13454
9 October 2013

Mr Sam Haddad
Director General
Department of Planning and Infrastructure
33 Bridge Street
SYDNEY NSW 2000

Attention: Heather Warton

Dear Mr Haddad

MP09-0213 SECTION 75W MODIFICATION MP09-0213
THOMAS STREET BUILDING, UNIVERSITY OF TECHNOLOGY SYDNEY, ULTIMO

This Section 75W Modification has been prepared to modify Project Approval (MP 09-0213) for the Thomas Street Building at the University of Technology Sydney, in Ultimo, Sydney. It is submitted to the Minister for Planning and Infrastructure (or his delegate) pursuant to section 75W and Clause 12 of Schedule 6A of the *Environmental Planning and Assessment Act,1979* (EP&A Act), on behalf of the University of Technology Sydney (UTS), the owner of the site.

The Thomas Street Building, the future Faculty of Science Building, was approved by the Director General on 10 July 2012. Since then, the Faculty's requirements and operational specifications for the building have been confirmed. The resultant detailed design by Durbach Bloch Jaggers (DBJ) and BVN Donavan Hill (BVN), the project architects, has given rise to some minor changes and refinements to the design of the building and to the approved project. In doing so, a minor amendment is sought to the terms of the project approval.

This letter has been prepared by JBA for UTS, and is based on amended Architectural Drawings prepared by DBJ and BVN (**attached**). It describes the proposed modifications to the Approved Project and includes an assessment of the proposal against the relevant considerations of the EP&A Act. It should be read in conjunction with the Project Approval (MP 09_0213).

1.0 BACKGROUND

1.1 Project Approval

The Director General of the Department of Planning and Infrastructure, as delegate of the then Minister for Planning, granted Project Approval for the "Construction of the UTS Faculty of Science Building to a height of 6 storeys including 11,295m^2 of gross floor area for education use". The project also included associated landscaping works and the provision of a green roof; augmentation of services to the development; modifications to existing Building 4 to provide connections at Levels 1 to 5 of both buildings; and modifications to the basement levels of surrounding buildings to connect to the Thomas Street Building.

It should be noted that in accordance with the conditions of approval for the Thomas Street Building, UTS has undertaken the process to amalgamate the two lots currently occupied by the building and is awaiting finalisation of documentation by the Land Titles Office.

1.2 Approved Concept Plan and the Broadway Building

The Concept Plan for the UTS City Campus Broadway Precinct was determined by the then Minister for Planning on 23 December 2009 (MP-0116). Amongst other things, the approval provided a combined gross floor area (GFA) for the Broadway Building and the Thomas Street Building of 44,650m^2. The approved GFA for the Broadway Building (now under construction) is 32,500m^2. As a result, at the time of the approval of the Thomas Street Building, the remaining available GFA for the combined buildings was 855m^2.

2.0 DESCRIPTION OF PROPOSED MODIFICATION

2.1 Proposed Design Modifications

In summary, the following modifications are sought to the approved project:

- refinements to the building facades and window layouts;
- addition of a new substation on Thomas Street and confirmation of the location of fire egresses;
- adjustments to the shape of the voids in the building;
- decreasing the approved GFA by 38m^2 - from 11,295m^2 to 11,257m^2;
- generally reconfiguring the internal planning on all levels;
- addition of 130m^2 of circulation and teaching space to Level 4;
- design changes to the Green Roof on Level 4 and provision of safety screening;
- reduction in floor space from the eastern end of Level 5 to provide a trafficable flat roof, along with a reduction in height to 22.57m at this end of the building;
- adjustments to the profile of the roof resulting in a small area exceeding the height set in the approved project;
- amendments to the location and number of flues on the roof.

The final Architectural Drawings prepared by DBJ and BVN are at **Attachment A**. The modifications are listed in the table at **Attachment B** and shown on the marked-up drawings at **Attachment C**.

2.2 Redistribution of floor space

Subsequent to the approval, the University and the architects have undertaken detailed space planning for the building. This has resulted in adjustments to both the distribution and quantum of space required for, the various education uses across the building. While there are changes on all levels, the overall GFA in the building is slightly reduced, as shown in the following table.

Table 1 – Distribution of floor space

Level	Approved GFA (m^2)*	Proposed GFA (m^2)*
Basement 3	1180	1024
Basement 2	1480	1472
Basement 1	1265	1332
Ground floor	1025	1103
Level 1	1770	1719
Level 2	1730	1750
Level 3	1700	1727
Level 4	935	1027
Level 5	210	103
Total	**11,295**	**11,257**

** GFA measured in accordance with Sydney LEP 2005*

2.3 Available floor space

As stated above, the approved Concept Plan set a combined GFA for the Broadway Building and the Thomas Street Building of 44,650m^2. As a result of the changes detailed above, the adjusted GFA for the Thomas Street Building will be 11,267m^2 (measured in accordance with the Ultimo-Pyrmont provisions of Sydney LEP 2005 which was current at the time of the approval). When combined with the proposed GFA for the Broadway Precinct (at 32,500m^2), the total GFA will be less than that approved by the Concept Plan for the combined Broadway Building and Thomas Street Building. The table below provides a breakdown of compliance with the approved GFA for the Thomas Street Building and Broadway Building and indicates that 883m^2 remain available to UTS for future development.

Table 2 – GFA compliance overview

Building	GFA (m^2)
Thomas Street Building (proposed)	11,267
Broadway Building (approved)	32,500
Total	43,767
Approved Combined Concept Plan total	44,650
Remaining GFA available	883

2.4 Proposed Modifications to the Project Approval

The proposed modifications described above necessitate minor amendments to the Project Approval. The words proposed to be deleted are shown in ***~~bold italics strike through~~*** and words to be inserted are shown in **bold**.

Schedule 1 Part A – Approved Project
Approval in summary for:
Project Application for the construction of the UTS Faculty of Science Building to a height of 6 storeys including ***~~11,295m²~~*** **11,267m²** of gross floor area for education use.

Schedule 2 Part A – Administrative Conditions
A1 Development Description
Project Approval is granted for construction of the UTS Faculty of Science Building to a maximum height of 6 storeys including ***~~11,295m²~~*** **11,267m²** of gross floor area education and associated ancillary uses.

3.0 ENVIRONMENTAL ASSESSMENT

3.1 Consistency with the Concept Plan

The proposed modifications do not affect the project's consistency with the approved Concept Plan.

As a result of detailed space planning and the reallocation of floor area, the modification will reduce the GFA of the building by 38m^2. As the Concept Approval set a combined maximum GFA for the Thomas Street Building and the Broadway Building and as the combined GFA remains below this number, the change does not affect the project's consistency with the maximum approved GFA.

The overall height of the building is consistent with that set by the Concept Plan, as is its relationship to Building 4 to its east.

3.2 Built Form

The proposed modifications will not have any material impact on the approved built form and will not result in any increase in the scale of the building.

There is, however, a very small increase in height – 0.3 metres – in an isolated part of the roof, while part of Level 5 is removed, so reducing the height of the eastern part of the building (see **Figures 1** and **2** below**).**

The height increase occurred during design development to accommodate lift shafts and service risers. As the increase is very small, located on the narrow northern portion of roof, and forms part of the slope of the roof, it will not affect the elegant sloped form of the roof. It will also not reduce the overall quantum of sunlight to Alumni Green (as required by the Concept Approval) since this will increase as a result of the reduction in height of the building at its eastern end.

The removal of a section of Level 5 which houses building plant came about as part of the detailed design phase when it became apparent that the roof top plant room provided as part of the approved project was oversized and would not be needed to accommodate the quantum of plant required to service the building. Accordingly, it is proposed to decrease the area of the rooftop plant room and use the available space for roof top research (tree research) and solar panel energy collection.

The Concept Plan required that the height of the Thomas Street Building aligns with that of the adjacent Building 4. This requirement has been maintained in the revised design with the northern (Thomas Street) parapet façade aligning to the level of the adjacent Building 4 parapet. On the Alumni Green side, where the proposed building meets Building 4 at different planes, the building has maintained the curved overlap of Building 4 so that the two appear to key together.

These modifications will still achieve a high quality built form outcome consistent with the approved building, and do not detract from its undulating curved form.

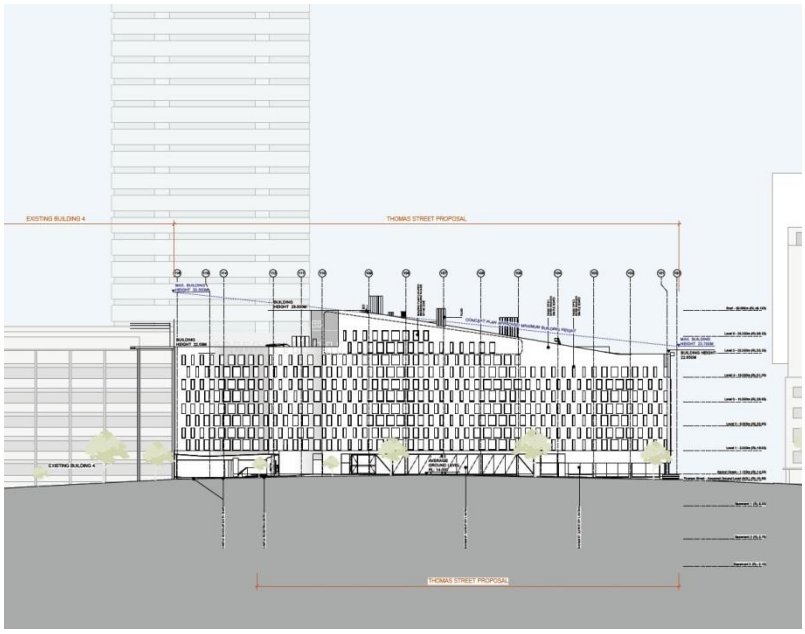

Figure 1 – Building height – Thomas Street (north) elevation (Source: DBJ+BVN)

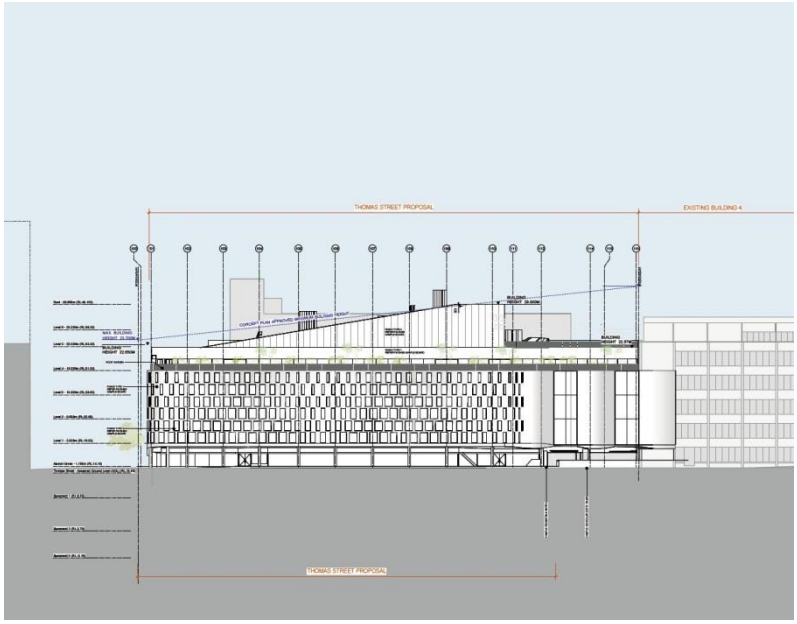

Figure 2 – Building height – Alumni Green (south) elevation (Source: DBJ+BVN)

3.3 Solar access

Fundamental to the design of the building was achieving compliance with the prescriptive sun access plane control in the approved Concept Plan for the Thomas Street Building site. The aim of the control was to ensure the built form of the Thomas Street Building affords appropriate solar access to the future Alumni Green.

As demonstrated in **Figure 3** below, the modified design achieves compliance with the sun access plane control ensuring that there is, at least on average, a 10m strip along the south side of Alumni Green that will receive sun at 12 noon at the winter solstice. Overall, Alumni Green will receive a better level of solar access throughout the morning period at the winter solstice as a result of the deletion of a portion of Level 5 at the eastern end of the building.

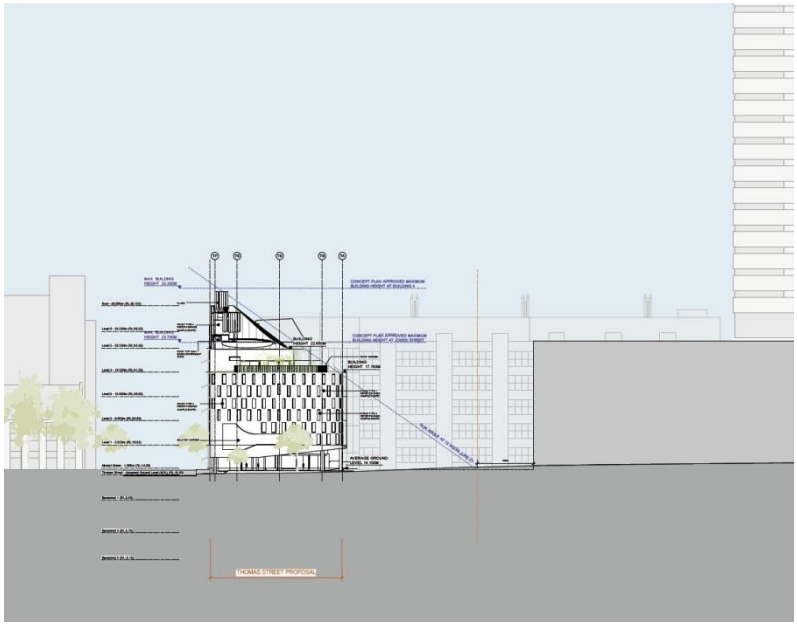

Figure 3 – Solar access compliance (Source: DBJ+BVN)

4.0 CONCLUSION

This modification seeks to make a series of design refinements to address the specific space and function needs of the Faculty of Science. The modifications are minor in nature and do not result in any additional adverse environmental impacts. We therefore recommend this Section 75W modification be approved.

Should you have any queries about this matter, please do not hesitate to contact me on 9409 4927 or vgoldschmidt@jbaplanning.com.au.

Yours sincerely

Vivienne Goldschmidt
Associate

Attachments:

A. Architectural Drawings
B. Schedule of changes
C. Marked-up drawings