



# ***UTS Central Project***

*State Significant  
Development  
Modification Assessment  
(SSD 7382 MOD 3)*

December 2018

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# Glossary

Abbreviation	Definition
BCA	Building Code of Australia
Consent	Development Consent
Council	City of Sydney Council
Department	Department of Planning and Environment
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	Environmental Planning and Assessment Regulation 2000
Minister	Minister for Planning
Planning Secretary	Secretary of the Department of Planning and Environment
RtS	Response to Submissions
SSD	State Significant Development



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# 1. Introduction

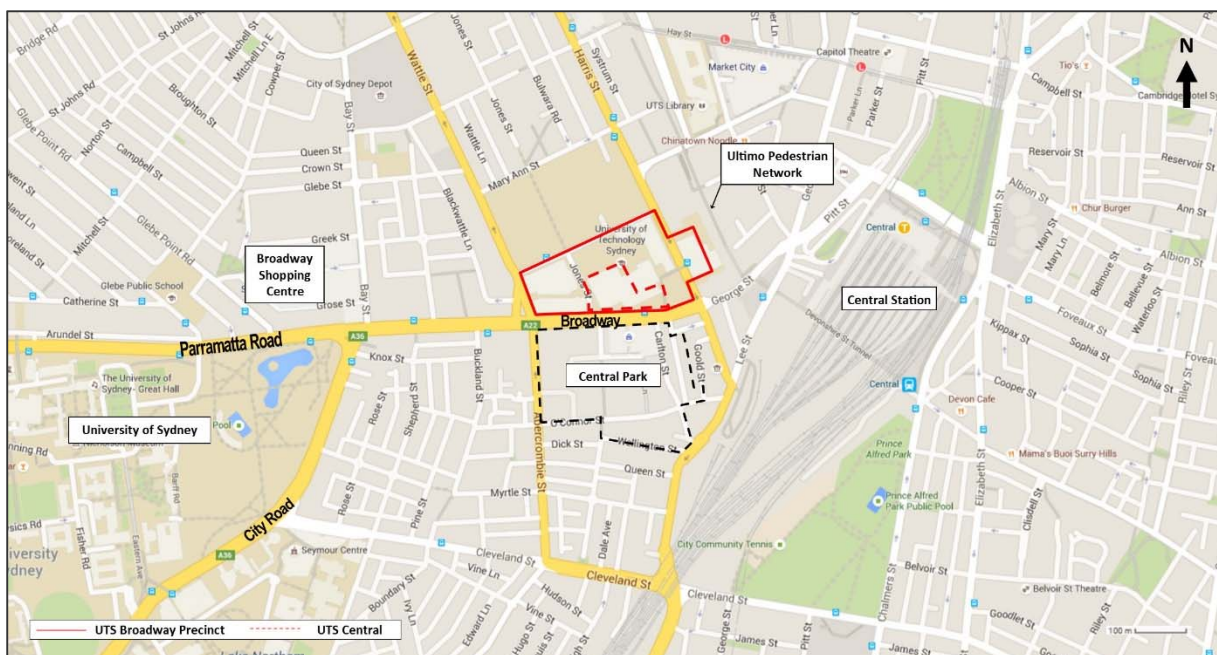
This report is an assessment of an application seeking to modify the State significant development (SSD) approval (SSD 7382) for the construction and use of an educational building (UTS Central) at the University of Technology Sydney (UTS) City Campus Ultimo, in the Sydney local government area (LGA).

The application has been lodged by UTS (the Applicant) pursuant to section 4.55 (1A) of the *Environmental Planning and Assessment Act 1979* (EP&A Act). It seeks approval for modifications to Level 17 plant, Jones Street substation, the podium design along Alumni Green and Jones Street and the condition of consent relating to Green Star requirements.

## 1.1 Background

The UTS City Campus is comprised of three precincts – Haymarket, Broadway and Blackfriars – all of which are located on the southern edge of the Sydney CBD within the City of Sydney Local Government Area (LGA). The Broadway Precinct (refer to **Figure 1**) has an area of approximately 42,000 sqm and is located on the northern side of Broadway.

The proposal is located on the southern edge of the Broadway Precinct. The proposal is in the central portion of the precinct bounded by: Alumni Green and Building 1 to the north; Building 18 to the east; Broadway to the south; and Jones Street to the west.



**Figure 1** | Site Location (Source: Nearmaps)

## 1.2 Approval History

UTS Central is the final stage of the approved concept plan (MP 08\_0116) for the Broadway Precinct. The approved concept plan (as modified) comprises the following components:

- the Faculty of Engineering and IT Building (formerly the Broadway Building).

- the Faculty of Science and Graduate School of Health Building (formerly the Thomas Street Building).
- expansion of the podium of Building 1 and a new Building 2.
- expansion of Building 6 for student housing.
- modifications to Buildings 3, 4 and 10.
- modifications to Alumni Green, including a below ground book storage vault.
- public domain improvements to Broadway, and Thomas, Harris, Wattle and Jones Streets.
- a Multi-Purpose Sports Hall beneath the eastern part of Alumni Green.

The concept plan was originally approved on 23 December 2009 by the then Minister for Planning and has been modified five times. Most recently MOD 5 was approved on 17 March 2016, which comprises the demolition of Building 2, a revised maximum gross floor area (GFA) of 38,261sqm for Building 2, a new building envelope with a maximum height of 64.5m and revised design controls for Building 2.

On 23 September 2016, the Executive Director, Priority Projects Assessments approved a SSD application (the SSD Approval) for UTS Central within the envelope for Building 2, including:

- site preparation works, including demolition of existing Building 2 to ground level and associated tree removal.
- construction of a new 15 storey Building 2, including a part five storey podium and one level of plant, above an existing two level basement.
- construction of a four storey extension of podium of Building 1 along Broadway.
- public domain improvements works.
- landscaping works.
- staged construction of the two buildings.
- extension and augmentation of physical infrastructure/utilities.

On 18 May 2017, the Director, Social and Other Infrastructure Assessments approved a modification application (SSD 7382 MOD 1) to amend the design of the development including façade changes, additional skylights and flues, reconfiguration of internal and external layouts and additional tree removal.

On 17 April 2018, the Director, Regional Assessments approved a modification request (SSD 7382 MOD 2) for extended construction hours.

The development is currently under construction.



## 2. Proposed Modification

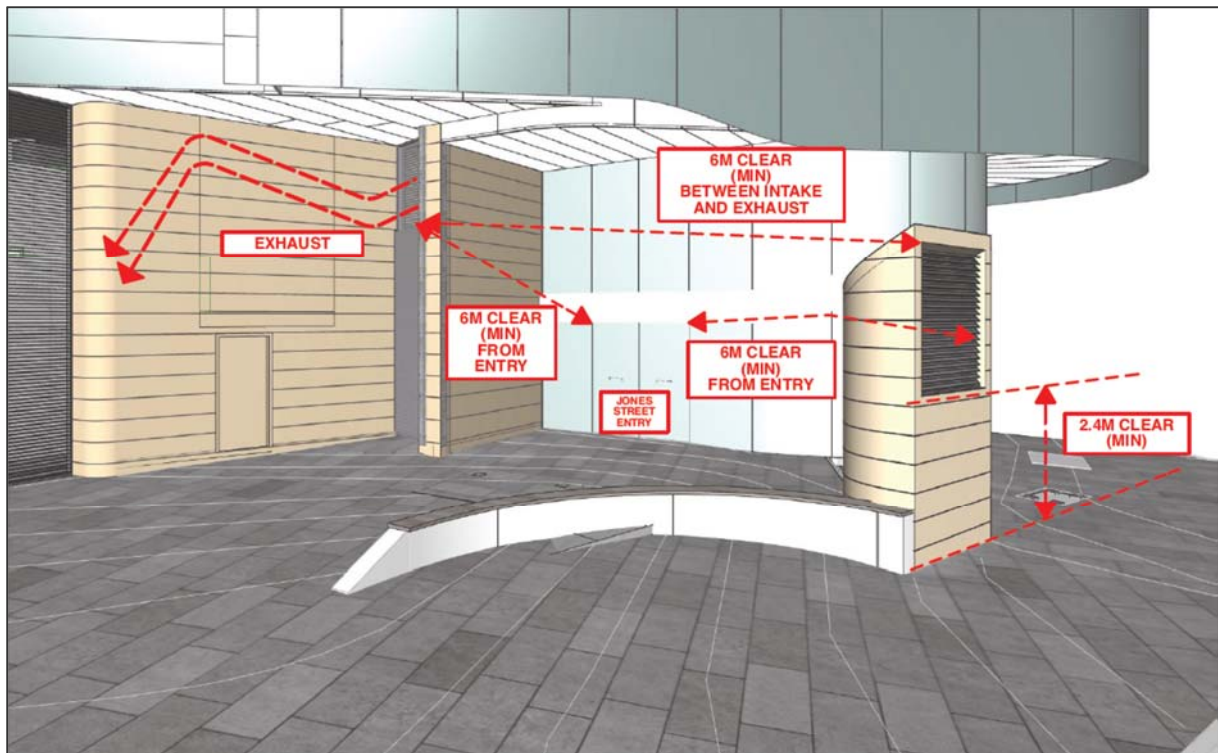
The modification application (MOD 3) seeks to modify the development consent as outlined below.

### Modifications to Level 17 plant

Minor amendments are proposed to provide a meeting room, two store rooms and bathrooms on Level 17 where the plant area has been refined through the detailed design process. The modifications result in a minor increase in gross floor area (GFA) of 146sqm.

### Jones Street substation

Additional ventilation shafts are proposed to ventilate the basement substation located in the vicinity of Jones Street. Ausgrid requirements mandate two shafts with louvres for inflow ventilation and outflow exhaust to the approved electrical substation (refer to **Figure 2**) at a maximum 10m from the substation. The inflow ventilation shaft is proposed to be located away from the building facade with a height of 4.9m and width of 2.5m, with the louvre panel facing Jones Street. The outflow exhaust shaft has been integrated into the Jones Street façade. The ventilation shafts are proposed to be rendered and painted to match the Alumni Green façade. The modifications also result in changes to the pathway requiring four new steps between the shaft and the Jones Street entrance.



**Figure 2** | Ventilation shaft requirements (Source: Response to Submissions)

**Podium design along Alumni Green and Jones Street**

Modifications to the materials on the façade along Alumni Green is proposed for Levels 3 and 4. The painted render 'sandstone' finish element has been extended to run from either side of the stairs then tapering to a narrow strip at high level running to the edge of the facade wrapping around the corners to replace part of the glazed finish (refer to **Figure 3**). The alignment of the glass panels to the reading rooms on Levels 5 and 6 have also been altered from a linear horizontal glass joint to staggered across the length of the façade.



**Figure 3** | Alumni Green elevation (Source: Response to Submissions)

**Condition of consent relating to Green Star requirements**

An administrative amendment to the wording of conditions B9 and D6 of the consent is also proposed to ensure the conditions reflect the most current version of the Green Star rating tool.





## 3. Strategic Context

The development, as modified, continues to be consistent with:

- the priorities in the Greater Sydney Commission's A Metropolis of Three Cities the Greater Sydney Region Plan and Eastern City District Plan, as it would support the continuing growth of the Camperdown-Ultimo health and education precinct fostering healthy, creative and culturally rich communities.
- Future Transport Strategy 2056 as it would provide improved education facilities in a highly accessible location.



## 4. Statutory Context

### 4.1 Scope of Modifications

The Department has reviewed the scope of the modification application and considers that the application can be characterised as a modification involving minimal environmental impacts as the proposal:

- would not significantly increase the environmental impacts of the project as approved.
- is substantially the same development as originally approved.
- would not involve any further disturbance outside the already approved disturbance areas for the project.

Therefore, the Department is satisfied the proposed modification is within the scope of section 4.55(1A) of the EP&A Act and does not constitute a new development application. Accordingly, the Department considers that the application should be assessed and determined under section 4.55(1A) of the EP&A Act rather than requiring a new development application to be lodged.

### 4.2 Consent Authority

The Minister for Planning is the consent authority for the application under section 4.5(a) of the EP&A Act. However, under the Minister's delegation dated 11 October 2017, the Director, Social and Other Infrastructure Assessments, may determine the application as:

- the relevant local council has not made an objection.
- a political disclosure statement has not been made.
- there are no public submissions by way of objection.



## 5. Engagement

### 5.1 Department's Engagement

Clause 117(3B) of the Environmental Planning and Assessment Regulation 2000 (EP&A Regulation) specifies that the notification requirements of the EP&A Regulation for section 4.55(1A) applications do not apply to State significant development. Accordingly, the application was not notified or advertised. However, it was made publicly available on the Department's website and was referred to Council for comment.

### 5.2 Summary of Submissions

Council raised no objections to the proposed modifications, however, raised the following issues:

- integration of the ventilation shafts with the design of the building, particularly the stand-alone intake ventilation stack, which is a prominent and unsightly addition within the public domain. Further investigations should to find a more suitable location and/or design for the shafts should be undertaken.
- confirm accessibility requirements in the Australian Standards have been met in relation the public domain at the corner of Broadway and Jones Street entrance given the additional steps.

There were no public submissions received on the proposal.

### 5.3 Response to Submissions

The Applicant provided further details in the Response to Submissions (RtS) to demonstrate the engineering and locational requirements for the location of the ventilation stack, including renders to demonstrate the visual appearance the stack (refer to **Figure 4**).



**Figure 4** | Visual perspective of ventilation shafts (Source: Response to Submissions)

A further change was also made to the materials of the façade facing Alumni Green. Under the original plans submitted with the modification application, the materials of the façade adjacent to the steps fronting Alumni

Green were proposed to comprise natural sandstone panels on proprietary sub framing or stub wall. This material has been revised in the RtS to now comprise paint finish to rendered finish on masonry wall. The Applicant has detailed that the change in materials is primarily due to buildability and the ongoing maintenance and long-term durability of the finish. This facade has also been articulated to have the same dimensional set out of the slab edge fascia of the tower and is also consistent with the facade panel joints on Alumni Green. The material of the substation ventilation shaft on Jones Street match the amended materials on the façade of the building.

**Council Comments**

The RtS was referred to Council for review. Council restated its concerns with the proposed standalone ventilation stack in the public domain area off Jones Street.



## 6. Assessment

The key assessment issue for the proposed modification is built form and urban design, particularly impacts on the public domain.

The Applicant is seeking the modifications due to design refinement of the approved proposal as well as addressing Ausgrid requirements in relation to ventilation for the approved basement substation. There would be no changes to the height of the approved development, but the modifications proposed would result in 146sqm of additional floor space. The modified GFA continues to comply with the maximum GFA allowable under the approved concept plan.

The proposed modifications compared with the approved design are shown in **Figures 5 to 12**.

The most notable and externally visible change that would negatively impact the public domain are the ventilation shafts along Jones Street. The design modifications would otherwise generally have minimal impact on the surrounding locality. Whilst the modifications to the rooftop would result in additional floorspace, it would not result in any changes to visual appearance of the building as the additional floorspace is converting original approved plant area into useable floorspace. The modifications to the Alumni Green façade are considered to be generally cosmetic changes and the overall height and bulk of the approved building remains largely unchanged. The Department considers the changes to Alumni Green facade would provide greater visual interest with the increased use of solid masonry material and staggering the glass panels to create a varied pattern compared to the approved linear horizontal design.

The visual impacts on the public domain from the ventilation shafts are being mitigated through use of a curvilinear form and a rendered and painted finish that is consistent with the base building to enable the stack to blend into the background. The Applicant has also indicated that it is committed to exploring opportunities as part of the future Jones Street upgrade to integrate and minimise the visual impact of the intake ventilation stack, including potential integration with artwork/sculpture, signage and wayfinding, or screening through landscaping.

The Department considers this satisfactory given alternatives were considered, the technical requirements of Ausgrid (as shown in **Figure 2**) and the commitment to further mitigate the visual impacts as part of the envisaged public domain improvements to Jones Street. The Department recommends that the condition requiring the Jones Street upgrade be modified to include consideration of treatment of the ventilation stacks.

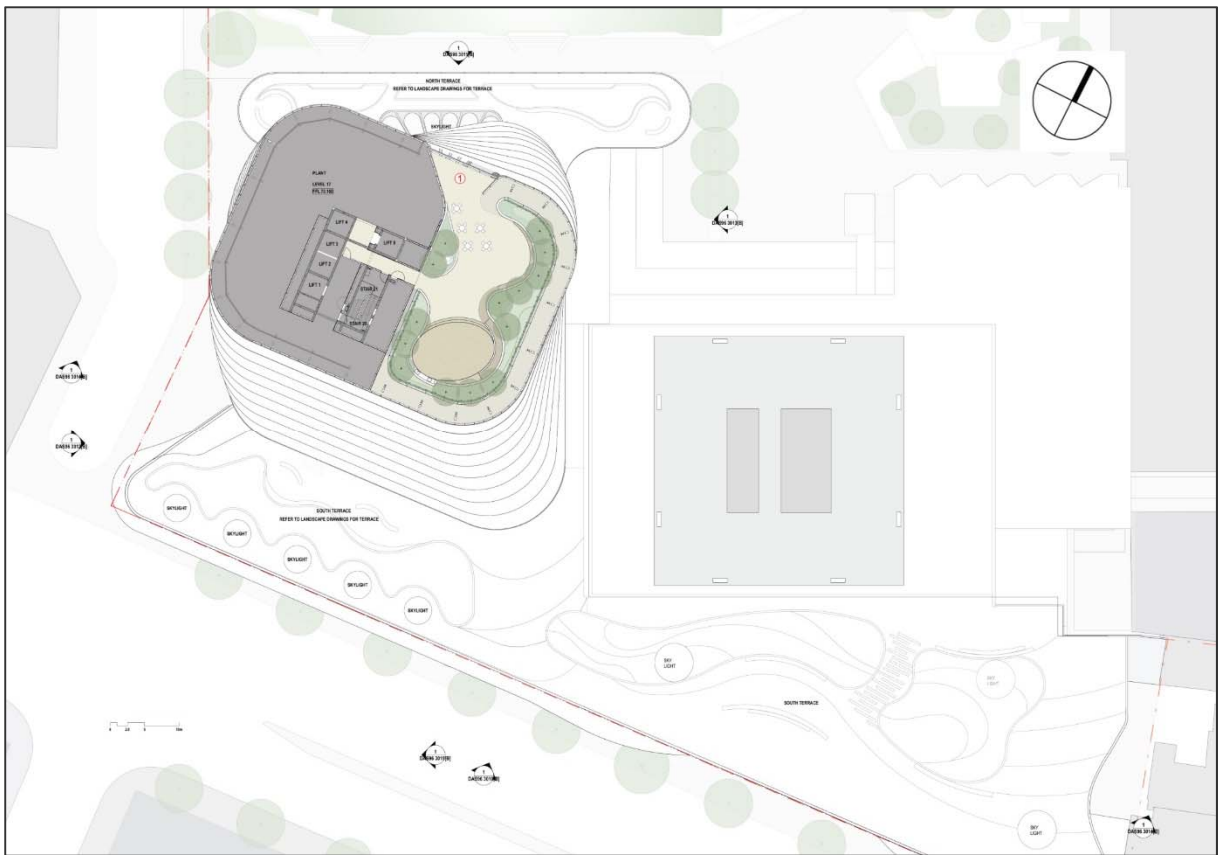
Whilst the Department is generally supportive of the proposed change in façade materials, it is recommended that the following additional condition be included in the consent to ensure that the materials chosen for the façade are not flammable:

*“Prior to the occupation of the building, the Applicant must provide the Certifier with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.”*

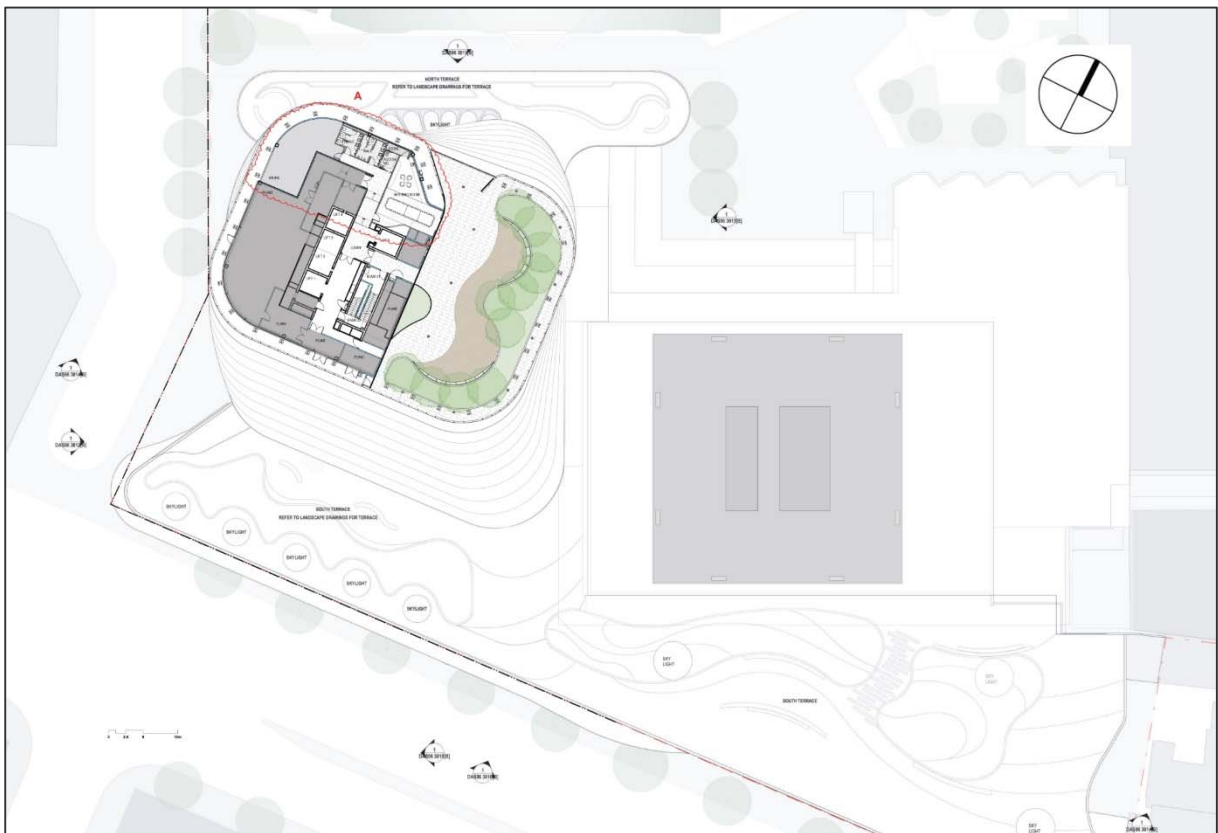
Whilst the additional steps would also result in a longer accessible path of travel from Broadway, an accessible path of travel is maintained. The Department raises no objection to the additional steps within the Jones Street pathway.

Accordingly, the Department recommends that the proposed modifications be approved.

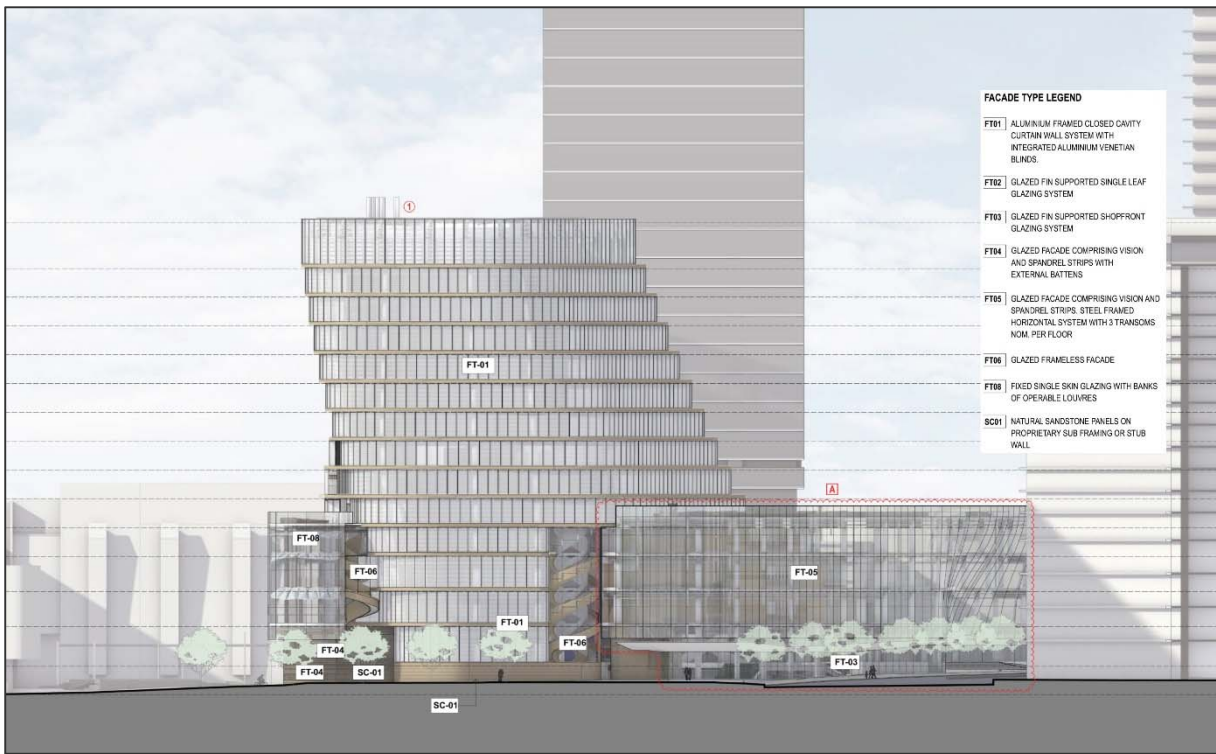




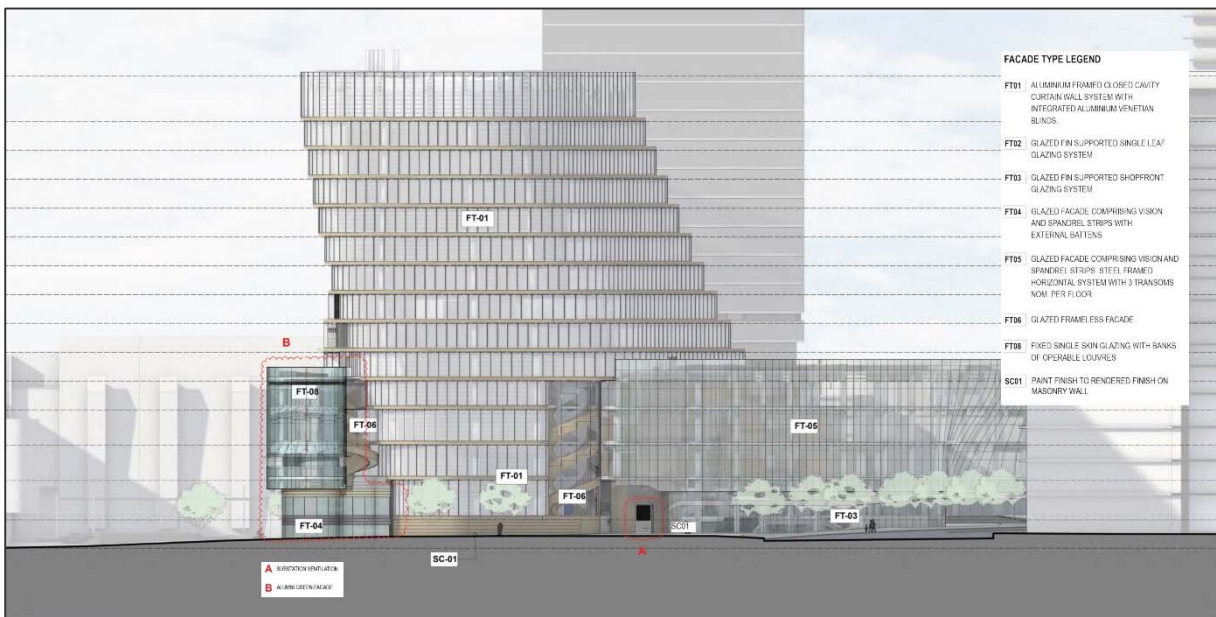
**Figure 7** | Approved 17 Layout (Source: SSD 7382 MOD 1)



**Figure 8** | Proposed 17 Layout (Source: SSD 7382 MOD 3)



**Figure 9** | Approved Jones Street (Western) Elevation (Source: SSD 7382 MOD 1)



**Figure 10** | Proposed Jones Street (Western) Elevation (Source: SSD 7382 MOD 3)





**Figure 11** | Approved Alumni Green (Northern) Elevation (Source: SSD 7382 MOD 1)



**Figure 12** | Proposed Alumni Green (Northern) Elevation (Source: SSD 7382 MOD 3)



## 7. Evaluation

The Department has reviewed the proposed modification and assessed the merits of the modified proposal, and all environmental issues associated with the proposal have been thoroughly addressed.

The built form and function of the approved development will not significantly change, and the Department's conditions of consent as amended would ensure that the construction and future operation of the development would maintain the environmental amenity of the surrounding area.

The Department considers that the application is consistent with the objects of the EP&A Act, A Metropolis of Three Cities and the Eastern City District Plan. The Department is also satisfied that the proposal would provide a significant public benefit through the continued provision of improved educational facilities for the people of NSW.

The Department concludes the impacts of the proposed modification are acceptable. Consequently, the Department considers the development is in the public interest and the modification application should be approved.



## 8. Recommendation

It is recommended that the Director, Social and Other Infrastructure Assessments, as delegate of the Minister for Planning:

- **considers** the findings and recommendations of this report.
- **determines** that the application SSD 7382 MOD 3 falls within the scope of section 4.55(1A) of the EP&A Act.
- **forms the opinion** under section 7.17(c) of the *Biodiversity Conservation Act 2016* that a biodiversity development assessment report is not required to be submitted with this application as the modification will not increase the impact on biodiversity values of the site.
- **accepts and adopts** all of the findings and recommendations in this report as the reasons for making the decision to grant approval to the application.
- **modify** the consent SSD 7382.
- **signs** the attached approval of the modification (**Appendix C**).

Recommended by:

**Megan Fu**

Senior Planner

Social Infrastructure Assessments

Recommended by:

**David Gibson**

Team Leader

Social Infrastructure Assessments



## 9. Determination

The recommendation is: **Adopted by:**

21/12/2018

**Karen Harragon**

Director

Social and Other Infrastructure Assessments



# Appendices

## **Appendix A – List of Documents**

[http://majorprojects.planning.nsw.gov.au/index.pl?action=view\\_job&job\\_id=9533](http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=9533)

## **Appendix B – Environmental Assessment**

[http://majorprojects.planning.nsw.gov.au/index.pl?action=view\\_job&job\\_id=9533](http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=9533)

## **Appendix C – Instrument of Approval**