



**Brian Moore**

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Monday, 4 March 2013

Kate MacDonald  
Senior Planner  
Metropolitan and Regional Projects North  
NSW Department of Planning & Infrastructure  
GPO Box 39 Sydney  
NSW 2001

Dear Kate,

**MP\_09\_0153: Dr Chau Chak Wing Building – section 75W application**

Further to our conversation on 20 February, please find attached our Section 75W application for a request to modify a major project.

Please note: all items have been presented to the City of Sydney for information prior to 75W submission.

The fee has been calculated in accordance with part 15, section 245K of the Environmental Planning and Assessment Regulation 2000 which specifies that the fee for a section 75W with a minor environmental assessment is a maximum \$5000.00.

**The proposed modifications include:**

**1. Change to Plant Room and Roof Level**

The alternate mechanical design solution following a Value Engineering process is the replacement of cooling tower and triggen plant with air cooled chillers. The plant room roof plan has been changed to reflect the new mechanical system in place. This modification was pursued as the triggen system proposed for the existing scheme was too small to extract maximum efficiency from the technology and was considered more sustainable to connect to a city wide system when available.

The GBCA Energy and Water credits are the only credits to have been affected. The original Energy Points Achieved was 13.

The current Energy Points Achieved is 8.

The original Water Points Achieved was 8.

The current Water Points Achieve is 12.

Therefore the original overall points achieved have only changed by one point; it was 66 and is now 65. Once certified this is still in excess of a Five Star Green Star rating.

Gehry Partners worked closely with the main works contractors to refine the plant room and roof level design changes without compromising the overall design intent for the building. These proposed changes therefore have no impact on the aesthetics of the original design.

Please refer to the attached drawings and Credit Summaries.



## **2. Change of Pavement Material**

We propose to change the external pavement material from asphaltic concrete to cast in-situ concrete, with saw cut pattern in a natural concrete colour. The originally specified product is an American product and not available in Australia.

Refer drawing Z2-2.02 for saw cut pattern

## **3. Stair C Design Change**

The wall height around Stair C has been increased from 1200m to 1800m following a safety in design workshop to eliminate the potential for students to sit on the wall and subsequently fall backwards. A security gate has also been added at the top of the stair well to prevent loitering by enclosing the space to provide a safer urban environment.

## **4. Redistribution of Bicycle Parking**

The external bike spaces have reduced from 22 to 18 spaces.

The basement bike spaces have increased from 159 to 160 spaces.

Overall the requirement was for 177 spaces, we still achieve over this number with 178 spaces in total.

## **5. Removal of Perimeter Drain**

Re-design of drainage system following a safety in design workshop due to the potential blockages and trip hazard with the strip drain as designed.

Rain water outlets have been placed around the site in lieu of the strip drain to collect stormwater within the boundary.

## **6. Reduction in Trees on Omnibus Lane**

To comply with City of Sydney requirements, the trees at the northern end of Omnibus Lane have reduced from 4 to 3 and the spacing between them increased to the Council recommended 6 metres.

## **7. Condition Deletions**

Due to the deletion of the trigen plant the following conditions will no longer apply and therefore we seek removal of these conditions:

- E6 Engine and Generator – Gas Fired Plant
- E7 Emission Monitoring System – Gas Fired Power Generation Plant
- F10 Engine Specification – Gas Fired Power Generation Plant
- F11 Atmospheric Discharge and Emission Points
- F12 Fuel Burning
- F13 Commissioning Emission Monitoring - Gas Fired Power Plant
- F14 quarterly Emission Monitoring
- F15 Complaints
- F19 Microbial Control

## **Environmental Assessment:**

### **1. Statutory and Other Requirements**

The proposed modifications do nothing to change the compliance of the overall scheme with the existing conditions imposed in the Section 75J approval and subsequent Section 75W Modifications as listed below:

- MP 09\_0153
- MP 09\_0153 MOD 1
- MP 09\_0153 MOD 2

### **2. Urban Design & Visual Impacts**

The proposed changes to the roof plant areas, do not impact in any way the visual amenity of the building, parapet heights are maintained at the existing levels of the previously approved scheme and there is no change to the plan area of the external façade elements.

The changes to the pavement material will provide to same visual amenity as the previously approved and is only being proposed due to the unavailability of the approved material in Australia.

The wall surrounding stair 'C' has increased in height by 600mm due primarily to safety considerations, the increased wall height will have no visual impact as it is in integral component on the northern brick façade of the building.

Bicycle parking is not impacted by the proposal to relocate four of the bike spaces in the secure zone within the basement we are still providing in excess of the required spaces.

The removal of the slotted perimeter drain will have no visual impact and is being removed due to safety considerations and being replaced with individual outlets to collect the stormwater.

The tree spacing is being implemented at the request of the city council following submission and discussion regarding the public domain plan.

Therefore the proposed amendments to the scheme do not have any detrimental urban design or visual impacts.

## **Conclusion:**

The modifications proposed as part of this application relate to amendments to plant room equipment and minor amendments to finishes.

When considered against the parameters used to assess the original application. The proposed modifications are shown to be minor in nature and result in no adverse impacts in terms of noise, visual, sustainable or other environmental impacts.

The proposed modifications therefore result in no unacceptable environmental impacts and result in a development that will continue to serve the needs of safety, security and aesthetics of UTS and the broader community.



**Documents included in this submission:**

- Cheque made payable to "*Department of Planning*" for \$5,000;
- Copy of confirmation email from DP&I confirming fees;
- Clean set of floor plans and elevations to replace original approved documents;
- Set of marked up elevations and plans – demonstrating changes between approved design and current design;
- Green Star Credit Summary statements
- Land Owners Consent letter

Any queries regarding this application should be made to myself and CC:

- Liz Stuart, Dr Chau Chak Wing Building Assistant Project Manager  
liz.stuart@uts.edu.au or 02 9514 2612

Yours sincerely

A handwritten signature in black ink, appearing to read 'Brian Moore', with a stylized flourish at the end.

Brian Moore

Executive Project Manager

UTS-Program Management Office