

Modification of Minister's Approval

Section 75W of the *Environmental Planning & Assessment Act 1979*

I, the Director, Metropolitan and Regional Projects North, as delegate of the Minister for Planning and Infrastructure under delegation executed on 1 October 2011, approve the modification of the project application referred to in schedule 1, subject to the conditions in schedule 2.



Director, Metropolitan and Regional Projects North

Sydney 24 April 2013

SCHEDULE 1

PART A — TABLE

Application No.:

MP 09_0153

Proponent:

The University of Technology, Sydney

Approval Authority:

Minister for Planning and Infrastructure

Land:

14-28 Ultimo Road, Ultimo

Project:

Construction and fit out of a 12-storey educational building with basement car parking accommodating 21 car parking spaces, 155 bicycle parking spaces, one 8.5 m long medium rigid vehicle and three courier bays. The project also included:

- removal of tree numbers 1 and 2 on Ultimo Road
- planting of Brush Box (*Liphostemon conferta*) and Golden Rain Trees (*Koelreuteria paniculata*) on Mary Ann Street and Omnibus Lane
- asphaltting within Council's footway
- creation of pedestrian forecourt plazas on the north-western and south-western corners of the site fronting Mary Ann Street and Ultimo Road
- provision of 22 bicycle parking spaces on the northern side of the building facing Mary Ann Street.

Modification Number:

MP09_0153 MOD 3

Modification

The proposed modifications include:

Design Modifications

- changing the pavement material on ground level from asphalt to cast in-situ concrete
- re-design of the stormwater drainage system
- reduction in trees along the northern end of Omnibus Lane from 4 to 3
- reducing the number of basement bicycle parking spaces from 171 spaces to 160 spaces

- increasing the number of bicycle parking spaces on Mary Ann Street from 16 to 18.
- deletion of the tri-generation plant
- addition of three air cooled chillers on level 13
- increasing the sprinkler tank height by 600 mm on roof level.

Amendment of conditions

- Conditions A1 and A2
- Condition B9
- Condition E14

Deletion of conditions

- Conditions E6 to E8
- Conditions F10 to F15, and F19

SCHEDULE 2

PART A – ADMINISTRATIVE CONDITIONS

1. In Part A, Condition A1 – Development Description, delete the following numbers ~~shown struck-through~~ and insert the following numbers shown in **underlined bold italics**:

A1 DEVELOPMENT DESCRIPTION

Except as amended by this approval, project approval is granted for the following:

- construction and fit out of a 12 storey educational building with 15470m² of GFA
- provision of 21 on-site car parking spaces, 455 **160** bicycle spaces with associated storage facilities, three designated courier bays and one loading dock accommodating an 8.8 m long heavy rigid vehicle within the basement car park
- construction of public domain works including:
 - removal of tree numbers 1 and 2 on Ultimo Road
 - planting of Brush Box (*Liphostemon conferta*) and Golden Rain Trees (*Koelreuteria paniculata*) on Mary Ann Street and Omnibus Lane
 - asphaltting within the Council's footway
 - creation of pedestrian forecourt plazas on the north western and south eastern corners of the site fronting Mary Ann Street and Ultimo Road
 - provision of 22 **18** bicycle parking spaces on the northern side of the building facing Mary Ann Street.

2. In Part A, Condition A2 – Development in Accordance with Plans and Documentation, delete the following numbers and words ~~shown struck-through~~ and insert the following numbers and words shown in **underlined bold italics**:

A2 DEVELOPMENT IN ACCORDANCE WITH PLANS AND DOCUMENTATION

The development will be undertaken in accordance the following documents and plans:

Environmental Assessment Report titled <i>University of Technology, Sydney Dr Chau Chak Wing Building Environmental Assessment Report</i> prepared by RPS and dated March 2011			
Response to Submissions titled <i>University of Technology, Sydney MP09_0153 – Dr Chau Chak Wing Building Response to Submissions Report</i> , prepared by RPS, dated 19 October, 2011			
Materials and Samples Board depicted in Schedule 4			
Architectural and Landscape Plans prepared by Gehry Partners, LLP.			
Drawing No.	Issue	Name of Plan	Date
ARCHITECTURAL PLANS			
Z0-4-00	2	Model Images	10-2011
Z1-1-01	2	Vicinity Plan	10-2011
Z1-1.02	2	Site Plan	10-2011
<u>Z1-1.01</u>	<u>5</u>	<u>Site Plan</u>	<u>20/02/2013</u>
A2-2.04	11	First Floor Plan (Basement Level)	30/05/2012
<u>Z2-1-01</u>	<u>6</u>	<u>Basement Floor Plan</u>	<u>20/03/2013</u>
A2-2.02	11	Second Floor Plan (Ground Level)	30/05/2012
<u>Z2-2-02</u>	<u>5</u>	<u>Ground Level Floor Plan</u>	<u>20/02/2013</u>
A2-2.03	11	Third Floor Plan (UPN Level)	30/05/2012
<u>A8-2.03</u>	<u>11</u>	<u>Third Floor UPN Level</u>	<u>30/05/2012</u>

A2-2.04 <u>A8-2.04</u>	11 <u>11</u>	Fourth Floor Plan <u>Fourth Floor Furniture Plan</u>	30/05/2012 <u>30/05/2012</u>
A2-2.05 <u>A8-2.05</u>	11 <u>11</u>	Fifth Floor Plan <u>Fifth Floor Furniture Plan</u>	30/05/2012 <u>30/05/2012</u>
A2-2.06 <u>A8-2.06</u>	11 <u>11</u>	Sixth Floor Plan <u>Furniture Plan Sixth Floor</u>	30/05/2012 <u>30/05/2012</u>
A2-2.07 <u>A8-2.07</u>	11 <u>11</u>	Seventh Floor Plan <u>Furniture Plan Seventh Floor</u>	30/05/2012 <u>30/05/2012</u>
A2-2.08 <u>A8-2.08</u>	11 <u>11</u>	Eight Floor Plan <u>Furniture Plan Eighth Floor</u>	30/05/2012 <u>30/05/2012</u>
A2-2.09 <u>A8-2.09</u>	11 <u>11</u>	Ninth Floor Plan <u>Furniture Plan Ninth Floor</u>	30/05/2012 <u>30/05/2012</u>
A2-2.10 <u>A8-2.10</u>	11 <u>11</u>	Tenth Floor Plan <u>Furniture Plan Tenth Floor</u>	30/05/2012 <u>30/05/2012</u>
A2-2.11 <u>A8-2.11</u>	11 <u>11</u>	Eleventh Floor Plan <u>Furniture Plan Eleventh Floor</u>	30/05/2012 <u>30/05/2012</u>
A2-2.12 <u>A8-2.12</u>	11 <u>11</u>	Twelfth Floor Plan <u>Furniture Plan Twelfth Floor</u>	30/05/2012 <u>30/05/2012</u>
A2-2.13 <u>Z2-2.13</u>	11 <u>5</u>	Thirteenth Floor Plan <u>Thirteenth Floor Plan</u>	30/05/2012 <u>20/02/2012</u>
A2-2.14 <u>Z2-2.14</u>	11 <u>6</u>	Roof Plan <u>Roof Plan</u>	30/05/2012 <u>02/04/2013</u>
A3-1.01 <u>A3-1.01</u>	10 <u>11</u>	Full Building East Elevation <u>Full Building East Elevation</u>	30/03/2012 <u>19/12/2012</u>
A3-1.02 <u>A3-1.02</u>	10 <u>11</u>	Full Building West Elevation <u>Full Building West Elevation</u>	30/03/2012 <u>19/12/2012</u>
A3-1.03 <u>A3-1.03</u>	10 <u>11</u>	Full Building South Elevation <u>Full Building South Elevation</u>	30/03/2012 <u>19/12/2012</u>
A3-1.04 <u>A3-1.04</u>	10 <u>11</u>	Full Building North Elevation <u>Full Building North Elevation</u>	30/03/2012 <u>19/12/2012</u>
Z3-2-01 <u>Z1-2.01</u>	2 <u>5</u>	Longitudinal Site Sections <u>Longitudinal Site Sections</u>	10-2011 <u>20/02/2013</u>
Z3-2-02	2	Transversal Site Sections	10-2011
Z3-3-01 <u>Z3-3.01</u>	2 <u>5</u>	Full Building Section 1 <u>Full Building Section 1</u>	10-2011 <u>20/02/2013</u>
Z3-3-02 <u>Z3-3-02</u>	2 <u>3</u>	Full Building Section 2 <u>Full Building Section 2</u>	10-2011 <u>02/04/2013</u>
Z3-3-03 <u>Z3-3-03</u>	2 <u>3</u>	Full Building Section 3 <u>Full Building Section 3</u>	10-2011 <u>02/04/2013</u>
Z3-3-04 <u>Z3-3-04</u>	2 <u>3</u>	Full Building Section 4 <u>Full Building Section 4</u>	10-2011 <u>02/04/2013</u>
Z3-4.01	2	Enlarged Partial Building Sections Basement	10-2011
Z4-2.01	2	Exterior Wall System Enclosure Glazing	10-2011

Z4-2.02	2	Façade Protrusion Diagrams	10-2011
Z4-3-01	2	Exterior Wall Systems Brick Wall "Corbelled"	10-2011
Z5-4-01	2	Core Plans Level 1, 2, 3	10-2011
Z5-4-02	2	Core Plans Level 4, 5, 6	10-2011
Z5-4-03	2	Core Plans Level 7, 8, 9	10-2011
Z5-4-04	2	Core Plans Level 10, 11, 12	10-2011
Z7-1-01	2	Auditorium 02.05 Enlarged Plan and RCP Ground Level	10-2011
Z7-1.02	2	POSTGRAD 120 Seat CLASSRM 03.05 Enlarged Plan and RCP First Floor	10-2011
Z7-1-03	2	POSTGRAD Oval Classrooms 02.02 & 03.03 Enlarged Plans and RCPS Ground & First Flr	10-2011
Z7-1-04	2	POSTGRAD Oval Classrooms 02.02 & 03.02 Sections with Interior Elevs Ground & First Flr	10-2011
LANDSCAPE PLANS			
ZL1-1-01	2	Ground Level Landscape Plan Soft Planting	10-2011
ZL1-1.02	2	Ground Level Landscape Plan Hard Surfaces	10-2011
<u>ZL1-1.02</u>	<u>7</u>	<u>Ground Level Landscape Plan Hard Surfaces</u>	<u>20/03/2013</u>
ZL1-1.03	2	Level 8 Landscape Plan Hard Surfaces and Planters	10-2011
ZL1-1.04	2	Typical Landscape Details	10-2011

Note:

- **The number of street trees along Omnibus Lane should reflect the number as depicted in drawing ZL1-1.02 Ground Level Landscape Plan Hard Surfaces Revision 7 dated 20/03/2013.**
3. In Part A, insert a new condition, Condition A5 – Stone Setts, by inserting the following number and words shown in **underlined bold italics**:

A5 STONE SETTS

All stone setts around all trees along Mary Ann Street, Omnibus Lane and Ultimo Road are to be removed.

4. In Part B, Condition B9 – Number of Parking Spaces, delete the following numbers shown struck-through and insert the following number shown in **underlined bold italics**:

B9 NUMBER OF PARKING SPACES

The number of car spaces to be provided for the development shall comply with the table below. Details confirming the parking numbers shall be submitted to the satisfaction of the Certifying Authority prior to the issue of the relevant Section 109R Crown Certificate.

Car parking allocation			Number
Car Parking Spaces			21, of which one is to be for persons with a disability
Service Spaces	Vehicle/Courier	Parking	One bay for medium rigid vehicles no longer than 8.8 m and three bays for courier vans

Bicycle spaces	A minimum of 155 <u>160</u> bays within the basement car park and 22 <u>18</u> within the northern pedestrian forecourt.
CCTV	CCTV cameras are to be installed in all bicycle storage areas. The location of CCTV cameras should be consistent with the Council's <i>Draft Sydney Development Control Plan 2011</i> .

5. In Part E, delete the following conditions:
 - Condition E6 Engine and Generator – Gas Fired Plant;
 - Condition E7 Emission Monitoring System – Gas Fired Power Generation Plant
 - Condition E8 Submission of Operational Environmental Management Plan
6. In Part E, Condition E14 – Green Star Rating, delete the following words ~~shown struck-through~~ and insert the following words shown in **underlined bold italics**:

E14 GREEN STAR RATING

Prior to the issue of the final Occupation Certificate, certification is to be provided from the Green Building Council of Australia, and the Office of Environment and Heritage, to the satisfaction of the Certifying Authority, that the development achieves a 5 star Green Star Rating as specified in the ~~ESD Strategies Report prepared by AECOM and dated 4 February 2011~~ **ESD Strategies Report prepared by AECOM and dated 19 March 2013.**

7. In Part F, delete the following conditions:
 - Condition F10 Engine Specification – Gas Fired Power Generation Plant
 - Condition F11 Atmospheric Discharge and Emission Points
 - Condition F12 Fuel Burning
 - Condition F13 Commissioning Emission Monitoring Gas-Fired Power Plant
 - Condition F14 Quarterly Emission Monitoring
 - Condition F15 Complaints
 - Condition F19 Microbial Control

END OF MODIFICATIONS TO MP09_0153 MOD 3