



UTS Concept Plan Modification Social Impact Statement

Prepared for the University of Technology,
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QUALITY ASSURANCE

Report Contact

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EXECUTIVE SUMMARY

HillPDA has been commissioned by the University of Technology, Sydney (UTS) to prepare a social impact statement (SIS) to accompany a s75W Modification Application submission to the Minister for Planning pursuant to clause 3C of Schedule 6A of the *Environmental Planning and Assessment Act, 1979* (EP&A Act).

The modification application proposes to amend the approved Concept Plan for the UTS City Campus Broadway Precinct. The modification relates specifically to Building 2 and proposes to amend the approved building envelope and increase the gross floor area (GFA).

This Statement will assess potential social impacts resulting from the proposed modifications to Building 2 to the existing social infrastructure provision located on the Broadway Campus and the broader walking catchment surrounding the site.

Overview of Modification Application

The original Concept Plan approval for Building 2 comprised a total increase in GFA of 6,750sqm and construction of one (1) additional floor.

The proposed modification seeks to modify the approved building envelope of Building 2, resulting in a GFA increase of 31,511sqm to 38,261sqm and increase in height from 30 metres to approximately 65m. The new building envelope would effectively modify the height of Building 2 from six (6) storeys (as approved) to approximately 14-15 storeys as viewed from Broadway and Jones Street.

The proposed envelope would also include an approximate four to five storey street wall with the remaining development to be constructed as a tower element.

While indicative at this stage, it is understood the additional floors may incorporate the following uses:

- Libraries;
- Academic areas interspersed with student and staff spaces and / or academic offices;
- Academic research areas;
- New active open space at roof level and within the building. This space may include a basketball court, tennis courts or the like; and

- Other anticipated uses including a new faculty area, communal study spaces and student services (one stop shop).

What is a Social Impact Statement?

A social 'impact' affects the level of social activity generated in a defined area either positively or negatively. The assessment of likely impacts resulting from a particular development allows for the identification (and where possible) quantification of impacts as either likely benefits or negative impacts.

Social impacts may directly affect the social well-being of an area's residents, visitors and employees by changing the social amenity and character of an area, the degree of social interaction, the availability of employment, social perceptions and opportunities. Social impacts may also alter the level of demand for services and accessibility to those services.

To ensure consistency, HillPDA has used similar 'social infrastructure' categories as outlined within the SIS prepared for the Concept Plan by RM Planning in April 2009. Of note is that the 2009 RM SIS referenced the Tertiary Education Facilities Management Association's (TEFMA) guidelines as a base.

The TEFMA guidelines acknowledge that the numerical values contained within the guide are standardised and should be varied to meet the needs of the institution. Further, the TEFMA guidelines recommend that an assessment based primarily on the numerical values should be avoided.

Given the inner city location of the University together with its physical constraints to expansion and the TEFMA Guidelines, this assessment has been undertaken in accordance with the base level values and objectives provided in the guidelines. Where appropriate, consideration has also been given to the broad array of facilities and services provided in the locality by government and private providers.

On this basis, this Statement categorises the various types of likely impacts in accordance with Table 1 on the following page.

Table 1 - Assessment Rating Levels

| Rating Level | Description |
|----------------------|--|
| Significant Negative | Impacts with serious, long term and possibly irreversible effects leading to serious damage, degradation or deterioration of the environment and community. Requires a major re-scope of concept, design, location, justification, or requires major commitment to extensive management strategies to mitigate the effect. |
| Moderate Negative | Impacts may be short, medium or long term in duration and most likely to respond to management actions. |
| Slight Negative | Impacts have minimal effect, could be short term, can be mitigated and would not cause substantial detrimental effects. May be confined to a small area. |
| Neutral | No discernible or predictable positive or negative impact. |
| Slight Positive | Impacts have minimal effect, could be short term. May be confined to a small area. |
| Moderate Positive | Impacts may be short, medium or long term in duration. Positive outcome may be in terms of new opportunities and outcomes of enhancement or improvement. |
| Significant Positive | Impacts resulting in substantial and long term improvements or enhancements to the existing environment and community. |

Source: Adapted from the Strategic Merit Test, National Guidelines for Transport System Management in Australia (2nd Edition)

Study Area and Locality

The UTS City Campus at Broadway is located on the southern fringe of Sydney's Central Business District (CBD). The main frontage of UTS faces Broadway whilst Building 2 (CBO2) is located on the corner of Broadway and Jones Street, Ultimo.

The Broadway Campus is located within an 800 metre (10 minute) walking catchment to major transport nodes i.e. Central Station and bus interchange on Broadway. It is also located within walking distance to a range of educational, entertainment, hotel and student accommodation and retail facilities i.e. TAFE NSW (Sydney Institute), ABC Headquarters, Powerhouse Museum, Broadway Shopping Centre, Haymarket Shopping Centre and Central Park (the Fraser Development opposite UTS Campus).

Open space for passive leisure is also provided within walking distance of the campus within Mary Ann Street, Victoria Park, Belmore Park, Wentworth Park and Central Park. This existing off campus open space provision can be utilised by students, staff and the local community.

Local sporting and recreational facilities include the Ian Thorpe Aquatic Centre, Victoria Park Pool, Prince Alfred Park Pool; along with gym and sporting facilities located in the Central Park development and other private gyms in close proximity to campus.

Key Findings

The SIS has identified that:

- The student population of the UTS has grown notably in recent years such that it already exceeds the anticipated student numbers for 2015. This growth indicates the highly desirable nature of the University including its campus and broader locality to both domestic and international students. It also indicates the need for additional floorspace to meet the growth in demand over and above that anticipated by the original Masterplan.
- As a consequence the proposed modification to Building 2 seeks to provide additional teaching, research and academic space for staff and students alike. An increase in academic space for students is consistent with the NSW Government's Industry Action Plan that specifically targets universities to increase student numbers as a pivotal economic driver for NSW¹. In this regard UTS is ideally situated within inner Sydney to capture and attract international students given its proximity to major public transport, services and amenities offered by the inner city environment.
- Owing to the relatively constrained nature of the campus within a high density city environment, the most effective means of achieving additional floorspace and thereby support for additional students is via additional building height.
- It is understood that the proposed additional building floorspace and height has been designed to a high quality and tested such that it would have an acceptable visual impact and impact with respect to sunlight and daylight to surrounding uses. It is also understood that the approximate 5-6 storey street wall and setback of the tower element has been designed to provide a greater human scale at street level, especially in response to surrounding developments at Central Park, the UTS Tower to the north and UTS Building 11 to the south-west.
- The proposed modification to Building 2 would include a range of additional services (including increased 'informal learning spaces', new academic spaces and student facilities/services) as well as

¹ NSW Government *Industry Action Plan – International Education and Research* (September 2012).

active and passive recreational spaces. Whilst Building 2 will not in its own right provide all of the social requirements of the students and staff it would accommodate, it forms part of the broader UTS campus and Masterplan that currently offer various social facilities; and also has the potential in the future to add to the offer a range of social services, facilities and infrastructure on campus.

- To complement this provision, UTS's inner city location and thereby the diverse range of facilities provided within the immediate locality should also be considered, particularly when considering any form of guidelines for service provision (such as TEFMA).

Table 2 - Summary of Key Impacts of the Proposed Modification Application / Mitigation Measures

| Social Infrastructure | Consideration | Rating of Impact | Mitigation Measure | Comment |
|------------------------------------|---|----------------------|-----------------------------|--|
| Student Housing Supply | Will the modification application improve student housing supply? | Slightly Negative | None required | <p>The modification application does not provide additional student housing on campus. The broader Concept Plan however provided an additional 720 student beds (Building 6) representing a 170% increase in beds since 2009.</p> <p>Owing to the relatively constrained nature of the inner city campus, discussions with the University have indicated that UTS has supported and encouraged the significant increase in the supply of purpose built student accommodation in the immediate locality in recent years.</p> <p>It is also noted that two additional private developments for purpose built student accommodation have been approved in the locality and are likely to commence construction for an additional 1,255 beds in the short term. These developments have and will make a significant contribution to supply and addressing student accommodation needs in the locality.</p> |
| Open Space Provision | During construction, will access to existing open space be compromised for students, staff and visitors? | Slightly Negative | Mitigation measure required | During construction, adequate signage should be put in place to advise students, staff and visitors of alternate routes to access Alumni Green while building works on Building 2 are under construction. |
| | Post construction, will additional open space provision be provided for the student / staff on the Broadway Campus? | Significant Positive | None required | Additional open space is proposed as part of the Building 2 modification application. |
| Sporting and Recreation Facilities | Will there be additional sporting and recreational facilities provided as part of the modification application? | Significant Positive | None required | Additional active and passive outdoor space is proposed as part of Building 2. There will be the opportunity to have active based facilities such as basketball courts and/or tennis courts and/or a running track or the like. |
| Cultural Facilities | Will additional cultural facilities be provided as part of the modification application? | Moderate Positive | None required | The UTS Masterplan and approved Concept Plan facilitates an additional +450sqm for a gallery, library and other exhibition areas on the Broadway Campus by 2020. |

| Social Infrastructure | Consideration | Rating of Impact | Mitigation Measure | Comment |
|---------------------------|--|-------------------|-----------------------------|---|
| Childcare | Is additional childcare provision proposed as part of the modification application? | Moderate Negative | Mitigation measure required | The modification does not incorporate a new child care facility but rather relies on the provision of spaces in the existing on and off campus facilities. The University is investigating opportunities to provide additional childcare facilities as part of the broader campus Masterplan in the future. |
| Food and Beverage Outlets | Are additional food and beverage outlets proposed as part of the modification application? | Moderate Positive | None required | On campus provision is currently underutilised and off campus provision is more than adequate. However the UTS Masterplan proposes relocation of the existing food and drink outlets from Building 1 to Building 2. |
| Student Services | Will additional floorspace for student services be provided? | Moderate Positive | None required | The UTS Masterplan proposes an additional +200sqm of student services within either Building 2 or elsewhere on campus, including provision of an additional doctor along with a more efficient service model as detailed within the Masterplan. |
| Commercial Services | Will additional commercial services be provided as part of the modification application? | Neutral | None required | The UTS Masterplan has capacity to include additional commercial services on campus if required by 2020. |
| Retail | Is additional retail floorspace proposed as part of the modification application? | Neutral | None required | Some existing retail on campus is underutilised. There is also considerable off campus provision in particular at Central Park opposite UTS campus and within 500m walk at the Broadway Shopping Centre thereby reducing the need for additional supply. |

Methods of Mitigation

In light of the above referenced impacts, should the subject modification application be approved by the Minister for Planning (and any future related development applications), the following means of mitigation are recommended:

- During the reconstruction of Building 2, UTS is to place alternate access routes in and around the Broadway Campus to ensure safety and ease of access for students, staff and visitors to the Broadway Campus;
- Prior to the reconstruction of Building 2, UTS is to ensure appropriate signage is in place to inform students and staff on the building works to be carried out. The signage would include but not be limited to, a description of the nature and scope of the building works, where the works will be carried out, duration of works and the contact details of the site supervisor. The signage should be displayed from the first day to the last day of construction and should be placed prominently so it can be seen and read easily from each frontage of Building 2 where building work will take place;

- Further consideration and investigation by UTS of opportunities to provide additional child care spaces as either part of the campus Masterplan or in partnership with an external provider.

Conclusion

In summary, the additional floorspace and building envelope proposed as part of the modification application aims to better cater to the existing and forecast growth of students and staff on the Broadway Campus.

Education is an important social benefit that enhances the economic and social well-being of individuals whilst also supporting the economic growth of NSW in accordance with the objectives of the State Government's Industry Action Plans.

The proposed architecturally designed Building 2 forms part of the broader campus reinvigoration and enhances a range of services on campus. The proposed redevelopment of Building 2 has also been designed to positively contribute to the public domain by responding to the new development at Central Park and adjoining UTS buildings; thereby also creating a greater walking experience for pedestrians through the city domain.

The inner city nature of the campus may be considered a constraint to the University's ability to provide all of the necessary services and facilities on site compared to some more suburban locations. Conversely however the inner city location is a significant positive in complementing and enhancing the quantum and range of social infrastructure provided on campus.

Considering each of these factors the proposed modification to Building 2 is considered a positive change that would enhance educational and employment opportunities for a broader range of students and staff within a highly accessible and well serviced location of Sydney. For these reasons the social impacts of the proposed modification are considered acceptable and the modification is supported.

1 INTRODUCTION

HillPDA has been commissioned by the University of Technology, Sydney (UTS) to prepare a social impact statement (SIS) to accompany a s75W Modification Application submitted to the Minister for Planning pursuant to clause 3C of Schedule 6A of the *Environmental Planning and Assessment Act, 1979* (EP&A Act).

Since Concept Plan approval, four (4) subsequent modifications have been approved. This report has been prepared in support of proposed modification No 5 (MP 08_116) to the Concept Plan.

This SIS has been prepared in accordance with information provided by UTS as follows:

- Social Impact Statement prepared by RM Planning (April 2009);
- Student Satisfaction Survey 2014: Campus Experience;
- Architectural drawings prepared by FJMT dated July 2015; and
- Data on current and projected student and staff population provided by UTS dated 9 December 2014.

What is a Social Impact?

A social 'impact' affects the level of social activity generated in a defined area either positively or negatively. The assessment of likely impacts resulting from a particular development allows for the identification (and where possible) quantification of impacts as either likely benefits or negative impacts.

Social impacts may directly affect the social well-being of an area's residents, visitors and employees by changing the social amenity and character of an area, the degree of social interaction, the availability of employment, social perceptions and opportunities. Social impacts may also alter the level of demand for services and accessibility to those services.

Analysis of likely social impacts can be compiled into a Social Impact Statement/Assessment (SIS) that estimates the consequences of a particular proposal to society. In addition to identifying impacts an assessment should recommend ways to enhance the positive effects and reduce or mitigate the negative ones.

Concept Plan Approval

By way of background, the UTS City Campus Broadway Precinct Concept Plan was approved by the Minister for Planning on 23 December 2009 (MP08_0116).

The Concept Plan provided an additional 83,750sqm of GFA for improvement educational, social, retail and sporting facilities. The Plan was based on providing facilities for 15,000 EFTSL on the Broadway Precinct by 2015.

The Concept Plan comprised the following:

- New Broadway Building (44m in height) with a GFA of 34,650sqm for educational, café and retail uses;
- New Thomas Street Building (27m in height) with a GFA of 10,000sqm for educational, cultural, café and retail uses;
- **Building 1** - comprising extension of the podium of the existing building (22m in height) for an additional 4,050sqm of GFA for educational and cultural uses²;
- **Building 2** - comprising an extension and refurbishment of the existing building (height of 30m) for an additional 6,750sqm of GFA for educational purposes³;
- **Building 3** - modification to the existing building to provide café and retail uses on Level 1⁴;
- **Building 4** - modification to the existing building to provide café and retail uses and / or public facilities on Level 1;
- **Building 6** - extension and modification to Levels 1-7 of the building for an additional GFA of 5,950sqm for educational, retail and café uses. Construction of a new extension to provide 19,400sqm of GFA for student accommodation;
- **Building 10** - modification to the existing building to provide vehicular access into the new Broadway Building at basement level, and pedestrian access at ground and upper levels;
- Alumni Green - modification to the open space area comprising landscaping, below ground book storage vault (2,250sqm GFA) and below ground multi-purpose sports hall (1,800sqm GFA); and
- Public Domain improvements to Broadway, Thomas, Harris, Wattle and Jones Streets.

Project Approval was also granted to demolish the former Building 11 (81 Broadway, Building 12 (113 Broadway) and Building 13 (115 Broadway).

² Building 1 works yet to be constructed

³ Building 2 works yet to be constructed

⁴ Building 3 works yet to be constructed

With the exception of works proposed for Buildings 1, 2 and 3, all construction and refurbishment works approved for the Concept Plan have been completed.

Director General Requirements

In support of the Concept Plan Application, Director-General requirements (DGRs) that were issued on 11 September 2008 requested the need to "*....demonstrate appropriate provision of social infrastructure and services to support(ed) expected population increase*".

To comply with the DGRs requirements, UTS commissioned RM Planning to prepare a Social Impact Statement (SIS). The SIS was finalised in April 2009.

Modification Application

This SIS reviews and highlights any changes to the conclusions reached in the Social Impact Statement prepared by RM Planning in 2009 that accompanied the approved Concept Plan in the context of proposed Modification Application (No 5) which relates specifically to Building 2.

The modification application proposes amendments to the building envelope to enable construction of approximately 10 new levels and hence increase GFA as follows:

- Expansion and amendment to the approved building envelope to a maximum building height of 65m (an additional 34.41m);
- Increase in the GFA to 38,261 sqm (an increase of 31,511sqm from the approved Concept Plan);

The majority of floorspace is earmarked for educational purposes, the active / passive open space is proposed as part of the modified development.

2 STUDENT / STAFF POPULATION

The following Chapter provides an overview of existing and forecast increase in student and staff population on the Broadway Precinct from 2009⁵ to 2020⁶. The existing and future student and staff population is assessed in order to gain insight into the adequacy of social infrastructure on the Broadway Precinct now and into the future.

As shown in Table 3 below, in 2008 the student population at the Broadway Precinct was 12,200 EFTSL⁷ and 2,024 staff FTE⁸, a total of 14,225. The existing population (as at 2014/15) comprises a student population of 17,100 EFTSL and staff of 2,540⁹ FTE, a total of 19,640. The projected student and staff population estimated in the UTS City Precinct Masterplan for 2020 is 19,498 EFTSL and 2,915 respectively (total population of 22,413).

The vision for the Broadway Precinct Concept Plan is to deliver improved education, student housing, social and sporting facilities for up to 15,000 students (EFTSL) by 2015.

The existing student population of 17,100 EFTSL already exceeds 15,000 (+2,100 / 14% increase), therefore, the additional floorspace proposed as part of the modification application would make a positive contribution by providing additional space needed to accommodate additional staff / students on campus.

While acknowledging that the additional floors will provide accommodation for the increased population on campus, the existing social infrastructure will be shared by a greater number of people, hence, reducing the ratio of services and facilities on a floorspace basis per person. With this in mind, the potential impacts on the existing social infrastructure as part of the modification application will be assessed in the following Chapters of this SIS.

Table 3 Campus Population Numbers from 2009 to 2020

| Campus Population | 2008 | 2014/15 | Projected 2020 |
|-------------------|--------|---------|----------------|
| Student Numbers | 12,200 | 17,100 | 19,498 |
| Staff Numbers | 2,024 | 2,540 | 2,915 |
| Total | 14,225 | 19,640 | 22,413 |

Source: UTS Social Needs Template 9 December 2015

⁵ Pre-Concept Plan Approval

⁶ Forecasted population figures as part of UTS Campus Masterplan 2 (2020)

⁷ Equivalent full time student load

⁸ Full time equivalent

⁹ Current staff FTE = 2,484 / non UTS retail staff on site 56

3 EXISTING SOCIAL INFRASTRUCTURE

This Chapter examines the existing social infrastructure located on the UTS Broadway Precinct. The infrastructure relates to student housing, open space, sporting, recreational and cultural facilities, childcare provision, food and beverage outlets, student services, commercial and retail services.

The social infrastructure provisions proposed as part of the Concept Plan have generally all been constructed / delivered.

This Chapter therefore provides the details of existing provision to inform the assessment of the social implications of the proposed modification in Chapter 4.

Social infrastructure

To ensure consistency, HillPDA has used similar 'social infrastructure' categories as outlined within the SIS prepared for the Concept Plan prepared by RM Planning in April 2009. Of note is that the 2009 SIS referenced the Tertiary Education Facilities Management Association's (TEFMA) guidelines as a benchmark.

The TEFMA guidelines acknowledge that the numerical values contained within the guide are standardised and should be varied to meet the needs of the institution. Further, the TEFMA guidelines recommend that an assessment based primarily on the numerical values should be avoided.

Given the inner city location of the University together with its physical constraints to expansion, this assessment has been undertaken in accordance with the base level values and objectives provided in the guidelines. Where appropriate, consideration has also been given to the broad array of facilities and services provided in the broader area by government and private providers.

The demand for social infrastructure generated by students generally relates to the following¹⁰:

- Student housing;
- Open Space;
- Sporting, leisure and recreation facilities i.e. basketball, gymnasium, sports requiring an oval, swimming pool;

¹⁰ As advised by UTS - Social Needs Template dated 9 December 2014

- Cultural and entertainment i.e. live music, art gallery, theatre (drama), cinema;
- Childcare;
- Food and beverage outlets i.e. food court, cafeteria, cafes, bars;
- Student services i.e. doctor, counsellor, dentist;
- Commercial services: banks, ATMs, post office, laundry, travel agent;
- Libraries and study spaces; and
- Retail i.e. stationer/newsagent, supermarket, book shop, commercial copying and other retail.

In undertaking this assessment, it is envisaged that most of the social infrastructure and services listed above would also be required by staff on campus, with the possible exception of some cultural facilities.

The highest demand for the majority of facilities and services is expected to come from day students, followed by staff owing to the comparatively higher number of the former.

Student Housing

The SIS prepared to support the Concept Plan Application¹¹, noted that in 2009 UTS provided relatively fewer on campus student beds (423) compared to other Sydney and Australian universities which offer a greater range and volume of 'on campus' university managed accommodation.

Since the Concept Plan approval, Building 6 was extended and new student accommodation was built by the University (Yura Mudang) to provide an additional 720 student beds. This increase in student housing from 423 beds in 2009 to 1,144 in 2014, represented a notable increase of 170% of student beds that serves not only the Broadway Precinct but the adjoining Haymarket Precinct as well (total student population of 25,340).

International students in 2013 made up 32%¹² of the total student population at UTS. This is a significant portion of the overall student population and is relevant to the assessment of demand for student accommodation as international students have a greater propensity to seek student housing on, or in close proximity to campus¹³.

¹¹ RM Planning SIS (April 2009) p.4

¹² Knight Frank – Sydney Student Accommodation Insight (Oct 2014)

¹³ HillPDA UWA Student Accommodation Demand Study 2015

To consider the adequacy of existing student housing provision on the UTS campus, a comparison was undertaken with other Sydney universities. Enrolments to student bed ratios are as followed:

- Macquarie University 1: 14¹⁴;
- University of NSW 1:12¹⁵;
- University of Sydney 1:19¹⁶; and
- University of Technology 1:22¹⁷.

While the Concept Plan provided an additional 720 student beds and a significant increase in the percentage of housing for UTS students (+170%), in comparison with other Sydney Universities the 'enrolment to student bed' ratio is still slightly below the University of Sydney's ratios (1:19) and significantly below the University of NSW (1:12).

Importantly however these ratios do not consider the significant increase in student accommodation provided within the immediate locality of the campus in recent years nor the notable planned increase by the private market. The extent and implications of this provision is discussed further in Chapter 4.

Open Space

Prior to the modification of Alumni Green as part of the Concept Plan, there was 5,000sqm of open space on campus (i.e. former Alumni Green area)¹⁸. As a result of the demolition of Building T, Alumni Green was expanded and created an increased open space provision of 7,000sqm (+2,000sqm).

The Tertiary Education Facilities Management Association (TEFMA) provides facilities management in the Australasian tertiary education sector. The TEFMA provides information on the types of 'spaces' (i.e. library, open space, commercial space and the like) typically on an educational campus and provides a range of sizes of institutional floor area ranging from low, mid and upper. The guidelines also provide an overall average of the total space required for each type of space for student and staff residing on campus.

In reviewing the TEFMA Guidelines, there is no prescribed amount of open space requirement per student.

¹⁴ Student population of 26,548/1858 student beds (information provided by UTS)

¹⁵ Student population of 52,326/4256 student beds (information provided by UTS)

¹⁶ Student population of 54,306/2,732 student beds (information provided by UTS)

¹⁷ Student population 25,340/1,144 (information provided by UTS)

¹⁸ RM Planning SIS (April 2009)

Sporting and Recreation Facilities

Prior to the upgrades and redevelopment of sporting and recreational facilities as part of the Concept Plan, there was a gym on campus comprising a total floor area of 1,665sqm. As part of the Concept Plan, a multipurpose hall adjacent to the existing gym was constructed providing an additional 1,000sqm on campus. The hall included provision for playing basketball, badminton and the like.

The existing 2,665sqm of sporting and recreational provision per student equates to 0.16sqm and including staff is 0.14sqm. This is an increase of 0.02sqm for both students and staff as a direct result of the Concept Plan.

The proposed new sporting and recreation space may be located on the roof and / or within the modified building 2 and will further enhance existing provision in accordance with the lower end of the TEFMA Guidelines recommend Useable Floor Area (UFA) ratio of 0.20sqm per student / staff member. Furthermore it is important to note that this provision only relates to that provided on campus and not the array of sporting and recreation facilities provided in the broader locality as discussed further in Chapter 4.

Cultural Facilities

Presently 2,900sqm of cultural facilities are provided on the Broadway Precinct which includes an art gallery and other small performance spaces. This is an increase of +400sqm as a direct result of the Concept Plan approval¹⁹.

In reviewing the Tertiary Education Facilities Management Association (TEFMA) Guidelines, there is no prescribed amount of cultural facility requirement per head of population on a University campus.

Childcare

There are currently two childcare centres comprising a total of 111 childcare places for students, staff and users external to UTS to utilise. For both childcare centres the majority of users (and prioritised users) are UTS staff.

More specifically, there are 50 full-time childcare places at the Blackfriars Childcare Centre located at Buckland Street, Chippendale. The majority of users (63%) are from UTS and 37% are external to UTS.

¹⁹ RM Planning SIS (April 2009) p.6

There are 61 full-time childcare places at the Magic Pudding Centre located at 1 McKee Street, Ultimo. The majority of users are from UTS (73%) and 27% are external to UTS.

Both the childcare centres are operating at near full capacity and have 580 'people' on a wait list. As discussed in Chapter 4, there are also a range of private facilities provided more broadly in the locality.

Being a central service the childcare centres can be used by students and staff residing on both the Broadway and Haymarket Precincts. As of 2015, the campuses had 2,540 staff members representing a ratio of 1 space for every 23 staff members. Incorporating the student population of both campus precincts (28,340) results in a reduction in the ratio to 1 childcare place for every 256 persons (students and staff).

Food and Beverage Outlets

There are a number of cafes located on the Broadway Campus i.e. Building 10, Building 11, Building 6 (Level 4) next to the courtyard and the food court in Building 1 (Level 3) near Alumni Green and in Building 1. There is a total of 2,400sqm of food and beverage outlets on the Broadway Precinct campus which equates to 0.14sqm per student and 0.12sqm for both student and staff combined.

The TEFMA Guidelines provide a rate of 0.20sqm of UFA per student EFTSL at the lower end of the scale. At present there is approximately 0.14sqm per student of usable floor area for food and beverage outlets provided within the Broadway Precinct.

There is however an extensive array of food and beverage outlets provided in the immediate locality at the entrance to, and surrounding the campus. This provision and the accessibility of food and beverage outlets will be discussed in greater detail in Chapter 4.

Student Services

The existing provision of 1,250sqm of student services (comprising a broad range of services such as medical, counselling and financial services) is slightly higher than prior to the Concept Plan (1,100sqm). There are currently 3 full time doctors and 8 counsellors on campus for use by both students and staff members²⁰. This equates to 0.07sqm per student of student services provision.

The TEFMA Guidelines provide a lower range of 0.2sqm of UFA per student EFTSL. The existing 0.07sqm per student of usable floor area for

²⁰ Both the doctors and counsellors on campus are contractors not employees.

student services is below what is outlined within the guidelines yet once again this ratio does not consider the extensive provision of services provided off campus within the immediate locality. The contribution of these facilities are discussed further in Chapter 4.

Commercial Services

This is limited to the provision of a number of ATMs located on the Broadway Precinct.

The TEFMA Guidelines provides a lower range of 0.1sqm of UFA per student EFTSL. Therefore, while the exact average per student has not been provided, given UTS's inner city location it may not be unreasonable to assume that there are a range of commercial services provided both on site and in the immediate locality.

Retail

The existing retail located on the Broadway Precinct site includes the following:

- Activate UTS Stationary Shop next to the food court in Building 1;
- Co-operative Bookshop in Building 3 (on Harris Street);
- Co-operative Bookshop in Building 10;
- My Cuppa Café in Building 3 (on Harris Street);
- Activate UTS Café in Building 4;
- Blink Optometrist in Building 18 (on Broadway);
- Barber in Building 10;
- Captain Cook Convenience Store in Building 10; and
- Activate UTS Newsagent and commercial copying facility within Building 6.

The existing on campus retail floorspace of 800sqm equates to 0.05sqm for each student and 0.04sqm per head inclusive of staff on campus. In addition, directly opposite the campus on Broadway or within walking distance are an extensive range of retail facilities provided within Central Park, the Broadway Shopping Centre, Sydney CBD, Chinatown and Glebe Point Road. Each of which contribute substantially to retail opportunities for students and staff in light of the TEFMA Guidelines low range guideline of 0.10sqm of UFA per student EFTSL.

4 ASSESSMENT OF SOCIAL INFRASTRUCTURE IMPACTS

This Chapter assesses the likely needs of students and staff, and the adequacy and capacity of existing and planned social infrastructure to accommodate increased demand from the proposed modification application. The significance of each impact is assessed and, where possible recommendations are made to enhance the social benefits and to mitigate any potential adverse impacts.

Student Housing

While no additional student accommodation is proposed as part of the modification application, UTS has consistently sought to expand the existing supply of student accommodation both on campus and in the broader locality as part of the UTS Campus Masterplan.

While the existing 'enrolment to student bed' ratio on campus is slightly below other comparable Sydney Universities, in recent years supply in the surrounding locality by dedicated student accommodation providers has increased significantly.

Supply in close proximity to UTS presently includes:

- The Unilodge Broadway – 510 beds²¹;
- Unilodge Central Park (Kensington Lane and The Steps) – 1040 beds;
- Unilodge Wattle Lane- 50 beds;
- Iglu Central - 98 beds;
- Urbanest Central – 665 beds;
- Urbanest Darlington – 400 beds;
- Urbanest City Road – 456 beds; and
- Urbanest Quay Street – 335 beds.

In addition to the existing provision of student housing on and off campus, an additional 8 (eight) beds will be available in March 2015 at the Bulga Ngurra Facility (managed by UTS Housing Service).

Recently approved developments at Urbanest Darling Harbour should provide a further 1,100 beds by approximately 2018 and approved Urbanest Glebe should provide an additional 155 beds²².

²¹ Source: Confirmation of bed numbers by UniLodge Management on 24 March 2015

²² Existing and new beds provided by University of Technology Sydney on 29 June 2015

Open Space

Figure 1 - Artists Impression of the Goods Line Project



Source: Sydney Harbour Foreshore Authority, 2015

This significant addition in student housing in the locality would enhance opportunities for both existing and future UTS students together with any future opportunities identified by UTS for on campus or university provided / managed accommodation.

The modification application proposes additional open space provision in the form of active / passive open space.

This additional open space to be included within Building 2 would make a positive contribution to the open space provision on campus. Furthermore it should be acknowledged that within walking distance of the campus there is existing open space provided within Mary Ann Street, Victoria Park, Wentworth Park and Central Park. This existing off campus open space provision can be utilised by students, staff and the local community.

The proposed future closure and pedestrianisation of Jones Street (located between Broadway and Thomas Street) would provide additional open space for users of the UTS Campus and positively contribute to a highly useable area adjoining the Alumni Green.

Additionally, investment in the area surrounding and adjoining the UTS campus by local and state authorities is creating a number of non-traditional open spaces that could act to facilitate some of this demand. The Goods Line project, the first stage of which extends 250 metres from Ultimo Rail underbridge to the Powerhouse Museum, will include a series of elevated platforms that will function as both a walkway and site for public activities such as recreation, entertainment, study and meeting spaces. This project will connect a number of UTS buildings.

Overall, the proposed provision of open space and numerous public spaces within a walkable distance from UTS are considered to provide a range of passive and active useable areas for students and staff to support the existing and forecast UTS student and staff population.

Sporting and Recreation Facilities

There is active and passive open space proposed as part of the modification application. The increase in sporting and recreational floor space within Building 2 (CB02) provides opportunity to have facilities such as a basketball court, tennis court or running area.

As discussed in Chapter 3, the TEFMA Guidelines broadly define a low range area of 0.20 UFA of sporting and recreational facilities that

should be provided per student EFTSL. At present the rate is 0.16sqm per student and 0.14sqm per student and staff member. The proposed modifications would provide additional sporting and recreation facilities for the use of students and staff that would significantly improve this ratio.

Furthermore, in addition to the sporting and recreational facilities on the UTS Broadway Precinct there is plentiful off campus facilities for students and staff to utilise i.e. Ian Thorpe Aquatic Centre, Victoria Park Pool and Prince Alfred Park Pool. Gym and sporting facilities are also located at Central Park and other private gyms are in close proximity to the campus.

Cultural and Entertainment Facilities

The proposed modification application does not include any floorspace for additional cultural facilities. There is however a proposed additional +450sqm of cultural provision as part of the broader UTS Masterplan 2020. The existing provision per student at 0.17sqm and 0.15sqm including staff would increase by +0.02sqm per head of population.

The TEFMA Guidelines do not prescribe a ratio per student / staff for cultural and entertainment facilities. However, the context of the UTS campus in the Sydney CBD and close proximity to the Darling Harbour entertainment precinct, Haymarket, Chinatown and Broadway Shopping Centre, an area which is nominated as Sydney's 'Cultural Ribbon' in *A Plan for Growing Sydney*²³ should also be considered with respect to the provision of cultural and entertainment facilities for students and staff.

Childcare

The additional floorspace proposed as part of the modification application does not include any additional childcare provision. The RM Planning SIS of 2009 that accompanied the 2009 Concept Plan stated that "*anticipated demand for childcare services from the student body will be small with none expected to arise from students living on-site*".

While a lower level of demand may still be expected from students compared to staff, the forecast growth in both staff and student numbers would also increase demand for child care in the locality.

²³ NSW Department of Planning and Environment, *A Plan for Growing Sydney*, 2014

As previously discussed, the two existing childcare centres are at or near capacity. The combined wait list for both centres is for 580 places. Based on both centres being near capacity and having long wait lists, this implies an undersupply of childcare places, in particular for staff that utilise the service the most.

The forecast increase in UTS Staff from 2,540 to 2,915 is likely to reduce the ratio of child care spaces on a purely staff basis from 1 per 22 staff members to 1 per 26. Factoring in the entire student population the ratio decreases to 1 per 293 staff and students.

It is recognised that the two UTS child care centres generally prioritise UTS staff and then students for placements, though they offer full inclusion to Australian Broadcasting Corporation (ABC) staff and the local community²⁴.

In addition to the above, it is acknowledged that there are at least 10 childcare centres located in Ultimo and Glebe, including but not limited to, Kindy Patch Ultimo 1 & 2, KU Ultimo Children's Centre, Inner City Care Child Care Centre, Caring 4 Kids, SDN Ultimo, Amigoss Pre-School, Laurel Tree House Child Care Centre and SDN Glebe. These facilities are likely to contribute to opportunities for existing and prospective staff and students in addition to any future commercial providers.

In light of the above considerations, UTS has indicated an ongoing commitment to providing child care facilities and the investigation of potential future opportunities in the future. These investigations are supported and encouraged by this SIS.

Food and Beverage Outlets

The modification application does not propose any additional new floorspace for food and beverage outlets. However, the relocation of food and beverage outlets is proposed for Building 2, Level 3 in lieu of the existing food court in Building 1, Level 3.

The new food court in Building 2 will be designed to enhance amenity by increasing sunlight provision and creating a view corridor to the outside. While food and beverage outlets on campus are well used some of the outlets are currently unoccupied.

The TEFMA Guidelines prescribe a low range of 0.20sqm of UFA per student EFTSL whilst the current provision is 0.14sqm per student.

²⁴ University of Technology Sydney *UTS Child Care* accessed 7 July 2015

Given that the existing provision is currently identified as being underutilised by UTS, it is not considered necessary to provide additional food and drink services to the detriment of additional academic or open space within Building 2.

The extensive array of food and beverage outlets provided by the Central Park shopping centre (located opposite the UTS), Broadway Shopping Centre (500m from UTS), some outlets between UTS and Broadway Shopping Centre, together with the Haymarket Shopping Centre and the food strip opposite Railway Square should also be considered as contributing positively to supply for both students and staff to utilise.

Accordingly, on campus food and beverage facilities, as well as those existing in the surrounding area, are expected to be sufficient to cater to additional demand arising from both student and staff population as part of the modification application.

Student Services

The proposed modification application does not propose any additional floorspace for student services (i.e medical, counselling, financial assistance and the like) to the existing provision of 1,250sqm of student services. The TEFMA Guidelines do not prescribe a ratio per student/staff member.

The UTS Masterplan does however propose an increase to student services floorspace together with space for an additional doctor on campus. Furthermore, additional student services can be delivered as part of the Masterplan if further floorspace is required.

Again, consideration of the campus's location within the inner city is highly relevant. The University is not physically separated from an urban area as may be the case with other Australian universities and therefore does not require the same level of site provision to meet the needs of its students and staff.

Numerous medical and commercial facilities exist within the Sydney CBD within either walking distance or easily accessible by frequent public transport. For example within the locality is the Broadway Healthcare Medical Centre, which includes the Broadway General Practice (12 doctors male and female), Dental Connect, Laverty Pathology, Pharmacy, Eyecare Plus and Diabetes Australia Centre.

Broadway Shopping Centre and the Glebe Point Road strip also provide numerous health/commercial related student services.

Accordingly, the existing facilities on site and within the locality are considered sufficient to accommodate the proposed student growth.

Commercial Services

There is limited provision of commercial services on the Broadway Campus. There are a number of ATMs strategically located on campus.

The TEFMA Guidelines prescribe a lower range of 0.1sqm of UFA per student EFTSL. The exact provision per head of population is unknown. Nevertheless, given the inner city location of the University there is a full range of commercial services (ATMs, banks, chemists, banks, post office etc.) available in the vicinity of campus at Central Park, Haymarket Shopping Centre and Broadway Shopping Centre.

The UTS Masterplan 2020 has the capacity to provide additional commercial services on the Broadway Campus if required.

The existing on campus and off campus commercial facilities are considered more than sufficient to cater for the additional demand arising from the proposed modification application.

Retail

No provision for additional retail is planned for the additional floorspace in Building 2 other than food and beverage outlets.

As discussed throughout this SIS, significant retail, commercial and entertainment facilities surround the University. Adjacent to the site is the Central Park development which contains a supermarket, restaurants and clothing retail stores. Within 500m to the west is the Broadway Shopping Centre with a large variety of commercial, food and clothing retail, supermarkets and entertainment facilities available.

Also located in a walkable distance to the north is the Haymarket Shopping Centre with several eateries, entertainment and commercial/retail stores. To the east along Broadway Street is a rejuvenated food retail strip adjacent to Railway Square and underground food premises towards Central rail station.

Accordingly, there are significant retail facilities within the vicinity which are considered to adequately service the increased student and staff numbers. It is also noted that surrounding retail development is likely to benefit from additional retail expenditure generated by the increase in students that can be accommodated by the additional floor space.

Design and Overshadowing

As a final consideration, it is understood that the additional height proposed for Building 2 has been carefully designed and tested by FJMT architects to ensure that it contributes to the visual appeal of the locality.

Furthermore the impacts of the additional height have been tested to ensure that it has an acceptable impact with respect to sunlight, daylight and overshadowing to surrounding sensitive uses such as residential and open space.

Summary of Impacts

The following Table summarises the key impacts identified in Chapter's 3 and 4, and their degree of significance.

Table 4 - Summary of Key Impacts of the Proposed Modification Application / Mitigation Measures

| Social Infrastructure | Consideration | Rating of Impact | Mitigation Measure | Comment |
|------------------------------------|---|----------------------|-----------------------------|--|
| Student Housing Supply | Will the modification application improve student housing supply? | Slightly Negative | None required | <p>The modification application does not provide additional student housing on campus. The broader Concept Plan however provided an additional 720 student beds (Building 6) representing a 170% increase in beds since 2009.</p> <p>Owing to the relatively constrained nature of the inner city campus, it is understood the University has supported and encouraged the significant increase in the supply of purpose built student accommodation in the immediate locality in recent years.</p> <p>It is also noted that two additional private developments for purpose built student accommodation have been approved in the locality and are likely to commence construction for an additional 1,255 beds in the short term. These developments have and will make a significant contribution to supply and addressing student accommodation needs in the locality.</p> |
| Open Space Provision | During construction, will access to existing open space be compromised for students, staff and visitors? | Slightly Negative | Mitigation measure required | During construction, adequate signage should be put in place to advise students, staff and visitors of alternate routes to access Alumni Green while building works on Building 2 are under construction. |
| | Post construction, will additional open space provision be provided for the student / staff on the Broadway Campus? | Significant Positive | None required | Additional open space is proposed as part of the Building 2 (CB02) modification application. |
| Sporting and Recreation Facilities | Will there be additional sporting and recreational facilities provided as part of the modification application? | Significant Positive | None required | Additional active and passive outdoor space is proposed as part of Building 2 (CB02). There will be the opportunity to have active based facilities such as basketball courts and/or tennis courts and/or a running track or the like. |

| Social Infrastructure | Consideration | Rating of Impact | Mitigation Measure | Comment |
|---------------------------|--|-------------------|-----------------------------|---|
| Cultural Facilities | Will additional cultural facilities be provided as part of the modification application? | Moderate Positive | None required | The UTS Masterplan and approved Concept Plan facilitates an additional +450sqm for a gallery, library and other exhibition areas on the Broadway Precinct by 2020. |
| Childcare | Is additional childcare provision proposed as part of the modification application? | Moderate Negative | Mitigation measure required | The modification does not incorporate a new child care facility but rather relies on the provision of spaces in the existing on and off campus facilities. The University is investigating opportunities to provide additional childcare facilities as part of the broader campus Masterplan in the future. |
| Food and Beverage Outlets | Are additional food and beverage outlets proposed as part of the modification application? | Moderate Positive | None required | On campus provision is currently underutilised and off campus provision is more than adequate. However the UTS Masterplan proposes relocation of the existing food and drink outlets from Building 1 to Building 2. |
| Student Services | Will additional floorspace for student services be provided? | Moderate Positive | None required | The UTS Masterplan proposes an additional +200sqm of student services within either Building 2 or elsewhere on campus, including provision of an additional doctor along with a more efficient service model as detailed within the Masterplan. |
| Commercial Services | Will additional commercial services be provided as part of the modification application? | Neutral | None required | The UTS Masterplan has capacity to include additional commercial services on campus if required by 2020. |
| Retail | Is additional retail floorspace proposed as part of the modification application? | Neutral | None required | Some existing retail on campus is underutilised. There is also considerable off campus provision in particular at Central Park opposite UTS campus and within 500m walk at the Broadway Shopping Centre thereby reducing the need for additional supply. |

5 MITIGATION MEASURES AND STRATEGIES

In light of the above referenced impacts, should the modification application be approved by the Minister for Planning, the following means of mitigation are recommended:

- During the reconstruction of Building 2, UTS is to place alternate access routes in and around the Broadway Campus to ensure safety and ease of access for students, staff and visitors to the Broadway Campus;
- Prior to the reconstruction of Building 2, UTS is to ensure appropriate signage is in place to inform students and staff on the building works to be carried out. The signage would include but not be limited to, a description of the nature and scope of the building works, where the works will be carried out, duration of works and the contact details of the site supervisor. The signage should be displayed from the first day to the last day of construction and should be placed prominently so it can be seen and read easily from each frontage of Building 2 where building work will take place;
- Further consideration and investigation by UTS of opportunities to provide additional child care spaces as either part of the campus Masterplan or in partnership with an external provider.

Conclusion

In summary, the additional floorspace and building envelope proposed as part of the modification application aims to better cater to the existing and forecast growth of students and staff on the Broadway Precinct.

Education is an important social benefit that enhances the economic and social well-being of individuals whilst also supporting the economic growth of NSW in accordance with the objectives of the State Government's Industry Action Plans.

The proposed architecturally designed Building 2 forms part of the broader campus reinvigoration and enhances a range of services on campus. The proposed redevelopment of Building 2 has also been designed to positively contribute to the public domain by responding to the new development at Central Park and adjoining UTS buildings; thereby also creating a greater walking experience for pedestrians through the city domain.

The inner city nature of the campus may be considered a constraint to the University's ability to provide all of the necessary services and facilities on site compared to some more suburban locations.

Conversely however the inner city location is a significant positive in complementing and enhancing the quantum and range of social infrastructure provided on campus.

Considering each of these factors the proposed modification to Building 2 is considered a positive change that would enhance educational and employment opportunities for a broader range of students and staff within a highly accessible and well serviced location of Sydney. For these reasons the social impacts of the proposed modification are considered acceptable and the modification is supported.

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