

20 December 2017

17721

Ms Carolyn McNally
Secretary
Department of Planning and Environment
320 Pitt Street, Sydney, 2000

Attention: Megan Fu

Dear Ms McNally,

**RE: MP 08_0116 UTS BROADWAY PRECINCT CONCEPT PLAN
MODIFICATION 6 SEARS REQUEST**

We are writing on behalf of the University of Technology Sydney (UTS) in relation to the development of the UTS City Campus Broadway Precinct in accordance with Major Project Approval MP 08_0116. The purpose of this letter is to request the Secretary's Environmental Assessment Requirements (SEARs) for the preparation of a Modification application to the Concept Plan under Schedule 6A, Section 75W of the *Environmental Planning & Assessment Act, 1979* (EP&A Act). The SEARs request is being made to support the Bon Marche and Science Precinct Project.

UTS plays an important role in the success of Sydney and NSW, with the Greater Sydney Commission's recently released Draft Sydney Regional and District plans acknowledging this importance and identifying the need to protect and support the growth of education activity within the Harbour City Innovation Corridor.

UTS is facing unprecedented pressure and demands from a growing Sydney population and international interest that shows no signs of stopping. UTS' success as an educational institution is also in part responsible for driving the need to continually renew its learning environment and remain at the forefront of innovation.

Project Approval MP 08_0116 for the UTS City Campus Broadway Precinct Concept Plan (BPCP) was approved by the then Minister for Planning on 23 December 2009 and included:

- New Broadway Building and Thomas Street Building;
- Expansion of Buildings 1 and 2;
- Expansion of Building 6 for student housing;
- Modifications to Buildings 3, 4 and 10;
- Modifications to Alumni Green and a new Multi-Purpose Sports Hall and book vault beneath; and
- Public domain improvements to Broadway and Thomas, Harris, Wattle and Jones Streets.

There have been five (5) modifications to the consent approved to date.

Under Schedule 6A of the EP&A Act, the Secretary of the Department may continue to issue environmental assessment requirements for modifications to an approved Part 3A Concept Plan in accordance with S75W(3) of the Act. With the pending removal of Part 3A and s75W, UTS has been forced to act and submit this SEARs request for an application to modify the Concept Plan whilst this pathway remains available. The alternative planning pathway to facilitate the Bon Marche and Science Precinct Project will unnecessarily add years and additional costs to the process. UTS is committed to working with all key stakeholders to deliver an outcome that further shapes the broader Broadway Precinct into one of Sydney's most vibrant and architecturally rich areas.

The proposed modification to the Concept Plan is to facilitate the Bon Marche and Science Precinct Projects, more specifically involving following amendments:

- Sensitive refurbishment of existing heritage Buildings 3 (part), 9 and 18;
- Creation of a new building envelope with a maximum height of RL 80 integrated with/cantilevering over Buildings 1, 3, 4, 9 and 18;
- An additional Gross Floor Area for Buildings 3, 9, 18, and 4 of 45,000m²; and
- Modifications, upgrades, and mid-rise expansion to Building 4.

1.0 Background

1.1 Evolution of UTS

UTS was formed in 1988 from the former NSW Institute of Technology, and was restructured in 1990 with the merger of the Kuring-gai College of Advanced Education, the School of Design, and the Institute of Technical and Adult Teacher Education to form the current UTS. This change in profile, combined with the University's predominantly CBD location in Sydney, created a new identity. During its early evolution, student numbers increased at UTS without any significant increase in student facilities.

UTS recognised the need to upgrade the City Campus back in 2000, and undertook a number of visioning and master planning projects culminating in the City Campus Masterplan 2020 (BVN, 2008) which provides a framework for refurbishments and new building works across the campus (comprising the Broadway Precinct and other sites in the Sydney CBD) in order to provide improved facilities and to accommodate future expected student and staff growth.

The long term strategic vision for UTS is 'to be one of the world's leading Universities of Technology'.

On 23 December 2009 a critical step in realising UTS's vision and identity for the Broadway Precinct was realised, with approval of the UTS City Campus Broadway Precinct Concept Plan (BPCP).

1.2 Evolution of Concept Plan

Since approval of the Concept Plan in 2009 UTS has secured the necessary detailed planning approvals and delivered a number of state of the art and iconic learning, research and social facilities across the Broadway Precinct, including:

- Faculty of Engineering and IT Building (**Figure 1**), designed by Denton Corker Marshall Architects.
- Multi-Purpose Sports Hall (**Figure 2**), designed by PTW Architects.
- Alumni Green (**Figure 3**), designed by ASPECT Studios Landscape Architects.
- Faculty of Science and Graduate School of Health Building (**Figure 4**), designed by Durbach Block Jagers in association with BVN Architecture.
- Library Retrieval System, designed by Hassell Architects.
- Great Hall and Balcony Room Upgrade, Designed by DRAW Architects in association with Kann Finch Architects.

Some of the buildings delivered to date by UTS have gone on to win architectural design awards, including the Faculty of Science and Graduate School of Health Building receiving two 2015 Australian Institute of Architects (NSW) awards:

- City of Sydney Lord Mayor's Prize.
- Educational Architecture - William E Kemp Award.

The UTS Central Project (designed by fjmt in collaboration with Lacoste + Stevenson in association with Darryl Jackson Robin Dyke Architects) represents the latest project being delivered by UTS to meet the needs of staff and students. The first phase of the UTS Central Project, which required a modification to the Concept Plan (MOD 5), is expected to be completed by 2019 (refer **Figure 5**). UTS has commenced the detailed planning for Phase 2 of the UTS Central project (Building 1 podium), however requires the Bon Marche precinct development to be resolved to ensure linkages and integration are planned holistically before any construction can commence.

UTS, like many of the fine tertiary educational establishments across Sydney must constantly adapt and respond to world trends and latest technology in order remain competitive and continue to strive for excellence in education. Facilitating the attraction and development of educational establishments is a key component to supporting and enhancing Greater Sydney's global competitiveness.

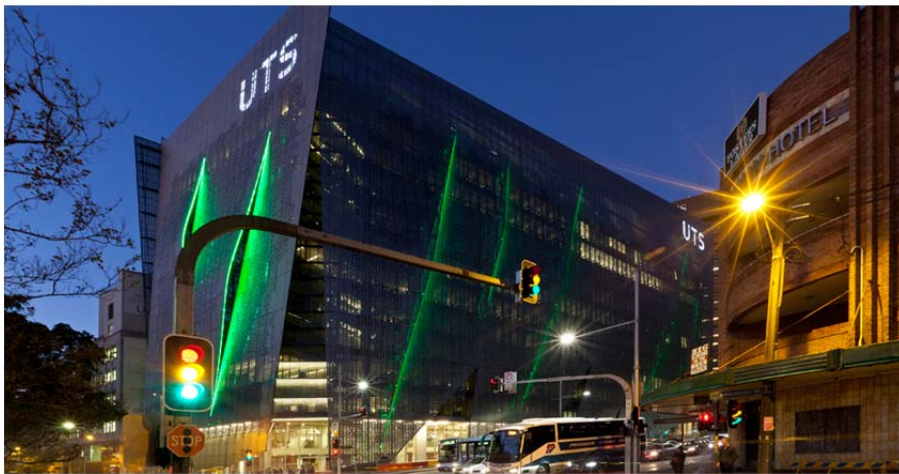


Figure 1 – Faculty of Engineering and IT Building



Figure 2 – Multi Purpose Sports Hall



Figure 3 – Alumni Green



Figure 4 – Faculty of Science and Graduate School of Health Building



Figure 5 – UTS Central Project

2.0 The Site

The Broadway Precinct of the UTS City Campus is located on the southern edge of the Sydney Central Business District (CBD). The UTS City Campus is located entirely within the Sydney Local Government Area.

The site has frontages to Broadway, Thomas, Wattle and Harris Streets, and the Ultimo Pedestrian Network and is less than 700 metres from Central Railway Station. Jones Street runs through the Precinct. The area covered by the Concept Plan (MP_08-0116) is shown in **Figure 6**.



Figure 6 – Site Context

Source: BVN

More specifically, the Bon Marche and Science Precinct is located within the eastern part of the Broadway campus between Thomas Street and Broadway with frontage to Harris Street. It incorporates Buildings 1 (part), 3, 4, 9 and 18. Buildings 3, 9 and 18 are identified as heritage items under the *Sydney Local Environmental Plan 2012* (SLEP 2012). Refer to **Figure 7** and **Figure 8** for the location of the Bon Marche and Science Precinct.



Figure 7 – Aerial image of Bon Marche and Science Precinct (outlined in red)

Source: NearMap



Figure 8 – Bon Marche and Science Precinct (outlined in red) as viewed from Broadway

Source: Google Earth



Figure 9 – Bon Marche and Science Precinct (outlined in red) as viewed from Harris Street

Source: Google Earth

2.1 Concept Plan Approval in relation to the Bon Marche and Science Precinct

The maximum height of the Bon Marche and Science Precinct was set by the Concept Plan as predominantly the existing building height. The Concept Plan approval did not set a Floor Space Ratio control for the Broadway Precinct. It did, however, establish the maximum Gross Floor Area (GFA) and additional GFA to be developed for new buildings and building extensions within the Broadway Campus. The Concept Plan assumed the GFA for the Bon Marche and Science Precinct as the existing GFA. In other words, the approved Concept Plan did not include provisions for the development of the Bon Marche and Science Precinct. The Concept Plan (2009) was informed by UTS's Growth Plan at the time to 2020, which had not foreseen that additional floor area and significant modifications and upgrades to existing buildings was required in the Bon Marche and Science Precinct.

As noted above, the Bon Marche and Science Precinct adjoins the Building 1 podium, and it is integral to the delivery of the new Building 1 podium that the site planning for the adjoining land is carried out in context with this approval.

3.0 Description of Proposed Modification

In addition to providing much needed teaching, research and academic floor space (refer below), there is a need driven by the UTS Central Project to ensure cohesion and integration of design along the full extent of Broadway. The Bon Marche and Science Precinct Project accordingly ensures a holistic and complete vision for the Broadway Precinct's 'front door' is able to be achieved.

The proposed modification to the Concept Plan is to facilitate the Bon Marche and Science Precinct Project, more specifically involving following amendments:

- Sensitive refurbishment of existing heritage Buildings 3 (part), 9 and 18;
- Creation of a new building envelope with a maximum height of RL 80 integrated with/cantilevering over Buildings 1, 3, 4, 9 and 18;
- An additional Gross Floor Area for Buildings 3, 9, 18, and 4 of 45,000m²; and
- Modifications, upgrades, and mid-rise expansion to Building 4.

UTS has engaged Hassell to prepare a preliminary concept for the modification application (included at **Attachment A**). The final form and scope of the modification application will be the subject of detailed urban design, visual and heritage studies, along with the continued engagement with City of Sydney Council and the Department of Planning and Environment. UTS proposes to work closely with the City of Sydney Council through the whole project commencing with participation in the development of the design brief once the heritage study has been completed in early 2018.

The project will ultimately deliver renewed heritage buildings, along with the sensitive siting of a new tower building that integrates with/cantilevers existing buildings. Much needed upgrades to the Science Building 4 will also be provided for, including provision for mid-rise expansion of this Building, subject to detailed design analysis.

3.1 Justification for Proposed Modifications

Due to changes in the tertiary sector since 2008 when the UTS Concept Plan was prepared, as well as since the most recent modification to the approval (Mod 5, 2015), student demand has exceeded all projections and research has grown substantially. The UTS Science facility is experiencing significantly increased demand for sustained growth, across teaching, academics and research. The research space demand for science is generally greater than some other facilities due to the associated need for lab space.

The Concept Plan was based on providing facilities for a student load of 15,000 Equivalent Full Time Student Load (EFTSL) on the Broadway Precinct by 2015. Upon the latest amendment to the Concept Plan (Mod 5, 2015), the projection for 2020 was 29,142 EFTSL for the City Campus (19,500 Broadway and 9,642 Haymarket). As detailed in **Table 1** below, this projection has already been exceeded in 2017. By 2020, the student load is now forecast to be approximately 36,135 EFTSL across both the Broadway and Haymarket campus – almost 7,000 more students than was forecast under Mod 5.

Table 1 – Current EFTSL Forecast – UTS City Campus¹

	Broadway	Haymarket	Total
2017	22,818	10,071	32,888
2020	27,638	8,496	36,135
2028	29,382	8,792	38,174

The following factors have contributed to student numbers increasing beyond previous projections:

- Planned strategic increases in response to current market and competitive conditions including to fund the provision of new courses, student services and facilities.
- The implementation of a new Research Strategy that promotes collaboration with industry partners and overseas institutions and includes significant increases in research student numbers. The university also needs an increased student population base to be competitive in the international research field. Apart from increasing international rankings a strong research performance also influences private sector and community investment and contributes to the university's long term financial stability.
- Increases in demand from overseas students, including from China and India. UTS is prepared to offer education opportunities to students in developing countries by increasing international student intakes from 2013. In the past 5 years there has been a significant increase in student residential accommodation in the precinct that is available to overseas students, making UTS more accessible.
- Establishment of the new Graduate School of Health in 2012. This was not contemplated in 2008 when the UTS Concept Plan was prepared. The course was initially established in response to a shortage of pharmacists in NSW. The Graduate School of Health is expected to grow to more than 600 students by 2020.
- The UTS Kuring-gai campus closed in December 2015. Courses offered at Kuring-gai continue to be offered at the Broadway and Haymarket campuses.

¹ Teaching spaces are shared across the whole City Campus. It is possible that a student could have a morning class at the Broadway Campus and the next class at the Haymarket Campus, making it relevant to read the student population of the City Campus as a whole. These numbers do not include numbers for professional staff, academics and research. The numbers for Haymarket are decreasing, as some of the Haymarket Students will be transferring to UTS Central in 2019.

- UTS has provided a number of new and refurbished facilities on the City Campus during the past few years. These have allowed UTS to improve efficiency and provide a better learning experience to students.
- The UTS learning model. This provides a learning foundation that is practice – oriented, globally focussed and research – inspired.

The Tertiary Education Facilities Management Association (TEFMA) broad planning guideline is 14-15sqm/EFTSL. Prior to the Concept Plan, the Broadway Precinct had a combined GFA of 150,000sqm. The Concept Plan approved an additional 83,750sqm of floor space to cater for an anticipated 15,000 EFTSL by 2015 (totalling 233,750sqm) equating to 15.58sqm/EFTSL. The total GFA approved in addition to the initial concept plan under the 5 previous modifications was 84,750sqm (totalling 318,500sqm). Under the current EFTSL forecasts, this would equate to 11.52sqm/EFTSL for the Broadway Campus alone i.e. without considering the relationship between students attending the Haymarket Campus. This calculation also does not recognise the associated growth in professional staff, academics and researchers that has occurred since the inception of the Concept Plan, which is also forecast to rise.

Accordingly, UTS is now experiencing a space crisis, and additional space within the Broadway Campus is urgently needed.

3.2 Strategic Merit

The proposed modification to the Concept Plan supporting additional educational floor space will contribute to the achievement of a number of key State and local government strategic planning objectives and policies.

Most notably is the proposal's consistency with the recently released *Draft Greater Sydney Regional Plan* and *Revised draft Eastern City District Plan*. In this regard, the Draft Regional Plan acknowledges that Universities, hospitals, medical research institutions and tertiary education facilities are significant contributors to Greater Sydney's economy – with 21 per cent of all jobs in Greater Sydney by 2036 projected to be in the health and education sectors, up from 19 per cent today.

More specifically, the Draft Regional Plan establishes clear objectives around the need to facilitate the attraction and development of innovation activities (which the education industry plays a key part of) and which will in turn enhance Greater Sydney's global competitiveness. UTS is specifically identified as being located within one of Sydney's most important innovation corridors (the Camperdown-Ultimo Collaboration Area – refer to **Figure 9**), where growth is actively supported.

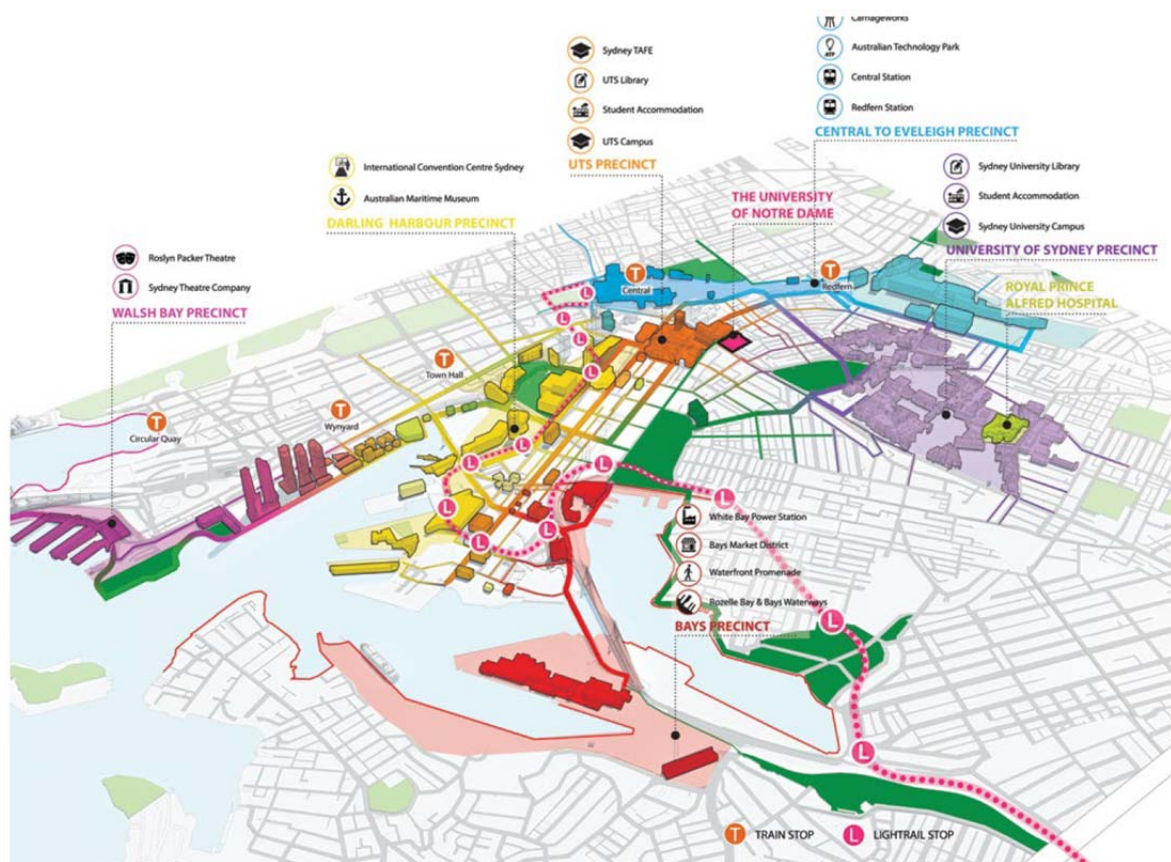


Figure 10 – Harbour City Innovation Corridor

Source: Draft Greater Sydney Regional Plan

4.0 Planning Context

4.1 Environmental Planning and Assessment Act 1979

The UTS City Campus Broadway Precinct Concept Plan was approved under Part 3A of the EP&A Act, which has since been repealed. In 2017, the Department of Planning and Environment exhibited a Draft Amendment to the EP&A Act that included a suite of reforms including the discontinuation of Part 3A and therefore S75W. The transitional arrangements supporting the discontinuation of Part 3A provide that where Secretary's Environmental Assessment Requirements have already been given for a modification application under the former Section 75W, the application will be determined under the former S75W, the application will be determined under S75W provided an environmental impact statement is lodged within 12 months.

In this regard, if the proposed modification is lodged within 12 months of the issue of the SEARs, it will remain subject to assessment in accordance with the Transitional Part 3A provisions included in Schedule 6A of the Act. Under Schedule 6A, a Concept Plan approved under Part 3A may continue to be modified in accordance with the provisions of S75W of the Act. The proposed modification is consistent with the objects of the Act as follows:

- Provides for improvements to UTS that will not result in any adverse environmental impacts and will promote the social and economic welfare by providing for additional educational facilities to meet local demand and increased access to educational and employment services;
- Promotes the orderly and economic use of land by providing additional educational space whilst considering and respecting existing site constraints, including heritage assets on site and opportunities such as future building 1 podium and linkages thereto;

- Provides important functional regional educational infrastructure to facilitate the development and ongoing operation of the city;
- Supports the principles of ecologically sustainable development by ensuring development is designed in a way that will reduce energy and water consumption and provides services and housing to meet the needs of future generations; and
- Supports involvement by stakeholders and the broader community in the planning process.

4.2 Other Planning Policies

In addition to the above, the following policies apply to the site and will need to be considered as part of the modification application:

- *State Environmental Planning Policy (State and Regional Development) 2011;*
- *State Environmental Planning Policy (Infrastructure) 2007;*
- *Sydney Local Environmental Plan 2012;*
- *Sydney Development Control Plan 2012;*
- *The Draft Central Sydney Planning Strategy;*
- *State Environmental Planning Policy No. 55 – Remediation of Land; and*
- *State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017.*

5.0 Preliminary Key Issues Identification

The following potential impacts and anticipated key issues have been identified:

- **Compliance with Strategic and Statutory Plans:** A modification to the Concept Plan is effectively an amendment to the SLEP 2012, as the Concept Plan (as modified) prevails despite anything to the contrary in an environmental planning instrument or development control plan. Its amendment should therefore take into consideration the alignment of the amendment to any applicable strategic or statutory plan.
- **Heritage:** The impact of the proposal on the existing heritage items recognised in the SLEP2012 will require a Heritage Impact Statement and Conservation Management Plan to ensure the setting and heritage values of the buildings are protected.
- **Urban Design and Built Form:** The proposed modification will establish a significant new built form element setback from a prominent City and heritage corner. The height, bulk and scale of the development with respect to surrounding context will therefore be a key issue to be addressed.
- **Design Excellence:** Key to the achieving deliver the highest standard of architectural, urban and landscape design will be a need for the future detailed design to be the subject of a design excellence process. A Design Excellence Strategy will accordingly be prepared and support the modification application.
- **Transport:** An impact analysis of the proposed increase in floorspace should undertaken in relation to the existing transport network, including access and pedestrian capacity.
- **Visual Impacts:** An assessment of the impact on the proposed building envelope should be made with respect to existing view corridors from the public domain and surrounding residential development, including from within the Central Park development.
- **Amenity:** Solar access, potential acoustic impacts, view loss, wind impacts, and overshadowing impacts to the surrounding area will be included in the modification application.

6.0 Expected Deliverables

To assist in confirming the SEARs, the following are the expected deliverables to support the s75w modification:

- Owner's Consent;
- Modification Fees;
- Urban design and built form analysis/report;
- Architectural drawings in line with the style used for the Concept Plan including shadow diagrams, site section, solar impact assessment etc;
- Design Excellence Strategy;
- Staging and integration plans;
- Heritage Impact Statement;
- Conservation Management Plan;
- Traffic, transport and access impact assessment;
- Visual impact assessment, public domain and from surrounding residential development;
- Wind assessment;
- Photomontages/artists impressions;
- Landscape/public domain concept design;
- Social and economic impact assessment; and
- Stakeholder and Community Engagement Report.

7.0 Consultation

The Modification application will document an appropriate level of pre-lodgement consultation, including with

- City of Sydney Council;
- Department of Planning and Environment;
- Transport for NSW; and
- Surrounding residents and businesses.

8.0 Conclusion

This report provides information to assist in the preparation of a SEARs for the proposed Modification 6 to the development of the UTS City Campus Broadway Precinct in accordance with Major Project Approval MP 08_0116. The project is justified in that it provides critical educational floorspace to meet student demand at UTS and will enable holistic site planning in context with the approved Building 1 podium prior to commencing construction of that project.

The information detailed in this report is considered sufficient to enable the Secretary to issue the SEARs for the preparation of the S75W application. Should you require any further information, please do not hesitate to contact Alexis or Chris at the details below.

Sincerely,



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