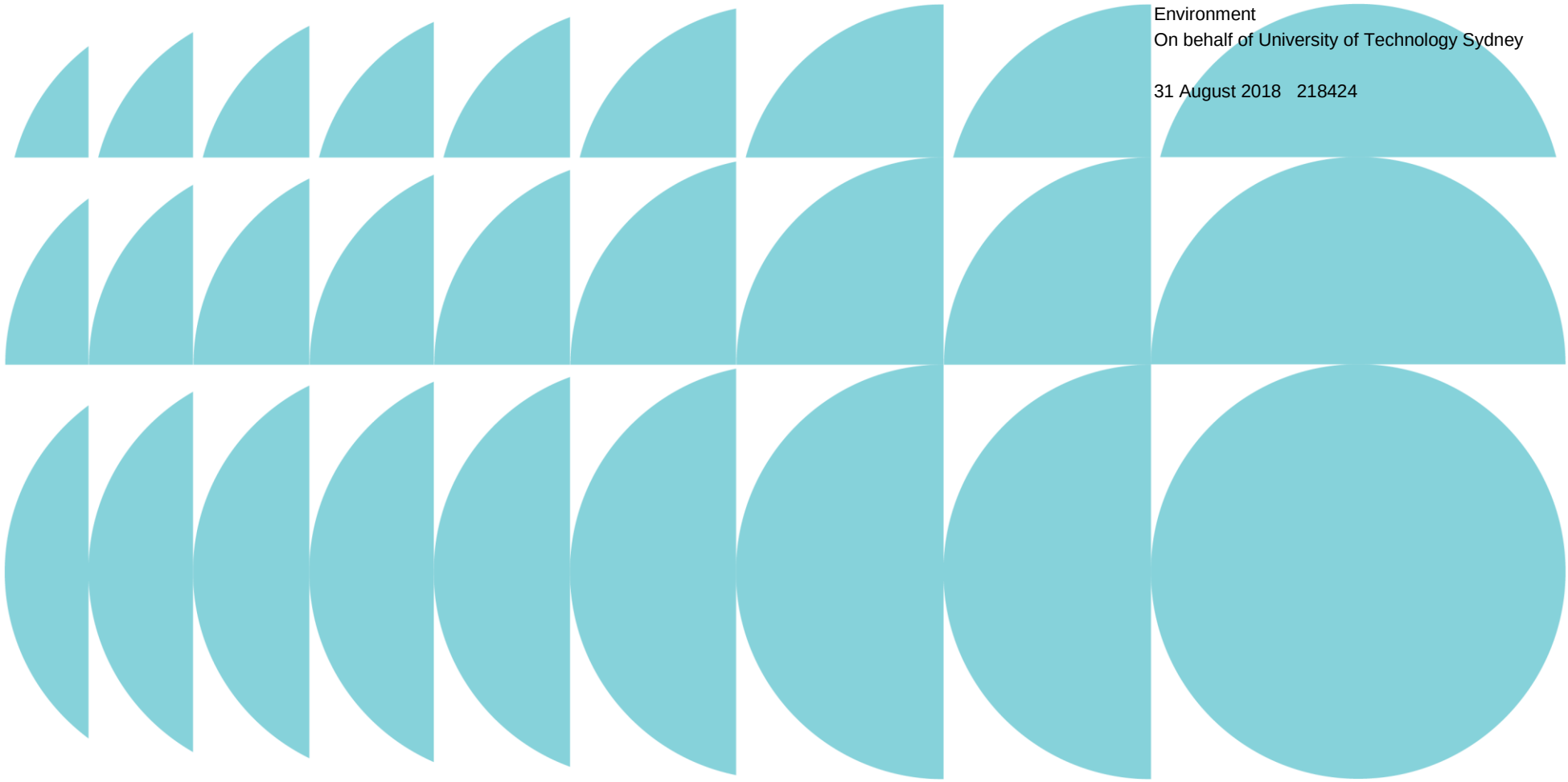
ETHOS URBAN

State Design Review Panel Session 1 Responses to Advice and Recommendations

Bon Marche and Science Precinct Redevelopment
UTS City Campus, Broadway Precinct
Section 75W to Concept Plan (MP08_0116) for GFA and Building Envelope Amendments

Submitted to the Department of Planning and Environment
On behalf of University of Technology Sydney

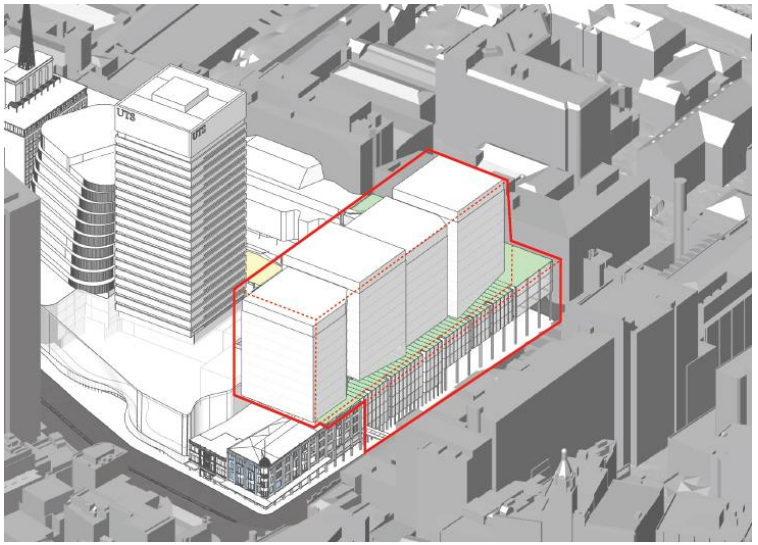
31 August 2018 218424



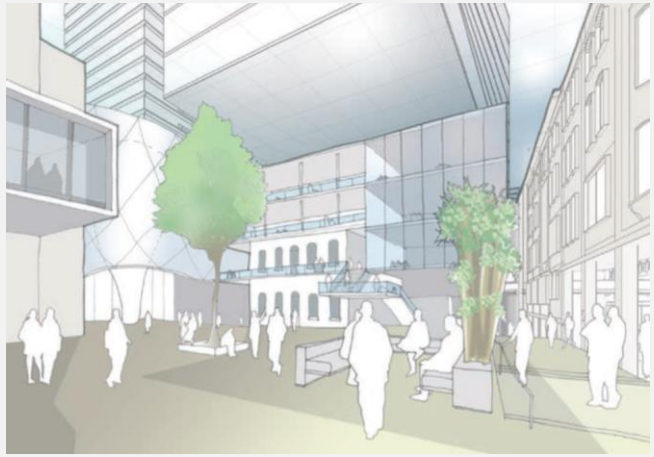
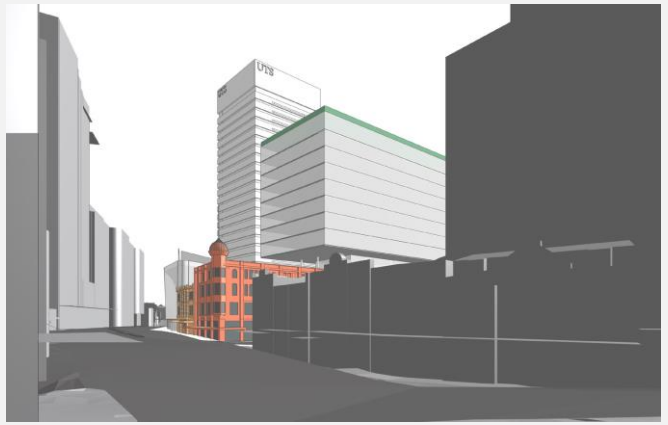
A preliminary scheme for the Bon Marche and Science Precinct Redevelopment at the UTS City Campus, Broadway Precinct, was presented to the State Design Review Panel (SDRP) on 25 July 2018. It was noted at the presentation and in the subsequent Letter of Advice that the proposal was generally supported by the panel.

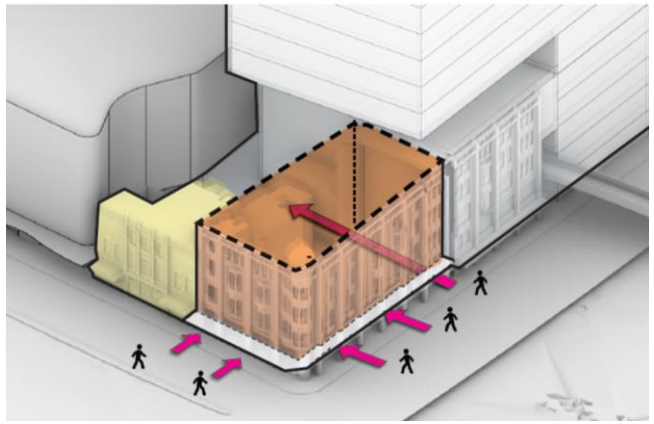
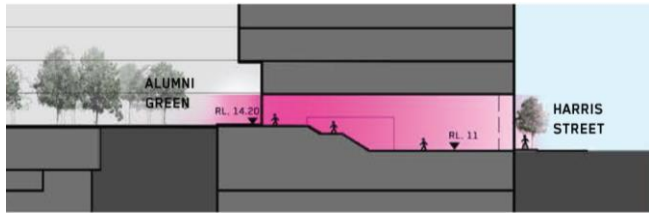
A number of recommendations and requests for further information were noted in the Letter of Advice. This document provides an overview of these points and demonstrates how further development of the proposal since the meeting has responded to the SDRP's recommendations in **Table 1** below.

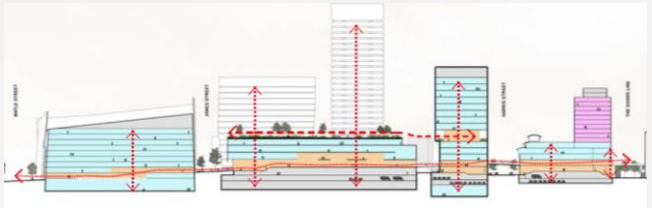
Table 1 Summary of Responses to the SDRP's Advice and Recommendations

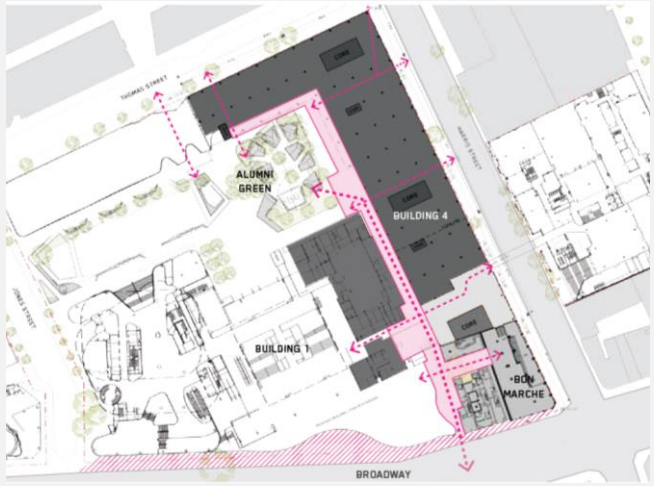
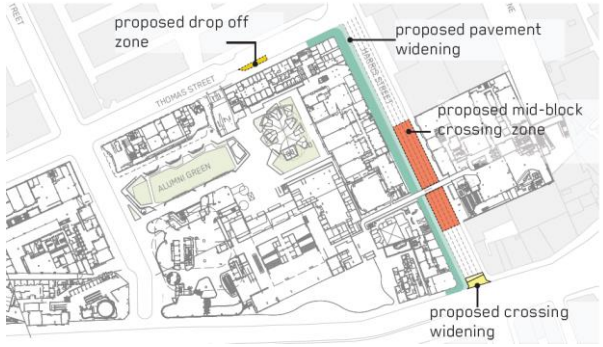
SDRP Advice and Recommendation	Response	Reference
The envelope makes provision for additional area to allow for flexibility in achieving the university brief requirements through the design competition process.	This submitted envelope allows the delivery of the proposed GFA, while having the capacity 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. A possible example of how this may be achieved is shown in the reference diagram.	
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 gross building area (GBA) and the design principles to manage this for the next stage.	Testing and design iteration has been undertaken that has resulted in the envelope as proposed. Alternative designs, including those which have considered increased height to reduce bulk have been considered to have adverse impact on solar access to Alumni Green and Central Park. Design principles to manage the detailed design within the 'loose fit' envelope have been developed and will guide the next stage of the development process.	

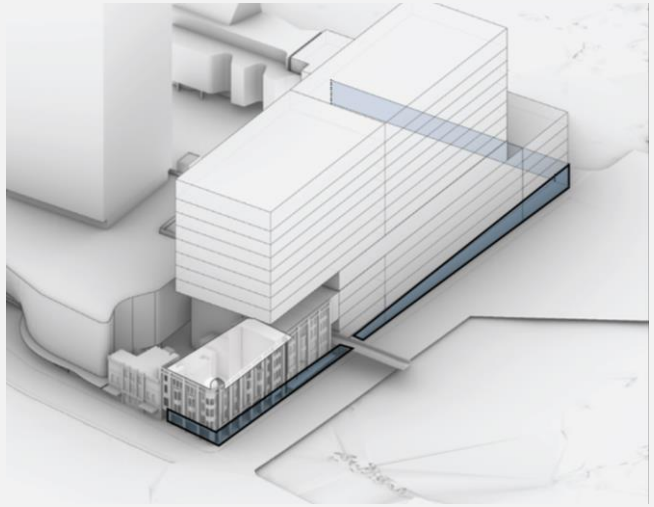
SDRP Advice and Recommendation	Response	Reference
Develop massing studies to analyse optimal public amenity outcomes and performance criteria to inform the competition brief. The panel note the significant impact a zero-setback along Harris Street would create should the current building envelope be realised literally.	See comment below.	
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.	A specific design principle has been established for the Street experience. Objectives of this design principle include: • Create new connections directly to the Green from Harris Street and Thomas Street. • Address the change in level between the green and Harris Street and provide transparency and public engagement • Consider allocation of uses along the ground that support public connection and encourage interaction. These principles would work in tandem with those proposed in terms of articulation and expression of form for the upper form along Harris Street.	
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.	Details and studies have been included within the Design Report accompanying modification application. This work along with further exploration will be presented at the next SDRP session, post lodgement of the s75w application.	

SDRP Advice and Recommendation	Response	Reference
Provide further information to substantiate the appropriate setback for the upper levels over Bon Marche building. 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.	The cantilever over the Bon Marche building is driven by a desire to form a relationship with Bon Marche at the urban level through the concept of overlapping forms. The form 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, and projects over the courtyard and the Loft building at the rear of the terraces to enable the form to engage with the space below. The impact of the loss of sky view from the cantilevering form could be alleviated by treating Bon Marche as a singular volume, and p*erhaps* through the introduction of a glass roof skylight to Bon Marche, which references the skylight from the original Bon Marche design. The extent of cantilever is based off a feasible structural span of approximately 8 meters. The positioning of the form also has a relationship and alignment with Building 1 and the adjacent residential apartment building across Harris Street to the east (Taragon Central).	 

SDRP Advice and Recommendation	Response	Reference
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.	Design Principle 1 has been established regarding the treatment of the Bon Marche building, stating that Bon Marche should be considered as a major entrance to the new development, enabling its ground plane to open up and act as a civic plaza to provide connection to the new building lobby. Bon Marche and the Terraces should be considered as a connected series of spaces that provide entry into the new development as well as a finer grained connection into the campus proper. Design solutions should be pursued that investigate creative interpretations of the rear forms of the terraces to enable their structural forms to be apparent whilst creating a connected ground plane and series of linked spaces. These spaces will link to the new Building 1 podium extension and to Alumni Green via the proposed new Western Lane.	
The panel recommend a sensitive approach is taken to retain the detail and fine grain scale of the original form, interior spaces and façade.	At this stage of the design process, the façade of the heritage items are proposed to be retained. Interior spaces are proposed to be removed, as they have been identified as being of little heritage significance (due to major previous modifications).	
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.	Design Principle 3 outlines the requirement for improved connection and accessibility between Harris Street and Alumni Green. The reference indicative design shows a continuous floor at the same level as Alumni Green which runs the length of the building, allowing free movement between the interior of the building and Alumni Green.	

SDRP Advice and Recommendation	Response	Reference
Quality and extent of landscaped open space in relation to building depth, solar access and usable 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.	Design Principle 5 states the need for the design to provide an exemplar destination space and experience on this unique garden in the sky. Items as follows: • Height of building form overhead positioned to maximise solar access along western and eastern perimeters • Maximise 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 • Balance soft and hard landscaped spaces • Provide a combination of spaces for passive and active recreation as well as areas that allow for working and collaboration • Consideration of wind mitigation from undesirable 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 view from the streets below	
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.	T*wo* new direct connections are proposed between Alumni Green and Harris Street.	
Facilitate a connection between Harris Street and the DAB Building 6 to Alumni Green.	Design Principle 1 states the upper level overpass bridge is to be retained in the design, with the potential for the bridge to terminate at the building line, providing access to the new development from Building 6. A vertical circulation core, including open stairs is indicated in the reference indicative design adjacent to the bridge entry which would allow access down to the lower level and the proposed lane way at the western edge of the building. The proposal for potential signalised pedestrian crossing on Harris Street at the northern end of Building 6 is shown in the Design Principle 3. This crossing would allow clear and	

SDRP Advice and Recommendation	Response	Reference
	safe passage across Harris St and through 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.	The proposed envelope which includes Bon Marche and the adjacent spaces should form the main entry and allow for an interface of the pedestrian bridge to allow one to circulate to the podium of Building 1 and down to Alumni Green.	
Establish a new pedestrian route between the future Building 1 podium and Building 4 to link the Bon Marche Building with Alumni Green.	The proposed building envelope 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. This enables this direct connection as well as joins into the new civic entry space created in Bon Marche and the Terraces. This has further been informed by Design Principle 2, which stipulates the requirements of the new Western Lane.	
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.	Design Principle 3 relates to the street experience, and indicates an approximate 2-3 meter wide zone within the building footprint along Harris Street. This zone facilitates the creation of a wider footpath along Harris Street as well as opportunities for improved landscape treatment. The opportunity to potentially close one of the Harris Street lanes would further provide additional amenity at street level and address safety as well as public domain improvements.	

SDRP Advice and Recommendation	Response	Reference
Create an active, engaging and publicly accessible street frontage that showcases the University by defining desired uses along Harris Street and resolve differing internal floor levels and sloping Harris Street footpath to ensure a porous and inviting street edge.	Design Principle 3 relating to the street experience encourages any redevelopment 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 floor edges that support public connection and encourage interaction. The sloping nature of Harris Street provides a challenge for the constant and level connection into the building along the Harris Street frontage. The future design should carefully consider and respond to the change in levels.	
Undertake studies to rationalise the service lane. Develop objectives that consider the current and future broader campus context.	The loading functions of Turner Lane and the new development could be facilitated in the existing Building 1 basement loading area and accessed from the existing loading entry off Thomas Street upon redevelopment of the site. The reference indicative design allows a zone for the widening of the Thomas Street basement entry if required.	
Consider role of the project to contribute to a strong public realm component to connect the campus with Broadway, Ultimo TAFE, Central and Darling Quarter.	All available information regarding the ongoing evolution of this precinct has been considered in the design, including the proposed Phase 2 works to UTS Central, which will significantly alter the connection with Broadway. Improvements to Harris Street are proposed and connections to the wider precinct, including along the Goods Line, are all promoted under the current 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.	UTS are committed to consulting with all available stakeholders, including the UTS Centre for the Advancement of Indigenous Knowledges at this early stage. Opportunities for incorporating site specific histories and narratives into the future building design will be explored, particularly with regards to the Sky Garden above the podium.	

SDRP Advice and Recommendation	Response	Reference
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.	A design excellence competition strategy is submitted with the Environmental Assessment Report (**Appendix J**). It is noted that the future design competitions will follow the City of Sydney Council policy and procedures.	

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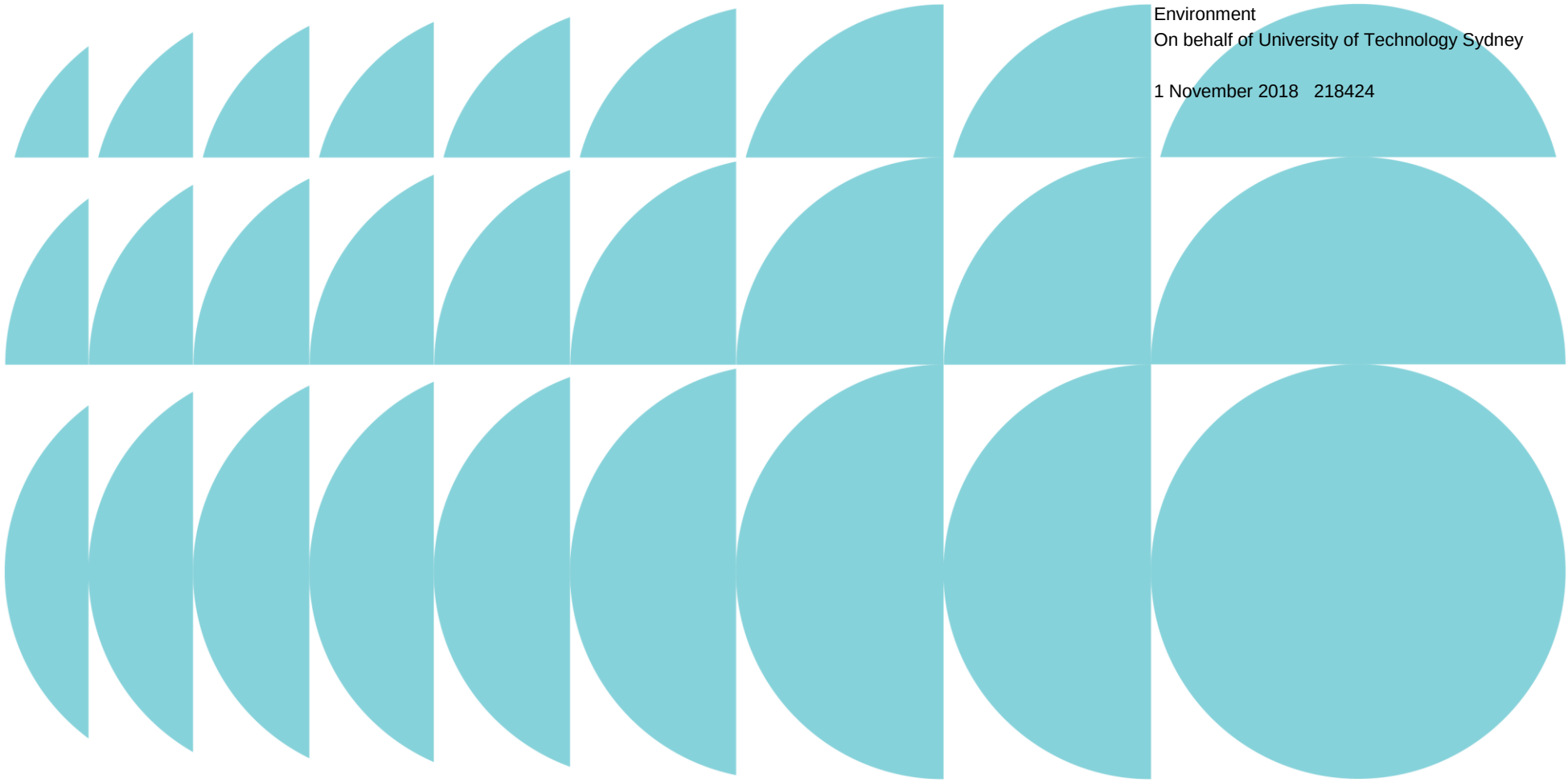
State Design Review Panel Session 2 Responses to Advice and Recommendations

Bon Marche and Science Precinct Redevelopment
UTS City Campus, Broadway Precinct
Section 75W to Concept Plan (MP08_0116) for GFA and Building Envelope Amendments

Submitted to the Department of Planning and Environment
On behalf of University of Technology Sydney

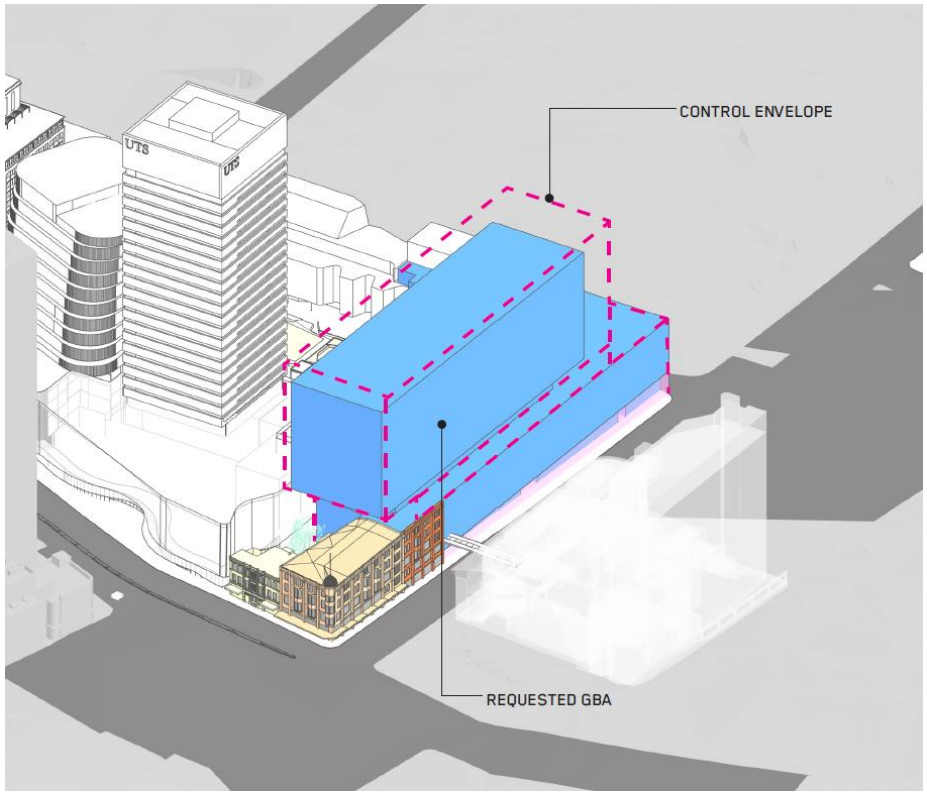
1 November 2018 218424

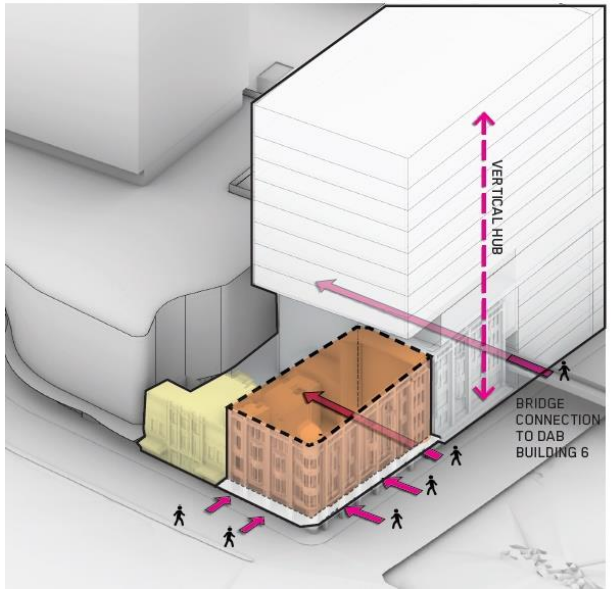


A further developed scheme for the Bon Marche and Science Precinct Redevelopment at the UTS City Campus, Broadway Precinct, was presented for the second time to the State Design Review Panel (SDRP) on the 12.09.2018. It was noted at the presentation and in the subsequent Letter of Advice that the proposal had addressed the issues from the previous SDRP presentation and was significantly developed.

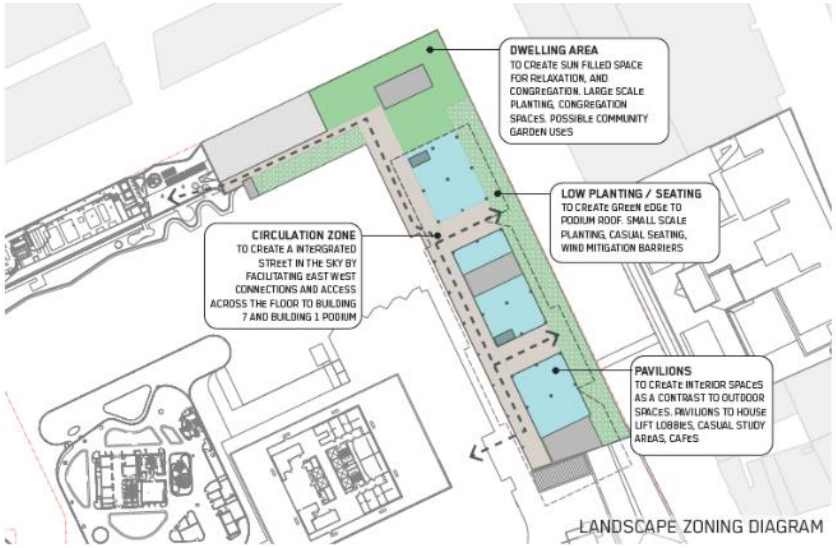
A number of recommendations and requests for further information were noted in the Letter of Advice. This document addresses these points and demonstrates how further development of the proposal has responded to the SDRP's recommendations.

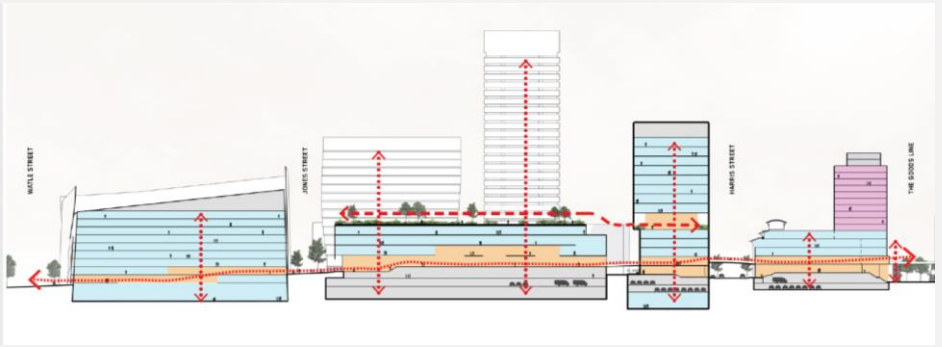
Table 1 Summary of Responses to the SDRP's Advice and Recommendations

SDRP Advice and Recommendation	Response	Reference
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.	This submitted envelope 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. In order to give additional certainty to the achievement of the design principles, it is proposed to establish a maximum additional GFA (26,500m^2) for the above ground building form. In doing so, this will ensure that the flexibility inherent in the building envelope is not comprised under a potential scenario where there is only car parking in the basement or no basements at all. The indicative design scheme prepared in support of the modification application reflects a built form that aligns with this proposed maximum additional above ground GFA limit. The upper form setback has been extended in the indicative design as a response to the SDRP concerns. This additional setback has not had a significant impact on the schemes ability to achieve the target GFA.	

SDRP Advice and Recommendation	Response	Reference
Additionally, the Panel requests information on the setback along Harris St and its implications on the area calculations. 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.	Both the articulation of the podium (Design Principle 5) and allowance for the setting back of the ground level from the Harris Street boundary (Design Principle 4) have been factored into the area calculations and in setting the maximum additional for the precinct. Further details in relation to the ground floor setback is provided within the indicative design (where a 3.5m zone is allowed for) accompanying the modification application. The allowance within a future competition brief of a minimum setback requirement will be considered.	
The Panel remains concerned about the design approach to the Bon Marche building. The Panel recommends only proposing the building as a point of entry and address.	Design Principle 2 has been established regarding the treatment of the Bon Marche building, stating that Bon Marche should be considered as a major entrance to the new development, enabling its ground plane to open up to provide connection to the new building lobby. The design principle suggests that there is a potential opportunity to treat Bon Marche as a single volume, however, this is not intended to be prescriptive. The indicative design does not treat Bon Marche as a single volume. Bon Marche and the Terraces should be considered as a connected series of spaces that provide entry into the new development as well as a finer grained connection into the campus proper. Design solutions should be pursued that investigate creative interpretations of the rear forms of the terraces to enable their structural forms to be apparent whilst creating a connected ground plane and series of linked spaces. These spaces will link to the new podium extension and to Alumni Green via the proposed new Western Lane.	

SDRP Advice and Recommendation	Response	Reference
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.	Solar analysis of the Loft Courtyard has been undertaken with a comparison between the existing condition, an 8 metre cantilever and a 0 metre cantilever. The studies show that in mid winter there is no considerable difference between the three options as the Loft courtyard does not receive sun during mid-winter even in its existing condition. During mid summer, there is a slight improvement in solar access to the courtyard between the 0 metre cantilever and 8 metre cantilever option, however, the improvement is negligible as it is only an improvement for a short amount of time (between 1-2 hours). The cantilever over the Bon Marche building is driven by a desire to form a relationship with Bon Marche at the urban level through the concept of overlapping forms. Design studies have demonstrated that having no cantilever over Bon Marche creates a undesirable shear wall condition at the edge of Bon Marche and does not form a coherent and successful relationship between the new building envelope and the existing Bon Marche building & Loft courtyard. The proposed form 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, and projects over the courtyard and the Loft building at the rear of the terraces to enable the form to engage with the space below.	**8 metre Cantilever**  **0 metre Cantilever** 

SDRP Advice and Recommendation	Response	Reference
The Panel requires clarification as to how the project addresses the corner.	The project addresses the corner by setting back the upper form so that Bon Marche can be read clearly and distinctly and not lose it's urban presence on the street. By creating a series of openings in the Bon Marche façade to enable clear and easy access into the building and further on into the campus, the pedestrian congestion condition at the corner of Broadway and Harris St will be improved.	
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.	In response to the recommendation, a specific Design Principle relating to Indigenous culture and heritage has been embedded into the Design Report (refer Design Principle 1).	
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 SEARS requirements for this application stipulated the need for an indicative landscape design. A more general landscape zoning diagram has been included in the design report to sit alongside the design guidelines inherent within Design Principle 6.	

SDRP Advice and Recommendation	Response	Reference
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.	The Indicative Design shows a connection between Building 3/4 and DAB Building 6 on the opposite (east) side of Harris St, utilising the existing pedestrian overpass bridge. The Vertical Hub within Building 3/4 connects to Building 1 Podium. Building 3/4 and Building 6 DAB, as well as connecting Building 4 levels vertically. Design Principle 2 describes the opportunity for broader campus connections stating that the pedestrian bridge should interface with the new Bon Marche Envelope and allow a continued route into Building 1 Podium. Considerations around core locations and their impact on solar access should be an important aspect of the final design scheme. The locations of the cores in the reference design are indicative only and are not intended to be fixed.	
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.	Design Principle 7 has been amended to stress that the north eastern corner of Alumni Green should remain as a respite area and any future circulation paths should consider the nature of the space and aim to maintain it's current qualities. The potential for wind impacts and the requirement to consider the impact of wind for future designs has been highlighted in the Design Report.