

Community Consultation Report
Proposed modification to UTS City Campus Broadway Precinct
approved Concept Plan

July 2015

UTS comments
03.08.15

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1. Introduction

KJA was engaged by the University of Technology Sydney (UTS), to undertake a preliminary program of community consultation to support an application to modify the approved Concept Plan for the UTS City Campus Broadway Precinct. The application relates to a proposal to modify the current plan for UTS Building 2 on the corner of Broadway and Jones Street.

Originally approved in 2009 as part of the broader UTS City Campus Broadway Precinct Concept Plan, the proposed modification follows a review of UTS's current and future learning and research requirements.

The proposal has been designed by architects Francis-Jones Morehen Thorp (FJMT), in association with Lacoste+Stevenson/Daryl Jackson Robin Dyke. It includes:

- An increase in the approved additional GFA for Building 2 to 38,261m², comprising an increase of 31,511m²;
- Expansion and amendment to the approved building envelope for Building 2, resulting in a maximum building height of 64.5m (RL 79.5), comprising an increase of 34.41m;
- Consequential amendments to the Urban Design Quality Controls/Principles for Building 1 and Building 2.

The proposed amended Building 2 envelope will accommodate a future building that:

- Will have an effective height of 14 to 15 storeys above Broadway and Jones Street (i.e. excluding basement levels);
- Continues to provide 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);
- Is integrated with the existing Building 1 podium through the alignment of floors;
- Provides a 10m building separation between the Building 2 (proposed) and Building 1 (existing) towers; and
- Incorporates a tower setback of between 17.5m and 30m adjacent to Broadway.

The key aim of the proposed modification is to ensure that UTS remains at the cutting edge of tertiary education by delivering a contemporary campus that can accommodate changes in the tertiary sector and provide additional capacity to accommodate student and staff growth over the long term.

2. Consultation overview

This report outlines a range of communication and community consultation activities that were undertaken throughout March 2015 to gain feedback on the proposed modification.

The activities outlined in this report aimed to inform local residents, community groups, businesses and other stakeholders about UTS's proposal to modify the approved Concept Plan, prior to its lodgment with the Department of Planning and Environment (DP&E). The communication and consultation tools were designed to facilitate opportunities for direct engagement between stakeholders and the project team to gain feedback and to assist in understanding the key areas of interest.

Given that the proposal will be subject to a formal public exhibition period, consultation was not designed to provide a statistical analysis of support or objections, nor should the consultation outcomes be interpreted as representing the full range of views from all stakeholders.

Further, and in addition to the community consultation outlined in this report, members of the project team have also undertaken consultation with City of Sydney and the Department of Planning and Environment on several occasions.

At the time of writing this report, communication with neighbours is ongoing. As such, updates on the proposal will be posted on the UTS Master Plan website. Additional communication activities will also be undertaken to support the formal public exhibition period and UTS will continue to liaise with adjacent stakeholders and other relevant parties, during the planning and delivery phases of this project.

3. Communication and consultation objectives

The primary communication and consultation objectives to support the proposed modification of the approved Concept Plan were to:

- Raise awareness about the proposal and articulate the rationale for seeking a modification to the approved Concept Plan;
- Ensure stakeholders were provided with accurate, consistent and timely information;
- Demonstrate a commitment by UTS to open and transparent communication and engagement;
- Provide an outline of the assessment process and expected timeframe for future development; and
- Establish a two-way consultation process and provide an opportunity to identify the key areas of community interest, and consider how any issues could be addressed prior to lodgment of the application with DP&E.

4. Communication and consultation tools and activities

A range of communication and consultation tools and activities were used to raise awareness of UTS's proposal to modify the approved Concept Plan. These included:

- Dedicated communication collateral including:
 - A dedicated webpage on the UTS Master Plan website <http://www.uts.edu.au/partners-and-community/initiatives/city-campus-master-plan/overview>
 - A project email address to enable feedback, enquiries and comments to be lodged with the project team
 - A project display consisting of 3 x AO project boards, set up in the foyer of UTS Building 1, between 9 March and 23 March 2015 (Refer attachment 3)
- Letter notification and letterbox drop to approximately 4,500 residents and businesses within a 500m radius of UTS on 5 and 6 March 2015. The aim was to raise awareness about UTS's plans and provide an invitation to attend one of two drop-in sessions to speak directly with project team representatives (Refer Attachment 1 for copy of letter and Attachment 2 for map of distribution area).
- Two community drop-in sessions held:

Drop-in session 1 Date: Saturday 14 March 2015 Time: 12:00 noon -2:00pm	Drop-in session 2 Date: Monday 16 March 2015 Time: 5:00pm –7:00pm
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- Correspondence via direct mail, email and /or phone contact with the following key stakeholders to ensure awareness of UTS's proposal:
 - Australian Broadcasting Commission (ABC)
 - Chippendale Residents Interest Group
 - Frasers Property
 - Haymarket Chamber of Commerce
 - Powerhouse Museum of Applied Arts and Sciences
 - TAFE NSW Sydney Institute
 - Pyrmont Ultimo Chamber of Commerce
- Consultation with City of Sydney:
 - **16 December 2014:** Initial envelope studies prepared by FJMT Architects emailed to Graham Jahn Director City Planning Transport and Support and David McNamarra Area Planning Manager
 - **24 February 2015:** Next iteration of envelope studies prepared by FJMT Architects emailed to Graham Jahn
 - **5 March 2015:** Pre-Lodgement Consultation drawings emailed to Graham Jahn and David McNamarra
 - **29 June 2015:** Informal meeting held with Graham Jahn and Christopher Ashworth Specialist Planner Planning Assessments to provide project update

- Consultation with Department of Planning:
 - **4 June 2014:** Representatives of UTS and JBA met with DP&E (Ben Lusher Team Leader, David Gibson Senior Planner , Megan Fu) to discuss initial proposal for Modification to Approved Concept Plan
 - **20 January 2015:** Clive Gunton Manager Campus Development Planning and Design UTS met with DP&E (David Gibson, Megan Fu) to provide update on proposed Pre-Lodgement Consultation Drawings
 - **6 March 2015:** Pre-Lodgement Consultation drawings emailed to Simon Bennett Precinct Manager Urban Renewal and Megan Fu

5. Feedback

At the timing of writing this report, community feedback from the communication and consultation activities undertaken has been limited. There have been no calls or emails received from the initial contact/mail out to key stakeholders, and the two community drop-in sessions received only a relatively low level of interest.

The first drop-in session on Saturday 14 March received no feedback, while approximately 12 people stopped and spoke with project team representatives at the second drop-in session on Monday 16 March. Of these, only one person identified themselves as a local resident and their main area of interest was not directly related to the UTS proposal. Their primary interest focused on the impact on CBD sight lines for residents in Chippendale, particularly from the additional buildings that are yet to be built as part of the Central Park development.

Feedback from other people who attended the drop in event on 16 March focused on general information relating to future uses of the proposed building, the timing of development and impact of construction on the learning environment.

Notwithstanding the limited feedback received during this initial pre-lodgement consultation period, it is worth noting that additional consultation and a formal exhibition period is expected to occur following lodgement of the proposal with DP&E. This phase will incorporate more detailed information and may therefore generate more community interest.

6. Next Steps

It is expected that the proposal to modify the approved Concept Plan will be placed on public exhibition following initial lodgement with DP&E. During the public exhibition period City of Sydney, State agencies and the public will have an opportunity to make submissions on the proposal.

UTS will also post updates on the UTS Master Plan website and additional consultation will be undertaken, as part of UTS's ongoing liaison with adjacent neighbours, such as TAFE NSW and the management of Frasers' Central Park development.

7. Attachments

1. Community notification letter
2. Letterbox drop - distribution map
3. 3 x AO project boards

Attachment 1



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UTS CRICOS PROVIDER CODE: 00099F

5 March 2015

Dear Neighbour

RE: UTS City Campus - Proposed Modifications Broadway Precinct Concept Plan Approval

On behalf of the University of Technology Sydney (UTS), I wish to advise you about our proposal to amend the current Concept Plan Approval for UTS *Building 2*, located immediately adjacent to the main UTS Tower Building, on the corner of Jones Street and Broadway.

The original proposal for *Building 2* was approved in December 2009, as part of the broader UTS City Campus Broadway Precinct Concept Plan, which included a suite of new buildings and major upgrades. The modifications now being proposed follow a review of the University's future learning and research requirements and will enable us to help meet student growth and educational needs into the future.

The modifications have been designed by multi-award-winning Australian architectural practice Francis-Jones Morehen Thorp Architects (FJMT), in conjunction with Lacoste +Stevenson / Daryl Jackson Robin Dyke Architects and involve:

- Demolition of the existing *Building 2* and construction of a new building that has:
 - an effective height of 14-15 storeys above Jones Street. The upper storeys are to be setback from Broadway and the height is similar to the mid-rise 'One Central Park' building opposite and the new UTS Faculty of Engineering and IT Building, located on Broadway between Wattle and Jones Streets;
 - a 4-5 storey façade along the property boundary that aligns with the proposed extension to UTS *Building 1* podium on Broadway (consistent with the approved Concept Plan);
- Retention of the green space on the corner of Broadway and Jones Street.

The University is currently finalising details of the proposed modification and invites your comments and feedback before a formal proposal is submitted to the Department of Planning and Environment.

You can view the proposal in the foyer of the main UTS Tower Building between Monday 9 March and Monday 23 March. You can also attend an informal drop in session in the foyer of the main UTS Tower Building, so you can speak directly with members of the project team. The dates and times of the drop in sessions are:

- Saturday 14 March from 12pm to 2pm and / or
- Monday 16 March from 5pm to 7pm

Alternatively you can find additional information about the University's proposal on the UTS Masterplan website and provide comments and feedback by email:

- <http://www.uts.edu.au/partners-and-community/initiatives/city-campus-master-plan/projects-progress/uts-central>
- masterplan.feedback@uts.edu.au

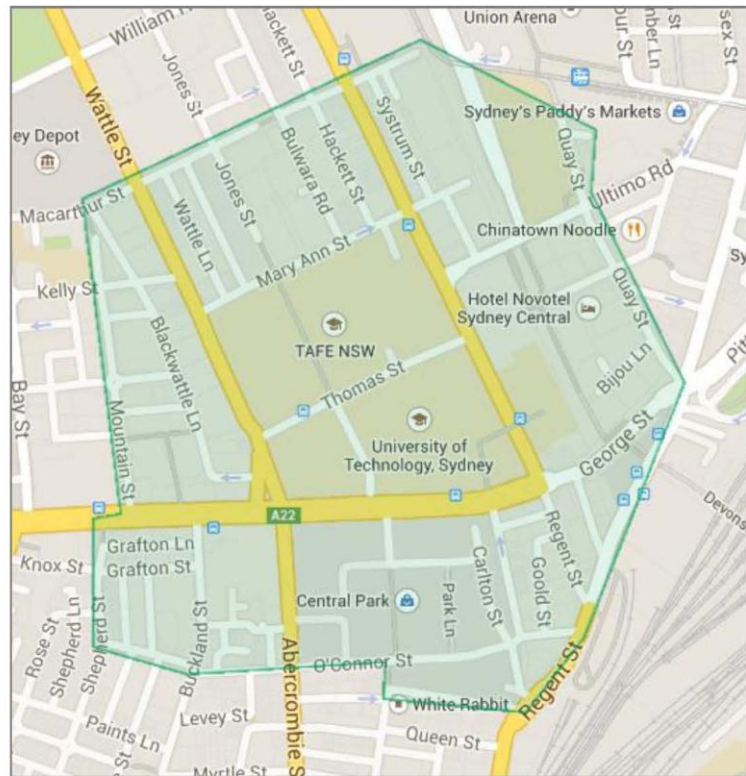
Yours sincerely

Professor Attila Brungs
Vice-Chancellor and President

THINK.CHANGE.DO

Attachment 2

Letterbox drop - distribution map



Attachment 3

UTS:



UTS CENTRAL: PROJECT OVERVIEW

UTS Central is a significant part of the broader UTS City Campus Master Plan and will assist the university to realise its vision of being a world leading university of technology, with innovative learning, research and industry engagement spaces.

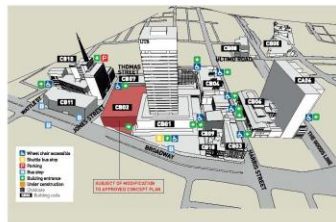
Located on Broadway, the project will redefine the entrance to the university and create a new student hub in the heart of the campus. It will also greatly enhance the urban quality of the precinct.

The UTS Central project includes both an extension to the Building 1 podium and the adjoining Building 2.

The extension to the Building 1 podium will create a new formal entrance to UTS as well as new public and exhibition spaces, informal learning spaces and a large auditorium.

Building 2 will accommodate the new UTS Library and Learning Commons, a student services hub, cafes and food outlets, faculty space and research facilities.

The following information concerns the Building 2 component of the UTS Central project. Read on to find out more about the proposal and key timeframes for the project.



Location Map



Aerial View from Broadway

PROJECT TIMELINE

An application to modify the approved UTS City Campus Broadway Precinct Concept Plan is currently being finalised and will be submitted to the NSW Department of Planning and Environment in April 2015.

Following this submission, the proposal will be placed on public exhibition for about four weeks by the NSW Department of Planning and Environment.

Subject to approval, demolition work is expected to commence in early 2016, with the main construction commencing in mid-2016.

DECEMBER 2009	Approved Concept Plan for UTS City Campus Broadway Precinct (including original proposal for Building 2)
JANUARY 2013 - JULY 2014	Review of UTS City Campus Master Plan and future growth requirements
JULY 2014 - NOVEMBER 2014	Development of UTS City Campus Master Plan and planning for Building 2
MARCH 2015	Initial community consultation on proposal for Building 2 and modification to Approved Concept Plan
APRIL 2015	Modification to Concept Plan regarding Building 2 lodged with NSW Department of Planning and Environment
APRIL 2015 - MAY 2015	Public exhibition and formal community consultation Consideration and response to submissions
MAY 2015 - JULY 2015	Assessment of modification by NSW Department of Planning and Environment
AUGUST 2015	Decision on modification by NSW Department of Planning and Environment Development Application lodged for Building 2
MARCH 2016	Decision on Development Application

MORE INFORMATION

Find out more about the UTS City Campus Master Plan and the proposed modification to the Building 2 component of the UTS City Campus Broadway Precinct Concept Plan at www.uts.edu.au/partners-and-community/initiatives/city-campus-master-plan/projects-progress/uts-central



HAVE YOUR SAY

UTS welcomes your feedback.

Any questions or comments can be sent to the project team at masterplan.feedback@uts.edu.au

Submissions can be made directly to the NSW Department of Planning and Environment once the proposal is formally placed on public exhibition.

PROJECT TEAM

Architects: Francis-Jones Morehen Thorp (FJMT) in conjunction with Lacoste + Stevenson/Daryl Jackson Robin Dyke Architects

Project Managers: UTS Program Management Office