ETHOS URBAN

28 November 2018

15746

Carolyn McNally
Secretary
Department of Planning and Environment
320 Pitt Street, Sydney NSW 2000

Attention: Megan Fu (Senior Planner, Social and Other Infrastructure Assessments)

Dear Megan,

RE: SSD 7382 MOD 3 – UTS Central – Response to Submissions

We write with regard to modification application SSD 7382 MOD 3 relating to the extension of Building 1 and the redevelopment of Building 2 (CB02) (otherwise known as UTS Central) at the Broadway Precinct of UTS. The modification request relates to design development changes and includes the following items:

- Rationalisation of Level 17 plant;
- Provision of critical substation ventilation shaft and steps along Jones Street;
- Alumni Green and part Jones Street podium design changes; and
- Clarification of Green Star conditions.

Following the public exhibition period, one submission was received for the proposal from the City of Sydney. This letter sets out the proponent's response to the comments made by the City of Sydney in their email dated 30 August 2018. It is supported by:

- Diagrams demonstrating substation ventilation requirements prepared by FJMT (**Attachment A**); and
- Revised elevation plans prepared by FJMT (**Attachment B**);
- Photomontage package prepared by FJMT (**Attachment C**);
- Accessibility Statement prepared by Accessibility Solutions (**Attachment D**).

The comments made by the City of Sydney are replicated below in *italics*, followed by the proponent's response.

1.1 Substation Ventilation Shafts

The City of Sydney stated in their submission:

> *Based on the information provided, concerns are raised that both ventilation shafts are not well integrated with the design of the building. In particular, the stand-alone intake ventilation stack at 5m tall is a prominent and unsightly addition within the public domain. The Department are encouraged to require further investigations be carried out for a more suitable located and/or design for the shafts.*

Council's concerns are acknowledged. The proposed approach to accommodating this essential piece of infrastructure for the project has not been taken lightly and is the result of an exhaustive consultation and design process with Ausgrid, services engineers, and the project architects and landscape designers.

The location of the ventilation stacks is restricted to the proposed location due to relevant Ausgrid requirements, which require clearances between and from both the exhaust and intake for the substation, the entry of the building and the position of the substation below Jones Street (refer to **Figure 1**, with further diagrams demonstrating

substation ventilation requirements at **Attachment A**). A further limiting factor is the location of the substation on level 2 (below Jones street) relative to the boundary on Jones Street, the edge of the UTS Central building above and the existing services (including HV easement) that run between UTS Central and the Broadway Building to the west.

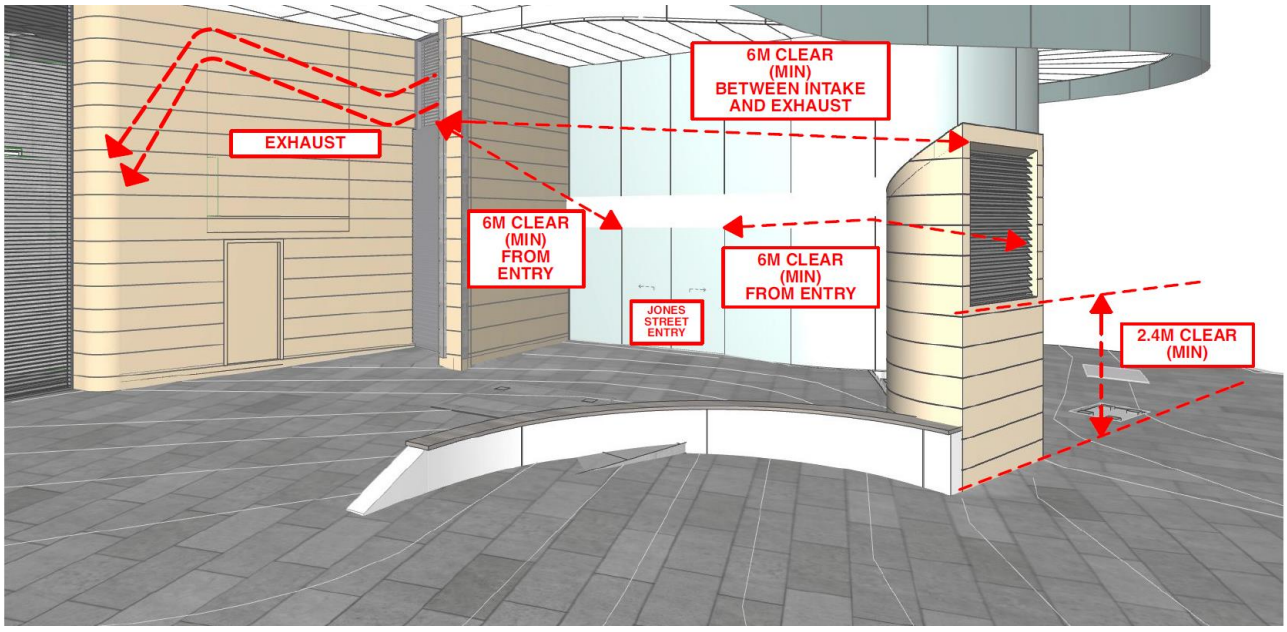

Figure 1 Ausgrid requirements informing the location of the ventilation stack

Source: FJMT

In accordance with Ausgrid requirements, the transformer in the substation cannot be more than 10m from the top of the louvres which sets a maximum vertical distance for where the ventilation stacks are located. There also cannot be less than 6m between intake and exhaust for the substation and no less than 3m between the intake/exhaust and the entry on Jones Street. All these factors together have led to the design approach being adopted.

Every effort has been made to minimise the visual impacts associated with the intake ventilation stack, including adopting a curvilinear shape to the stack (as opposed to the bulkier standard rectilinear stacks) together with applying a rendered and painted finish that is consistent with the base building – enabling the stack to blend into the background (especially when viewed from Broadway where the stack will be visible in the foreground of a solid wall) (refer to updated elevation at **Attachment B**). The stack also has an additionally functional purpose in providing the structure for holding the handrail associated with the proposed steps.

Revised and new montages have been prepared (refer **Attachment C**) in order to more accurately reflect the proposed finish of the ventilation stack, which help in understanding the relationship and setting of the stack with the UTS Central building. The view from Broadway is shown in **Figure 2** below.

Figure 2 Photomontage of ventilation stack viewed from Broadway

Source: FJMT

It is also worth noting that the location of the shaft is located well within the boundaries of the UTS site. The original design approach adopted for UTS Central sought to provide an improved public domain outcome through setting the building back off Jones Street and allowing a more generous pedestrian arrival space.

Setting the building back also allows greater opportunities to integrate with the proposed closure and upgrade of Jones Street, as originally envisaged within the 2008 Masterplan for UTS (refer to **Figure 3**) and which is to be funded by UTS.

Negotiations with the City of Sydney Council are ongoing in terms of the property arrangements for this land, however and in order to further mitigate potential impacts, UTS is committed to exploring opportunities as part of the future design of Jones Street ways to integrate and minimise the visual impact of the intake ventilation stack. This could include integration with artwork/sculpture, signage and wayfinding, or screening through landscaping.

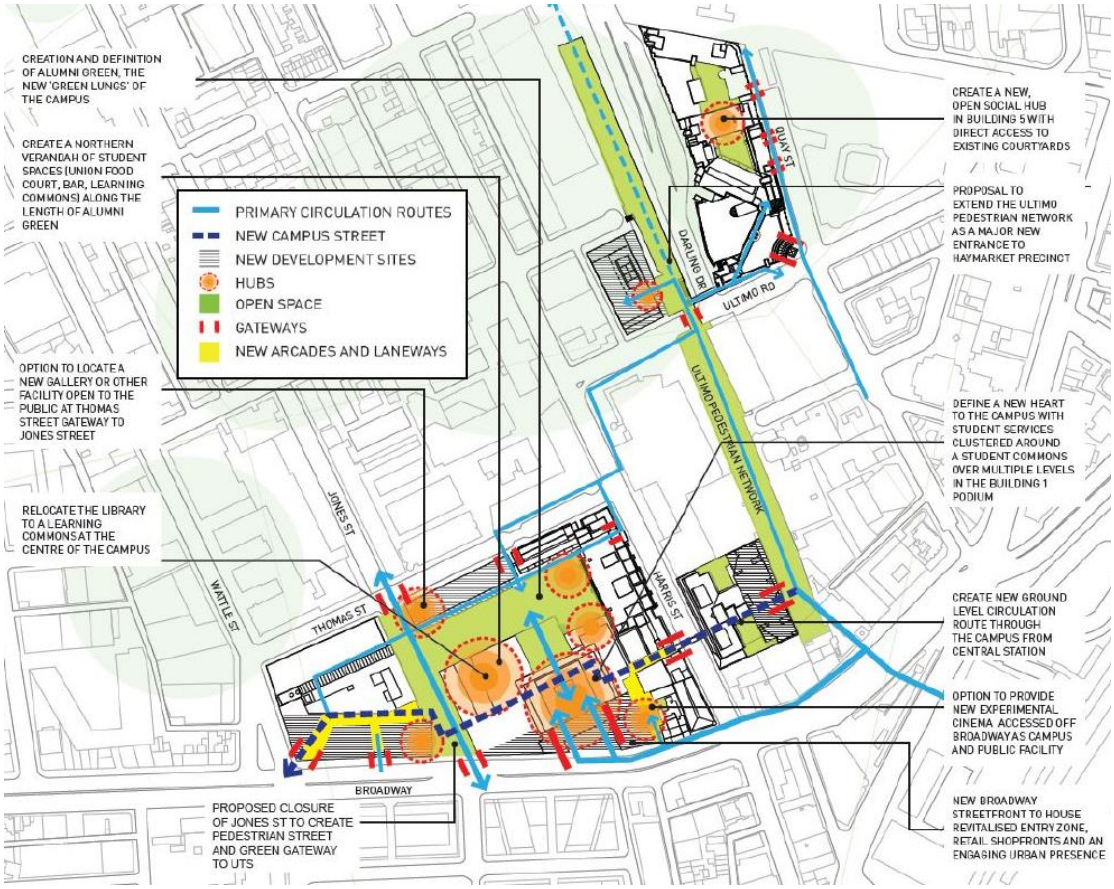

Figure 3 UTS Masterplan 2008 Pedestrian Network

1.2 Accessibility Standards

The City of Sydney stated in their submission:

> *With regard to the new steps on the corner of Broadway and Jones Street, the Department needs to satisfy itself that the public domain areas remain accessible in accordance with the relevant Australian Standards.*

An Accessibility Statement has been prepared by Accessibility Solutions Pty Ltd and is available at **Attachment D**. The Statement confirms that the public domain areas remain accessible in accordance with the relevant Australian Standards.

It is also noted that condition B16 of the development consent remains valid and ensures UTS' obligations for designing the building and surrounding public domain for people with disabilities in accordance with relevant standards and requirements.

Access for People with Disabilities

B16. The building must be designed and constructed to provide access and facilities for people with a disability in accordance with the Building Code of Australia. The Certifying Authority must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any construction drawings.

1.3 Additional changes made by the proponent

During the response to submissions stage of this modification application, a further change was made to the materials of the façade facing Alumni Green. Under the initial plans submitted with the modification application, the materials of the façade adjacent to the steps fronting Alumni Green were proposed to comprise natural sandstone panels on proprietary sub framing or stub wall. This material has been revised to now comprise paint finish to rendered finish on masonry wall. The area in question is annotated 'SC-01' in **Figure 4** below.

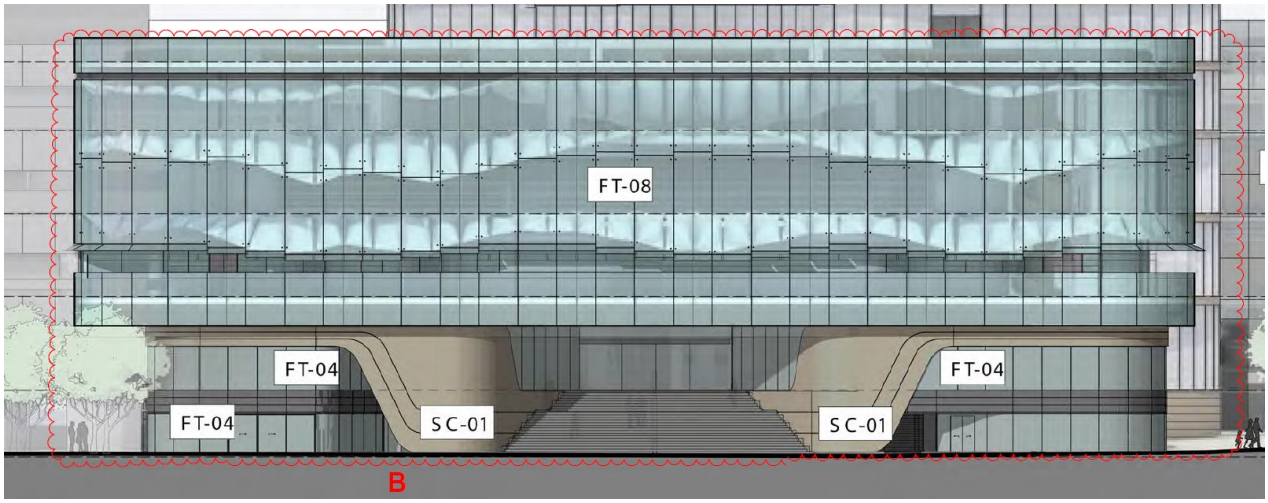

Figure 4 North (Alumni Green) Elevation

Source: FJMT

The change in materials is primarily due to buildability and the ongoing maintenance and long term durability of the finish. This facade has also been articulated to have the same dimensional setout of the slab edge fascia of the tower and is also consistent with the facade panel joints on Alumni Green. As outlined above, the material of the substation ventilation shaft on Jones Street match the amended materials on the façade of the building.

We trust that this information is sufficient to enable a prompt assessment of the proposed modification request. Should you have any queries about this matter, please do not hesitate to contact Chris or Alexis at the details below.

Yours sincerely,

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