

DESIGN PRINCIPLES

4. EXPERIENCE AT STREET LEVEL - HARRIS AND THOMAS STREETS

The ability to rebuild an entire block addressing the street and both corners is almost unparalleled in the context of the city. There is an excellent opportunity to transform the urban domain and pedestrian experience along Harris Street and Thomas Street, to focus on transparency, connections and building quality at street level, and to broaden public engagement with the UTS campus.

IMPROVEMENT AND WIDENING OF THE PUBLIC REALM

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. There are UTS buildings on either side of Harris Street, including student housing, where students often attempt to cross mid-block at street level which is highly unsafe.

Future development should consider setting back the building edge from the Harris Street boundary or recessing the ground level/s from the boundary to enable widening of the footpath and public domain, and to create a landscaped zone along the road edge.

In addition, this application seeks to engage with authorities such as RMS, Transport for NSW, City of Sydney Council and GANSW to discuss further broader safety and public domain improvements to Harris Street in the context of facilitating a more vibrant, engaged street. This includes a proposal to:

- widen the footpath through the removal of one of the traffic lanes along Harris Street
- locate a new signalised mid-block 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

ENTRANCE AND CONNECTION

Alumni Green is the centre of the existing 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.

Future development should create new connections directly to the Green from Harris Street and Thomas Street, considering at a minimum, a connection along Thomas Street, connections at the corner of Thomas Street and further south along Harris street, as well as addressing the change in level between the Green and Harris Street.

ENGAGEMENT AND TRANSPARENCY

The redevelopment enables the ability to connect ground level spaces to the street and to provide transparency and public engagement. Future development should consider allocation of uses along the ground that support public connection and encourage interaction.

The sloping nature of Harris Street provides a challenge to constant and level connection along the Harris Street façade, therefore proposals that include tiered/stepping ground planes should be examined.



KIMMEL QUARTER, RIGA



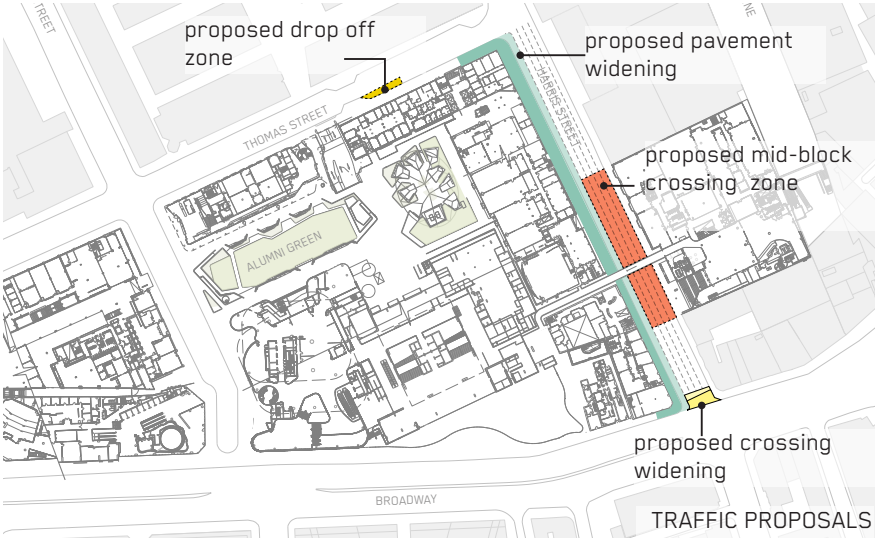
CAIXAFORUM, MADRID



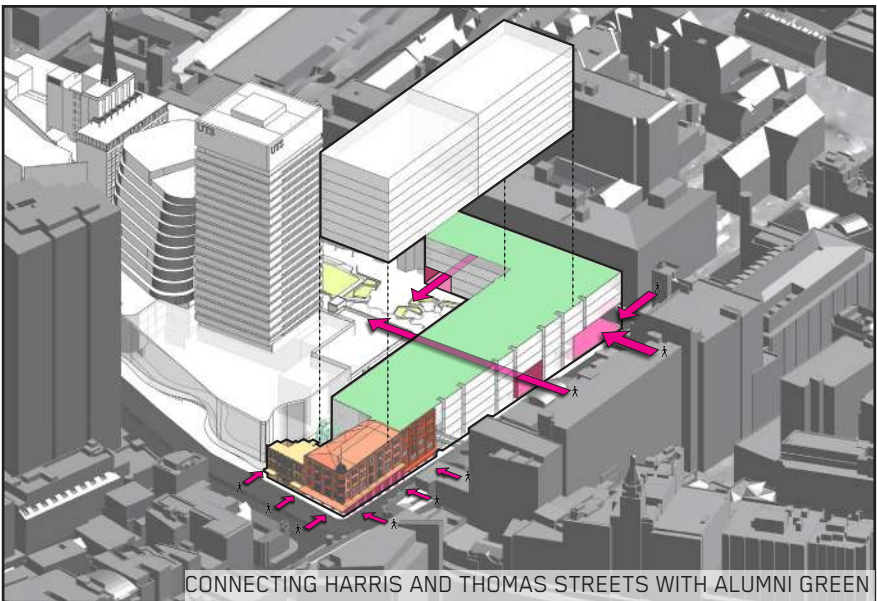
BESTSELLER, AARHUS



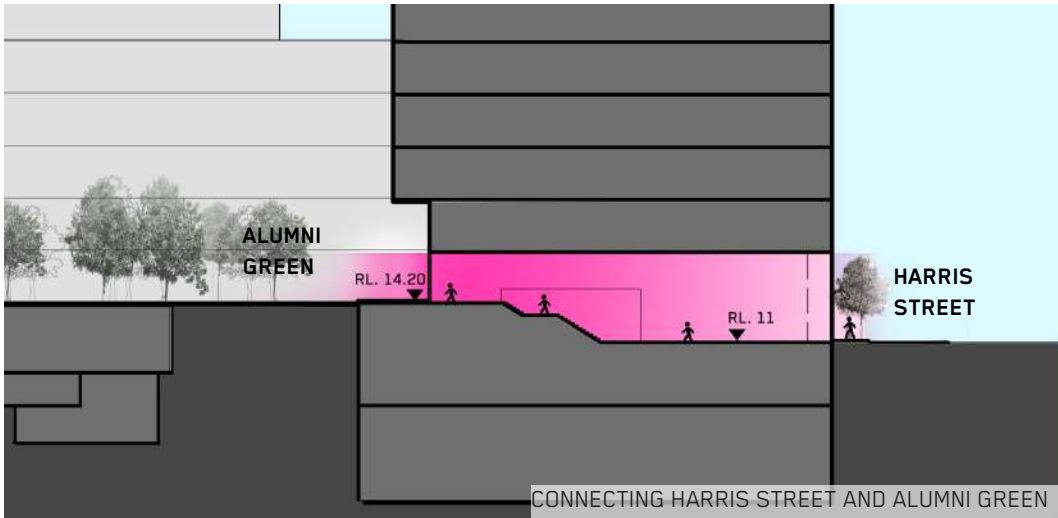
WHITE BLOCK GALLERY, HEYRI



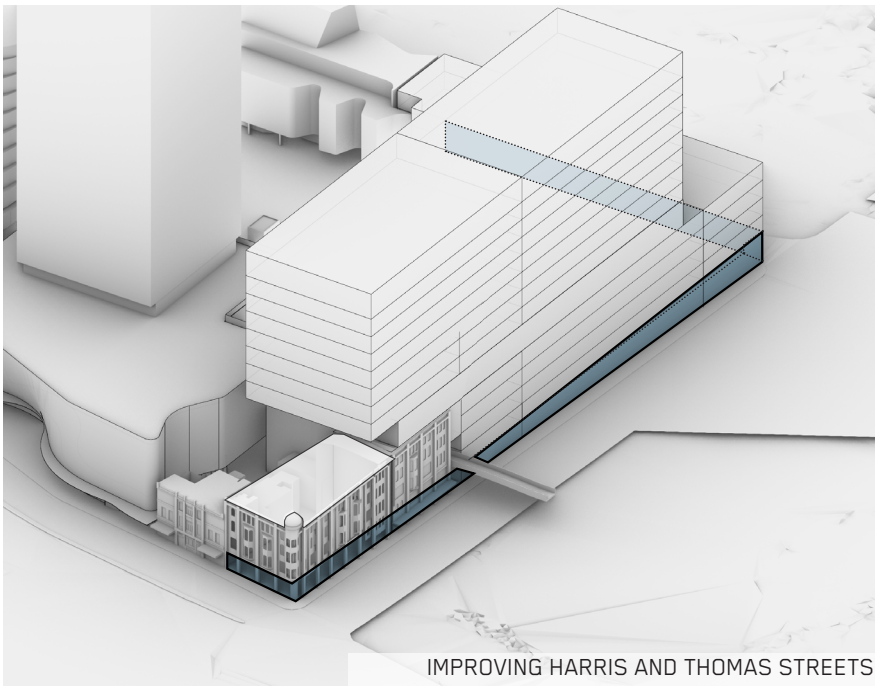
TRAFFIC PROPOSALS



CONNECTING HARRIS AND THOMAS STREETS WITH ALUMNI GREEN



CONNECTING HARRIS STREET AND ALUMNI GREEN



IMPROVING HARRIS AND THOMAS STREETS

DESIGN PRINCIPLES

5. ARTICULATION AND EXPRESSION OF FORM - PODIUM AND UPPER FORM

Utilising the capacity in the allowable envelope, the overall building form should be shaped and articulated to give the best appropriate response in regards to the environmental, urban and university requirements. It should be engaging and perforate at ground level, its façades varied and experimental, and its character representative of UTS as a home for innovation.

BON MARCHE DATUM

To return Bon Marche's presence, to combine together the podium buildings with Bon Marche and to give the appropriate street scale along Harris Street, the podium should generally align with Bon Marche's parapet height as a clear datum.

TWO DISTINCT FORMS

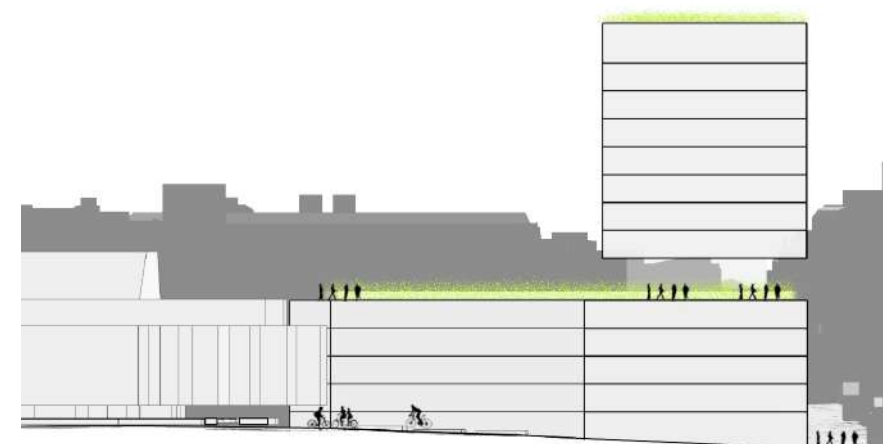
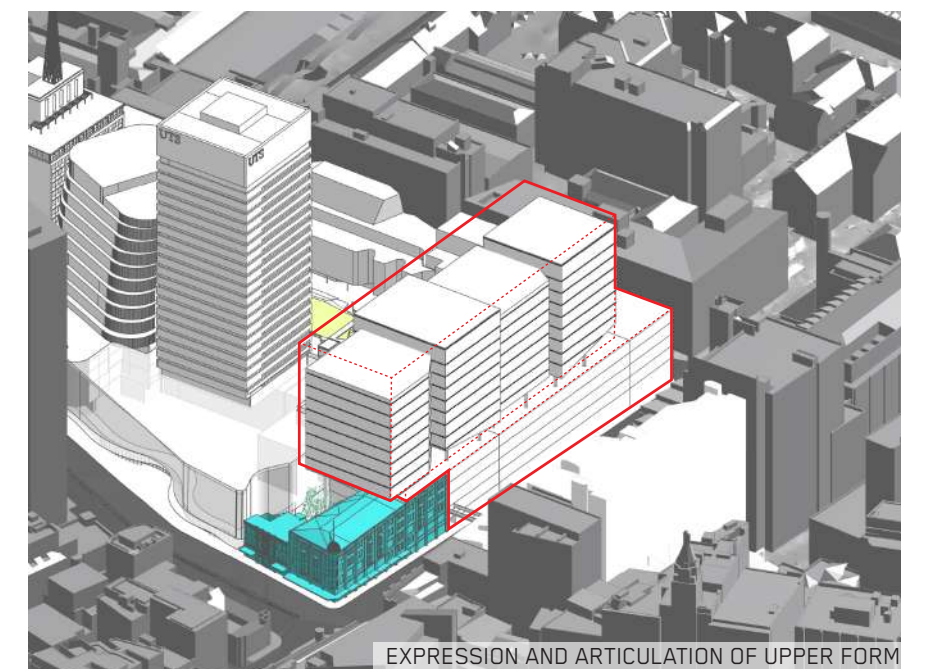
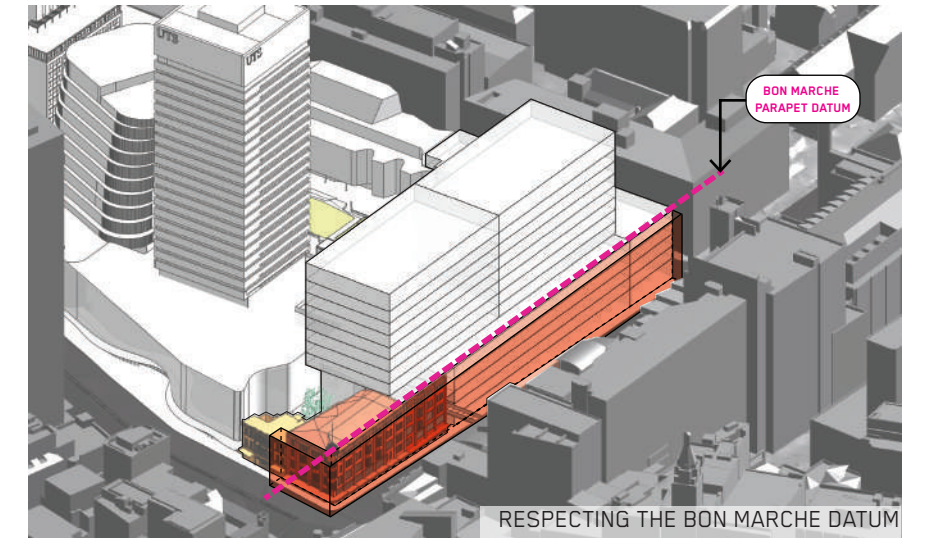
With the datum alignment for Bon Marche defined, it is important that this podium and the upper form are clearly delineated with a strong separation such a change in materials, set-backs or recesses in addition to the sky garden concept separating the two forms.

FINE GRAIN EXPRESSION OF PODIUM

To respond to the vertical expression of Bon Marche, and to maintain an appropriate street scale, the length of the podium should be articulated to break down the single form to create a human scale, while expressing the continuous rhythm of the street grain.

FAÇADE AND FORM

In conjunction with the climatic considerations, the future designed building should also be shaped to respect the Bon Marche volume, provide a sense of scale and grain to Harris Street to give form and expression to the urban context, and give relief towards Alumni Green and the main campus. The language and detail of the upper form should also respond to the immediate context - the views from the surrounding streets, the expression at the Broadway and Thomas Street corners and the view within Alumni Green.



DESIGN PRINCIPLES

6. ROOFTOP GARDENS - LANDSCAPE IN THE SKY

The opportunity to provide significant new green space and recreation space to supplement Alumni Green is a key consideration in this proposal.

SKY GARDEN

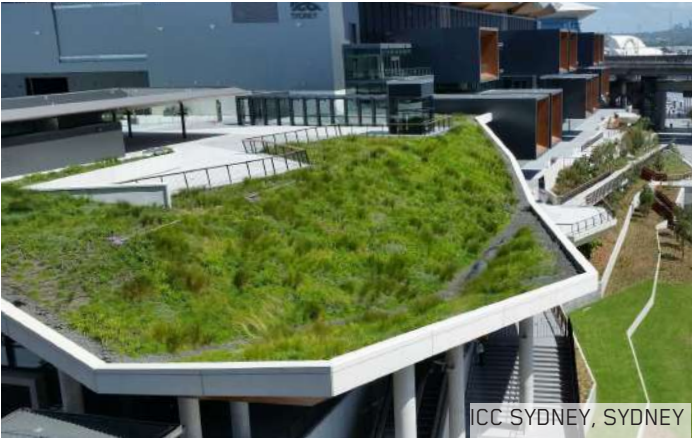
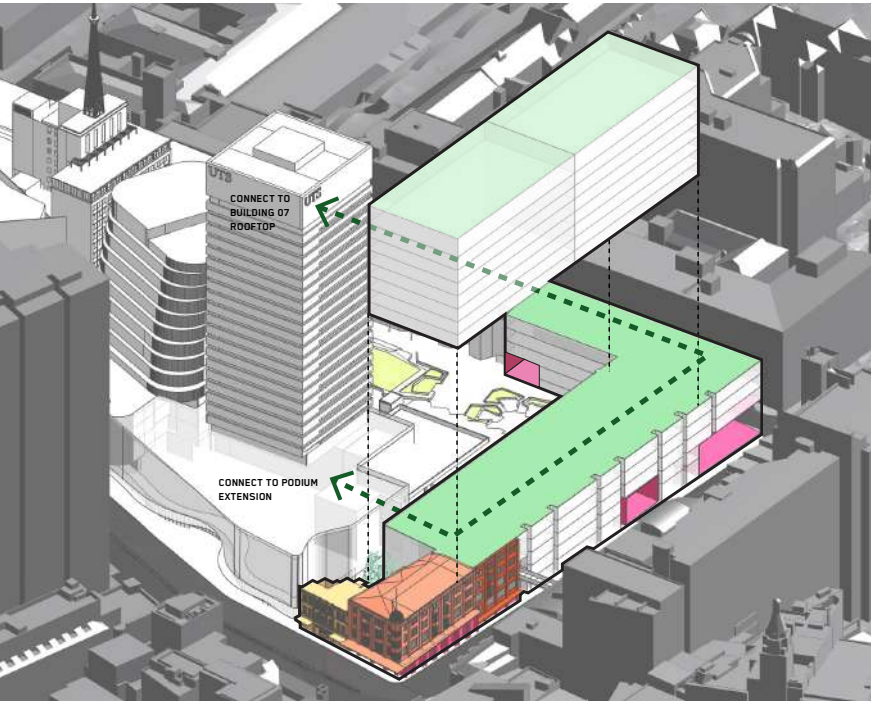
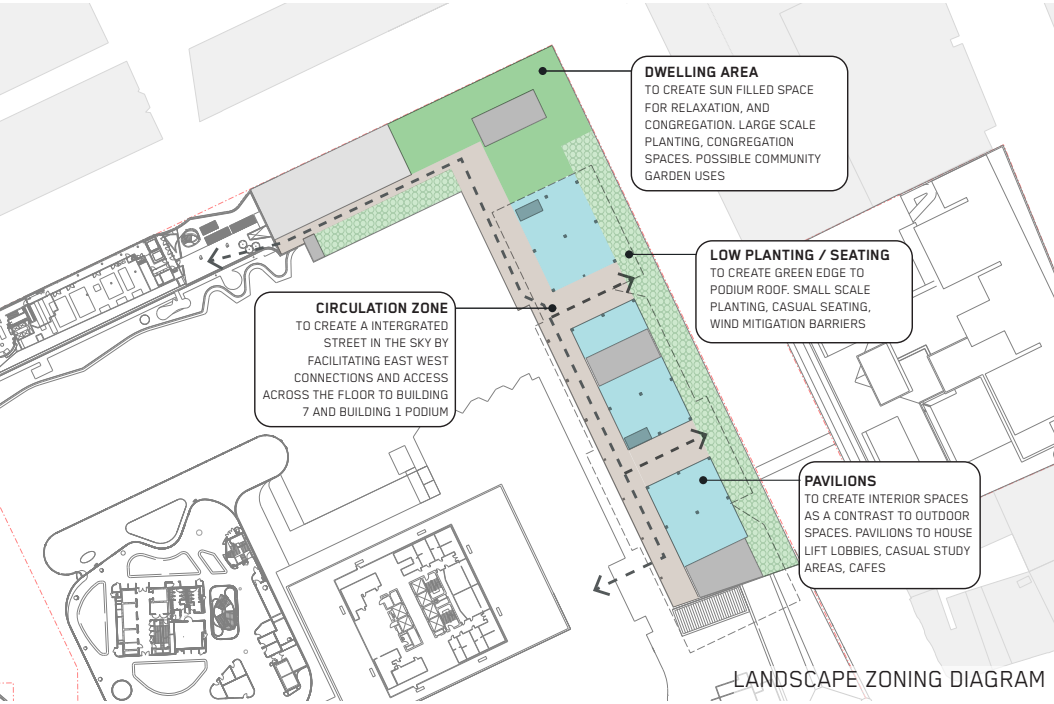
An elevated sky garden and associated spaces provides a formal separation between the development's two defining forms. The garden should provide respite, amenity and outdoor recreational space for students, staff, researchers and visitors. The garden should be considered as one of a series of landscaped rooftop spaces, and provide connections between existing and new rooftops on Building 7 and UTS Central to supplement Alumni Green's outdoor recreation, and to provide an elevated green amenity in a high-rise campus.

Careful consideration needs to be given to the design to provide an exemplar destination space and experience on this unique garden in the sky. Items to consider include:

- Height of building form overhead positioned to maximise solar access penetration along western and eastern perimeters
- maximising use of soft landscaped areas along north, west and eastern perimeters where solar access is most abundant
- Combination of external and internal areas, with internal areas positioned to best use the covered shaded areas in the centre of the space
- Balancing soft and hard landscaped spaces
- Providing a combination spaces for passive and active recreation as well as areas that provide for working and collaboration
- Consideration of wind mitigation from north-easterly winds through screening and landscaped zones
- Shaping and material selection of the soffit of the form above to consider maximising light and reflection into the space as well as views from the streets below

ROOFTOP LANDSCAPE

Whilst a building's uppermost rooftops are often dedicated to services plant, they often provide spectacular views and amenity and are highly visible from surrounding buildings. The rooftops of the new development should consider providing accessible landscaped environments where possible, or simply landscaping rooftops in areas not occupied by plant or solar panels to provide visual amenity and/or minimise heat gain and reflection.



DESIGN PRINCIPLES

7. ALUMNI GREEN EXPERIENCE

Alumni Green is a key open air landscaped space at the heart of the UTS Broadway Precinct. With limited other quality outdoor space in the district, preserving Alumni Green’s amenity and enhancing connections to the Green are key to keeping an activated, and inviting public realm.

CONNECTING THE CITY TO ALUMNI GREEN

The main visible access into the Green is via Jones Street to the west. To provide stronger connections it is imperative clear direct access from the surrounding streets is provided, particularly on key pedestrian desire lines. Entries at the north via Thomas Street should be provided for flows from the north. From Harris Street connections are required which also need to respond to the change in levels between the Street and Green. From Broadway connections via Western Lane, and Bon Marche Entry are required, creating a south-east to north-west flow across campus.

MAINTAINING SUNLIGHT AND OUTLOOK FROM WITHIN

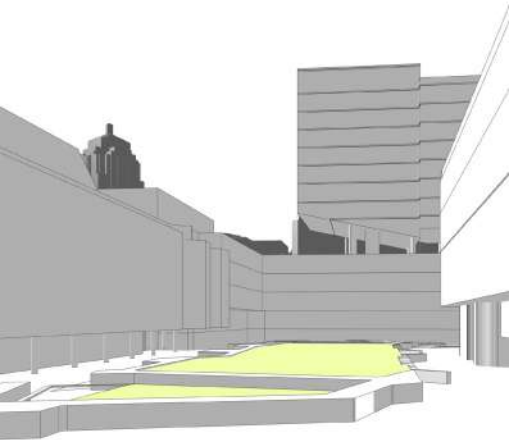
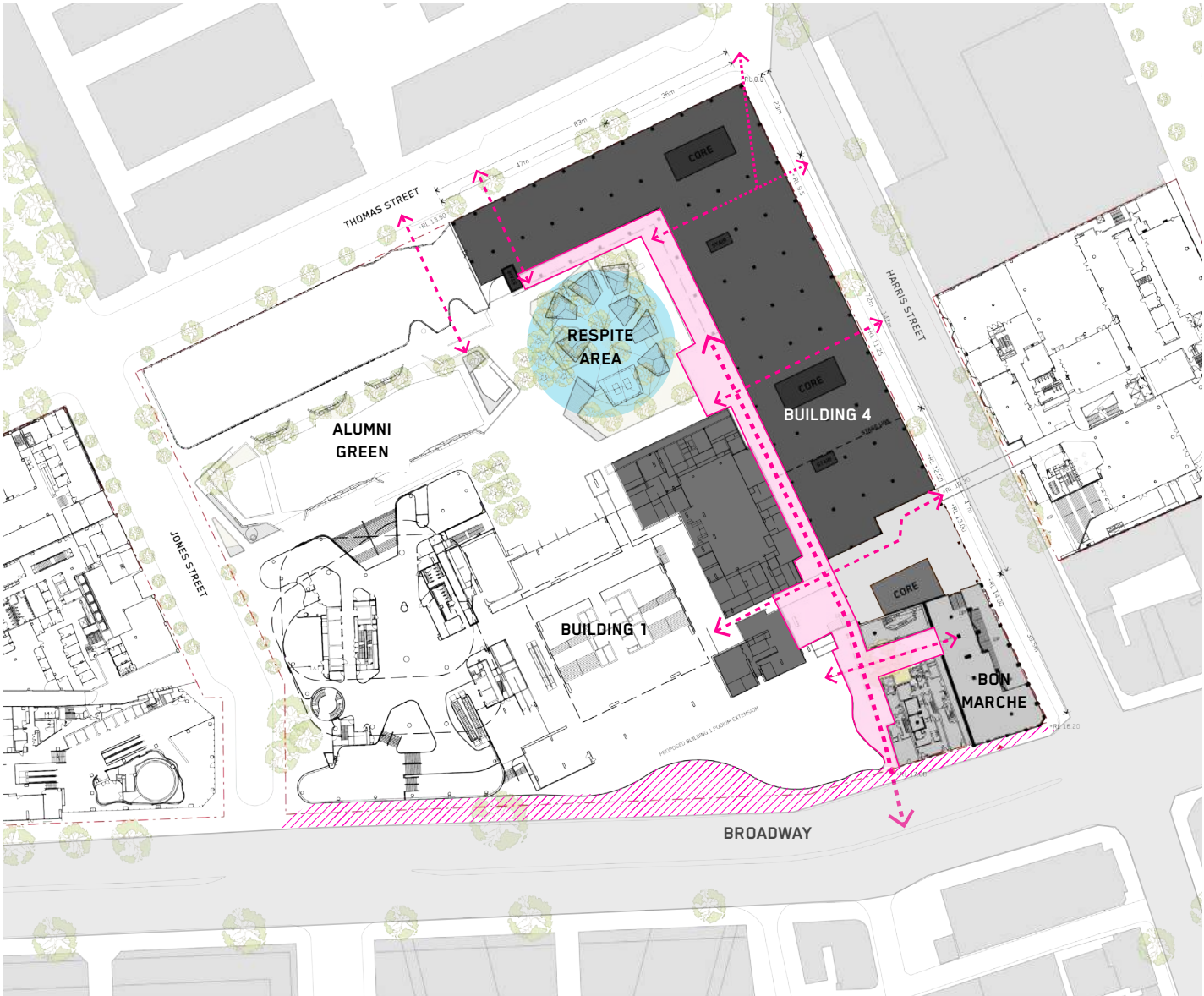
It is key that both sunlight into the Green, as well as outlook to sky from within is maintained to provide a desirable environment physically and psychologically. The envelope of the upper form therefore steps back from the Thomas Street block to maintain the clearance. Within this control envelope the built form should be designed to provide the necessary sculpting of form to maintain or increase the opening.

REDUCING ADVERSE WIND IMPACTS ON ALUMNI GREEN

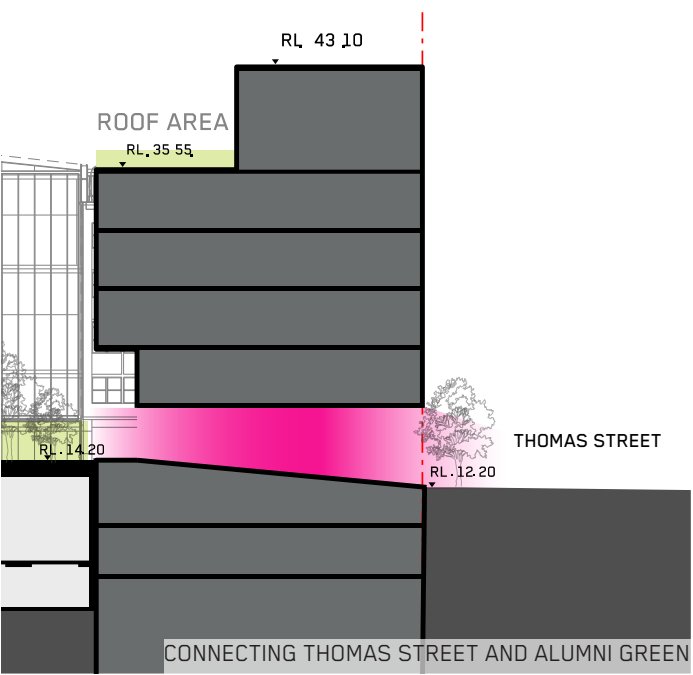
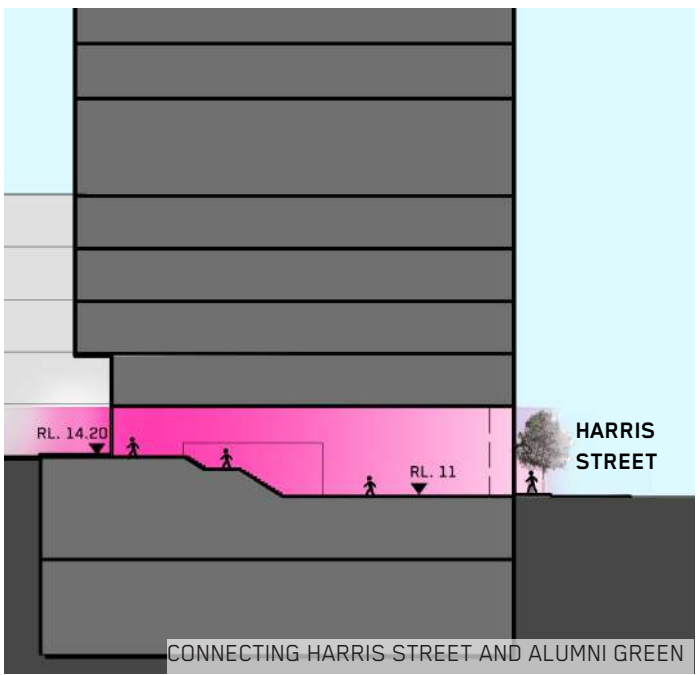
The design should take into consideration the impact of wind to Alumni Green and the public domain, and mitigate any adverse impacts to ensure safe and comfortable pedestrian movement and recreational use of Alumni Green. Note that the benefits of enabling north easterly breezes to access Alumni Green through the new development have been identified as providing important cross ventilation opportunities.

RETAINING PLACES OF RESPITE

Any intervention to the existing Alumni Green should retain the mix of active and passive recreational uses that the current space provides. To preserve the usability of the respite area in the north-east of Alumni Green, new pedestrian connections should be directed around rather than through the space.



GROUND VIEW FROM WITHIN ALUMNI GREEN OF INDICATIVE STUDY FORM





APPENDIX

BON MARCHE AND SCIENCE PRECINCT

ENVELOPE & REFERENCE DRAWINGS

DRAWING NUMBER	DRAWING NAME
EXISTING CAMPUS DRAWING SET	
EX-SP-RF-01	EXISTING CAMPUS - SITE SURVEY PLAN
EX-EL-SE-01	EXISTING CAMPUS - BROADWAY ELEVATION (SOUTH)
EX-EL-EE-01	EXISTING CAMPUS - HARRIS ST ELEVATION (EAST)
EX-EL-NE-01	EXISTING CAMPUS - THOMAS ST ELEVATION (NORTH)
ENVELOPE DRAWING SET	
EN-FP-TY-BA	PROPOSED CONTROL ENVELOPE DRAWING - TYPICAL BASEMENT LEVEL
EN-FP-TY-LO	PROPOSED CONTROL ENVELOPE DRAWING - TYPICAL LOWER LEVEL
EN-FP-TY-UP	PROPOSED CONTROL ENVELOPE DRAWING - TYPICAL UPPER LEVEL
EN-EL-SE-01	PROPOSED CONTROL ENVELOPE DRAWING - BROADWAY ELEVATION (SOUTH)
EN-EL-EE-01	PROPOSED CONTROL ENVELOPE DRAWING - HARRIS STREET ELEVATION (EAST)
EN-EL-NE-01	PROPOSED CONTROL ENVELOPE DRAWING - THOMAS STREET ELEVATION (NORTH)
EN-SS-EW-01	PROPOSED CONTROL ENVELOPE DRAWING - EAST-WEST SECTION 01
EN-SS-EW-02	PROPOSED CONTROL ENVELOPE DRAWING - EAST-WEST SECTION 02
EN-SS-EW-03	PROPOSED CONTROL ENVELOPE DRAWING - EAST-WEST SECTION 03
EN-SS-NS-01	PROPOSED CONTROL ENVELOPE DRAWING - NORTH-SOUTH SECTION 01
INDICATIVE DESIGN DRAWING SET	
ID-FP-CL-B3	INDICATIVE DESIGN DRAWING - CAMPUS LEVEL BASEMENT 3
ID-FP-CL-B2_M	INDICATIVE DESIGN DRAWING - CAMPUS LEVEL BASEMENT MEZZANINE
ID-FP-CL-B1	INDICATIVE DESIGN DRAWING - CAMPUS LEVEL BASEMENT 1
ID-FP-CL-00	INDICATIVE DESIGN DRAWING - CAMPUS LEVEL 00 (LOWER GROUND)
ID-FP-CL-01	INDICATIVE DESIGN DRAWING - CAMPUS LEVEL 01 (UPPER GROUND)
ID-FP-CL-02	INDICATIVE DESIGN DRAWING - CAMPUS LEVEL 02 (TYPICAL LOWER FLOOR)
ID-FP-CL-05	INDICATIVE DESIGN DRAWING - CAMPUS LEVEL 05 (ROOF GARDEN)
ID-FP-CL-06	INDICATIVE DESIGN DRAWING - CAMPUS LEVEL 06 (TYPICAL UPPER FLOOR)
ID-SS-EW-01	INDICATIVE DESIGN DRAWING - EAST-WEST SECTION 01
ID-SS-EW-02	INDICATIVE DESIGN DRAWING - EAST-WEST SECTION 02
ID-SS-EW-03	INDICATIVE DESIGN DRAWING - EAST-WEST SECTION 03
ID-SS-EW-04	INDICATIVE DESIGN DRAWING - EAST-WEST SECTION 04
ID-SS-NS-01	INDICATIVE DESIGN DRAWING - NORTH-SOUTH SECTION 01
ID-SS-NS-02	INDICATIVE DESIGN DRAWING - NORTH-SOUTH SECTION 02
ID-EL-EE-01	INDICATIVE DESIGN DRAWING - HARRIS STREET ELEVATION (EAST)

SHADOW ANALYSIS

SHADOW ANALYSIS - ONE CENTRAL PARK

NEIGHBOURING RESIDENTIAL - PROPOSED CONTROL ENVELOPE - WINTER SOLSTICE

JUNE 21ST 7:30AM

JUNE 21ST 8:30AM

JUNE 21ST 9:00AM

JUNE 21ST 10:00AM

JUNE 21ST 11:00AM

JUNE 21ST 12:00AM

JUNE 21ST 01:00PM

JUNE 21ST 02:00PM

JUNE 21ST 03:00PM

JUNE 21ST 04:00PM

JUNE 21ST 04:30PM

ALUMNI GREEN - EXISTING CONDITION - WINTER SOLSTICE

JUNE 21ST 9:00AM

JUNE 21ST 10:00AM

JUNE 21ST 11:00AM

JUNE 21ST 12:00AM

JUNE 21ST 01:00PM

JUNE 21ST 02:00PM

JUNE 21ST 03:00PM

ALUMNI GREEN - PROPOSED CONTROL ENVELOPE - WINTER SOLSTICE

JUNE 21ST 9:00AM

JUNE 21ST 10:00AM

JUNE 21ST 11:00AM

JUNE 21ST 12:00AM

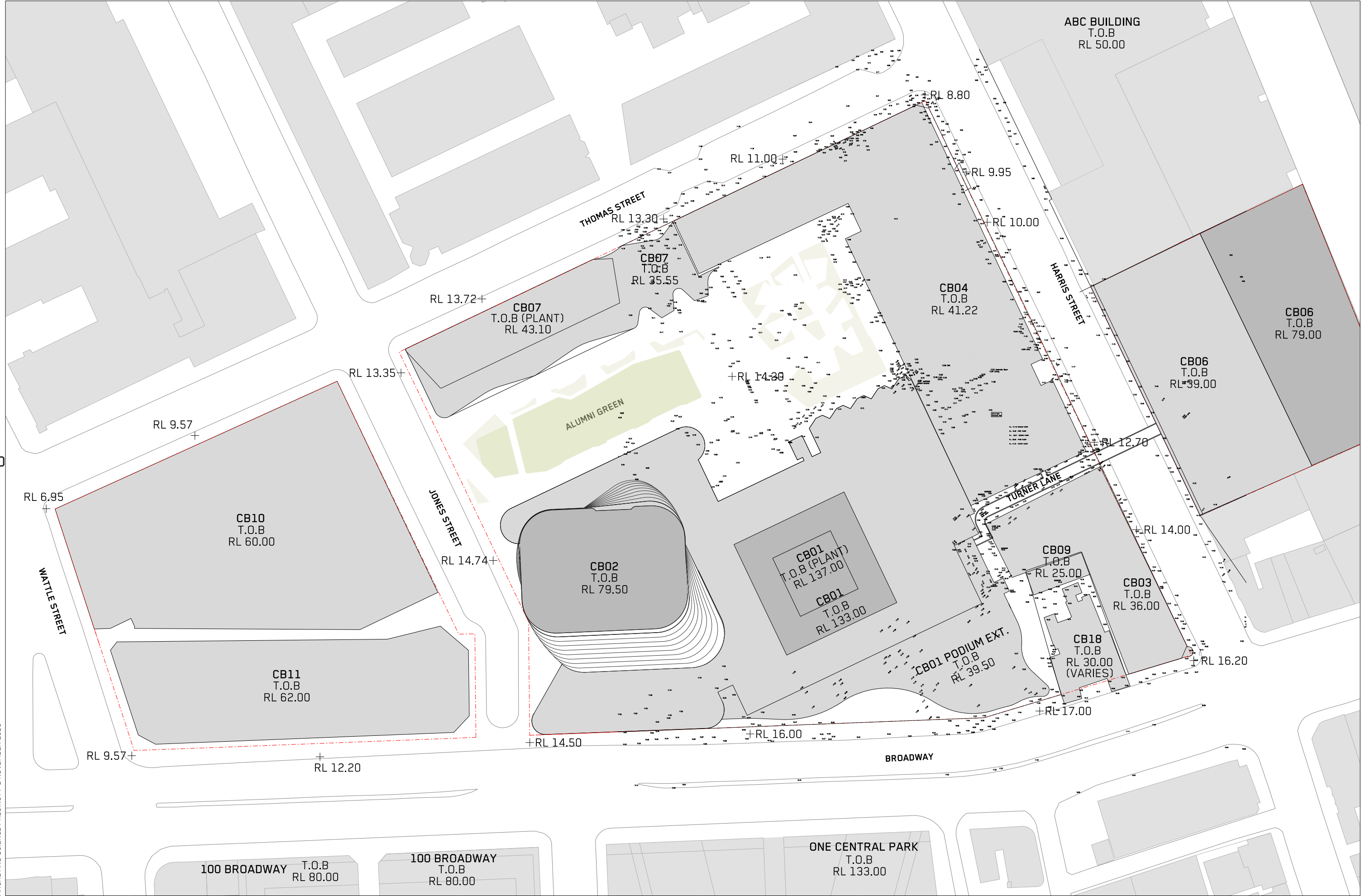
JUNE 21ST 01:00PM

JUNE 21ST 02:00PM

JUNE 21ST 03:00PM

30

UTS BON MARCHE AND SCIENCE PRECINCT / 1 NOVEMBER 2018



LEGEND
CAMPUS BOUNDARY

CLIENT
UNIVERSITY OF TECHNOLOGY SYDNEY

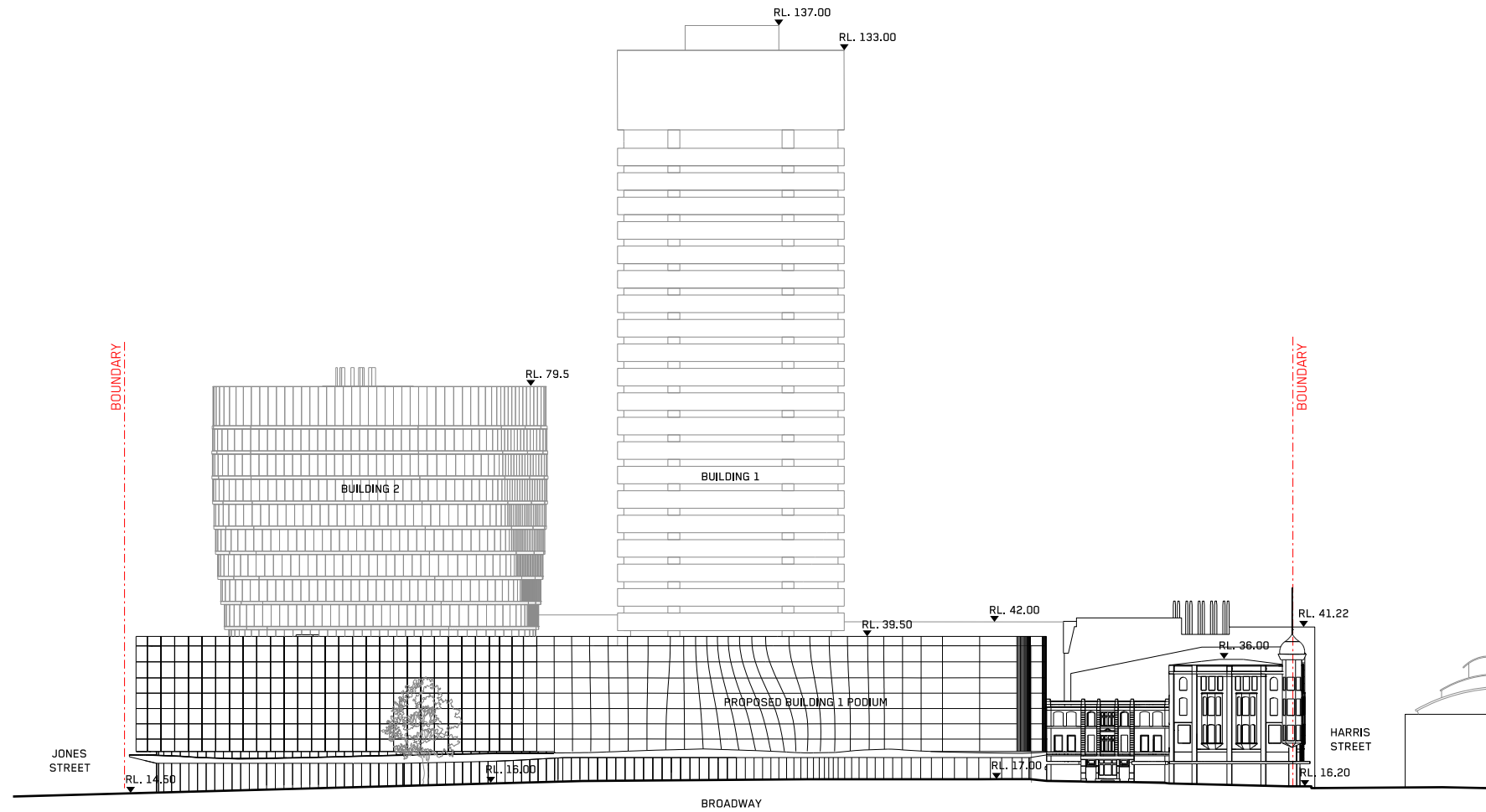
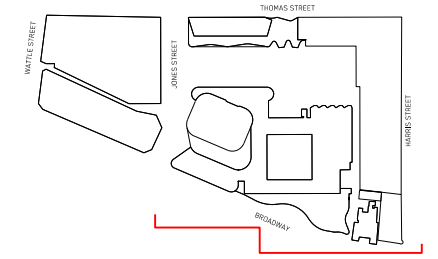
PROJECT
BON MARCHE & SCIENCE PRECINCT

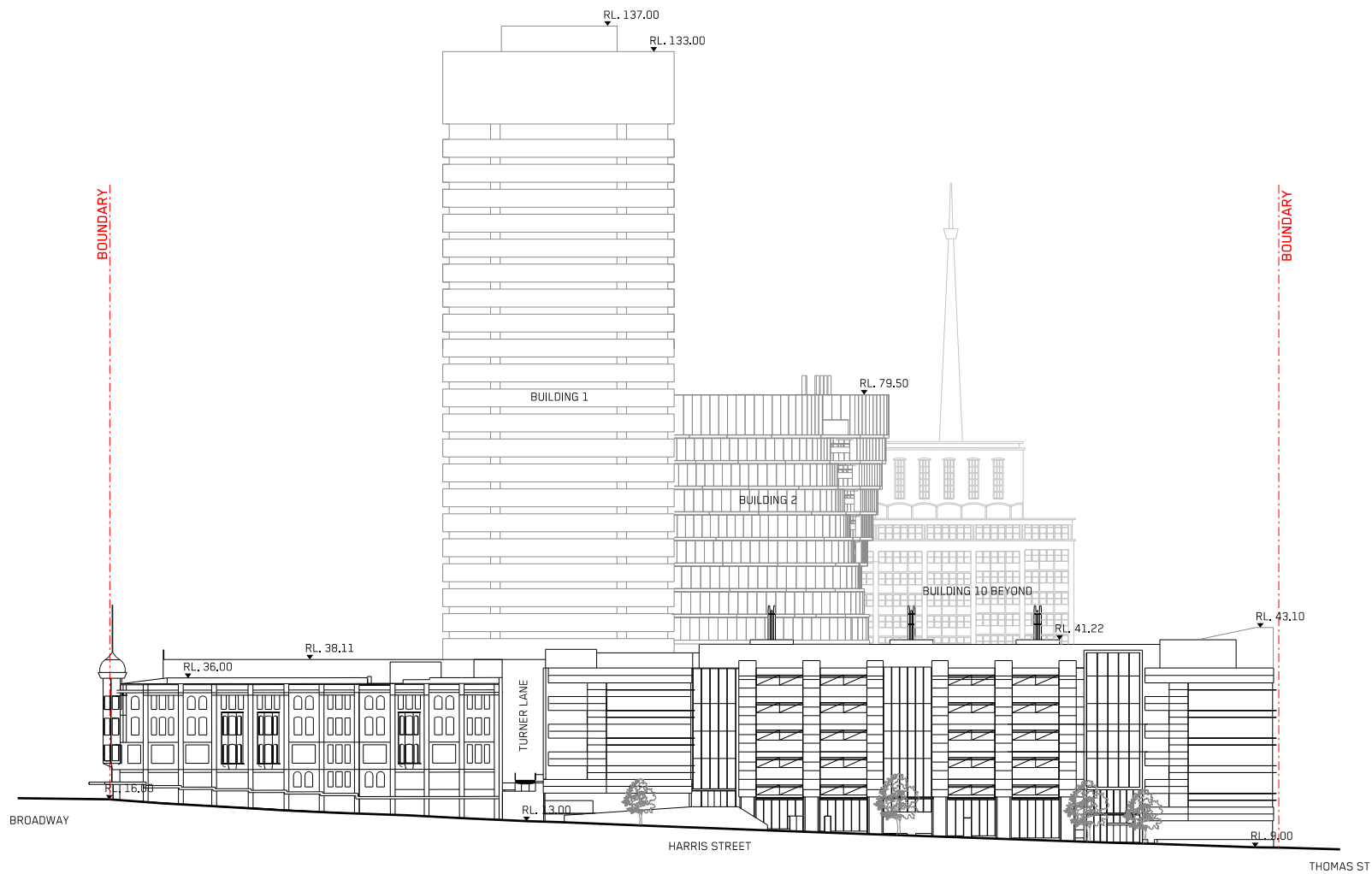
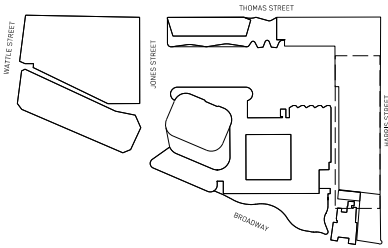
TRUE NORTH
PROJ. NORTH
GRAPHIC SCALE
0 20000 50000

SCALE
1:1000 at A1
DRAWING
EXISTING CAMPUS
SITE SURVEY PLAN EXISTING

DRAWING NO
EX-SP-RF-01
DATE
31/08/2018
ISSUE
A

APPENDIX





LEGEND
CAMPUS BOUNDARY

CLIENT
UNIVERSITY OF TECHNOLOGY SYDNEY

PROJECT
BON MARCHE & SCIENCE PRECINCT

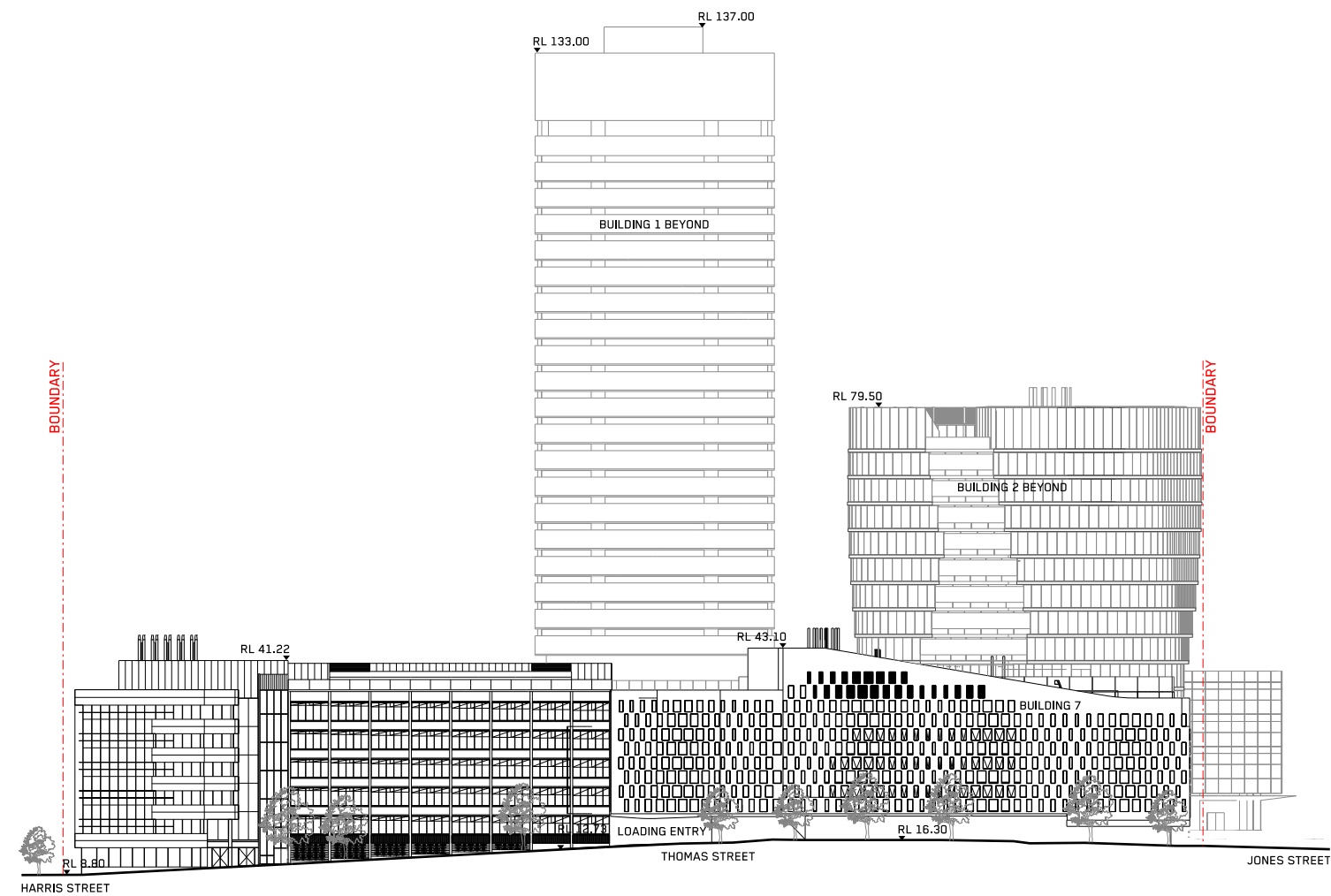
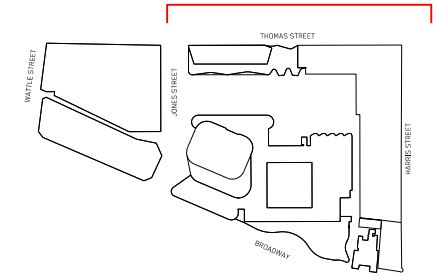
TRUE NORTH
PROJ. NORTH
GRAPHIC SCALE
0 10000 25000

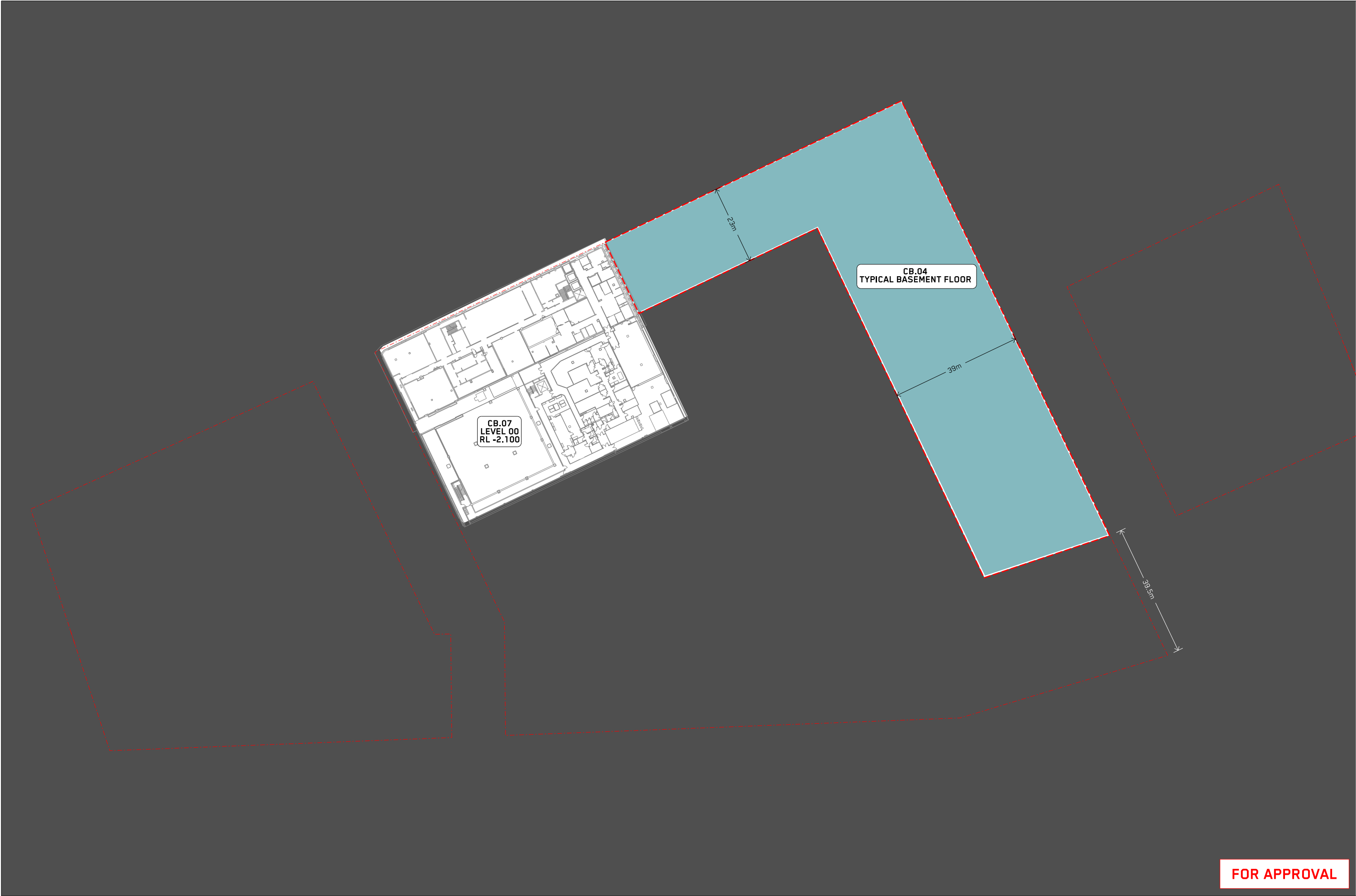
SCALE
1:500 at A1

DRAWING
EXISTING CAMPUS
HARRIS STREET ELEVATION (EAST)

DRAWING NO
EX-EL-EE-01

DATE
31/08/2018
ISSUE
A





FOR APPROVAL



LEGEND			
	CAMPUS BOUNDARY		NEW BUILT AREA
	PROPOSED NEW ENVELOPE		SKYGARDEN
	EXISTING REFURBISHED		EXISTING

CLIENT
UNIVERSITY OF TECHNOLOGY SYDNEY

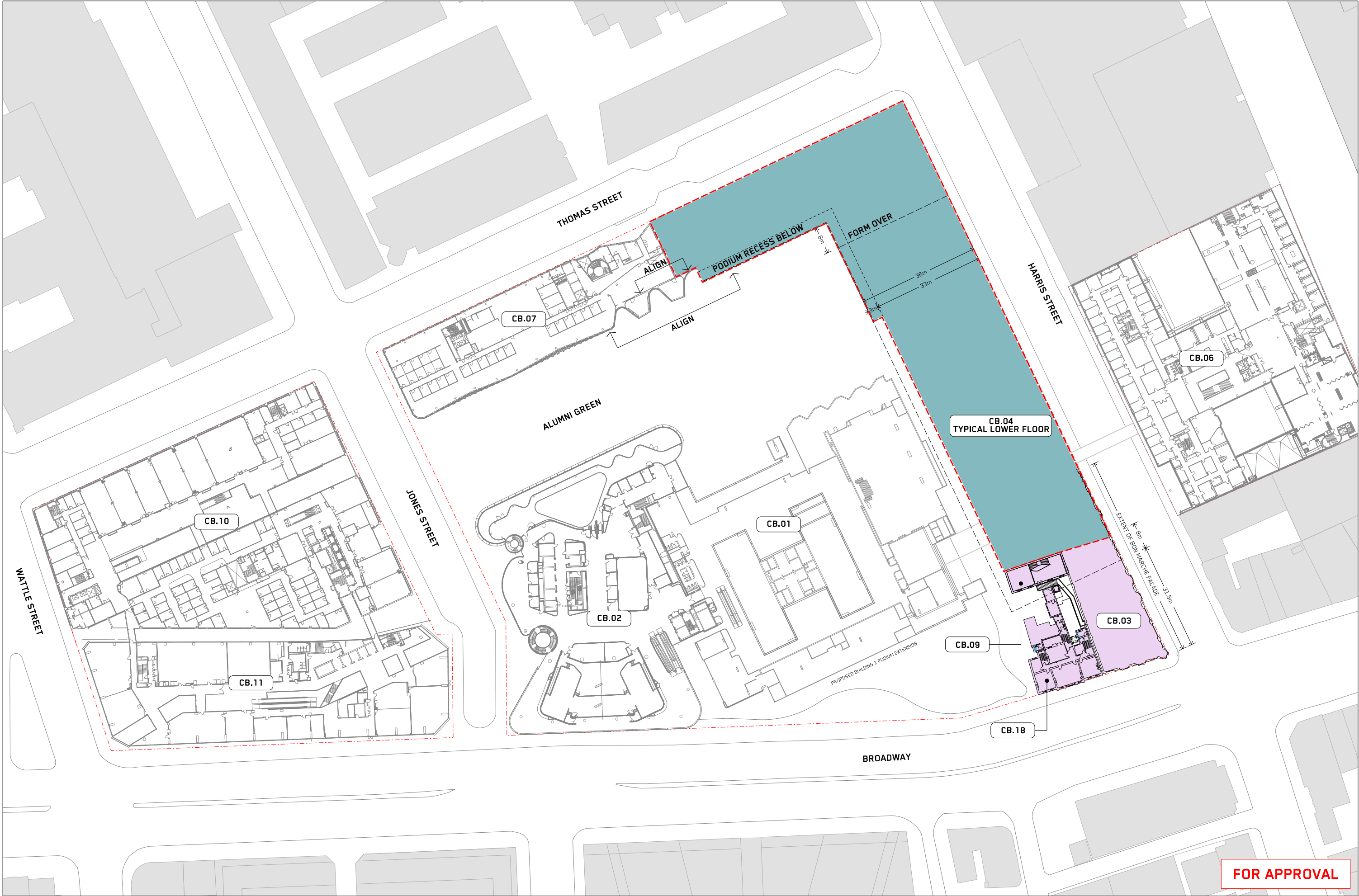
PROJECT
BON MARCHE & SCIENCE PRECINCT

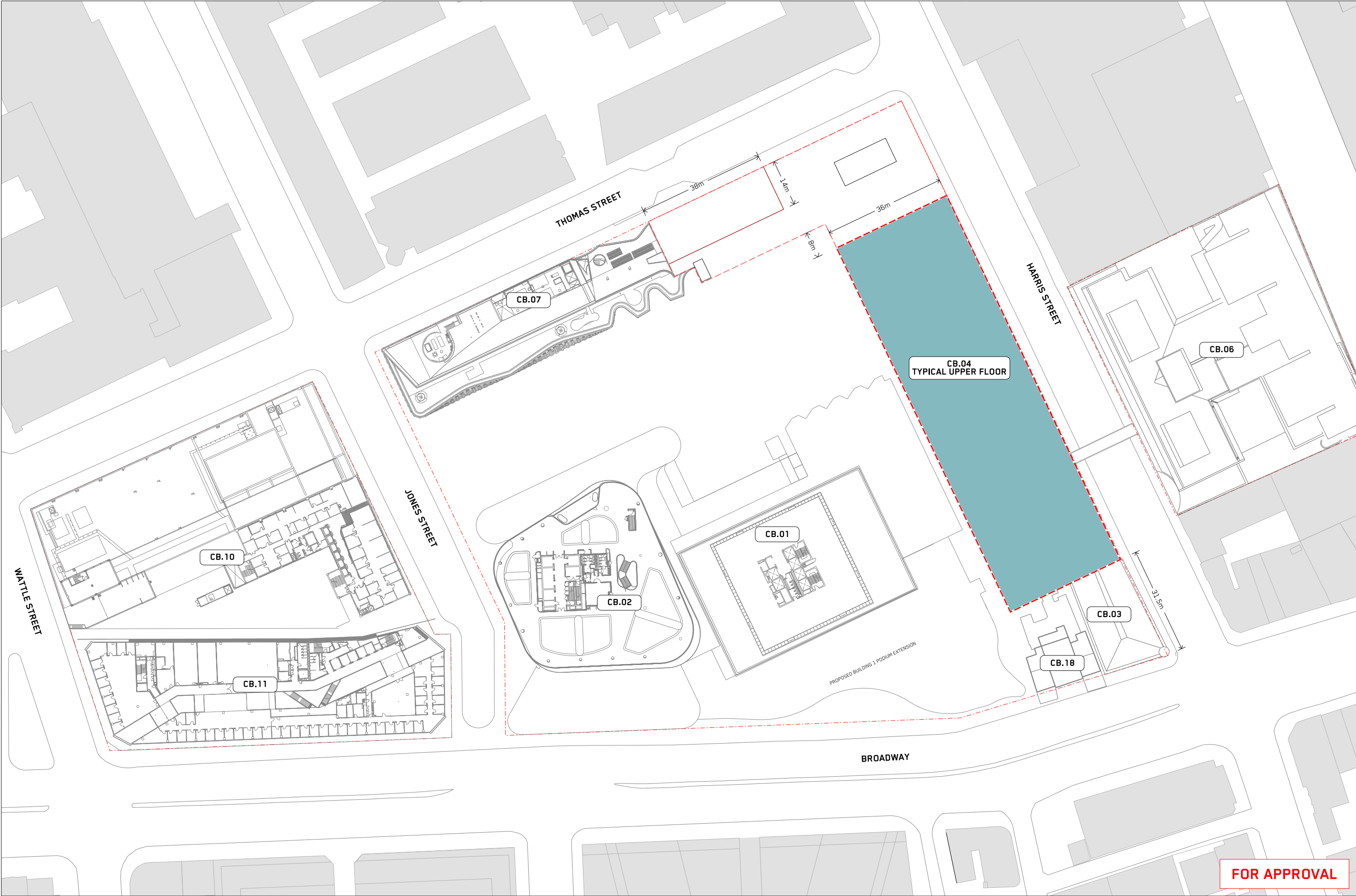
TRUE NORTH	PROJ. NORTH	GRAPHIC SCALE

SCALE
1:500 at A1

DRAWING
PROPOSED CONTROL ENVELOPE TYPICAL BASEMENT FLOOR

DRAWING NO	DATE	ISSUE
EN-FP-TY-BA	1/11/2018	B





FOR APPROVAL



LEGEND				
CAMPUS BOUNDARY	NEW BUILT AREA	SKYGARDEN		
PROPOSED NEW ENVELOPE	EXISTING			
	REFURBISHED			

CLIENT
UNIVERSITY OF TECHNOLOGY SYDNEY

PROJECT
BON MARCHE & SCIENCE PRECINCT

TRUE NORTH	PROJ. NORTH	GRAPHIC SCALE

SCALE
1:500 at A1

DRAWING
PROPOSED CONTROL ENVELOPE TYPICAL UPPER FLOOR

DRAWING NO	DATE	ISSUE
EN-FP-TY-UP	1/11/2018	B