

## ENVIRONMENTAL ASSESSMENT REPORT

### UTS CENTRAL, BROADWAY PRECINCT, CITY CAMPUS SSD 7382 MOD 1

#### 1. INTRODUCTION

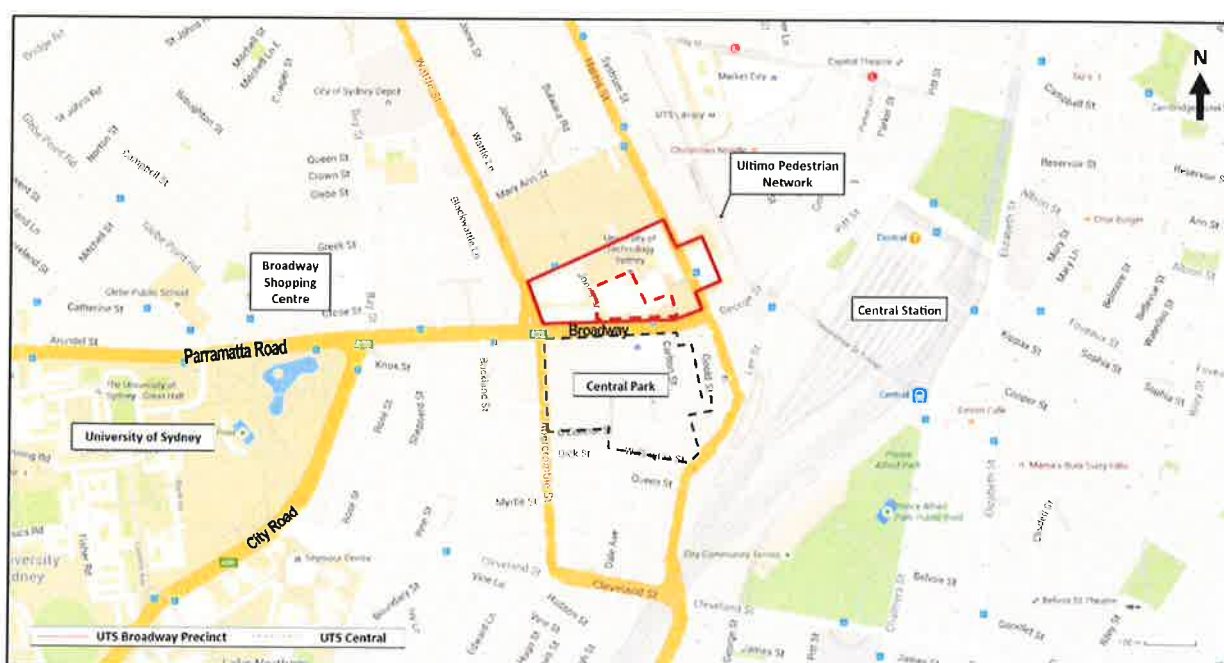
This report is an assessment of an application seeking to modify the State significant development (SSD) approval for the construction and use of an education building, UTS Central, at the Broadway Precinct, UTS City Campus, Ultimo.

The application has been lodged by The University of Technology Sydney (the Applicant) pursuant to section 96(1A) of the *Environmental Planning and Assessment Act 1979* (EP&A Act). It seeks approval for minor design modifications, including: amendments to the façades; reconfigured Jones Street and Alumni Green entries; modified awning; internal reconfiguration; additional skylights; additional superlab; additional flues; reconfigured internal vertical circulation; podium level adjustments; and modified landscaping.

#### 2. SUBJECT SITE

The UTS City Campus is comprised of three precincts – Haymarket, Broadway and Blackfriars – all of which are located on the southern edge of the Sydney CBD within the City of Sydney Local Government Area (LGA). The Broadway Precinct (refer to **Figure 1**) has an area of approximately 42,000 sqm and is located on the northern side of Broadway.

The proposal is located on the southern edge of the Broadway Precinct. The proposal is in the central portion of the precinct bounded by: Alumni Green and Building 1 to the north; Building 18 to the east; Broadway to the south; and Jones Street to the west.



**Figure 1: UTS Broadway Precinct location and surrounding context** (source: nearmaps)

### 3. APPROVAL HISTORY

On 23 September 2016, the Executive Director, Priority Projects Assessments granted approval for construction and use of an education building, including:

- 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 plant, above an existing two level basement;
- construction of a four storey extension of podium of Building 1 along Broadway;
- public domain improvements works;
- landscaping works;
- staged construction of the two buildings; and
- extension and augmentation of physical infrastructure/utilities.

The development is currently under construction and demolition of Building 2 has been completed (refer to **Figure 2** – development site outlined in orange dotted line).



**Figure 2: Current site conditions (Broadway Precinct outlined in red)** (source: *nearmaps*)

### 4. PROPOSED MODIFICATION

On 1 February 2017, the Applicant lodged an application (SSD 7382 MOD 1) seeking approval for:

- changes to the Broadway and Jones Street façades, including extending the lower levels that form the podium (Levels 5 to 7) by 1.5 metres towards the Broadway street boundary and sharpening the radius of the curve at the western end at the Broadway and Jones Street intersection;
- minor adjustment to the location of the Jones Street entry;
- changes to the pedestrian awning, including lowering the height at the western end around the revised corner design;
- relocation of the collaborative learning theatres to provide a setback from the façade and relocation of the Level 7 theatre to generally vertically align with the theatre position on Levels 5 and 6;
- increase in the number of skylights and positioning;
- provision of laboratory exhaust flues on the roof of the Level 17 plantroom;
- a Superlab on Level 1;
- minor increase in the size of the open roof terrace;

- raising the level of the podium roof slab (Level 8 Terrace) on the Broadway frontage from RL 37.16 to RL 38.11 to align with the corresponding level of Building 1;
- reconfiguration of vertical circulation; and
- landscape adjustments, including the removal of a street tree.

The Applicant is therefore seeking to amend condition A2 to reference the revised architectural and landscape drawings, including a set of Phase 1 construction drawings.

The modification is requested because of design development and to address design concerns previously raised by the Department and the NSW Government Architect's Office.

## 5. STATUTORY CONSIDERATION

### 5.1 Modification of approval

Section 96(1A) of the EP&A Act requires the consent authority to be satisfied that the matters in **Table 1** are addressed in respect of all applications that seek modification approvals.

**Table 1: Section 96(1A) matters for consideration**

<b>Section 96(1A) matters for consideration</b>	<b>Comment</b>
That the proposed modification is of minimal environmental impact.	<b>Section 7</b> of this report provides an assessment of the impacts associated with the proposal. The Department is satisfied that the proposed modifications would have minimal environmental impacts.
That the development to which the consent as modified relates is substantially the same development as the development for which the consent was originally granted and before that consent as originally granted was modified (if at all).	The proposal seeks to make minor changes to the overall built form of the approved development but the overall height does not change and there is a minor reduction in the total floorspace. The proposal continues to deliver educational floorspace. On this basis, the proposal would result in development that is substantially the same as the originally approved development.
The application has been notified in accordance with the regulations.	The modification application has been notified in accordance with the regulations. Details of the notification are provided in <b>Section 6</b> of this report.
Any submission made concerning the proposed modification has been considered.	The Department received a submission from Council, which advised that Council raises no objection to the proposed modifications. Details of the consultation are provided in <b>Section 6</b> of this report.

### 5.2 Environmental Planning Instruments (EPIs)

The following EPIs are relevant to the application:

- *State Environmental Planning Policies (State and Regional Development) 2011;*
- *State Environmental Planning Policy No. 55 – Remediation of Land;*
- *State Environmental Planning Policies (Infrastructure) 2007; and*
- *Sydney Local Environmental Plan 2012 (SLEP 2012).*

The Department undertook a comprehensive assessment of the redevelopment against the above mentioned EPIs in its original assessment. The Department has considered the above EPIs and is satisfied that the modification is generally consistent with the EPIs.

### 5.3 Approval Authority

The Minister for Planning is the consent authority for the application. However, the Director, Social and Other Infrastructure Assessments may determine the application under delegation as:

- the relevant local council has not made an objection; and
- a political disclosure statement has not been made; and
- there are no public submissions in the nature of objections.

## 6. CONSULTATION

The application was notified in accordance with the *Environmental Planning and Assessment Regulation 2000*. The modification request was made publicly available on the Department's website. No other notification or advertising requirements apply. City of Sydney Council were also notified in writing.

**City of Sydney Council** raises no objection to the proposed modifications.

There were no public submissions received on the proposal.

## 7. ASSESSMENT

The key assessment issue for the proposed modification is built form and urban design, including ensuring that the revised design continues to demonstrate design excellence and maintains the design integrity of the *Lacoste + Stevenson* design, which was the competition winning scheme for the podium.

The Applicant is seeking the modifications due to design refinement of the approved proposal as well as addressing concerns previously raised by the Department in relation to amending the design to provide greater consistency with the design competition winning scheme for the podium. No additional floor space or height is proposed.

It was acknowledged in the original approval that several of the finer details relating to the critical elements of the podium design were still being resolved. The Department required that further detailed design drawings be submitted for approval and that the design be reviewed prior to works commencing at each stage of construction to ensure the aesthetics of the competition winning scheme are delivered. Specifically, the following key design elements had to be clearly documented in the construction drawings (as required by condition A5):

- the operable awning windows forming part of the clear flush glazing used for the central north facing 'winter gardens';
- the relationship of each 'slipped' slab to the next;
- the curvature, form and frit of the glass; and
- the location and enclosure of the Collaborative Learning Theatre.

The proposed modifications compared with the approved design are shown in **Figures 3 to 10**.

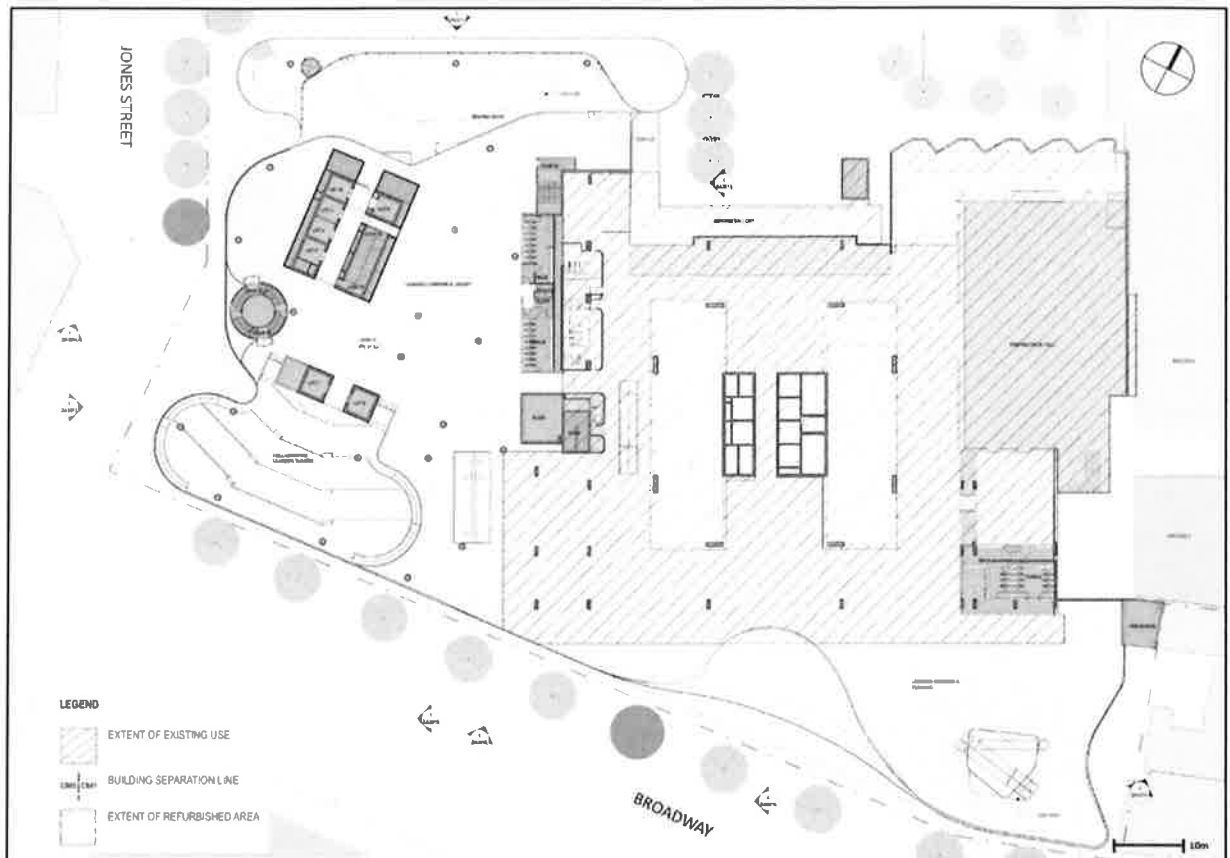




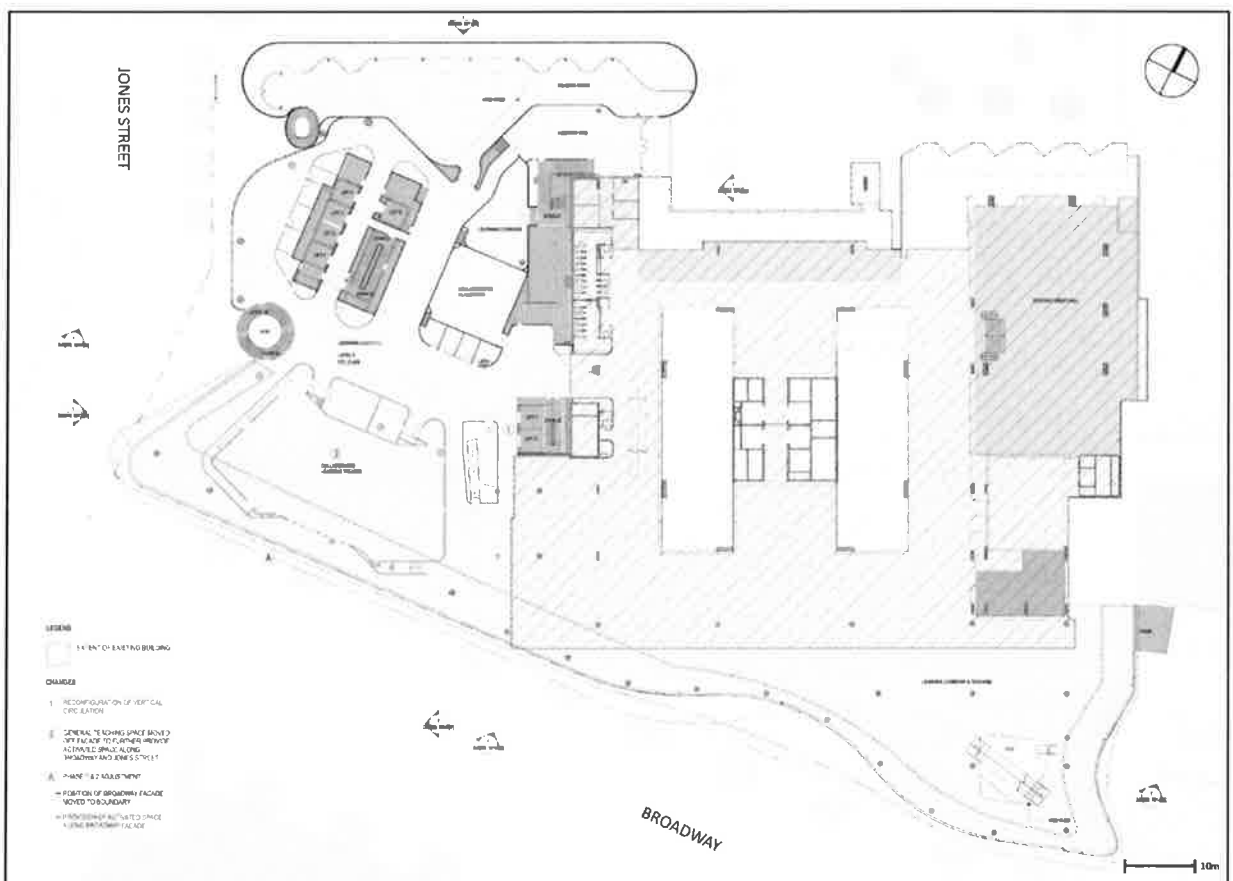
**Figure 3: Visual perspective of the approved western end of the Broadway elevation** (source: SSD 7382 Environmental Impact Statement)



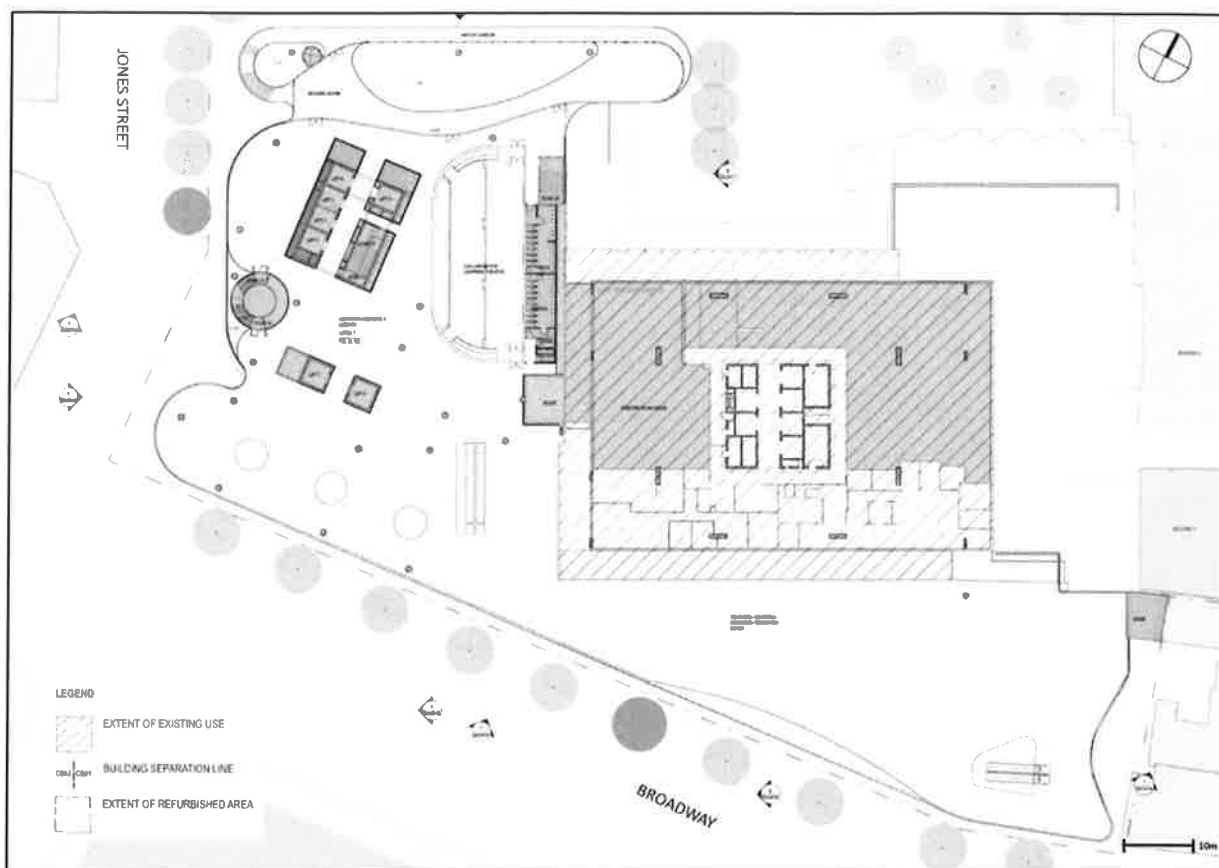
**Figure 4: Visual perspective of the proposed modified western end of the Broadway elevation** (source: SSD 7382 MOD 1 Statement of Environmental Effects)



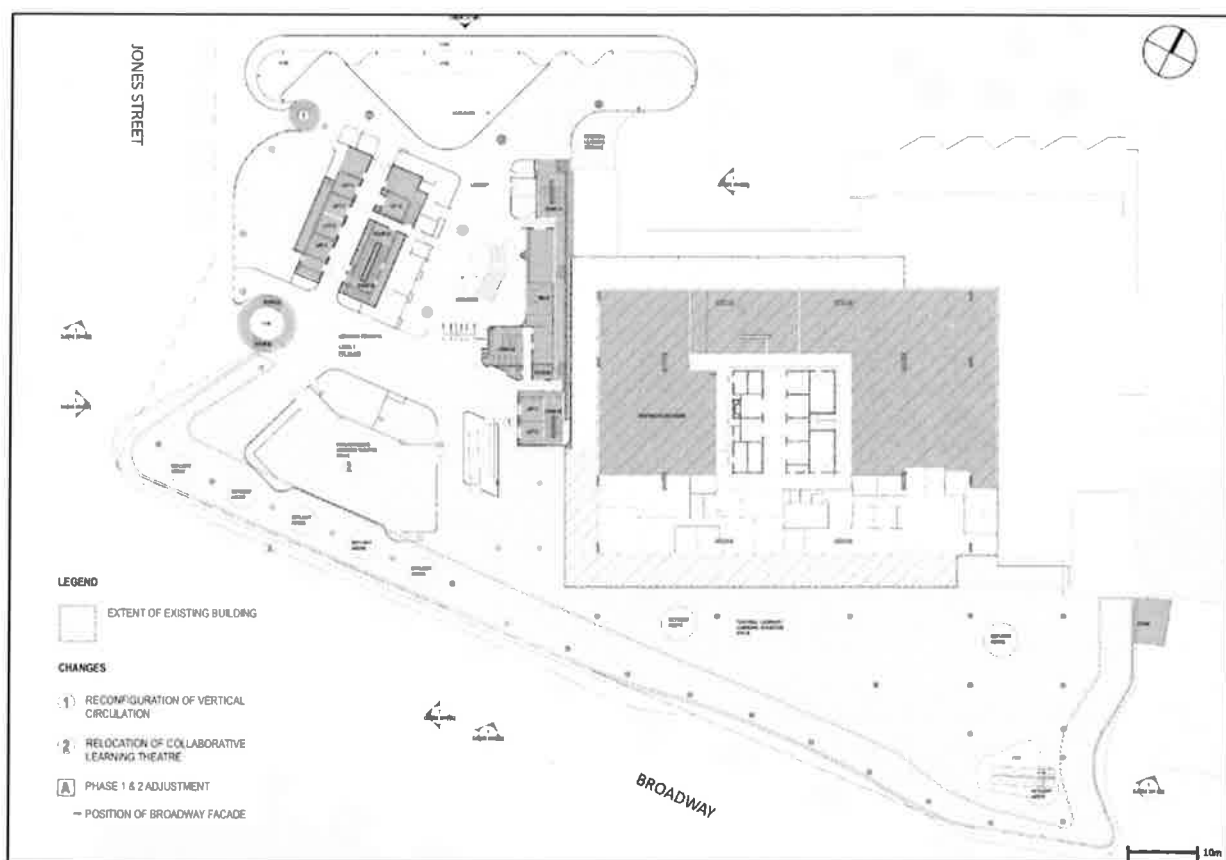
**Figure 5: Approved Level 5 Floor Plan** (source: SSD 7382 Environmental Impact Statement)



**Figure 6: Proposed Level 5 Floor Plan** (source: SSD 7382 MOD 1 Statement of Environmental Effects)

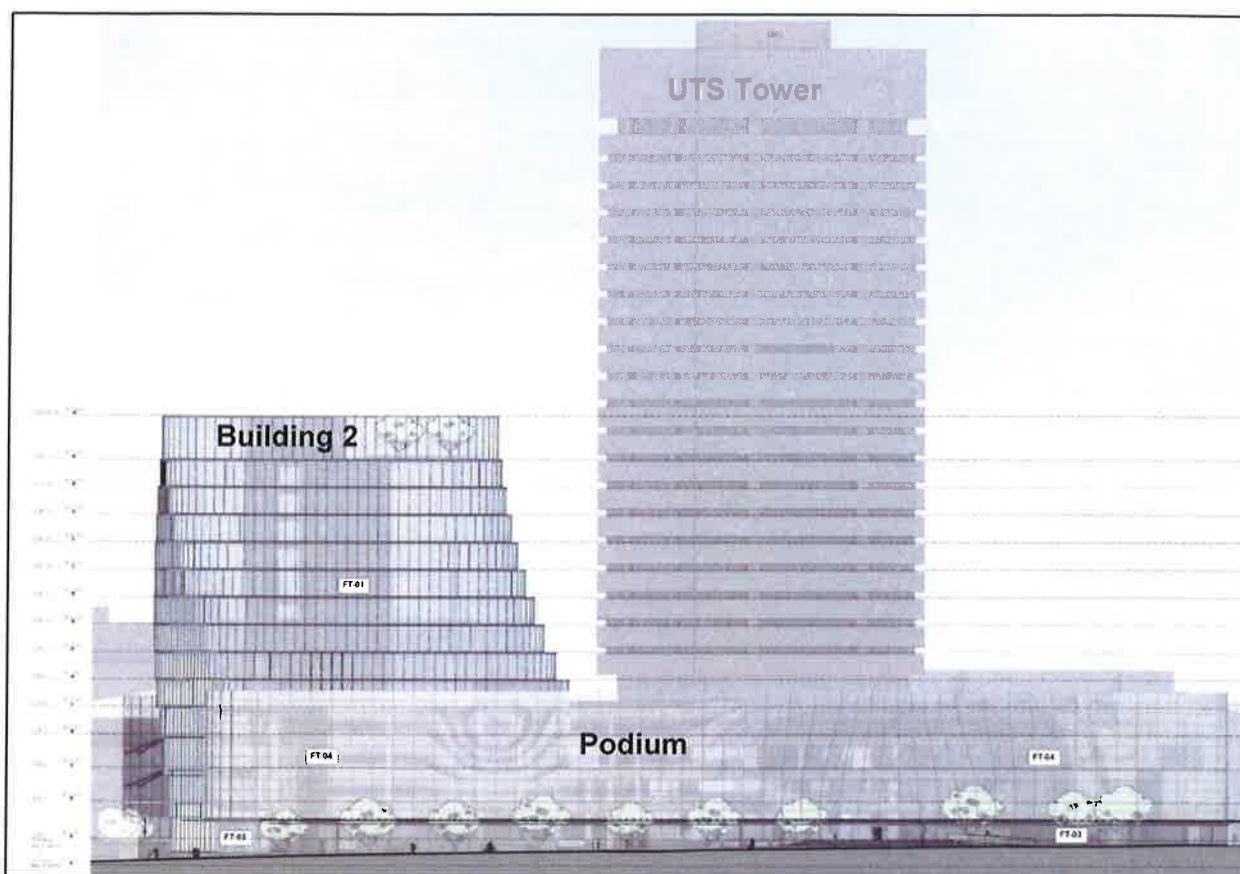


**Figure 7: Approved Level 7 Floor Plan (uppermost podium level)** (source: SSD 7382 Environmental Impact Statement)

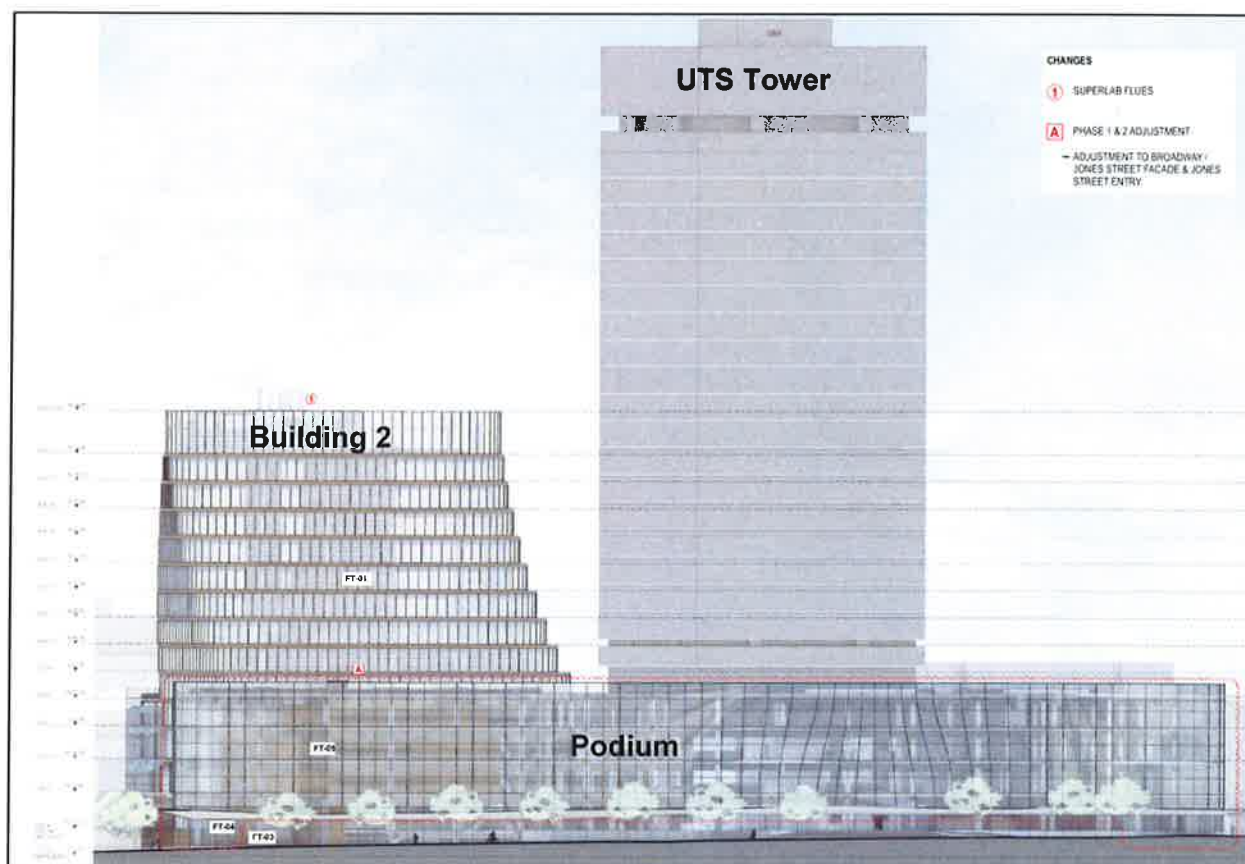


**Figure 8: Proposed Level 7 Floor Plan (uppermost podium level)** (source: SSD 7382 MOD 1 Statement of Environmental Effects)





**Figure 9: Approved Broadway (south) Elevation** (source: SSD 7382 Environmental Impact Statement)



**Figure 10: Proposed Broadway (south) Elevation** (source: SSD 7382 MOD 1 Statement of Environmental Effects)



The Department notes that the proposed modifications are generally cosmetic changes and the overall height and bulk of the approved building remains largely unchanged except for the relocation of the southern façade of the podium Levels 5 to 7 by 1.5 metres to the site boundary along Broadway. The podium and tower buildings retain a good relationship and the building would continue to contribute positively to the Broadway streetscape. The building as modified continues to protect significant view corridors and has negligible impact on public domain views and no impact on private views.

The Department in consultation with the NSW Government Architects office has reviewed the application and considers that the proposed modifications generally respond positively to concerns previously raised and requiring further design resolution. The most notable and externally visible change is to the curvature of the podium façade, as the curvature at the Jones Street intersection has been satisfactorily reinstated to represent the winning *Lacoste + Stevenson* design. Whilst the lightness and subtlety of curve of the modified design does not entirely achieve the fluid curvature of the *Lacoste + Stevenson* design, the positive changes are considered satisfactory.

Whilst the Department considered the location of the Collaborative Learning Theatres satisfactory in approving the development as teaching and learning would be 'on display', detaching the theatres from the façade would also provide a positive outcome to ensure activation of the southern façade and the transparent lightness of the façade is retained. Whilst the Department initially raised concerns regarding the width of the space between the theatres and the façade, the Applicant has demonstrated that the uses around the theatres would facilitate the activation of these areas and promote circulation.

Apart from the abovementioned changes, the remaining changes are primarily internal reconfigurations or changes. The external changes in height are flues that would not be visible at street level and the tree removal would be offset by future planting. The Department considers the modifications would not alter the visually interesting form and continues to meet the relevant design excellence provisions. The abovementioned design elements are considered positive changes that rectify departures from the key elements of the *Lacoste + Stevenson* podium design. Therefore, the Department considers the design as revised continues to demonstrate design excellence and design integrity.

Whilst the Applicant has requested that for the Phase 1 drawings be referenced in the approved plans, the Department considers that is unnecessary as the Phase 1 drawings have only been provided for information purposes to demonstrate construction staging. Whilst the Department is supportive of staging of the construction to ensure access to Building 1 can be maintained, the Department is not supportive of a long-term staged delivery of the development. Any long-term delay to delivery of Phase 2 (Building 1 podium extension) would jeopardise the design integrity of the podium given the significance of the integrated podium element of the design and the design excellence delivered through the improved public domain interface and improved pedestrian amenity along Broadway.

Accordingly, the Department recommends that the proposed modifications be approved, but reference to Phase 1 drawings not be included in the approved plans.

## **8. CONCLUSION**

The Department has assessed the modification application and supporting information in accordance with the relevant requirements of the EP&A Act. The Department's assessment concludes that the proposed modification is appropriate on the basis that:

- the modifications would rectify departures from the key elements of the *Lacoste + Stevenson* podium design;
- the changes are minor and do not change the overall height of the building and results in a minor reduction in the amount of floorspace; and

- the proposal would not result in any additional impacts beyond those already assessed and approved.

Consequently, it is recommended that the modification be approved subject to the recommended revised conditions.

## 9. RECOMMENDATION

It is RECOMMENDED that the Director, Social and Other Infrastructure Assessments as delegate of the Minister for Planning:

- **considers** the findings and recommendations of this report;
- **approves** the application under section 96(1A); and
- **signs** the notice of modification (**Appendix A**).



8/5/17

Megan Fu  
**Senior Planner**  
**Social Infrastructure Assessments**



8/5/17

David Gibson  
**Team Leader**  
**Social Infrastructure Assessments**

## **APPENDIX A: NOTICE OF MODIFICATION**

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## **APPENDIX B: SUPPORTING INFORMATION**

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The following supporting documents and supporting information to this assessment report can be found on the Department of Planning and Environment's website as follows:

1. Modification request

[http://majorprojects.planning.nsw.gov.au/index.pl?action=view\\_job&job\\_id=8225](http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=8225).

2. Council submission

[http://majorprojects.planning.nsw.gov.au/index.pl?action=view\\_job&job\\_id=8225](http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=8225).