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David Gibson
Team Leader, Social Infrastructure
Department of Planning and Environment
23-33 Bridge Street
Sydney NSW 2000

Attention: Megan Fu
Email: megan.fu@planning.nsw.gov.au

Dear Megan

RE: UTS City Campus, Broadway Precinct Concept Plan Modification (MP 08_0116 MOD 5)

I refer to your correspondence received on the 26 August 2015 advising of the application to modify the above project.

It is understood that the proposal seeks to modify the approved concept plan as follows:

- increase the approved additional gross floor area for Building 2 from 6,750m² to 38,261m², comprising an increase of 31,511m²;
- expansion and amendment to the approved building envelope for Building 2, including a 34.41m height increase, resulting in a maximum building height of 64.5m (RL 79.50); and
- amendments to the Urban Design Quality Controls/Principle for Building 2 and Statement of Commitments.

A key issue in gaining the City's general support is retention of the design competition process from the Urban Design Principles.

The following issues are raised for your consideration during the Department's assessment of the proposal.

Sydney Local Environmental Plan 2012

- The proposed increase in GFA is a significant proportion of the overall approved development, representing a 17% increase above the GFA already approved for the Broadway Precinct.
- The proposal greatly exceeds the height and FSR controls outlined within SLEP 2012 as follows:
 - The proposed 64.5m height exceeds the LEP height control of 45m by 19.5m or 43.3%. The proposed height also exceeds the permissible design excellence bonus height by 30.3%.

- In the context of the city block bound by Broadway, Jones, Thomas and Harris Streets, the proposed GFA exceeds the permissible GFA by approximately 27,091m². This increase results in a FSR of 6:1, which exceeds the permissible FSR of 5:1 by 19.6% and is 8.7% more than the permissible design excellence bonus FSR.
- It is acknowledged that additional area is required in order to accommodate future student load (EFTSL) and achieve strategic goals. In principle, the City does not oppose an increase in height and GFA for the site. However, any additional built form must be carefully designed to respect and respond to existing buildings within and surrounding the UTS City Campus, as well as the streetscape of Broadway and surrounds.

Built form

- The modifications to Building 2 will redefine the overall built form of the Precinct, while adding a second tower element within the Campus.
- Both Building 1 (UTS tower) and Building 10 (former John Fairfax building) are listed on the Register of Significant Buildings in NSW by the Australian Institute of Architects. The heritage value of the old Fairfax Building was also recognised by a heritage report prepared for UTS. The two buildings are the earliest high rise buildings in Ultimo and have considerable significance.
- The Environmental Assessment (EA) report acknowledges the original 1960s design concept by the Government Architect's office, of which only Building 1 was realised. During the development of the Concept Plan for the adjacent former Carlton United Brewery site (now Central Park), the setting of Building 1 was respected through the positioning of a single, similarly-scaled tower in the northeast corner of the site, forming a gateway to the western edge of the CBD. Long distance views from the western entry to Sydney (for example on Parramatta Road at Sydney University) allow a clear reading of the two separate towers.
- The proposal is separated from Building 1 by a distance of 10m. This is not considered a sufficient separation between Building 1 and the proposed addition to Building 2. The proposed envelope should be reconfigured so that the setting of Building 1 is more clearly defined, both within the local context and from wider contextual viewpoints such as Sydney University and Blackwattle Bay.
- The scale of existing and approved buildings along the eastern side of Jones Street responds to the scale of the heritage listed former Sydney Technical College Building located on the corner of Jones and Thomas Streets. To continue this scale, it is recommended that the eastern side of Jones Street maintains a low scale street wall in the form of the approved 4 storey podium, and the upper levels of Building 2 be set back from Jones Street. This setback will also improve the visual prominence of Building 10 and provide adequate separation between these buildings.

Wind effects

- The Wind Engineering Report submitted with the proposal notes the possibility of negative wind impacts on two locations, Broadway and Jones Street (a major pedestrian thoroughfare). As a consequence, the design of the envelope at Concept Plan stage should take into consideration a more detailed study of the potential wind impacts. In addition, the testing should include an analysis of any impacts on Alumni Green open space to the north of the proposal. The results

have the potential to greatly influence the final form of the envelope, potentially requiring setbacks to both the Jones Street and Alumni Green frontages.

Public domain visual impacts

- Reference is made to View V5 - Chippendale Green within the Visual Impact Assessment. This view looks north along Balfour Street (since renamed by Frasers for the extent of the Central Park site), an important street within Chippendale which extends to Cleveland Street in the south. The street provides a major pedestrian and cycle route through the site and connects Redfern, Newtown and Chippendale with UTS and the western edge of the CBD. The street has important historical connections with the previous use of the Central Park site and the street edge is partly defined on the western alignment by the retained Irving Street Brewery buildings, the only retained buildings with actual brewery functions from the original CUB site.
- The street terminates at the intersection with Broadway. This termination is not acknowledged by the approved design of the Building 2 podium, however the EA report does note that the podium frontages will continue to include an element of transparency. The proposal further negates the value of the street by significantly reducing the view to open sky and creating a solid wall of built form at the termination of the street.
- The proposed modification to the approved concept plan envelope should be modified to acknowledge the eastern alignment of Balfour Street, and to retain a greater extent of sky above the approved Building 2 podium.

Overshadowing

- The EA Report states that the proposal will not result in any additional overshadowing of residential apartments within One Central Park. However the shadow diagrams submitted indicate that overshadowing will occur to residential floor between 12pm-2pm on the 21 June.
- It is unclear whether this shadow is contained within the shadow cast by the approved Building 2 podium envelope. Additional information, in the form of solar access elevations should be submitted in order to assess the extent of overshadowing on One Central Park.

Bicycle parking

- The proposal seeks to cater for additional student capacity. In order to address the transport and access needs of future students, it is recommended that a commitment be included to provide integrated, visible and accessible bicycle parking facilities that encourages bicycle usage. These facilities should be integrated within the design of the building.

Design excellence

- The proposal seeks to remove the requirement for a design competition, even though it exceeds the permissible design excellence bonus height and FSR controls.
- The City objects to the removal of the design competition process from the Urban Design Principles and associated amendments to the Statement of Commitments. The Department should not acquiesce to such requests having regard to the Urban Design Principle and the City of Sydney controls.

- The detailed design of the proposed Building 2 tower will require a careful response in order to achieve design excellence, particularly with regard to integration with the Lacoste + Stevenson podium design and Building 1. The City recommends a competitive design process be undertaken for the detailed design of the Building 2 addition.

The City thanks you for the opportunity to comment on the proposal. Should you wish to speak with a Council Officer about the above, please contact Natasha Ridler, Senior Planner, on 9246 7720 or at nridler@cityofsydney.nsw.gov.au

Yours sincerely,

A handwritten signature in black ink, appearing to be 'GJahn', written in a cursive style.

Graham Jahn AM
Director
City Planning | Development | Transport