

**University of Technology Sydney
Proposed Tenancy
Central Park Block 4N
100 Broadway, Chippendale NSW**

**Request for the Secretary's Environmental
Assessment Requirements**

**State Significant Development:
Change of use for Levels 5-10 from
'commercial office' to 'tertiary institution'
including fitout and signage**



December 2017

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Overview

Urbanac Pty Ltd has been engaged by the University of Technology Sydney (UTS) to prepare this report to accompany a request for the Secretary's Environmental Assessment Requirements for a proposed State Significant Development Application at 100 Broadway, Chippendale NSW (also known as Central Park, Block 4N) for a change of use for Levels 5-10 from 'commercial office' to 'tertiary institution, including fitout and signage

Disclaimer

This report was produced by Urbanac Pty Ltd based on the client's objectives and for a specific purpose, and relies on the input of other parties. Information in this report may not be suitable for uses other than the original purpose.

Document control

Revision	Date	Details	Author	
			Name, Position	Signoff
01	21/12/2016	For Client Review	AC, Director	AC
02	4/12/2017	Client review of 2017 update	AC, Director	AC
02	8/12/2017	For lodging	AC, Director	AC

File Location: Macintosh HD:Users:alan:Documents:Urbanac:Clients:UTS:100 Broadway:SEARs:Request For SEARs - UTS Graduate School of Health Levels 5-10, 100 Broadway 02.docx

1 Site Details

Central Park is located on the southern edge of the Sydney Central Business District (CBD) on Broadway in close proximity to the University of Technology Sydney, Central Station, and Broadway Shopping Centre.

Block 4N is located at the north western corner of the Central Park site and is bounded by Broadway to the north, Central Park Avenue to the south, adjacent Block 1 and Chippendale Way to the east, and Abercrombie Street to the west. Together with Block 1, Block 2, the Clare Hotel (Block 3A) it forms the northern edge of Central Park, providing an urban edge and separating Chippendale Green and other areas of public domain within the Central Park site from Broadway.

The Block 4N site occupies an area of 4,111m² and is currently under construction, including refurbishment of the existing Australian Hotel and three terrace houses located at the north-western corner of the site.

The site is legally described as Lot 1 in DP 807298 and part of Lot 12 in DP1194122 and is owned by Frasers Central Park Land No. 2.

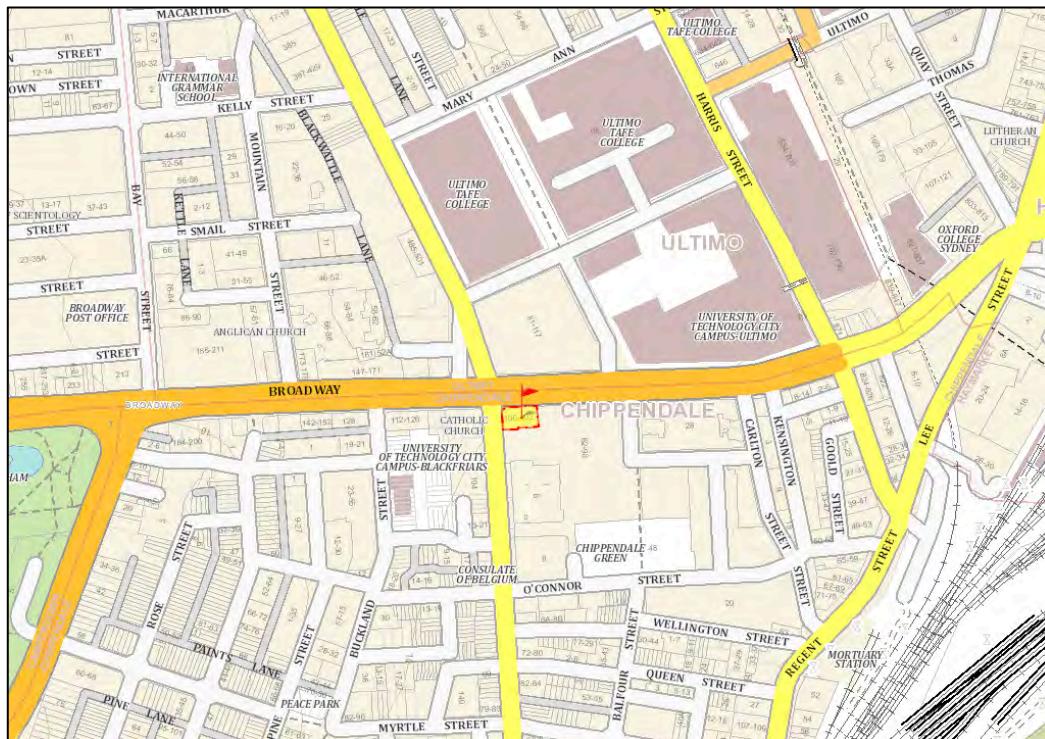


Figure 1 Site Location

Source: NSW Government Spatial Services sixmaps

2 Development Description

2.1 Overview of Proposed Development

The proposed development included in this application provides for the change of use from the currently approved commercial use on levels 5 though 10 to educational establishment (tertiary institution) include the tenancy fitout and signage to accommodate a UTS Graduate School, with the UTS Graduate School of Health currently identified for the space.

No external building changes (other than signage) are proposed in relation to this application. In particular, no changes are proposed to parking, loading, basement areas or the non-commercial parts of the approved building as a result of this application. There is no net change to the building's gross floor area.

The modification includes:

- Change of use of 6,417m² GFA from commercial office to tertiary institution (located in the building's western wing facing Abercrombie Street on levels 5-10 inclusive)
- Fitout: of levels 5-10 (see Appendix 2- Fitout Concept Plans)
- Signage: one or more building identification signs the location of which is yet to be determined, but which are anticipated to be generally in accordance with the signage zones identified for the building as shown on the Architectural Plans and Architectural Design Report for the approval for SSD 6673.



Figure 2 Illustration showing the part of the approved building subject to the change of use.

Source: Foster & Partners from DPE Major Projects – SSD 6673 EIS 2014-11-17 Appendix C_04_Block4N_Planning_D_OFFICE.pdf

2.2 The Proposed Development

2.2.1 Definitions:

Graduate Coursework Student means a student enrolled in a Graduate Certificate, Graduate Diploma, Masters degree (Coursework) or Masters degree (Extended) all having the meaning in the University of Technology Sydney (UTS) Rules Schedule 1.

Graduate Research Student means a student enrolled in a Masters degree (Research) or a Doctoral degree all having the meaning in the UTS Rules Schedule 1.

Graduate School means the UTS Graduate School of Health, or another UTS Faculty but only for Graduate Certificate, Graduate Diploma, Masters degree (Coursework), Masters degree (Research) or Masters degree (Extended) programmes all having the meaning in the UTS Rules Schedule 1.

Teaching Space means a part of the Lettable Area that is used as a class or seminar room and other space used for direct student instruction and student seminars and discussion groups. Teaching Space does not include the primary health clinic or the office of a member of the teaching staff, nor does it include areas such as passages, corridors, kitchens or such other areas.

2.2.2 Proposed Development

The proposed development comprises:

A Graduate School comprising the following fitout and activities:

- (a) postgraduate teaching with a maximum of 300 Graduate Coursework Students in attendance in the Lettable Area for coursework at the same time; and
- (b) accommodation for Graduate Research Students and other graduate training and research for predominantly full-time occupants involving:
 - (i) higher degree research (HDR) students completing their PhDs;
 - (ii) early and mid-career research staff; and
 - (iii) clinicians;
 but not Graduate Course Work Students;
- (c) administration facilities for the Graduate School;
- (d) Teaching Space for which the Lettable Area allocated will not exceed 50% of the total Lettable Area;
- (e) if the Graduate School is the UTS Graduate School of Health, a primary health clinic that:
 - (i) is fitted out as a medical centre and is open to the public during the hours 8.00am to 9.00pm Business Days only;
 - (ii) offers services in the UTS Graduate School of Health disciplines, which as of 2017 include pharmacy, clinical psychology, orthoptics, physiotherapy, and genetic counselling;
 - (iii) operates as a teaching facility with students supervised by academic staff;
 - (iv) is contained on one floor of the Premises; and
 - (v) does not require an Occupation Certificate for a class 9a building classification.

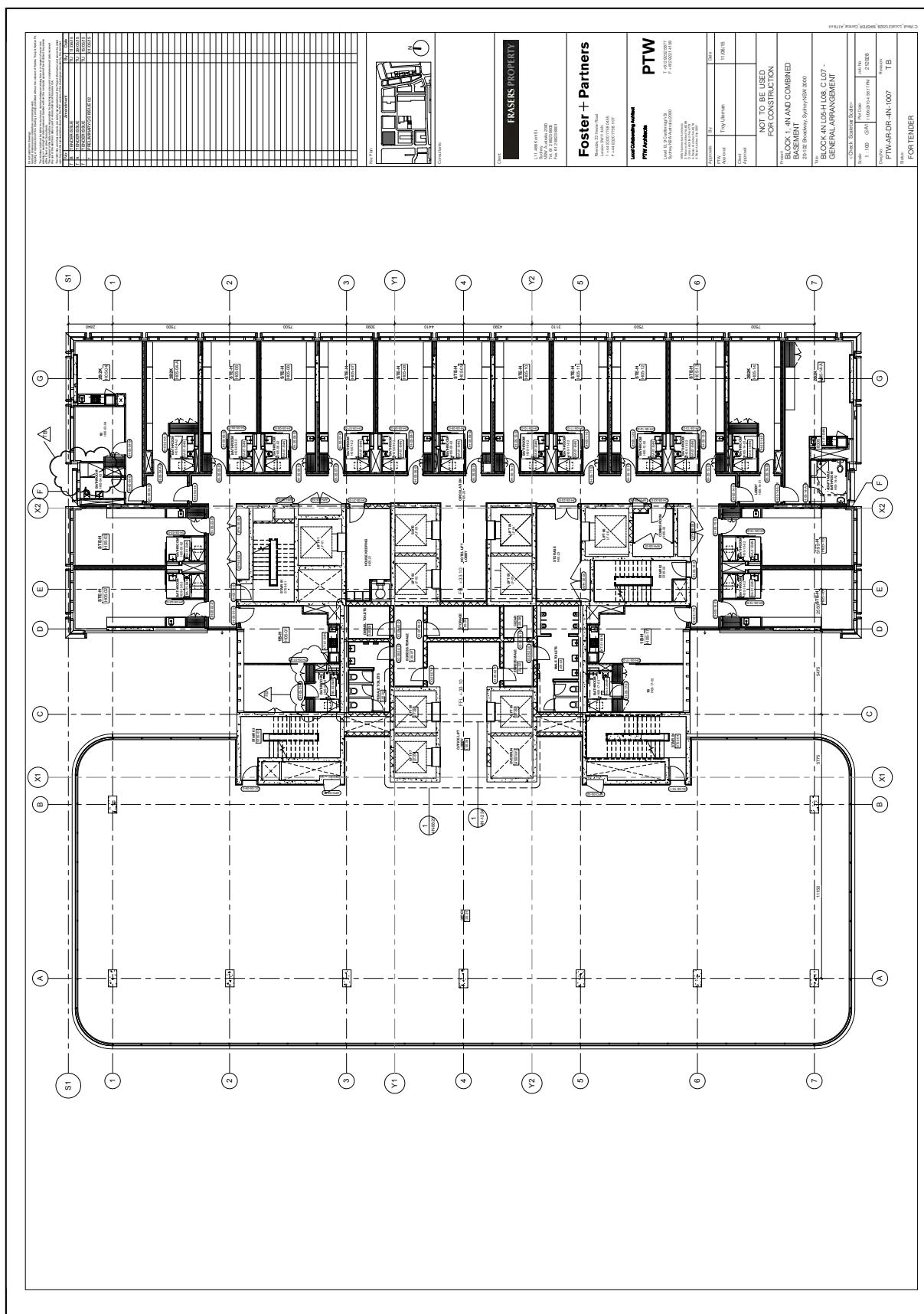


Figure 3 Base Building Plan – Typical Floor Level 5-10 as approved.

Source: Frasers

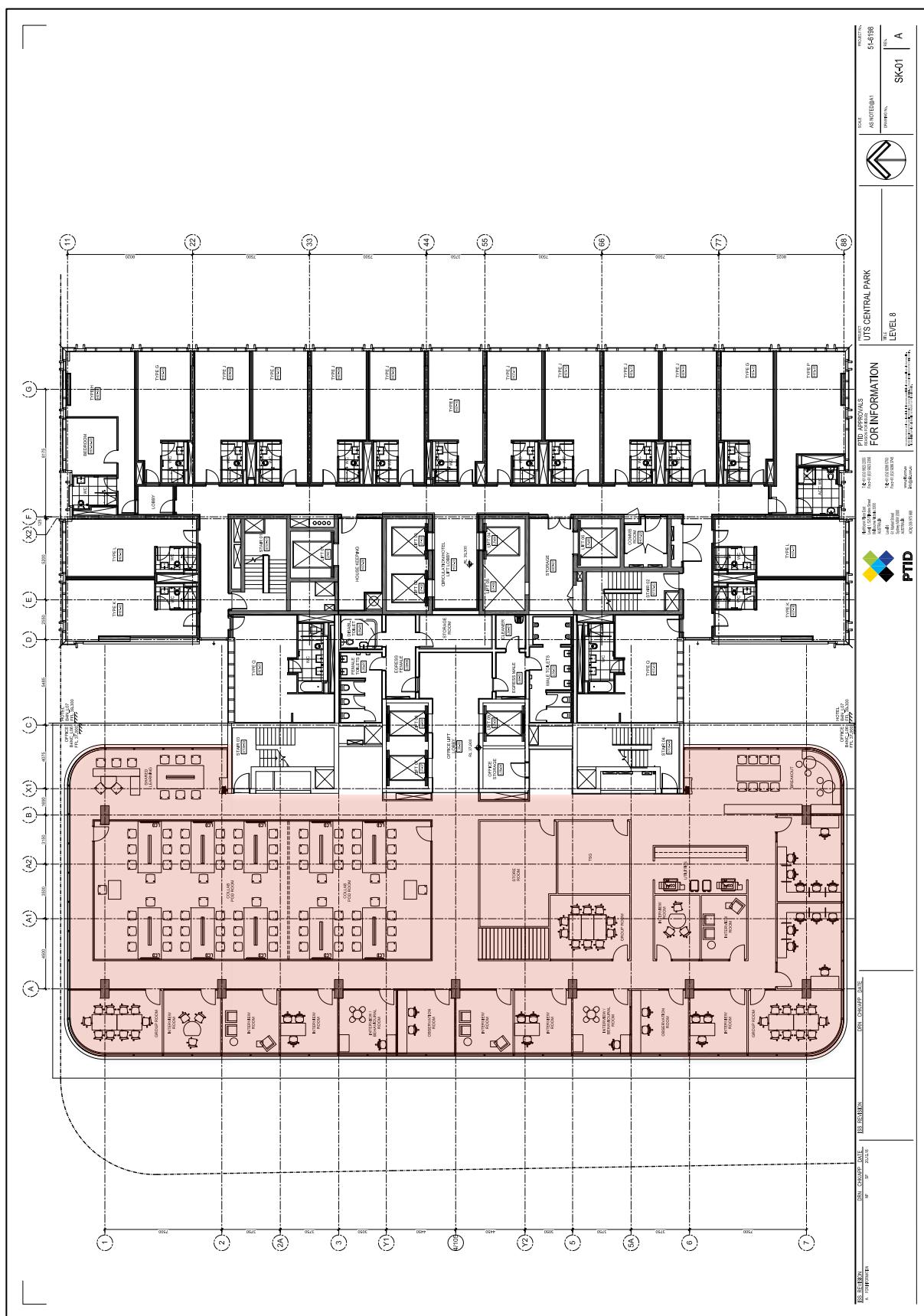


Figure 4 Proposed Fitout as Tertiary Institution – Typical Floor.

Source: UTS For the full Fitout Concept Plans refer to Appendix 2

3 Permissibility and Strategic Planning

3.1 Strategic planning

3.1.1 A Plan for Growing Sydney

A Plan for Growing Sydney, released in December 2014, is the NSW Government's plan for the future of the Sydney Metropolitan Area over the next 20 years. The plan provides a number of key directions relevant to the proposal:

- Direction 1.1: Grow a more internationally competitive Sydney CBD*
- Direction 1.6: Expand the Global Economic Corridor to support jobs growth*
- Direction 1.7: Grow centres that provide more jobs closer to homes*
- Direction 1.9: Support prioritised industries that can provide jobs*
- Direction 1.10: Plan for more education and health services to meet Sydney's growing needs*

The plan includes priorities for each subregion in Sydney. The Central subregion spans central Sydney, the eastern suburbs and the inner west of Sydney and includes the CBD setting out development needs in these areas for the foreseeable future.

Priorities for the Global Sydney strategic centre, that are well aligned with the proposal are:

- Broadway and Camperdown Education and Health Precinct*
- *Support education-related land uses and infrastructure around Sydney University, University of Technology Sydney, and Notre Dame University.*

3.2 Statutory Planning

3.2.1 State Environmental Planning Policy (State and Regional Development) 2011

The proposed development is declared as State Significant by the SEPP (SRD) in accordance with Section 8 Declaration of State significant development because it is not permissible without consent under Part 4 of the Act and is specified in Schedule 2 State significant development – identified sites:

- 2 Development on specified sites*
- Development that has a capital investment value of more than \$10 million on land identified as being within any of the following sites on the State Significant Development Sites Map:*
- ...(c) Broadway (CUB) Site*

A report by a qualified quantity surveyor has calculated that the capital investment value of the development exceeds \$10m (see Appendix 1). Accordingly the proposed development is State Significant Development.

3.2.2 State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017

State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 "The Education SEPP" came into effect on 1 September 2017 and aims to facilitate the effective delivery of educational establishments and early education and care facilities across the State.

It is considered that as an addition to the UTS campus, the land on which the proposed development is proposed to be located does not satisfy the test of being within the boundaries of an existing university and as a result none of the exempt, complying or

development permissible without consent categories of development under the SEPP are available for the proposed development.

3.2.3 State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

The 2017 amendments to the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 "the Codes SEPP" provide for some changes of use between business premises, office premises and tertiary institutions to be complying development in accordance with Clause 5.3 (1). As the building is already approved for use as commercial office in accordance with *SSD 6673 Block 4N - Mixed Use Development* (see below) it is considered that the proposed change of use is capable of meeting the specified standards to be complying development, however Clause 5.3 (4) provides that for changes of use to tertiary institutions to be complying development, the gross floor area must not exceed 2,000m². As the proposal exceeds this area, the proposal is excluded from the specified development and not considered to be complying development.

Similarly although Clause 5.5 (1) (l) of the Codes SEPP also provides for the first use of a premises to be complying development, tertiary institution uses are excluded from the list of specified development. Accordingly the proposal cannot be complying development under this clause.

Accordingly it is considered that consent is required for the proposed development.

3.2.4 State Environmental Planning Policy (Infrastructure) 2007

The proposal is no longer defined as traffic generating development under Schedule 3 of the SEPP following the commencement of State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 and the associated amendments to the Infrastructure SEPP. As a result, referral to the Roads and Maritime Services (RMS) is not required.

3.2.5 MP 06_0171 - Concept Plan Approval

MP06_0171 is a Concept Plan approval applying to the Carlton United Breweries (then Frasers Broadway, now Central Park) site, which permits the construction of a mixed use precinct comprising:

- 11 development blocks;
- A maximum GFA of 255,500m₂, of which a minimum of 30% must be commercial floor space;
- Combined basement car parks, providing car parking for Blocks 1, 4 and 8 and Blocks 2, 5, 9 and the Kensington Precinct;
- A new public park;
- Tri-generation and re-cycle water treatment plants;
- Retention of heritage items;
- Public domain works; and
- Contributions.

MP 06_0171, MOD 12 established the current proportion of residential and non-residential floor space on the Frasers Central Park site. The approval does not include specific uses for the non-residential component of the floor space (ie it does not distinguish for instance between commercial or educational establishment – merely non-residential).

As a change of use from commercial office to educational establishment (tertiary institution) does not change the amount of non-residential floorspace, the proposal is

considered to be consistent with the Concept Plan Approval. Accordingly it is considered that modification of this approval will not be required.

3.2.6 SSD 6673 Block 4N - Mixed Use Development

State Significant Development (14_6673) was granted by the Department of Planning and Environment (DPE) on 20 August 2015 for the development of the Block 4N for a mixed use development comprising:

- construction of a 18 and 19 storey building (maximum height RL 81 .50)
- construction of four levels of basement across Blocks 1 and 4N;
- retention, refurbishment and alteration of the Australian Hotel and Abercrombie Street terraces, including provision of heritage courtyard;
- Total GFA of 26,591 m² comprising:
 - 48 residential apartments;
 - hotel use (283 hotel rooms) and ancillary guest and visitor facilities;
 - 6,417m² GFA commercial office,
 - 1,236m² GFA retail; and
 - a childcare facility (90 child capacity).
- 121 on site car parking spaces, six on-site service vehicle spaces and six on-street short term car parking spaces;
- 122 bicycle parking spaces;
- public domain works and landscaping;
- stratum subdivision; and
- business identification signage zones.

The approval of SSD 6673 as modified provided specifically for commercial office space (rather than the more generic "non-residential" use of the Concept Plan Approval). The approval did not include the commercial fitout, requiring a separate application for fitout and signage.

The approval has been modified twice.

Mod 1, under Section 96(1A), was approved on 24 June 2016 and included a range of minor design development modifications including an overall reduction of 110m² of the development's gross floor area (reallocated from Block 4N to Block 4B (the brewery yard and buildings) and minor amendments to the distribution of gross floor area between the various mixed uses including the approved commercial floor space, which was reduced by 194m² to 6,223m².

Mod 2, also under Section 96(1A), was approved on 18 August 2017 and included reallocating four car parking spaces from the hotel to the child care centre to be used as drop-off spaces, and changes to the public accessibility of some areas of the ground floor level of the building including a lift lobby and courtyard adjacent to the hotel to become private spaces, as well as stratum subdivision plans reflecting these changes.

The Proposal is consistent with the existing consent except in relation to the proposed use.

3.2.7 Sydney Local Environment Plan 2005

The approved Concept Plan (as modified) is consistent with the relevant controls in the Sydney LEP 2005. Accordingly, Block 4N, which is in accordance with the Concept Plan, is consistent with the LEP.

3.2.8 Sydney Local Environment Plan 2012

The subject land is excluded from Sydney LEP 2012. Notwithstanding, all of the lands adjoining the Central Park site (other than roads) are zoned B4 Mixed Use.

The objectives for the B4 Mixed Use zone are:

Zone B4 Mixed Use

1 Objectives of zone

- *To provide a mixture of compatible land uses.*
- *To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.*
- *To ensure uses support the viability of centres.*

The Proposal is consistent with zone objectives.

3.2.9 Development Standards

No inconsistency with any development standard has been identified in relation to the Proposal.

4 Impact Identification

Due to the largely internal nature of the proposal few potential impacts have been identified in relation to the development.

The proposed modification has no impact on:

- The approved total gross floor area of the building
- The approved exterior of the building (other than signage), the height of the building, the building's external design or design excellence, public domain, landscaping, number of car parking spaces, loading and bicycle parking spaces, key heritage relationships, views or setting.

The change of use from commercial office to tertiary institution for a Graduate School is also considered to have minimal environmental impacts because:

- In accordance with recent amendments to State Environmental Planning Policy (except and Complying Development Codes) 2008 Clause 5.3, a change of use from business premises, office premises, or medical centres to tertiary institution would normally be complying development except for the size of the tenancy
- The tertiary institution use is also an employment generating use (comparable to the current approved use of commercial office)
- The graduate research use of the space is very similar in its layout and use to commercial office (and are not, for example, as population intensive as an undergraduate school within the university)
- The travel, transport and access arrangements for university staff and students are broadly similar with most using public transport to access the building
- The operating hours of the university are broadly similar to the operating hours of most commercial offices
- The expected occupancy on any day is the same as for the approved commercial office and the UTS fitout is broadly similar to several of the proposed office indicative layouts by Fosters
- The existing design already provided for separation between different uses within the mixed use building

The following potential impacts have been identified:

4.1 Internal Noise Environment

The NSW Department of Planning's policy, Development Near Rail Corridors And Busy Roads – Interim Guideline, sets out internal noise level criteria adapted from the State Environmental Planning Policy (Infrastructure) 2007 for developments with the potential to be impacted by traffic or rail noise and vibration.

The Infrastructure SEPP defines busy roads subject to an acoustic assessment as:

"Clause 102: development for any of the following purposes that is on land in or adjacent to a road corridor for a freeway, a tollway or a transit way or any other road with an annual average daily traffic volume of more than 40,000 vehicles (based on the traffic volume data available on the website of the RTA) and that the consent authority considers is likely to be adversely affected by road noise or vibration:

- *building for residential use*
- *a place of public worship*
- *a hospital*
- *an educational establishment or childcare.*"

Whilst no issues have been identified at this stage, on the basis that educational establishment uses are defined as a sensitive use, it is proposed that an Acoustic Assessment be prepared in order to confirm that the proposed change of use meets the appropriate internal sound levels with reference to NSW Government's Development near Rail Corridors and Busy Roads – Interim Guidelines and Australian Standard AS2107-2000 "Recommended Design Sound Levels and Reverberation Times for Building Interiors". In the event that any issues are identified, the report should identify how to mitigate against any impacts

4.2 Building Code of Australia

Under the regulations, a change of use application must include an assessment of any change required to the Category 1 fire safety provisions that apply to the building before and after the change of use.

Whilst no issues have been identified at this stage, it is proposed that a BCA report be prepared identifying whether the change of use triggers any BCA issues (including specifically any change to Category 1 fire safety provisions) and how to address them, if identified.

4.3 Amenity impacts on other building users

As a result of being in a mixed use building there is a potential for the amenity of other building uses and users to be impacted upon by the proposed change of use.

The current approval provides for some degree of separation of the different users of the building in terms of access and other amenity issues. The approved commercial office use has a range of impacts on other users relating to operating hours, access, peak pedestrian activity, and other amenity impacts.

It is considered that the proposed Graduate School tertiary institution use will be similar in terms of impacts to the approved commercial use with a similar day to day population, similar operating hours, and utilisation of the same access arrangements, as well as potentially reduced pedestrian peaks (as university graduate school classes tend to be comparatively small and have arrival and departure times spread across a broader number of hours than traditional commercial office uses).

Whilst no issues have been identified at this time, it is considered that the EIS should address the potential for amenity impacts on the other building uses and users.

4.4 Transport and traffic

Staff and students that will use the proposed tenancy will primarily use public transport. Central Station and Broadway are major hubs for public transport and located less than 400m from the site.

Like most CBD businesses UTS does not provide general staff or student parking. As a result the proposal does not seek to alter the current arrangements for parking at Central Park other than to utilise the carparking currently assigned to commercial floorspace that will be changed to educational establishment.

As a result no impacts on the road or traffic network have been identified beyond those of the approved building. Accordingly it is considered that there is no need for a specialist traffic or transport study to be included as a part of the application.

5 Justification

The site was selected due to its close proximity to the main UTS campus opposite on Broadway, and for its ability to deliver a new facility in the short term to accommodate a new Graduate School. At the present time, there is no capacity to deliver the required accommodation in the required timeframe within the UTS Broadway Campus.

It is considered that the proposal is well justified for reasons including:

- The education establishment (tertiary institution) use on the site is compatible with nearby education, commercial, residential, childcare and other uses
- Use as an educational establishment (tertiary institution) maintains a consistent long terms use of the wider area as an education precinct (stretching back 130 years)
- The Proposal integrates suitable educational development in close proximity to the major public transportation bus corridor on Broadway and the major railway interchange of Central and minimises carparking and private vehicle use
- The Proposal will contribute to the Draft Metropolitan Strategy's Central Subregion priorities for Broadway and Camperdown as an education and health precinct
- The Proposal supports the viability of centres by providing employment in the Global Sydney strategic centre, with a specific focus on education-related land uses focussed towards job creation, innovation, and new business activity in the health sector

6 Consultation

UTS met with DPE staff on 20 December 2016 regarding the proposed development. At the meeting staff advised that the preferred approval pathway for the proposed development was for a new SSD application to be lodged rather than a modification to SSD 6673.

At this stage no other consultation has yet occurred with the community, local council, or other Government agencies. UTS proposes to consult with the Council in late 2017 or early 2018.

UTS also proposes to consult with the local community and will be guided by Frasers regarding the best methods of engaging with the building's other users, owners and occupiers given that the building is not yet completed.

7 Capital investment value

A quantity surveyor's report estimating the capital investment value of the development is at Appendix 1. The report has confirmed that the capital investment value of the proposed fitout exceeds \$10million and is accordingly State Significant Development in accordance with the State Environmental Planning Policy (State and Regional Development) 2008.

Attachment 1 Capital Investment Value

DONALD CANT WATTS CORKE



Capital Investment Value Estimate **UTS Central Park, Building 4N, 100 Broadway, Sydney**

University of Technology, Sydney

1 December 2017

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excellence**

I INTRODUCTION

As per the request of Deborah Bates of the University of Technology, Sydney, DCWC has prepared the attached Capital Investment Value Estimate and report as required.

The purpose of this assessment is to determine the current construction cost value of the development and is not to be used for project budgeting, finance, insurance, sale, mortgage or any other purposes.

I certify that I have;

1. Inspected the plans & functional brief area schedule subject of the application for the Capital Investment Value, Development Consent, Complying Development or Construction Certificate
2. Prepared and attached an elemental estimate generally prepared in accordance with the Australian Cost Management Manuals from the Australian Institute of Quantity Surveyors (AIQS)
3. Measured Gross Floor Area (GFA) in accordance with the Method of Measurement Building Area in the AIQS Cost Management Manual Volume, Appendix A2.

Name: John Carlton



Position and Qualifications: Senior Quantity Surveyor / MAIQS

2 DRAWINGS AND INFORMATION USED

As provided by the University of Technology, Sydney;

- UTS Central Park – SK-01 Revision A.
- UTS Central Park – SK-02 Revision A.
- UTS Central Park – SK-03 Revision A.
- UTS Central Park – SK-04 Revision A.
- UTS Central Park – SK-05 Revision A.
- UTS Central Park – SK-06 Revision A.

APPENDIX A – ESTIMATE TO BE SUBMITTED

Please note the subsequent page is that as required as part of your Capital Investment Value submission.

These pages should be detached from this document and submitted accordingly.

University of Technology Sydney - Central Park			
	ELEMENT	Total	\$/m2 GFA: 5,880m2
1.00	Internal Walls, Screens & Doors	2,236,135	380
2.00	Floor Finishes	566,792	96
3.00	Wall Finishes	550,363	94
4.00	Ceiling Finishes	788,580	134
5.00	Fitments & Metalwork	1,229,418	209
6.00	Hydraulics	355,956	61
7.00	Electrical Services	1,662,955	283
8.00	Mechanical Services	1,118,980	190
9.00	Fire Services	617,904	105
10.00	AV	1,176,000	200
11.00	BWIC (3%)	112,674	15
NET END TOTAL COST (NETC)		10,415,757	1,771
14.00	Preliminaries & Supervision (7%)	729,103	124
15.00	Margin & Overhead (6%)	668,692	114
CONSTRUCTION TOTAL - GCC		11,813,552	2,009
16.00	Project Management Fees (1% of GCC)	118,136	20
17.00	Consultants (10% of GCC)	1,181,355	201
18.00	PLSL (0.35% of GCC)	41,347	7
TOTAL PROJECT COST - EXCL GST		13,154,390	2,237
Jobs Full Time Equivalent (FTE)			
<ul style="list-style-type: none"> - Construction jobs created is approx. 13; based on 1 FTE / \$1M - Maximum personnel at site at once is approx. 30 - Jobs created once building is operational is approx. 235; based on 1 person / 20m² of NLA 			
Clarifications			
<ul style="list-style-type: none"> - Allowed for AV Services - Allowed for UTS Project Management Fees - Allowed for Consultant Professional Fees - Allowed for Portable Long Services Leave - Excluded hazardous material - Excluded authority fees and charges; estimate for council purposes only - Excluded contingency as part of this cost estimate; estimate for council purposes only - Excluded cost escalation; program to be determined - Excludes Staging Costs - Excludes GST as per Capital Investment Value requirement 			

Attachment 2 UTS Fitout Concept Plans



ISS REVISION	DRN	CHK/APP	DATE	ISS REVISION	DRN	CHK/APP	DATE
A DA ISSUE	NF	SF	21.12.16				



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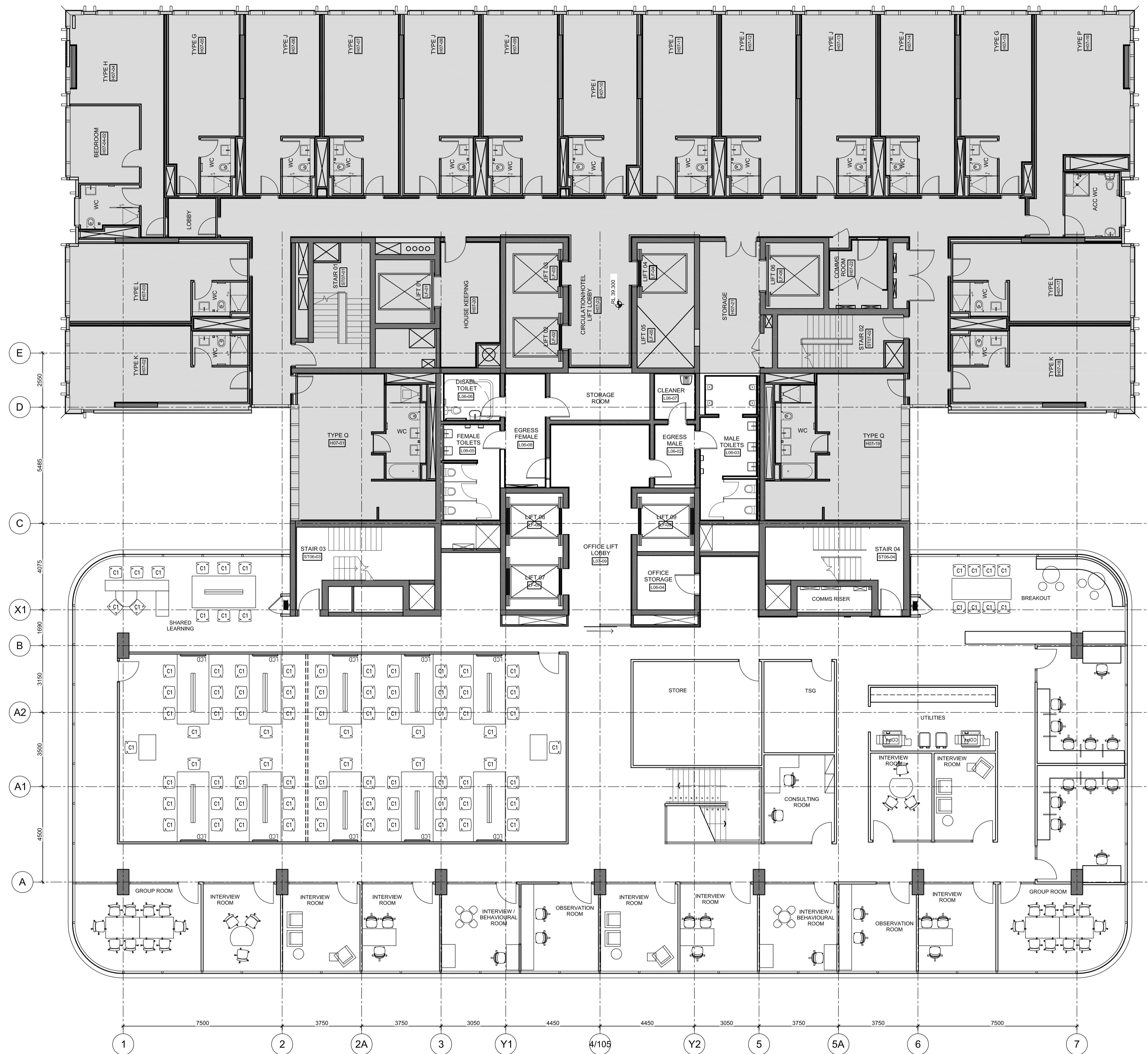
PROJECT
CENTRAL PARK, BLOCK 4N

TITLE
LEVEL 5
SKETCH PLAN

SCALE
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PROJECT No.
51-6198

DRAWING No.
SK-01

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A



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PROJECT

CENTRAL PARK, BLOCK 4N

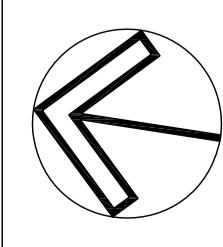
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LEVEL 6
SKETCH PLAN

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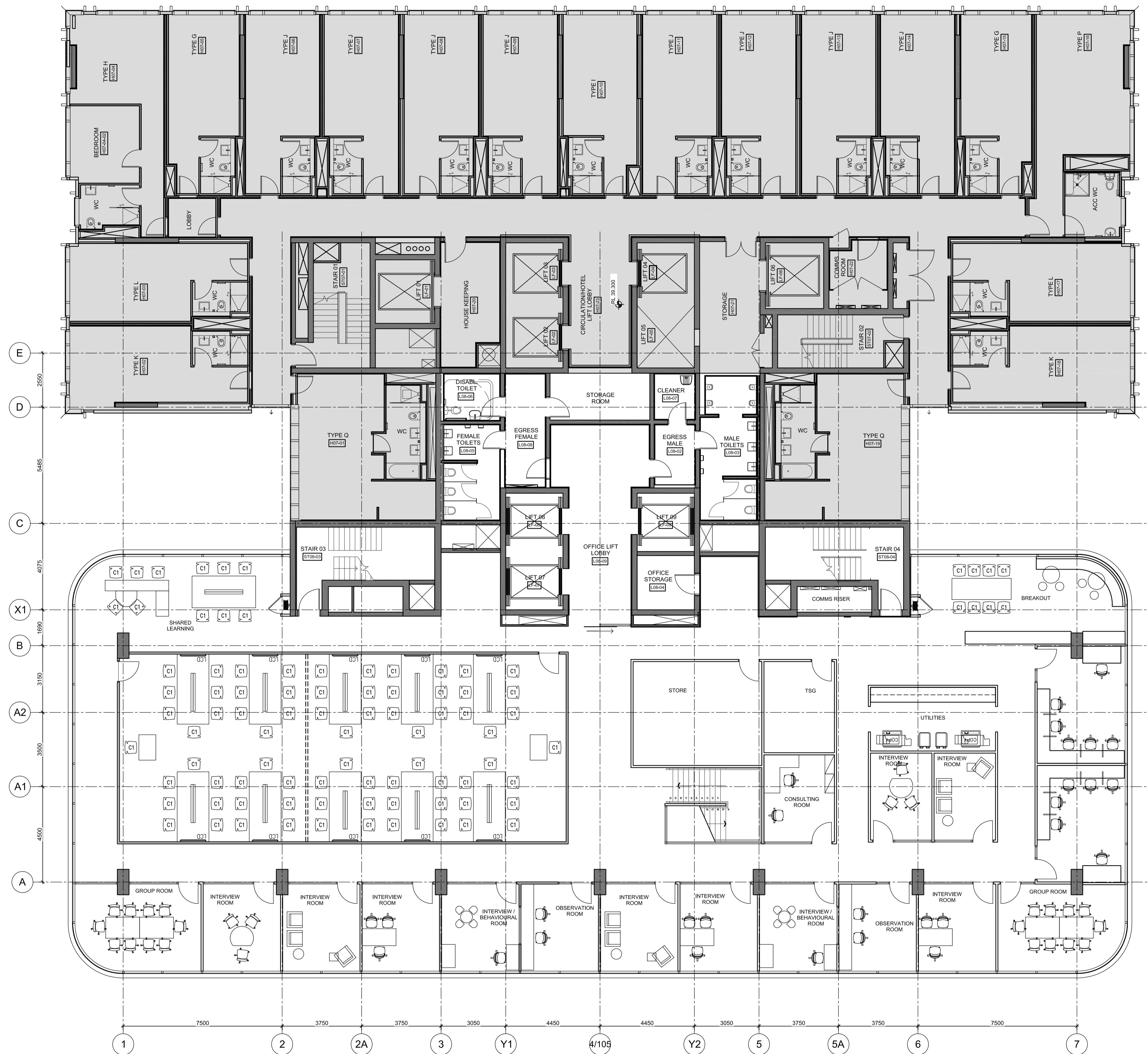


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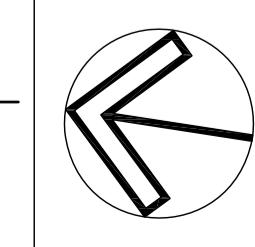
PROJECT

CENTRAL PARK, BLOCK 4N

TITLE

LEVEL 8
SKETCH PLAN

SCALE 1:100 @ A1



PROJECT No. 51-6198

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DRAWING No.

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THE CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE
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PROJECT

CENTRAL PARK, BLOCK 4N

TITLE

LEVEL 9

SKETCH PLAN

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DRAWING No.	REV.
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