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File No: R/2015/42/A
Your Ref: SSD 7382

David Gibson
Team Leader, Social Infrastructure
Department of Planning
23-33 Bridge Street
Sydney NSW 2000

Attention: Megan Fu
Email: megan.fu@planning.nsw.gov.au

Dear Megan,

RE: State Significant Development Application for UTS Central, Broadway Precinct, UTS City Campus, Ultimo (SSD 7382)

I refer to your letter dated 10 May 2016 in which NSW Planning & Environment notified Council regarding the above mentioned State Significant Development application (SSD). City Staff have reviewed the proposal and the following points are raised by the City for your consideration.

Site

This SSD application relates to the Broadway Precinct of the UTS City Campus in Ultimo.

Background

In December 2009, the UTS City Campus Broadway Precinct Concept Plan was approved under the former Part 3A of the *Environmental Planning and Assessment Act.* Following this approval, UTS undertook detailed design and construction of a number of buildings within the Broadway Precinct.

In August 2015, UTS lodged a s75W modification (MOD 5) to the Concept Plan to increase the height and gross floor area of Building 2 – the subject of this SSD. The City provided comments on MP 08_0116 MOD 5 on 9 October 2015. The application was approved.

In November 2015, UTS submitted a request to the Department of Planning & Environment for Secretary's Environmental Assessment Requirements (SEARs) for the subject application. Council provided input on the SEARs in December 2015.

Proposal

The subject proposal involves;

- 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 plan above an existing two level basement;
- construction of a four storey extension to the podium of 'Building 1' along Broadway, integrated with the podium of 'Building 2';
- public domain improvement works;
- landscaping works; and
- extension and augmentation of physical infrastructure/utilities.

Matters for Consideration

Urban Design

Pedestrian Link and Public Domain Interface

The footpath adjacent UTS on Broadway is heavily congested by pedestrians and students. Concern is raised with the proposal further impacting upon overcrowding and public pedestrian safety. In this regard, the proponent should provide pedestrian movement modelling indicating the existing and proposed conditions with the view to increasing the pedestrian level of comfort. Informed by the modelling, the proponent should consider relocating the bus stop further west to avoid street furniture, trees and obstacles. This will allow for a generous waiting area that does not impede pedestrian flows.

The building entry and perimeter adjacent the Jones Street intersection should be level with the pavement to improve building permeability and reduce overcrowding. A wider pavement should be provided at this point to accommodate people waiting at the signalised intersection and allow for better pedestrian flow.

Solar & Daylight Access

In order to demonstrate that the proposed development is able to comply with Objective 3B-2 of the Apartment Design Guide and Section 4.2.3.1 of the Sydney Development Control Plan 2012, a solar analysis should be provided of the surrounding buildings and rooftop on which the heliostat solar collectors are located. A daylight report and LUX level map of affected apartments should also be submitted.

Wind

A wind impact assessment should be submitted specifcally addressing potential impacts to Broadway, Jones Street and the Alumni Green.

If wind turbines are proposed, an acoustic report should be submitted to ensure the turbines do not cause excessive noise levels in any nearby residential development.

Building Entries

Building entries should be clearly legible and distinguished by material, form and colour from the building facade.

Substation & Fire Booster Location

As a substation and booster valve may be required, detailed plans at a scale of 1:20 should be provided indicating the location of the structures and integration into the building design.

Rooftop Plant Screening

Any rooftop plan is to be screened and is not to be visible from the public domain. The building parapet walls are to extend to a height that screens any rooftop plant.

Transport and Access

Pedestrian/Cyclist Amenity

Upgraded bus stop facilities must be provided on Broadway. This should include wayfinding signage to and from key sites such as Central Station, the Goods Line and Darling Harbour.

Cycle rails should be integrated into the design of any steps or changes in level.

Bicycle Parking and End of Trip Facilities (EOTF)

Additional bicycle spaces and EOTF are required. This is of particular importance given the recent growth of cycleways in the CBD.

EOTF should be located on ground floor or basement level 1 in a separate location to the visitor parking area. The minimum number of bicycle parking spaces and EOTF to be provided for the development should comply with the table below:

Bicycle Parking Type	Number	Requirements
Staff	52	Spaces must be Class 2 bicycle facilities
Student	473	Spaces must be Class 2 or 3 bicycle facilities
End of Trip Facility Type	Number	
Staff Showers with change area	7	
Staff Personal lockers	52	
Student Showers with change area	27	
Student Personal lockers	270	

Note: *Australian Standard AS 2890.3:2015 refers to class 1 as class 'A', class 2 as class "B', and class 3 as class 'C'*

A reduction in the quantity of visitor bicycle parking may be acceptable if an increase in the overall quality of parking facilities is provided. Innovative bicycle parking solutions in new developments include:

- A range of Class 2 and 3 visitor parking facilities;
- Provision of a bicycle share, hire and shop area; and
- Air compressors for tyre inflation, filtered water, bicycle service rack & tool kit, communal bicycle tools, tune up and repair service, drying rack, complementary towel services, iron services, etc.

North South Cyclist/Pedestrian Linkages

Provisions for improved north-south cyclist/pedestrian connections should be considered, including:

- Pedestrianisation of Jones Street (Thomas Street to Broadway);
- Separated cycleway on the southern side of Mary Ann Street (Jones Street to the Goods Line); and
- Widening of the pedestrian way/shared path on the footway along Broadway.

Sustainable Transport

The proponent should provide analysis of the projected public transport modal splits and how these will be achieved. The targets must be reflected in the targets of the Green Travel Plan. More specifically, the development should seek to encourage Sustainable Transport in a manner which aligns with the targets and objectives set out in Sustainable Sydney 2030.

Green Travel Plan

A Green Travel Plan is required to demonstrate that the site will encourage a modal shift away from car use in favour of Sustainable Transport options such as walking, cycling and public transport. The Green Travel Plan should include a Transport Access Guide.

Construction

The preparation of a Construction Pedestrian and Traffic Management Plan (CPTMP) in consultation with Council and the CBD Co-ordination Office within TfNSW and Sydney Light Rail Team, will be crucial to addressing efficient functioning of business in the area surrounding the site. Several construction projects including the Sydney Light Rail Project are likely to occur at the same time as this development within the CBD. The cumulative increase in construction vehicle movement from these projects could have the potential to impact on general traffic and bus operations in the CBD, as well as pedestrians and cyclists particularly during commuter peak periods.

Servicing

A revised Loading Management Plan should be provided to demonstrating how the dock will be managed.

Public Domain

Jones Street Works

The proposal is one of the final Jones Street sites to be redeveloped by UTS. As such, Council considers this application as the most appropriate opportunity to complete the Jones Street upgrade works and closure intended in the 2000 UTS Masterplan. Incorporating this within the application will ensure a high level of integration between buildings and the public domain.

Paving

The paving pattern shown on the general arrangement plan mirrors the shape of the building along Jones Street. The proposal appears to include multiple paving types or finishes. As this is partly on City land the proponent will require approval from the Council as part of their Public Domain Plan.

Flood Levels

Insufficient information has been provided in order to determine if the site is affected by flooding. Although a statement has been provided to confirm the site is not located at, or below flood levels, these levels have not been adequately quantified.

Landscaping

The northern roof terrace to Level 8 serves limited function. It is recommended the terrace be reconfigured to include seating areas, and that the large consolidated planter beds support some additional tree planting.

Soil depths must be confirmed to ensure a sustainable planting design. The option for a 'landscape designer' instead of 'landscape architect' should be removed. A detailed design for a development of this scale should be undertaken by a landscape architect.

Tree Management

Landscape Plans indicate new street tree planting along Broadway and Jones Street. The plans include species which are consistent with the City's Street Tree Master Plan (STMP). However, no detailed drawings have been provided demonstrating that new trees will be planted in accordance with the STMP. Accordingly, detailed plans should be submitted for consideration.

Ecologically Sustainable Development

The development proposes a substantial amount of glazing. As such, it is likely that there will be considerable heat load on the north and west facades, with the southern elevation likely to experience high levels of heat loss. A double skin facade with interstitial blinds would allow the glass aesthetic to be maintained while reducing the heating and cooling load on the building.

Space zoning and efficient HVAC plant will be important components of achieving more energy efficient outcomes.

Design for Renewable Energy

The ESD Report does not address renewable energy technology. A building of this nature should readily consider solar photovoltaics in the form of BiPV (building integrated photovoltaics) including in vertical planes, acting in part as glazing shade structures.

Solar thermal water heating is a proven commercial solution which should be considered by the proponent.

Design for Water Efficiency

The ESD Report has not adequately explored the opportunity of connecting to a ready supply of reticulated recycled water for non-potable end-uses (toilet flushing and air-

cooling). Central Park has a water harvesting and treatment system in place and the City understands that the utility managing this plant is actively seeking extension of service to new sites. That the current proposal, with immediate proximity to an existing scheme, may not connect to it would be a disappointing outcome. UTS are aware of the Broadway precinct as having potential to demonstrate wide scale solutions to sustainability challenges and should consider this further.

The City expects new development of such scale and prominence to harness the opportunity for water efficiency, including the harvest of rainwater and stormwater, store this on site and use for non-potable purposes. As a leading education institution within the City of Sydney LGA, it is expected that UTS will lead with example in all aspects of ESD.

Public Art

A public art commission commensurate with the scale and significance of the development should be undertaken in accordance with the *City of Sydney Interim Guidelines for Public Art in Private Developments 2006.*

Should you wish to speak with a Council officer about the above, please contact Michaela Briggs, Specialist Planner, on 9265 9333 or email, mbriggs1@cityofsydney.nsw.gov.au.

Yours sincerely,

Chris Corradi
Area Planning Manager – Major Projects