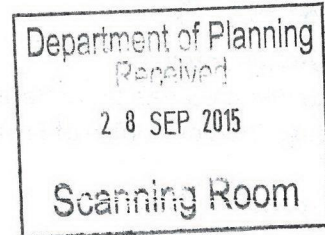


PCU061800

Job no. DOC15/335455

Mr David Gibson  
Team Leader  
Social Infrastructure  
Department of Planning and Environment  
GPO Box 39  
Sydney NSW 2001



Dear Mr Gibson

**Exhibition of Modification Request for UTS City Campus, Broadway Precinct Concept Plan (MP 08\_0116 MOD 5).**

Thank you for providing the Office of Environment and Heritage (OEH) with the opportunity to provide comment on the Exhibition of Modification Request for UTS City Campus, Broadway Precinct Concept Plan (MP 08\_0116 MOD 5). The OEH understand that the proposed modifications to the concept plan include:

- An increase of 31,511sqm to the approved additional gross floor area for Building 2
- Expansion and amendment to the approved building envelope for Building 2 to a maximum building height of 64.5m
- Amendments to the Urban Design Quality Controls/ Principles for Building 2. This includes a Statement of Commitments

The OEH recognise that these modifications will:

- Provide an additional nine levels to Building 2. This will result in a new building with an effective height of 14-15 storeys above basement level
- Incorporate a tower setback ranging between 17.5m and 30m adjacent to Broadway
- Create a 10m separation between Building 2 and the existing UTS Tower Building 1

Nearby items on the State Heritage Register (SHR) include: University Hall, 281 – 285 Broadway (SHR 00128); Railway Square Overbridge (SHR 01232); and the substation at 41 Mountain Street in Ultimo (SHR 00934). The OEH, however, considers that these items are sufficiently far away from the proposed development to be affected by the proposed modifications to the concept plan. In addition to these items, the OEH notes that the expansion of Building 2 will impact on the views to the ANZAC Bridge and associated Glebe Island Bridge (SHR 00914) from the Central Park Building towards the north. Glebe Island Bridge is recognised as having aesthetic significance where, 'the bridge is an impressive structure, sited in the middle of a wide and busy waterway, giving it landmark qualities that are apparent from numerous vantage points around Sydney Harbour.' The expansion of Building 2 will not have a direct impact on the Glebe Harbour Bridge.

Further to the above, the OEH notes that locally listed heritage items I2004 (commercial building), I2005 (commercial building), I164 (Sutherlands Hotel), I2027 (Aginccourt Hotel) and I2047 (Former Sydney Technical College building) are in close proximity to the proposed modifications to the works.

The OEH makes comment that trees along Jones Street, and in close proximity to heritage item I2047, will not permanently obscure views to the proposed modifications to the concept plan.

Further enquiries may be made at the Heritage Division, OEH, by contacting Carole-Lynn Kerrigan on telephone number (02) 9873 8519 or via [carole-lynn.kerrigan@penvironment.nsw.gov.au](mailto:carole-lynn.kerrigan@penvironment.nsw.gov.au).

Yours sincerely



**Adrian Hohenzollern**

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Heritage Division, Office of Environment and Heritage

23 September 2015