

UTS - BON MARCHE PRECINCT

LANDSCAPE DESIGN REPORT

ARCADIA

LANDSCAPE ARCHITECTURE

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1_INTRODUCTION



1.1_INTRODUCTION

EXECUTIVE SUMMARY

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

The modification application relates to the Concept Plan Approval for the University of Technology Sydney (UTS) City Campus, December 2009 (MP08_0116). This design report more specifically addresses the Bon Marche and Science Precinct (Buildings, 3, 4, 9 and 18) and includes establishing new building envelopes with corresponding height and Gross Floor Area (GFA).

This report has been updated in order to reflect changes made to the building envelope following public exhibition and in response to submissions made during this period.

1.1 SEARs

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

3. Built Form and Urban Design
- Provide a detailed site and context analysis, including a building envelope study, to justify the proposed site planning, built form and design approach.
 - Include plans and building envelopes of the concept plan detailing height, density, bulk and scale, setbacks in relation to the surrounding development and streetscape.
 - Provide an indicative building and landscape design showing a possible built form within the proposed building envelope/s.
 - Update appropriate design guidelines and development parameters within the context of the University campus and the locality, including but not limited to:
 - o design excellence;
 - o site layout, with consideration to preserving significant historic view corridors

- and the heritage curtilage of the heritage items;
- o gross floor area;
- o building footprints;
- o height and massing of the building envelopes;
- o site access;
- o landscaping, open spaces and tree planting; and
- o building materials, colours and finishes.

4. Public Domain/Open Space
- Address changes to public domain improvements, pedestrian linkages, street activation and landscaping.
 - Demonstrate the public domain and open spaces will:
 - o maximise permeability and street activation throughout the development;
 - o provide sufficient open space for the expected population;
 - o ensure access for people with disabilities; and
 - o minimise potential for vehicle, bicycle and pedestrian conflicts.
 - The landscape design shall comply with the City of Sydney Landscape Code and Australian Standards.

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

- The modification request responds to these in the form of relevant plans and imagery including:
- site analysis plans, diagrams and photos;
 - site survey information, showing existing levels, location and height of surrounding site features;
 - locality / context plans and information;
 - drawings including plans, and sections clearly showing the proposed amendments compared with the concept approval; and
 - public domain plans, including a landscape master plan.

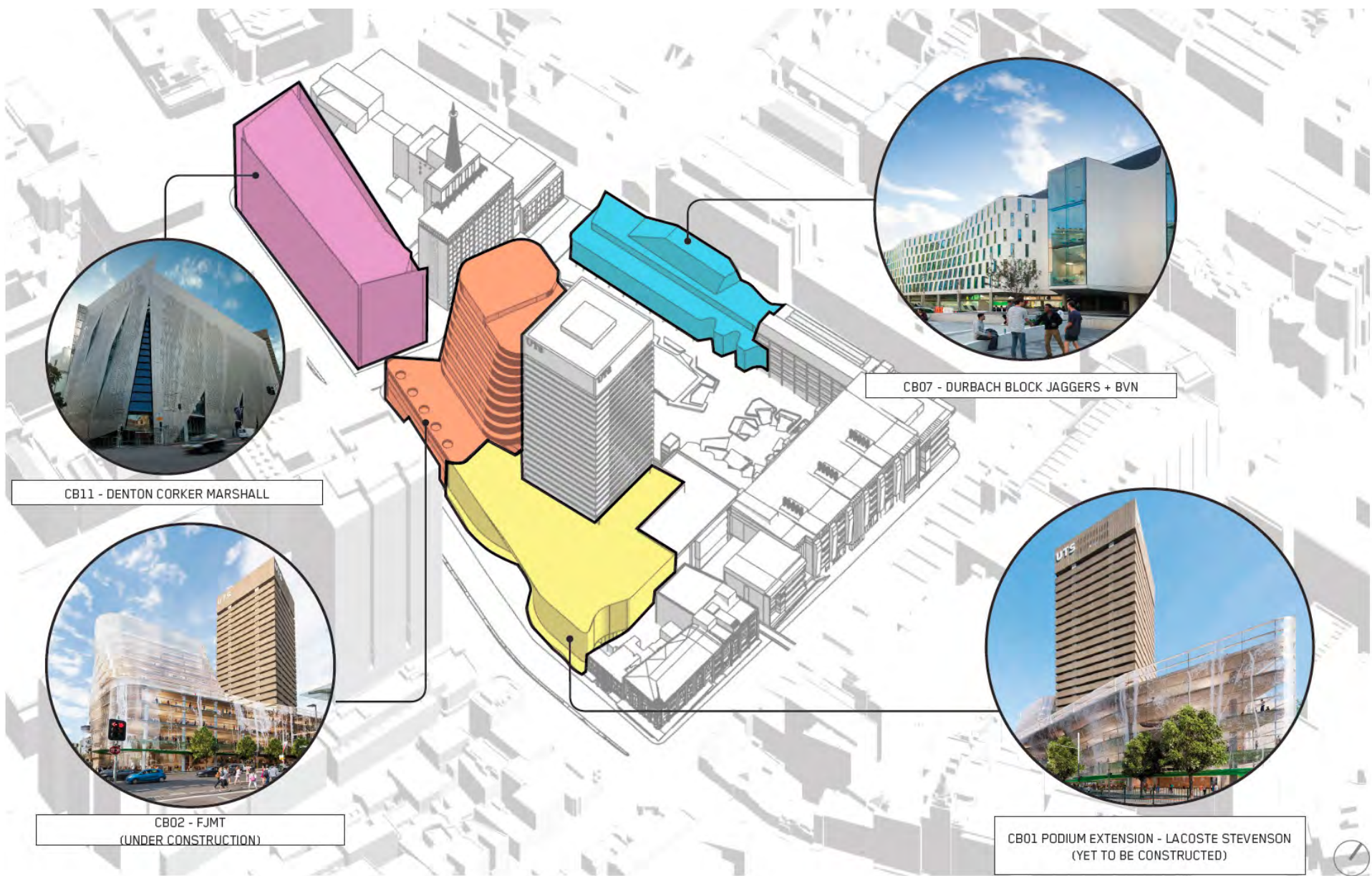
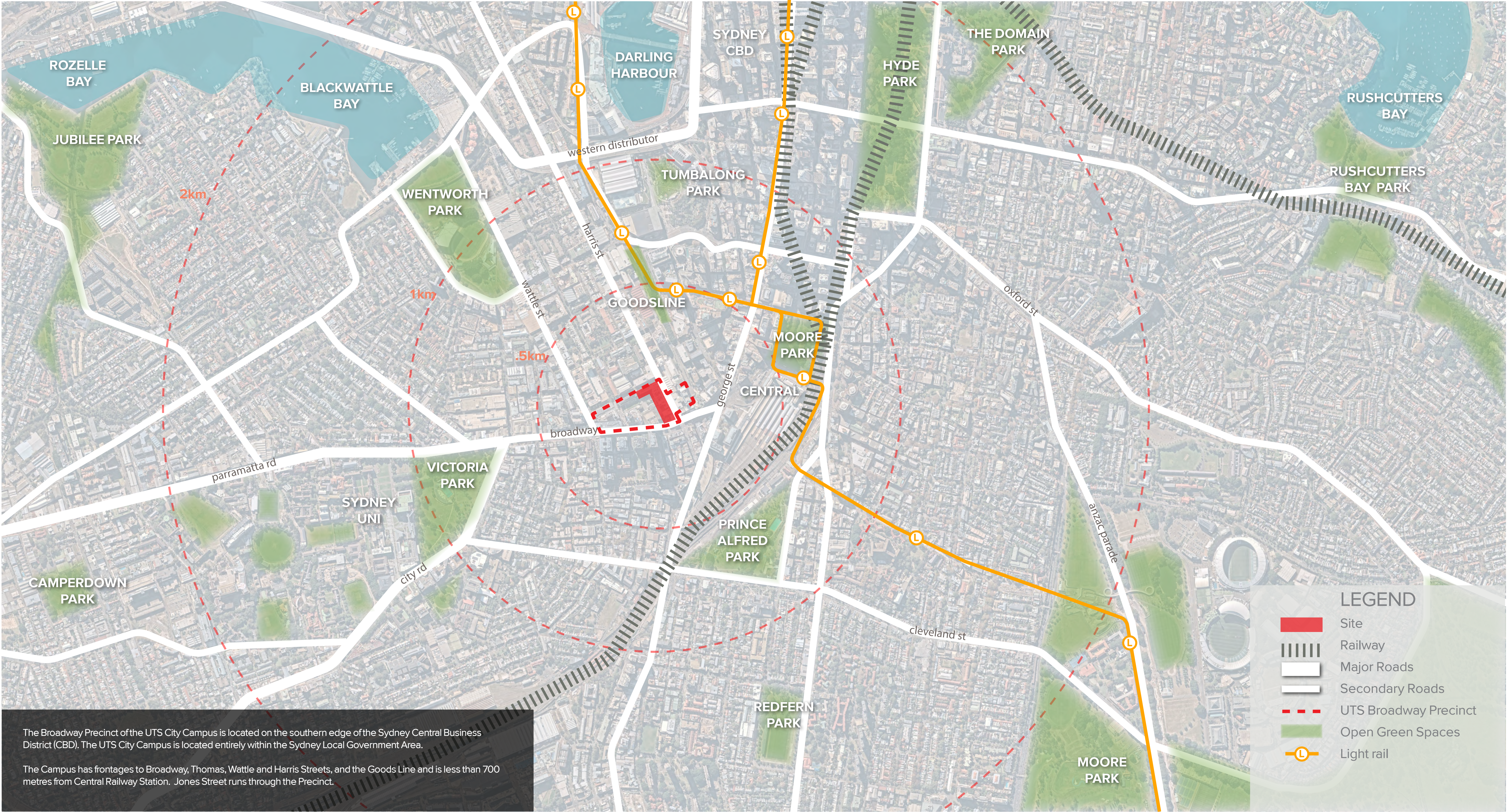


Figure 1 – Key UTS projects approved/delivered under the Concept Plan
Source: BVN

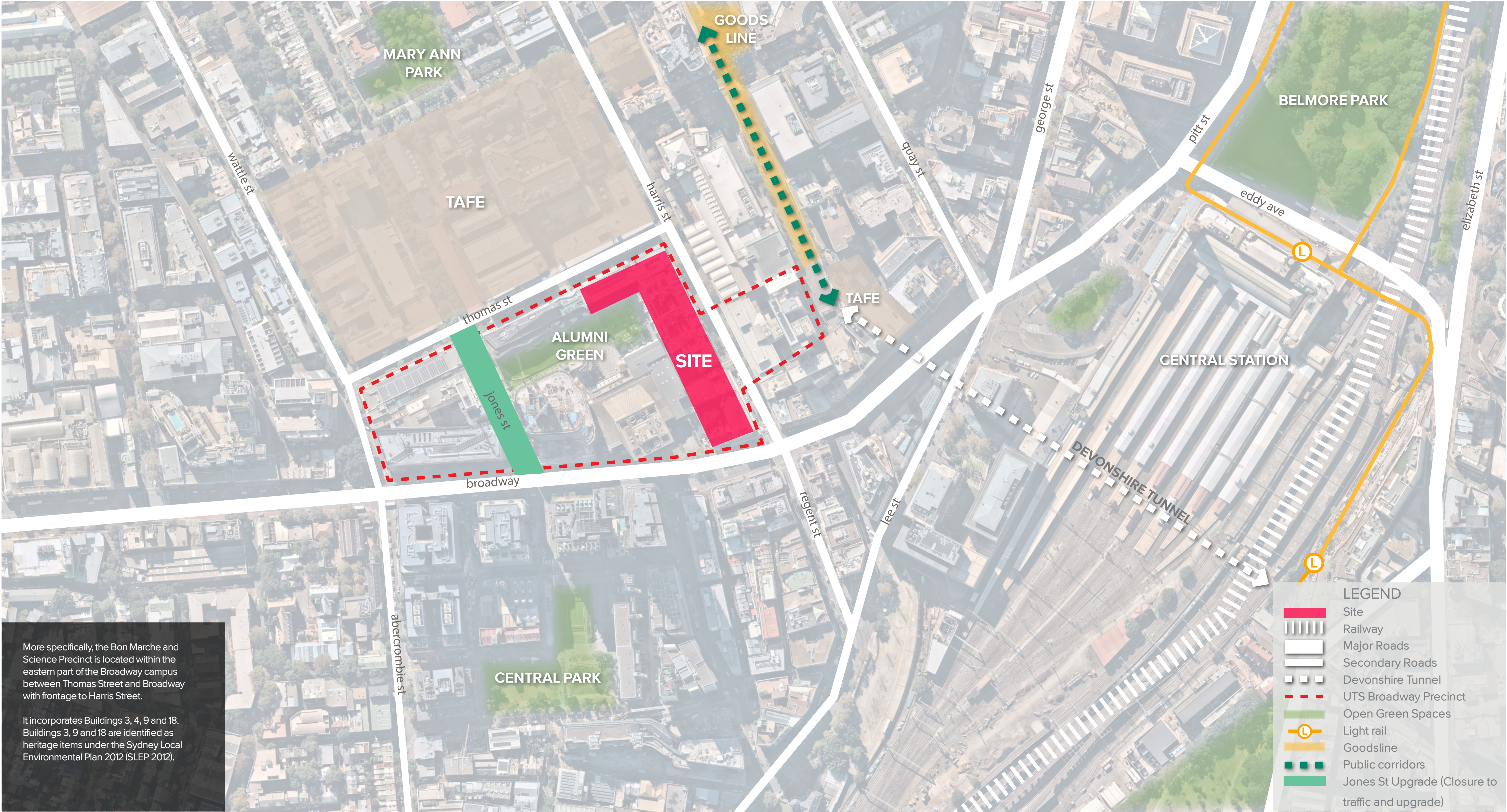
2_SITE UNDERSTANDING



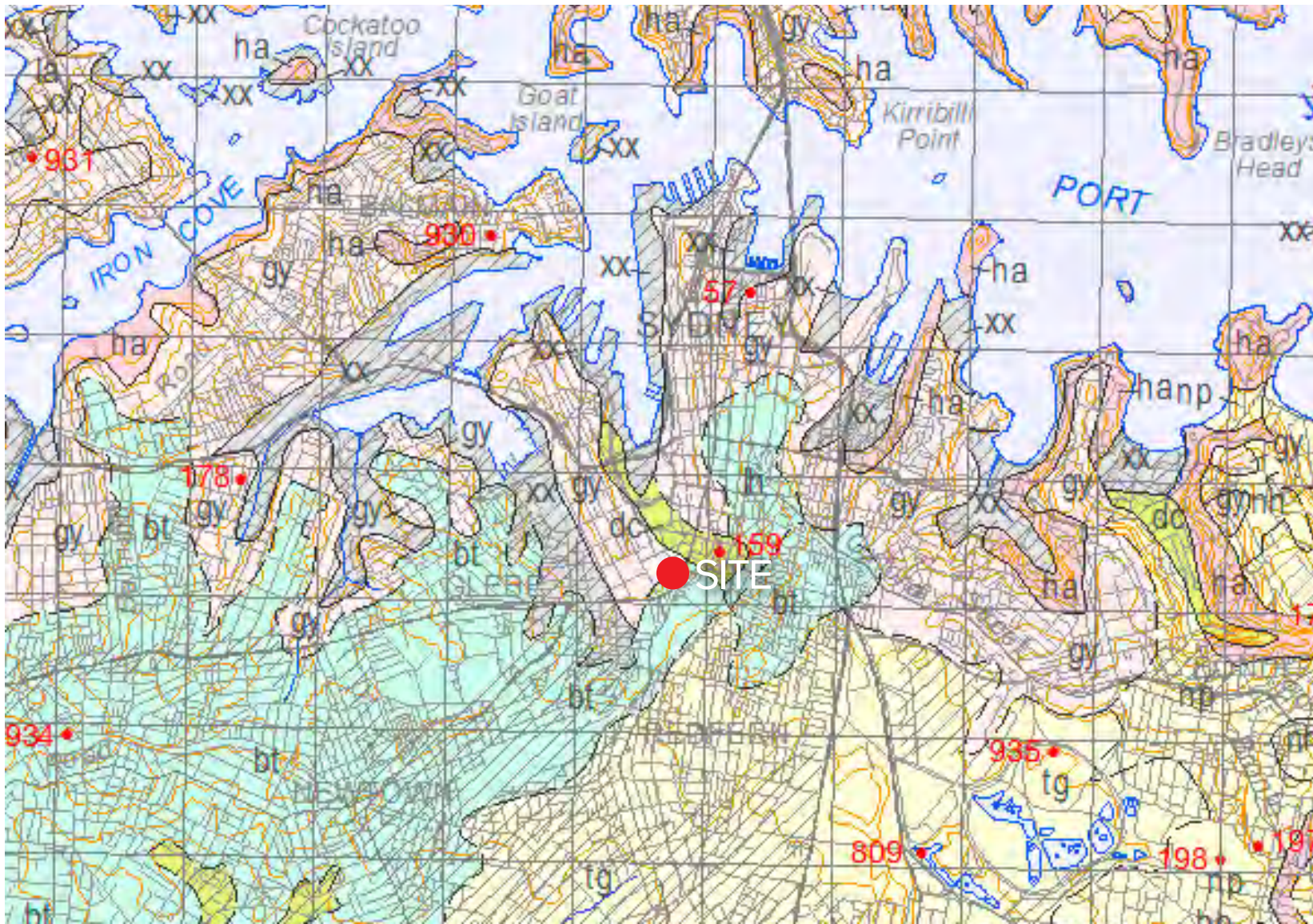
2.1_SITE UNDERSTANDING_REGIONAL CONTEXT



2.2_SITE UNDERSTANDING_LOCAL CONTEXT



2.3_SITE UNDERSTANDING_GEOLOGY AND ECOLOGY



Dep. of Environment, Climate Change and Water, 2009

gy

GYMEA (105.75km²)

Landscape - undulating to rolling rises and low hills on Hawkesbury Sandstone. Local relief 20-80m, slopes 10-25%. Rock outcrop <25%. Broad convex crests, moderately inclined sideslopes with wide benches, localised rock outcrop on low broken scarps. Extensively cleared open-forest (dry sclerophyll forest) and eucalypt woodland.

Soils - shallow to moderately deep (30-100cm) Yellow Earths (Gn2.24) and Earthy Sands (Uc5.11, Uc5.23) on crests and inside of benches, shallow (<20cm) Siliceous Sands (Uc1.21) on leading edges of benches, localised Gleyed Podzolic Soils (Dg4.21) and Yellow Podzolic Soils (Dy4.11, Dy5.11, Dy5.41) on shale lenses, shallow to moderately deep (<100cm) Siliceous Sands (Uc1.21) and Leached Sands (Uc2.21) along drainage lines.

Limitations - localised steep slopes, high soil erosion hazard, rock outcrop, shallow highly permeable soil, very low soil fertility.

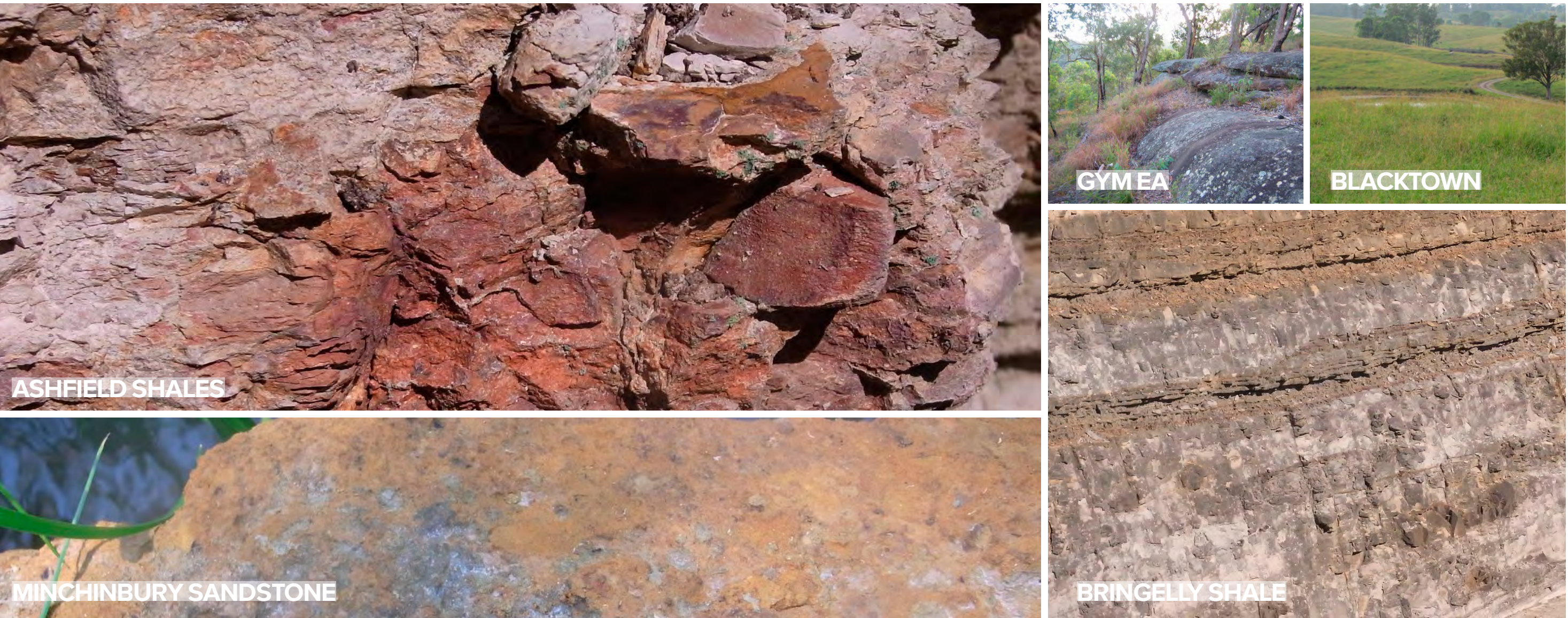
bt

BLACKTOWN (161.25km²)

Landscape - gently undulating rises on Wianamatta Group shales and Hawkesbury shale. Local relief to 30m, slopes are usually <5%. Broad rounded crests and ridges with gently inclined slopes. Cleared Eucalypt woodland and tall open-forest (wet sclerophyll forests).

Soils - shallow to moderately deep (<100cm) Red and Brown Podzolic Soils (Dr3.21, Dr3.11, Db2.11) on crests, upper slopes and well-drained areas, deep (150-300cm) Yellow Podzolic Soils and Soloths (Dy2.11, Dy3.11) on lower slopes and in areas of poor drainage.

Limitations - moderately reactive highly plastic subsoil, low soil fertility, poor soil drainage.



Office of Environment and Heritage, The Native Vegetation of the Sydney Metropolitan Area

ECOLOGY

UTS site has no notable endemic vegetation groups present, adjacent to site are an array of unspecified urban native and exotic species.

What is expected to have been present in the area however is the Sydney Coastal Dry Sclerophyll Forests group. Some dominant species common in this group are the following:

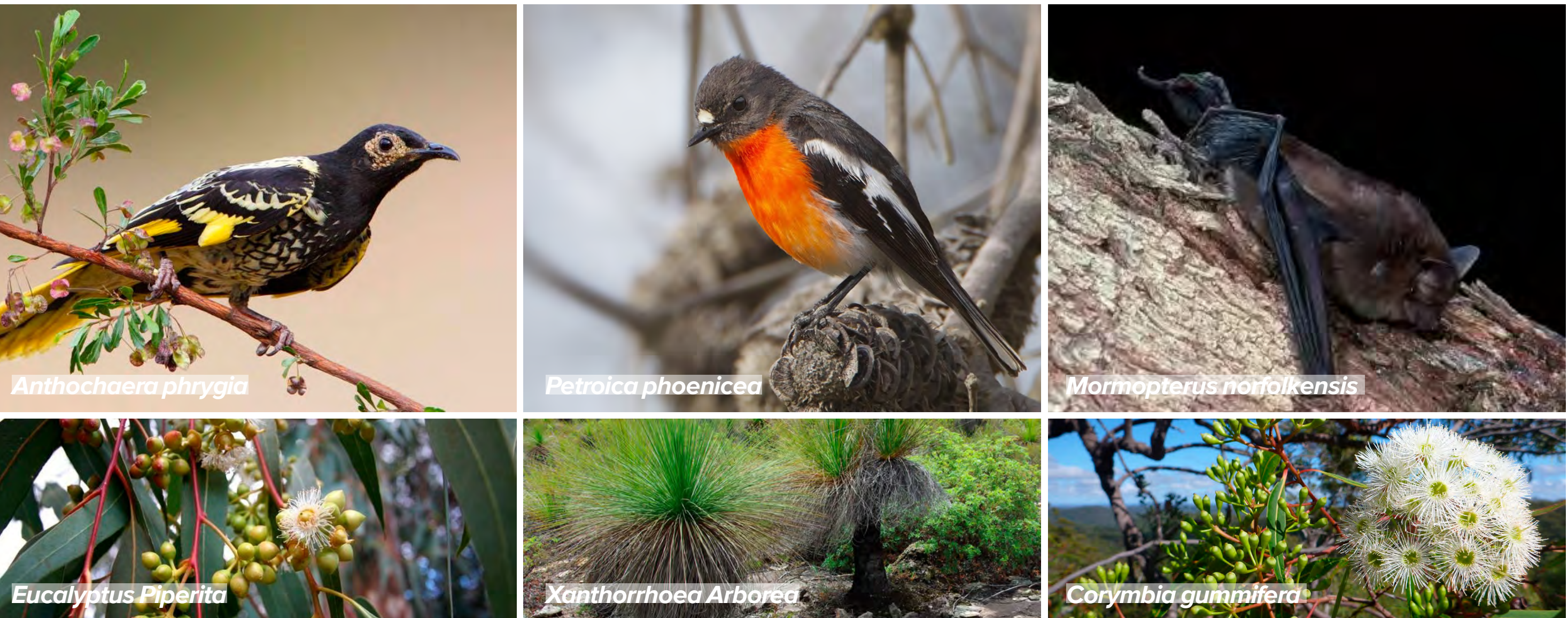
Angophora Costata

Eucalyptus Piperita

Banksia Serrata

Acacia Linifolia

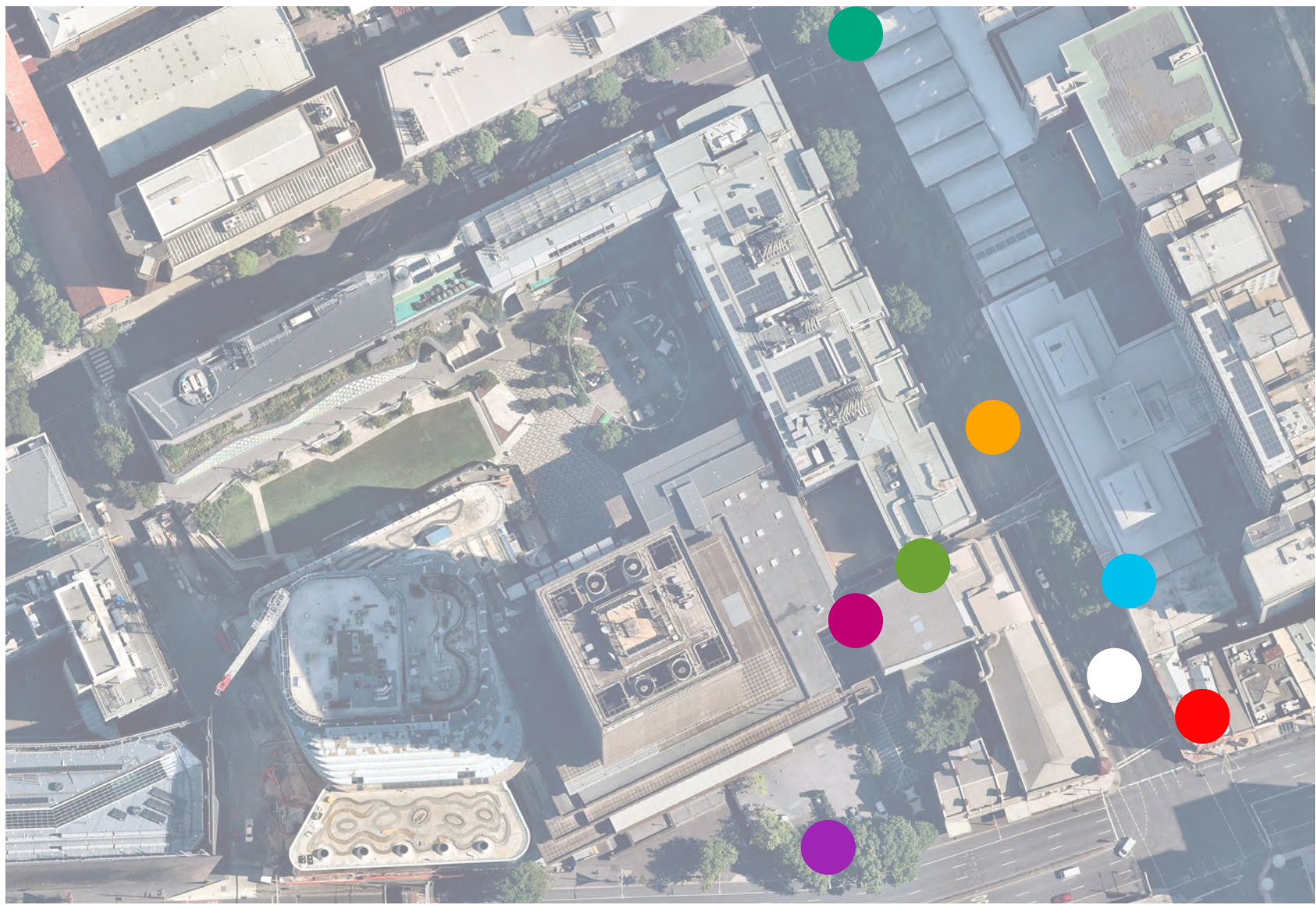
Xanthorrhoea Arborea



2.4_SITE UNDERSTANDING_PUBLIC DOMAIN

KEY POINTS

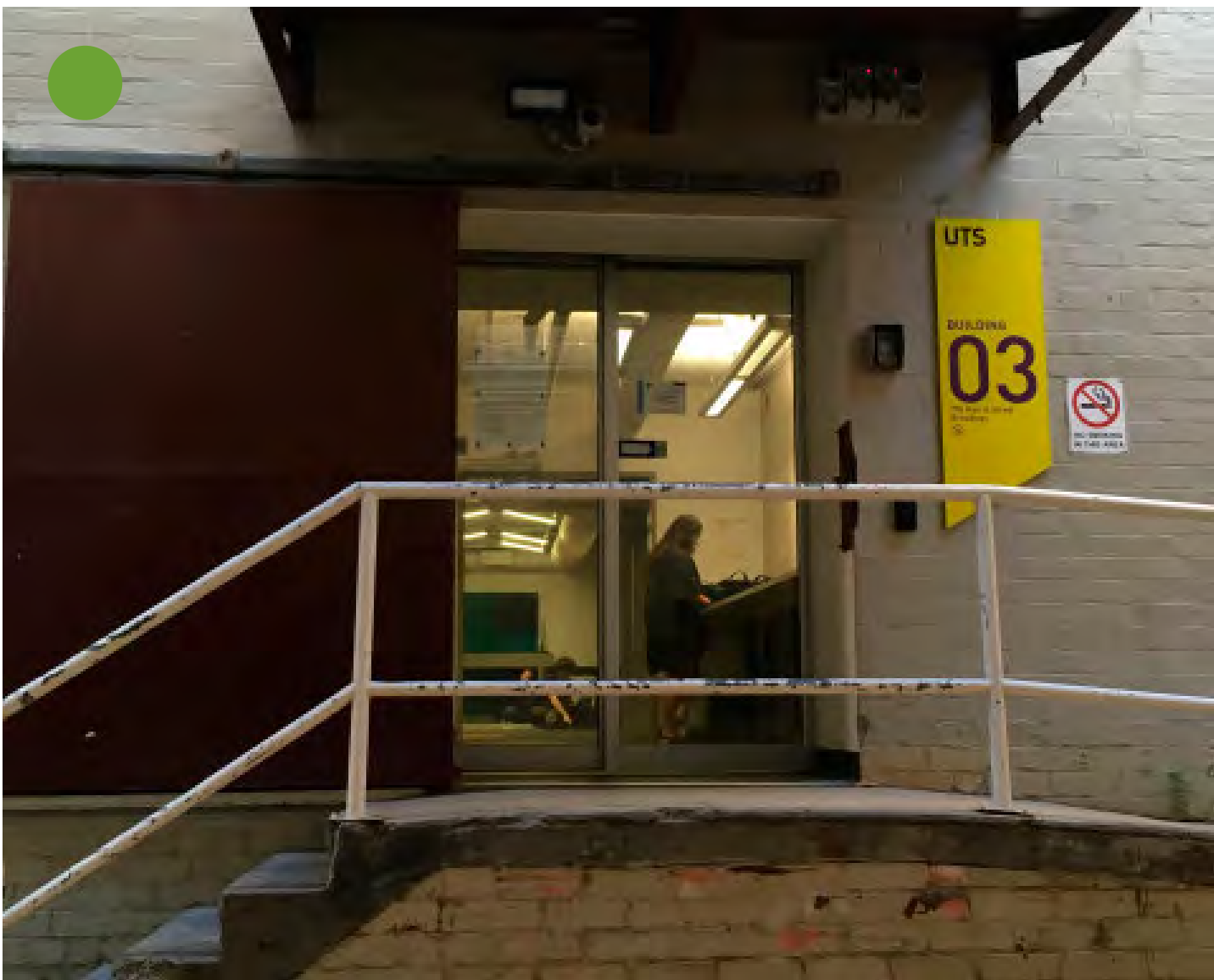
- // THE STREETScape OF HARRIS ST IS OVERSHADOWED BY BUILDINGS AND OVERWHELMED WITH CARS
- // LARGE LONDON PLANE TREES LINE THE HARRIS ST FOOTPATH
- // THE MIX OF BUILDING TYPOLOGIES FROM DIFFERENT ARCHITECTURAL STYLES CHARACTERISES THE STREETScape
- // A LARGE, WHITE, PEDESTRIAN BRIDGE STRADDLES THE ROAD CONNECTING THE CAMPUS
- // MATERIALITY ALONG ALL STREET FRONTAGES IS UNINVITING, DARK AND PRIMARILY SERVES A FUNCTIONAL PURPOSE



From George St/Broadway towards building 3



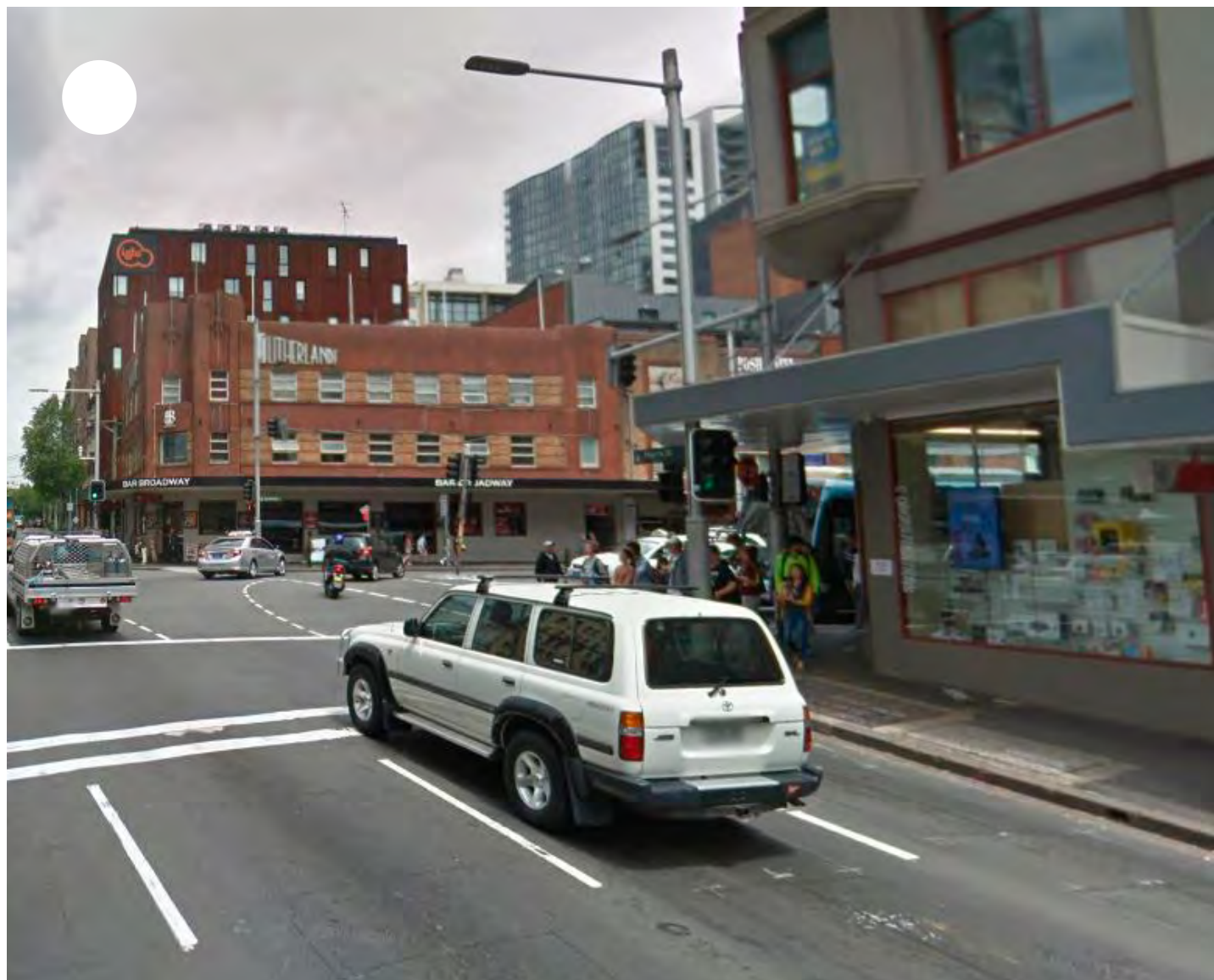
Harris St Walkway entrance to building 3 from building 1



Building 3 laneway entrance



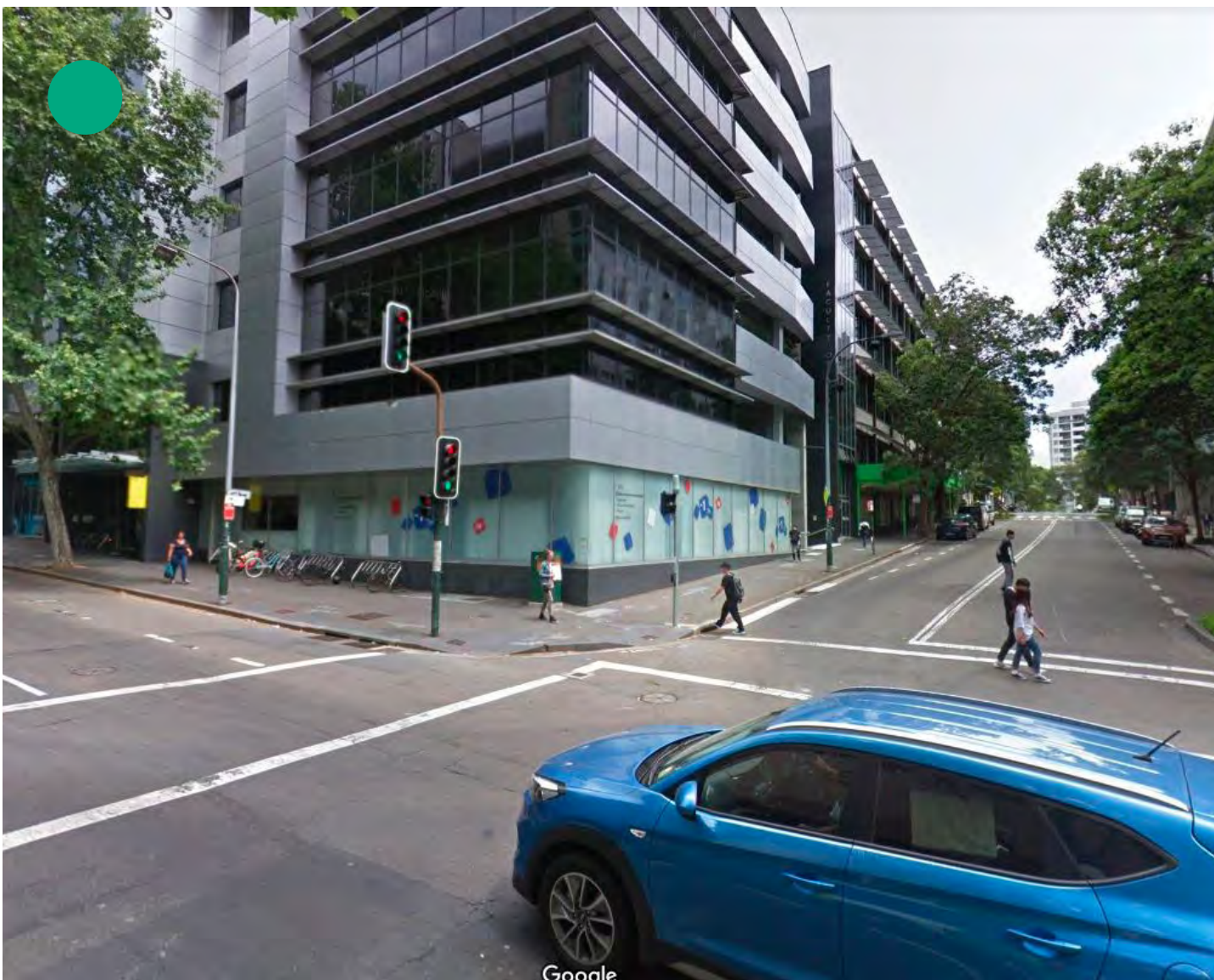
Harris St towards Harris St walkway



From Harris St towards Broadway



Harris St entrance to building 3



From Harris St towards Thomas St

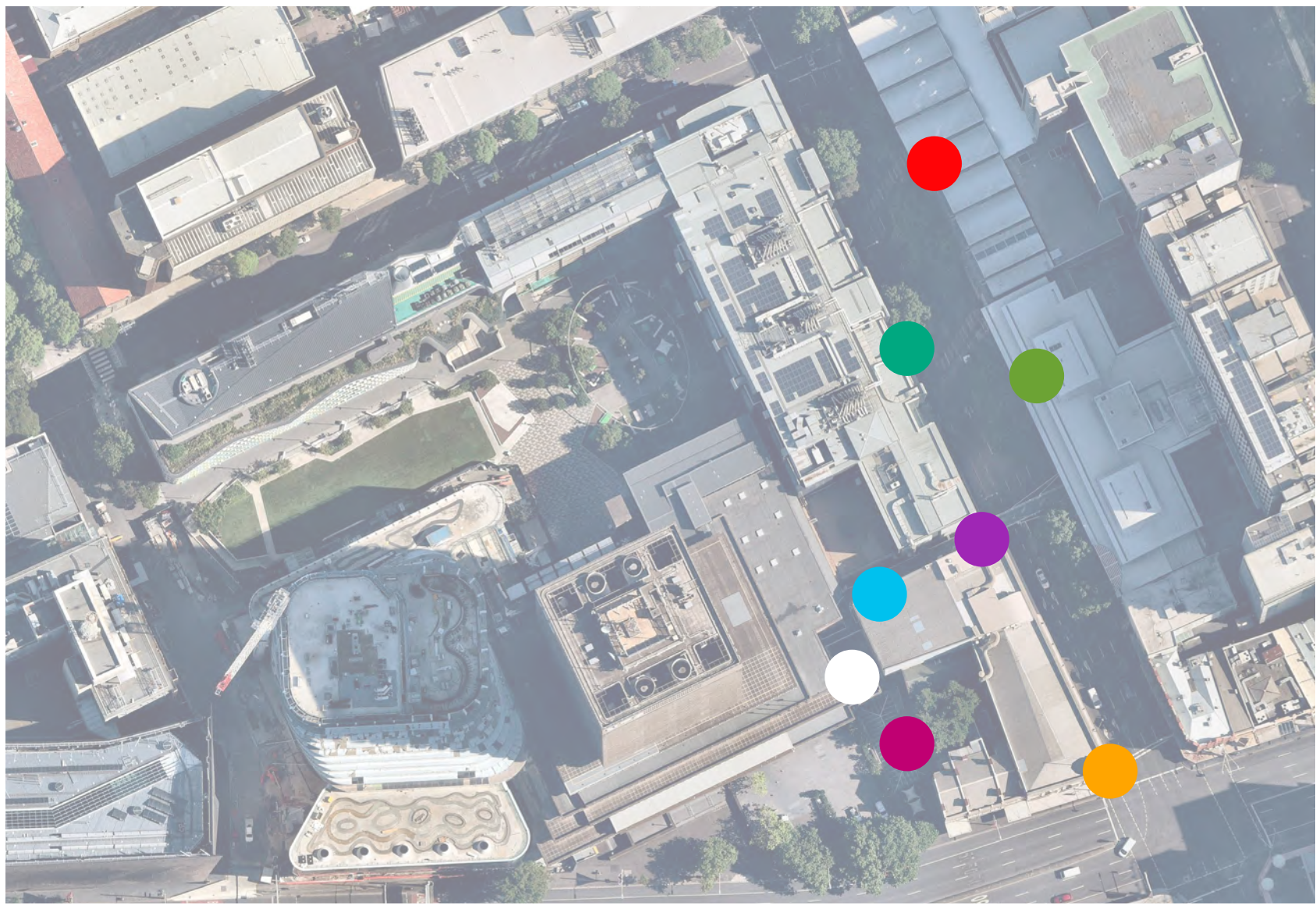


From building 1 towards bus stop on Broadway

2.5_SITE UNDERSTANDING_EXISTING CONDITION AND CHARACTER

KEY POINTS

- // MOVEMENT CORRIDOR RATHER THAN VIBRANT STREET
- // TREES ARE SPARSE AND IN SOME PLACES MISSING
- // PEDESTRIAN CONGESTION ON CORNERS HAPPENS REGULARLY AND OFTEN BECOMES DIFFICULT TO PASS THROUGH TOWARDS BROADWAY
- // INSUFFICIENT AMENITY PRESENT



Looking towards intersection of Thomas and Harris



View down to George St, building 1 spillout space on right, uni outdoor space below



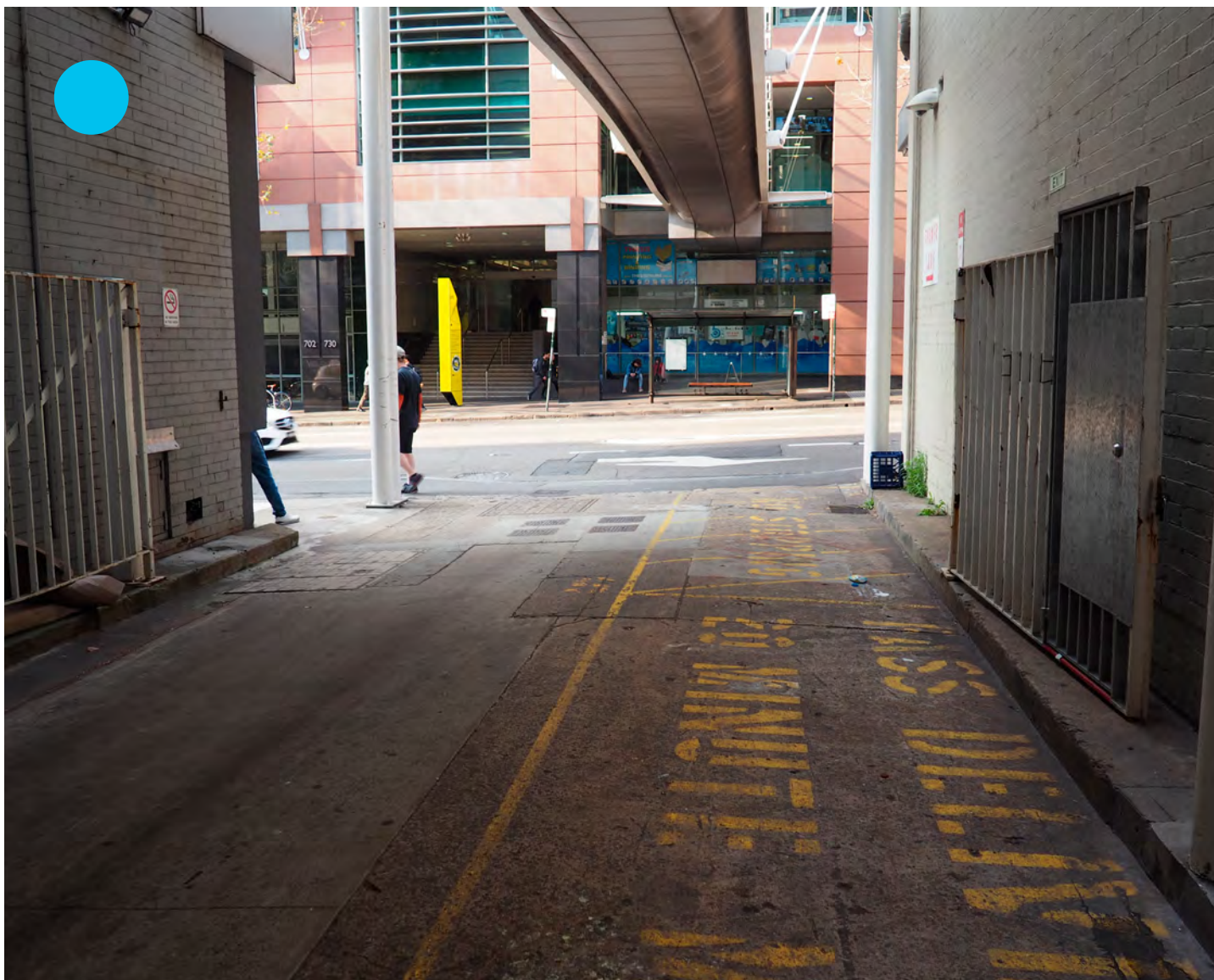
Looking towards Harris St Bridge and one entrance to building 4



From corner of Harris and George St looking down Harris st



Junction point of Harris St Bridge and laneway. Access from bridge to buildings 3 (right) and 1 (left)



Turner Lane entrance



One entrance on Harris St to building 4 (Science)

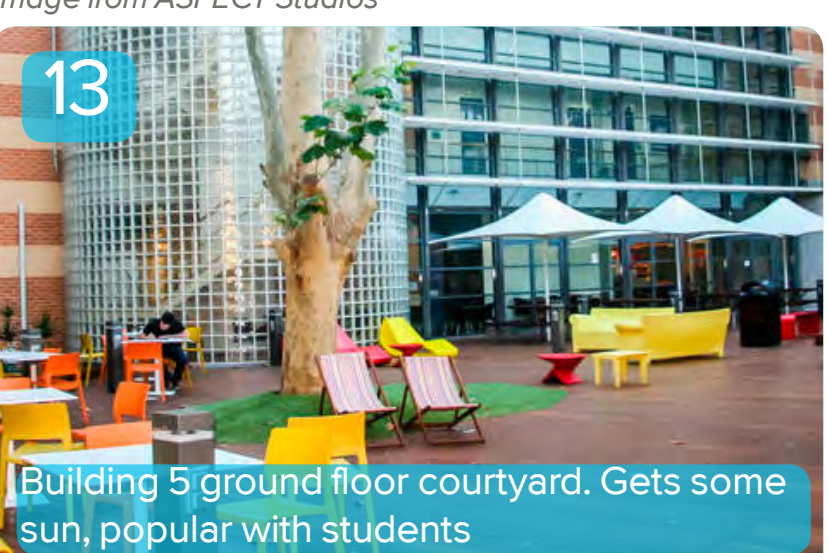
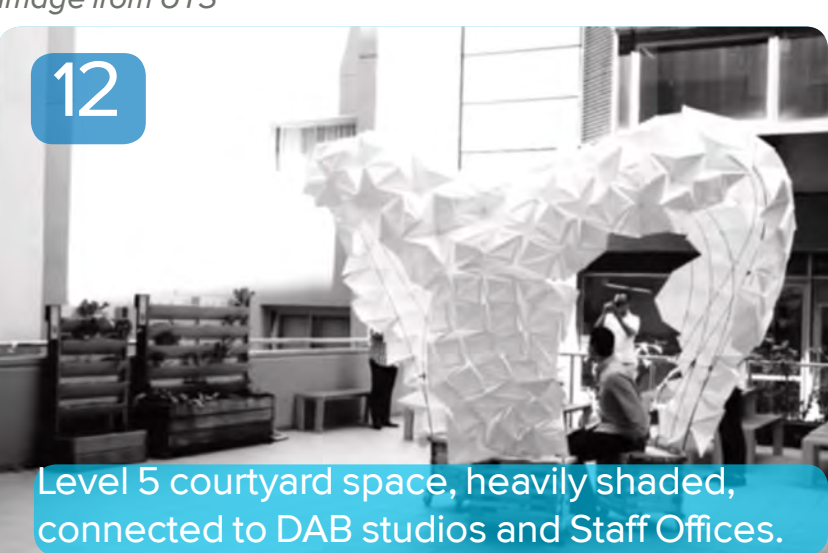
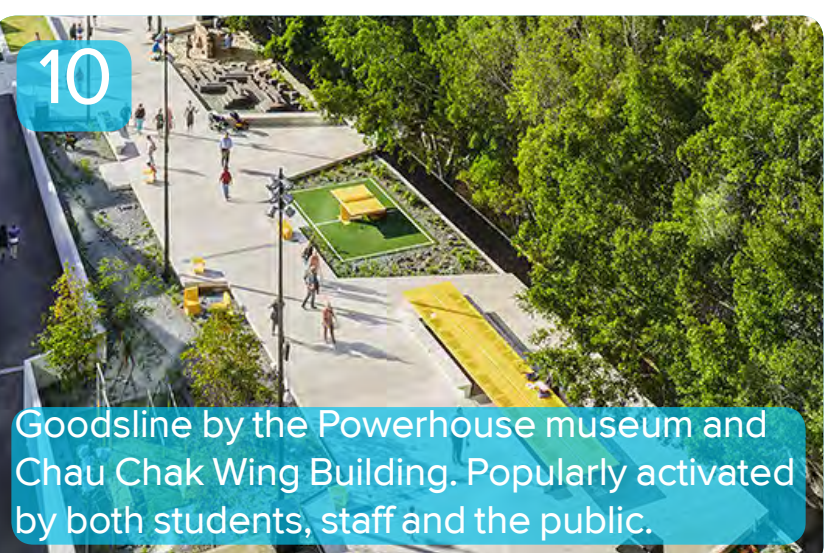
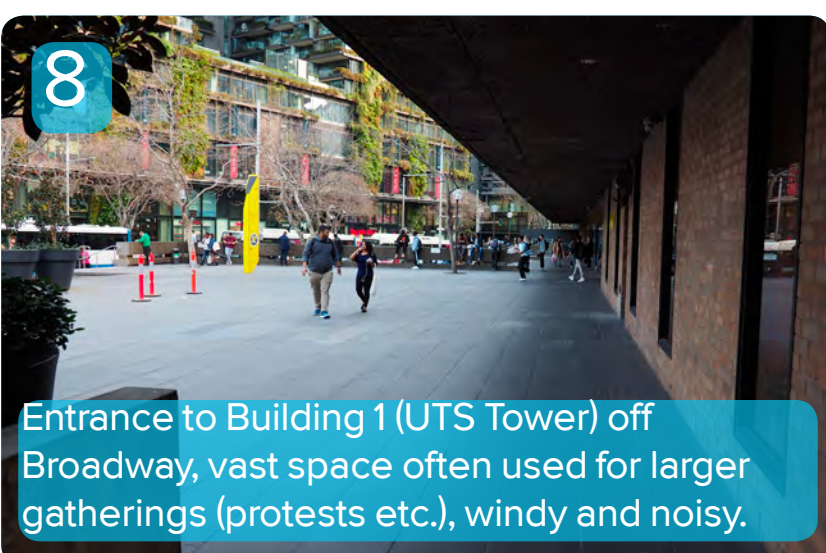
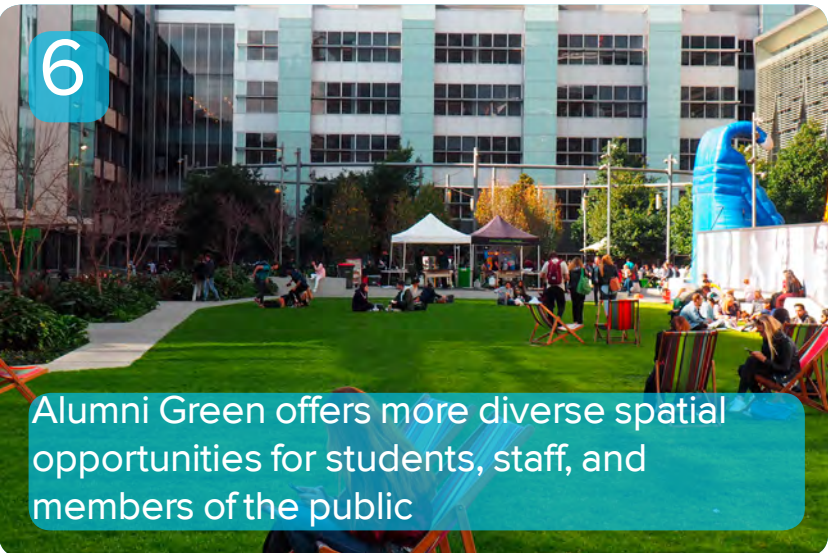
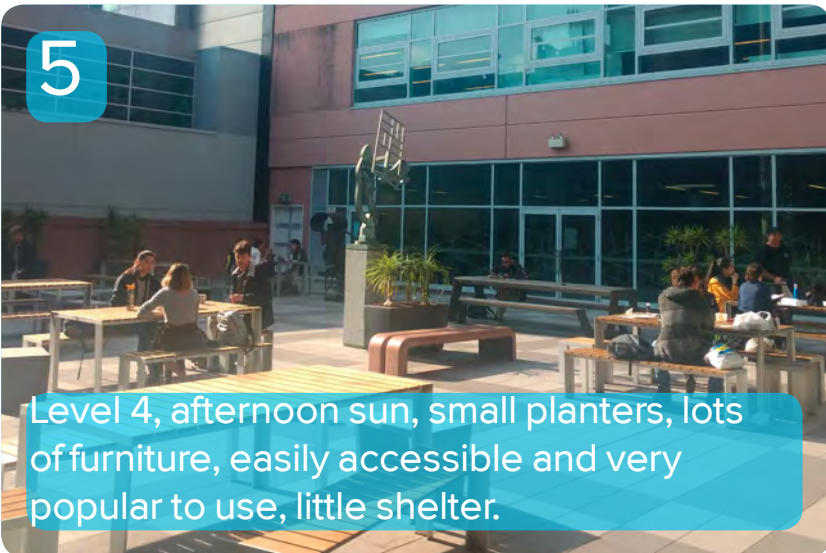


From Harris St laneway entrance towards George St

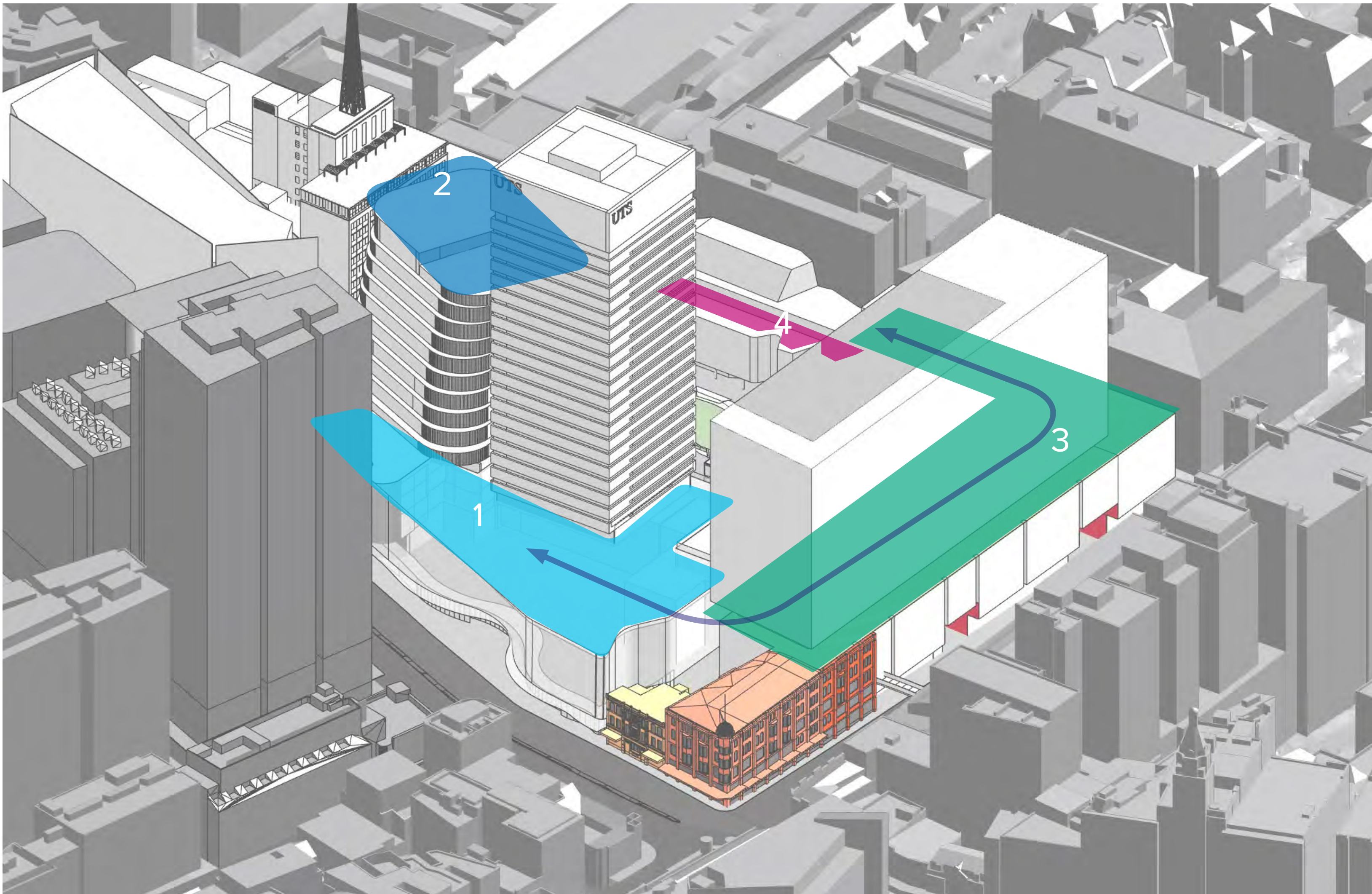
2.6_SITE UNDERSTANDING_EXISTING OPEN SPACE



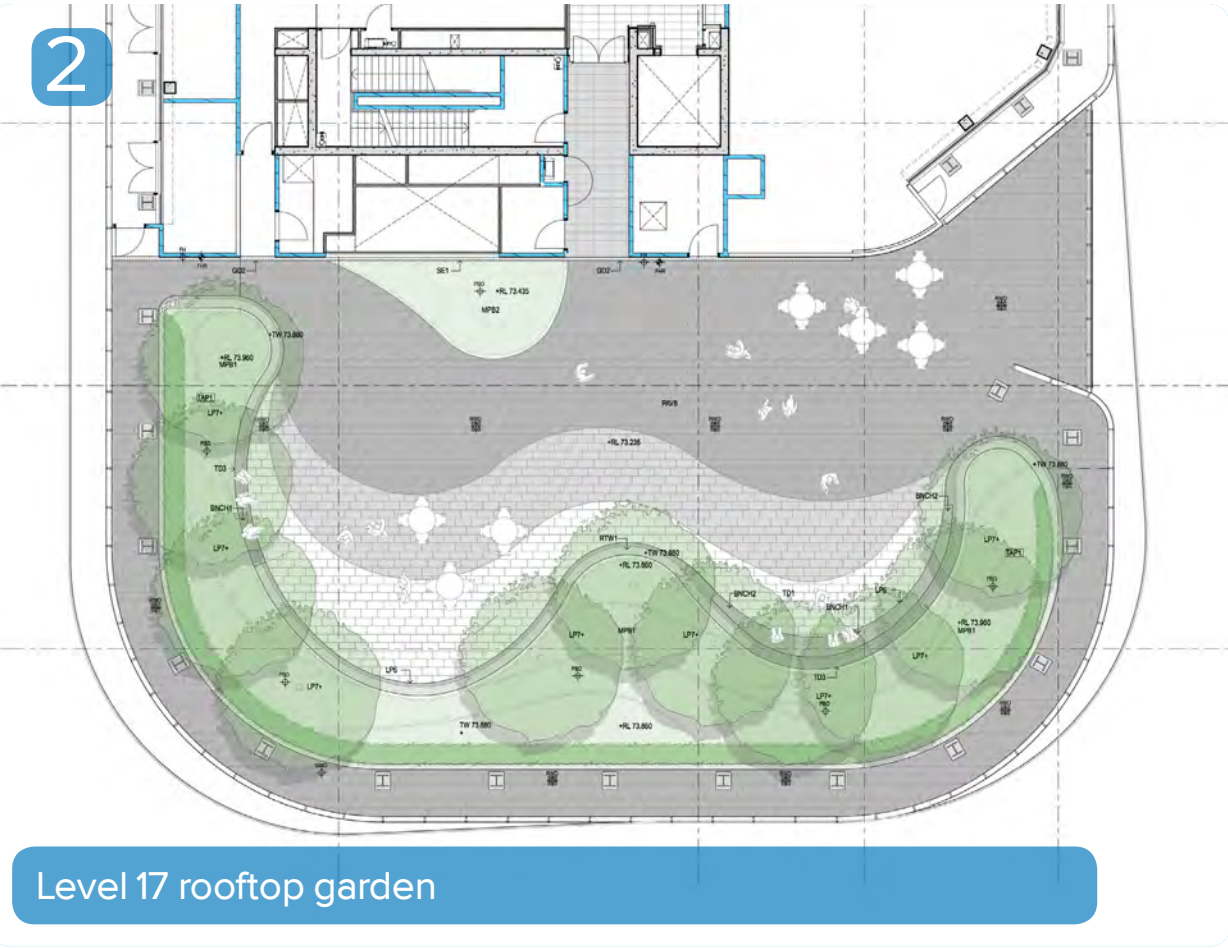
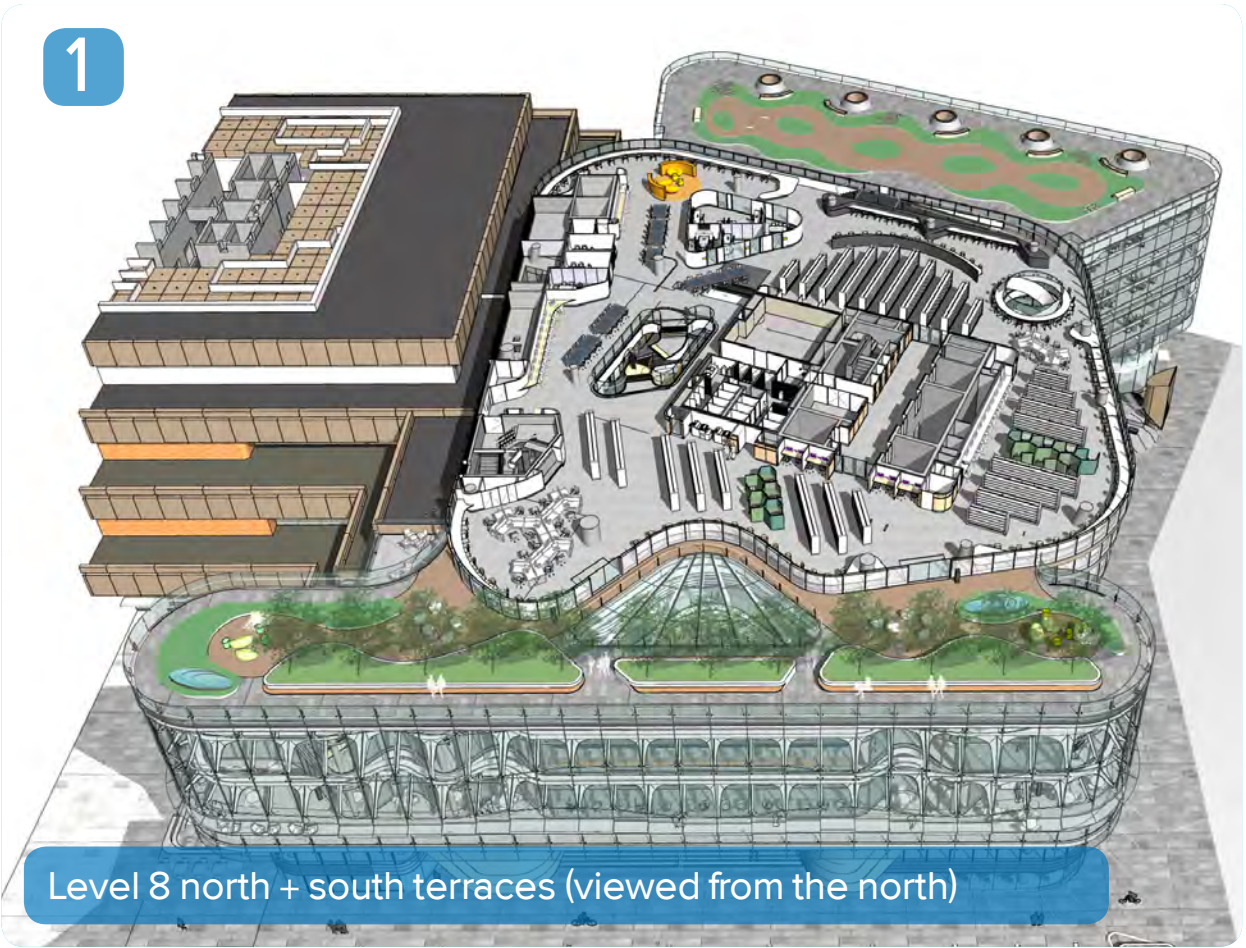
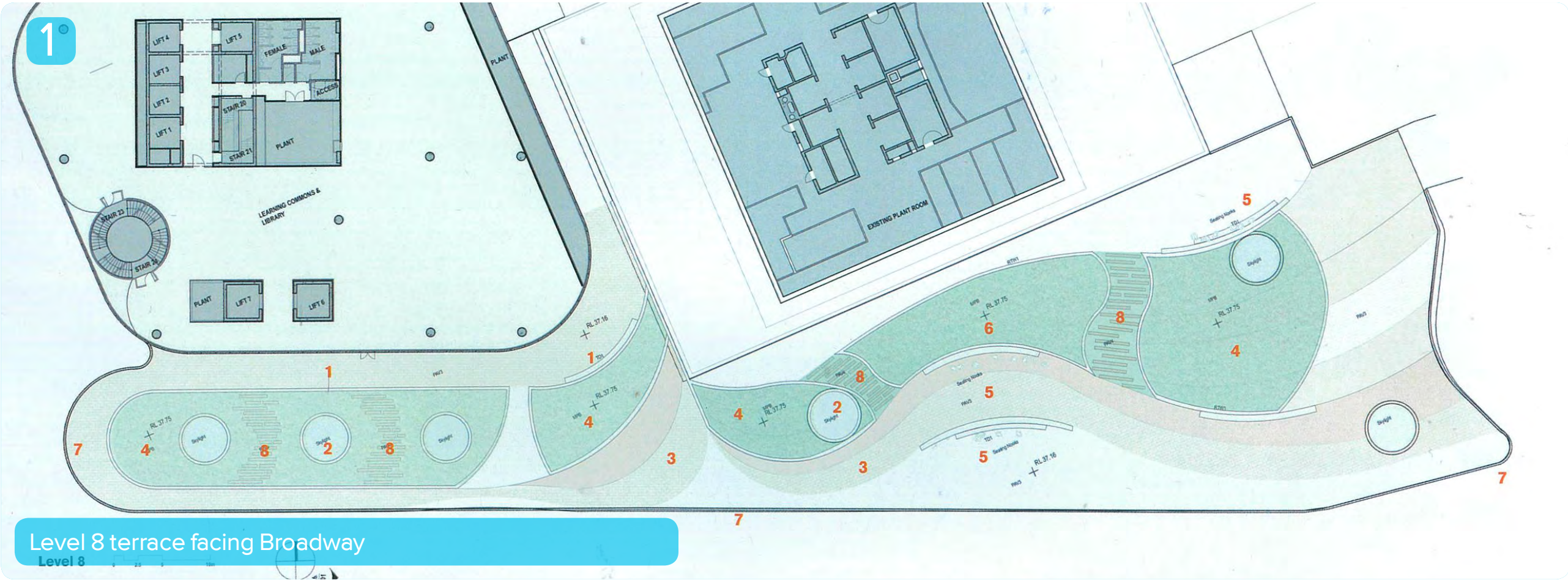
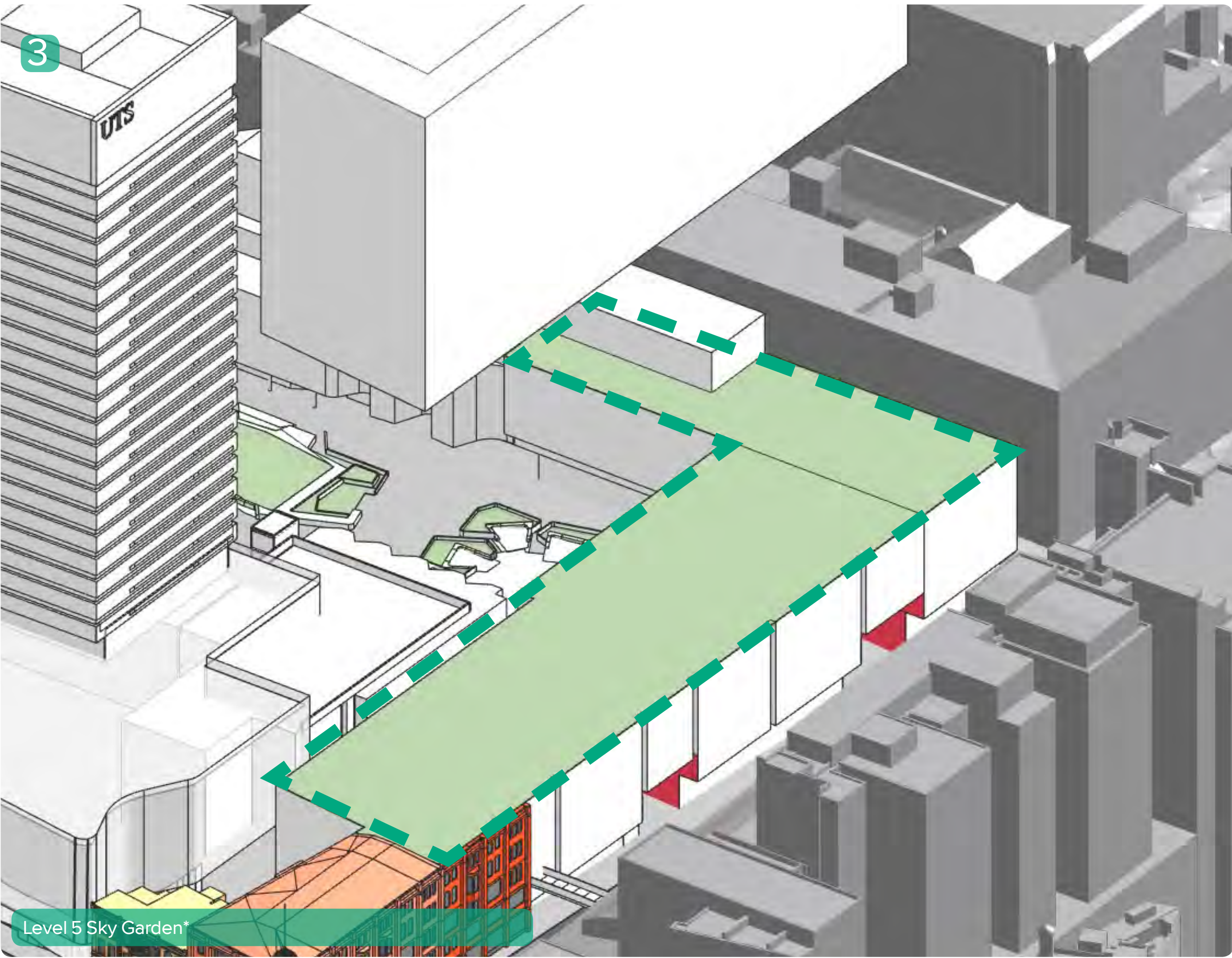
AVAILABLE SPACES FOR STAFF AND STUDENTS



2.7_SITE UNDERSTANDING_PROPOSED OPEN SPACE



FUTURE CONNECTIONS AND OPENS PACES FOR STAFF AND STUDENTS



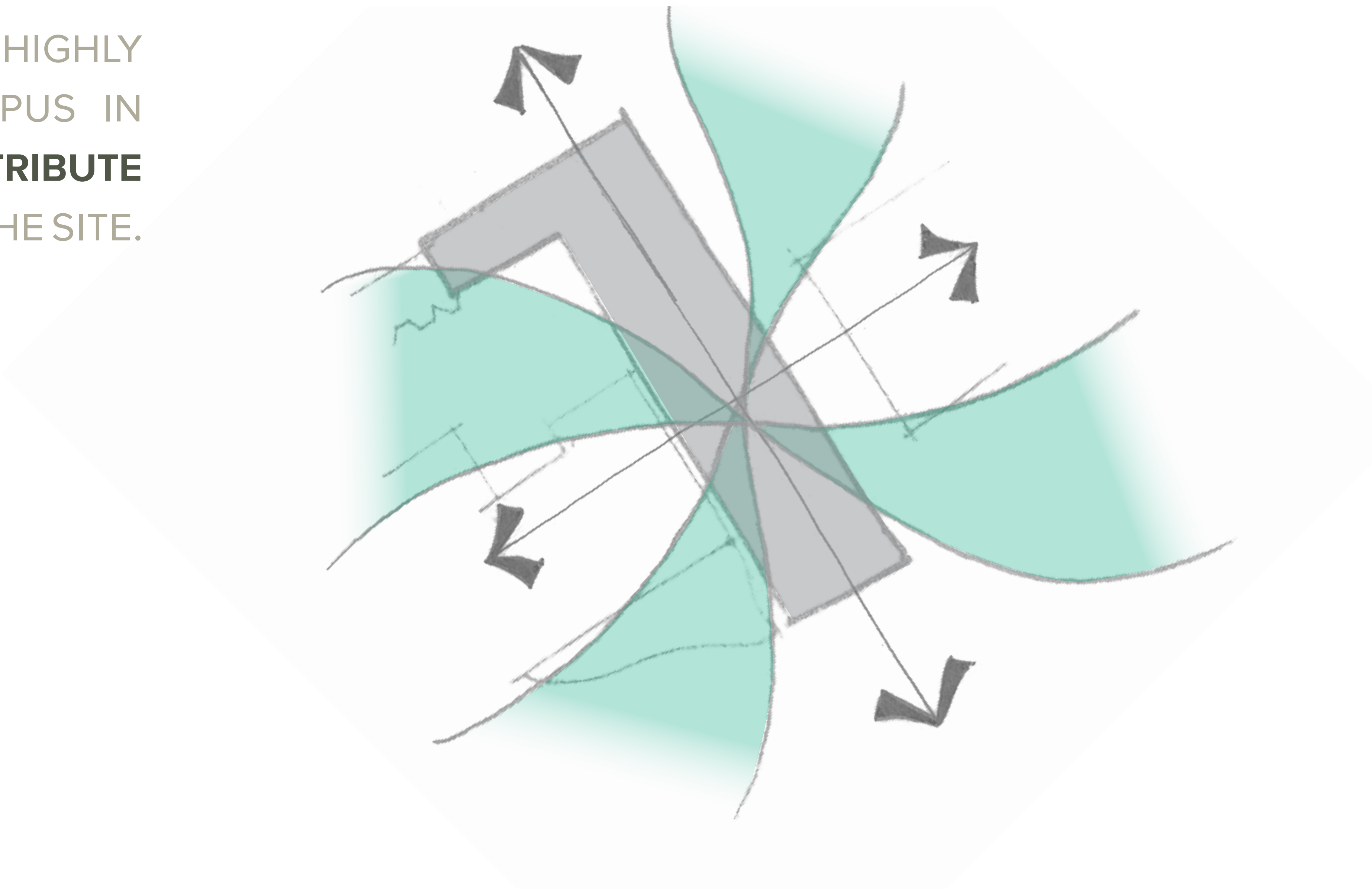
*Indicative

3_DESIGN VISION



3.1_SITE VISION_VISION STATEMENT

RECOGNISING AND **REINFORCING** THE HIGHLY **URBANISED CHARACTER** OF THE CAMPUS IN CREATION OF SPACE THAT **POSITIVELY CONTRIBUTE** TO THE **EXPERIENCE** OF ALL VISITORS TO THE SITE.



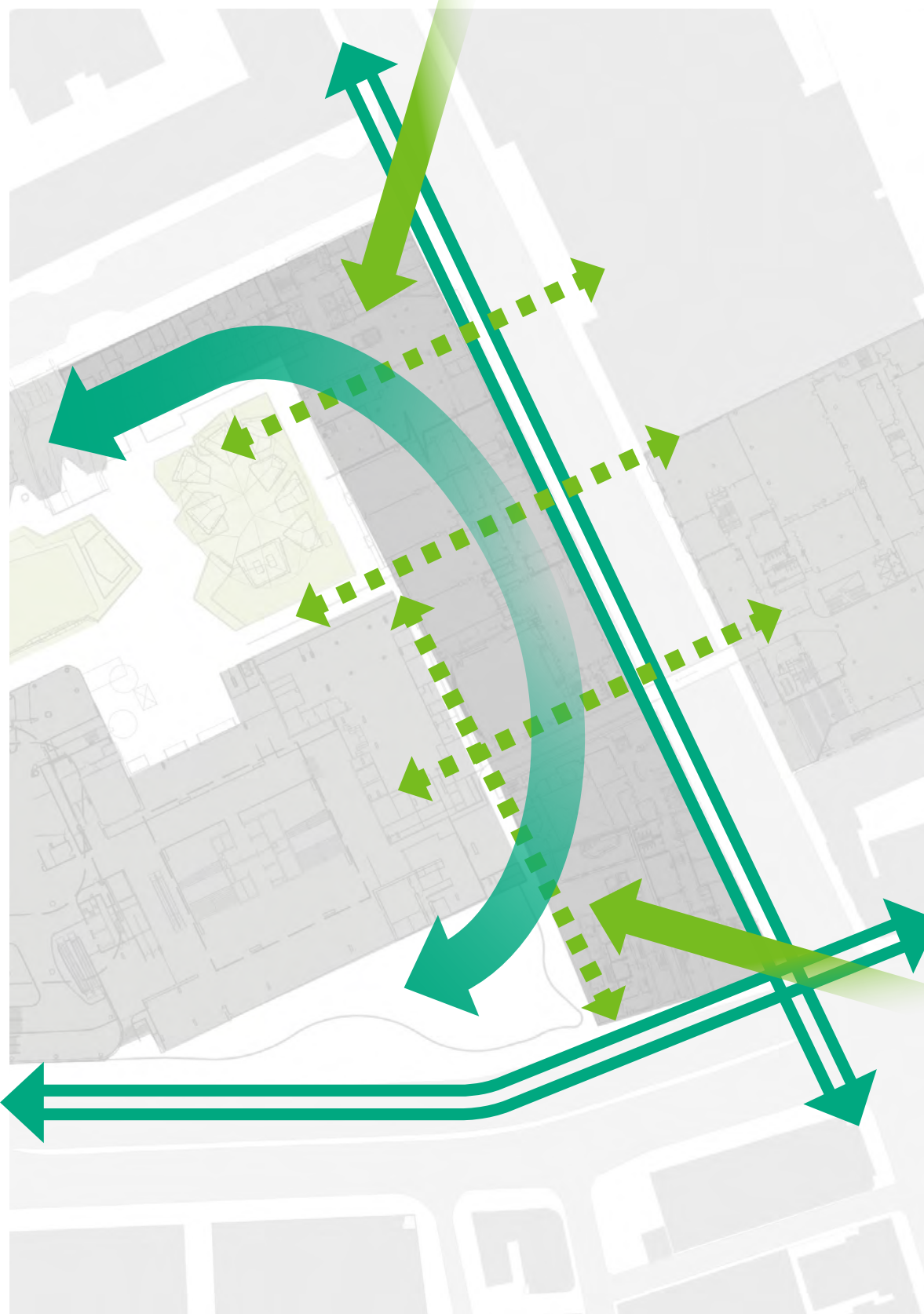
3.2_SITE VISION_PRINCIPLES



USER EXPERIENCE



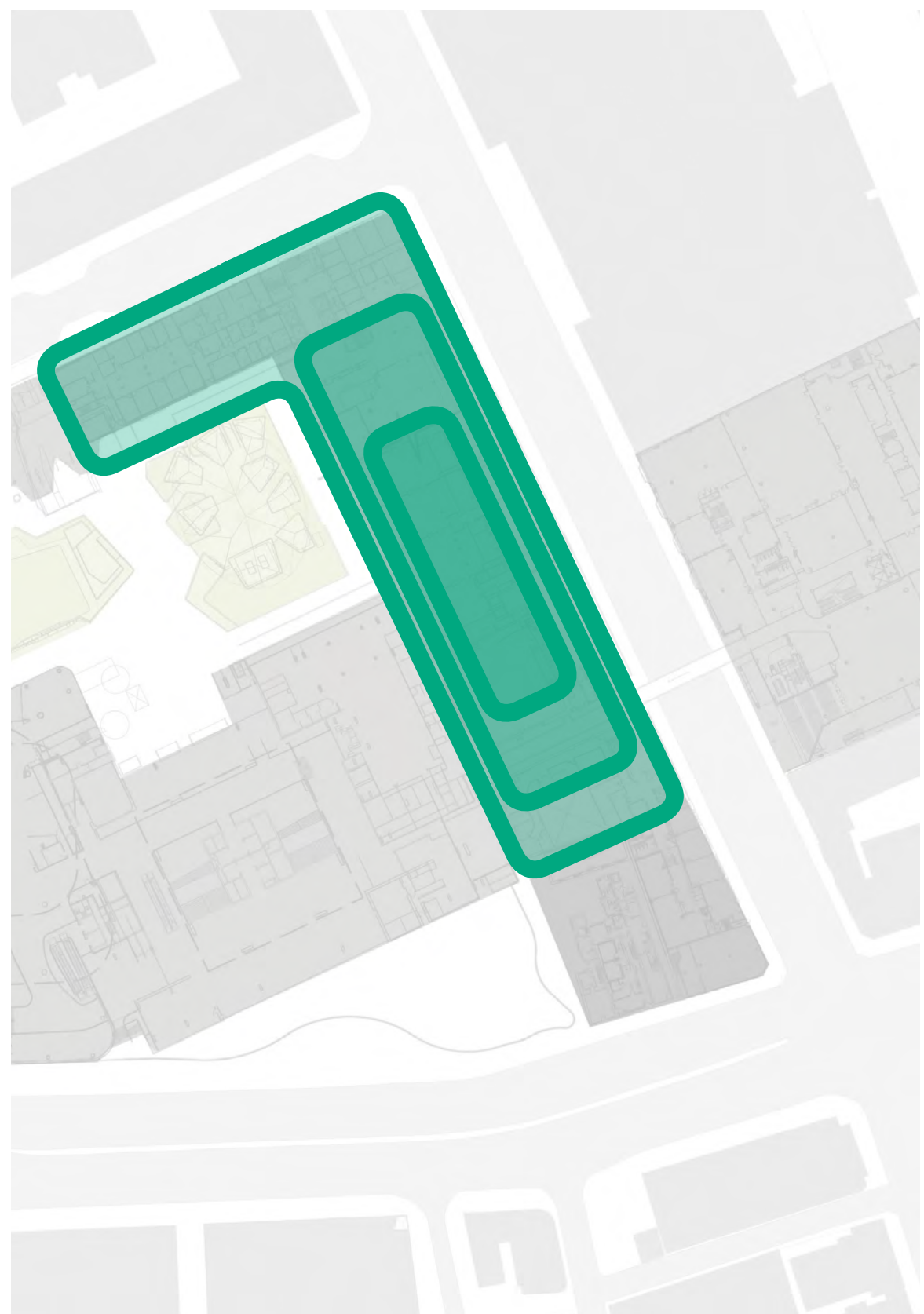
UTS is about providing an opportunity of learning for a diverse community of people. Their experience of this site is paramount to its success and appeal. A variety of spaces across the new site is needed to reflect this and cater for the needs of students, staff and visitors to the campus.



IMPROVED CONNECTIVITY



Improving the connections to the site from Central Station, Broadway, Haymarket and Darling Harbour by creating more open, visually pleasing, and easily recognisable points and paths of egress and access. The new landscape will promote ease of circulation through the site, allowing different modes of circulation, from the direct to the more experiential.



BIOPHILIC DESIGN



Incorporating the natural and the man-made to create landscapes that encourage a greater sense of connectivity to nature. Responding to changes occurring in the context of the site by emphasising the role of vegetation in its use as not only a tool to create something aesthetically beautiful but to also mitigate urban heat island effect, utilise green technologies such as rainwater for irrigation, and contribute to the greater green grid of the city.



PUBLIC ENGAGEMENT



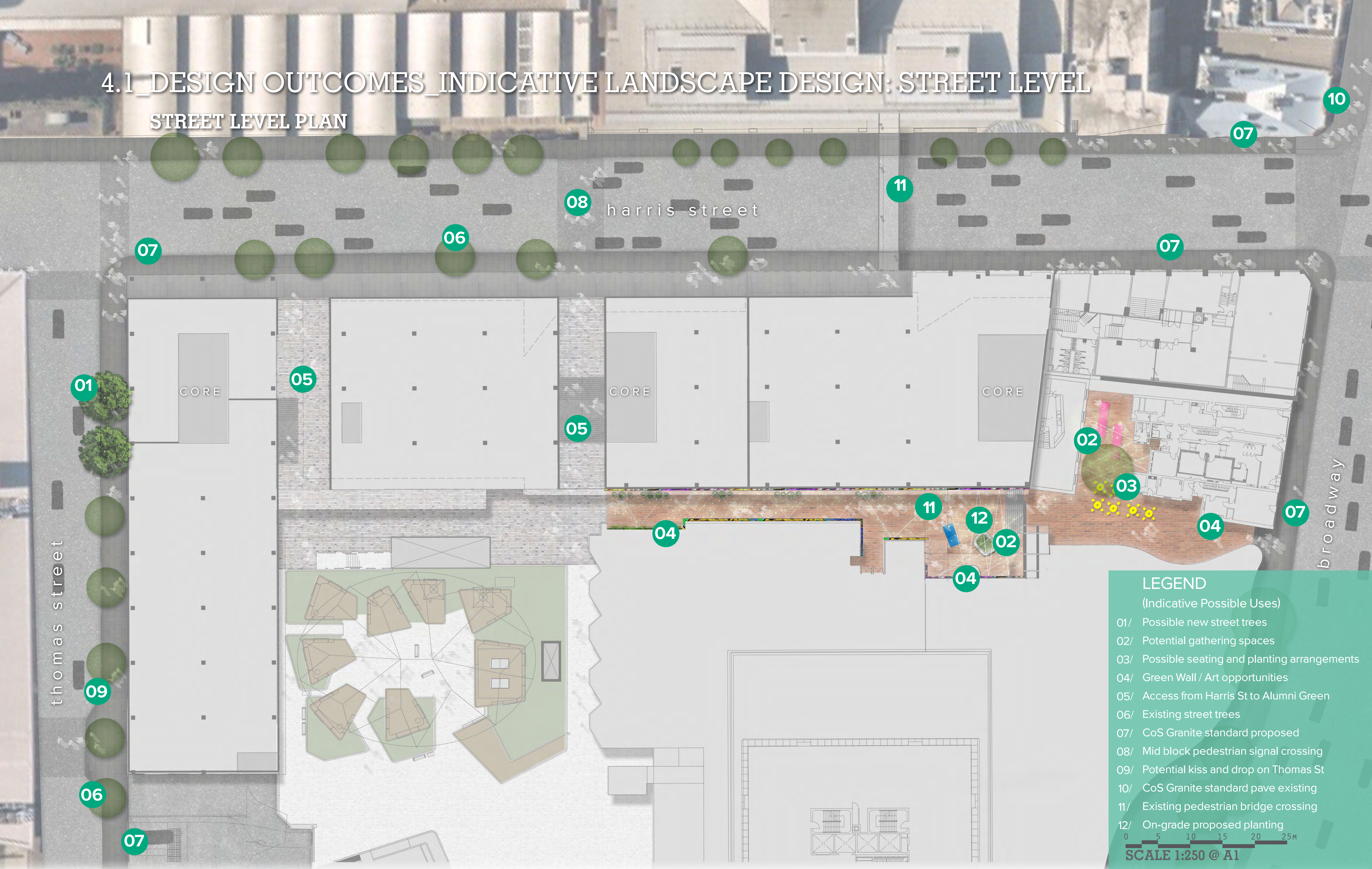
Improving the accessibility and connectivity of the site, not just to the rest of the campus, but in the context of the urban setting. UTS is unique in that it's interwoven with the fabric of the suburb of Ultimo, Chippendale, and Haymarket, allowing the public insight into the activities of the university and enabling the community to celebrate the role of universities in the city and society.

4_DESIGN OUTCOMES



4.1_DESIGN OUTCOMES_INDICATIVE LANDSCAPE DESIGN: STREET LEVEL

STREET LEVEL PLAN



LEGEND

(Indicative Possible Uses)

- 01/ Possible new street trees
- 02/ Potential gathering spaces
- 03/ Possible seating and planting arrangements
- 04/ Green Wall / Art opportunities
- 05/ Access from Harris St to Alumni Green
- 06/ Existing street trees
- 07/ CoS Granite standard proposed
- 08/ Mid block pedestrian signal crossing
- 09/ Potential kiss and drop on Thomas St
- 10/ CoS Granite standard pave existing
- 11/ Existing pedestrian bridge crossing
- 12/ On-grade proposed planting

0 5 10 15 20 25m

SCALE 1:250 @ A1



4.2_DESIGN OUTCOMES_INDICATIVE OPPORTUNITIES: STREET LEVEL



// STREETScape

Clear pedestrian hierarchy and connection to amenity should be established to reduce the requirements for signage. Where required, signage should be well considered and offer character to the pedestrian experience while continuing and expanding upon the UTS graphic language. Expanding and improving on the streetscape and laneway typologies, the outcome provides opportunities for further investigation along Harris St. Within the laneways additional respite and collective points can be considered along the way towards Alumni Green, helping create a useable as well as a connective space in between points of interest.



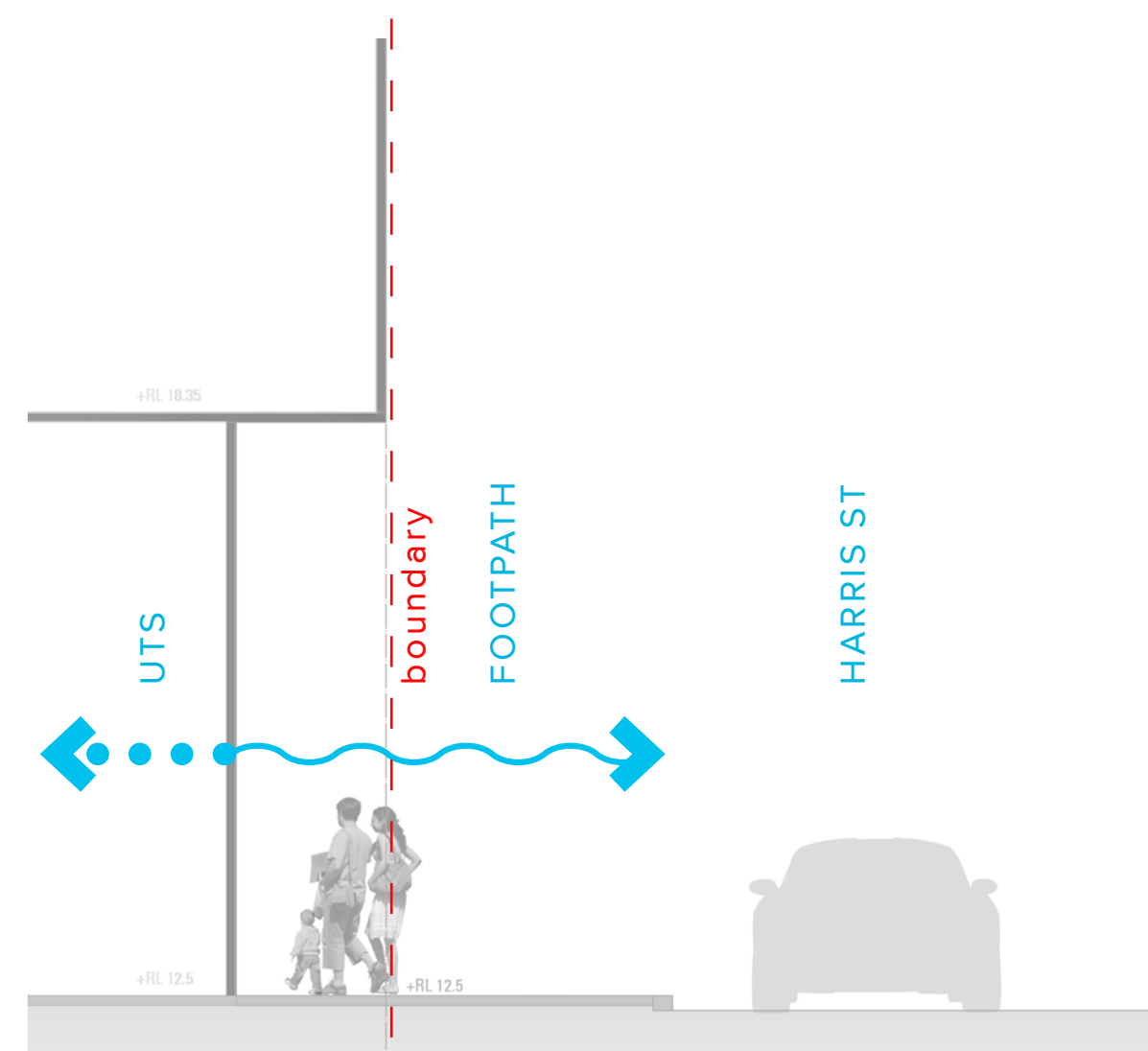
// LANEWAYS

Welcoming people into the new laneways with cafes and other retail shops in a currently very active social space for students and members of the public. Providing inclusive spaces that are welcoming and inviting. Provide a more public opportunity to access Alumni Green by opening up to the street and permitting flow of both members of the public and UTS students/staff through the new building 4.

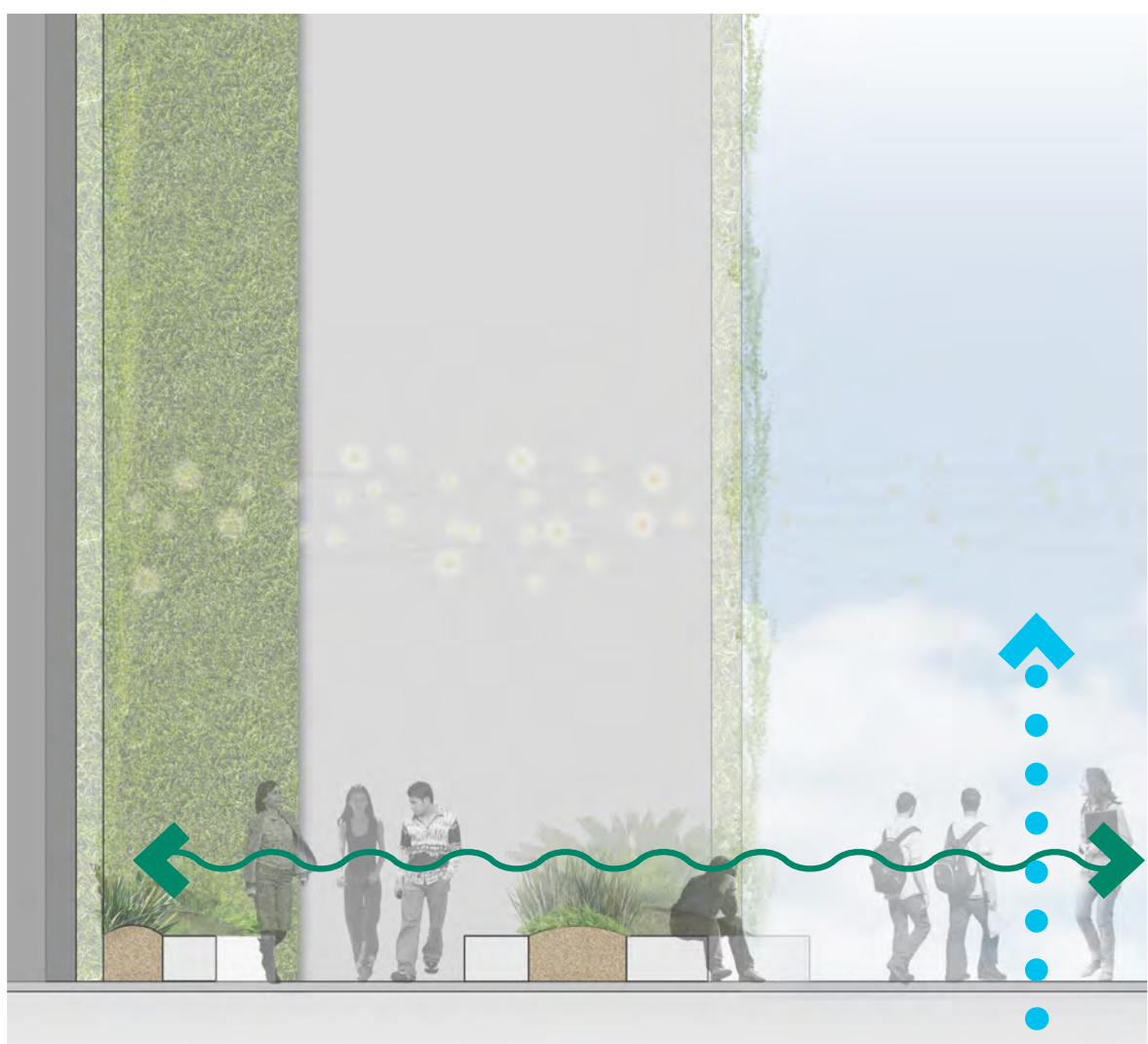


// ENHANCING STREETScape AMENITY
// EXPANDING ON PEDESTRIAN EGRESS
// EXPANDING ON PLANTING

// CREATING A PLEASANT LANEWAY EXPERIENCE
// HUMAN SCALED ACCESS INTERWOVEN INTO THE SITE FABRIC
// GREENING THE LANEWAYS
// GALLERY AND EVENT SPACE, RETAIL



// EXISTING KERB



4.3_DESIGN OUTCOMES_INDICATIVE OPPORTUNITIES: STREET LEVEL



// OPEN EDGE TO HARRIS ST

Where the site meets the street is widened and softened by pushing the building back and bringing the landscape inside - blurring the line between two traditionally distinct zones (the street and the site). The space is open and interpretive, with opportunities to site, gather in groups/classes and have events. Planting softens the edges and balances the hardscape of Harris Street. There is clear delineation in where the public can go with access to Alumni Green made more available to people outside the institution.



- // OPEN FRONTAGE TO THE STREET
- // OPPORTUNITIES TO GATHER DISPERSE
- // FLUID ON-GRADE AND ELEVATED PLANTING ACROSS THRESHOLD OF STREET AND SITE

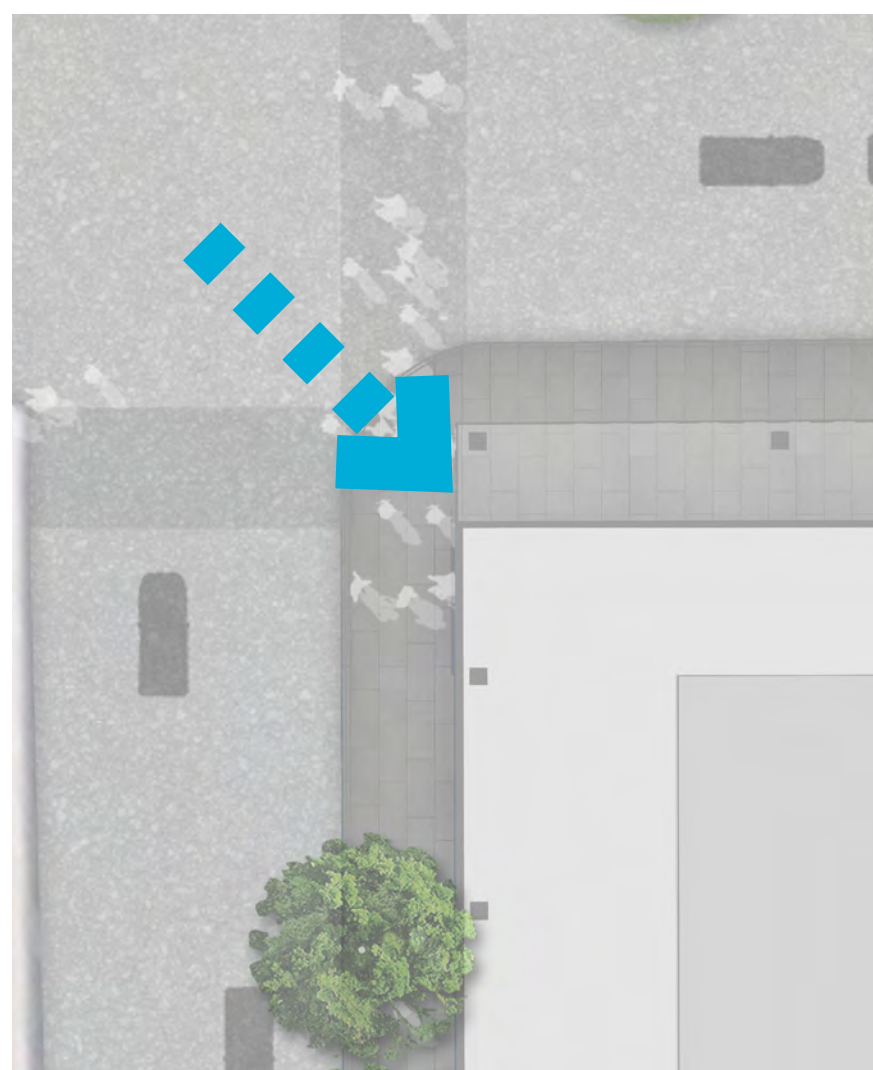
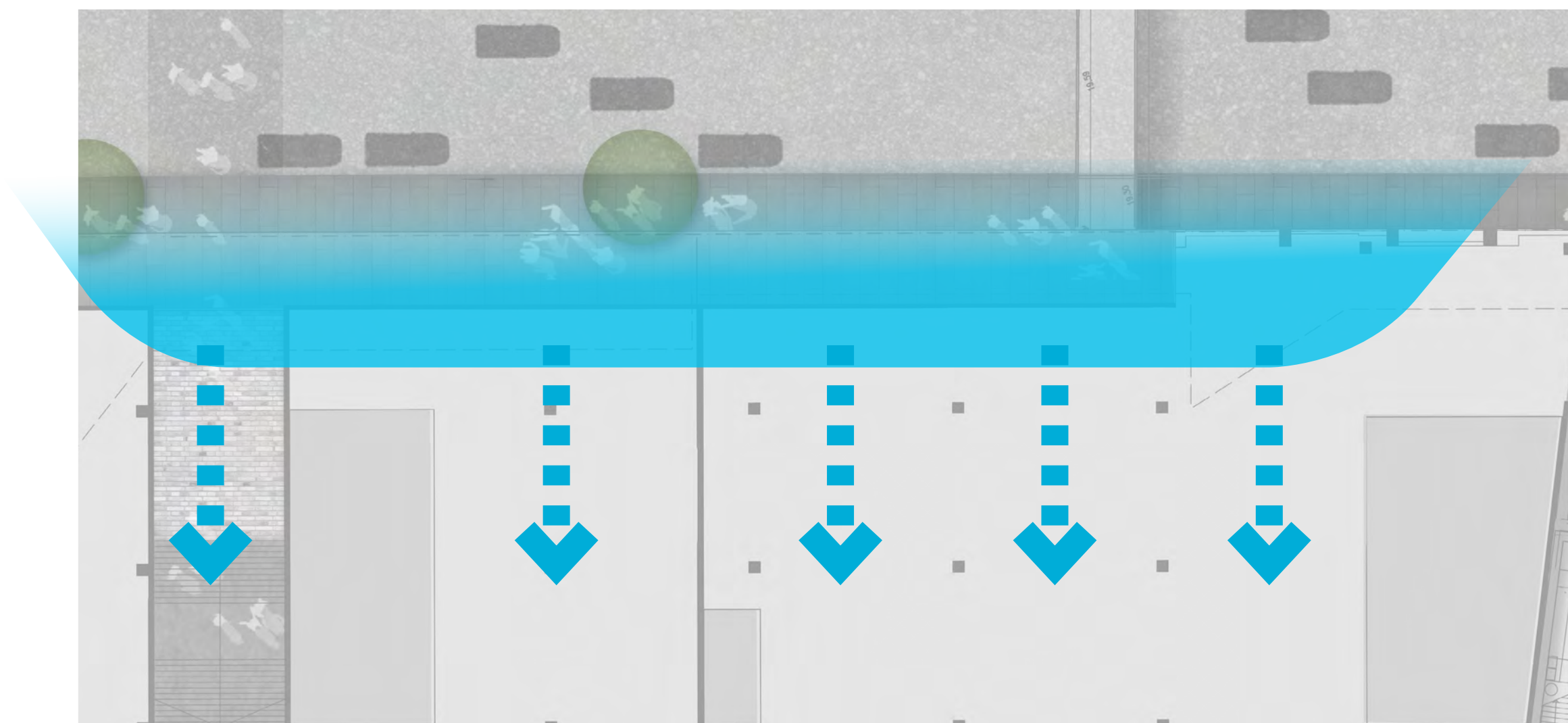


// CORNER INTERFACE

Entries should be provided near the corners of the site. With heavy pedestrian traffic coming in from the North and the East, the flow of people is managed by giving them the opportunity to enter into the site or continue along the street.



- // WELCOMING APPROACH FROM MAJOR CONNECTIONS
- // UTILISING FRONTAGE FOR SHOWCASING WORK, ART, EVENTS, AND NEWS
- // INCORPORATING PLANTING INTO THE FACADE



// THOMAS CORNER

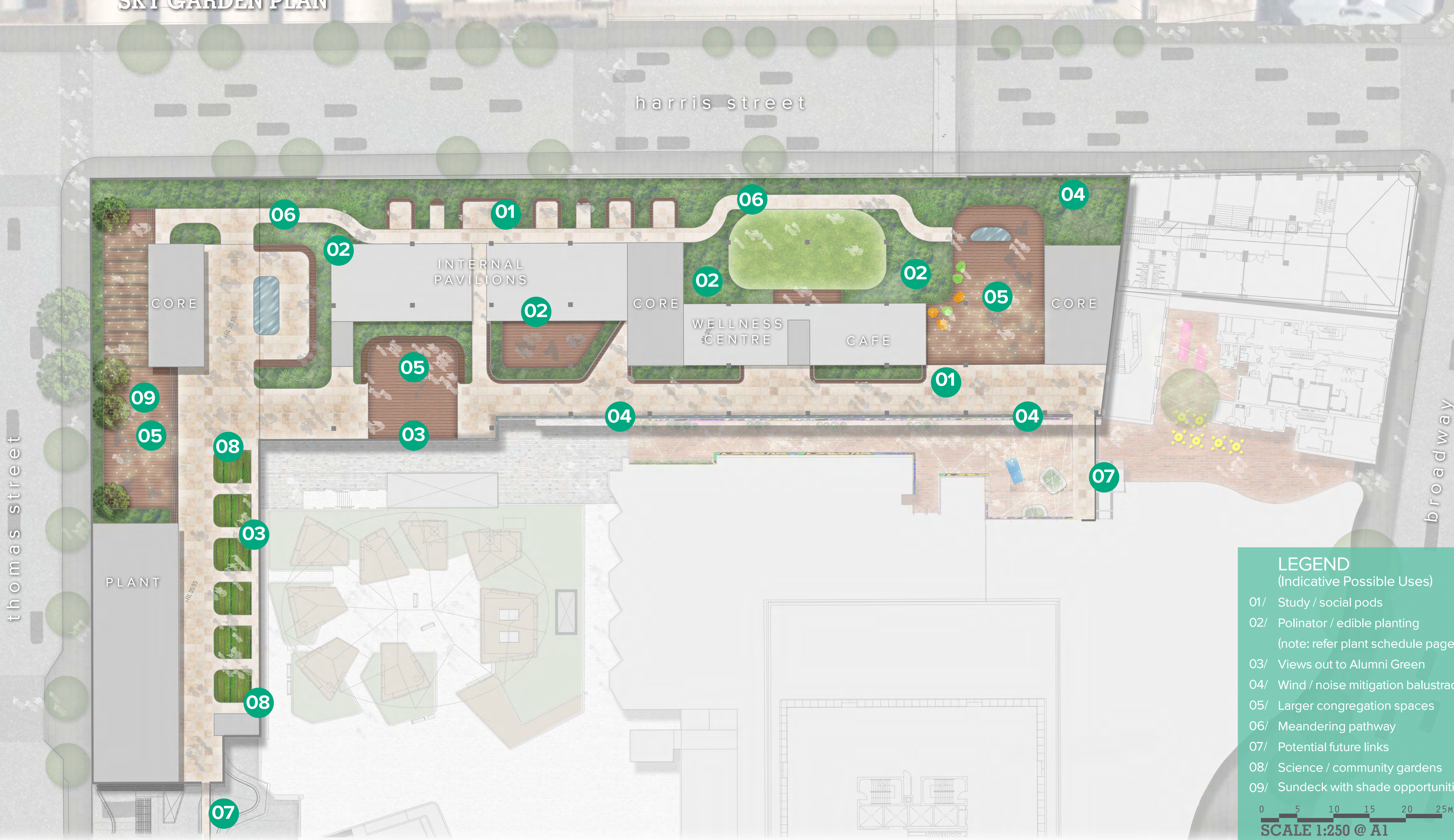


// BROADWAY CORNER



4.4 DESIGN OUTCOMES_INDICATIVE LANDSCAPE DESIGN: SKY GARDEN

SKY GARDEN PLAN



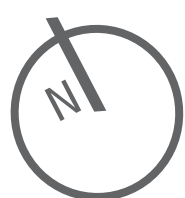
LEGEND

(Indicative Possible Uses)

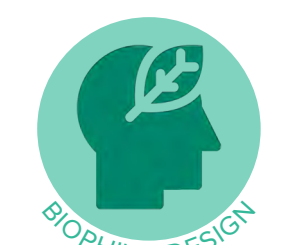
- 01/ Study / social pods
- 02/ Pollinator / edible planting
(note: refer plant schedule page 23)
- 03/ Views out to Alumni Green
- 04/ Wind / noise mitigation balustrade
- 05/ Larger congregation spaces
- 06/ Meandering pathway
- 07/ Potential future links
- 08/ Science / community gardens
- 09/ Sundeck with shade opportunities

0 5 10 15 20 25M

SCALE 1:250 @ A1



4.5 DESIGN OUTCOMES_INDICATIVE LANDSCAPE DESIGN: SKY GARDEN



// SPACES FOR SOCIAL AND STUDY

Providing a range of scales of social and study opportunities for staff and students, seated amongst lush planting as well as larger spillout zones used for events, classes, and more. Giving users an opportunity for different experiences through the skygarden, a meandering pathway linking nooks nested amongst planting, and a more direct route linking the spillout spaces and the core structures.



// STUDENT AND STAFF ENGAGEMENT

Incorporating native edible and pollinating plants for public engagement. Using native species to educate and help people reconnect to the land through sensory memory, social and study activities that engage with the planting and landscape. An example of possible species include *Prostanthera incisa* - an edible and medicinal native mint. Introducing opportunities to be engaged with the landscape such as vegetable gardens. Creating nooks and places of respite so they are enclosed by planting, providing moments of privacy and definition without resorting to methods of absolute definition, keeping spaces flexible for change of use in the future. Opportunities for integration of indigenous stories and interpretation as a landscape character element.

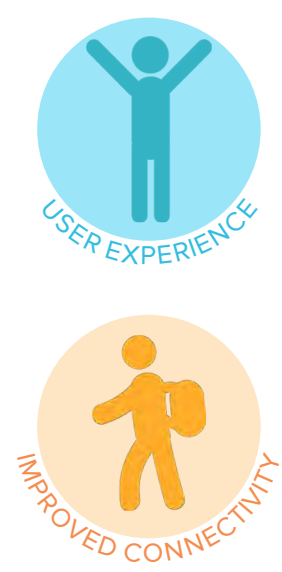


- // STUDY AND SOCIAL NOOKS
- // MIXED ENDEMIC AND NATIVE PLANTING
- // OPPORTUNITIES TO GATHER FOR EVENTS OR CLASSES

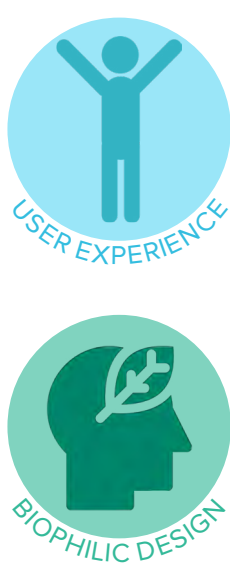
- // VEGETABLE GARDENS AND OTHER ECO-ENGAGEMENT ACTIVITIES
- // HAVING POINTS OF ACTIVITY EASILY ACCESSIBLE
- // INTERWOVEN INDIGENOUS STORIES



4.6_DESIGN OUTCOMES_INDICATIVE LANDSCAPE DESIGN: SKY GARDEN



// CONNECTING TO CAMPUS
Providing physical connections as well as visual connections through the campus across multiple buildings. Potential sky garden connection to building 7 staff gardens to be explored.
Possible pedestrian linkage at the south end to adjacent building 1 level podium, or to podium roof space via stairs.



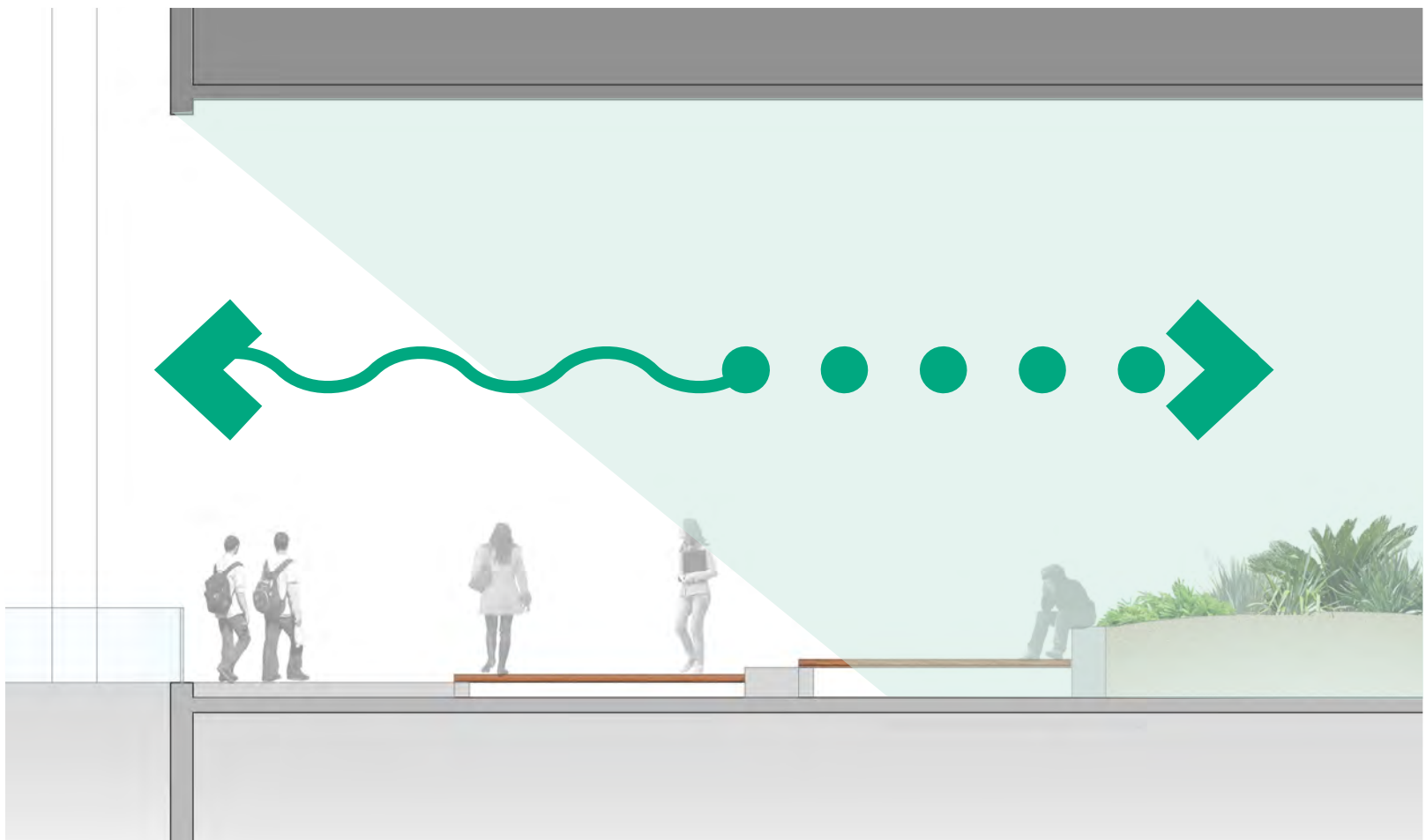
// WORKING WITH MICROCLIMATES
Working with the microclimate to accomodate shade loving plants that not only soften the hardscape of the design but enclose spaces.
Potential integration of a selection of native edible and polinating plants. Overall connecting to the Sydney Green Grid.



// VIEWS TOWARDS ALUMNI GREEN
// CONNECTING TO EXISTING AND FUTURE CAMPUS BUILDINGS



// VEGETABLE GARDENS AND OTHER ECO-ENGAGEMENT ACTIVITIES
// HAVING POINTS OF ACIVITY EASILY ACCESSIBLE



4.7_DESIGN OUTCOMES_INDICATIVE PLANTING EXPERIENCES

01

STREETSCAPE



Juncus sp.



Scaecola sp.



Westringia fruticosa 'Mundi'



Themeda australis 'Mingo'



Lomandra longifolia



Banksia Birthday Candles

02

MOSTLY SUNNY



Correa 'Isabell'



Leucophyta brownii



Crowea exalata



Pultenaea pedunculata



Dianella caerulea 'Little Jess'



Melaleuca thymifolia

03

MOSTLY SHADEY



Prostanthera incisa



Philodendron 'Little Phil'



Dichondra sp.



Dianella caerulea 'Little Jess'



Blechnum nudum



Cordyline terminalis

04

GREENWALL

