fjmt

UTS City Campus, Broadway Precinct

Modification No 5 to Concept Plan

University of Technology, Sydney

JULY 2015

This report was prepared by Francis-Jones Morehen Thorp (fjmt) for the University of Technology, Sydney UTS Central project in collaboration with the following parties:

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- Lacoste + Stevenson / Daryl Jackson Robin Dyke (architects in association)
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Revision History

31 March, 2015	Draft Issue for Comment

Aerial view of UTS campus looking south

Contents

Aerial view of UTS campus looking south

Executive Summary

The proposal for this Concept Modification is for a modified Building 2 (CB02) envelope that includes additional height of 9 floors above the approved podium form (which is part of the Approved Concept Plan). This envelope is configured to preserve sunlight to all the north facing apartments of the lower of the two towers at Central Park on Broadway (No. 1 Central Park West) in accordance with the planning controls for that site. The proposed envelope also addresses the open space of Alumni Green to the north and Jones Street to the West. The East facade of the proposed envelope has been offset from UTS Building 01 (CB01) to allow for view sharing from No 1. Central Park and to provide appropriate tower separation.

This new modified CB02 form and scale is generated from a rigorous site analysis that positions the new building form within a tight urban context of the existing and dominant CB01 tower and podium, the new UTS campus buildings and the large scale residential and urban development at Central Park.

A key control to determine the position and height of the new form is the relationship to the adjacent, Central Park residential tower (No. 1 Central Park West) which is located on the southern side of Broadway.

The position of the top floor of the CB02 tower has been setback to preserve sunlight to the north facing apartments of the lower tower of No. 1 Central Park West and progressively increases the lower floor plates towards the south within the shadow plane. The overall height of this tower has also been considered in response to the taller CB01 to the east and lower UTS Building 11 (CB11) to the West and sits comfortably within this height transition.

The overall envelope massing sets the framework and parameters for the detailed design of the building to be developed within. Opportunities for a refined building form that sits within the proposed modified CB02 building envelope will be explored during the design development stages.

Aerial view of UTS campus looking north

A

Information and Background

With the commencement of the UTS Central project (CB01 and CB02), the University of Technology, Sydney (UTS) has continued the process of creating a revitalised, vibrant and active core university precinct along the key frontage on Broadway, Jones Street and fronting the new Alumni Green interface to the north by specifically addressing two of the key objectives of the UTS City Campus Master Plan 2020.

Vision

The core vision for the UTS Central project stems from the UTS City Campus Master Plan 2020 prepared by BVN (in 2008) which articulates a series of eleven Strategic Drivers as the key objectives for UTS to achieve. Two of these drivers are specifically addressed by the UTS Central project:

This Concept Modification proposal has been developed to facilitate and address this vision.

Centre for the Campus - Learning Commons

Revitalising the heart of UTS by developing a new central location for the Learning Commons (Library) and identity for the campus.

Vital/Connected Campus

Creating a vital/connected campus that is integrated within the fabric of city in a legible and permeable fashion to create a 'sticky' campus with places for students that "foster a strong sense of an academic community, with an emphasis on spaces that enable collaboration and communication".

The UTS Central project also responds to a series of the other Strategic Drivers outlined in the Master Plan including:

- **Accommodating further growth** as a result of projected increases in staff/student numbers expected to occur over the next 6 years in the Library, general teaching spaces (GTS), academic, research, cultural and informal recreation areas.
- Providing new modes of **student-centred, collaborative and individual learning** in the spaces.
- Activating the campus as a living laboratory for **sustainability**.
- **Maximising capacity** and development potential of the Building 1 (CB01) and Building 2 sites.
- Addressing the objectives of the City of Sydney's Sustainable Sydney 2030 vision.

Project Scope

The UTS Central project will;

"Extend the Central buildings Building 1 (CB01) and Building 2 (CB02) at the very heart of UTS to provide new research facilities, learning commons and library (relocated from UTS Building 5), a student hub, UTS Student Union facilities, Jumbunna Indigenous House of Learning, 600 seat plenary hall, art gallery and Chancellery. New facades will be provided to the Broadway, Jones Street and Alumni Green frontages."

Project Site

The UTS Central project focuses on new and refurbished podium areas of the existing UTS 'Tower' Building 01 (CB01) constructed between 1969–1979 and adjoining Building 2 (CB02) constructed in 1984 and includes the following:

- Provision of a pedestrian scaled 4-5 storey street wall to Broadway, Jones Street (part) and Alumni Green that aligns with the podium expansion of Building 1 (consistent with the approved Concept Plan)
- Any intervention required in CB01 Levels 1 and 2 as a result of the works in Levels 3 and above
- Provide pedestrian entries off Jones Street and Alumni Green and maximise the extent of permeability of the ground plane
- Any intervention required in Building 2 Levels 1 and 2 as a result of the works in Levels 3 and above

The proposed scope for the Concept Modification for UTS Central includes:

- Making provision for the proposed additional 9 new levels above the Approved Concept Plan for CB02
- Proposed CB02 envelope will have an effective height of 14 to 15 storeys above Broadway and Jones Street (i.e. excluding basement levels)
- Provides a 10m building separation between the Building 2 (proposed) and Building 1 (existing) towers
- Incorporates a tower setback of between 17.5m and 30m adjacent to Broadway

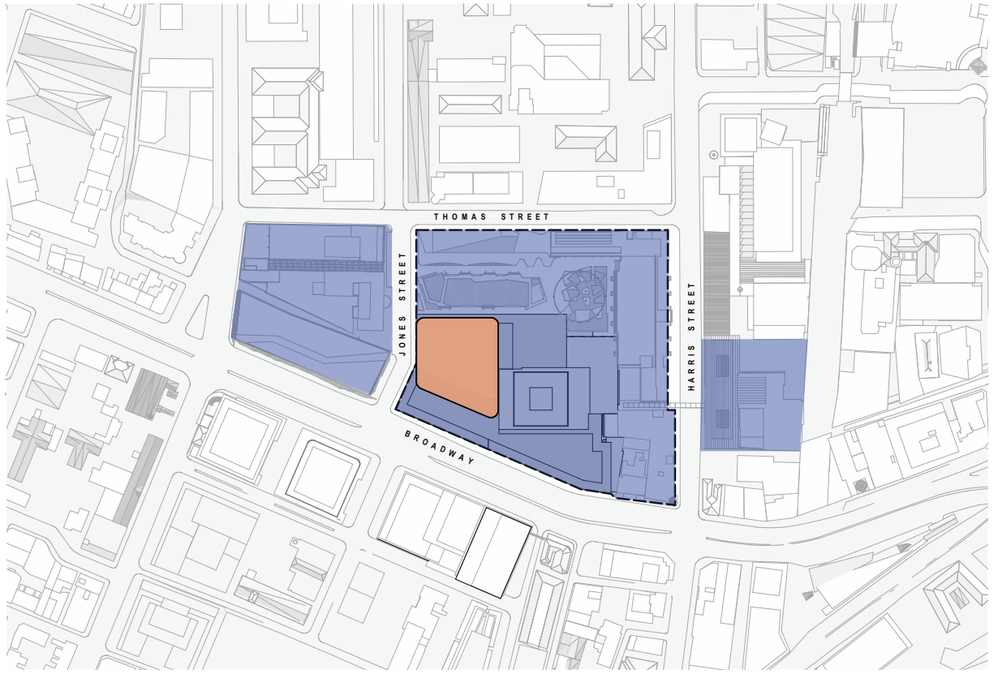
Planning Parameters / Framework

In May 2009 a Concept Plan application under the then Part 3A of the Environmental Planning and Assessment Act 1979 (EP&A Act) was lodged over the UTS City Campus Broadway Precinct and subsequently approved by the Minister for Planning on 23 December 2009, subject to a number of conditions (MP 08_0116). The Concept Plan has been modified four (4) times to date. The area to which the approved Concept Plan applies and details on the progress of development across the site in accordance with the approved Concept Plan is illustrated below.

The approved Broadway Precinct Concept Plan (BPCP) supports regionally/State significant development at a major Sydney university, and more specifically establishes the planning and development framework to guide future development (including proposing expanded and new envelopes for buildings) and articulates the University's objectives and goals. The Concept Plan enables UTS to deliver additional education, social, sporting and student accommodation floor space along with enhancing open space and accessibility into and across the campus.

Under the Environmental Planning and Assessment Act 1979 (Clause 3B of Schedule 6A - Transitional arrangements—repeal of Part 3A) the Concept Plan Approval is a "Transitional Part 3A project" on the basis that it is a project that is the subject of an approved concept plan.

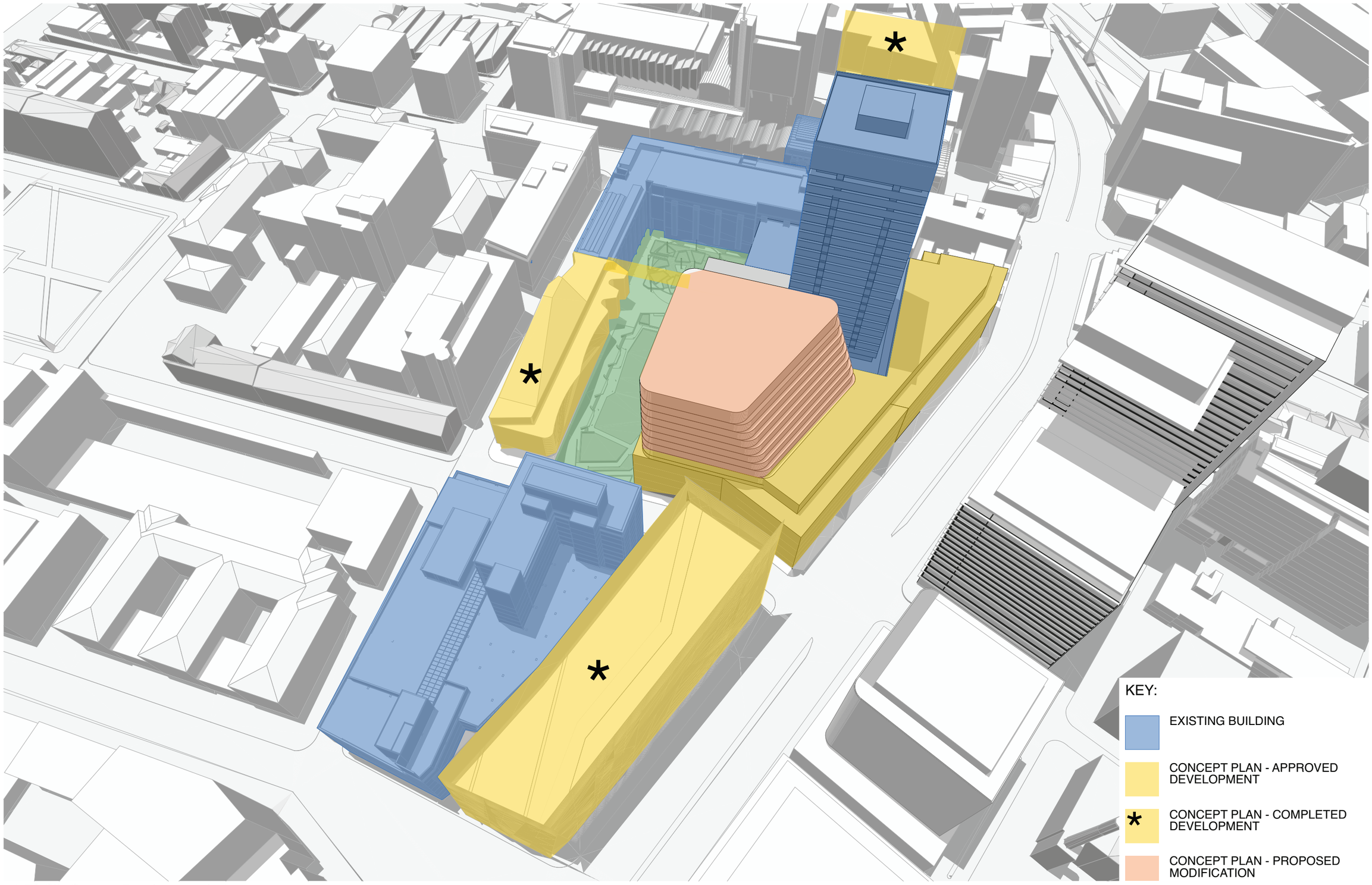
The Concept Plan Approval (MP 08_0116) therefore continues to have substantial weight and force. The terms of the approval of the Concept Plan effectively prevail despite anything to the contrary in an environmental planning instrument or development control plan.



Extent of master plan and site for Concept Modification highlighted




Photos of UTS Building 01 and existing public domain



UTS City Campus Broadway precinct

B

Site Analysis

Site Location

The site is adjacent to the UTS Building 1 Tower (CB01) to the west, where the existing UTS Building 2 (CB02) is currently located. It has frontages to Broadway to the south, Jones Street to the west and to the north the site faces onto Alumni Green.

Adjoining Uses

The key uses within the immediate context are predominantly those integrated with the UTS campus. The proposed development of this site will further reinforce the connection of the UTS campus and the broader community. To the south of Broadway is predominantly residential use with integrated commercial and retail at street level.

Site Opportunities and Constraints

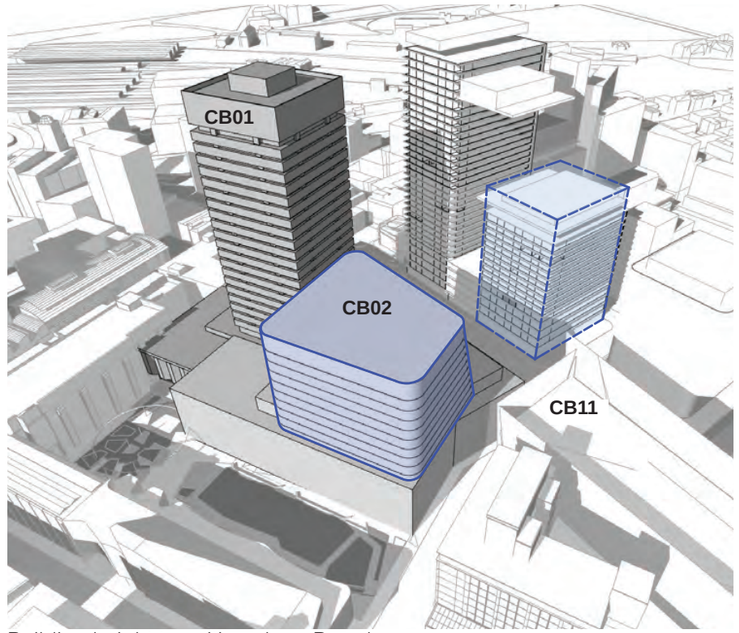
The key opportunity is the direct relationship the site has with Alumni Green and Jones Street. Alumni Green is the central landscaped open space within the UTS campus and is a critical factor in generating the development of the design proposal for this site. Connecting Alumni Green to Broadway is Jones Street which also provides an opportunity to create additional public space and uses within the campus that are located in close proximity to the broader campus and also to the local community along Broadway.

The existing building heights of CB01 tower and UTS Building 11 (CB11), which flank the site to the east and west respectively provide a scale and height transition for CB02 to sit within. The proposed height of CB02 has also been considered in relation to the height of the lower tower of No.1 Central Park.

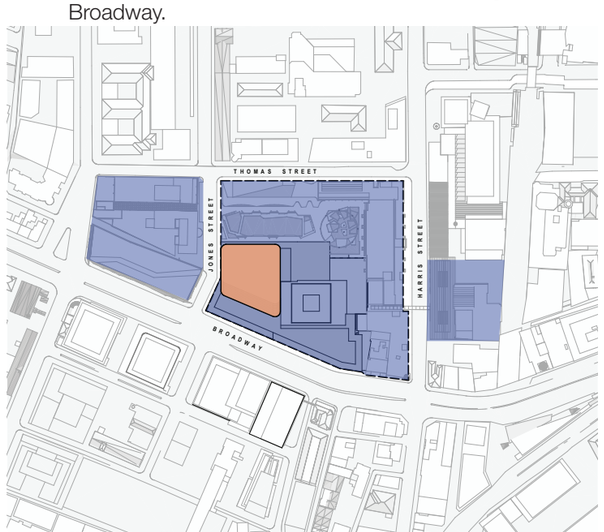
The modified CB02 envelope has also been stepped on the south facade to maximise the use of the site and to preserve the sunlight to the existing apartments of the north facing lower tower of No. 1 Central Park. The form has also been positioned on the north edge of the site (setback from Broadway) to further assist the preservation of solar access to the apartments.

Transport

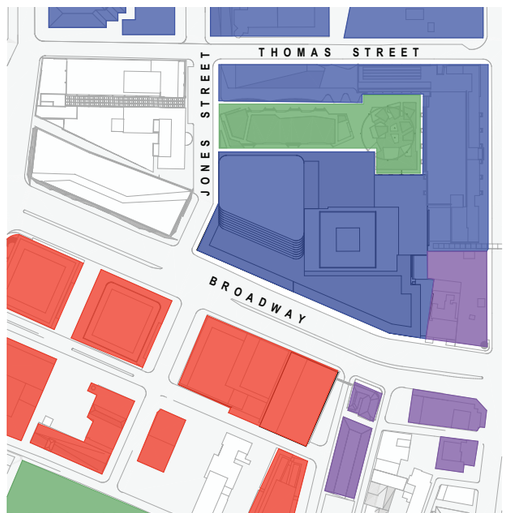
As identified in the Approved Concept Plan the site has direct access to multiple car, bus, rail and bicycle routes. Broadway is a major arterial road which carries at least three lanes of traffic in each direction and includes a dedicated bus lane. Central Railway Station is also located approximately 500m from the campus with clear and direct pedestrian access to the site from Central Station.



Building height transition along Broadway



Site Location



Adjoining Uses

EDUCATION

RESIDENTIAL

OPEN SPACE

COMMERCIAL / RETAIL


Creating and connecting open public spaces

Site Description and Integration

The relationship of the proposed modified CB02 envelope to the existing CB01 tower and podium is very important and are conceptually seen as a complimentary extension to the original concept for the Michael Dysart* scheme. This original concept proposed a podium and tower scheme for the CB02 site which provides a precedent for the proposed Concept Modification.

The original ideas of “permeability”, and “student movement” and a new model of a “dynamic atrium space” providing “a social meeting point” in the 1960s Master Plan still resonate with the aspirations of the current Master Plan and brief for CB01/CB02.

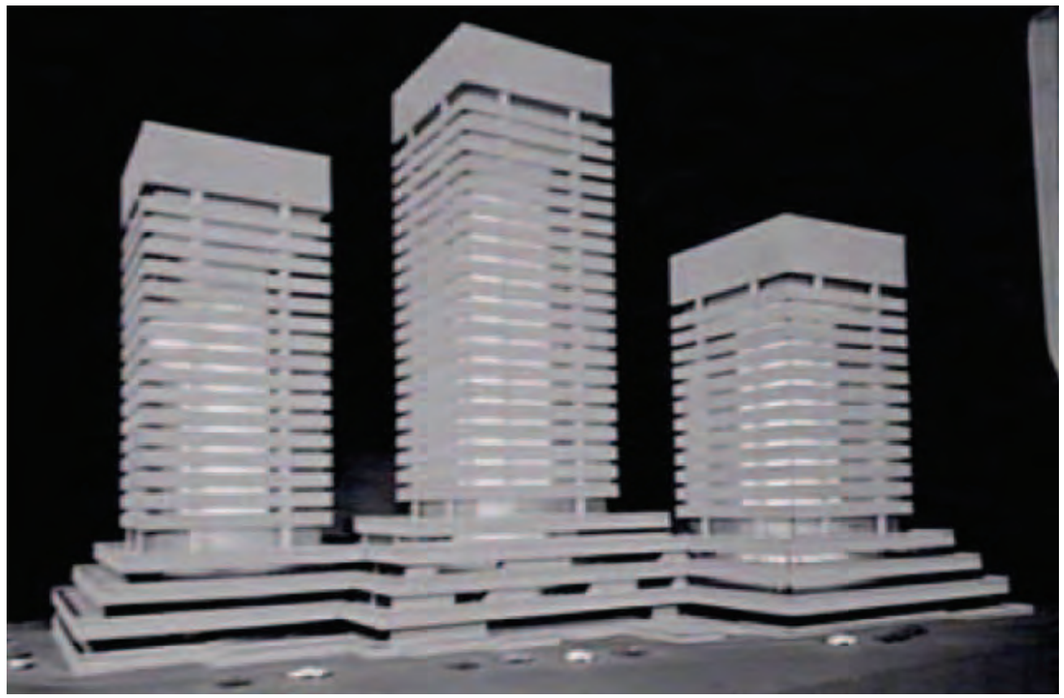
“The proposed master plan adopted the existing street typology and provided a model for progressive development a s neighbouring sites became available. It had the potential to elevate pedestrian/ student movement one level above the street/service zone, and create garden courtyards and quadrangles at the new pedestrian level.

Consequently the entry space was designed as a more contemporary urban alternative to the Oxbridge model: a dynamic atrium space housing the student union and providing a social meeting point for a mix of full-time, vocational and part-time students, many of whom would miss the traditional university environment .....”

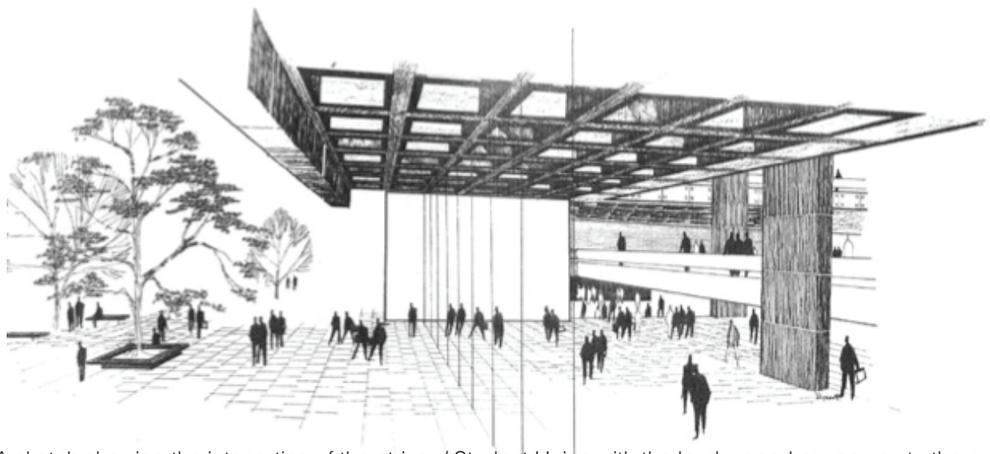
Architecture Bulletin, March - April, 2012

Michael Dysart

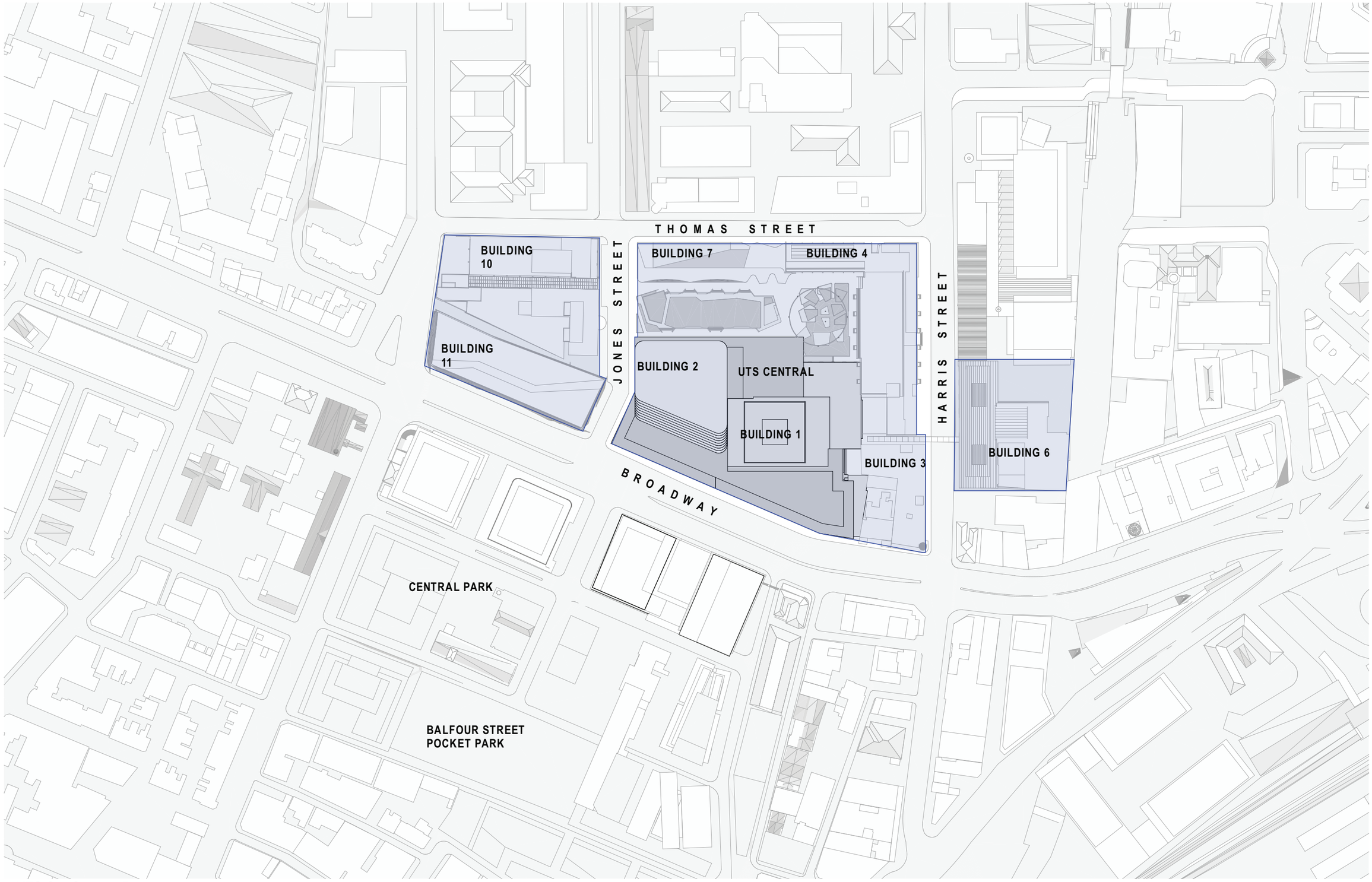
**Michael Dysart is an important architect of the second half of the twentieth century in Australia and a leading practitioner of the late twentieth century Sydney regional style of architecture. He played an important role in the development of public buildings in NSW, notably educational buildings. Stage 1 of the New South Wales Institute of Technology was designed by the Government Architect’s Office of the NSW Department of Public Works. Michael Dysart was the Design Architect.*



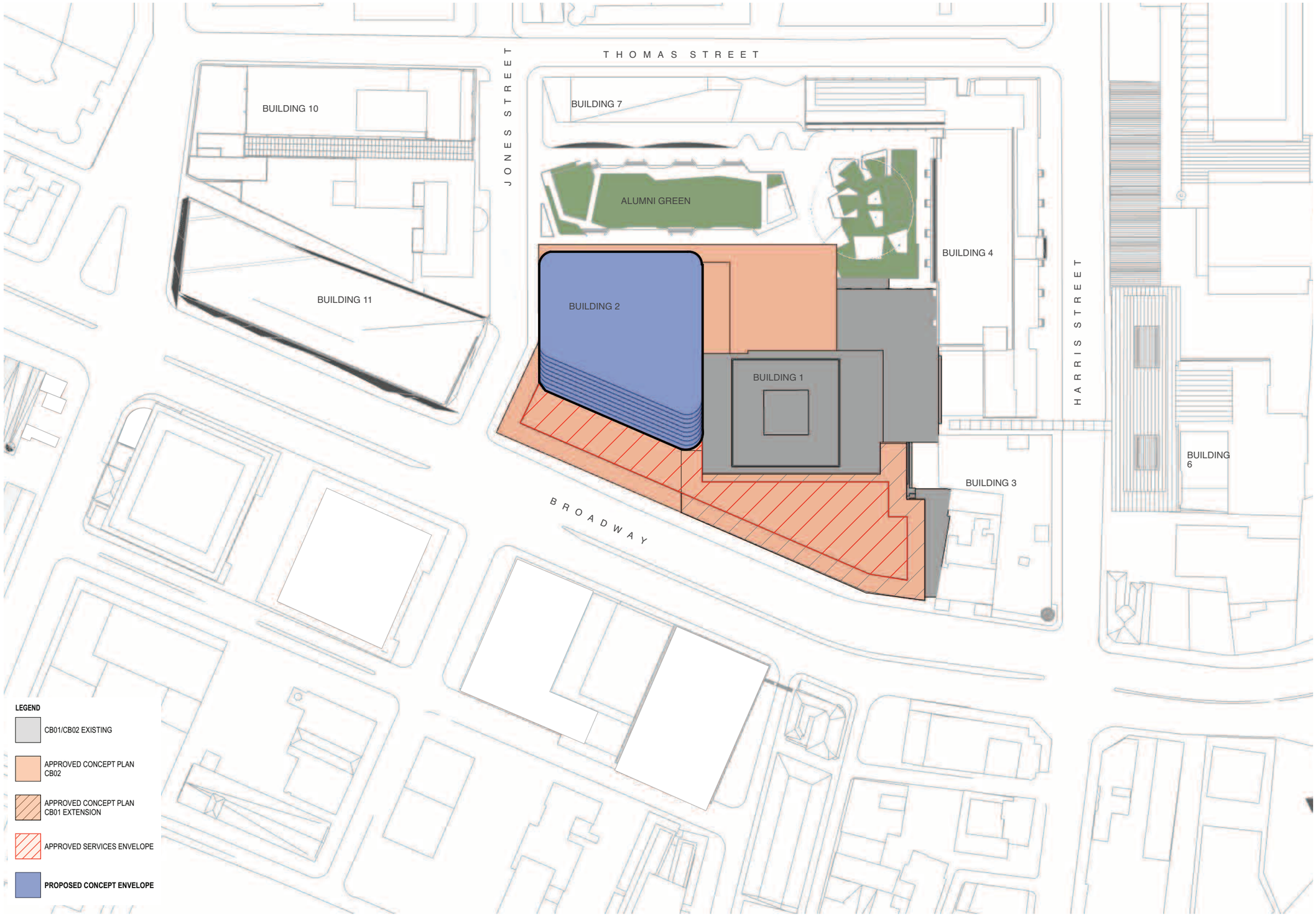
1966 the plan was to have three buildings of 13, 22 and 16 storeys with two basements Photo Max Dupain



A sketch showing the integration of the atrium / Student Union with the landscaped concourse to the north. Drawing: Michael Dysart.



UTS City Campus Broadway precinct - context plan


THOMAS STREET
JONES STREET
HARRIS STREET
BROADWAY
BUILDING 10
BUILDING 11
BUILDING 7
ALUMNI GREEN
BUILDING 2
BUILDING 1
BUILDING 4
BUILDING 3
BUILDING 6
LEGEND
CB01/CB02 EXISTING
APPROVED CONCEPT PLAN CB02
APPROVED CONCEPT PLAN CB01 EXTENSION
APPROVED SERVICES ENVELOPE
PROPOSED CONCEPT ENVELOPE

Site Plan

C

Massing and Urban Design

Massing and Urban Form

The following urban design principles have established the height, setback, scale and orientation of the amended CB02 envelope which is the subject of the modification.

Height:

The recent development of Central Park has transformed the urban form of the gateway to the western entry to the CBD and the UTS Broadway precinct and has opened up the opportunity for a new dialogue between the two new residential towers, the existing UTS CB01 tower, and the proposed UTS CB02 envelope.

The two new residential towers have setup an urban precedent and opportunity for the height, scale and orientation of the proposed CB02 planning envelope.

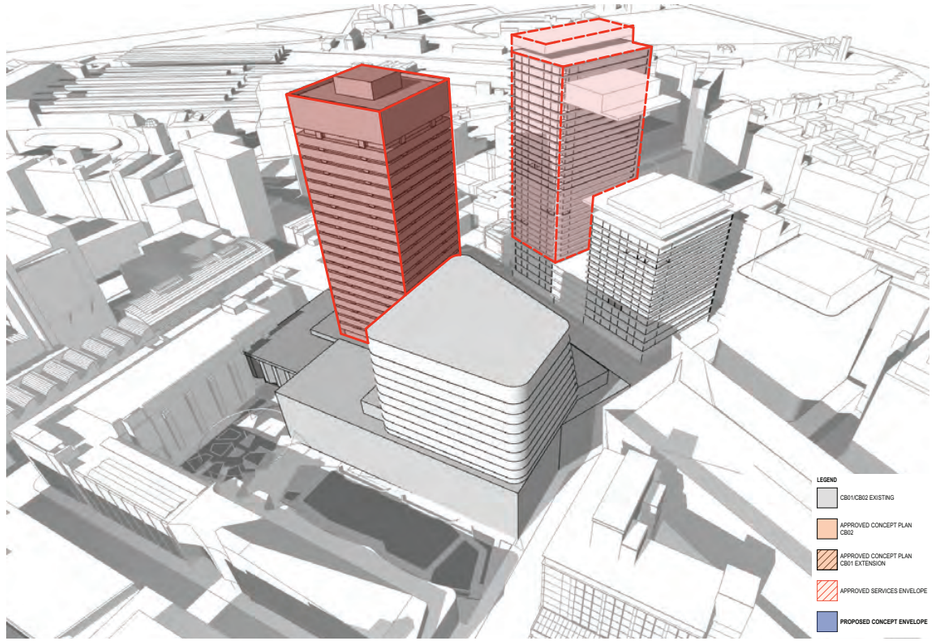
The higher of the two residential towers, which extends to a height of 116m corresponds to the height of CB01, which then provides an opportunity for the height of CB02 to correspond with the second lower tower.

The orientation and scale of the amended UTS CB02 envelope has been considered in response to the lower tower of Central Park.

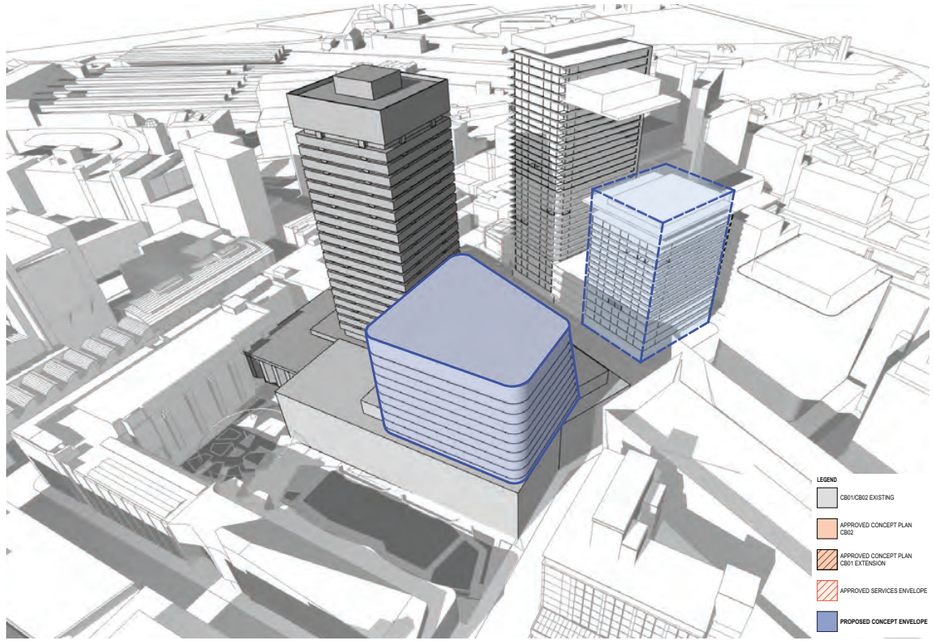
Overshadowing, setbacks and alignments

An important consideration is the potential overshadowing of the Central Park residential development. The proposed CB02 form has been set back from the alignment with CB01 and the form manipulated so each floor plate of the proposed CB02 envelope sequentially steps back from the lowest level to the top floor. The position and setback of the top floor and the sequential adjustment of the south facade has been established to preserve sunlight to the apartments of the lower tower of No. 1 Central Park residential tower in accordance with the planning controls for that site.

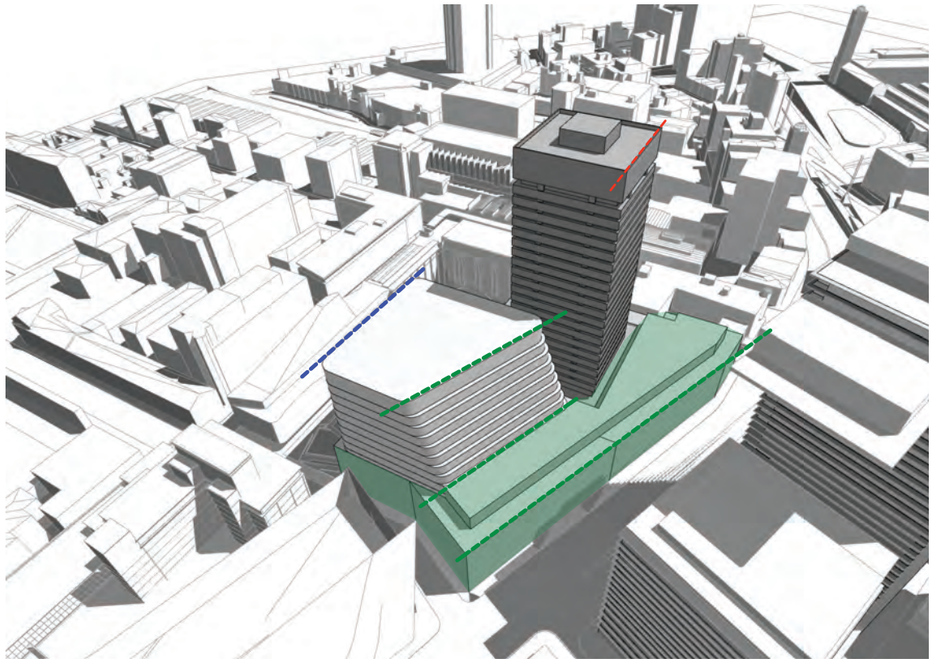
The setback south facade of the CB02 form is aligned parallel to Broadway with the west and north facades positioned parallel to Jones Street and Alumni Green respectively. This setback from CB01 helps to retain the prominence of CB01 as a single tower form and maintain amenity for CB01.



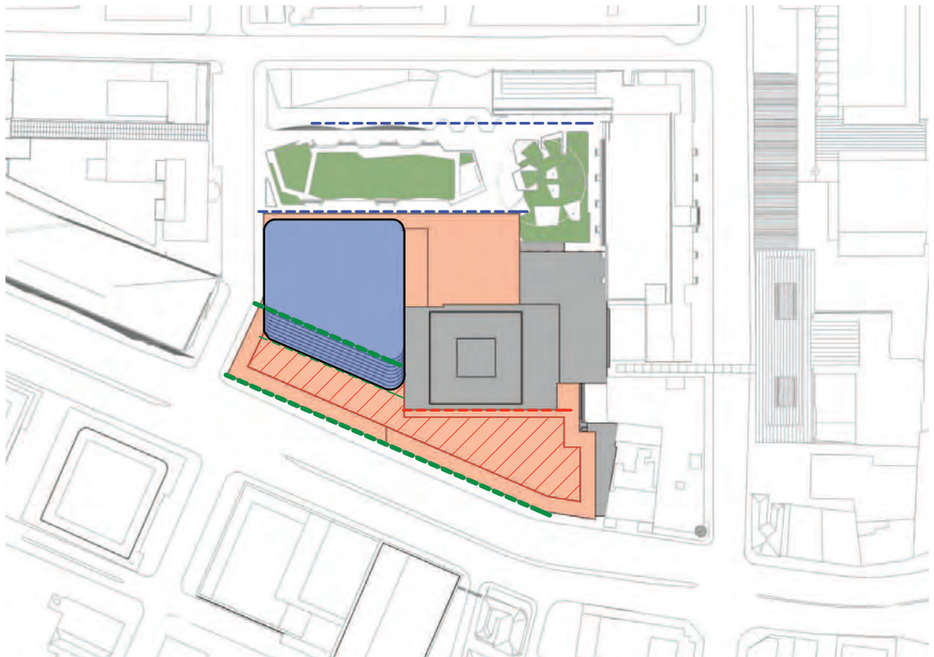
Tower height: Central Park development seen in relationship to the existing CB01 tower.



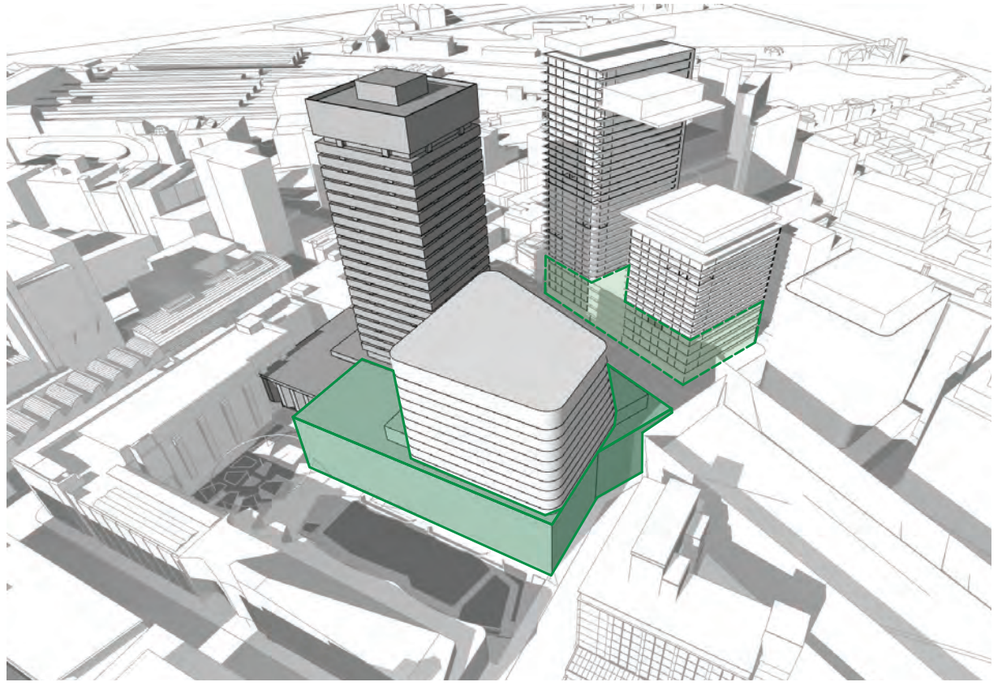
Massing height: Proposed CB02 massing considered in relationship to the height of the lower tower of No. 1 Central Park



Envelope for additional floors in modification - Broadway



Envelope for additional floors in modification - Plan



Podium envelope in Approved Concept Plan and relationship to No. 1 Central Park podium.

D

Proposed Envelope

Opportunities and constraints for consideration

The following opportunities and constraints were identified for consideration in determining the final planning envelope for the proposed development included in this Modification.

- The relationship of the new development to the existing CB01 tower and podium

- Overshadowing of the adjacent public domain and adjacent residential development to the southern side of Broadway

- impact of the proposal on the amenity of the public domain

- impact of the new development on the important view corridors along Broadway

- Relationship to surrounding urban context, along Broadway including the heritage fabric to the east (CB08 - The Terraces and CB09 - The Loft and CB03 Bon Marche Building), along Jones Street including CB10 and CB11 and within the campus, Alumni Green and the buildings surrounding Alumni Green.

The development of the form of both the proposed CB02 envelope and the Approved Concept Plan podium extension, has considered these issues.

As with any campus development, the success of a new building will be its ability to inform and enhance the buildings around it, to establish a cohesive precinct of common purpose and ambition.

Design Approach

The proposed CB02 form as defined in this Concept Modification will complete the Broadway facade of UTS Central and is a compliment to the current Approved Concept Plan

Our design approach for the planning envelope has also been generated from our detailed understanding of the site which has been gained through a thorough analysis of “The Masterplan” (BVN) and a review of the existing conditions.

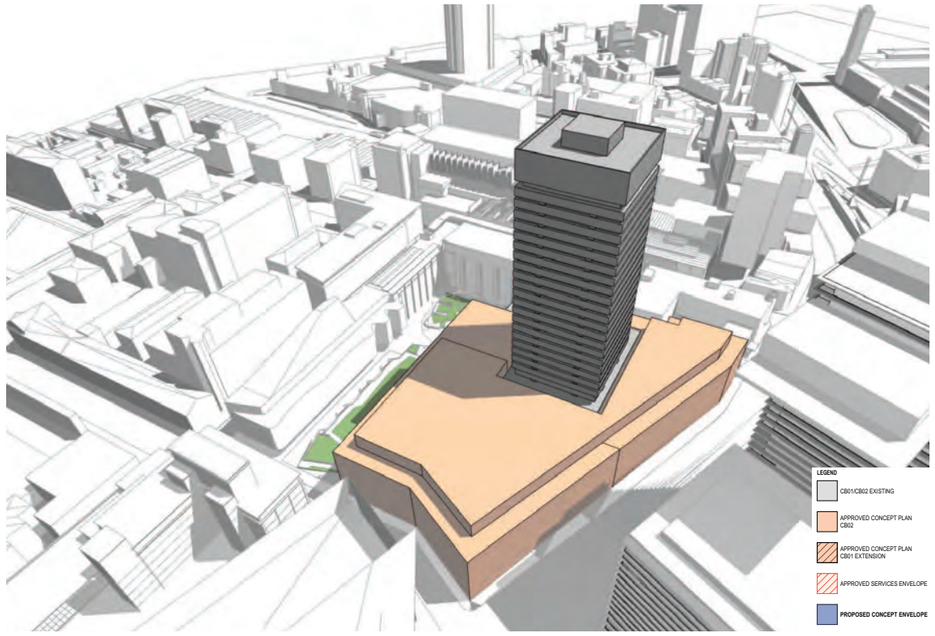
The design seeks to create a contemporary sense of place that will provide the University of Technology with a lively and engaging precinct with strong connections to both the campus environs and the adjacent urban fabric. UTS is a true city campus and as such the proposal should project the values and principles to the wider community to reinforce this connection.

Podium CB02

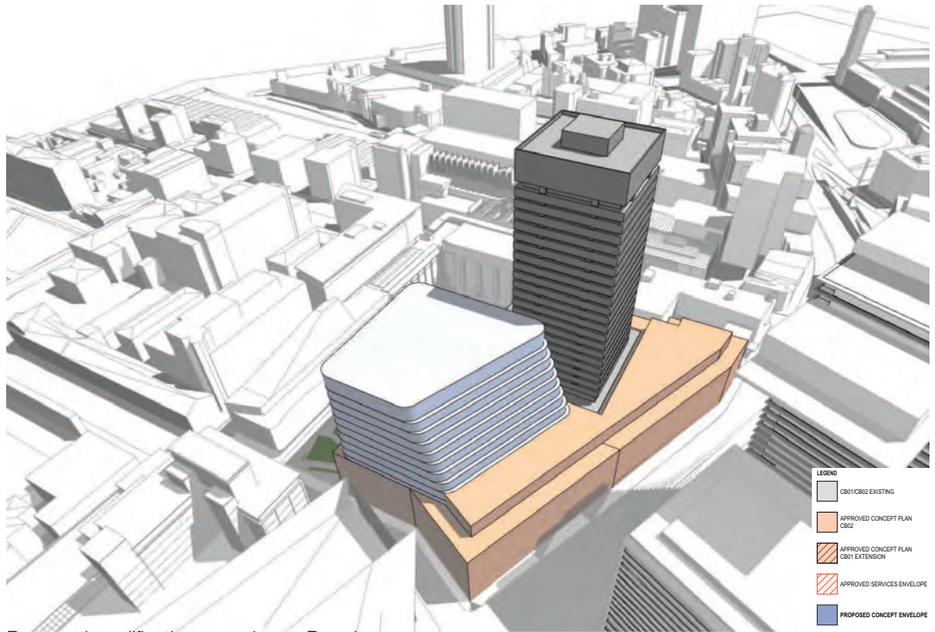
The podium of the CB02 site, extends from the southern end of Jones Street at its connection with Broadway, to the interface with the CB01 podium and Alumni Green. The envelope of the podium is aligned with the Jones Street boundary on the western facade and addresses to Alumni Green to the north. The extent of the envelope is consistent with the previously approved Concept Plan, and as such does not constitute a modification.

CB02 New Envelope

The proposed new envelope for CB02 is developed to address both Broadway and Alumni Green. The form is setback to the rear alignment of CB11 (Broadway Building). The form represents a modification to the approved Concept Plan and extends to a height of an additional 9 stories above the upper most podium level of RL 38.890 to an RL of 79.500, matching the height of the lower tower of No 1 Central Park.



Approved concept plan - massing - Broadway



Proposed modification - envelope - Broadway

E

Design Quality and Opportunities

The planning envelope for CB02 (including the podium in the Approved Concept Plan and the proposed additional floors) has been tested with an initial concept design which investigates the opportunities afforded within the immediate context of UTS Central campus.

In order to develop the design further a set of Design Principles have been established which will be used to inform both the internal organisation and the overall final form of the proposal within the planning envelope.

These proposed Design Principles have been generated to integrate the key design quality controls from the Approved Concept Plan and important design opportunities that the site provides.

Design Principles

- Limit the height of the podium building to 30.09 metres from ground level (including plant) at Broadway.

- Limit the height of the additional floors to 64.5 metres from ground level (including plant) at Broadway.

- Provide permeability of the ground plane along Jones Street and Alumni Green

- Provide activation and pedestrian movement between Building 1 and Building 2, supporting a truly integrated campus.

- Provide prominent and clear pedestrian entries off Jones Street, Broadway and Alumni Green.

- Provide pedestrian protection along the length of the Broadway frontage.

- Provide a weather proof pedestrian connection near the northern edge of the building with connections to Jones Street and Alumni Green.

- Provide an element of transparency in the building design to express functions within.

- Incorporate design solutions to address wind conditions in the locality.

- Minimise overshadowing impacts on the public domain and adjacent residential development.

- Maximise opportunities for view sharing where feasible within the limits of the site's Global Sydney CBD location.

- Explore opportunities to provide visual extensions to Alumni Green through the provision of green spaces on upper level terraces and roof spaces.

- Respond respectfully to the existing Building 1 tower.

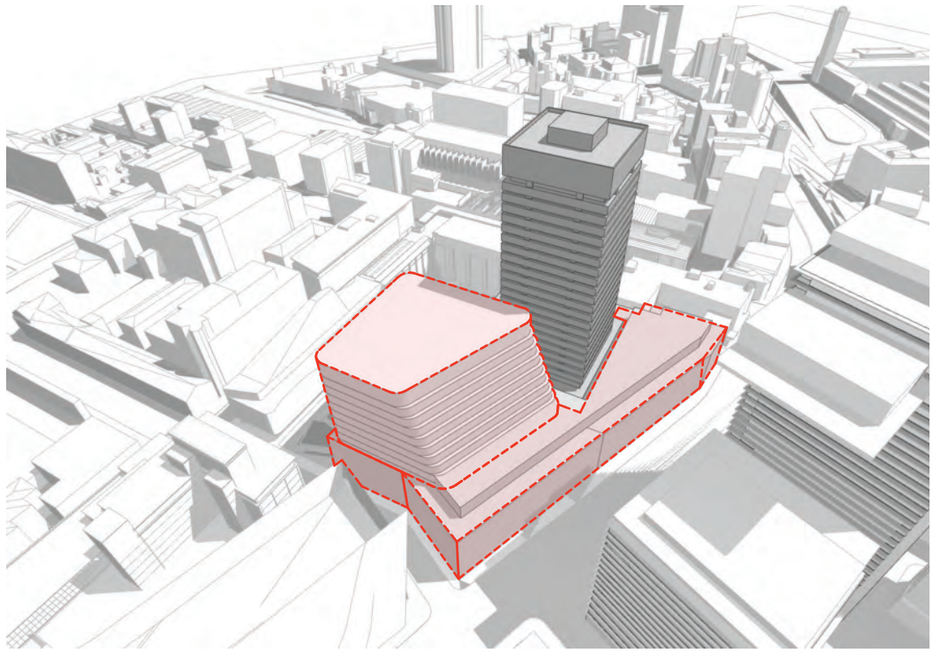
- Provide additional floors that are setback from the Broadway Street facade, integral with the podium and positively contributes to its surrounds.

Materiality

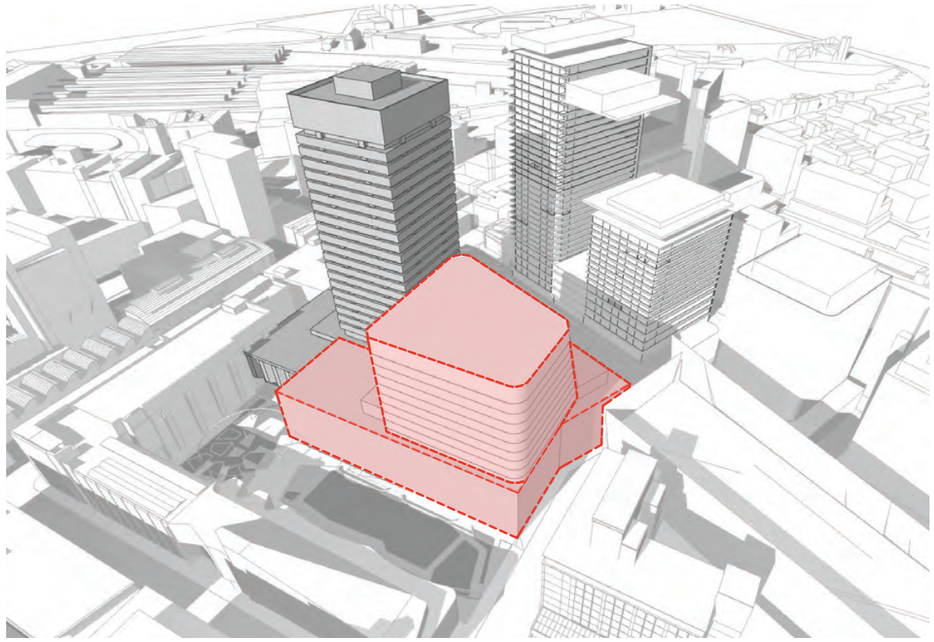
We are seeking to develop a material and character that is uniquely Sydney and generates a building that respects and responds to the urban context of UTS and the Broadway streetscape.

Podium and Streetscape

The material of the street-frontage built form, and tower podium is proposed to be a combination of a high quality and durable material such as a light coloured polished precast and glass.



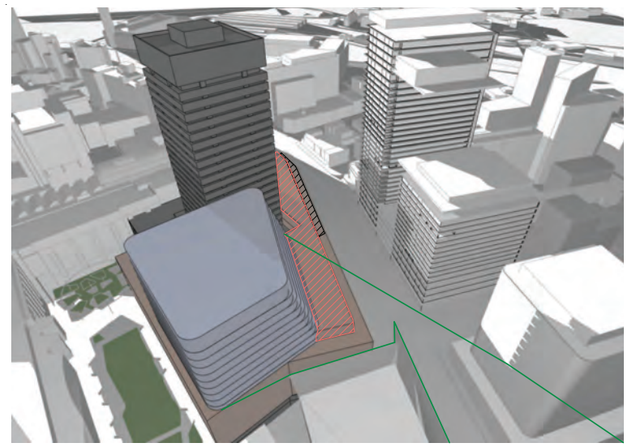
Proposed modification envelope with additional floors - massing - Broadway



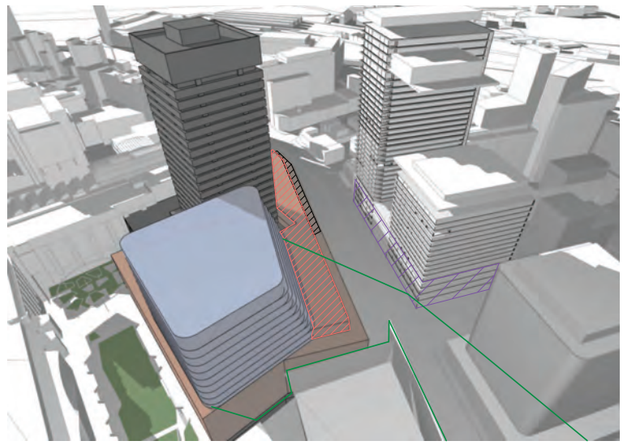
Proposed modification envelope with additional floors - massing - Alumni Green

F

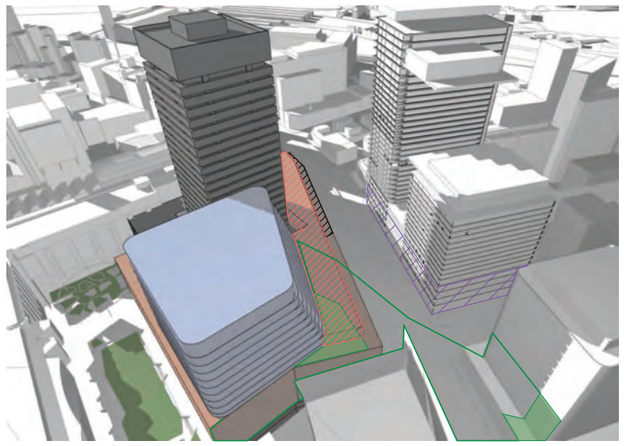
Shadow Studies



June 21st 7:30am Shadow



June 21st 8:30am Shadow



June 21st 9am Shadow

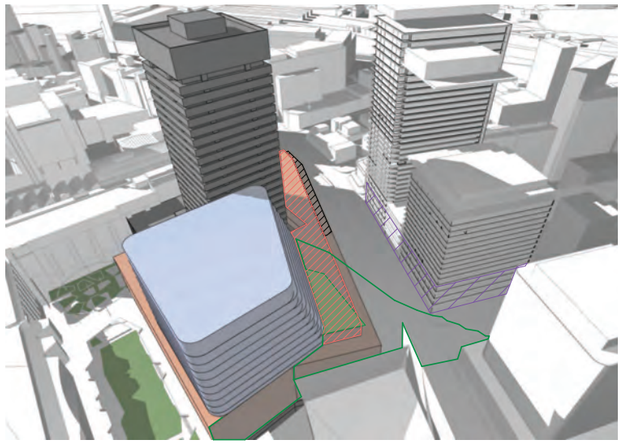
KEY (SHADOW DIAGRAM)

OUTLINE OF SHADOW OF PROPOSED ENVELOPE

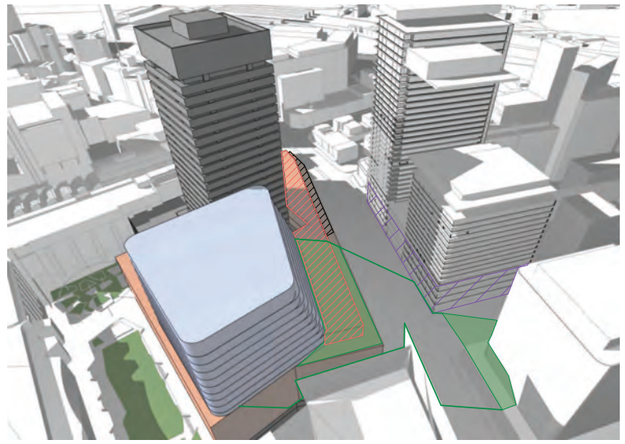
ADDITIONAL SHADOW OF PROPOSED ENVELOPE

SHADOW OF EXISTING / APPROVED ENVELOPE

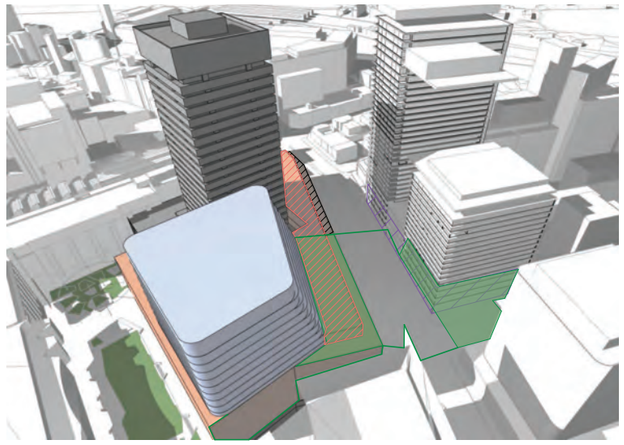
NON RESIDENTIAL USE



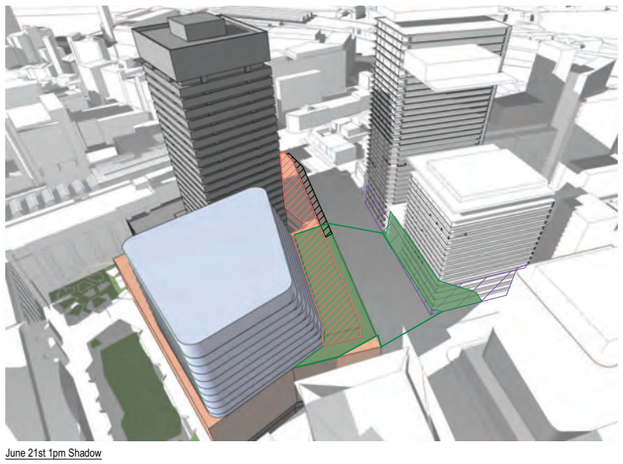
June 21st 10am Shadow



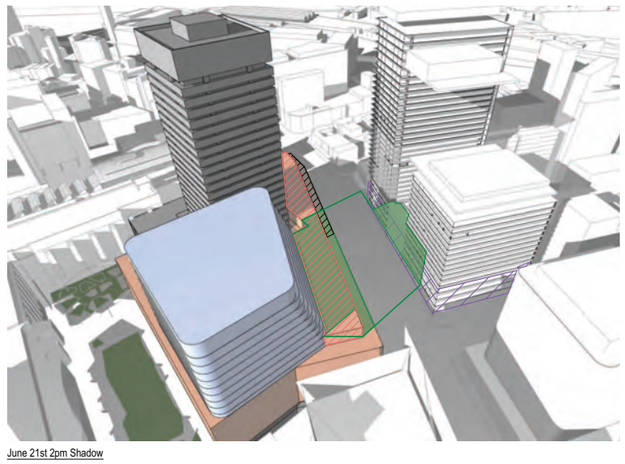
June 21st 11am Shadow



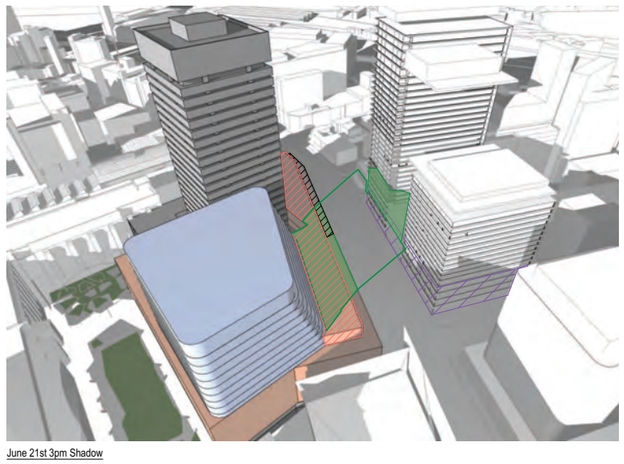
June 21st 12pm Shadow



June 21st 1pm Shadow



June 21st 2pm Shadow



June 21st 3pm Shadow

LEGEND

CB01/CB02 EXISTING

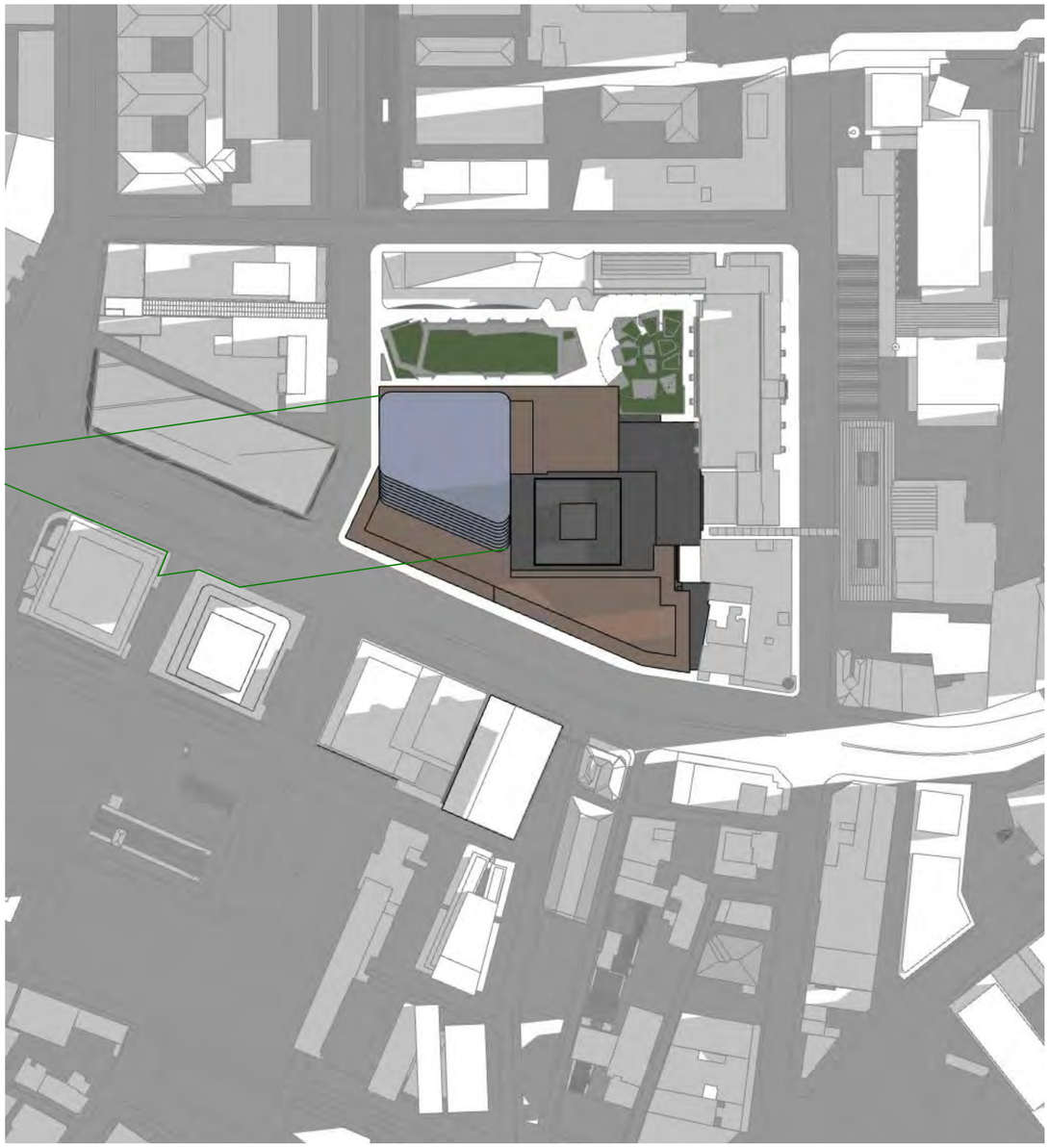
APPROVED CONCEPT PLAN CB02

APPROVED CONCEPT PLAN CB01 EXTENSION

APPROVED SERVICES ENVELOPE

PROPOSED CONCEPT ENVELOPE

Shadow Diagram - Winter solstice - 21st June



7:30AM SHADOW DIAGRAM - JUNE - PROPOSED
1:500

7:30AM SHADOW DIAGRAM - JUNE - APPRVOED
1:500

KEY (SHADOW DIAGRAM)

OUTLINE OF SHADOW OF PROPOSED ENVELOPE

ADDITIONAL SHADOW OF PROPOSED ENVELOPE

SHADOW OF EXISTING / APPROVED ENVELOPE

LEGEND

CB01/CB02 EXISTING

APPROVED CONCEPT PLAN CB02

APPROVED CONCEPT PLAN CB01 EXTENSION

APPROVED SERVICES ENVELOPE

PROPOSED CONCEPT ENVELOPE

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Shadow Diagrams - Winter Solstice - 21st June - 7:30am

University of Technology, Sydney - UTS Central

UTS City Campus, Broadway Precinct - Modification No 5 to Concept Plan

0 5 10 20m

1:500 @ A1

JULY 2015

For Information

MOD511

8:30AM SHADOW DIAGRAM - JUNE - PROPOSED
1:500

8:30AM SHADOW DIAGRAM - JUNE - APPRVOED
1:500

KEY (SHADOW DIAGRAM)

OUTLINE OF SHADOW OF PROPOSED ENVELOPE

ADDITIONAL SHADOW OF PROPOSED ENVELOPE

SHADOW OF EXISTING / APPROVED ENVELOPE

LEGEND

CB01/CB02 EXISTING

APPROVED CONCEPT PLAN CB02

APPROVED CONCEPT PLAN CB01 EXTENSION

APPROVED SERVICES ENVELOPE

PROPOSED CONCEPT ENVELOPE

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Shadow Diagrams - Winter Solstice - 21st June - 8:30am

University of Technology, Sydney - UTS Central

UTS City Campus, Broadway Precinct - Modification No 5 to Concept Plan

0 5 10 20m

1:500 @ A1

JULY 2015

For Information

MOD512

9AM SHADOW DIAGRAM - JUNE - PROPOSED
1:500

9AM SHADOW DIAGRAM - JUNE - APPRVOED
1:500

KEY (SHADOW DIAGRAM)

OUTLINE OF SHADOW OF PROPOSED ENVELOPE

ADDITIONAL SHADOW OF PROPOSED ENVELOPE

SHADOW OF EXISTING / APPROVED ENVELOPE

LEGEND

CB01/CB02 EXISTING

APPROVED CONCEPT PLAN CB02

APPROVED CONCEPT PLAN CB01 EXTENSION

APPROVED SERVICES ENVELOPE

PROPOSED CONCEPT ENVELOPE

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Shadow Diagrams - Winter Solstice - 21st June - 9am

University of Technology, Sydney - UTS Central

UTS City Campus, Broadway Precinct - Modification No 5 to Concept Plan

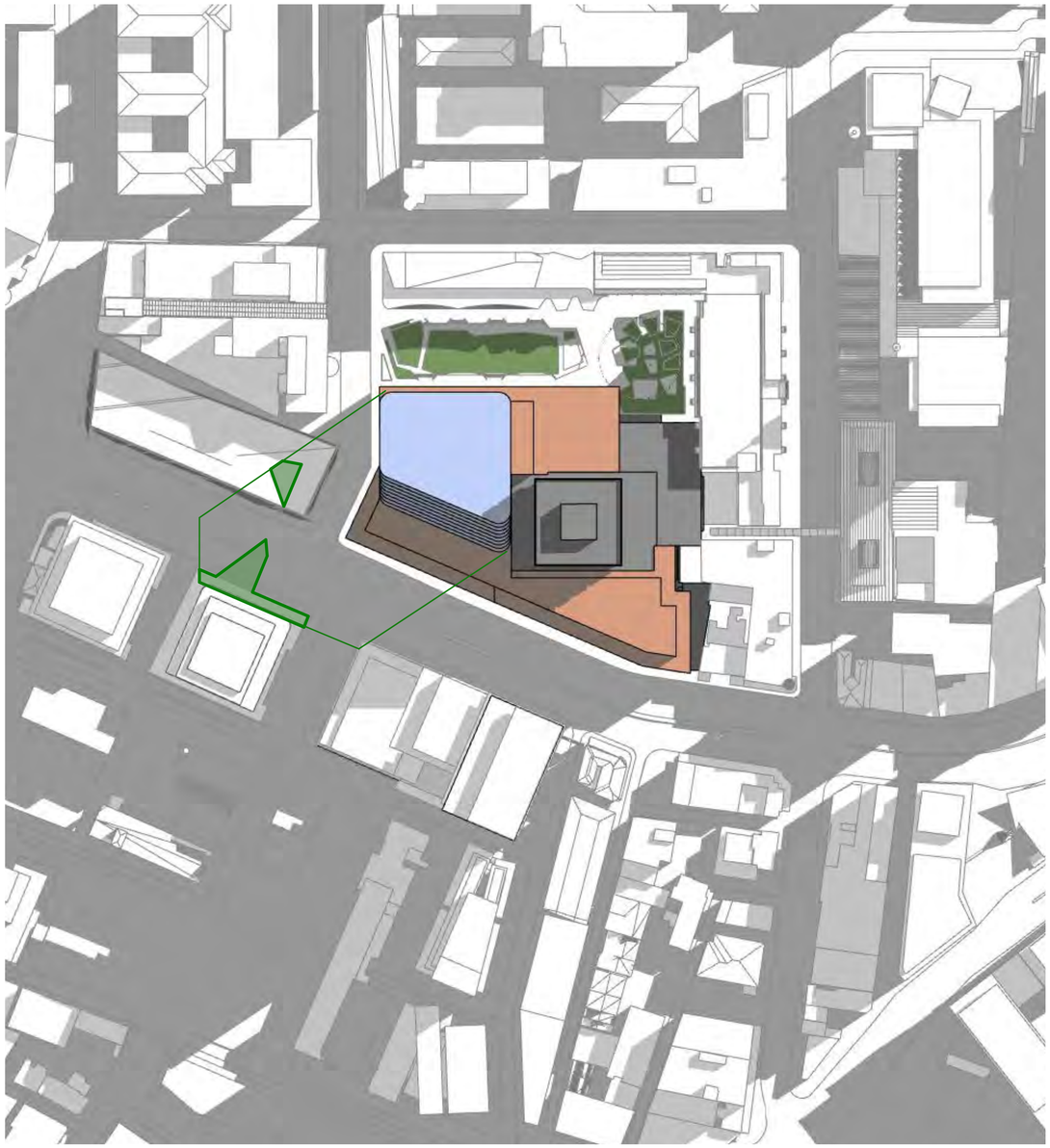
0 5 10 20m

1:500 @ A1

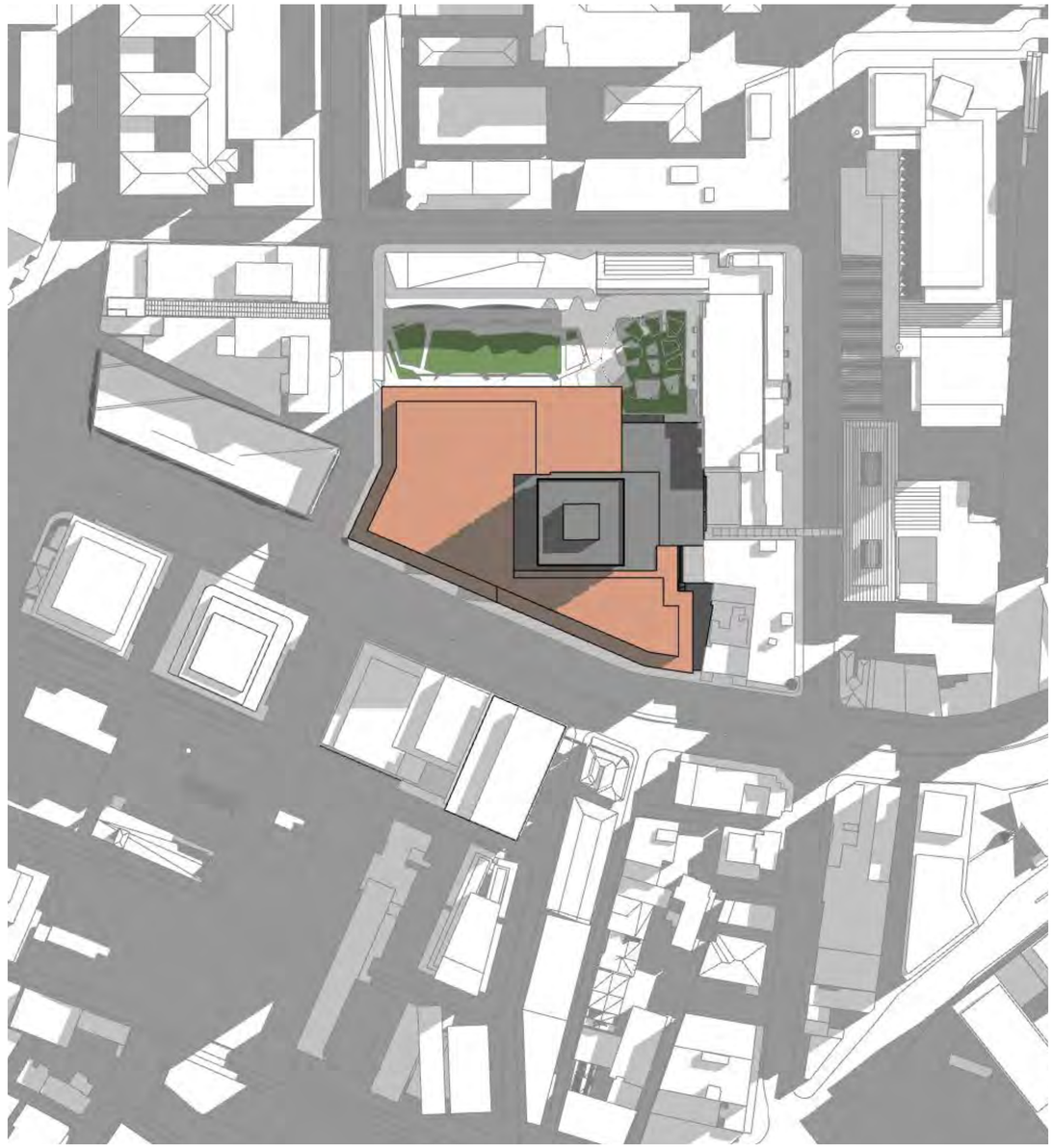
JULY 2015

For Information

MOD513



10AM SHADOW DIAGRAM - JUNE - PROPOSED
1:500



10AM SHADOW DIAGRAM - JUNE - APPRVOED
1:500

KEY (SHADOW DIAGRAM)

OUTLINE OF SHADOW OF PROPOSED ENVELOPE

ADDITIONAL SHADOW OF PROPOSED ENVELOPE

SHADOW OF EXISTING / APPROVED ENVELOPE

LEGEND

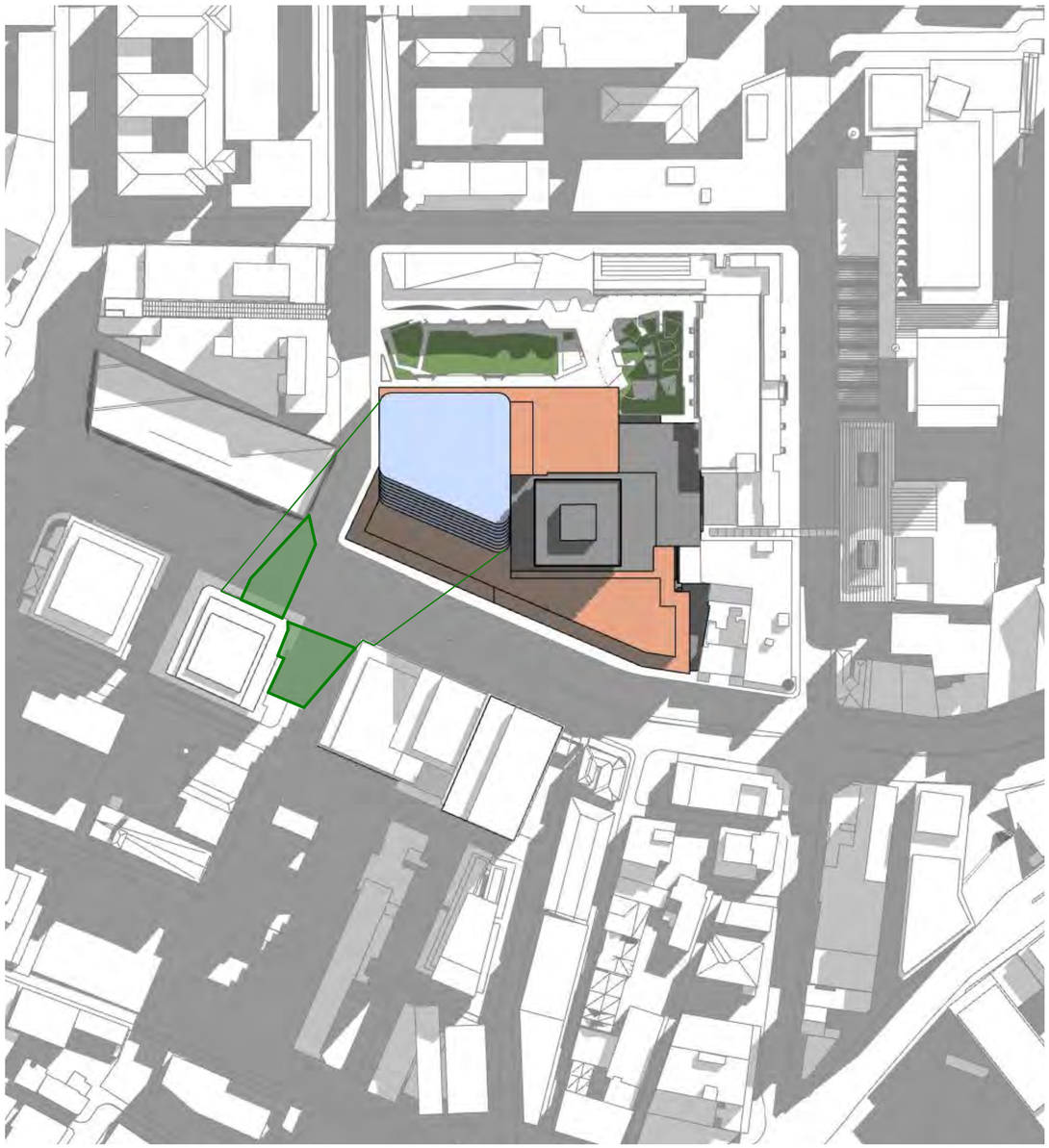
CB01/CB02 EXISTING

APPROVED CONCEPT PLAN CB02

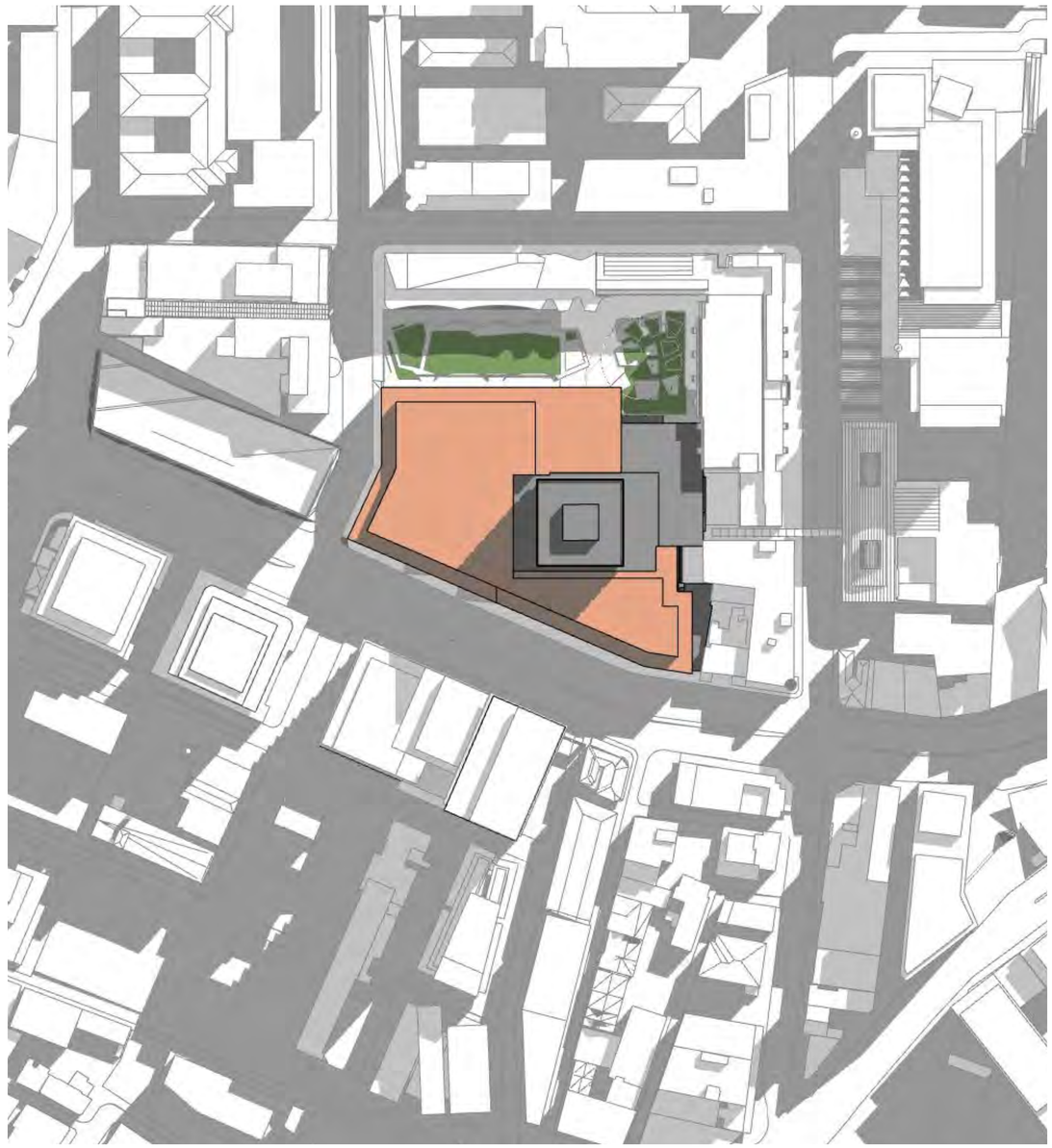
APPROVED CONCEPT PLAN CB01 EXTENSION

APPROVED SERVICES ENVELOPE

PROPOSED CONCEPT ENVELOPE



11AM SHADOW DIAGRAM - JUNE - PROPOSED
1:500



11AM SHADOW DIAGRAM - JUNE - APPROVED
1:500

KEY (SHADOW DIAGRAM)

OUTLINE OF SHADOW OF PROPOSED ENVELOPE

ADDITIONAL SHADOW OF PROPOSED ENVELOPE

SHADOW OF EXISTING / APPROVED ENVELOPE

LEGEND

CB01/CB02 EXISTING

APPROVED CONCEPT PLAN CB02

APPROVED CONCEPT PLAN CB01 EXTENSION

APPROVED SERVICES ENVELOPE

PROPOSED CONCEPT ENVELOPE

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Shadow Diagrams - Winter Solstice - 21st June - 11am

University of Technology, Sydney - UTS Central

UTS City Campus, Broadway Precinct - Modification No 5 to Concept Plan

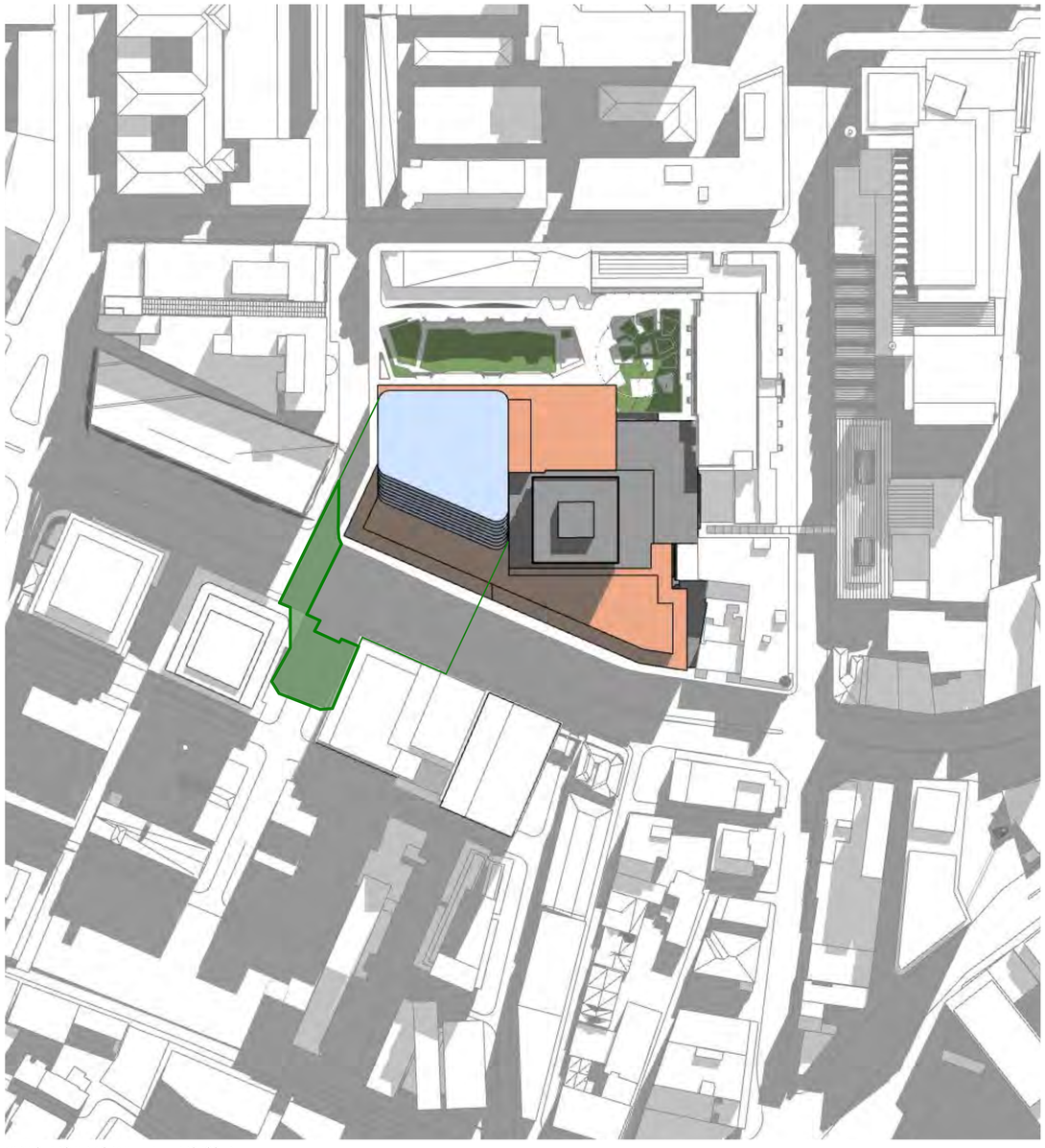
0 5 10 20m

1:500 @ A1

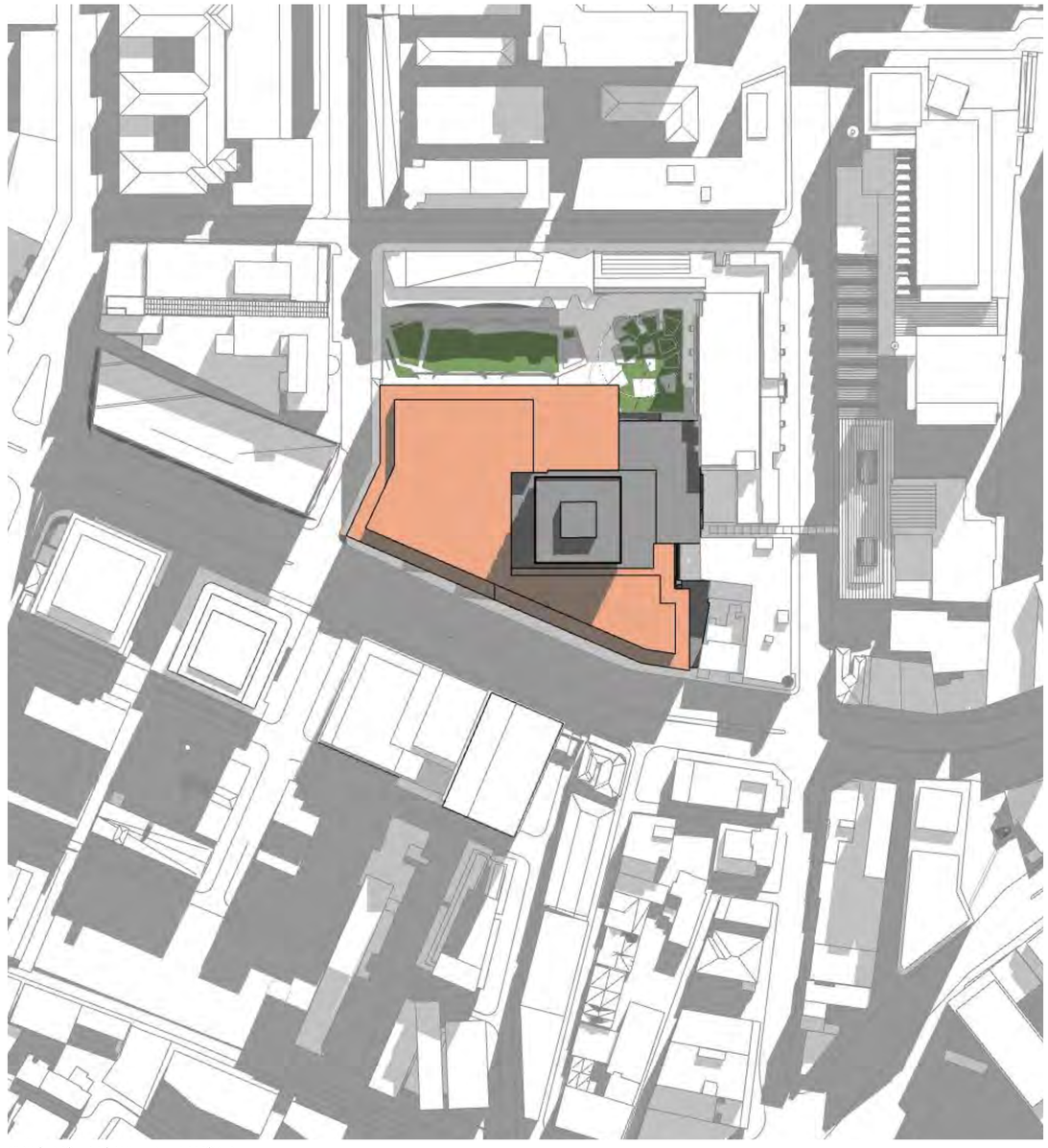
JULY 2015

For Information

MOD515



12PM SHADOW DIAGRAM - JUNE - PROPOSED
1:500



12PM SHADOW DIAGRAM - JUNE - APPROVED
1:500

KEY (SHADOW DIAGRAM)

OUTLINE OF SHADOW OF PROPOSED ENVELOPE

ADDITIONAL SHADOW OF PROPOSED ENVELOPE

SHADOW OF EXISTING / APPROVED ENVELOPE

LEGEND

CB01/CB02 EXISTING

APPROVED CONCEPT PLAN CB02

APPROVED CONCEPT PLAN CB01 EXTENSION

APPROVED SERVICES ENVELOPE

PROPOSED CONCEPT ENVELOPE

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Shadow Diagrams - Winter Solstice - 21st June - 12pm

University of Technology, Sydney - UTS Central

UTS City Campus, Broadway Precinct - Modification No 5 to Concept Plan

0 5 10 20m

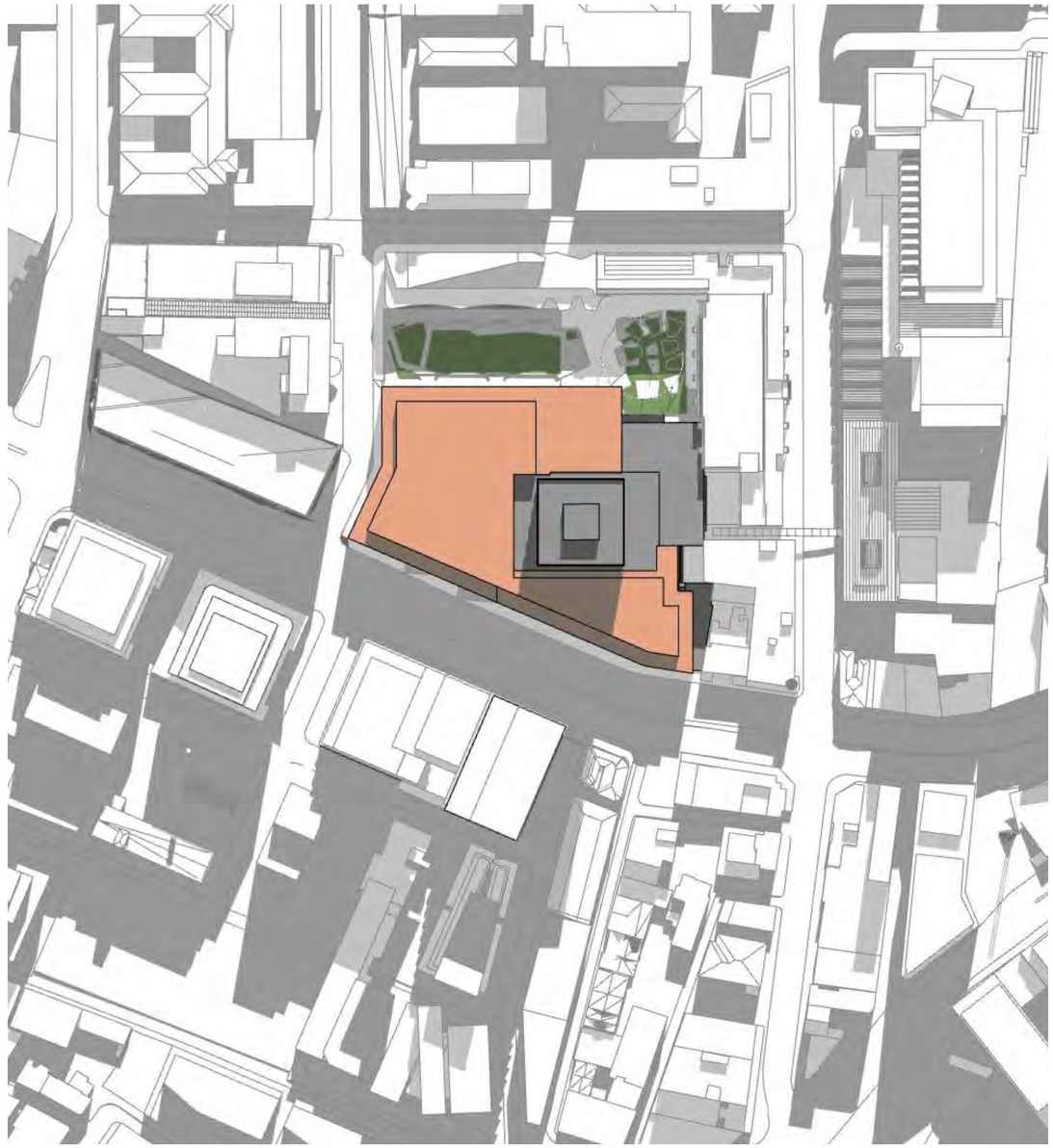
1:500 @ A1

JULY 2015

For Information

MOD516

1PM SHADOW DIAGRAM - JUNE - PROPOSED
1:500



1PM SHADOW DIAGRAM - JUNE - APPROVED
1:500

KEY (SHADOW DIAGRAM)

OUTLINE OF SHADOW OF PROPOSED ENVELOPE

ADDITIONAL SHADOW OF PROPOSED ENVELOPE

SHADOW OF EXISTING / APPROVED ENVELOPE

LEGEND

CB01/CB02 EXISTING

APPROVED CONCEPT PLAN CB02

APPROVED CONCEPT PLAN CB01 EXTENSION

APPROVED SERVICES ENVELOPE

PROPOSED CONCEPT ENVELOPE

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Shadow Diagrams - Winter Solstice - 21st June - 1pm

University of Technology, Sydney - UTS Central

UTS City Campus, Broadway Precinct - Modification No 5 to Concept Plan

0 5 10 20m

1:500 @ A1

JULY 2015

For Information

MOD517

2PM SHADOW DIAGRAM - JUNE - PROPOSED
1:500

2PM SHADOW DIAGRAM - JUNE - APPROVED
1:500

KEY (SHADOW DIAGRAM)

OUTLINE OF SHADOW OF PROPOSED ENVELOPE

ADDITIONAL SHADOW OF PROPOSED ENVELOPE

SHADOW OF EXISTING / APPROVED ENVELOPE

LEGEND

CB01/CB02 EXISTING

APPROVED CONCEPT PLAN CB02

APPROVED CONCEPT PLAN CB01 EXTENSION

APPROVED SERVICES ENVELOPE

PROPOSED CONCEPT ENVELOPE

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Shadow Diagrams - Winter Solstice - 21st June - 2pm

University of Technology, Sydney - UTS Central

UTS City Campus, Broadway Precinct - Modification No 5 to Concept Plan

0 5 10 20m

1:500 @ A1

JULY 2015

For Information

MOD518

3PM SHADOW DIAGRAM - JUNE - PROPOSED
1:500

3PM SHADOW DIAGRAM - JUNE - APPROVED
1:500

KEY (SHADOW DIAGRAM)

OUTLINE OF SHADOW OF PROPOSED ENVELOPE

ADDITIONAL SHADOW OF PROPOSED ENVELOPE

SHADOW OF EXISTING / APPROVED ENVELOPE

LEGEND

CB01/CB02 EXISTING

APPROVED CONCEPT PLAN CB02

APPROVED CONCEPT PLAN CB01 EXTENSION

APPROVED SERVICES ENVELOPE

PROPOSED CONCEPT ENVELOPE

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Shadow Diagrams - Winter Solstice - 21st June - 3pm

University of Technology, Sydney - UTS Central

UTS City Campus, Broadway Precinct - Modification No 5 to Concept Plan

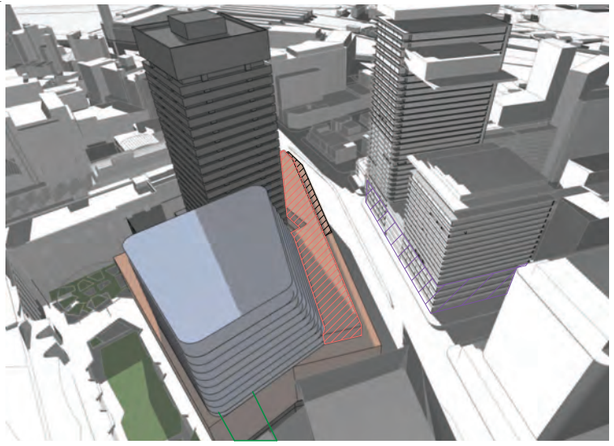
0 5 10 20m

1:500 @ A1

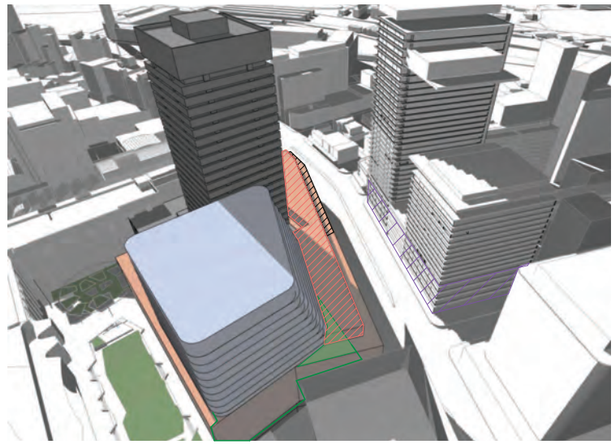
JULY 2015

For Information

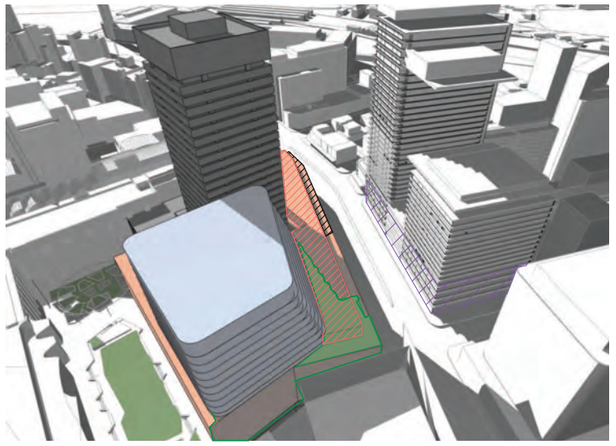
MOD519



September 21st 7:30am Shadow



September 21st 8:30am Shadow



September 21st 9am Shadow

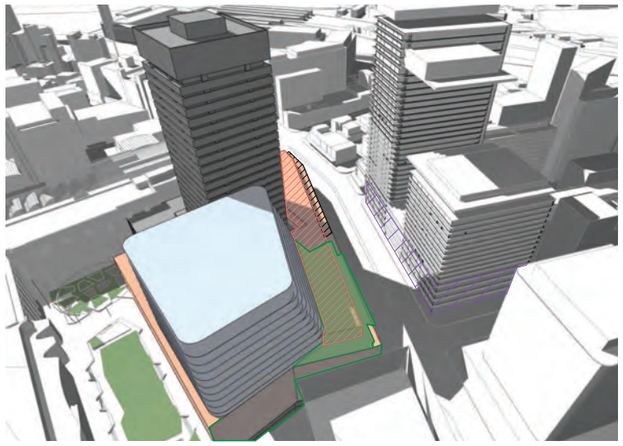
KEY (SHADOW DIAGRAM)

OUTLINE OF SHADOW OF PROPOSED ENVELOPE

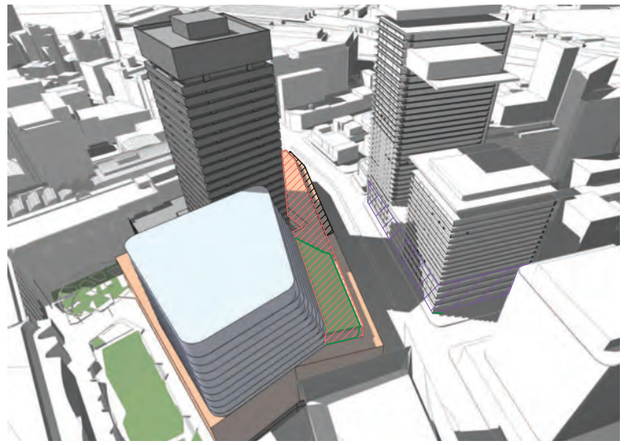
ADDITIONAL SHADOW OF PROPOSED ENVELOPE

SHADOW OF EXISTING / APPROVED ENVELOPE

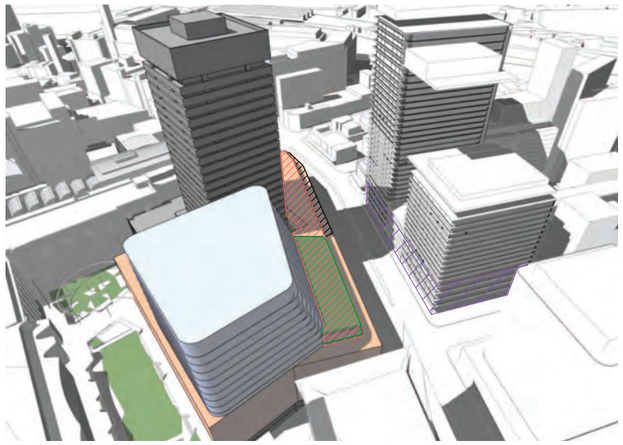
NON RESIDENTIAL USE



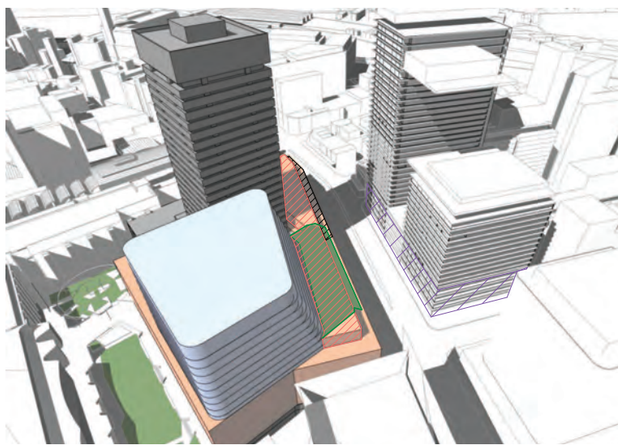
September 21st 10am Shadow



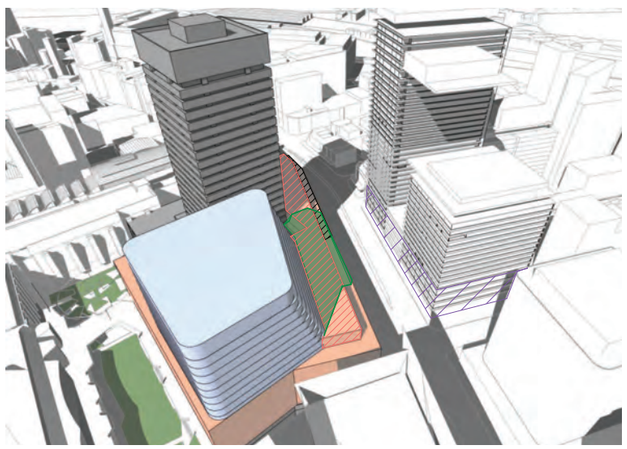
September 21st 11am Shadow



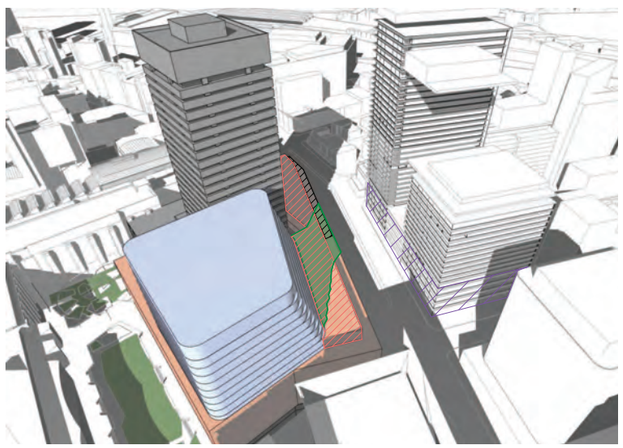
September 21st 12pm Shadow



September 21st 1pm Shadow



September 21st 2pm Shadow



September 21st 3pm Shadow

LEGEND

CB01/CB02 EXISTING

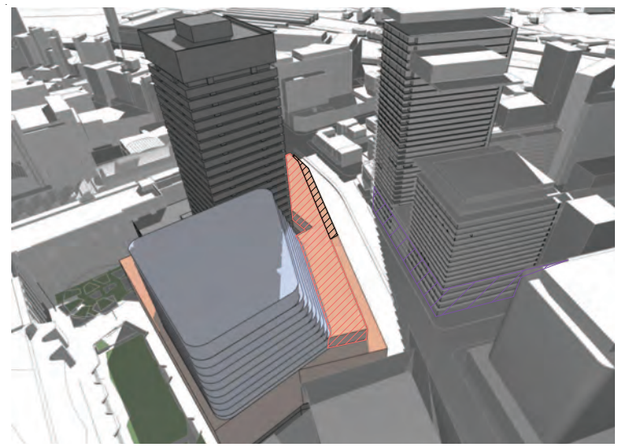
APPROVED CONCEPT PLAN CB02

APPROVED CONCEPT PLAN CB01 EXTENSION

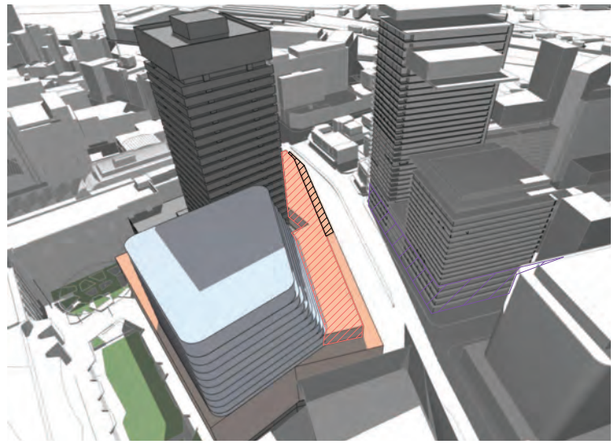
APPROVED SERVICES ENVELOPE

PROPOSED CONCEPT ENVELOPE

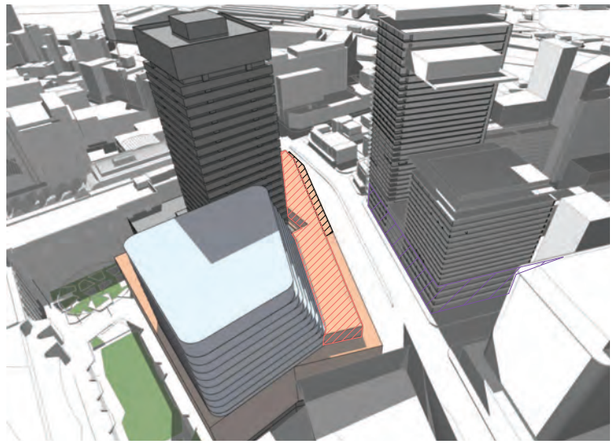
Shadow Diagram - Equinox - 21st September



December 21st 7:30am Shadow



December 21st 8:30am Shadow



December 21st 9am Shadow

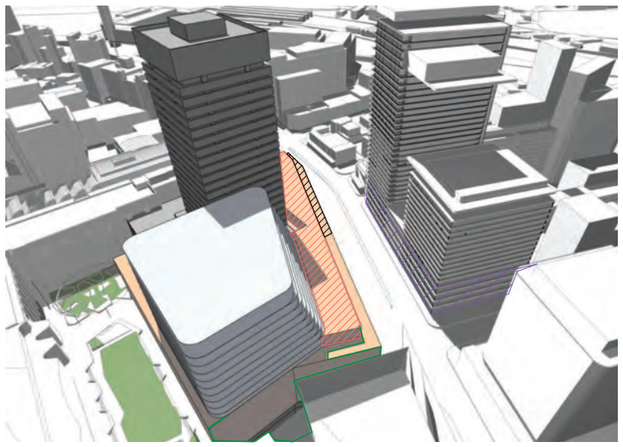
KEY (SHADOW DIAGRAM)

OUTLINE OF SHADOW OF PROPOSED ENVELOPE

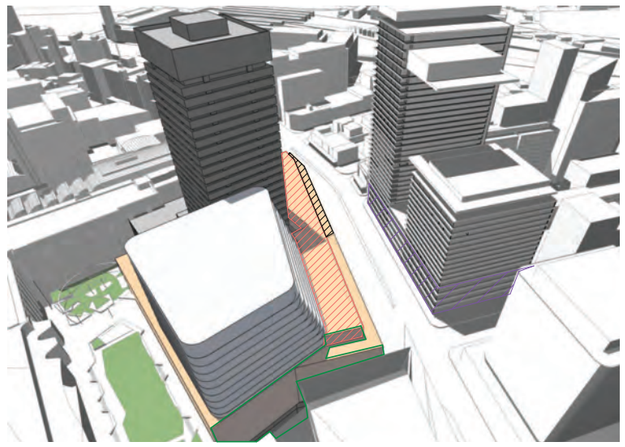
ADDITIONAL SHADOW OF PROPOSED ENVELOPE

SHADOW OF EXISTING / APPROVED ENVELOPE

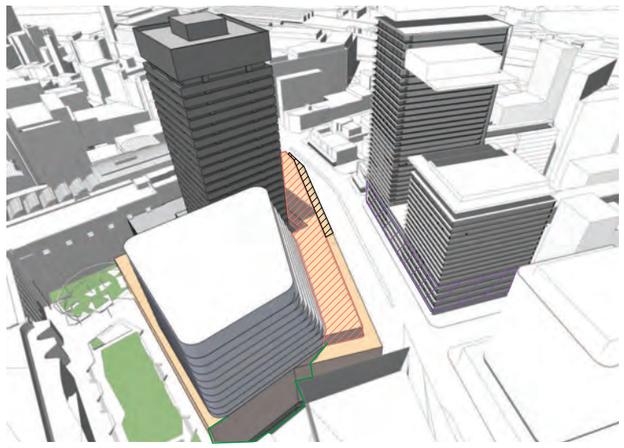
NON RESIDENTIAL USE



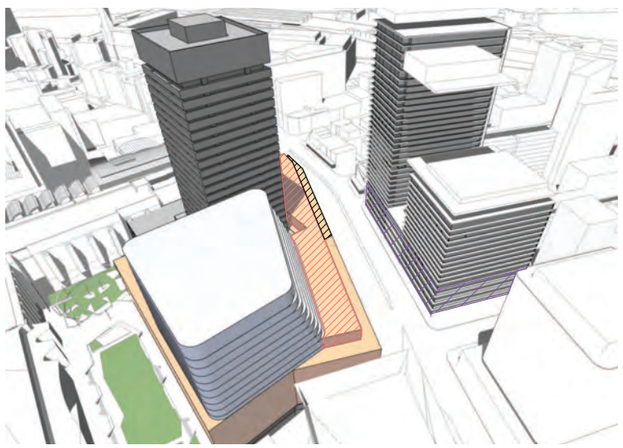
December 21st 10am Shadow



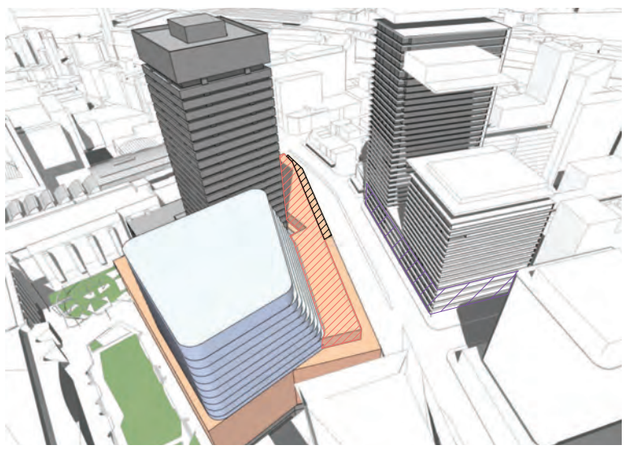
December 21st 11am Shadow



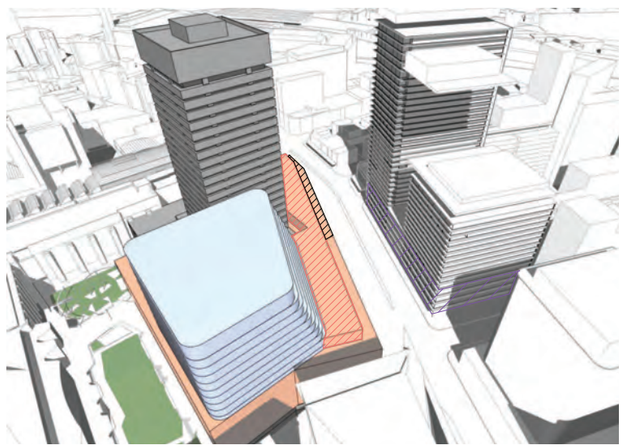
December 21st 12pm Shadow



December 21st 1pm Shadow



December 21st 2pm Shadow



December 21st 3pm Shadow

LEGEND

CB01/CB02 EXISTING

APPROVED CONCEPT PLAN CB02

APPROVED CONCEPT PLAN CB01 EXTENSION

APPROVED SERVICES ENVELOPE

PROPOSED CONCEPT ENVELOPE

Shadow Diagram - Summer solstice - 21st December

G

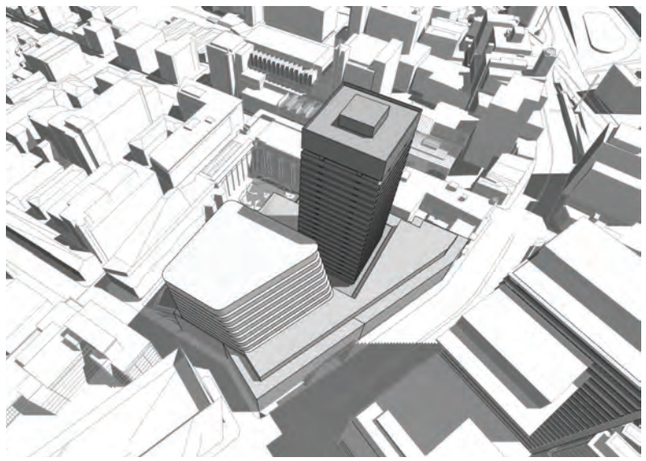
UTS City Campus, Broadway Precinct - Modification No 5 to Concept Plan - Architects Drawing - FJMT

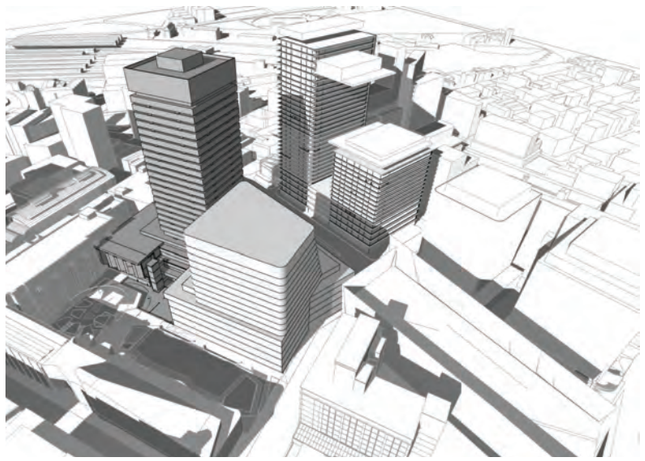
UNIVERSITY OF TECHNOLOGY SYDNEY

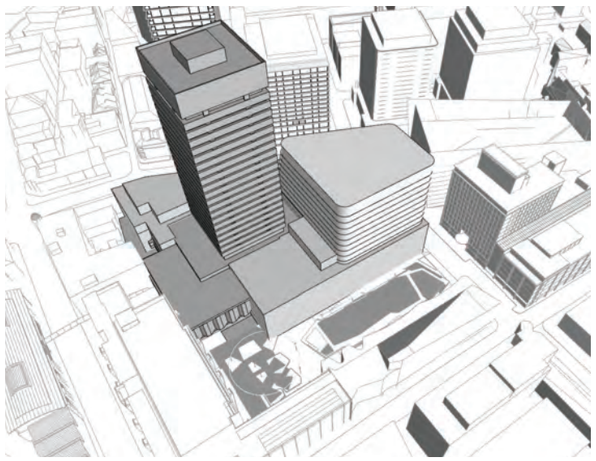
UTS City Campus, Broadway Precinct - Modification No 5 to Concept Plan

JULY 2015

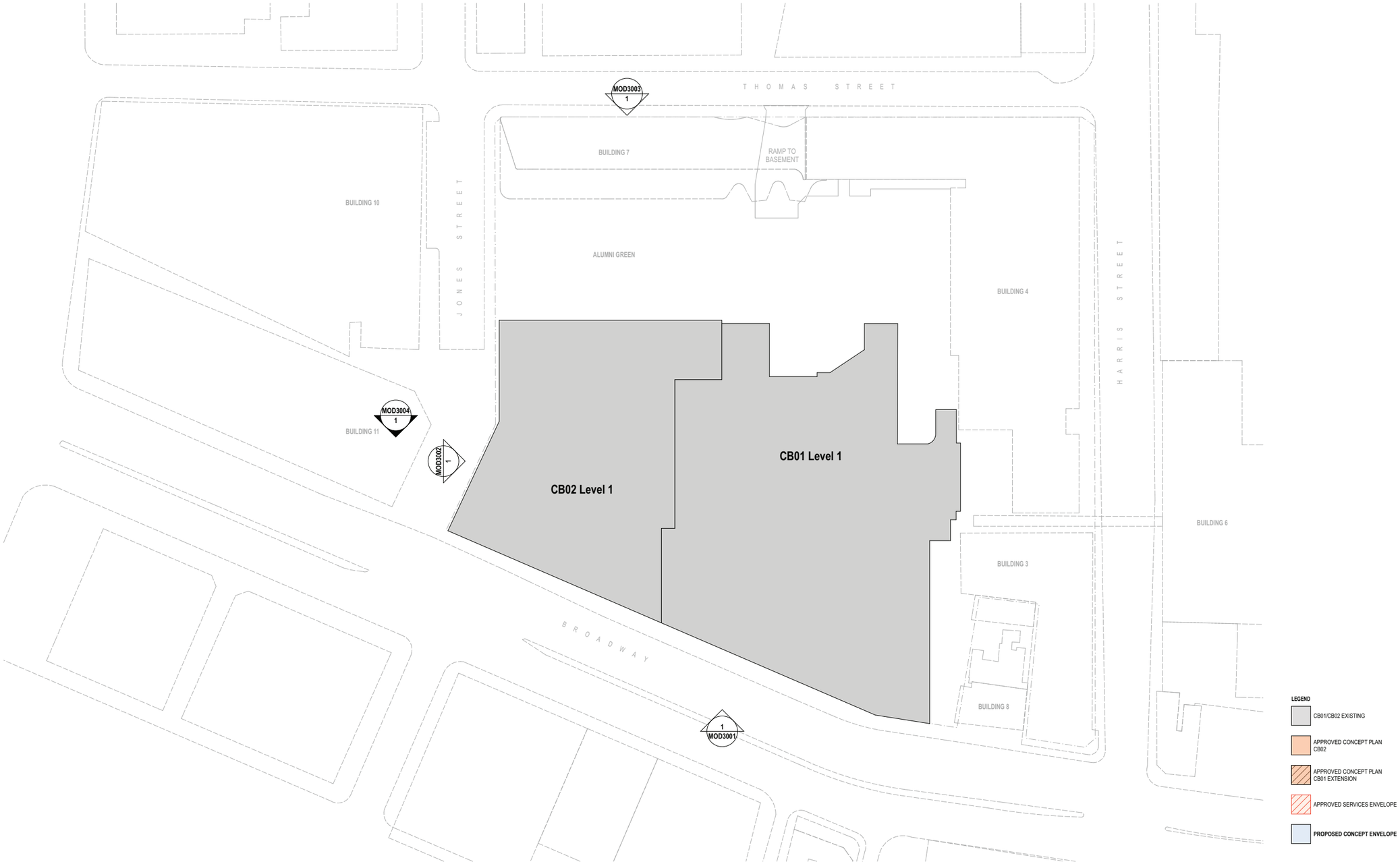
Drawing Number	Description
MOD0000	Cover Sheet
MOD1001	Site plan
MOD2001	Level 1 General Arrangement - Proposed
MOD2002	Level 2 General Arrangement - Proposed
MOD2003	Level 3 General Arrangement - Proposed
MOD2004	Level 4 General Arrangement - Proposed
MOD2005	Level 5 General Arrangement - Proposed
MOD2006	Level 6 General Arrangement - Proposed
MOD2007	Level 7 General Arrangement - Proposed
MOD2008	Level 8 General Arrangement - Proposed
MOD2009	Level 9 General Arrangement - Proposed
MOD2010	Level 10 General Arrangement - Proposed
MOD2011	Level 11 General Arrangement - Proposed
MOD2012	Level 12 General Arrangement - Proposed
MOD2013	Level 13 General Arrangement - Proposed
MOD2014	Level 14 General Arrangement - Proposed
MOD2015	Level 15 General Arrangement - Proposed
MOD2016	Level 16 General Arrangement - Proposed
MOD2017	Level 17 General Arrangement - Proposed
MOD3001	Elevation - Broadway - Proposed
MOD3002	Elevation - Jones Street - Proposed
MOD3003	Elevation - Thomas Street - Proposed
MOD3004	Section A - Proposed







UTS City Campus, Broadway Precinct - Modification No 5 to Concept Plan - Architects Drawing - FJMT



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Level 1 General Arrangement - Proposed

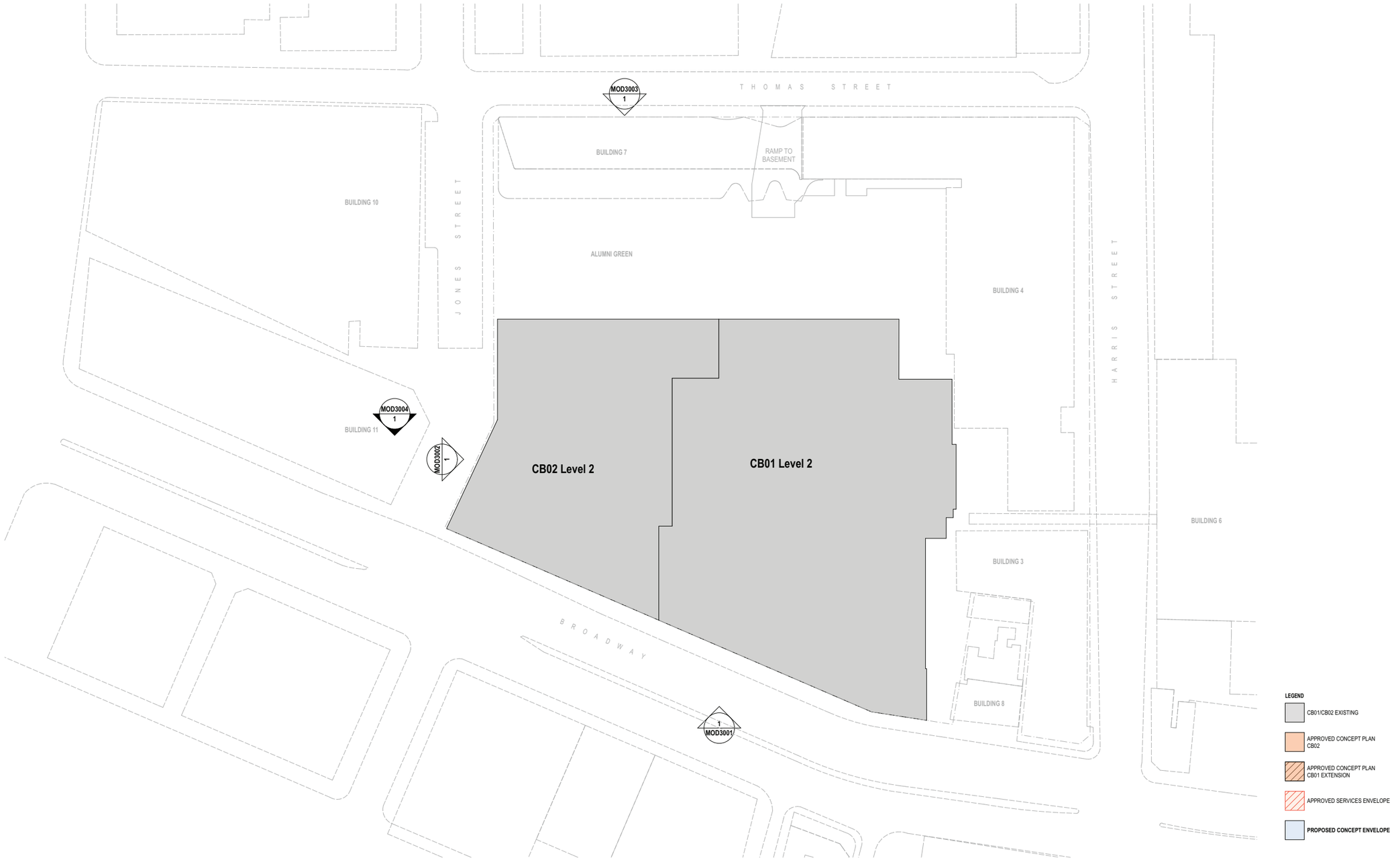
University of Technology, Sydney - UTS Central

UTS City Campus, Broadway Precinct - Modification No 5 to Concept Plan

0 5 10 20m

1:500 @ A1 JULY 2015

For Information **MOD2001**



fjmt francis-jones morehen thorp

UTS University of Technology, Sydney

LACOSTE+STEVENSON I DARYL JACKSON ROBIN DYKE PTY LTD
architects in association

Level 2 General Arrangement - Proposed

University of Technology, Sydney - UTS Central

UTS City Campus, Broadway Precinct - Modification No 5 to Concept Plan

0 5 10 20m

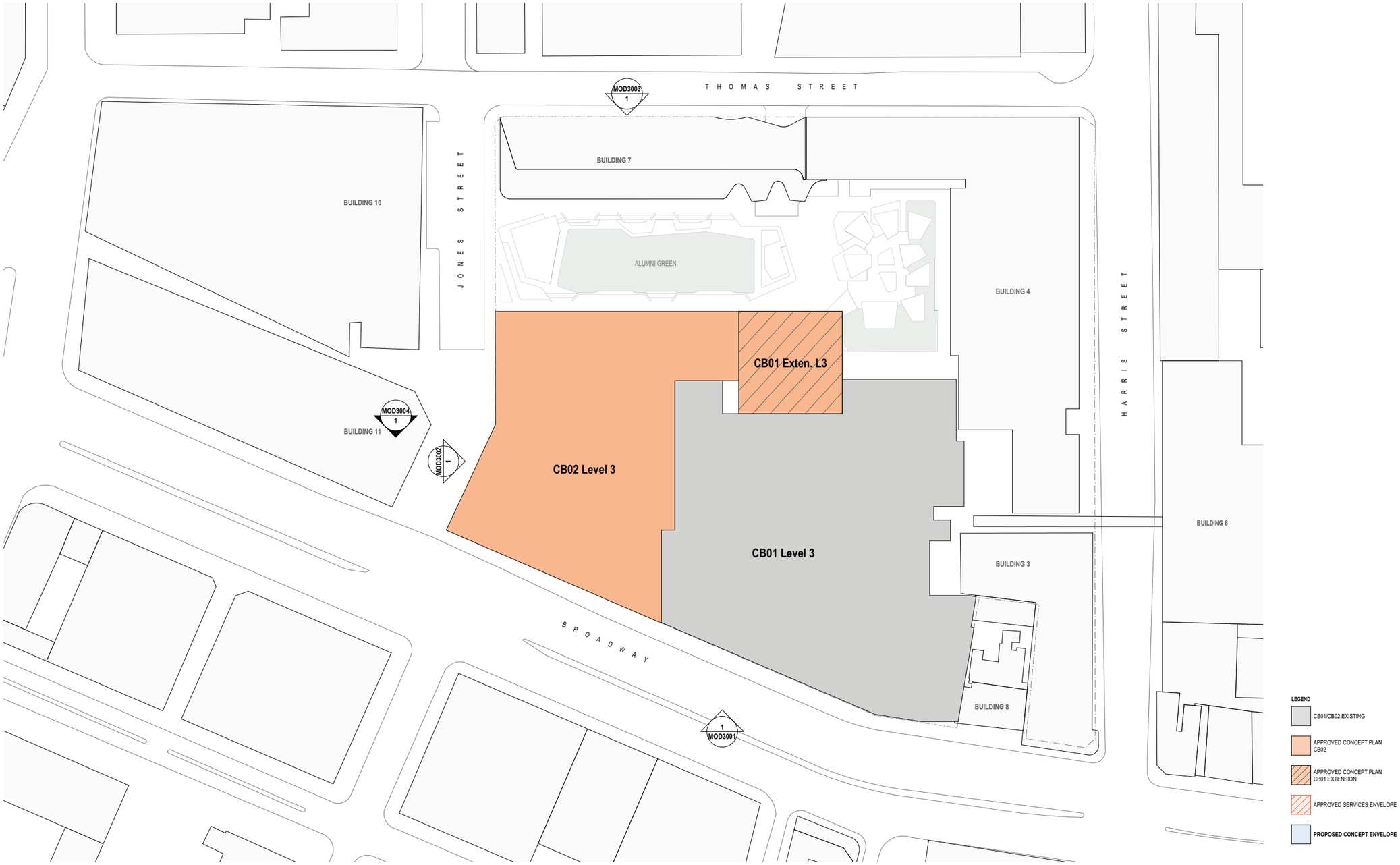
1:500 @ A1

JULY 2015

For Information

MOD2002

UTS City Campus, Broadway Precinct - Modification No 5 to Concept Plan - Architects Drawing - FJMT



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Level 3 General Arrangement - Proposed

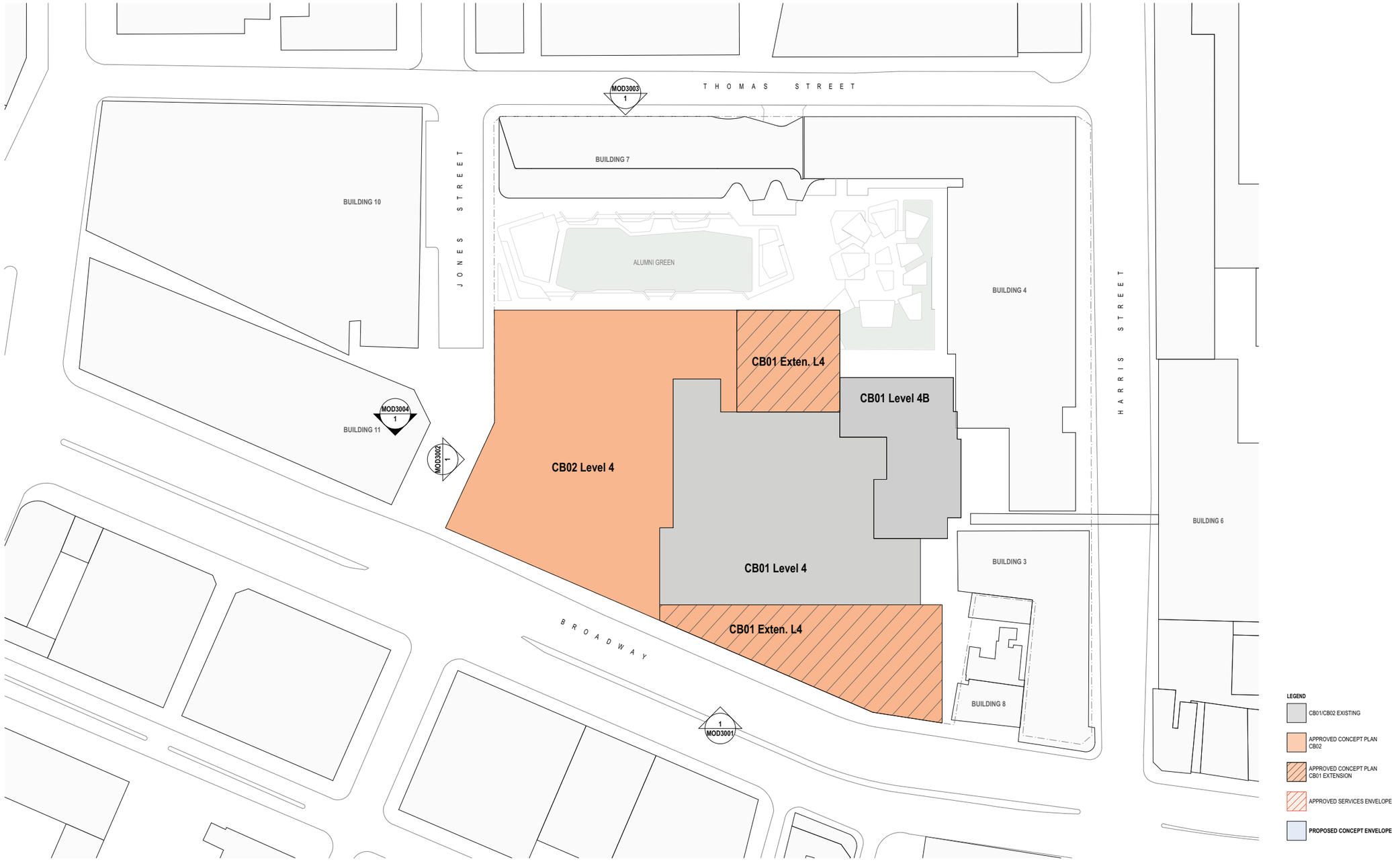
University of Technology, Sydney - UTS Central

UTS City Campus, Broadway Precinct - Modification No 5 to Concept Plan

0 5 10 20m

1:500 @ A1 JULY 2015

For Information **MOD2003**



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Level 4 General Arrangement - Proposed

University of Technology, Sydney - UTS Central

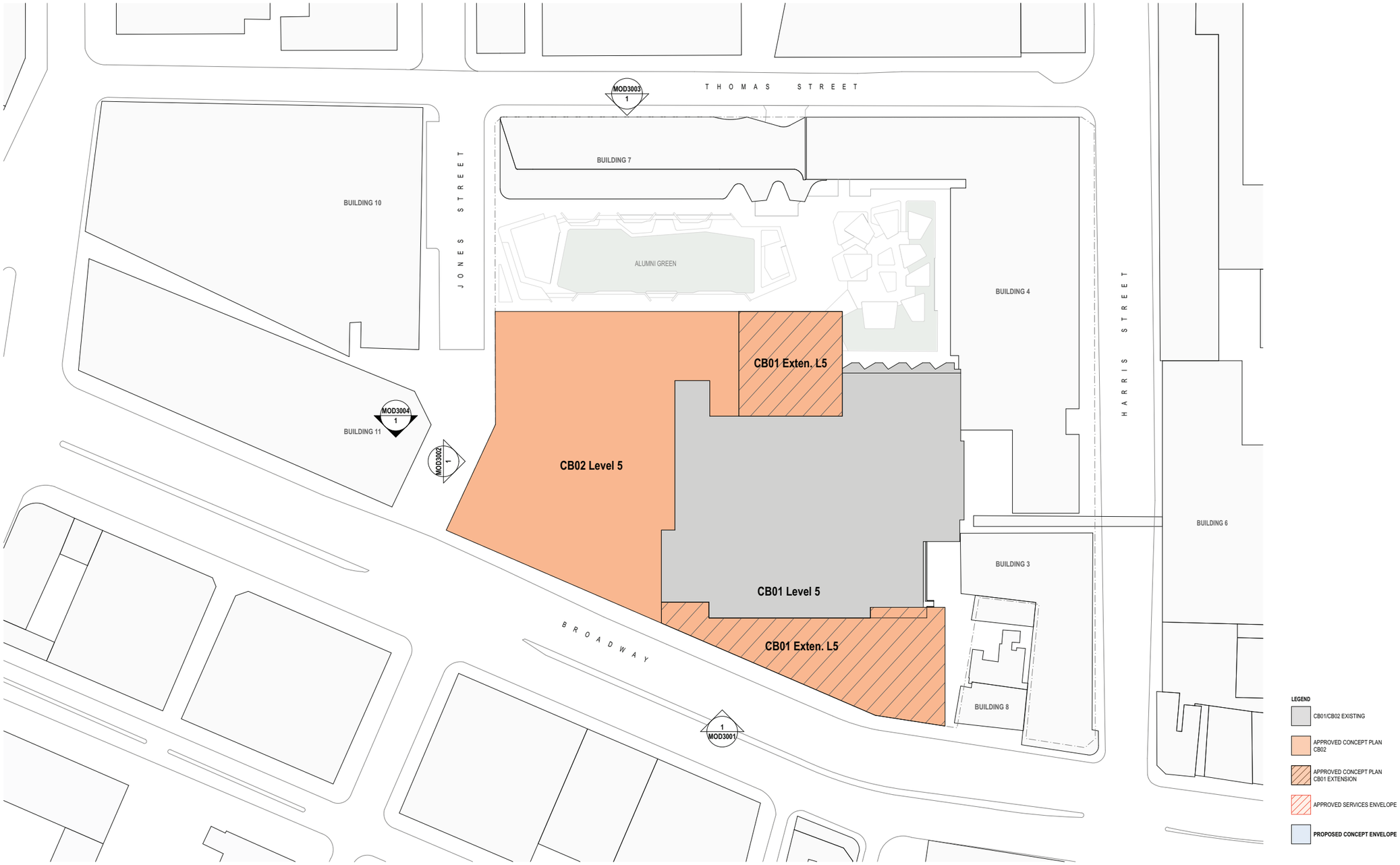
UTS City Campus, Broadway Precinct - Modification No 5 to Concept Plan

0 5 10 20m

1:500 @ A1 JULY 2015

For Information **MOD2004**

UTS City Campus, Broadway Precinct - Modification No 5 to Concept Plan - Architects Drawing - FJMT



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Level 5 General Arrangement - Proposed

University of Technology, Sydney - UTS Central

UTS City Campus, Broadway Precinct - Modification No 5 to Concept Plan

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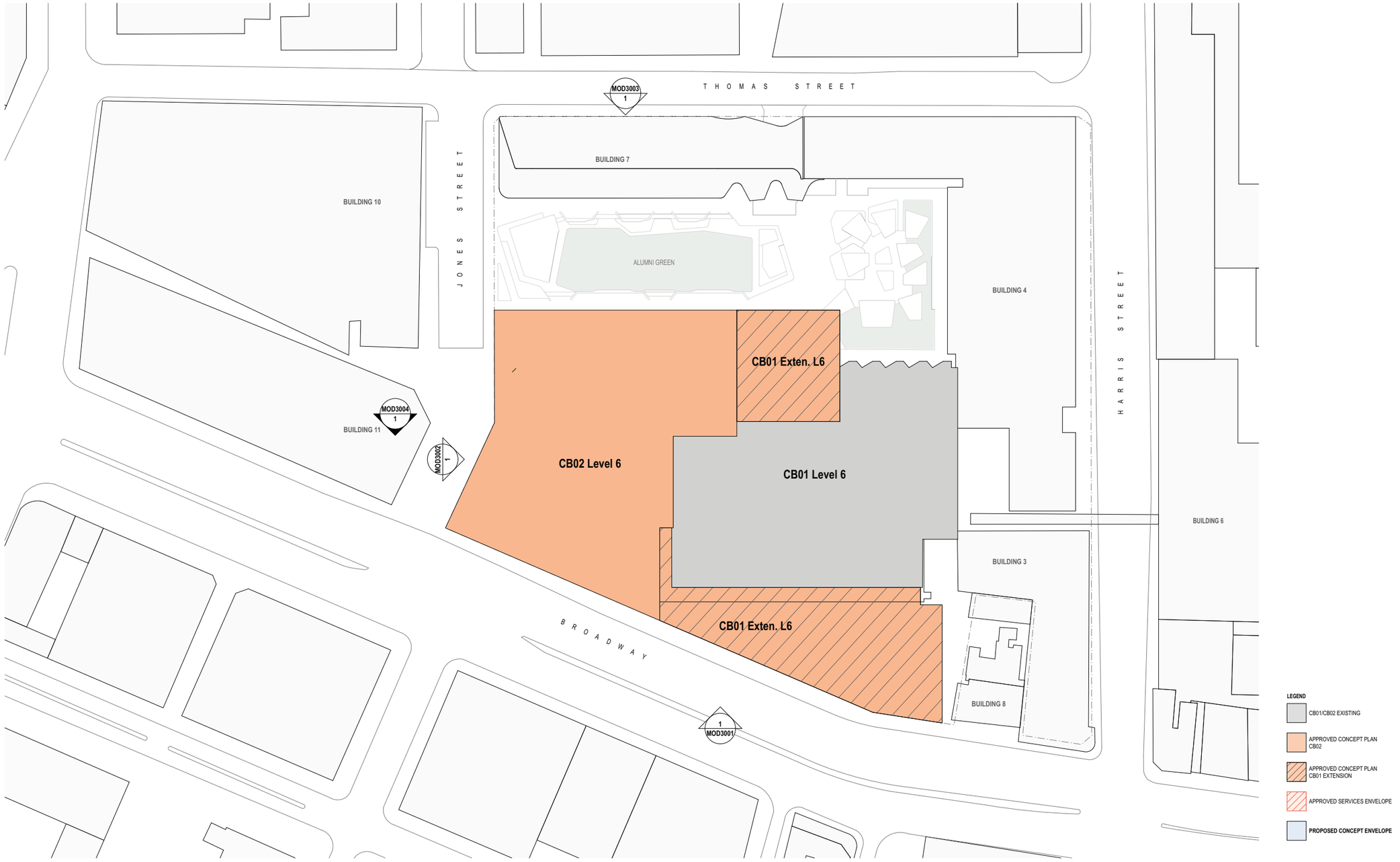
1:500 @ A1 JULY 2015

For Information **MOD2005**



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Level 6 General Arrangement - Proposed

University of Technology, Sydney - UTS Central

UTS City Campus, Broadway Precinct - Modification No 5 to Concept Plan

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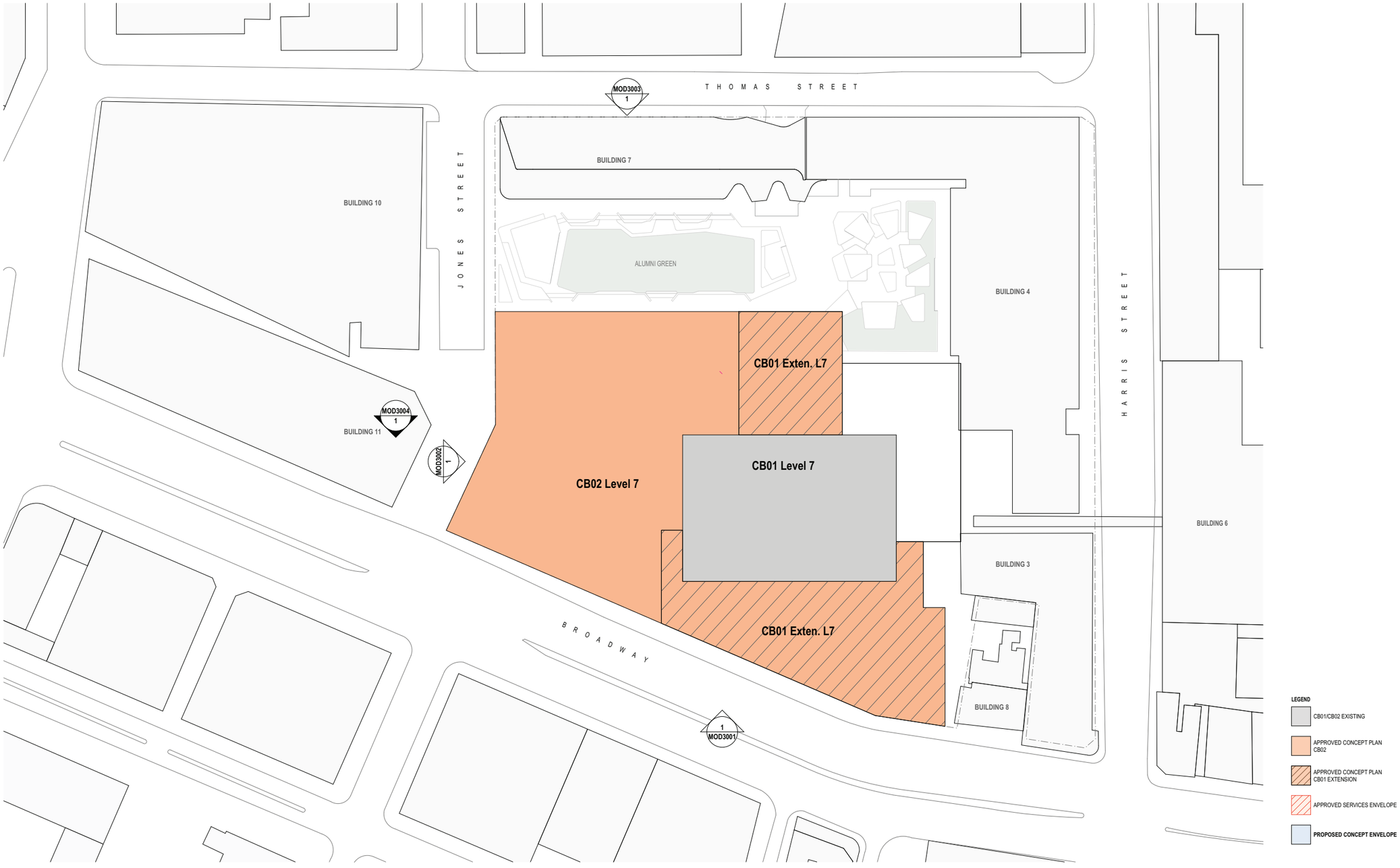
1:500 @ A1 JULY 2015

For Information **MOD2006**

UTS City Campus, Broadway Precinct - Modification No 5 to Concept Plan - Architects Drawing - FJMT



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Level 7 General Arrangement - Proposed

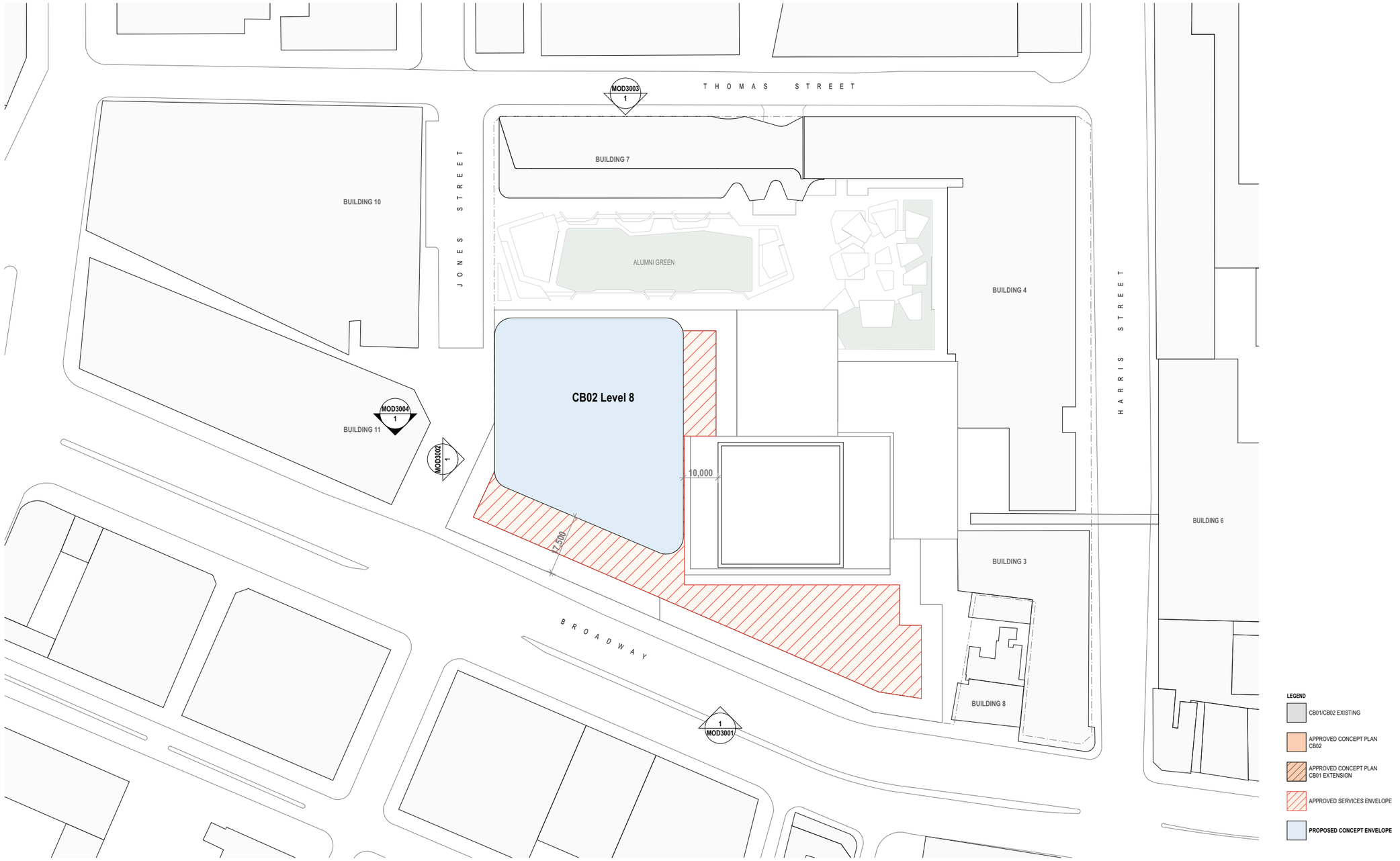
University of Technology, Sydney - UTS Central

UTS City Campus, Broadway Precinct - Modification No 5 to Concept Plan

0 5 10 20m

1:500 @ A1 JULY 2015

For Information **MOD2007**



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Level 8 General Arrangement - Proposed

University of Technology, Sydney - UTS Central

UTS City Campus, Broadway Precinct - Modification No 5 to Concept Plan

0 5 10 20m

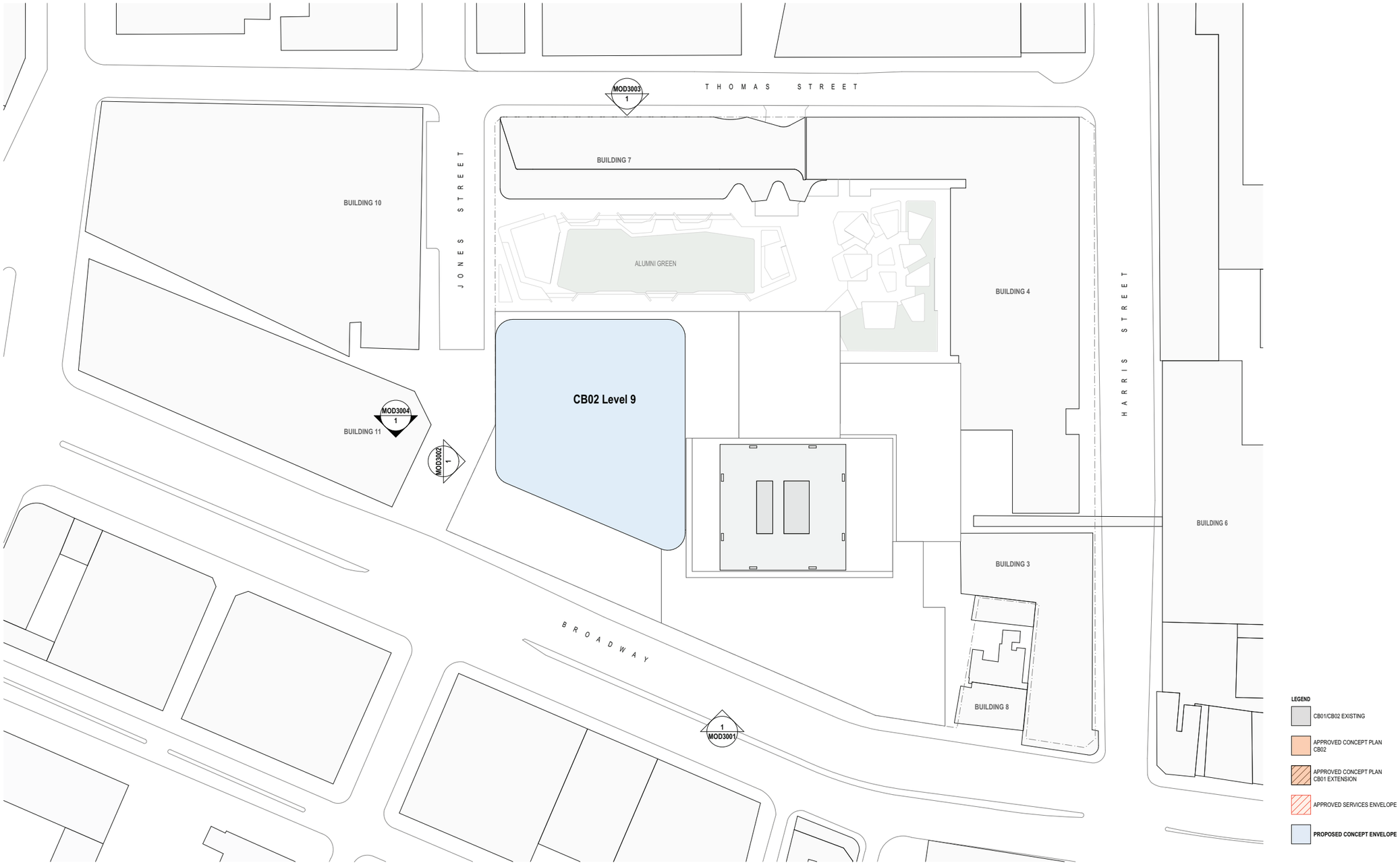
1:500 @ A1

JULY 2015

For Information

MOD2008

UTS City Campus, Broadway Precinct - Modification No 5 to Concept Plan - Architects Drawing - FJMT



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Level 9 General Arrangement - Proposed

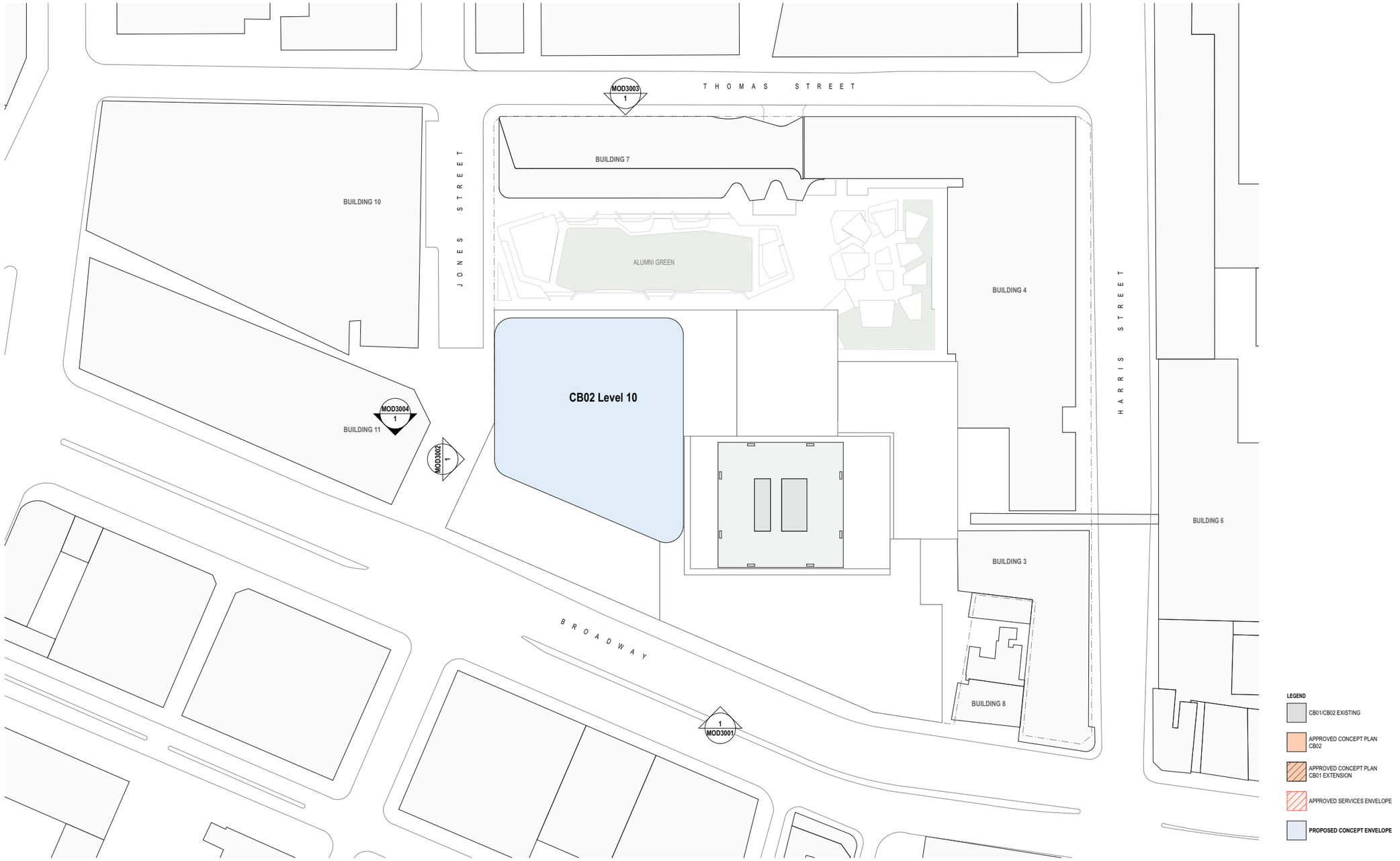
University of Technology, Sydney - UTS Central

UTS City Campus, Broadway Precinct - Modification No 5 to Concept Plan

0 5 10 20m

1:500 @ A1 JULY 2015

For Information **MOD2009**



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Level 10 General Arrangement - Proposed

University of Technology, Sydney - UTS Central

UTS City Campus, Broadway Precinct - Modification No 5 to Concept Plan

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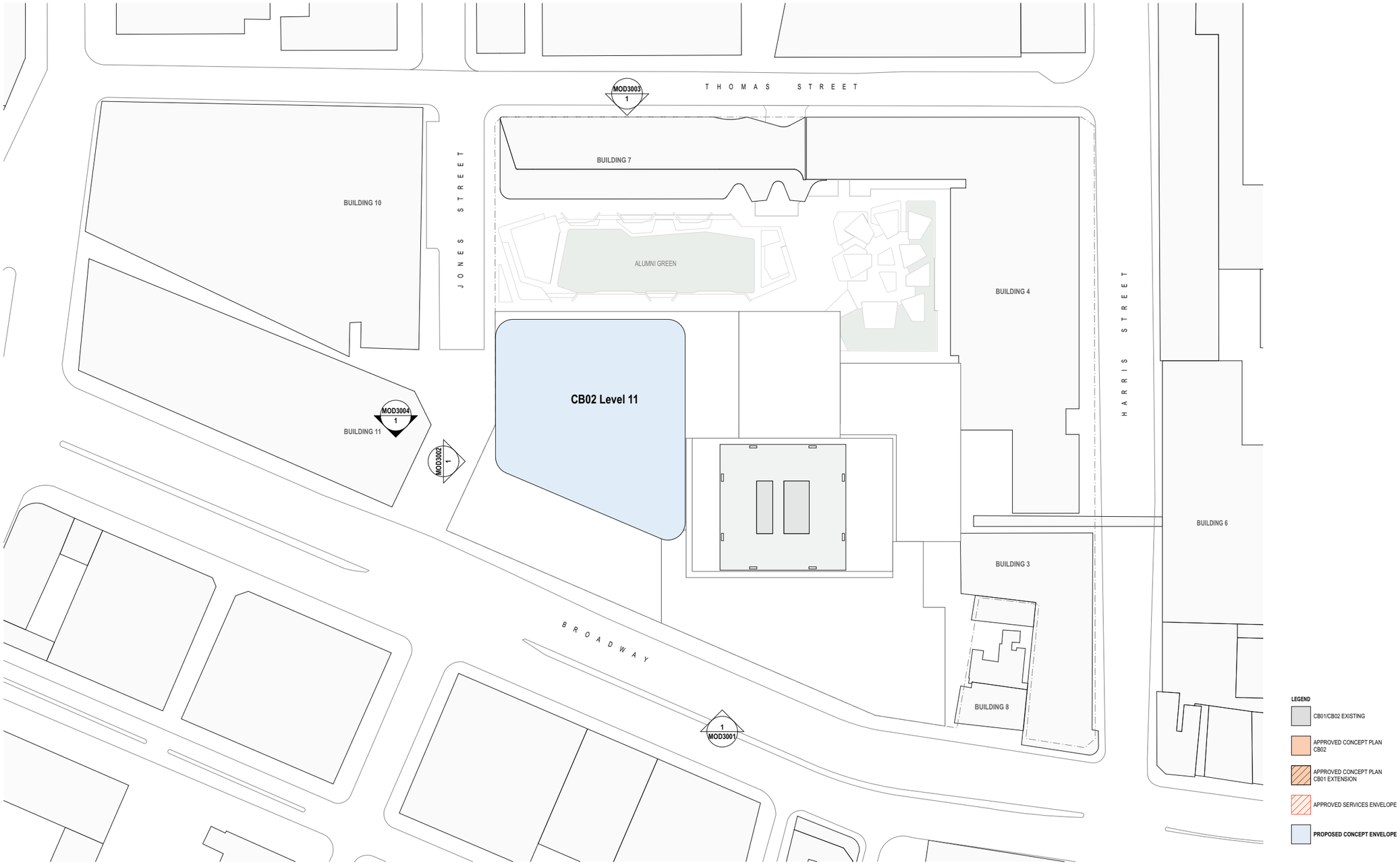
1:500 @ A1

JULY 2015

For Information

MOD2010

UTS City Campus, Broadway Precinct - Modification No 5 to Concept Plan - Architects Drawing - FJMT



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Level 11 General Arrangement - Proposed

University of Technology, Sydney - UTS Central

UTS City Campus, Broadway Precinct - Modification No 5 to Concept Plan

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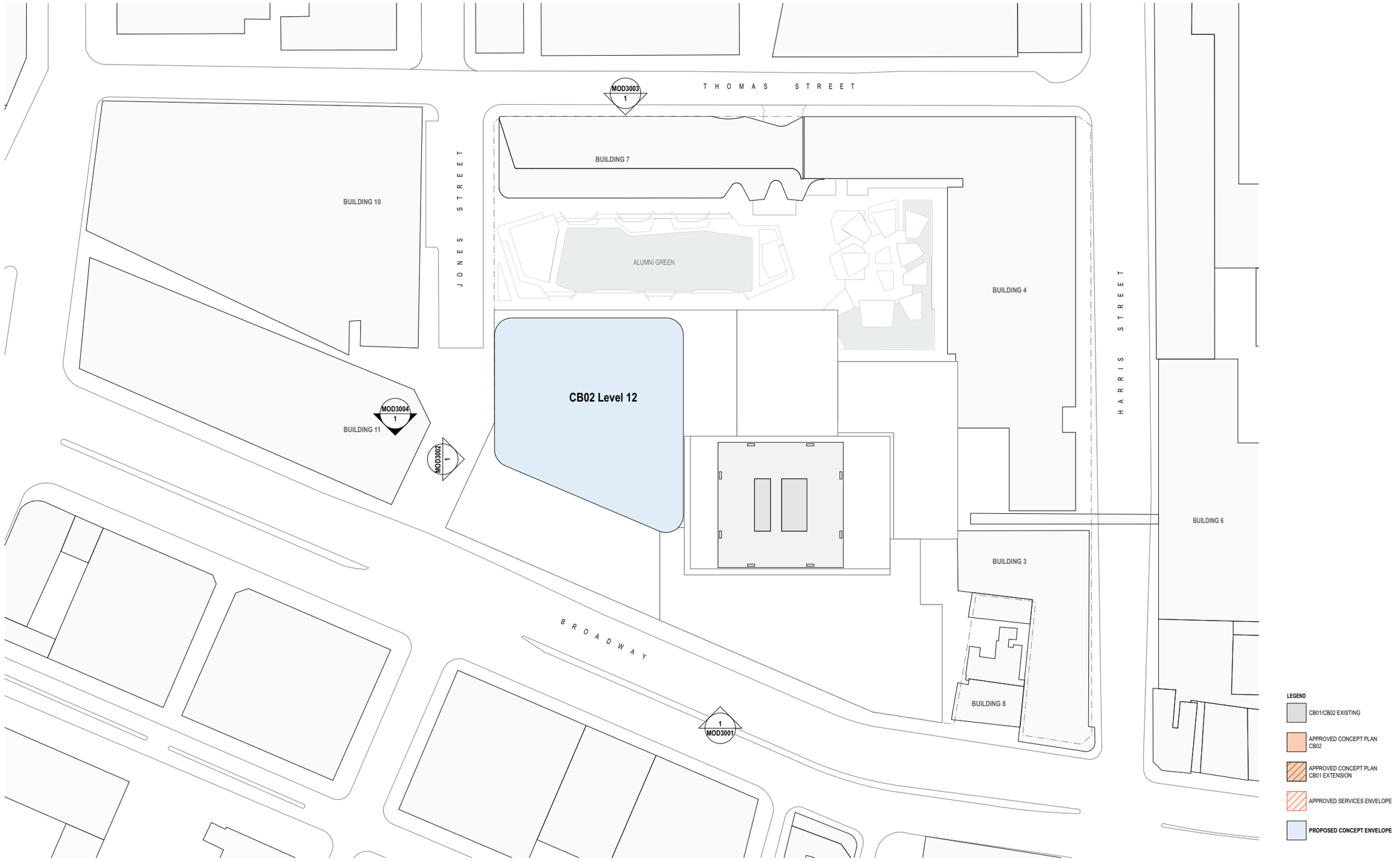
1:500 @ A1 JULY 2015

For Information **MOD2011**



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Level 12 General Arrangement - Proposed

University of Technology, Sydney - UTS Central

UTS City Campus, Broadway Precinct - Modification No 5 to Concept Plan

0 5 10 20m

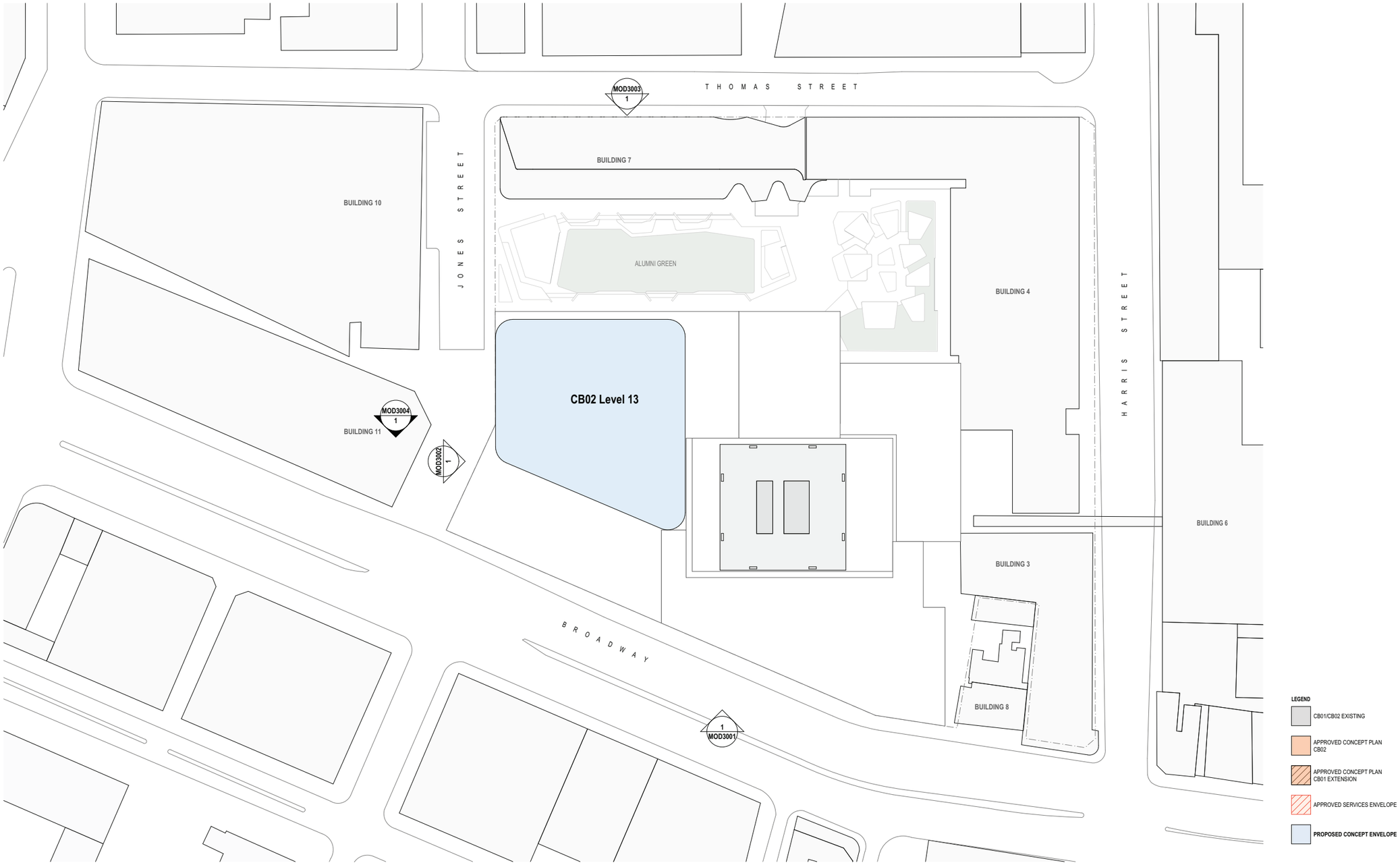
1:500 @ A1

JULY 2015

For Information

MOD2012

UTS City Campus, Broadway Precinct - Modification No 5 to Concept Plan - Architects Drawing - FJMT



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Level 13 General Arrangement - Proposed

University of Technology, Sydney - UTS Central

UTS City Campus, Broadway Precinct - Modification No 5 to Concept Plan

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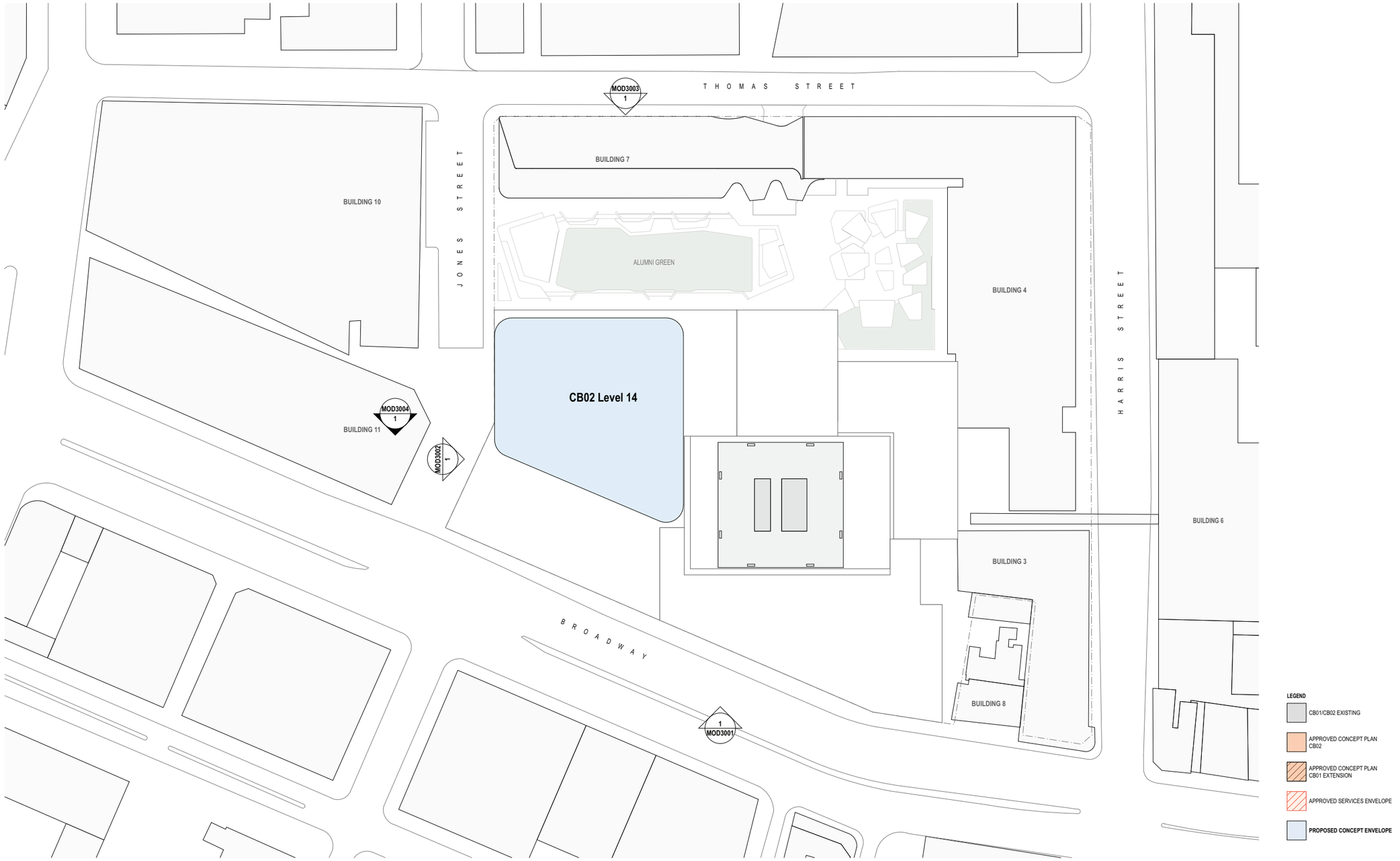
For Information **MOD2013**



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Level 14 General Arrangement - Proposed

University of Technology, Sydney - UTS Central

UTS City Campus, Broadway Precinct - Modification No 5 to Concept Plan

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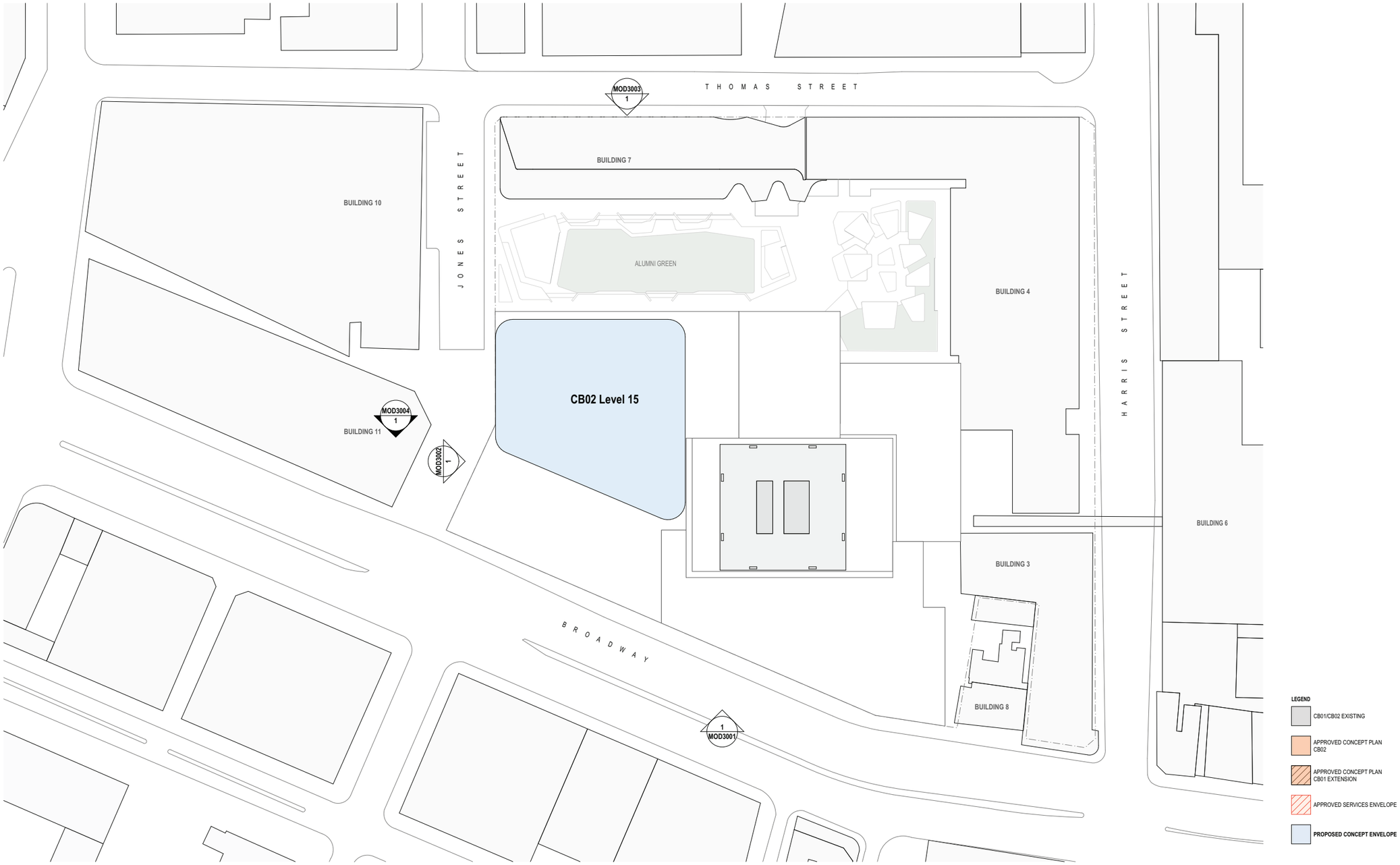
JULY 2015

For Information

MOD2014

UTS City Campus, Broadway Precinct - Modification No 5 to Concept Plan - Architects Drawing - FJMT



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Level 15 General Arrangement - Proposed

University of Technology, Sydney - UTS Central

UTS City Campus, Broadway Precinct - Modification No 5 to Concept Plan

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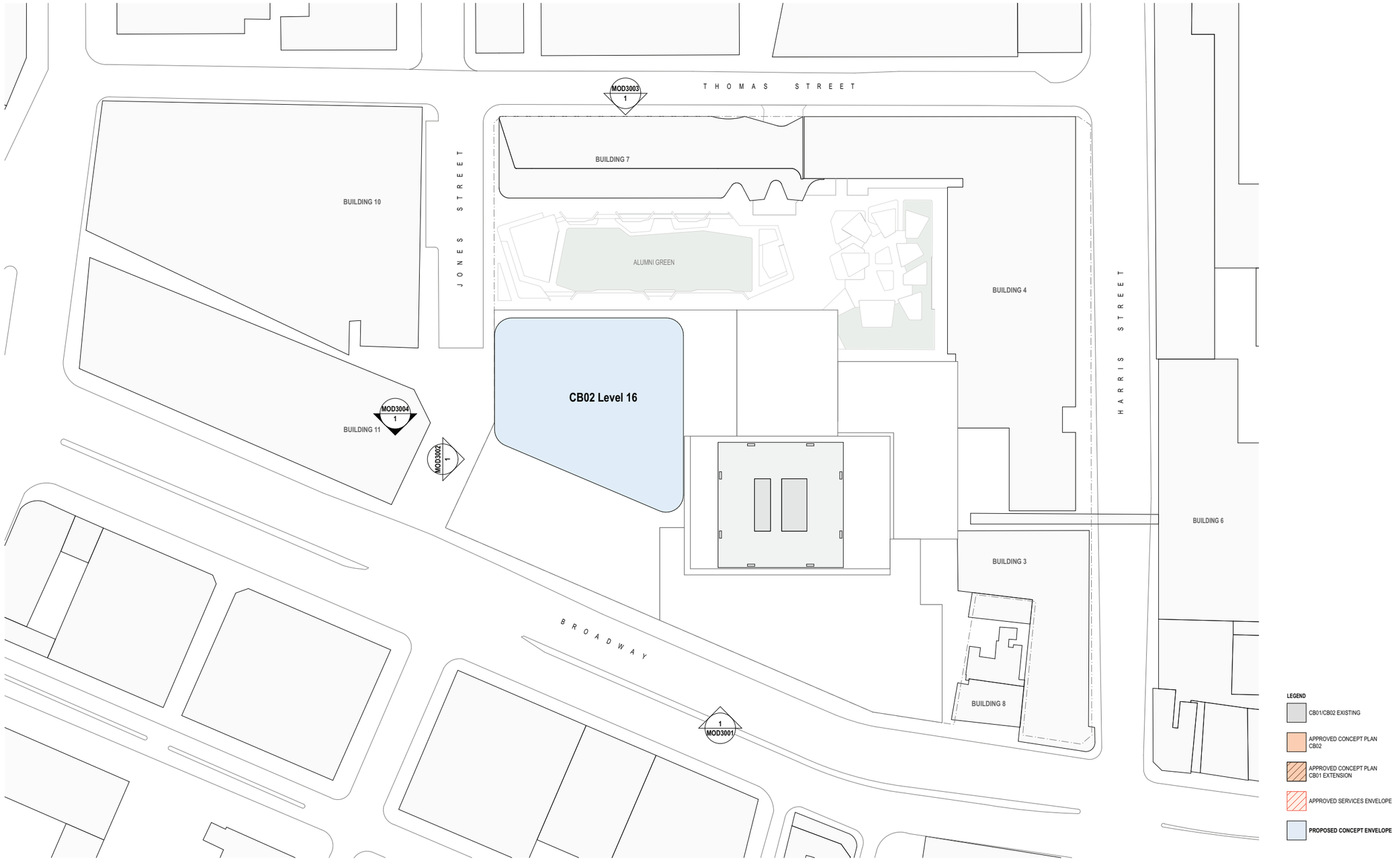
For Information **MOD2015**



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Level 16 General Arrangement - Proposed

University of Technology, Sydney - UTS Central

UTS City Campus, Broadway Precinct - Modification No 5 to Concept Plan

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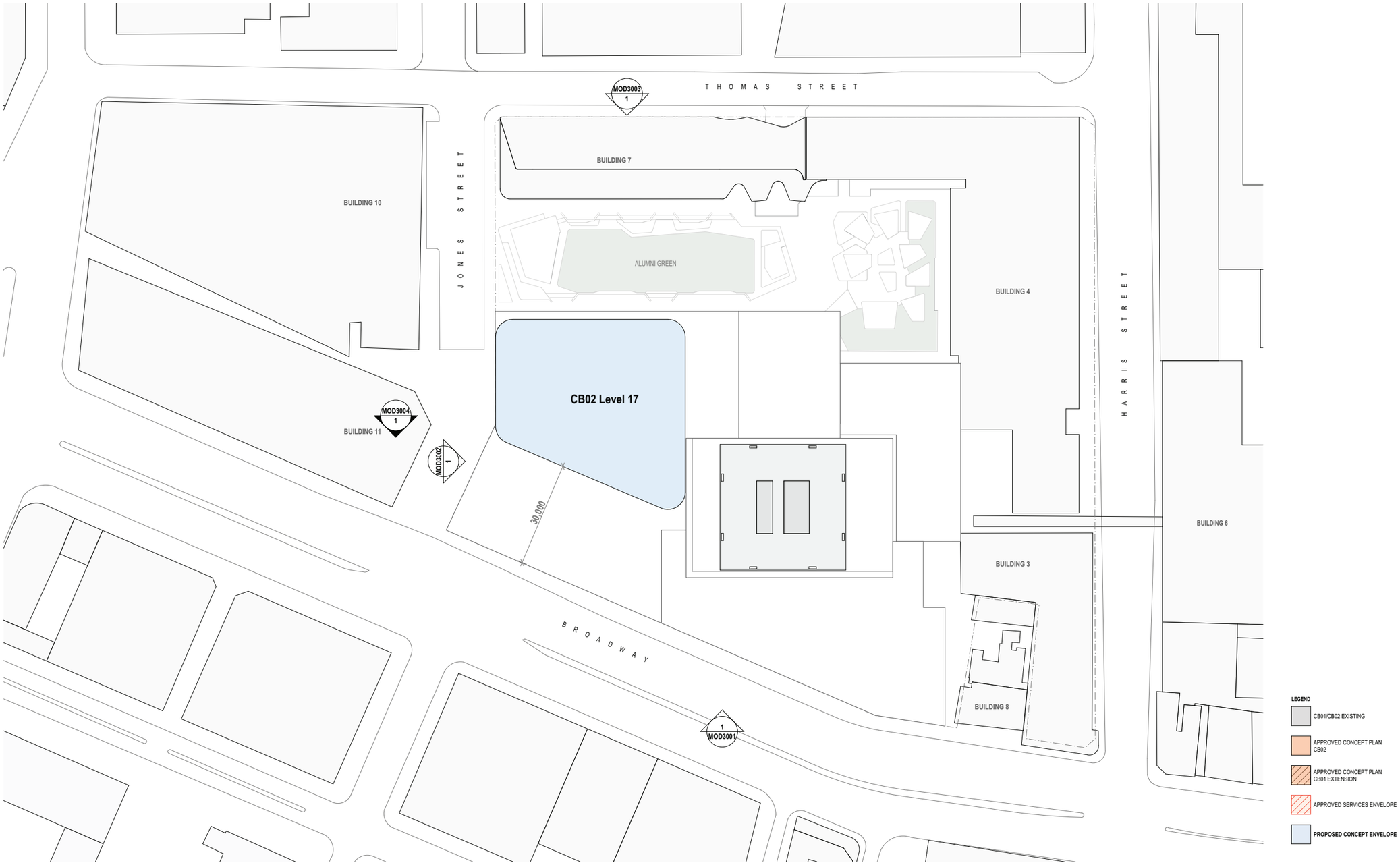
JULY 2015

For Information

MOD2016

UTS City Campus, Broadway Precinct - Modification No 5 to Concept Plan - Architects Drawing - FJMT



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Level 17 General Arrangement - Proposed

University of Technology, Sydney - UTS Central

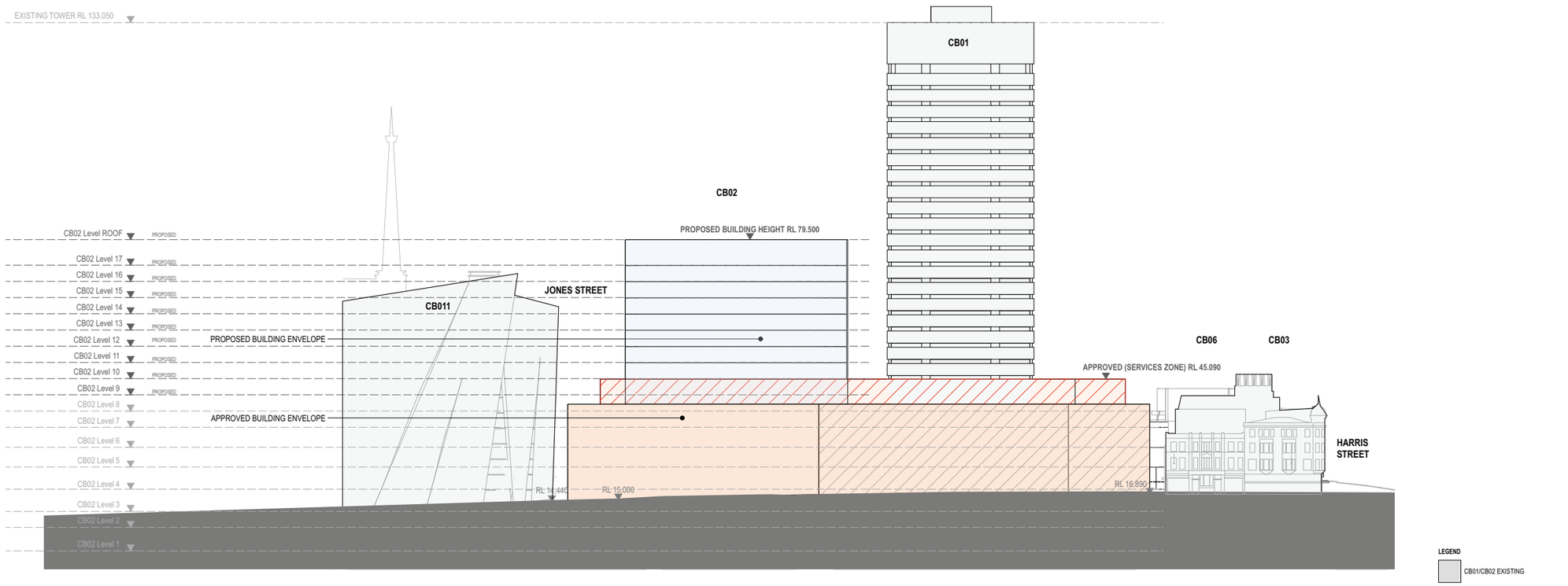
UTS City Campus, Broadway Precinct - Modification No 5 to Concept Plan

0 5 10 20m

1:500 @ A1 JULY 2015

For Information **MOD2017**

UTS City Campus, Broadway Precinct - Modification No 5 to Concept Plan - Architects Drawing - FJMT



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Elevation - Broadway - Proposed

University of Technology, Sydney - UTS Central

UTS City Campus, Broadway Precinct - Modification No 5 to Concept Plan

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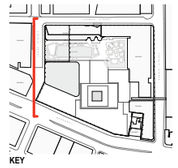
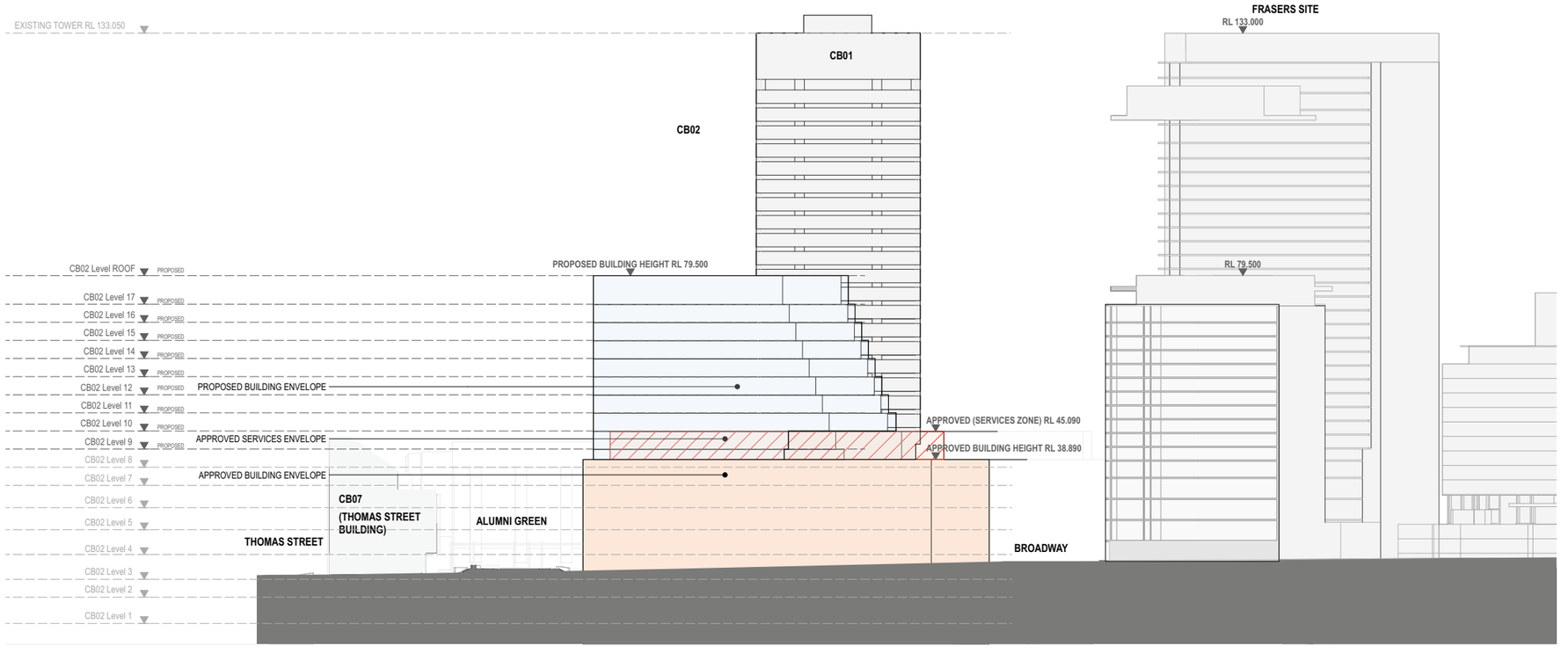
1:500 @ A1 JULY 2015

For Information **MOD3001**





LEGEND

- CB01/CB02 EXISTING
- APPROVED CONCEPT PLAN CB02
- APPROVED CONCEPT PLAN CB01 EXTENSION
- APPROVED SERVICES ENVELOPE
- PROPOSED CONCEPT ENVELOPE

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Elevation - Jones Street - Proposed

University of Technology, Sydney - UTS Central

UTS City Campus, Broadway Precinct - Modification No 5 to Concept Plan

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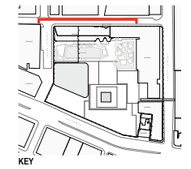
1:500 @ A1

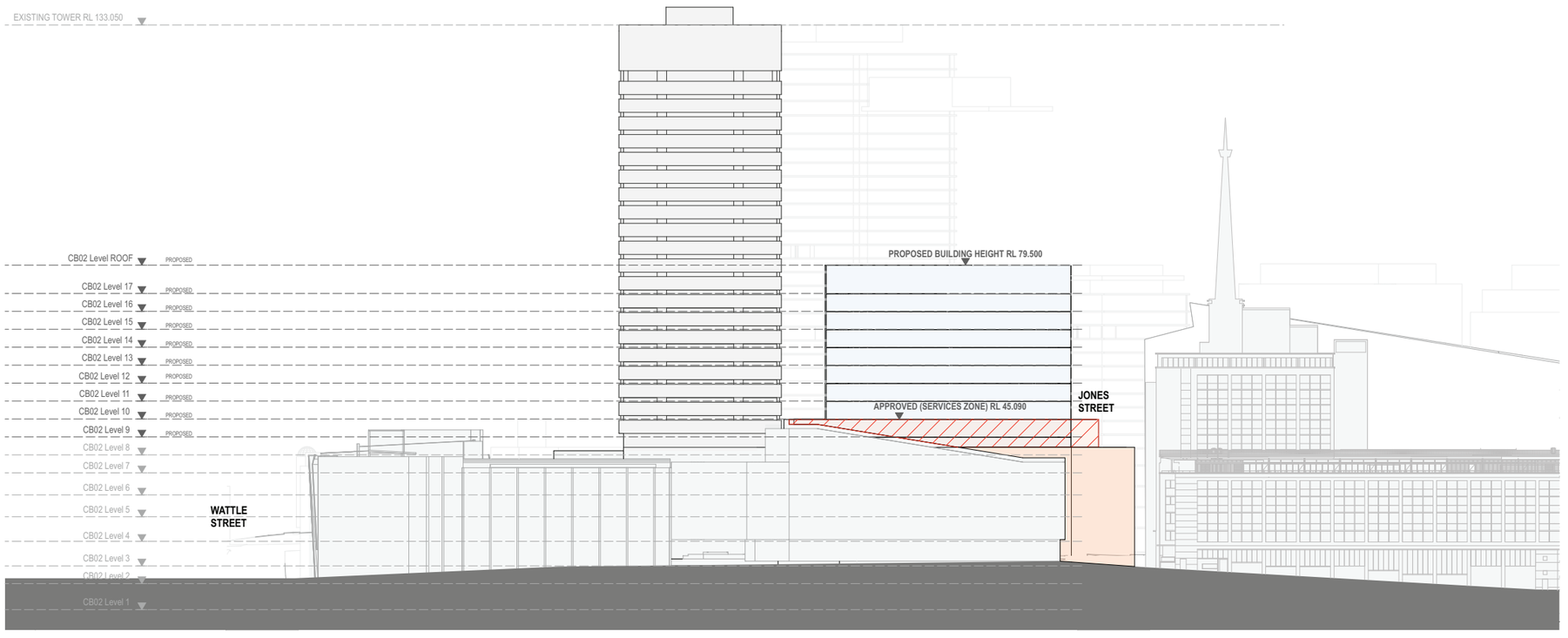
JULY 2015

For Information

MOD3002

UTS City Campus, Broadway Precinct - Modification No 5 to Concept Plan - Architects Drawing - FJMT





LEGEND

- CB01/CB02 EXISTING
- APPROVED CONCEPT PLAN CB02
- APPROVED CONCEPT PLAN CB01 EXTENSION
- APPROVED SERVICES ENVELOPE
- **PROPOSED CONCEPT ENVELOPE**

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Elevation - Thomas Street - Proposed

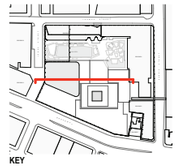
University of Technology, Sydney - UTS Central

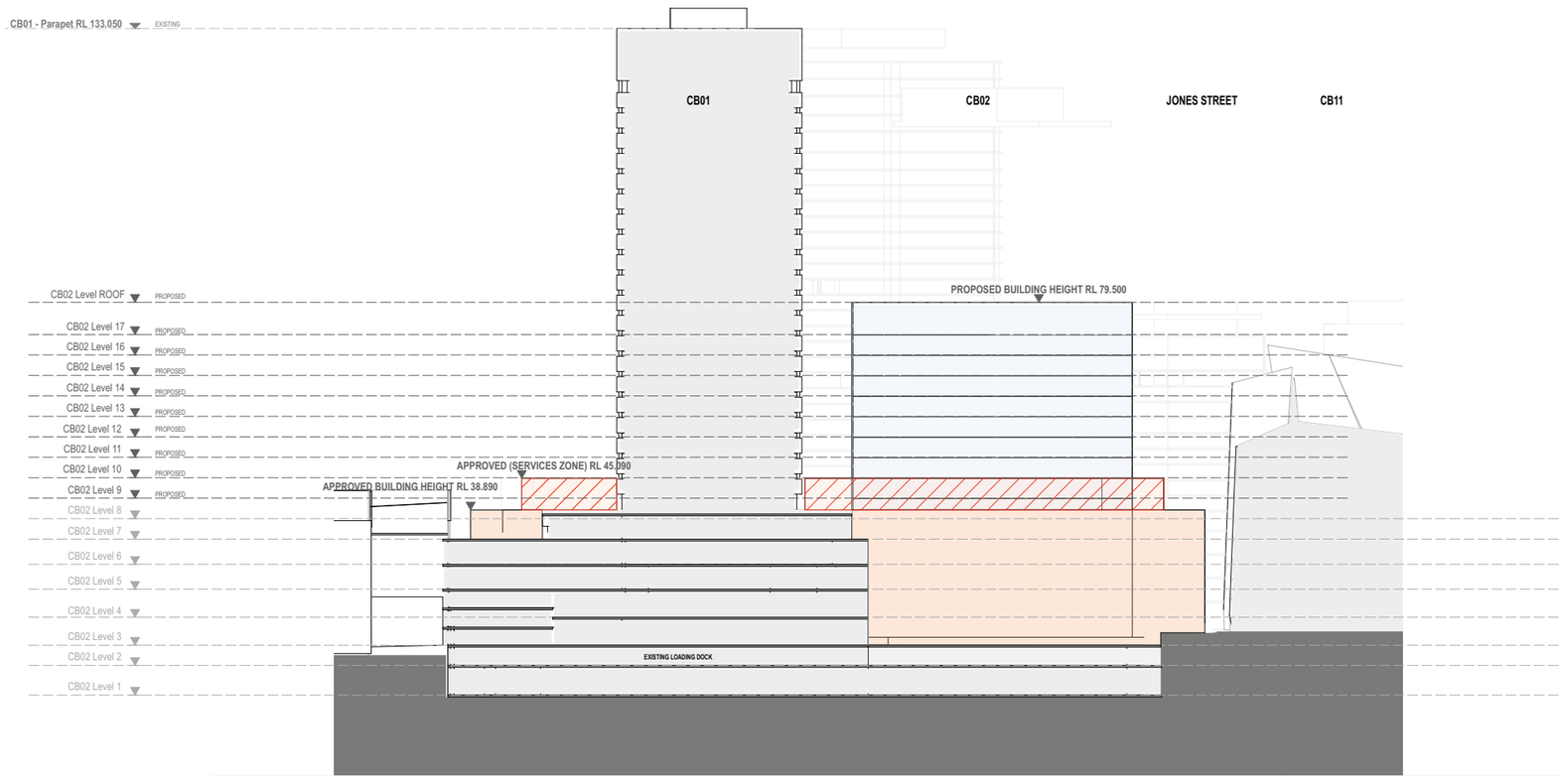
UTS City Campus, Broadway Precinct - Modification No 5 to Concept Plan

0 5 10 20m

1:500 @ A1 JULY 2015

For Information **MOD3003**





LEGEND

- CB01/CB02 EXISTING
- APPROVED CONCEPT PLAN CB02
- APPROVED CONCEPT PLAN CB01 EXTENSION
- APPROVED SERVICES ENVELOPE
- **PROPOSED CONCEPT ENVELOPE**

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Section A - Proposed

University of Technology, Sydney - UTS Central

UTS City Campus, Broadway Precinct - Modification No 5 to Concept Plan

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JULY 2015

For Information

MOD3004

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