

# UTS - BON MARCHE PRECINCT

## LANDSCAPE DESIGN REPORT

ARCADIA

LANDSCAPE ARCHITECTURE



0.0\_CONTENTS

1.0\_INTRODUCTION

exectutive summary

1.1\_overview of proposed  
modifications

1.2\_SEARs

2.0\_SITE UNDERSTANDING

2.1\_regional context

2.2\_local context

2.3\_geology and ecology

2.4\_public domain

2.5\_existing condition and  
character

2.6\_existing open spaces

3.0\_SITE VISION

3.1\_principles

4.0\_DESIGN OUTCOMES

4.1\_indicative design: street level

4.2\_ indicative opportunities

4.3\_indicative opportunities

4.4\_ indicative design: sky garden

4.5\_ indicative opportunities

4.6\_indicative opportunities

4.7\_indicative planting experiences

# 1\_INTRODUCTION





# 1.1\_INTRODUCTION

## EXECUTIVE SUMMARY

This report supports a Section 75W modification application submitted to the Minister for Planning pursuant to the Environmental Planning and Assessment Act 1979 (EP&A Act) and more specifically, Schedule 2 of the Environmental Planning and Assessment (Savings, Transitional and Other Provisions) Regulation 2017.

The modification application relates to the Concept Plan Approval for the University of Technology Sydney (UTS) City Campus, December 2009 (MP08\_0116). This design report more specifically addresses the Bon Marche and Science Precinct (Buildings, 3, 4, 9 and 18) and includes establishing new building envelopes with corresponding height and Gross Floor Area (GFA).

### 1.1 Overview of Proposed Modifications

The s75W Application seeks the following key modifications to the approved Concept Plan:

- Demolition of existing Building 4 and partial demolition of Building 3;
- Creation of a new building envelope for Building 4 and Building 3 (part) resulting in a maximum height of RL 86.55, an increase of 45m above existing Building 4;
- Corresponding increase in the approved GFA for Building 4 and Building 3, comprising an increase of up to 36,500;
- Consequential amendments to the Urban Design Quality Controls/Principles to guide the future development of the Bon Marche and Science Precinct.; and
- Indicative landscape and public domain concept for the precinct.

### 1.2 SEARs

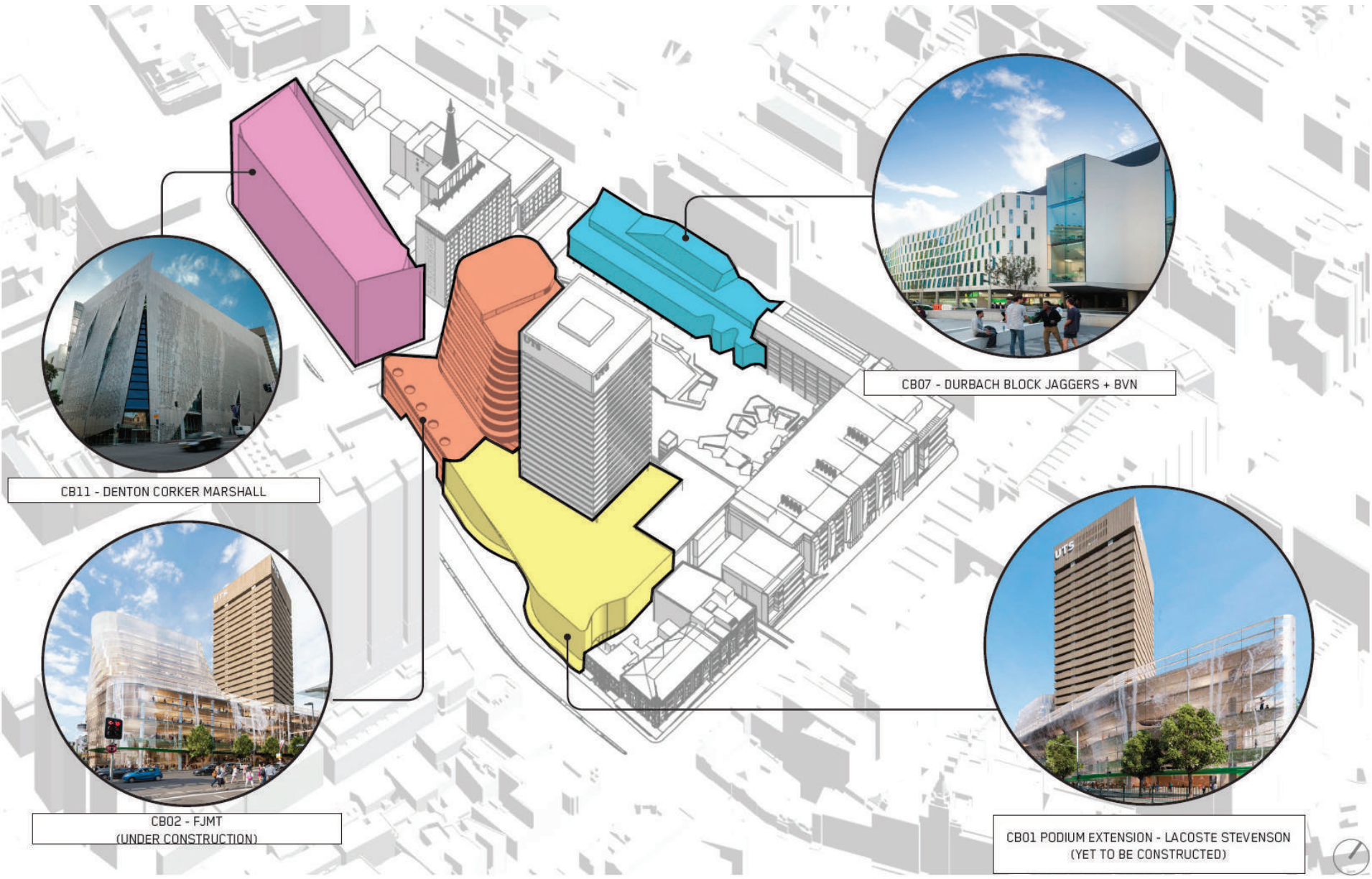
Secretary's Environmental Assessment Requirements (SEARs) were issued by the Department of Planning and Environment (DP&E) on 1 February 2018. Specifically, this report responds to the following SEARs requirements:

3. Built Form and Urban Design
- Provide a detailed site and context analysis, including a building envelope study, to justify the proposed site planning, built form and design approach.
  - Include plans and building envelopes of the concept plan detailing height, density, bulk and scale, setbacks in relation to the surrounding development and streetscape.
  - Provide an indicative building and landscape design showing a possible built form within the proposed building envelope/s.
  - Update appropriate design guidelines and development parameters within the context of the University campus and the locality, including but not limited to:
    - o design excellence;
    - o site layout, with consideration to preserving significant historic view corridors and the heritage curtilage of the heritage items;
    - o gross floor area;
    - o building footprints;
    - o height and massing of the building envelopes;
    - o site access;
    - o landscaping, open spaces and tree planting; and
    - o building materials, colours and finishes.
4. Public Domain/Open Space
- Address changes to public domain improvements, pedestrian linkages, street activation and landscaping.
  - Demonstrate the public domain and open spaces will:
    - o maximise permeability and street activation throughout the development;
    - o provide sufficient open space for the expected population;
    - o ensure access for people with disabilities; and
    - o minimise potential for vehicle, bicycle and pedestrian conflicts.

5. Environmental Amenity
- Provide information detailing the provision of solar access and any overshadowing impacts, acoustic impacts, privacy impacts, view loss and wind impacts. A high level of environmental amenity must be demonstrated.

The modification request responds to these in the form of relevant plans and imagery including:

- site analysis plans, diagrams and photos;
- site survey information, showing existing levels, location and height of surrounding site features;
- locality / context plans and information;
- drawings including plans, and sections clearly showing the proposed amendments compared with the concept approval; and
- public domain plans, including a landscape master plan.





## 2\_SITE UNDERSTANDING

