UTS City Campus Broadway Precinct Concept Plan Modification

Bon Marche and Science Precinct Communication and Engagement Report

31/08/2018



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1. Executive summary

KJA has been engaged by the University of Technology Sydney (UTS) to undertake a program of communication and community engagement to support a Section 75W modification application relating to the Concept Plan Approval for the UTS City Campus Broadway Precinct.

The modification aims to build on UTS's decade-long vision to create an engaging, cutting-edge education precinct at the southern end of Sydney's CBD with vibrant, new and significantly improved facilities at UTS's Bon Marche and Science Precinct.

This report provides a summary of the activities undertaken by UTS and planning consultants to meet the Secretary's Environmental Assessment Requirements (SEARs) for the proposed modification. It also outlines a framework for future engagement with the community and other stakeholders to support planning process, together with the range of tools and activities to assist in the delivery of relevant and timely information.

Consultation activities to date have focused on meeting the requirements outlined in the SEARs. At the time of drafting this Report, UTS and planning consultants have engaged with both the Office of the Government Architect NSW, on 19 June 2018; the City of Sydney on 9 August 2017 (pre-SEARs) and on 13 August 2018. UTS also conducted a tour of the site with officers from the City of Sydney; and direct engagement with transport agencies has been undertaken by relevant technical consultants.

Engagement with the City of Sydney has centred on providing an overview of the proposed modification, with discussion focusing on design excellence; urban design analysis; design principles; and heritage considerations. This included but was not limited to the cantilever structure; setback from Broadway to allow reading of the corner; horizontal form; upper level circulation; improved circulation and permeability; sky-garden; and Ecologically Sustainable Development (ESD) considerations.

The initial meeting with the Office of the Government Architect NSW centred on formally introducing the proposal, including seeking initial feedback and agreement in terms of the application of the new State Design Review Panel (SDRP) process.

UTS, BVN and Ethos Urban subsequently presented to the SDRP on 25 July 2018, which provided an opportunity to obtain SDRP advice and recommendations.

Due to the Government's deadline for applications to be submitted prior to 1 September 2018, a second SDRP presentation was unable to be scheduled prior to lodgement. The second presentation is scheduled to occur on 12 September 2018.

2. Document purpose

This report outlines a program of communication and technical consultation undertaken by UTS and planning consultants, along with a program of future community engagement coordinated by KJA to support 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 Application relates to the Concept Plan Approval for the University of Technology Sydney (UTS) City Campus Broadway Precinct, which was approved in December 2009 (MP08_0116). More specifically the modification application relates to 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).

2.1 Secretary's Environmental Assessment Requirement

The table below outlines the SEARs relating to consultation, and the approach taken to meet these requirements.

SEARs	Where addressed
Consultation requirements	
During the preparation of the EA, you are required to consult with the relevant local, State or Commonwealth Government authorities, service providers, including:	
City of Sydney Council; andGovernment Architect NSW.	City of Sydney Council; See section 7.Government Architect NSW; See section 7.
The modification request must describe the consultation process and the issues raised, and identify where the design of the development has been amended in response to those issues. Where amendments have not been made to address an issue, a short explanation should be provided.	Responses to advice and recommendations made during an initial State Design Review Panel meeting are provided at ATTACHMENT 1.

Note: Consultation with the City of Sydney and the Office of the Government Architect NSW has been undertaken by UTS and Ethos Urban, and KJA has relied on the information provided.

3. Introduction

The University of Technology Sydney (UTS) has prepared an application to modify the Concept Plan approval for its City Campus Broadway Precinct to incorporate the potential future redevelopment of the Bon Marche and Science Precinct.

Situated immediately east of the landmark UTS Tower and bounded by Broadway, Harris and Jones Streets in Ultimo, the proposal aims to build on UTS's decade-long vision to create a vibrant and engaging education precinct on the southern edge of Sydney's CBD.

3.1 Overview of proposed modification

The proposed modification to the existing UTS Broadway Precinct Concept Plan seeks approval for up to 36,500m2 of additional gross floor area and incorporates:

- Conceptual demolition of existing Building 4, and rear section of Building 3;
- Conceptual modification to heritage items, Building 3, Building 9, and Building 18;
- Creation of a new building envelope for Building 4, Building 3 (part) and Building 9 (cantilevering over only), resulting in a maximum height of RL 86.55 that will have an effective maximum height of 15/16 storeys above Harris Street and six (6) storeys above Thomas Street (i.e. excluding basement levels and plant);
- 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.



Aerial image of Bon Marche and Science Precinct outlined in red.

4. Communication and engagement overview

KJA has been engaged by UTS, as part of a larger consultancy team to deliver a program of communication and community engagement to support UTS's application to modify the existing Concept Plan for its City Campus Broadway Precinct.

UTS recognise the importance of genuine and effective consultation and in ensuring neighbouring stakeholders and the community have a good understanding of the planning process, are aware of what's proposed, and have the opportunity to provide their comments and feedback.

The primary objectives of UTS's communication and engagement are to:

- Address the SEARs for consultation, issued by the Department of Planning and Environment (DP&E)
- Ensure consistent and timely communications by the project team
- Outline how the proposal will support UTS's vision for a vibrant and engaging education precinct on the southern edge of Sydney's CBD.
- Maintain and enhance the existing positive relationships between UTS, key stakeholders and the local community.
- Assist in understanding the main areas of community interest and provide opportunities for feedback on the modification.

To support UTS's Section 75W modification application, communication and consultation is being undertaken across the following two-phase process.

Phase 1:

Initial Phase 1 activities have involved consultation with agencies identified in the SEAR's (Refer Section 7). Additional and separate consultation with transport agencies has been undertaken by the relevant technical consultants – with feedback included in relevant reports accompanying UTS's application.

Phase 2:

A second phase of communication and engagement with the local community, and across the UTS campus is also being undertaken, as part of a broader program of activities (Refer Sections 5 & 7 of this Report for an overview of stakeholders and proposed activities).

5. Stakeholders

A summary of key stakeholders to be consulted, including proposed communication and engagement tools and activities, are identified below.

Stakeholder	Communications and engagement approach	Proposed timing	
Government: Departments, Local, A			
City of Sydney			
NSW Gov. Architect	Consultation by relevant	 In preparation of lodgement and 	
RMS	consultants as required.		
Relevant utility and service providers (TBC)		ongoing as required	
TfNSW			
Internal Stakeholders			
UTS students and staff (Key user groups)	 Internal communication through existing UTS channels 	• 12 September 2018	
Community and other Stakeholders			
Central Park (residents & Frasers Property Australia)	Notification/ letter		
ABC television and radio studios	 Direct engagement through existing UTS relationships Information through UTS website 	 Notification from early-September 2018, with ongoing liaison by UTS 	
Sydney Institute of TAFE	website		
Surrounding businesses and residents			
Council of Ultimo/Pyrmont Associations / Ultimo Village Voice Chippendale Residents Interest	 Notification/invitation to drop –in session Information through UTS website 	Mid-September 2018	
Group (CRIG) / East Chippendale Community Group			

6. Agency consultation

To meet the SEARs UTS and planning consultants have consulted with both the City of Sydney and the Office of the Government Architect NSW.

Consultation has centred on formally introducing the proposal and providing a high level overview, along with an outline of the planning process and a presentation of the design concept.

At the time of drafting this Report, UTS, BVN and Ethos Urban have engaged with both the Office of the Government Architect NSW, on 19 June 2018 and the City of Sydney on 9 August 2017 (pre-SEARs) and on 13 August 2018. UTS also conducted a tour of the site with officers from the City of Sydney in 2017.

Engagement with the City of Sydney focused on providing an overview of the proposed modification, with discussion focusing on design excellence; urban design analysis; design principles; and heritage considerations. This included but was not limited to the cantilever structure; setback from Broadway to allow reading of the corner; horizontal form; upper level circulation; improved circulation and permeability; sky-garden; and Ecologically Sustainable Development (ESD) considerations.

The initial meeting with the Office of the Government Architect NSW centred on formally introducing the proposal, including seeking initial feedback on the proposal and agreement in terms of the application of the new State Design Review Panel (SDRP) process.

UTS, BVN and Ethos Urban also attended a SDRP meeting on 25 July 2018, arranged by the Office of the Government Architect NSW.

Details of the meeting including comments, SDRP advice and recommendation, and responses with references to the proposed modification are provided at **ATTACHMENT 1.**

Due to the Government's deadline for applications to be submitted prior to 1 September 2018, a second SDRP presentation was unable to be scheduled prior to lodgement. The second presentation will occur on 12 September 2018.

7. Future communication/consultation tools and activities

UTS's program of communication and community engagement to support the proposed modification includes:

Key stakeholder correspondence and briefings

Individually addressed correspondence will be sent in early September 2018 and include an overview of the proposal and the offer of a briefing to provide an opportunity for feedback. Ongoing liaison with these stakeholders will be coordinated through UTS's existing channels and relationships.

Community notification

A community notification/letter distributed to neighbouring businesses and residents via letterbox drop will occur from mid-September 2018. The notification will provide an overview of the proposal, the planning process and invitation to a community drop-in event so that interested parties can find out more information.

Community information session

An information session is proposed for w/c 24 September 2018 to provide an opportunity for the local community and other stakeholders to learn about what is proposed and to speak directly with members of the project team about specifics aspects of UTS's proposed modification and the planning process.

Project boards/display

Project display boards to support the community information session will be produced and include information such as:

- An overview of the proposal
- Precinct plan
- Building envelope
- Planning process

Project FAQ Sheet

A project Frequently Asked Questions (FAQ) sheet will be developed and posted on the website to respond to general questions about the proposal and for use during the information sessions as required.

Project email

An existing email address: <u>Ourchangingcampus@uts.edu.au</u> will be will be used to provide a central contact point for enquiries relating to the proposed modification and will be promoted on a dedicated page on the UTS website and in all printed communications collateral.

Website and intranet information

Information about the proposed modification will be included on a page on the existing UTS website from early September and used as a primary means of providing details of the proposal. The page will include an email address to enable feedback and comments, and included on all communications collateral, including notifications and project displays.

8. Attachments

8.1 State Design Review Panel meeting- advice/recommendations and responses



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1 August 2018

Kara Krason UTS Manager Planning & Design

Via email – Kara.Krason@uts.edu.au

PROJECT: BON MARCHE AND SCIENCE PRECINCT RE: SDRP SESSION 01 - 25.07.18

Dear Kara,

Thank you for the opportunity to review the above project at this early stage in the design process. Please find below a summary of advice and recommendations arising from the design review session held on Wednesday 25 July.

Please note that this letter and subsequent letters of advice relating to the SDRP will be distributed to the meeting attendees listed below.

In general, the panel supports the preliminary proposal to redevelop the subject portion of the UTS Broadway Campus. The panel have made a number of recommendations to support the achievement of the project aims with a high level of design quality and contribution to the public realm. We anticipate that the presentation from the design team at the next SDRP session, confirmed for 5th September, will respond to the advice below. It is understood that this session is scheduled to take place prior to lodgement for planning approval.

Massing and Height

In general, the panel support the rationale underpinning the building envelope proposal. We support the proposed gross floor area (GFA) and recommend the envelope makes provision for additional area to allow for flexibility in achieving the university brief requirements through the design competition process. We strongly recommend further testing and design iteration of the building envelope that considers increased height to reduce bulk and provide better public realm and open space amenity, at ground level and on the podium roof terrace level. The panel requests the design team present options that demonstrate the relationship of the required GFA to the gross building area (GBA) and the design principles to manage this for the next stage.

Regarding the proposed building envelope, the panel supports the creation of a podium to match the height of the Bon Marche building. However, the panel does not support the following aspects of the building envelope above this level:



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- Lack of detail around the impacts of zero setback and built form modelling to the upper levels along Harris Street.
- Extent of built form cantilevering above the Bon Marche Building.

The panel recommends the following to address the above: Harris Street setback:

- Develop massing studies to analyse optimal public amenity outcomes and performance criteria to inform the competition brief. The panel note the significant impact a zero-setback along Harris Street would create should the current building envelope be realised literally. We recommend establishing performance requirements for the interface of the building envelope along Harris Street. These should consider constraints to protect public realm amenity yet allow flexibility for design innovation.
- We request diagrams/drawings of the above studies and supporting criteria to be presented at the next SDRP session. Include visualisations from ground level along Harris Street, from Alumni Green and Broadway that shows the proposed building envelope in the urban context.

Cantilever over the Bon Marche Building:

- Provide further information to substantiate the appropriate setback for the upper levels over Bon Marche building. This should include reference to the proposals conservation approach to the heritage significance of the Bon Marche building and relationship to the Harris Street and Broadway intersection.
- Demonstrate the impact of overshadowing and overhanging built form interrupting the sky plane from the Loft courtyard and terraces through visualisations and further details of the proposal to be presented at the next SDRP session.
- We support a setback no less than the alignment to the 1930s extension.
- Refer to 'Heritage' below for further advice.

Heritage

The panel request further information detailing the conservation approach to the Bon Marche Building, extent of work and interface of the proposal with the Loft courtyard and Terraces.

The panel support the design intent to use the Bon Marche Building as an entry point into the campus and restore some of the original elements of the building, such as the lantern roof light. The panel recommend a sensitive approach is taken to retain the detail and fine grain scale of the original form, interior spaces and façade.

Open Space

The panel strongly supports the provision of open space to the top of the podium level as a sky garden and the intent to connect this to the adjacent Building 7



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rooftop garden and future Building 1 podium. The panel note that Broadway campus in general, lacks sufficient open space to accommodate the current student population.

We recommend the proposal improves through-connections and the internal interface of the Building 4 redevelopment to maximise the accessibility, functionality and amenity of the Alumni green for students and the public.

The panel recommend the following is considered in design development and presented at the next SDRP session:

Sky garden:

- Quality and extent of landscaped open space in relation to building depth, solar access and useable external floor area for open space vs. internal spaces for vertical circulation and other uses.
- Design device, build mass modelling or soffit treatment to increase reflected light into the undercroft.
- Solar studies that demonstrate the extent of sun penetration in relation to height and setbacks and landscaped areas.
- Open space ratios.
- Building 4 interface with Alumni Green
- Improve through-connections and the internal interface of the Building 4 redevelopment to maximise the accessibility, functionality and amenity of the Alumni green for students and the public.

Public realm, access, entry and circulation

The panel support the approach to create a porous and active building frontage to Harris Street. We also strongly support the proposal for a signalised pedestrian crossing over Harris Street. However, we recommend the proposal goes further to improve the poor pedestrian safety, amenity and lack of campus address along Harris Street, by responding to the following opportunities:

- Facilitate a connection between Harris Street and the DAB Building 6 to Alumni Green.
- Use the existing intersection of the Harris St pedestrian bridge and service lane to create an explicit entry, combined vertical and lateral circulation hub for the campus which connects also with the proposed entry at the corner of Harris and Broadway.
- Establish a new pedestrian route between the future Building 1 podium and Building 4 to link the Bon Marche Building with Alumni Green.
- Widen the Harris Street footpath within the site boundary through a more generous building setback at street level. The panel thought it unlikely that the road could be narrowed to accommodate more pedestrian space and therefore UTS should provide that on their land.
- Create an active, engaging and publicly accessible street frontage that showcases the University by defining desired uses along Harris Street.
- Resolve differing internal floor levels and sloping Harris Street footpath to ensure a porous and inviting street edge.



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- Undertake studies to rationalise the service lane. Develop objectives that consider the current and future broader campus context.
- Consider role of the project to contribute a strong public realm component to connect the campus with Broadway, Ultimo TAFE, Central and Darling Quarter.

Aboriginal cultural heritage

The panel note the proposal is not yet demonstrating a response to Aboriginal culture and heritage through the design. The panel encourage the project team to consult with the UTS Centre for the Advancement of Indigenous Knowledges as key project stakeholders, and to engage with the local aboriginal community to incorporate site specific histories and narratives into the design at this early stage in the project. The panel note there is significant opportunity for UTS to show leadership in this aspect of the project by using the considerable building perimeter and podium level open space to incorporate design and public art responses that will be visible from the surrounding public realm and Alumni green.

Design principles and controls for the design excellence process

The panel request further information relating to the proposed design excellence competition is provided at the next SDRP session. The panel support the development of design principles for the project. We recommend a clear vision for the building is defined along with controls to guide the desired outcome. For example: floorplate size thresholds to support a specific pedagogical intent, and defined areas to concentrate student activity in open/communal/breakout spaces that relate to the broader campus open space and circulation strategies.

Drawings and documents

The panel note there was a lack of detail in the documents provided. In addition to the further information requested above, we recommend the following documents are provided at the next SDRP to facilitate the provision of further design advice from the panel:

- Ground floor plans showing proposed building footprint, building entries, primary circulation network, vertical circulation. These should show the ground floor condition at:
 - o Harris Street/Broadway corner
 - o Alumni Green level
 - o Harris Street/Thomas Street corner
 - Harris Street pedestrian bridge level
- Podium roof level plan showing extent of landscaped area and connection to adjacent roof levels.
- Building sections across Harris Street taken through:
 - \circ $\;$ Harris Street pedestrian bridge and DAB Building
 - Future Building 1 Podium, the Loft, Bon Marche Building and the Agincourt Hotel
 - o Alumni Green, Building 4 to the ABC Building
 - Draft Competition Brief including design principles and proposed building envelope controls that incorporate the advice above.

NSW GOVERNMENT

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Sincerely,

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Lee Hillam Principal Design Advisor - Government Architect NSW Chair, SDRP

CC NSW SDRP Panel members

Department of Planning & Environment UTS BVN BVN Ethos Urban Richard Johnson, Michael Tawa, Matt Davis, Garth Paterson, Lee Hillam (Chair – GANSW) Megan Fu

Kara Krason Abbie Galvin Paul Quang Alexa Cella

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17 September 2018

Kara Krason Manager Planning & Design University of Technology Sydney

PO Box 123 Broadway NSW 2007 Australia

Kara.Krason@uts.edu.au

Bon Marche and Science Precinct (second review) PROJECT: SDRP SESSION 14 - 12 September 2018

Dear Kara,

RE:

Thank you for the opportunity to review the above project. Please note that this letter and subsequent letters of advice relating to the SDRP will be distributed to the meeting attendees listed below.

The Panel acknowledges that the proponent has generally responded to the comments made in the first SDRP. The Panel also acknowledges that the proposal has addressed issues and is significantly developed. Notably, the addition of the Western Lane, the provision of flexibility within the GBA envelope, and the development of the Design Principles are all items which are supported.

The following commentary provides advice for further improving the project prior to exhibition of the modification application.

Design Principles

The Design Principles provide a strong criterion for the key considerations of entry, identity, access, articulation and improved amenity.

The Panel recommends that the principles are used to provide rigour and ensure key objectives can be met but should not preclude innovation in the forthcoming competition.

Massing, form, and setbacks

The Panel acknowledges the envelope RL height changes, the floor plate depth increase, and the additional plant on the upper storey along Thomas St. The Panel supports the closure of Turner Lane for services.

The Panel suggests the impacts of setback and built form modelling along Harris Street should be specified to ensure quality outcomes at the next stage. The Panel acknowledges the provision of 20% flexibility in the envelope, however clarification is required to ensure this flexibility is not compromised if the car park is reattributed as GFA. The Panel recommends the inclusion of diagrams to show the 20% flexibility alongside key objectives as guidelines for competition to encourage articulation and shaping at the next stage.



Government Architect

Additionally, the Panel requests information on the setback along Harris St and its implications on the area calculations. The Panel also suggests further exploration of the setbacks required to ensure a quality public domain on ground. The Panel recommends a design-led approach to the competition brief where a minimum setback inclusive of area calculations is specified in the competition brief.

Heritage

The Panel remains concerned about the design approach to the Bon Marche building. The extent of heritage is unknown and should be further explored or demonstrated to ensure the heritage component is not compromised. Gutting the building's interior may not be the most effective treatment of the existing building, this should be further explored and tested. The Panel recommends only proposing the building as a point of entry and address Providing grounding and rationale in a design approach should enable innovation for competitors at the next stage.

The Panel requests further information to understand the extent of the cantilever over the Bon Marche building and its impact of overshadowing on the Loft courtyard and Terraces. The built form is still overly dominant, and the bulk and mass may become an issue at the next stage. The design intent needs to be explicit to ameliorate any possibility of a negative outcome.

The Panel requires clarification as to how the project addresses the corner.

Aboriginal heritage and culture

The Panel noted the proposal is not yet demonstrating a response to Aboriginal culture and heritage, while acknowledging ongoing consultation. The Panel recommends that the proposal embeds these aspects into the competition brief. This could be achieved by the creation of a standalone Design Principle. Alternatively, each Design Principle could provide a subcategory that focused on Aboriginal heritage and culture.

Public realm, access, entry, circulation

While the entry point from Broadway is under negotiation with CB01 Podium Extension, the Panel supports the "Western Lane" proposal which is considered beneficial for access and connectivity.

The Panel also supports the creation of an active, engaging and publicly accessible street frontage along Harris St. A porous street frontage encourages both student and visitor access in and through the site.

The Panel notes the connection between Harris St and DAB Building 6 to Alumni Green remains unresolved. The Panel recommends further investigation into the opportunity presented by the vertical hub/connection point. The core locations, primarily adjoining the Bon Marche building, do not optimise the relationship to the bridge connection. Further information is required to understand if the core along Thomas St precludes natural light entering the deeper parts of the plan.

Landscape

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While the Panel acknowledges that the landscape strategy is based on assumption, given the early design stage, it is recommended that the design team provide more design controls and less designed spaces. The controls should not prohibit innovation but ensure key objectives can be delivered.

The north eastern corner of Alumni Green is understood to be a place of respite. The Panel recommends reconsidering the access to Alumni Green as part of the design controls to ensure it does not detract from its use or undermine the sense of place. The Panel also requests further information on wind impacts to Alumni Green, in accordance with City of Sydney criteria.

Traffic analysis

The Panel acknowledges the continuing conversations between UTS and RMS/TfNSW regarding the traffic analysis for Harris Street. While it is understood to be outside the remit of this proposal, the Panel supports the removal of a traffic lane to better activate the public domain along the street and to accommodate an increase in tree canopy, which is currently lacking on a street that is notable for its heat island effect.

Given the RMS control for the planting of new trees, the zone will need to be 4.5-metres and include continuous low-edge planting to discourage disobedient crossing. This dimension exceeds City of Sydney's guideline, Sydney Streets Code 2013, which sets a minimum of 3-metres.

However, given the density of the student population, a prudent assumption would be that the pedestrian through zone should be at least 4-metres, like the city rather than a village centre.

The next SDRP should respond to the panel's recommendations as detailed above. Please contact Michael Holt, GANSW design advisor (michael.holt@planning.nsw.gov.au) if you have any queries regarding this advice.

Sincerely,

In the

Lee Hillam Principal Design Advisor - Government Architect NSW Chair, SDRP

CC NSW SDRP Panel members

GANSW Design Advisor DPE Council Officer: BVN Architecture (Architects) UTS (client) Lee Hillam (Chair – GANSW), Richard Johnson, Matt Davis, Sacha Coles, Michael Tawa Michael Holt

Megan Fu Peter John Cantrill Abbie Galvin, Paul Quang Kara Krason



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