of the service core when viewed from the north and south to reduce its visual appearance and dominance through improved articulation and materials

1.1.4 Response

The service core has been designed to be setback from the northern and southern building lines as far as possible to ensure that it will be visually recessive when viewed from the north and south. Perspectives included in the **Attachment B** demonstrate this. The proposed design provides greater articulation than the approved design in the following manner:

- expressed joints between the concrete panels;
- introduction of a greater extent of glazing at all levels;
- a variety of material types to provide visual differentiation; and
- breaks between the levels behind the service core ensure sight-lines through and past the building are provided.

However, the proposed design intentionally provides a more simple façade treatment to the service core, in order to be visually recessive and not conflict with the high level of articulation given to the main components of the building.

1.1.5 Issue 3

Review the design and materials proposed for the roof canopy structure and provide options showing alternate designs and materials that reduce the bulk and visual dominance of the structure

1.1.6 Response

During the development of the proposed design, Sissons presented the proposed roof canopy design to the Community Liaison Group and the CoS representatives and received positive feedback.

The design rationale for the redesigned roof canopy is to create a continuous and articulated roof structure to unify the entire building, and provide a sheltered focal point within the adjacent Oval. The canopy has been designed to reach towards the south, acting as a gateway to the site from Henderson Road and create the impression of an outward looking building. The height and scale contributes to this experience, and connects with the intrinsic auditoria seating component of the southern elevation. The canopy itself is to be constructed of finely detailed structural members, adding to its lightweight design. This accords with the vision to integrate the building within the surrounding public domain. Furthermore the extent of the canopy is such to enable the necessary number of PV panels to be installed to ensure the building is carbon neutral.

Changes to the canopy have also been made to provide additional sunlight access (creating a dappled effect) into the courtyard area below. This has been a constant theme in discussions with community groups. The approved sculptural roof form did not allow for this to occur whereas the proposed louvred roof will respond to the available sunlight. The louvred roof also results in a reduction of building bulk from that of the approved design.

Whilst the proposed roof canopy extends further to the south than the approved canopy design it presents as a slender structure that utilises the integrated photovoltaics as louvres that will provide dappled light over the circulation space below. It is considered that the proposed roof canopy provides a more simple and sophisticated design that is not overly bulky or visually dominant. Therefore, the provision of alternative design options is not considered necessary at this time. The design as proposed to be modified is more than satisfactory in terms of design and architectural excellence and is put forward to the Minister for approval.

Further discussion held with the DPE confirmed that no options are required.

1.2 Activation, safety and passive surveillance

1.2.1 Issue 1

Further consider the design of the eastern and western elevations to improve activation and natural surveillance of the adjoining public domain (Vice Chancellor's Oval and Davy Street respectively) and in particular review the ground floor configuration to increase active uses fronting the Vice Chancellors Oval (having regard to the intent of Condition B3(b)2 of SSD 7317)

1.2.2 Response

The 'Crime Prevention and Assessment of Development Applications' publication issued by the Department of Planning in April 2001 states that *"good surveillance means that people can see what others are doing"*. Furthermore, the Activity Centre Design Guidelines define active frontages as *"street frontages where there is an active visual engagement between those in the street and those on the ground floors of buildings. This quality is assisted where the front façade of buildings, including the main entrance, faces and open towards the street"*.

Active frontages are often taken to mean continuous rows of highly glazed shopfronts with frequent entries and the shop uses spilling out into the street. However, it is often not practical for every metre of a buildings ground floor frontage to be designed in such a manner.

In the context of the proposed Building 3 design, the Retail Units 1 and 2 and the Wellness Centre incorporates 25m of glazing and openings along western frontage to provide activation to Davy Street. Furthermore, the proposed design incorporates glazing, and/ or terraces on every floor of the building in order to provide significant opportunities for natural surveillance over both Central Avenue and Davy Street.

The eastern elevation also provides a significantly increased volume of glazing along the eastern frontage that improves the opportunities for natural surveillance over the Vice Chancellor's Oval and as shown on the Plan (DA_3301) attached, a doorway is proposed to be provided at ground floor level leading from the lift lobby towards the BBQ area adjacent to the Vice Chancellor's Oval to provide a second through-site link and direct access to the pathway that runs northwards to Central Avenue. Additionally, pram ramps and crossings will be provided on Davy Street (**Figure 6**).

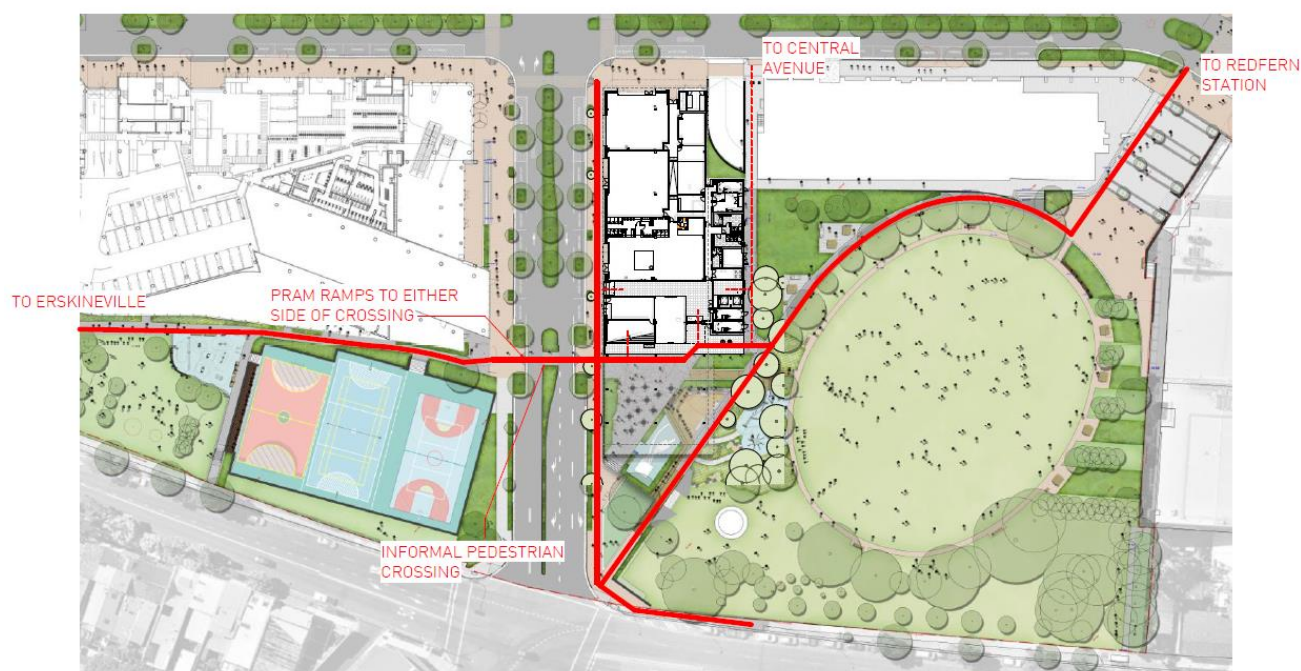


Figure 6- Pedestrian pathways

Source: Sissons

It is noted however, that the detailed design of the public domain area surrounding the southern portion of Building 3 provides active play infrastructure in the form of a sand pit and nature play equipment. This links with the outdoor seating area beneath the canopy roof, the Retail 3 unit (likely to be occupied by a café) and the auditoria style seating to provide an area for a high level of pedestrian activity.

By contrast, the design for the area situated to the east of Building 3 utilises the level change and 'shady' nature of the space to provide a quiet, more relaxed and passive turfed area which incorporates BBQs and seating. A good level of natural surveillance of this space will be achieved by people using the space, passers-by walking along the eastern pathway and people within the building overlooking. For these reasons it is not considered necessary or appropriate for the design to be altered to include an additional retail space along a subordinate ground floor frontage. A retail tenancy in this location has also been deemed unfeasible for any future operator.

1.2.3 Issue 2

Provide an assessment of the proposed modifications to Building 3 against the Crime Prevention Through Environmental Design principles

1.2.4 Response

A brief assessment against the relevant principles of CPTED is provided below to address concerns raised by the Department. However, it must be noted that the CPTED report that accompanied the

original application determined that the ATP Precinct had a 'Low' Crime Risk Rating for the existing situation for the following reasons:

- surveillance opportunities from surrounding buildings over each of the three sites is provided;
- generally good quality way finding signage across the ATP is evident;
- the urban environment is well maintained and there are no signs of litter, graffiti or vandalism; and
- perimeter fencing and access control into each development site is provided.

Surveillance

Opportunities for crime can be reduced by providing opportunities for effective surveillance. The surveillance principle indicates that offenders are often deterred from committing a crime in areas with high levels of surveillance. From a design perspective, deterrence of crime can be achieved by providing:

- clear sight lines between public and private places and maximising natural surveillance;
- appropriate lighting and effective guardianship of communal and/or public areas; and
- reduced opportunities for offenders to hide or entrap victims.

There is a good level of surveillance afforded to the site from the Biomedical building and proposed Buildings 1 and 2. The proposed development will also facilitate greater opportunities for natural and passive surveillance from the site over the Vice Chancellor's Oval, Central Avenue and Davy Road. Furthermore, the ATP benefits from a formal security patrol which provides formal surveillance opportunities.

The general layout of the development provides a legible environment and wayfinding signage will be provided to ensure that people know where and how to enter, exit and find assistance to ensure a high level of perceived safety is provided.

Lighting and Technical Supervision

Effective lighting can reduce fear, increase community activity, improve visibility and increase the likelihood of offenders being detected. Indeed, it is integral in increasing the safety and perceived safety. Lighting will be provided in and around the development, and at each of the main entrances to facilitate surveillance opportunities from within the development and surrounding streets and reduce the opportunity for predatory crimes, malicious damage and other offences. All lighting will be provided in accordance with the relevant Australian Standards.

In addition, it is considered important for the recessed building entrances to be well lit and other forms of technical supervision (i.e. CCTV cameras) to be installed to discourage loitering.

CCTV will be provided in all areas accessible to the public including the through-site link that passes through the building. This will be connected to the established CCTV network throughout the ATP Precinct.

Territorial Reinforcement

This principle involves the perceived ownership of public spaces. Users will be more inclined to visit a communal area that is well-cared for and to which they feel they have an invested interest in. A well-used, vibrant and dynamic public space is made safer by natural supervision. Designing with clear transitions and boundaries between public and private spaces, and clear design cues indicating the intended use of space is recommended. A well maintained public domain is critical in encouraging occupancy of space, both in the interior and exterior of the development.

The proposed design for Building 3 provides a higher quality of community uses and facilities than the approved design. The provision of the new Building 3 along with the neighbouring Buildings 1 and 2 under construction will significantly enhance the areas image and reputation, creating an active and vibrant location. Building 3 is to be publicly accessible and as such will be generally open during business hours and when events are being held. This active and frequent usage will clearly identify the public nature of the site.

Additionally, it is anticipated that the child care centre will have a separate reception area, creating an air-lock situation when exiting the lifts on Level 02. This will introduce another level of guardianship for this use. A similar design feature may be implemented on Level 03 for the creative space. Access to and from the rooftop farm area will be managed to ensure visiting hours are regular and visitation by large groups is pre-arranged.

Through increasing the number of people on the site, there will be a natural increase of risk to the offender and therefore territorial reinforcement of the site will be promoted as criminals do not want to be detected, challenged or apprehended. The achievement of a recognisable, legible and well-lit entry will reinforce the intended use of the space. Additionally, there will be high levels of effective guardianship given the frequent users of the site and the types of uses and spaces proposed.

Furthermore, people generally recognise areas that are well cared for and that display strong ownership cues are less likely to be improperly used.

Environmental Maintenance

There is a strong association between environmental maintenance and the fear or perceived fear of crime. The general image of space can greatly affect the individual's desire to enter and engage with a space. Environmental Maintenance and Territorial Enforcement are co-dependent in achieving a safer space, and is integral in achieving natural surveillance.

The maintenance of the built form, landscaping and lighting will assist in communicating care and the presence of effective guardianship. Routine maintenance is a strong indicator of area control

and safety. Building 3 will be subject to the standard established maintenance regime carried out by the management of the ATP Precinct.

Image can impact upon feelings of safety and danger, influence local confidence and individual decisions to either withdraw or engage in community life. The proposed development will greatly enhance the image of the site.

The ongoing maintenance of the building and landscaping is important to balance safety and aesthetics of the area. Well maintained spaces encourage regular use, which in turn creates natural supervision of public areas. The use of high quality materials for construction and well-established planting will be used to lessen the likelihood of damage and to help reduce maintenance costs.

Activity and Space Management

Given the nature of the proposed development, the possibility for conflict between user groups could exist. The proposed development will cause an unprecedented amount of activity on the site.

The different levels of the building will require specific management measures be implemented. The rooftop farm will have a plan of management prepared (refer to the attached draft). Users of the creative space will be subject to conditions of agreement and it would be in their interests to adhere to these.

The future child care operator will also implement standard security controls as per similar child care operations elsewhere.

Access Control

Access control strategies restrict, channel and encourage the movement of people and vehicles into and around designated areas. Physical barriers increase the effort required to commit crimes and will prevent unauthorised entry. Consideration has been given to the proposed mechanisms within the development to control unauthorised access into the different parts of the development, particularly given the high volume and nature of users.

Given that access to each floor is via the ground floor that is accessible to the public, it is likely a swipe card system or similar will be utilised for access afterhours, along with CCTV and sufficient lighting being installed.

Design, Definition and Designation Conflicts

The design of the proposed development reflects its purpose and whilst opportunistic criminals will often exploit areas with unclear spatial definition, borders and boundaries, the proposed development provides clear boundaries and distinction between the publicly access areas and those where access is more restricted.

The design of the proposed development clearly divides intended uses. The consistency of use per level results in the conflict of users being relatively minimal.

The nature of development as a community building ensures there will be increase in day and night time presence of people, providing ownership over the space and increasing the potential for natural policing.

1.2.5 Issue 3

Review the setback of the service entrance fronting Central Avenue and the setback near the southern corner of the adjacent Biomedical building to improve natural surveillance of these spaces and ensure that they are considered.

1.2.6 Response

The setback of the service entrance fronting Central Avenue has been incorporated into the design to remove focus from that entrance (due to it being for service purposes only). The setback to the southern corner of the Biomedical building has been incorporated to provide articulation and reduce the visual appearance of the built form. All ground floor entrances are to be monitored with CCTV.

Furthermore, as noted in Section 1.1.4 the service core is setback to ensure that it will be visually recessive when viewed from the north and south and natural surveillance opportunities are provided along the eastern façade of the building.

1.3 Pedestrian link

1.3.1 Issue 1

Provide further justification and analysis showing how the relocated pedestrian link will improve permeability, legibility and accessibility between Davy Road and the Vice Chancellor's Oval through the Building 3 site.

1.3.2 Response

The proposed pedestrian link is coordinated with the precinct pedestrian study and approved public domain design. When designing the wider precinct, a pedestrian study was undertaken to map the flow of pedestrians through the site (**Figure 6**). The buildings and public domain have been designed to respond to this. The location of the pedestrian link in the approved design offers a poor outcome in response to the pedestrian study and is not supported by the public domain design intent to provide a quiet and more passive open area to the north-west of the Vice Chancellor's Oval.

The reconfigured design draws from Mirvac's overall vision to maximise activation and connectivity along the south-east elevation which is achieved in the following ways:

- the canopy acts as a significant focal point for users of the space, providing a comfortable area for outdoor uses;

- a larger retail tenancy has been provided with extensive outdoor seating to take advantage of the canopy area; and
- new play equipment is proposed to promote use by young families.

The reconfigured through-link ensures wayfinding through the Building 3 area is clearly defined and accessible.

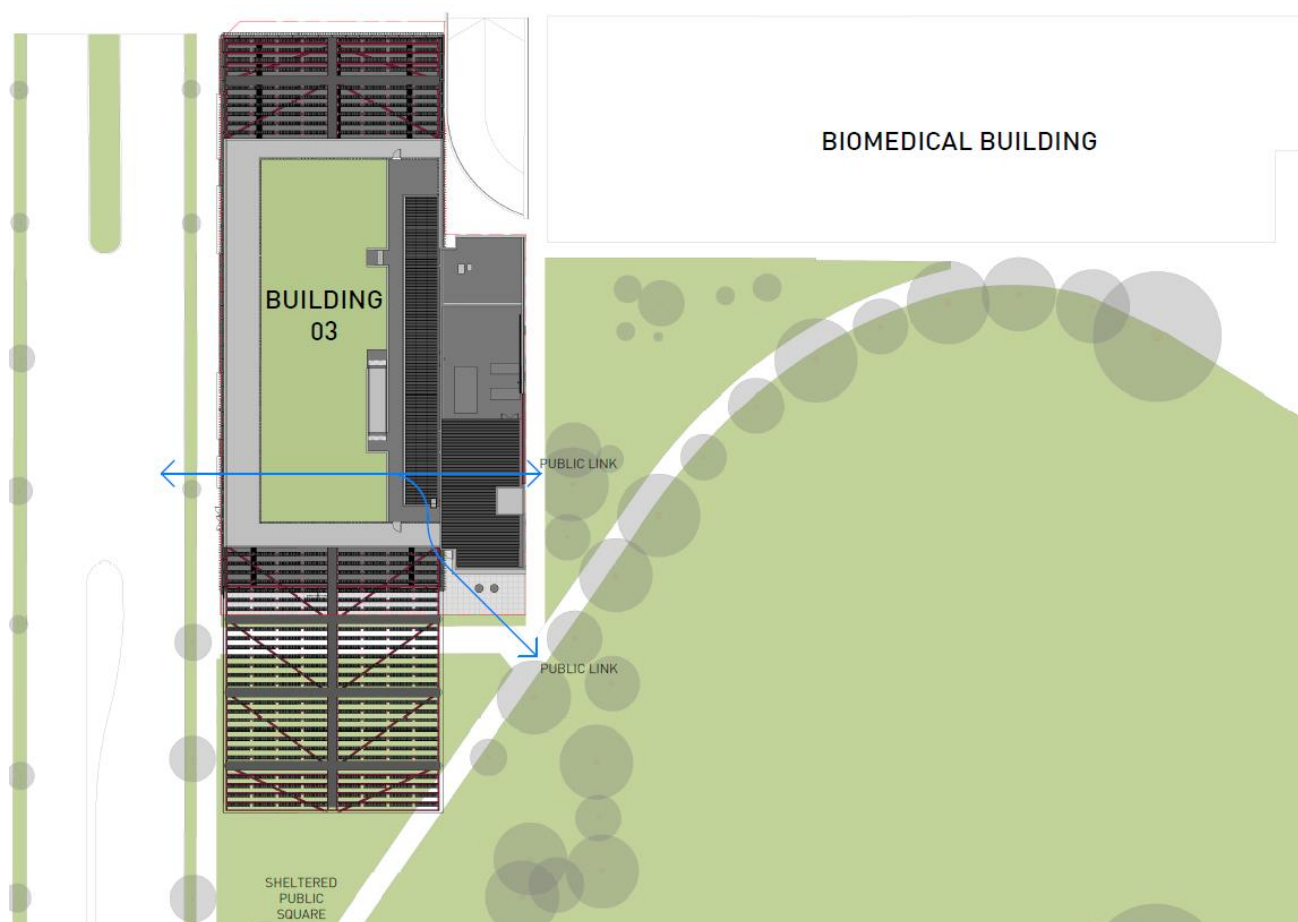


Figure 7- Permeability plan

Source: Mirvac

1.3.3 Issue 2

Clarify the arrangements for accessing the pedestrian link, including opening times and any restrictions on use (if proposed), having regard to the comments raised by Council.

1.3.4 Response

Gates have been introduced for security purposes and to mitigate antisocial behaviour out of hours. The current intent is for the pedestrian link to be open during the hours that the building is open to the public. Access outside of these hours for staff and cleaners will be restricted by a security key system or similar.

1.4 Signage

1.4.1 Issue 1

Further detail is required on the type of signage proposed for the signage zones, including the extent of these zones and to consider reducing their dominance, giving consideration to Council's comments.

1.4.2 Response

The proposed signage zones indicate potential locations for signage only. As per Condition F7, detailed signage plans will be provided to the Department for approval prior to installation. The signage zones have been reduced in size as shown in the updated signage plans and signage details provided at **Attachment B**. A future approval for signage and content will be submitted to the Department. It is too premature at this stage to determine the detailed design.

1.5 Further information

The Department requested the following additional information be provided.

Table 1 – Additional information

Item	Response
Provide a further GFA Plan comparing the approved GFA (in APS_400 Rev 1, dated 19.07.17) with the proposed GFA, showing the location of the additional GFA sought.	Refer to the attached comparison plans showing the approved GFA and the proposed GFA.
Update the overshadowing diagrams to show the extent of overshadowing from the proposed changes to the building (i.e. comparing the shadow cast between approved and proposed buildings).	Refer to the attached June 21 overshadowing plans which highlight the approved overshadowing and the proposed overshadowing. Between 9am and 12 noon, the proposed overshadowing is reduced along the western edge of Davy Road, however extends slightly further south along the carriageway. This ensures that the pedestrian footpath on the western side of Davy Road receives sunlight from 10am. Between 1pm and 3pm the existing and proposed shadows are generally consistent, with the proposed shadows only extending further south onto Henderson Road at 3pm.

Item	Response
Confirm the internal and external floor areas associated with the childcare centre, and the maximum capacity (in terms of children in care)	Refer to the attached floor plan. The child care centre has an internal size of 869m ² with the northern external terrace having an area of 431m ² and the southern terrace being 259m ² . This space can accommodate 90 children.
Provide details on the glazing of the building, having regard to council's submission	All glazing is to be clear.
In addition to the request from Council, provide a draft plan of management / operation for the community rooftop garden, including details on the vision, type of planting / gardening, intended users, hours of operation and accessibility, funding mechanisms and maintenance arrangements.	Refer to the attached draft Plan of Management. This will be finalised as required prior to operation of the community rooftop garden.
Provide all plans at A3.	Refer to the attached architectural plans.

2.0 City of Sydney

The City of Sydney (COS) provided a number of comments as outlined below. Several of these raise similar concerns as those of the Department and as such responses are consistent with those above.

2.1 Rooftop Farm

2.1.1 Issue

The proposed roof top community garden/farm is a positive addition to the building, enhances amenity within the site for the local community, and is supported. However, there is limited information provided regarding the design and how this space will operate and be managed to ensure its success.

2.1.2 Response

Mirvac have been working with Pocket City Farms who are proposed to operate and manage the farm. The model is based off their existing farm in Camperdown. Mirvac are working through the details of the operation, which are briefly summarised in the attached working draft plan of management (**Attachment C**).

The farm is intended to have the following operating hours:

- Operational Hours
 - Monday – Sunday, 6am-12am (common daily operations: 6am – 6pm)
- Public Access Hours:
 - 10am – 4pm for casual visits, plus other times within the operational hours for volunteer sessions, school / community education programs, workshops, yoga and meditation, lifestyle workshops for adults and children, space use for other events run by PCFs.
- Maintenance Hours:
 - Monday – Sunday, 7pm – 6am

2.1.3 Issue and Response

For example, the drawings indicate that the large roof planter will be 500mm higher than the adjacent FFL. Given the intended soil depth is likely to be insufficient to support tree planting, no information has been submitted which demonstrates exactly how the area will function. It is recommended that a more detailed design and package of information is submitted to assist with the assessment, which addresses use of the area including:

- *a detailed section through the planter, showing soil depth, drainage cells, waterproofing and the like;*

Please refer to Floor Type EFL-107 (Drawing 5510) which provides proposed build-up of roof top planters.

- *an outline of how the planting of the farm is intended to work, given the size and inevitable compaction of soil when gardeners walk across it to work within;*

Mirvac have been working with Pocket City Farms to determine the requirements of the rooftop farm space. The planter bed detail is based on Pocket City Farms Camperdown operation. The depth of soil averages at 300mm which is distributed into rows and paths. The rows account for deeper soil and contain the planting, while the paths are narrower using less soil and dictate where people are to walk.

- *a description of how green waste will be managed - it is not clear if adequate space for green waste has been accounted for in the current waste storage room at ground level;*

Green waste from the farm will be very minimal. The intention is for farm plant matter to be reincorporated back into the soil, through either the on-site worm farm composting system or in-situ mulching. The only exception to this will be in the instance that contamination of material through plant disease occurs, which would result in the material disposed of as general garbage in accordance with the Waste Management Plan.

- *an outline of the intended drainage and watering system, locations of taps etc.; and*

A siphonic drainage system is proposed for the rooftop and farm. Siphonic outlets within walkways are to be provided with silt traps and protective grating to limit debris entering the system the farm planter is to be drained separately to the rest of the roof to avoid contamination.

Four rainwater outlets are proposed to service the planter, to be provided with accessible filter baskets to limit solids and debris entering the system. Two external hose taps are proposed, located adjacent to the kitchen and store room respectively. In addition to watering provisions, hose taps are provided to wash down walkways Refer to Hydraulic schematic for the proposed layout / design (ARU-HY-DWG-BB-B3-3104)

- *how the space will function if the community garden group does not come to fruition (i.e. will it just be a roof top lawn or will the planter be removed altogether?).*

The inclusion of a not-for-profit farm is a large investment for Mirvac and as such Mirvac are committed to ensuring the success of the endeavour. In the unlikely scenario that it does not operate, the planter will remain with restricted access.

It is also noted that a rooftop kitchen is proposed. It is unclear what the purpose of the kitchen is and if food for sale (as defined by the Food Act 2003) is intended to be prepared there. If food for sale is prepared, the design and use of the kitchen must comply with the requirements the Food Act 2003

and Food Standards Code, and the appropriate regulatory authority is required to be notified (City of Sydney or NSW Food Authority)."

The rooftop kitchen is purely a reheat facility to allow the farm operator to facilitate small gatherings / events on the roof in association with the farm. It will not be used to prepare food for sale.

2.2 Canopy Changes

2.2.1 Issue

The central concept of the floating sculptural canopy structure has been replaced with an open lightweight photovoltaic louvre panel structure with 9 columns (an additional 7 compared to the floating canopy design). It is the City's view that the elegant sculptural quality of the approved canopy has been lost through the proposal. The roof canopy changes diminish a visually interesting component of the building and compromises design excellence objectives. "

2.2.2 Response

The Community Liaison Group raised strong concerns that the previous canopy design was too solid and would diminish daylight and solar access to the plaza below. The proposed design addresses these concerns by significantly improving daylight and solar access to the southern plaza, while maintaining limited weather protection. The PV panels will be housed in metal cassette trays, which will reflect sunlight / cast shadows providing a visually stimulating experience throughout the day within the plaza area and provides a significantly improved outcome as discussed in **Section 1.1.6**. The extent of the canopy is such to enable the required number of PV panels to be installed to ensure the building is carbon neutral. The PV panels are to be installed on the canopy only, and will not be located on the roof of the services core.

The proposed design deliberately expresses the PV array to advertise and celebrate the ESD components of the building. The proposed canopy adopts a more industrial aesthetic, with steelwork of the canopy left exposed with a high quality and decorative painted finish. This is a deliberate response to the architectural heritage & legacy of the ATP site and locomotive workshops in particular.

2.3 Increased Building Bulk

2.3.1 Issue

It is acknowledged that the proposal does not change the approved building height. However, there is an increase in building bulk because of the additional roof top facilities (including fencing) servicing the community garden, and the extension of the floorplates for the full width of the building (by infilling the articulation provided by the balconies). This increased bulk is particularly evident when viewed from the north and south as one enters or leaves the precinct via Davy Road.

The enlarged floorplates will also result in a reduction of daylight and natural ventilation amenity for the respective floors as larger room depths reduce access to daylight and ventilation.

2.3.2 Response

As discussed in **Section 1.2.1** the proposed bulk and scale of the development is considered to be acceptable and appropriate for its location and the proposed articulation ensures that a balanced aesthetic is achieved that incorporates elements of visual interest and differentiation.

Daylight, solar access and glare analysis completed for the building indicate that the proposed design exceeds the minimum ecologically sustainable design targets. Furthermore, the change in canopy design results in greater levels of sunlight accessing the plaza under this area to the south of the building. Natural ventilation is achieved through manually operated doors with no louvres being provided at Level 3.

2.4 Eastern Elevation

2.4.1 Issue

Council's original 2016 submission to the Department raised concerns that the predominantly solid facade provided poor activation of the Vice Chancellor's Oval. The Department acknowledged this concern and addressed it through Condition B3(b) by requiring removal/relocation of the substation, and increased activation of the eastern edge.

The proposed services core running along the eastern edge of Building 3 provides a poor interface with the Vice Chancellor's Oval and does not comply with Condition B3(b). The proposed modifications do not take advantage of opportunities to better activate the public domain through reconfiguring the retail and wellness facilities, and maintaining a direct pedestrian link between Davy Road and the Oval.

It is noted that the proposal seeks to relocate services including the rainwater tank from the Below Ground Level. Opportunities to provide surveillance to the Oval and a landscaped outlook for the facilities over the green would be better managed by retaining services on the below ground level where possible.

2.4.2 Response

Refer to **Section 1.2.2**.

The relocation of services from the below ground level has occurred due to the need to minimise excavation and to maximise the efficiency of the building. The relocation to the ground floor provides a consolidated services area more appropriate for management purposes and removes the requirement for access below ground.

On reviewing the efficiency of the building (comparison of the net leasable area, gross floor area and gross building area) the approved design was insufficient in terms of development standards. To improve the efficiency and spatial requirements for services and user usability, back of house and circulation were reviewed and rationalised where possible which included bringing some of the in-ground services to the ground floor and onto the roof.

2.5 Pedestrian Link

2.5.1 Issue

The proposed pedestrian link results in a reduction in site connectivity. The approved plans indicate an open and direct pedestrian link at ground level visually and spatially connecting Davy Road with the Oval. The link was flanked on both sides by active uses.

The reconfigured design is narrower (with a 90-degree turn), and framed by large sections of blank wall to the valve / pump and water meter and the western edge of the lift and stair core. The pedestrian link is proposed to be gated at both ends and it is unclear when the link will be accessible i.e. during business hours only?

2.5.2 Response

Sections 1.2.2 and 1.3 outlines a response to these concerns raised by CoS. The reconfigured design is flanked on three sides with active uses (wellness, retail and lift lobby), and the visual and spatial connection to the park is maintained through the lift lobby glazing and doorway. A treatment to the wall adjacent to the pump room is being considered that may involve any of the following:

- a form of public artwork;
- signage;
- community usage; and
- heritage interpretation trail.

The use of this wall cannot be determined at this stage and will be completed post-construction of Building 3. Further design work is required to ascertain the most appropriate method to treat the wall. It is recommended that a condition of consent be included that the future use and decoration of this wall be submitted to the Secretary for approval.

Gates have been introduced for security purposes and to mitigate antisocial behaviour out of hours. The current intent is for the pedestrian link to be open during business hours.

2.6 Davy Road Frontage

2.6.1 Issue

There are areas of blank solid wall along the western elevation to Davy Road. This is partly due to the location of services, such as the pump and water meter room, and partly due to the proportion of solid wall to the retail and wellness facilities. Considering the Davy Road facade represents the key orientation of the building, it would be beneficial to introduce a greater proportion of glazing to provide more opportunities for the passive surveillance of the street.

2.6.2 Response

Approximately 25m (40%) of glazing is provided to the Davy Road façade. The solid walls on ground level are gabion cages filled with Basalt stone. They will be highly articulated and visually amenable to pedestrians walking through the area. As discussed in **Section 1.2.4** a high level of natural and passive surveillance is provided to Davy Road.

2.7 Materials and Finishes

2.7.1 Issue

The proposed modification seeks to amend the materials and finishes of the approved building. The following is noted with respect to the proposed materials and requires further consideration:

- It is unclear if the proposed glazing is to be clear or tinted. Tinted glazing does not deliver a high level of transparency and is not considered to achieve design excellence.*

It is confirmed that all proposed glazing is to be clear.

- Drawings DA_3300 and 3301 (Revision 2) replace the level 02 vertical timber batten screen with a material identified as timber/metal. Timber is considered to provide a high quality natural finish that delivers warmth and texture, and ages well. Replacing this with a composite or a metal screen is considered to be a reduction in design quality*

The detail design of the vertical screening elements is currently being reviewed. Maintenance issues with timber introduces significant impositions of the building management, and as such a metal finish is preferable to ensure long-term aesthetics are sustained.

- Given the Community Building has been envisaged as a sustainable project, and that Part 5.2.4 of the Secretary's Environmental Assessment Report lists operable glazing to Building 3 as one of the Campus' sustainable design measures ('building 3 will be naturally ventilated through operable windows'), the provision of natural ventilation to Building 3 is considered critical. Glazing operability has not been indicated on the proposed elevations.*

As noted in **Section 2.3.2**, natural ventilation will be provided through manually operated doors on each level to enable cross-flow through each floor plate. This does not include Level 03 as there are no terraces on this level.

- *It is recommended that a Material and Finishes Sample Board including a glazing sample should be submitted along with a 1:20 Section through the facade, including detail of the canopy structure, glazing system and batten screen to ensure the construction is of a high quality and finish.*

A Materials and Finishes Sample Board has been provided to the Department.

2.8 Signage

2.8.1 Issue

It is noted that the approved plans for Building 3 did not include any signage zones. The proposal seeks to introduce new signage zones in addition to those approved on Building 1 and 2.

The size of the proposed zones on the services core is excessive and concerns are raised that they will overwhelm the scale of the building. It is also unclear what type of signage (eg. building name sign, business identification sign, third party advertising etc) is proposed for these zones. It is noted that Condition F7 of the consent requires 'Details of the final signage design, content and illumination (if proposed) within the approved signage zones are to be submitted to the Secretary for approval prior to the installation and display of any signage'. Given the scale of the proposed zones on the north and south elevations of the building and the highly visible location of the site, it is recommended that the signage zones not be approved. Instead, Condition F7 should be reworded to require a Signage Strategy to be submitted for the whole site that includes Building 3 so that the cumulative visual impact of the signage can be properly assessed with more detailed information submitted including the final design, content and illumination of individual signs within the approved signage zones.

2.8.2 Response

Refer to **Section 1.4.2**.

2.9 Heritage Interpretation

2.9.1 Issue

It is noted that Condition F4 requires that 'Prior to the commencement of the use, the Applicant shall implement the proposals and recommendations of the approved Heritage Interpretation Plans (Stage 1 and Stage 2)'. Stage 2 of the Interpretation Plan relates to specific interpretative content development. The Interpretation Strategy prepared by Curio Projects was finalised in November 2016 and makes recommendations for the incorporation of interpretation at the Community Building. Because of the proposed modifications, it is unclear what is now proposed in this regard. It

is nevertheless recommended that given the extent of the proposed modifications, that heritage interpretation should be integral to the design resolution and documentation stages to avoid interpretation being superficially added later. Heritage interpretation should be sensitively incorporated into the design and fabric of the Community Building.

2.9.2 Response

Mirvac are currently working with Trigger and Curio Projects to develop the Heritage Interpretation Strategy for the entire ATP Precinct. Trigger will work with Sissons Architects to ensure any interpretive initiatives proposed for Building 3 will be captured and integrated into the design.

3.0 Proposed Amendments to the Design

In response to the comments received, the main changes to the design include the introduction of doors at the eastern elevation adjacent to the lift lobby to facilitate the through-site link. Further design changes include removal of louvres from Level 03 and the removal of the solar panels from the top of the services core.

We trust that the information provided in this RTS allows the Department to proceed with their assessment of the proposed modification to Building 3. Should you have any further queries please contact me on 02 9956 6962 or ccurtis@ethosurban.com.

Yours sincerely,



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