



UTS BON MARCHE AND SCIENCE PRECINCT
MP-8_0116 UTS BROADWAY PRECINCT CONCEPT PLAN MODIFICATION 6

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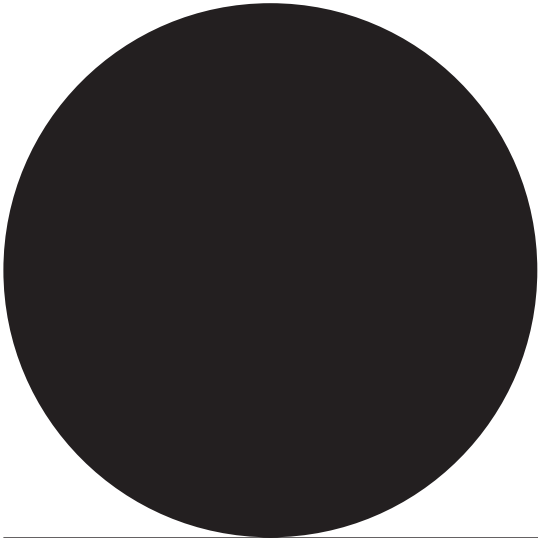
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DESIGN REPORT

BON MARCHE AND SCIENCE PRECINCT

INTRODUCTION

EXECUTIVE SUMMARY

This project gives rise to a number of significant opportunities for UTS, the urban precinct, and for wider Sydney.

The UTS city campus is in the heart of Sydney’s creative and innovation precinct and alongside Sydney’s central business district.

The decade-long UTS City Campus Master Plan, authored by BVN, which began in 2008, is a once-in-a-generation vision to deliver a vibrant and engaging education precinct. Through the Master Plan, UTS is making a \$1 billion-plus investment that is fundamentally changing the way they deliver teaching, learning and research. UTS propose to continue the past 10-year period of major development that has been guided by the Campus 2020 Masterplan, and to continue the transformation of the UTS campus to maintain and develop a purpose - and sustainably-built campus to support innovation in education and research.

INTENSIFYING THE INNOVATION CORRIDOR

The UTS vision is to be a world leading university of technology, and the new development, which is the subject of this Concept Modification is intended to be developed for science teaching and research and design, enabling an extension of its capabilities in these important fields.

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UTS sits within an “emerging Innovation Corridor on its western edge comprising universities, a major teaching hospital, international innovation companies and fast-growing start-ups” as identified by the Greater Sydney Region Plan, as noted in the Plan:

“Facilitating the attraction and development of innovation activities enhances Greater Sydney’s global competitiveness. Planning controls need to be flexible to allow for the needs of the innovation economy”

The provision of space that will enable an expansion of world class new teaching and research facilities will enable UTS to support Sydney in its focus on innovation and global competitiveness which will underpin its continued growth.

GREATER PUBLIC ENGAGEMENT WITH THE UTS CAMPUS

There is an excellent opportunity to broaden public engagement with the UTS campus through this new development. The Campus 2020 Masterplan, conceived in 2008, did not propose any work along the campus’ eastern edge along Harris Street as Building 4 (a 1950’s building) which borders this edge had just gone through a significant refurbishment. The refurbishment didn’t address one of the building’s significant shortfalls which was its address to the street and public domain.

The redevelopment enables the ability to connect ground level spaces to the street and to provide transparency and public engagement.

NEW CONNECTIONS TO ALUMNI GREEN

Alumni Green is the centre of the 2020 Masterplan and vital green lungs for the campus providing outdoor social space and amenity for students, staff and researchers in this dense urban setting. Its access is from Jones Street on its west, and is almost impenetrable from other streets.

There is the ability to create new connections directly to the Green from Harris Street and Broadway, both through buildings and between them.

ADDITIONAL GREEN SPACE

Increasing built development will bring an increased population to campus. The opportunity to provide significant new green space to supplement Alumni Green is a key consideration in this proposal. An elevated sky garden, connecting existing and new rooftops will be able to supplement Alumni Green’s outdoor recreation, and to provide an elevated green amenity in a high-rise campus.

IMPROVE THE PUBLIC DOMAIN ON HARRIS AND THOMAS STREETS

The southern end of Harris Street is an unpleasant and uninviting area of the city. The traffic is heavy and one directional, the footpaths are narrow and generally devoid of landscaping, and the buildings turn their backs to the public domain. The ability to rebuild an entire block addressing the street and both corners is almost unparalleled in the context of the city. The project will enable a focus on building quality at street level, transparency, connections and public engagement.

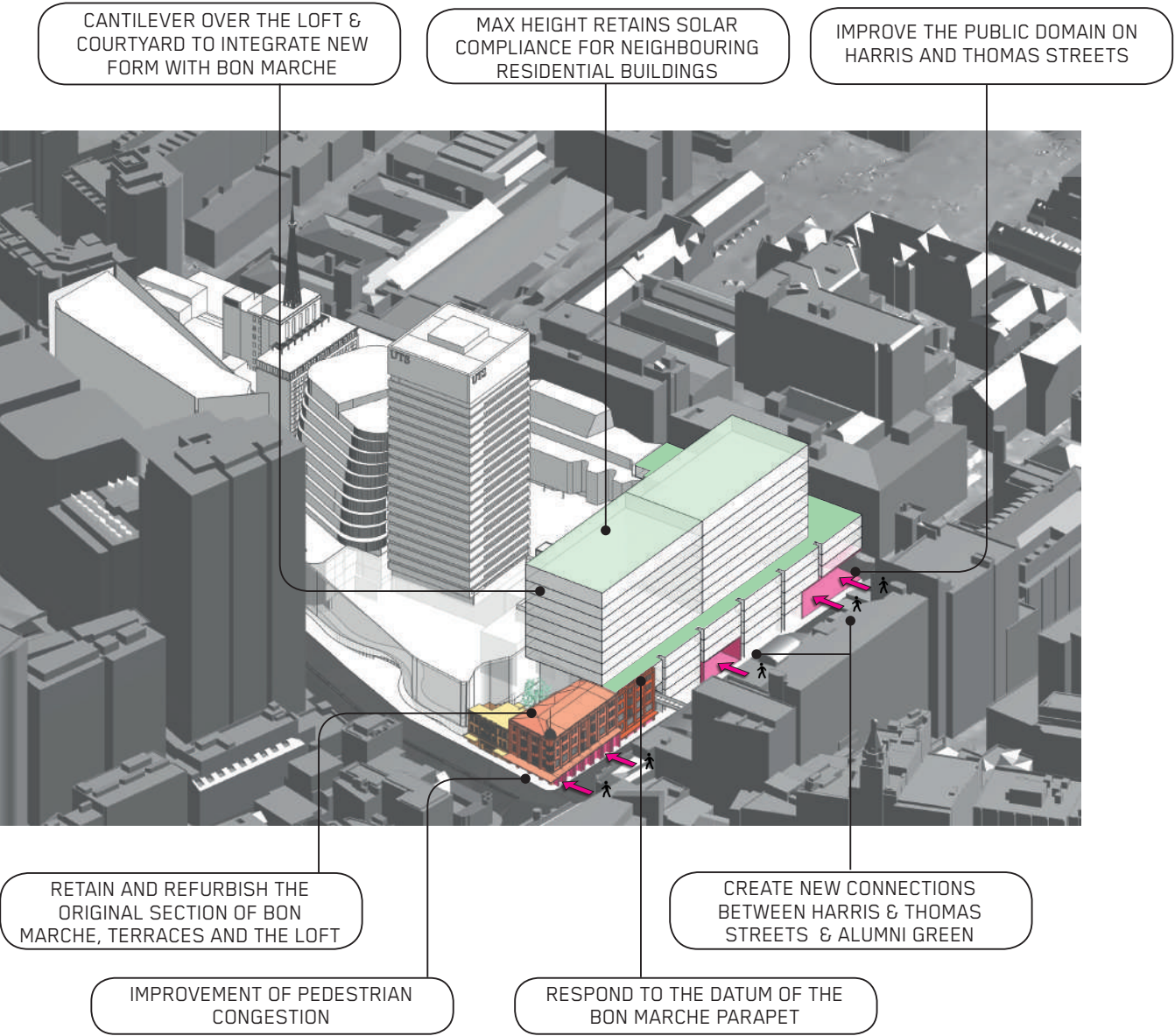
ENHANCING HERITAGE BUILDINGS AND HERITAGE SETTING

The heritage listed Bon Marche building (Building 3), on the corner of Broadway and Harris Street, has had major interventions to its internal fabric, with little original fabric remaining. The external appearance of the building has also undergone significant intervention with rendering of its face brick walls, and replacement of its timber windows and awnings, among other items. However, the overall form is still predominantly intact. The heritage terraces (Building 18), a rare example of commercial terraces, have also had little change to their external form. The most significant aspect of the heritage qualities of Bon Marche are more related to its setting, as it forms one of four original buildings, on each corner of Broadway and Harris Street, that form an ‘intact’ setting.

The refurbishment of Bon Marche and the terraces, and re-purposing of them to form a new entry into the campus will allow the buildings to be experienced and retained, enhancing the unique heritage setting. They also offer the opportunity to experience a different scale and finer grain to the large public spaces of many of the surrounding buildings.

IMPROVEMENT OF PEDESTRIAN CONGESTION

The corner of Harris Street and Broadway is heavily congested with vehicular traffic and pedestrians. The corner sits on a key route from the buses and trains at Central Station, through to campus entry on Broadway, and the increasing density and surrounding development, coupled with narrow footpaths has led to busy and heavily trafficked footpaths. An opportunity exists to alleviate the congestion at the corner through creating a more porous façade in Bon Marche at street level. Creating a series of openings that enable pedestrians to move through and off the footpath easily will alleviate the congestion, providing a more pleasant environment and improving safety.



INTRODUCTION

PROJECT VISION

The subject site on UTS’s Broadway Precinct runs from the corner of Broadway and Harris Street through to the corner of Harris Street and Thomas Street, and along Thomas Street to meet Building 7. The proposal for this Concept Modification is for a building control envelope that replaces Building 4 that corners and fronts Harris and Thomas Streets, replaces the rear wing of Bon Marche, and refurbishes and repurposes the corner section of Building 3 (the original Bon Marche building) and Building 18 (the Terraces) which both face Broadway. This control envelope is configured to:

- Preserve sunlight to north facing apartments of Central Park on Broadway in accordance with the planning controls for that site
- Preserve the façade and form of the heritage listed Bon Marche building
- Set back new built form from the corner of Broadway and Harris Street to enable the form and height of the Bon Marche building to be read clearly and distinctly
- Preserve the sunlight amenity that Alumni Green currently enjoys in mid-winter between the hours of 10am – 5pm
- Provide large floor plates that are suitable for the uses of research and teaching buildings to enable effective planning and future flexibility

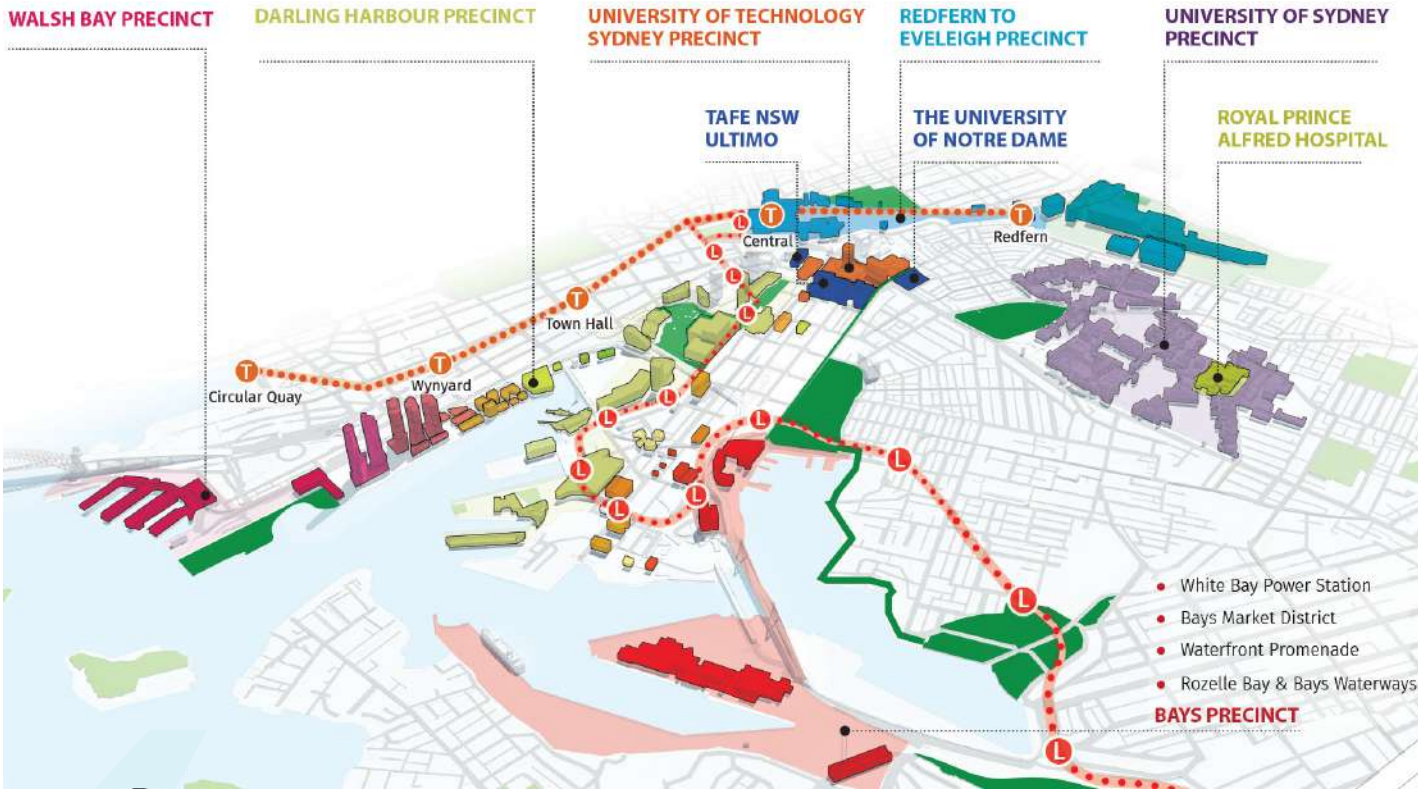
- Provide a height and form that is appropriate for the surrounding urban context
- Provide a control envelope that enables flexibility for creativity, formal manipulation and innovation in future design solutions

The form of the development is generated from a thorough site analysis that positions the new building form within the dense urban context of the new and existing UTS campus buildings, those under construction and the large scale residential and urban development at Central Park.

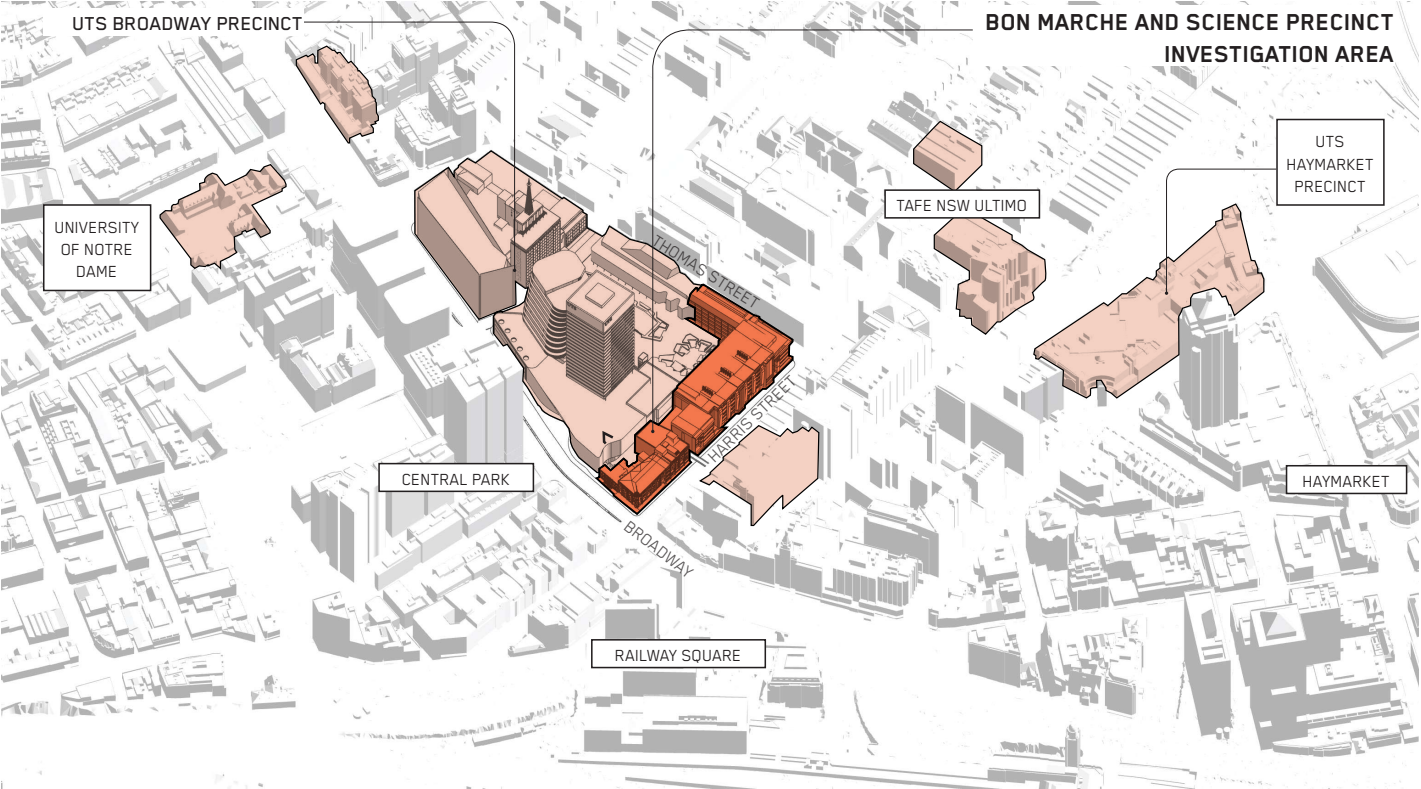
The position of the southernmost end of the envelope as well as its height achieves sunlight to the north facing apartments of Central Park on Broadway in accordance with the planning controls for the site. In addition, this setback from the Broadway corner enables the form and height of the Bon Marche building to be read clearly and distinctly with the other lower form buildings on each of the corners of the Broadway/Harris Street intersection. The overall height of the form has also been considered in response to the height of Building 1 tower and the height of the new UTS Central building (under construction). Both the new envelope and UTS central site alongside Building 1, as complimentary extensions, allow Building 1’s height to remain prominent in the streetscape and skyline as originally intended.



AERIAL VIEW OF UTS PRECINCT



SYDNEY INNOVATION CORRIDOR



SUBJECT SITE & SURROUNDING CONTEXT

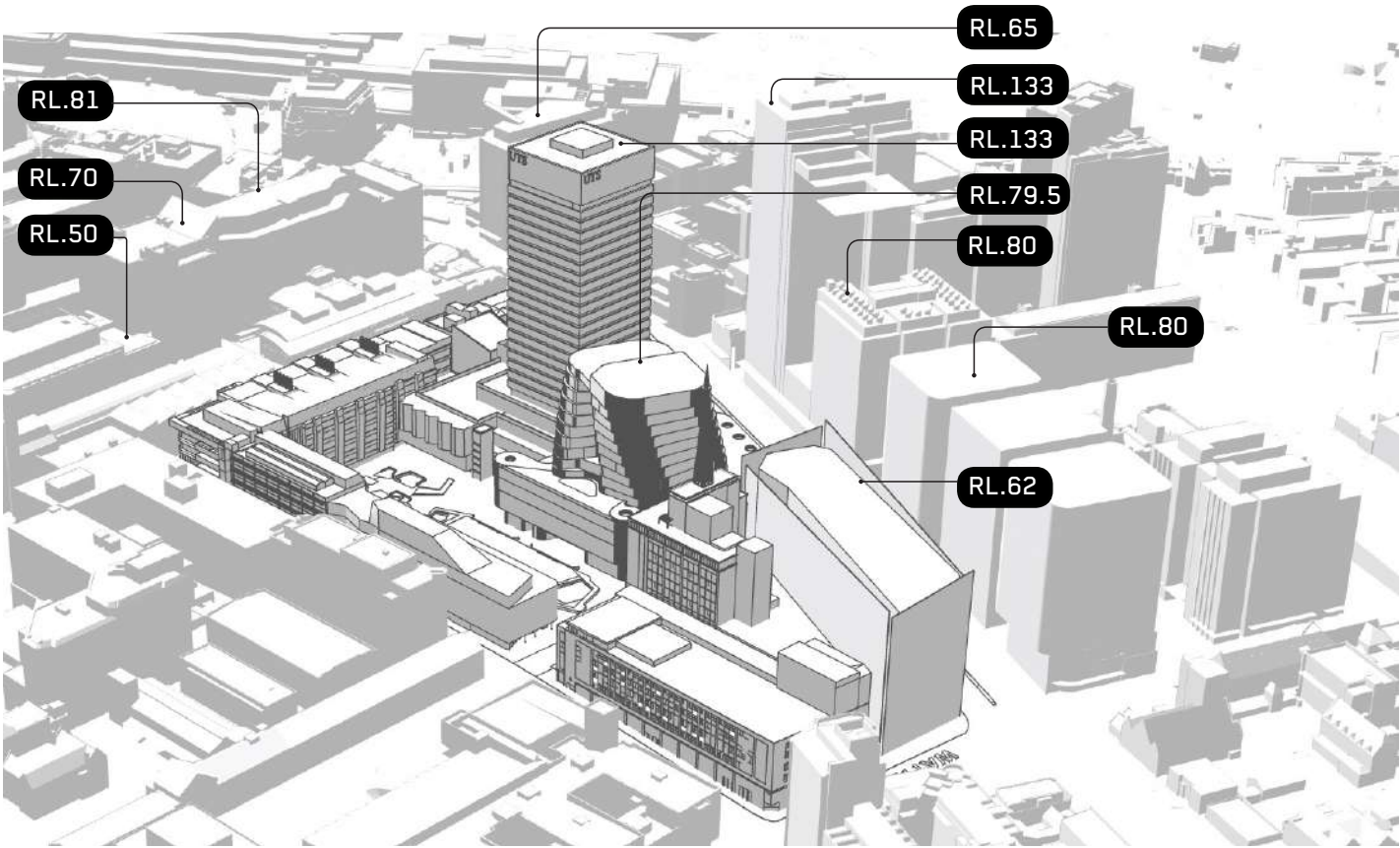
SITE ANALYSIS

SURROUNDING BUILT FORM

The ongoing delivery of UTS City Campus Master Plan which began in 2008, has resulted in a radical transformation of the UTS Campus – creating a vibrant and engaging education precinct. Major new buildings and spaces have been developed which have had a significant impact on the public domain.

In addition, the recent development of Central Park on the old Carlton United Breweries site has transformed the urban form of the gateway to the western entry to the CBD and the UTS Broadway precinct. Building heights have increased along the Broadway frontage with UTS’s tower now being matched by Central Park at 133m, with a number of the other buildings at 80m.

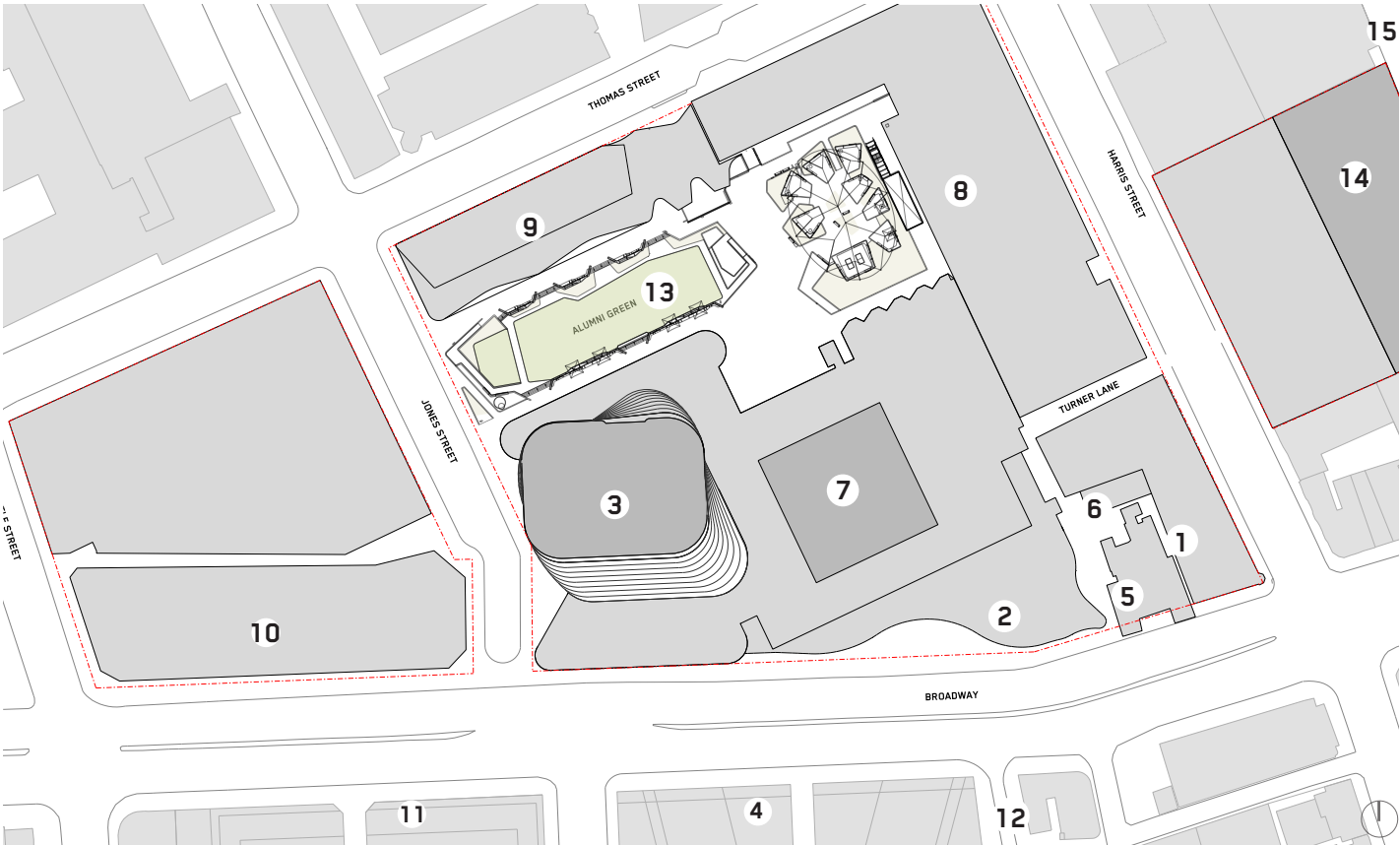
Many of the new developments are the results of design competitions, and provide a variety of different examples of creative and bold new architecture, experimenting and innovating with form, material and expression.



SURROUNDING BUILT FORM
Building Heights



CB 03 BON MARCHE



SURROUNDING BUILT FORM
Existing Site Plan



CB04 SCIENCE BUILDING

SITE ANALYSIS

SURROUNDING BUILT FORM



BUILDING 1 PODIUM EXT. (TO BE CONSTRUCTED)



CB02 UTS CENTRAL (UNDER CONSTRUCTION)



ONE CENTRAL PARK



CB18 THE TERRACES



CB09 THE LOFT



CB01 UTS TOWER



CB07 GRADUATE SCHOOL OF HEALTH



CB11 ENGINEERING



100 BROADWAY



SPICE ALLEY



ALUMNI GREEN



CB06 STUDENT HOUSING



THE GOODS LINE

SITE ANALYSIS

ENVIRONMENT & CAMPUS ACCESS

ENVIRONMENTAL CONDITIONS

The adjacent diagram is a high-level, campus-wide site analysis summarised below.

- The site is predominantly east west facing, providing access to either morning or afternoon sun
- The site is open to summer's north-easterly winds, and is relatively protected from the south westerly winter wind.
- It is bordered by Harris Street and Broadway, both busy CBD arterial streets which create a high level of noise and air pollution

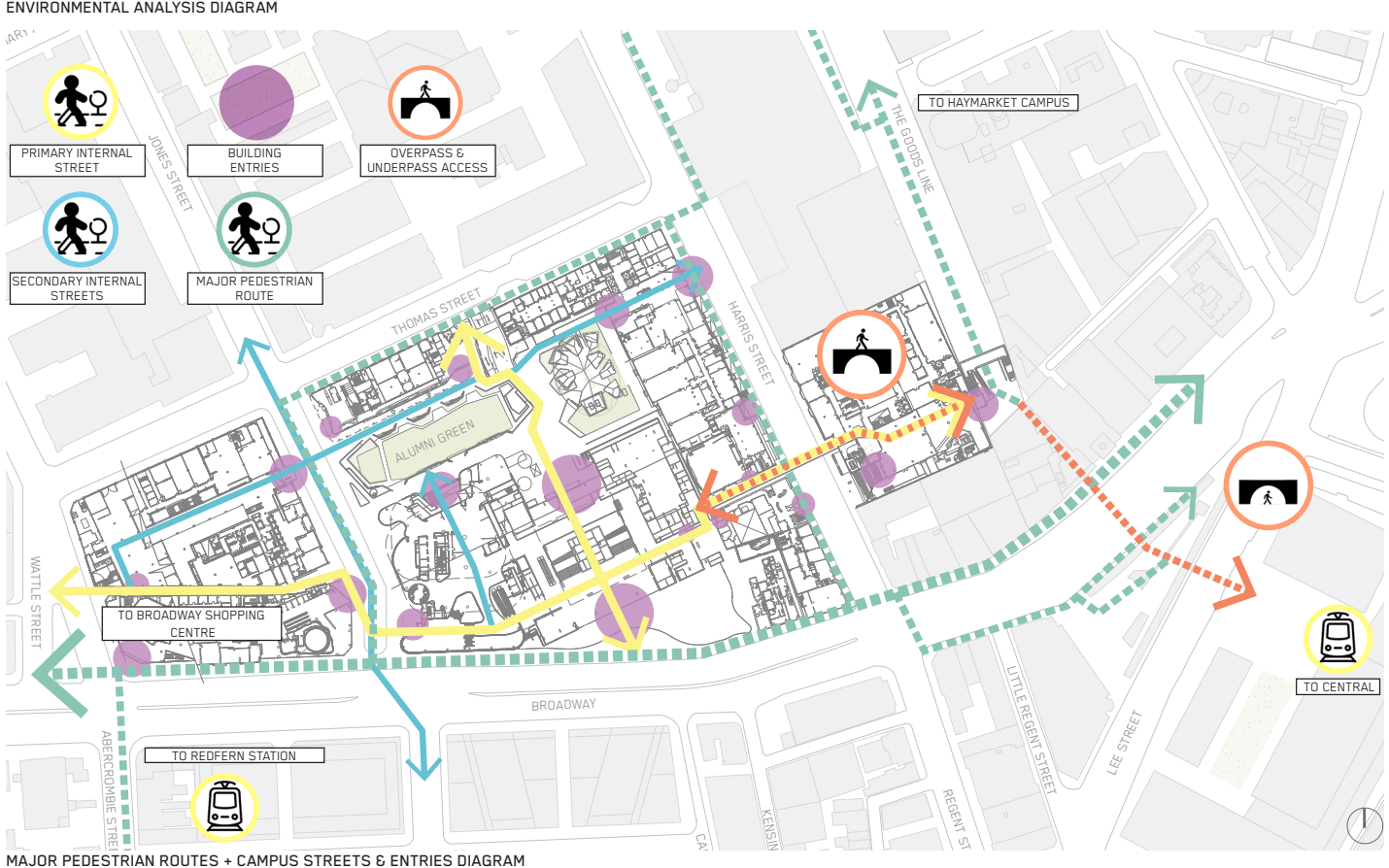
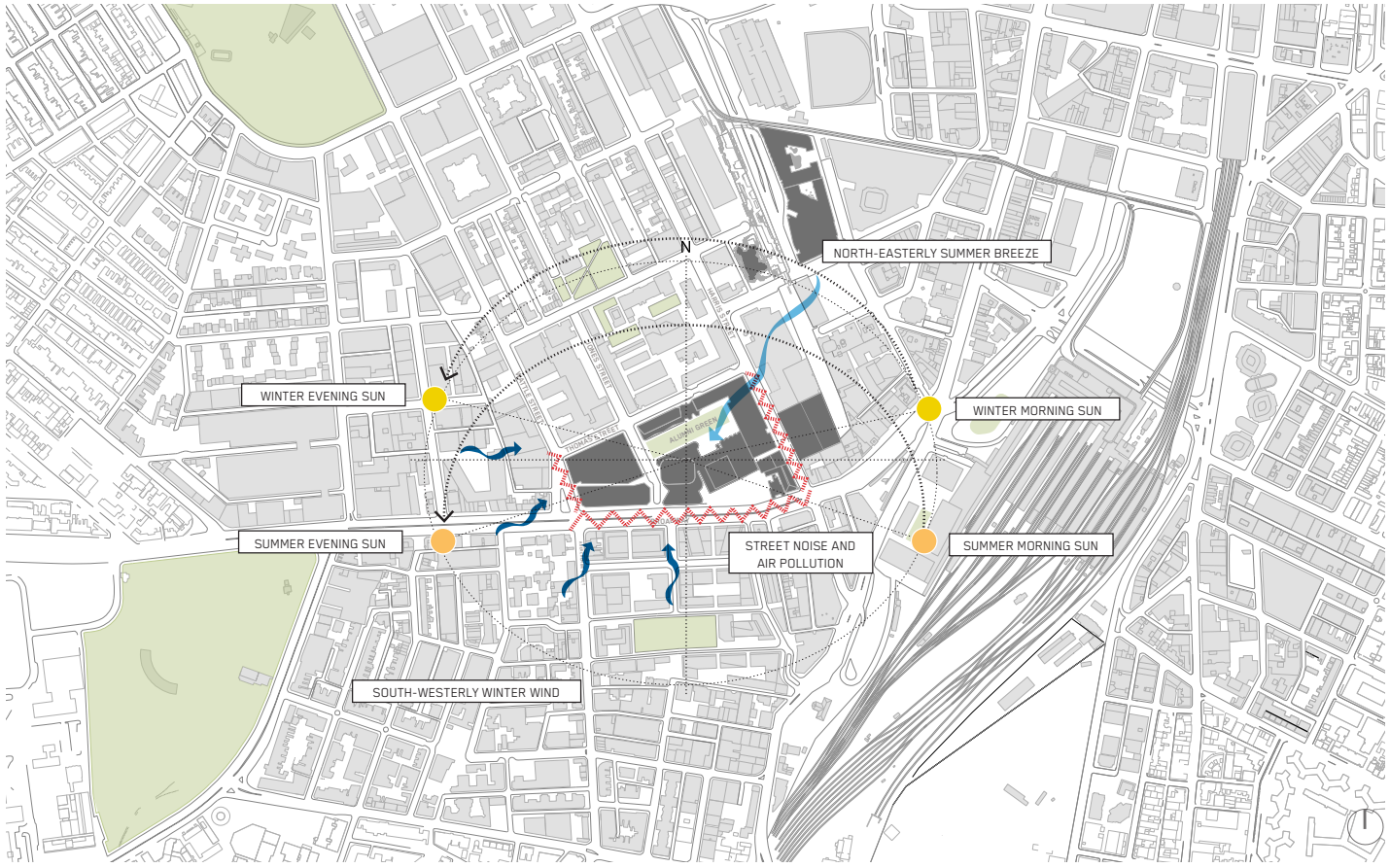
CAMPUS CIRCULATION & BUILDING ENTRIES

The below diagram indicates major circulation to and from the campus, identifies key inter-campus circulation routes, and the main campus and building entry points.

There are three primary circulation routes to the Broadway precinct from Central Station and the Devonshire Street Tunnel entry. The first involves exiting the tunnel on the southern side of Broadway and crossing Broadway to reach the campus. The second is to remain in the tunnel and exit on the northern side of Broadway via the escalators. The third is to continue through the tunnel until it exits at The Goods Line. This then requires travelling via the stair and escalators to Level 4 of Building 6.

There are currently two primary circulation routes between the Broadway Precinct and the Haymarket Precinct, one down Harris Street and along Ultimo Road, and the second via the Harris Street overpass, through Building 6, down the stair and escalator, along The Goods Line and down the stair onto Ultimo Road.

There are 3 entries into Building 4 along Harris Street. The first is close to the corner of Thomas and Harris Streets, and is one level below the Alumni Green level. The second is midway along the building, is accessed via a stair or ramp off street level and is poorly used. The third, more incidental, is via Turner Lane, a narrow service lane that is not designed as a pedestrian environment. Bon Marche has one access off Harris Street which is just to the south of Turner Lane.



BON MARCHE HARRIS STREET ENTRANCE



OVERPASS BRIDGE CAMPUS ENTRY FROM BUILDING 6

SITE ANALYSIS

TRAFFIC & PEDESTRIAN CONGESTION

TRAFFIC & PEDESTRIAN CONGESTION

Broadway is a wide, heavily trafficked road which forms a pedestrian barrier to areas to the south. There is considerable bus movement with designated bus lanes in each direction. As a major arterial into the city from the west, Broadway presents significant visual, acoustic and air quality pollution to the buildings along its edges.

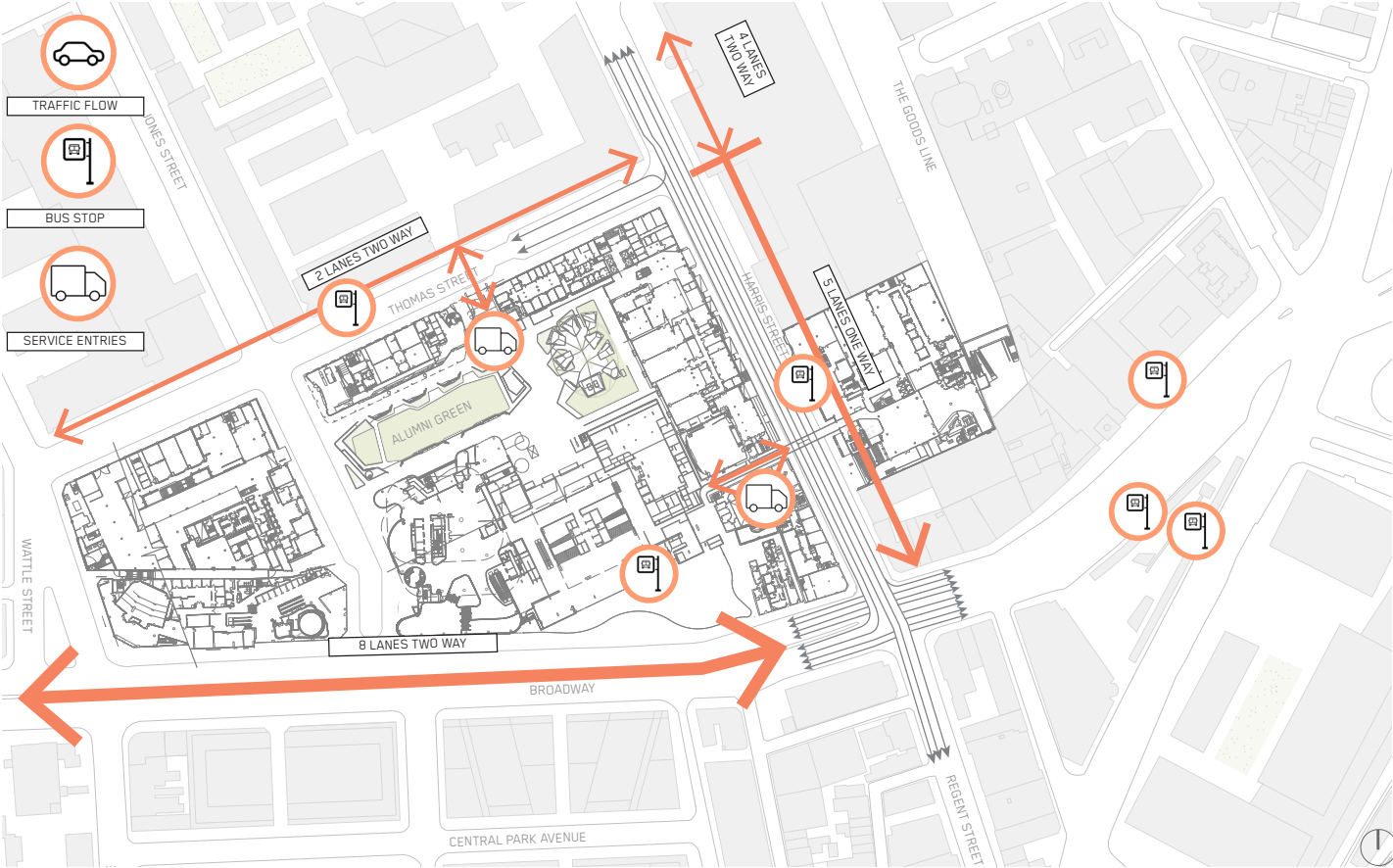
Harris Street is a busy street with considerable heavy traffic movements, with four lanes of two-way traffic becoming five lanes of southbound one way at the Thomas Street intersection. It presents significant visual, acoustic and air quality pollution to the buildings along its edges.

The corner of Harris Street and Broadway is heavily congested with vehicular traffic and pedestrians. The corner sits on a key route to and from the buses and trains at Central Station. The campus entry on Broadway, and the increasing density of the surrounding development, coupled with narrow footpaths has led to busy and heavily trafficked footpaths.

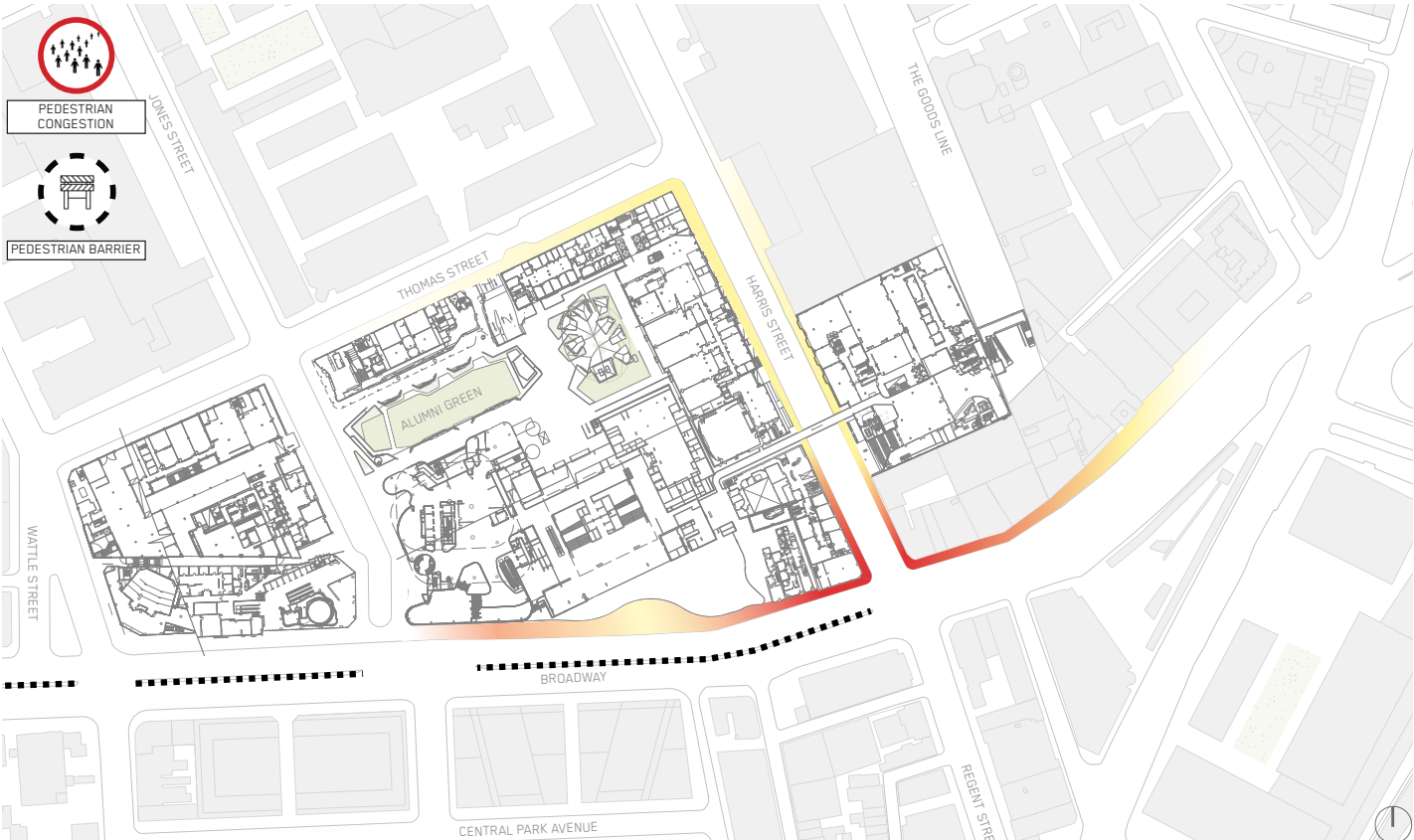
There is a service vehicle access route at Turner Lane accessed directly from Harris Street. This service access is not heavily used and its width and configuration limit vehicle sizes. It predominantly provides deliveries to CB09 - the Loft & Glasshouse Bar.

The pedestrian footpath along Harris Street between Thomas Street and Broadway is narrow and has little landscaping. Traffic is one-way southbound with no pedestrian crossing other than at signalised intersections at the corners. As there are UTS buildings on either side of Harris Street, including student housing, students often attempt to cross at street level which is highly unsafe. As part of this project, studies are underway with RMS to:

- Widen the footpath and public domain through the removal of one of the traffic lanes along Harris Street
- Locate a new signalised pedestrian crossing on Harris Street between the corner of Thomas Street and Broadway
- Widen the pedestrian crossing zone at the Broadway/Harris Street junction to alleviate congestion for the large volumes of people at this corner



TRAFFIC DIAGRAM



PEDESTRIAN CONGESTION DIAGRAM



HARRIS STREET & BROADWAY TRAFFIC CONDITION



HARRIS STREET & BROADWAY PEDESTRIAN CONGESTION

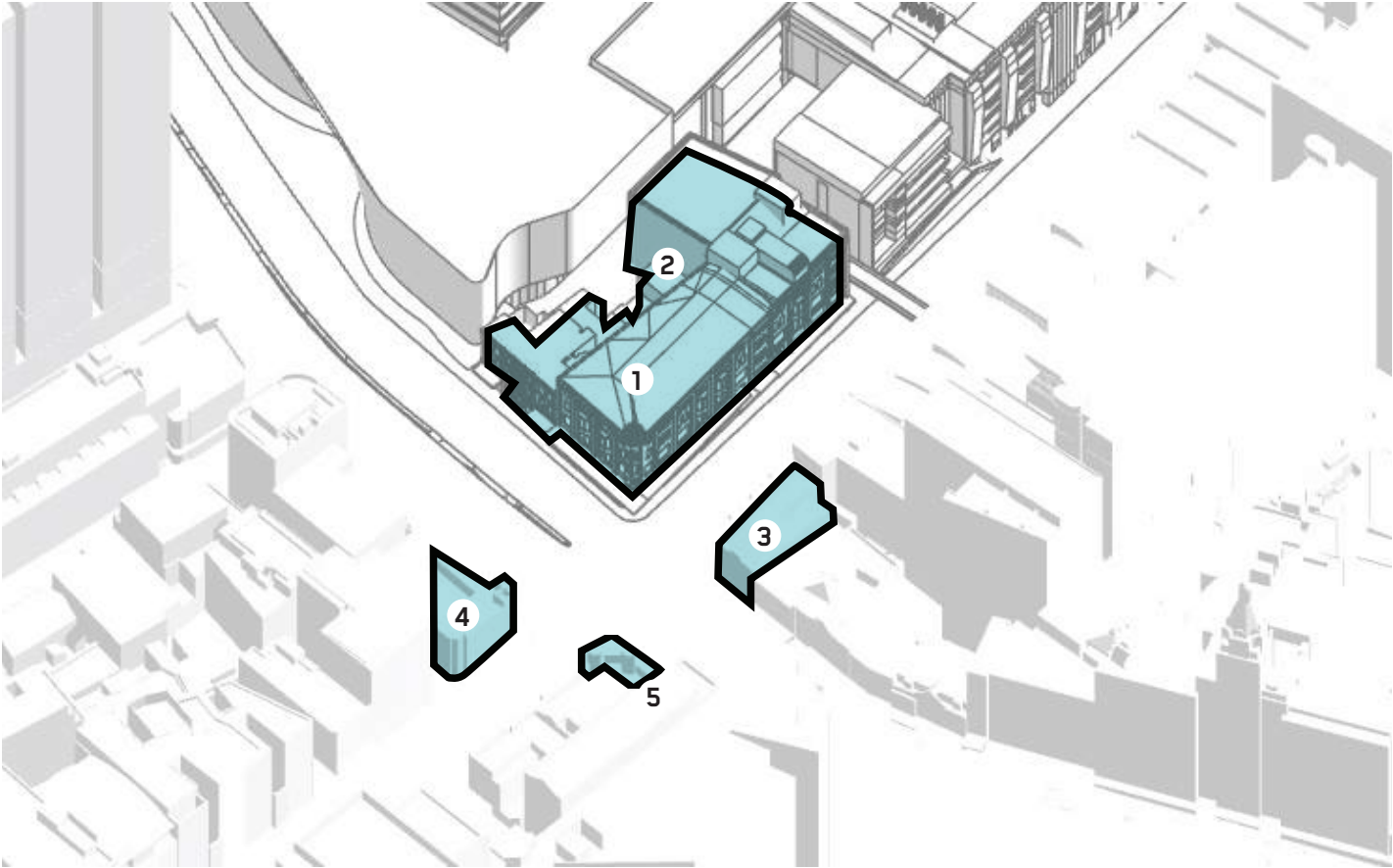
SITE ANALYSIS

HERITAGE CONDITION

The four level heritage listed former Bon Marche building (CB03), was an early Sydney department store prior to being used for educational uses. It is on the corner of Broadway and Harris Street and is comprised of 2 parts - the original building which faces the corner and a 1930's extension to its north. The extension is not perceivable as an addition as it continues as a consistent façade treatment along Harris Street. The building has had major interventions to its internal fabric, with little original fabric remaining.

The external appearance of the building has also undergone significant intervention with rendering of its face brick walls, and replacement of its timber windows and awnings, among other items. However, the overall form is still predominantly intact. Bon Marche is adjacent to three storey heritage terraces (Building 18), which are a rare example of commercial terraces which have also had little change to their external form.

The most significant aspect of the heritage qualities of Bon Marche are more related to its setting, as it forms one of four original buildings, on each corner of Broadway and Harris Street, that form an 'intact' setting.



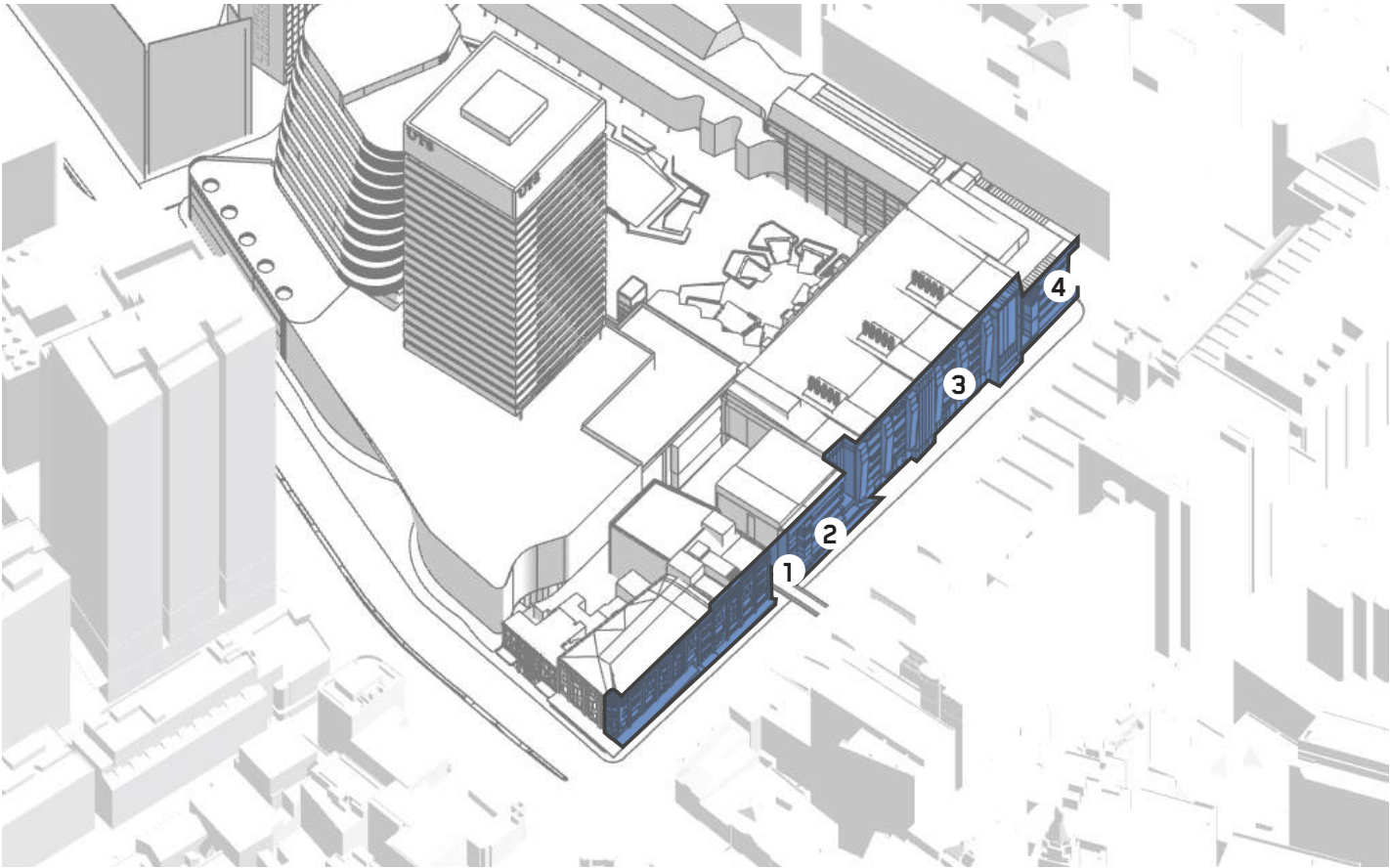
SITE ANALYSIS

HARRIS STREET FRONTAGE

The southern-most end of Harris Street is an unpleasant and uninviting area of the city. The traffic is heavy and one directional, the footpaths are narrow and generally devoid of landscaping, and the buildings turn their backs to the public domain.

Building 4 presents a relatively solid wall to the street with no access, view or interface between the building and the street. The building is a 1950's structure that underwent a major refurbishment to create new science teaching laboratories in the early 2000's. The refurbishment made little attempt to improve the building's approach to the public domain, in either its material use, its design quality or its spatial arrangement. Specialist reports have identified that the building is coming to the end of its structural and service life in 2026.

The street slopes almost two full levels from the corner at Broadway down to Thomas Street which has added to the lack of building engagement with the street.



BUILDING ENVELOPE

EXISTING CONDITION AND CURRENT APPROVED CONCEPT PLAN

THE FOLLOWING BUILDINGS COMPRISE THE SUBJECT SITE:

CAMPUS BUILDING 3: The four level heritage listed Bon Marche building (Building 3), was an early Sydney department store prior to being used for educational uses. It is on the corner of Broadway and Harris Street and is comprised of 2 parts - the original building which faces the corner and a 1930's extension to its north. The extension is not perceivable as an addition as it continues as a consistent façade treatment along Harris Street. The building increases to five levels as it continues north along Harris Street due to the sloping street. Whilst there has been little change to the external form, the interior has been almost completely removed over the years with new internal floor structure.

CAMPUS BUILDING 18: Bon Marche is adjacent to the three storey heritage terraces (Building 18), which are a rare example of commercial terraces which have also had little change to their external form.

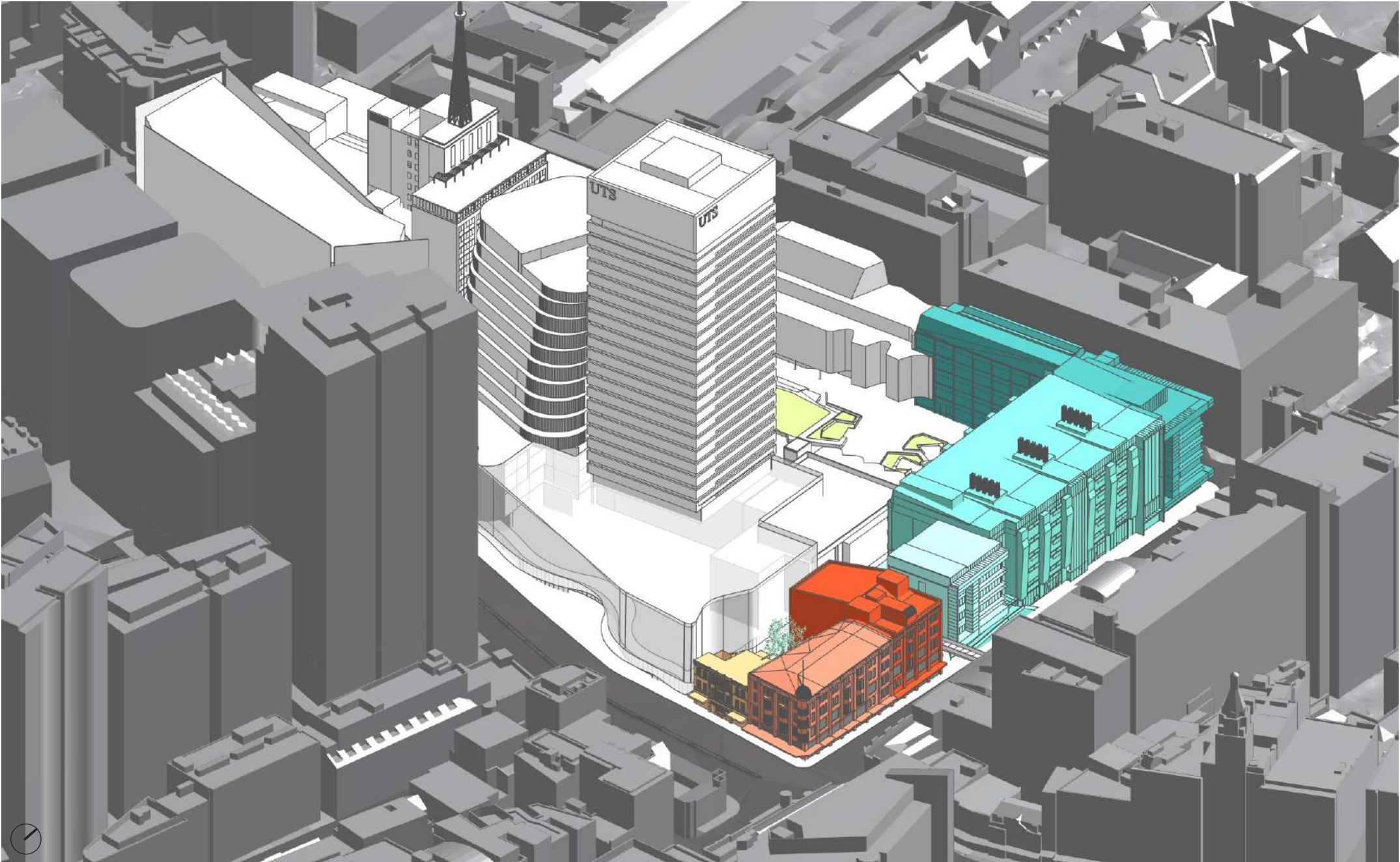
CAMPUS BUILDING 4: Building 4 is a 1950's structure that is used for science research and teaching. It comprises three key components: the Thomas street section (CB04 North), the northernmost section along Harris Street (CB04 East) and the southern end (CB04 South)

CAMPUS BUILDING 4 NORTH: This section of Building 4 is 5 storeys and has a relatively narrow building footprint at approximately 18m deep. As a result, its predominant use is for academic offices as its dimensions limit laboratory or teaching uses. It has had no significant change or refurbishment since it was built. It provides direct internal connections to the new Building 7 further west along Thomas Street.

CAMPUS BUILDING 4 EAST: This section of Building 4 underwent a major refurbishment to create new science teaching laboratories. The refurbishment involved widening of the building footprint toward the west and into what is now Alumni Green. The building footprint is approximately 34m wide and the building is predominately 6 storeys.

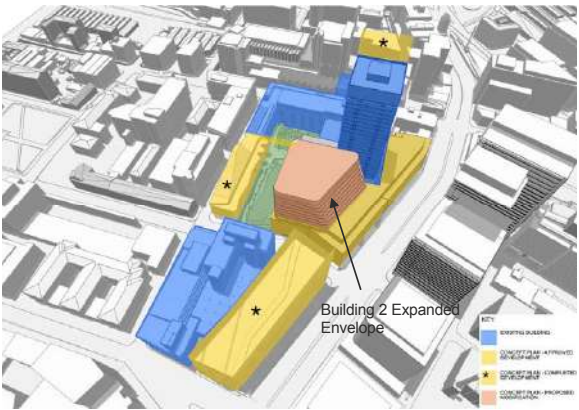
CAMPUS BUILDING 4 SOUTH: The southernmost section of Building 4 which ends at Turner Lane matches the height of the eastern component of Building 4, and its lower levels match the overall width, but its upper levels represent the original building width.

PODIUM EXTENSION: The podium extension is not built nor yet under construction, however its design was selected via a design competition and forms an important completion of the Building 1 entrance off Broadway. It is proposed to be 5 levels, which is an extension of the podium of UTS Central which is currently under construction.



BON MARCHE SCIENCE PRECINCT - EXISTING BUILT FORM

- PODIUM EXTENSION (TO BE CONSTRUCTED)
- CB04 EAST
- CB04 NORTH
- CB04 SOUTH
- CB03 BON MARCHE
- CB03 BM ADDITION (1928)
- CB18 TERRACES / CB09 LOFT



CURRENT APPROVED CONCEPT PLAN
(MOD 5 JULY 2015)

BUILDING ENVELOPE

PROPOSED CONTROL ENVELOPE

The proposed control envelope is based on demolishing Building 4 in its entirety as well as the rear wing of the Bon Marche addition behind the facade, and refurbishing the original southern most section of Bon Marche and the Terraces to create a new entry to the development and the campus. The envelope is comprised of two key forms - the podium which aligns with the parapet datum of Bon Marche and Building 7, and the horizontal upper form which runs north/south along Harris Street is similar in height to many of the new adjacent buildings (including UTS Central) which are at RL 80.

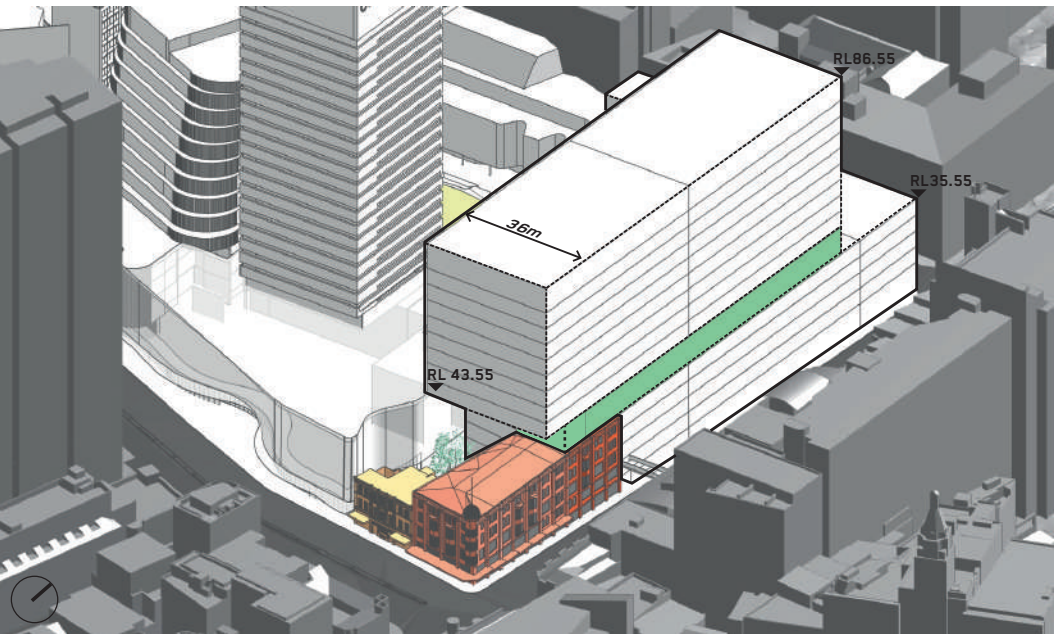
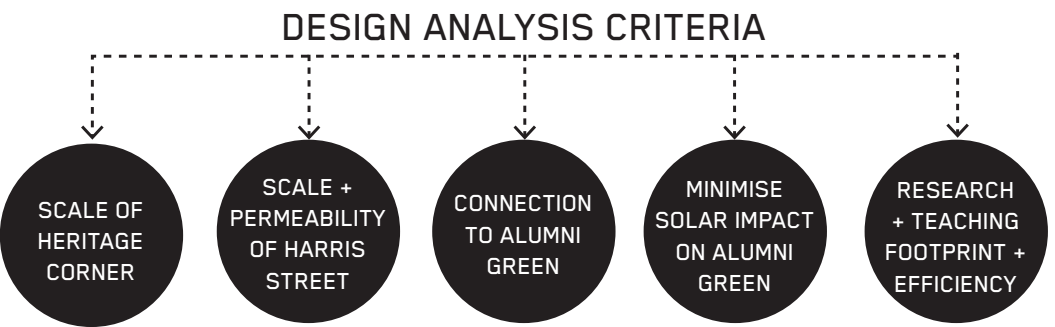
THE PODIUM FORM:

- Preserves the facade and form of the original section of the heritage listed Bon Marche building, while providing opportunity for new entries and connection from the street frontage to the campus within
- Potential to preserve the Harris Street facade of the rear wing of Bon Marche
- Extends the parapet datum of Bon Marche along the length of Harris Street (which is lower than the current Building 4) and returns that datum along Thomas Street to align with Building 7 - to engage with the scale established on Harris Street by Bon Marche
- Matches the width of the current Building 4 along Harris Street
- Sets back on its south-western edge as it aligns with the current Building 1 podium to create an access into Alumni Green from Broadway
- Matches the width of Building 7 along Thomas Street
- Setbacks along the northern and eastern edges of Alumni Green to create a colonnade around the Green
- Increases the height in a portion of the northern form to allow for services plant similar to Building 7
- Proposes to remove the service access via Turner Lane, and remove the lane, whilst continuing access from the pedestrian bridge above.
- Proposes to widen the current service vehicle and carpark access along Thomas Street by one lane in order to focus all vehicle access to the Bon Marche and Science Precinct and Buildings 1 and 2 (UTS Central) through this single point.

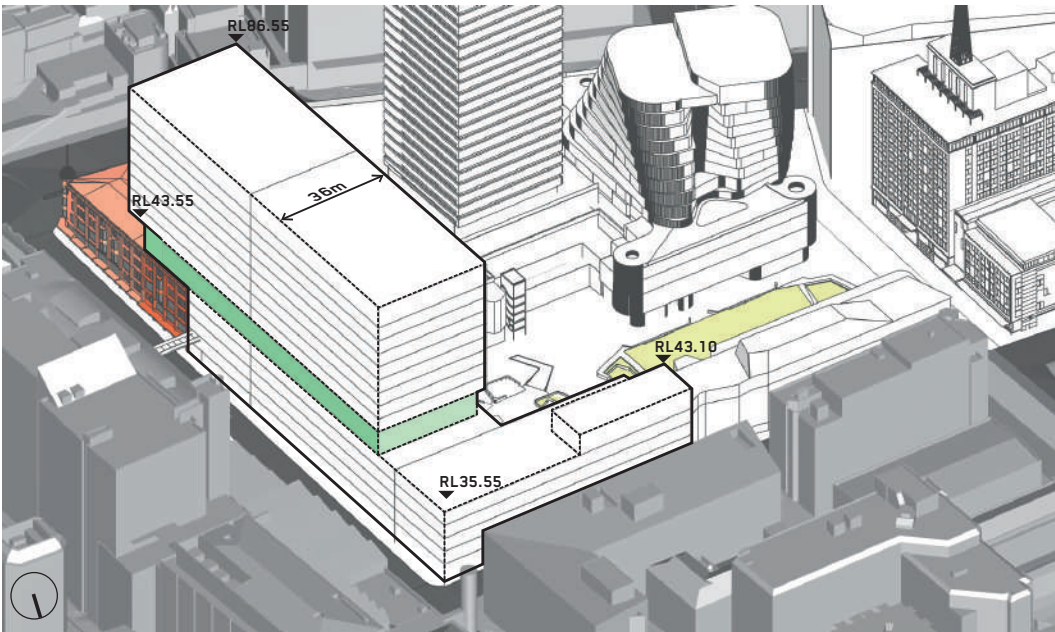
THE HORIZONTAL UPPER FORM:

- Sets back from the corner of Broadway and Harris Street to preserve sunlight to north facing apartments of Central Park on Broadway in accordance with the planning controls for that site
- Sets back from the corner of Broadway and Harris street to enable the form and height of the Bon Marche building to be read clearly and distinctly
- Projects over the courtyard and the Loft building at the rear of the terraces to enable the form to engage with the space below
- Sets back from the northern corner at Harris and Thomas Streets to preserve the sunlight amenity that Alumni Green currently enjoys in mid-winter between the hours of 10am - 5pm

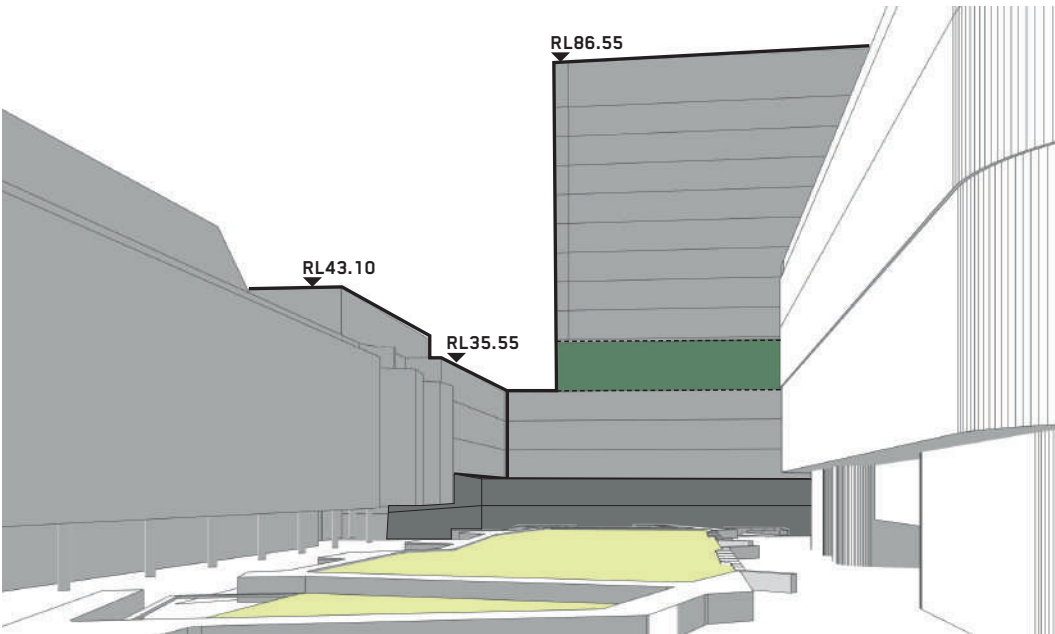
- Proposes a level of sky garden and recreation space as separation between the podium and horizontal upper form
- Matches the width of the current Building 4 along Harris Street
- Provides large floor plates that are suitable for the uses of research and teaching buildings to enable effective planning and future flexibility
- Provides a height and strong form that is appropriate for the surrounding urban context
- Provides a control envelope that enables flexibility for creativity, formal manipulation and innovation in future design solutions



PROPOSED ENVELOPE - SOUTH EAST ISOMETRIC VIEW



PROPOSED ENVELOPE - NORTH EAST ISOMETRIC VIEW



PROPOSED ENVELOPE - PERSPECTIVE VIEW FROM ALUMNI GREEN

DESIGN PRINCIPLES

INTRODUCTION

This major new development with its new urban edges, building façades and internal areas is an opportunity to create, and in turn identify, richness and diversity. It should be engaging and perforate at ground level, its façades varied and experimental, and its character representative of UTS as a home for innovative ideas, for creative thought and for cross disciplinary, discussion and research.

This application sets seven Design Principles for the redevelopment of the Bon Marche and Science Precinct which future development will be required to address. Each principle is articulated on the following pages of this report.

DESIGN EXCELLENCE

The Campus 2020 Masterplan outlined the importance of Design Excellence in the development of new buildings and spaces on campus. The Masterplan noted:

“The character of the Campus needs to be developed as a diverse collection of acquired and purpose-designed buildings that knit together to comprise a rich and interesting city campus and urban environment, as opposed to a singular, massive institution that overwhelms the city and its streets.

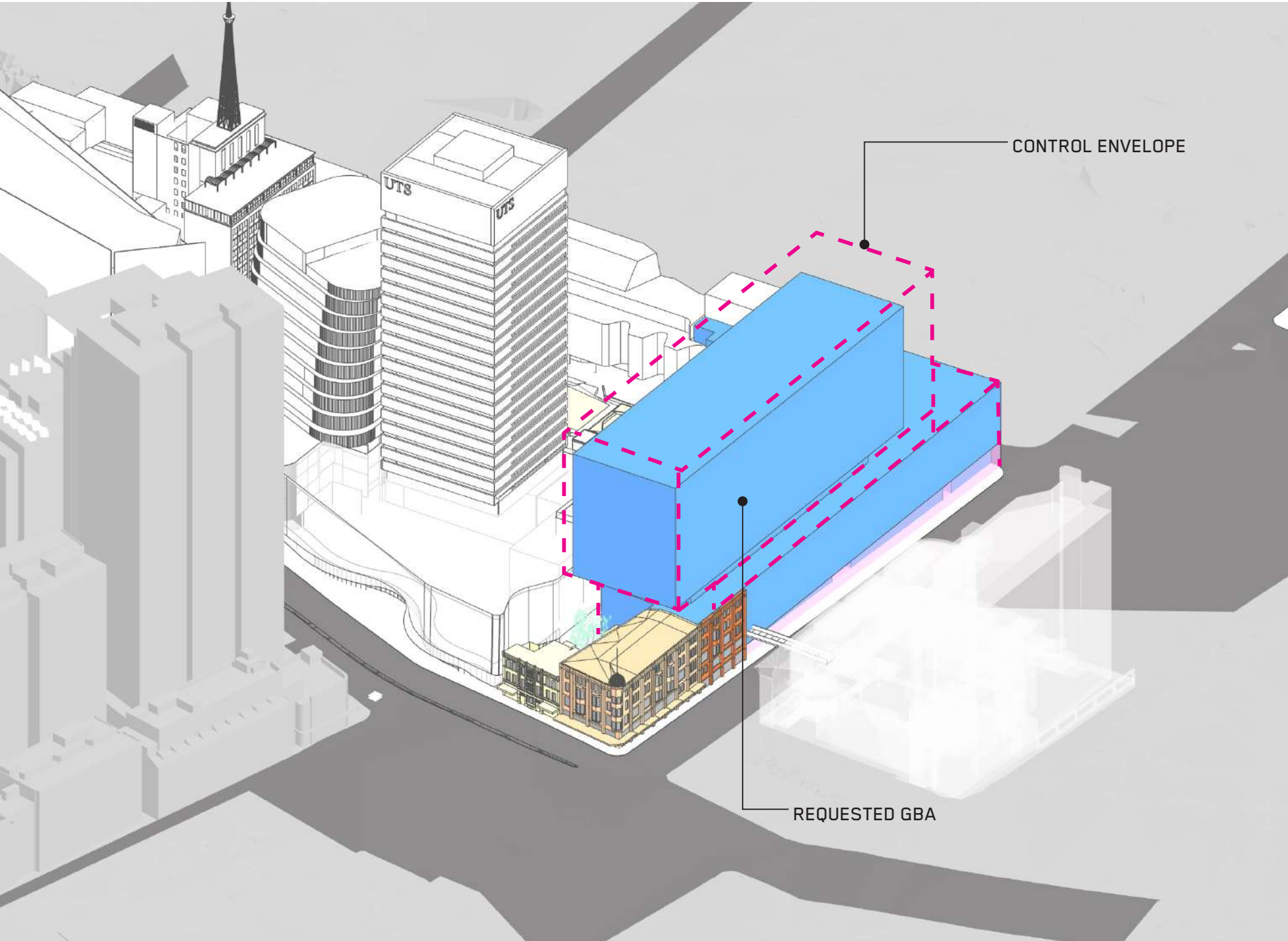
There should be no instituted or homogeneous built style for the new buildings at UTS. Controls should encourage quality and creativity in design, rather than dictating design responses.

Design Excellence is not just the quality of a building’s façades, it is the quality of the spaces it creates, its urban response, and, most importantly, its ability to enable and reflect developments in teaching, learning and research, and to maintain relevance and flexibility as tertiary institutions and teaching methods change and develop.

The new built environment will be of exemplary design quality, and will be rich and diverse. The quality of the buildings will be judged by the quality of the spaces they create, the way they integrate with the city, the relevance and flexibility they have to the current and future teaching practices, and the manner in which they facilitate human engagement. It is this human engagement that is vital to the communication exchange and collaborative dialogue of an innovative learning institution.”

To this end, the proposal provides a control envelope that allows the delivery of the proposed GFA, while having the capacity to enable the necessary sculpting and articulation of the building form to address the design principles that have been established as fundamental to the success of a new development at both an urban and campus level.

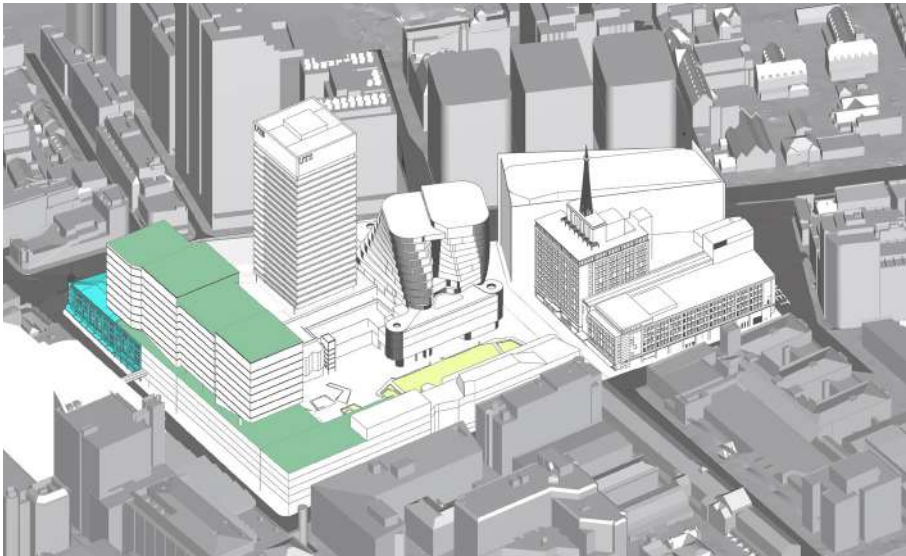
The following adjacent studies illustrate opportunities of modelling a future building within the proposed building control envelope to demonstrate formal manipulation and expression. Note: these studies do not represent specific proposals at this stage. A future building would be developed as part of a design competition process.



CONTROL ENVELOPE TO ENABLE SCULPTING AND ARTICULATION OF FORM

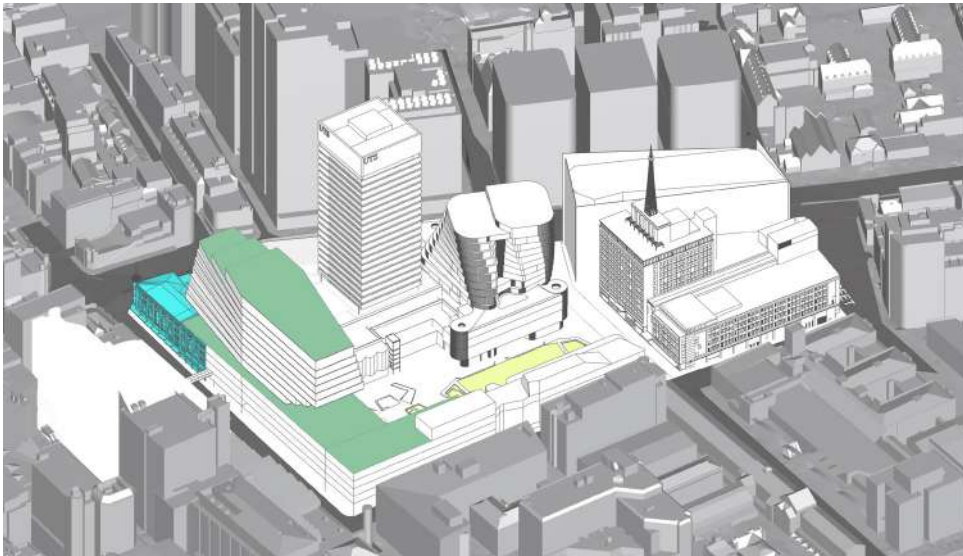
- This diagram illustrates the opportunities of modelling a future building within the proposed control envelope
- The following adjacent studies illustrate opportunities of modelling a future building within the proposed building control envelope to demonstrate formal manipulation and expression.

STUDY 1



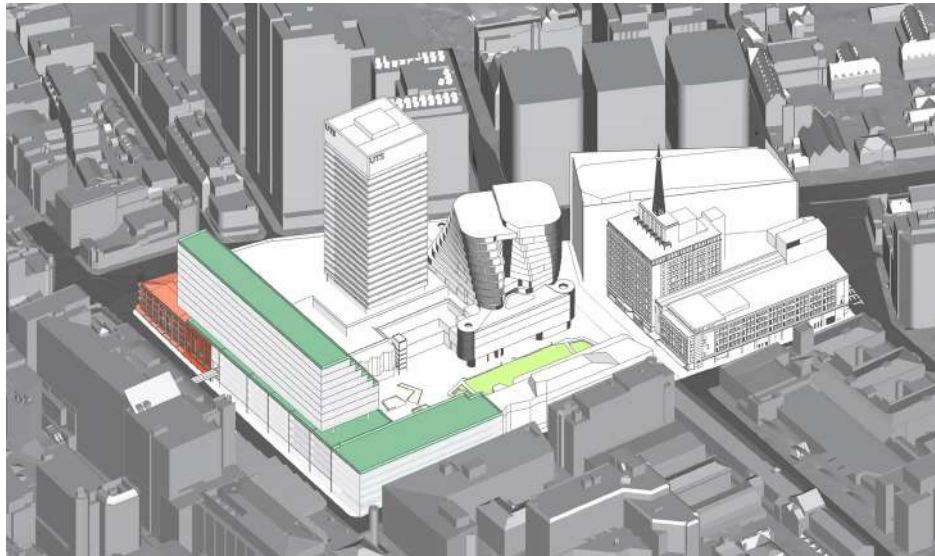
BIRDSEYE VIEW FROM NORTH EAST

STUDY 2

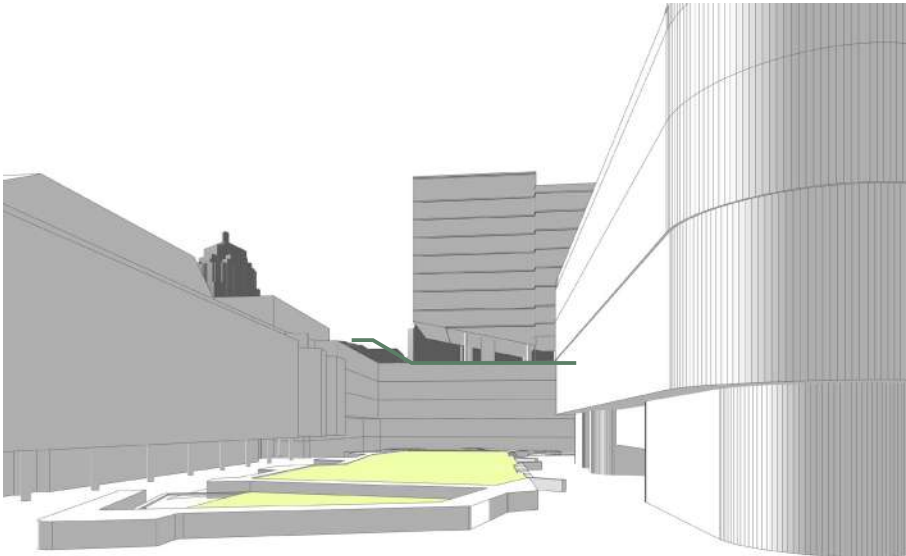


BIRDSEYE VIEW FROM NORTH EAST

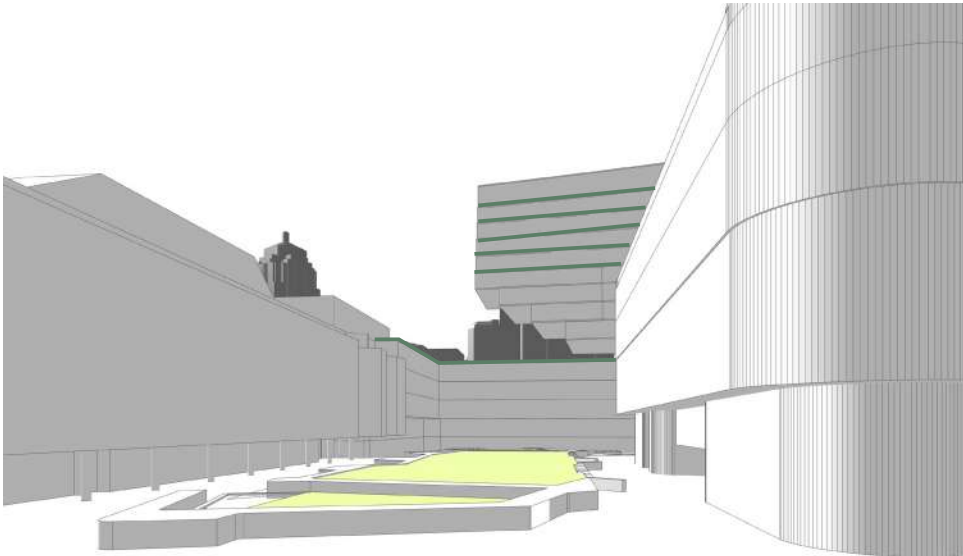
STUDY 3



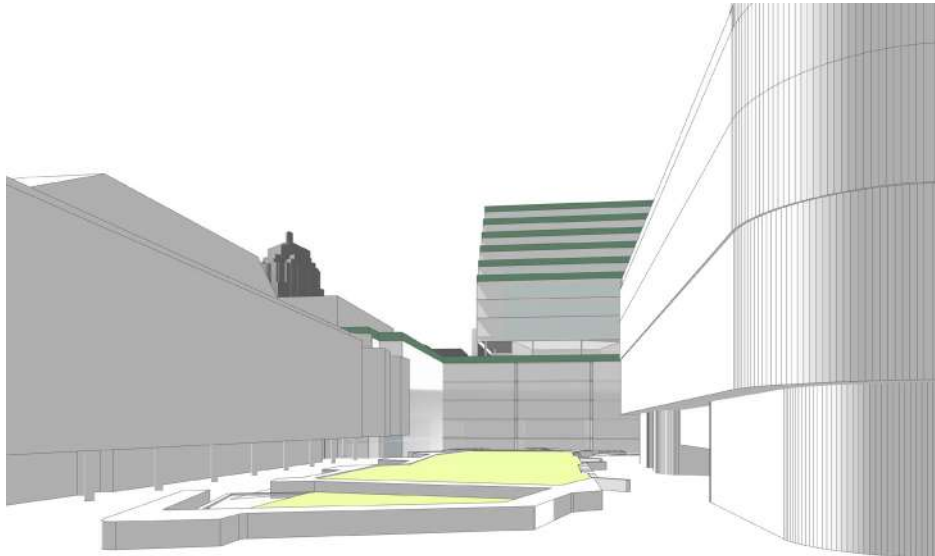
BIRDSEYE VIEW FROM NORTH EAST



GROUND VIEW FROM WITHIN ALUMNI GREEN



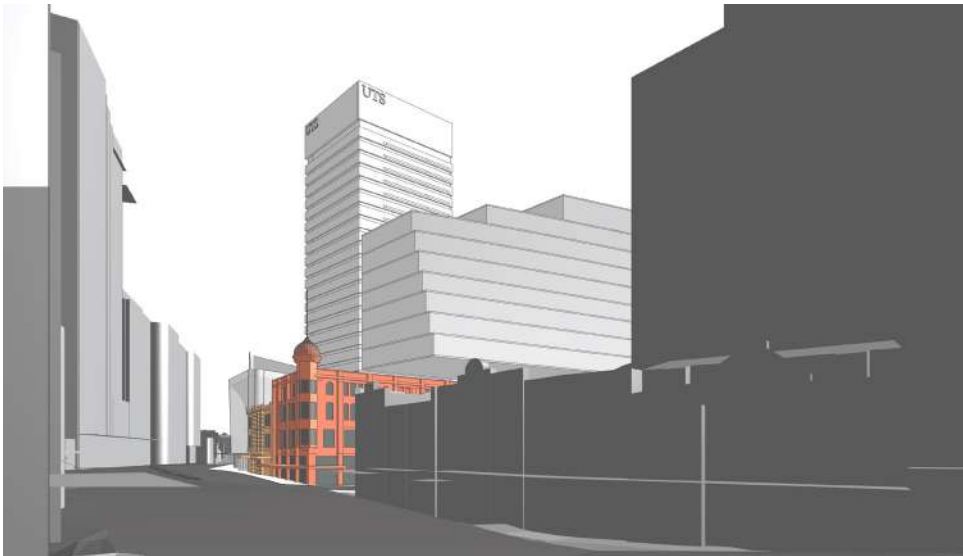
GROUND VIEW FROM WITHIN ALUMNI GREEN



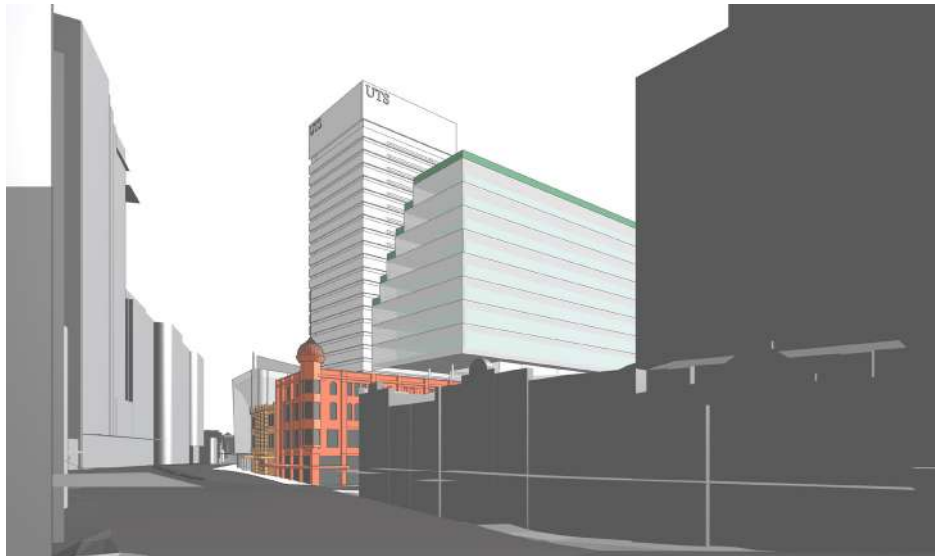
GROUND VIEW FROM WITHIN ALUMNI GREEN



STREET VIEW FROM GEORGE STREET TOWARDS BON MARCHE



STREET VIEW FROM GEORGE STREET TOWARDS BON MARCHE



STREET VIEW FROM GEORGE STREET TOWARDS BON MARCHE