

# CONCEPT PLAN - UNIVERSITY OF TECHNOLOGY, SYDNEY (UTS) BROADWAY





1.0 EXECUTIVE SUMMARY . . . . . 5

1.1 CONCEPT PLAN APPLICATION . . . . . 5

2.0 ANALYSIS . . . . . 6

2.1 EXISTING BUILDINGS AND THEIR USES . . . . . 6

2.2 LOCATION AND EXISTING LOCAL CONTEXT. . . . . 7

2.3 TRANSPORT AND PARKING . . . . . 8

2.4 MAJOR PEDESTRIAN MOVEMENT AND ACCESS . . . . . 9

2.5 SITE ANALYSIS - ENTRIES AND STREET FRONTAGES . . . . .11

2.6 EXISTING BUILDINGS . . . . .15

2.07 SITE ANALYSIS . . . . .17

3.0 DESIGN PRINCIPLES. . . . .19

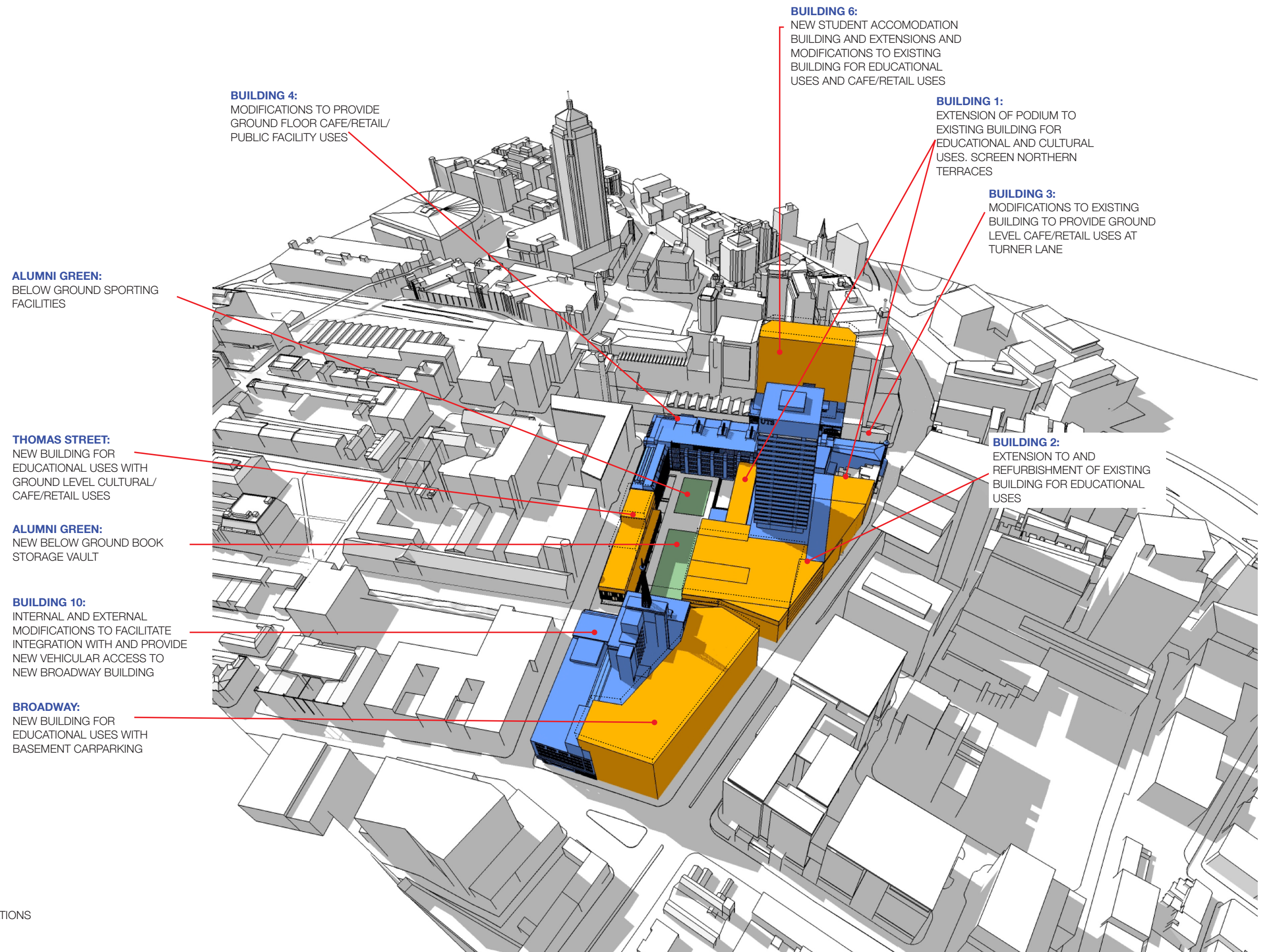
3.1 NEW DEVELOPMENT SITES . . . . .19

3.2 ACTIVE FRONTAGES - THE PERMEABLE CAMPUS. . . . .21

3.3 INTEGRATION AND CONNECTION . . . . .25

3.5 DESIGN QUALITY CONTROLS - ARCHITECTURAL CHARACTER AND IMAGE . .29

4.0 PROPOSED BUILT FORM AND SOLAR ACCESS. . . . .31



NEW DEVELOPMENT SITES AND MODIFICATIONS TO EXISTING BUILDINGS



1.0 EXECUTIVE SUMMARY

1.1 CONCEPT PLAN APPLICATION

This concept plan application applies to the Broadway Precinct of the UTS City Campus.

The Concept Plan considers the needs of the UTS City Campus to 2020. The campus must provide space for growth and consolidation, and facilitate reorganisation to better serve the needs of the future.

The Concept Plan considers and proposes both new developments and the overhaul of some significant parts of the existing campus fabric to provide the basis for UTS to become a modern and vibrant campus that attracts students and visitors not only for formal education but also for cultural, recreational and social pursuits.

Proposed building envelopes for the new development sites recommend the allocation of new area to achieve the most suitable urban and public domain outcomes.

The new development sites include:

**Broadway Building**

Construction of a new building on Broadway for educational uses including basement carparking

**Thomas Street Building**

Construction of a new building for educational purposes and café/ cultural or retail uses.

**Building 6**

Extension providing new student accommodation building and modifications to existing building for educational uses and café/retail uses

**Alumni Green**

Ground level landscaping with below ground automated book storage vault and multi-purpose sports hall.

The overhaul of existing buildings includes:

**Building 1**

Extension of podium of existing building for educational and cultural uses. Screening to existing northern terraces overlooking Alumni Green

**Building 2**

Extension to, and refurbishment of, existing building for educational uses.

**Building 3**

Modifications to existing building to provide ground level café/retail uses at Turner Lane

**Building 4**

Modifications to existing building to provide café/retail/public facility uses at ground level

**Building 10**

Internal and external modifications to facilitate integration with, and provide new vehicular access to, the new Broadway building.

BELOW: AERIAL PHOTOGRAPH OF SYDNEY CBD WITH UTS CITY' CAMPUS IN RED



SITE CONTEXT PLAN

BROADWAY PRECINCT (SUBJECT OF CONCEPT PLAN)



2.0 ANALYSIS

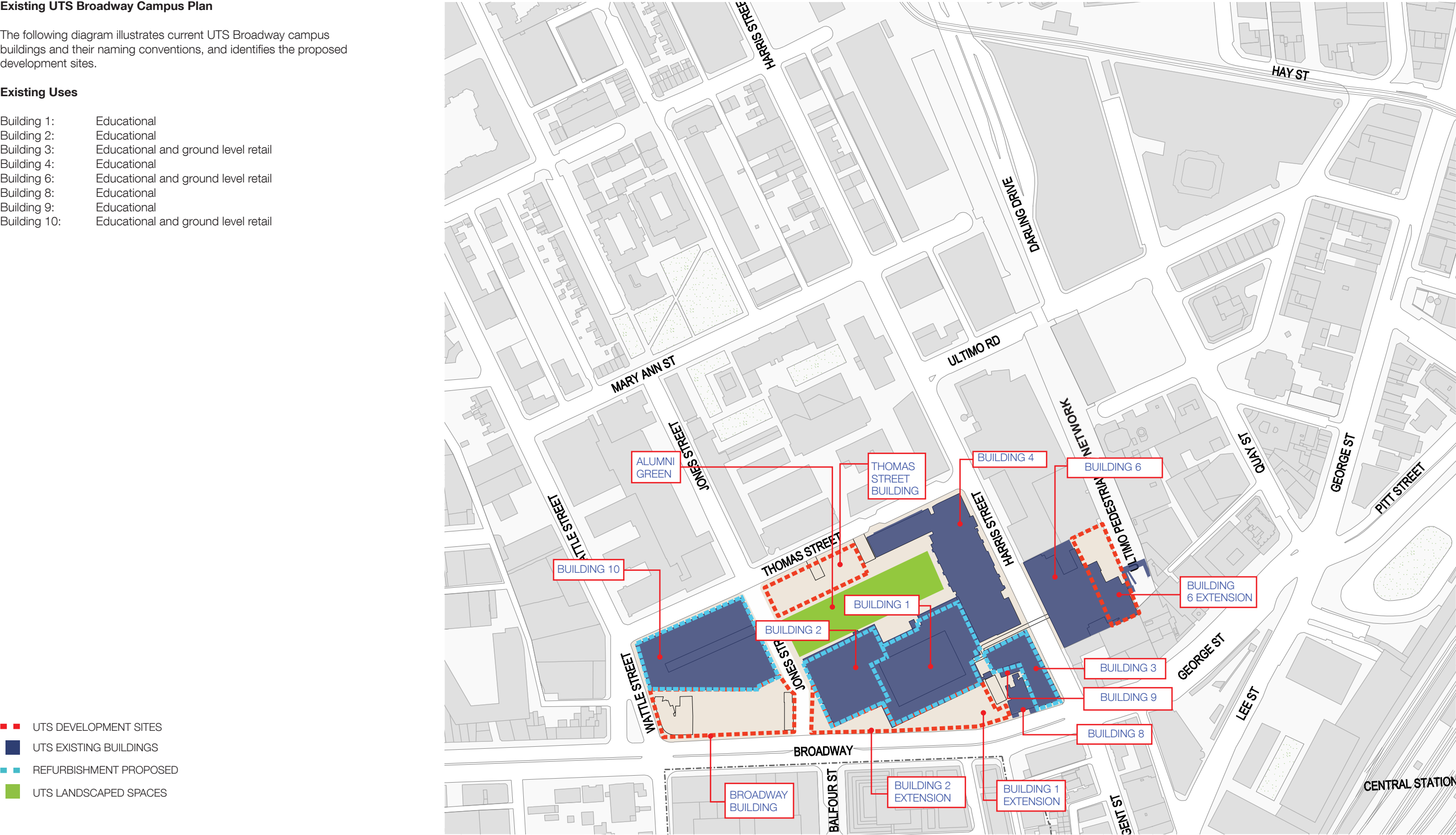
2.1 EXISTING BUILDINGS AND THEIR USES

Existing UTS Broadway Campus Plan

The following diagram illustrates current UTS Broadway campus buildings and their naming conventions, and identifies the proposed development sites.

Existing Uses

Building 1:	Educational
Building 2:	Educational
Building 3:	Educational and ground level retail
Building 4:	Educational
Building 6:	Educational and ground level retail
Building 8:	Educational
Building 9:	Educational
Building 10:	Educational and ground level retail



EXISTING BUILDINGS AND PROPOSED DEVELOPMENT SITES





## 2.2 LOCATION AND EXISTING LOCAL CONTEXT

UTS Broadway Precinct is located on the southern edge of the Sydney Central Business District. Broadway, the major southern city thoroughfare, bounds the southern edge of the site.

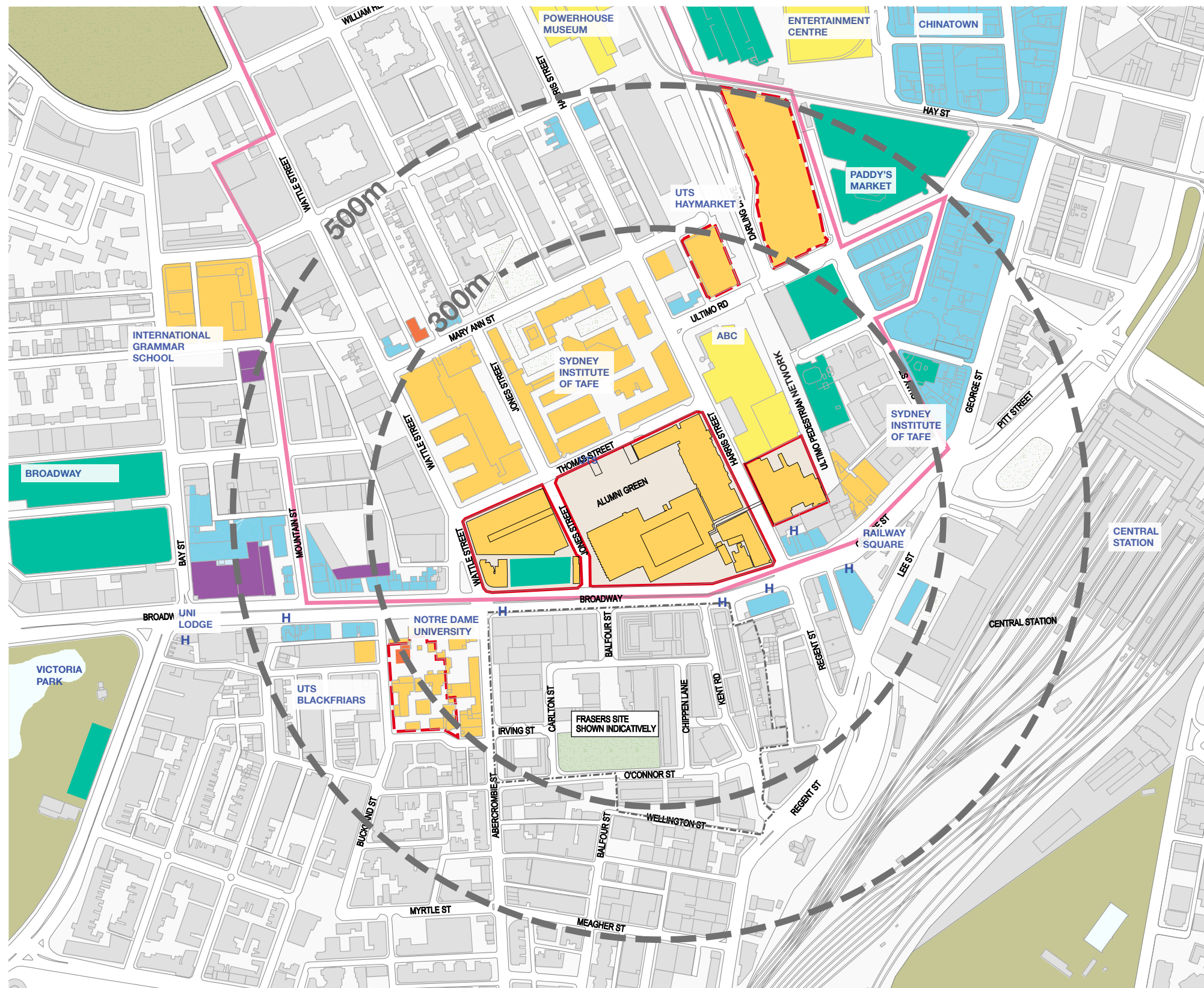
The Broadway Precinct is bounded by Thomas Street, Wattle Street, Broadway and Harris Streets and the Ultimo Pedestrian Network.

UTS sits within a diverse range of building types and uses, and is close to education, industry, entertainment and retail facilities, as well as a range of residential accommodation. This wide variety of available facilities is important.

Significant institutions in close proximity to the Campus include the ABC Headquarters, Sydney Institute of TAFE, the Powerhouse Museum and, further along Broadway, the University of Sydney and the University of Notre Dame. Nearby major public facilities include Darling Harbour, the Entertainment Centre, and the new Ian Thorpe Aquatic Centre. Retail and food venues such as Chinatown and the Broadway Shopping Centre along with a large number of smaller retail outlets provide nearby amenity.

UTS is located within the Ultimo Cultural and Education Precinct (UCEP) proposed by the City of Sydney as part of the City West Local Action Plan strategy. The UCEP seeks to identify and build on existing cultural and educational facilities in the area and to reinforce the Ultimo Pedestrian Network (UPN) as a major link between these facilities.

The area is continuing to grow with creative and 'fringe' commercial developments, and will undergo a significant change when the Frasers' site, proposed to include 250,000m<sup>2</sup> of mixed use development, is completed.



LOCAL CONTEXT

SCALE 1:5000 @ A3

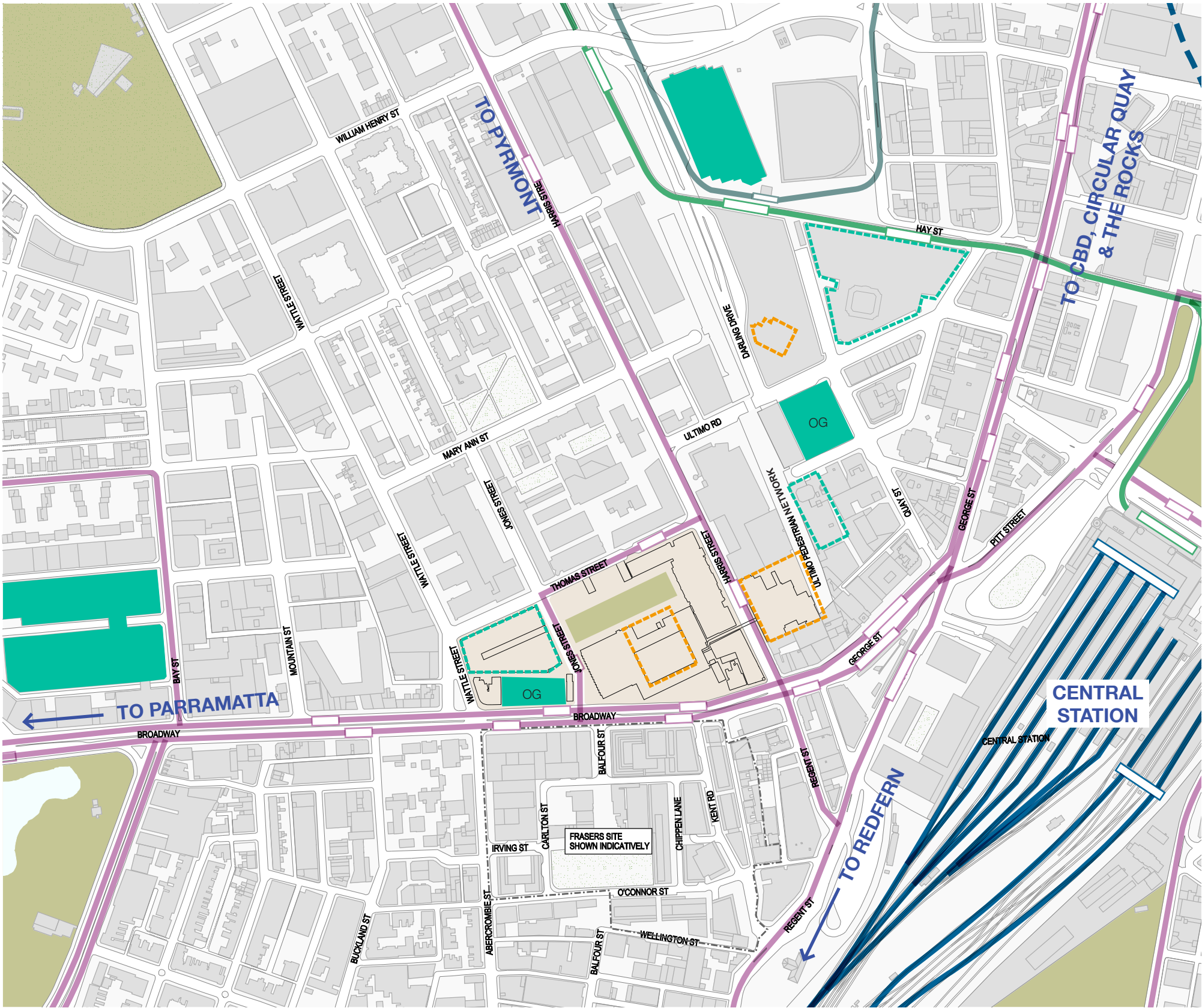
- UTS BROADWAY CAMPUS
- UTS OTHER CAMPUS SITES
- ULTIMO CULTURAL AND EDUCATION PRECINCT (UCEP)
- CHILDCARE
- EDUCATIONAL
- RETAIL / COMMERCIAL
- STUDENT ACCOMMODATION
- CAR PARKING
- PUBLIC RECREATIONAL / CULTURAL
- H HOTEL



2.3 TRANSPORT AND PARKING

UTS is located adjacent to a major transport hub at the convergence of the Broadway car, bus and bicycle routes with the Central Station and Railway Square train, bus and pedestrian interchange. Also serving UTS Broadway Precinct are the light rail and monorail systems at Haymarket and the Ultimo Pedestrian Network (UPN).

- BUS ROUTE
- TRAIN ROUTE
- LIGHT RAIL ROUTE
- MONORAIL ROUTE
- BUS STOP
- LIGHT RAIL STOP
- MONORAIL STOP
- UTS UNDERGROUND CARPARK
- PUBLIC UNDERGROUND CARPARK
- PUBLIC CARPARK (OG DENOTES ON GRADE)



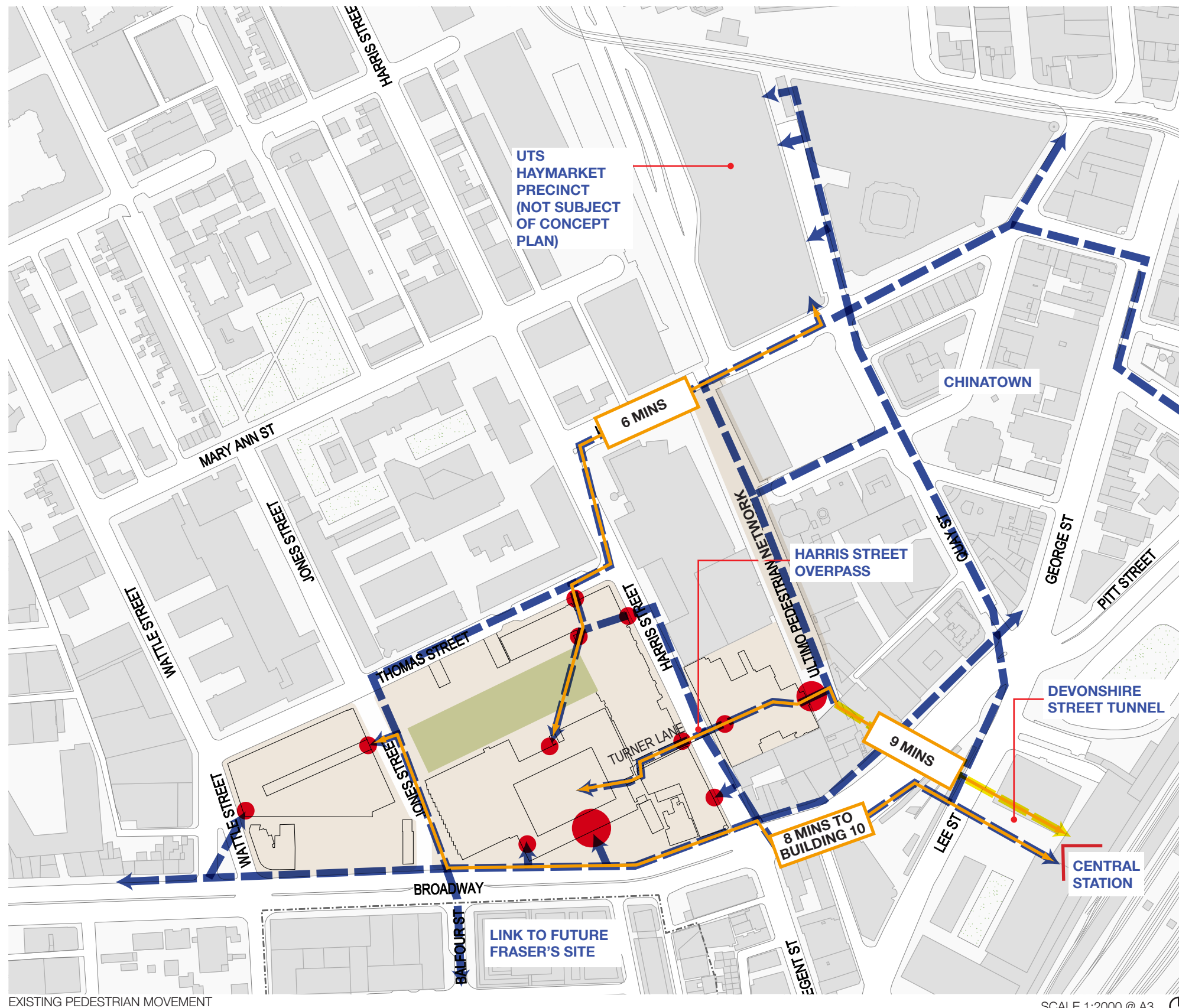


## 2.4 MAJOR PEDESTRIAN MOVEMENT AND ACCESS

The following diagram indicates major circulation to and from the campus, identifies key inter-campus circulation routes, and notes common trip times.

There are three primary circulation routes to the Broadway Precinct from Central Station and the Devonshire Street Tunnel entry. The first involves exiting the tunnel on the southern side of Broadway and crossing Broadway to reach the campus. The second is to remain in the tunnel and exit on the northern side of Broadway via the escalators. The third is to continue through the tunnel until it exits at the Ultimo Pedestrian Network (UPN). This then requires travelling via the stair and escalators to Level 4 of Building 6. The first two are the more common given both the barriers of vertical circulation involved in the third, coupled with the uninviting appearance of the UPN.

There are currently two primary circulation routes from the Broadway Precinct to the Haymarket Precinct, Chinatown and the city, one down Harris Street and along Ultimo Road, and the second via the Harris Street overpass, through Building 6, down the stair and escalator, along the UPN and down the stair onto Ultimo Road. The first is more commonly used given the barrier of many layers of vertical circulation complicating the latter.



- ENTRY
- PEDESTRIAN ROUTE
- PEDESTRIAN ROUTE - UNDERGROUND
- APPROXIMATE TRIP TIME



EXISTING ENTRIES



BUILDING 1 BROADWAY ENTRY



BUILDING 4 HARRIS ST ENTRY (NORTH)



BUILDING 2 BROADWAY FORECOURT



BUILDING 4 HARRIS ST ENTRY (SOUTH)



ENTRY TO BUILDING 6 FROM OVERPASS



BUILDING 6 HARRIS ST ENTRY (SOUTH)



ENTRY TO BUILDING 6 FROM UPN



BUILDING 6 HARRIS ST ENTRY



BUILDING 10 ENTRY



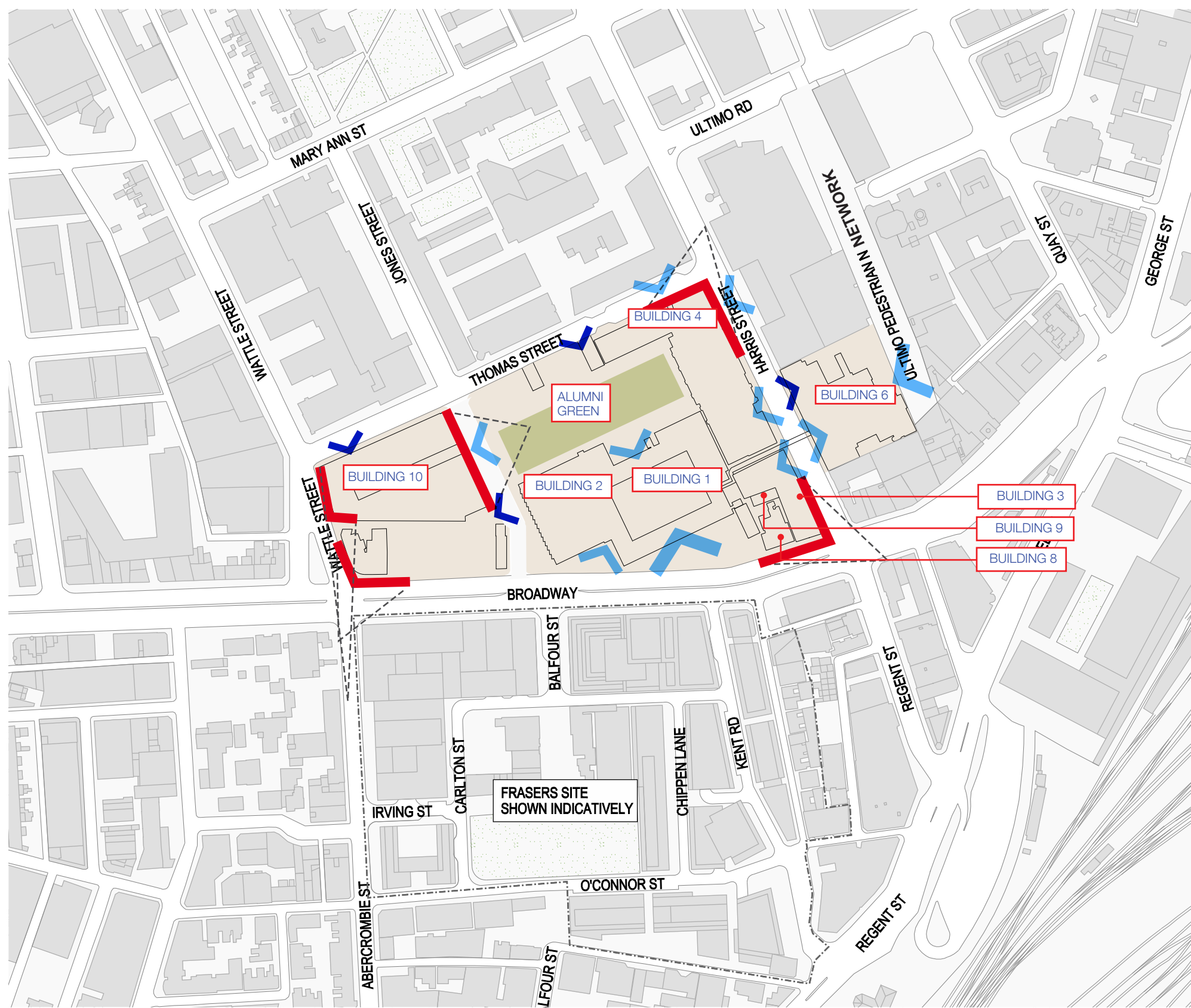
BUILDING 3 ENTRY



### 2.5 SITE ANALYSIS - EXISTING ENTRIES AND STREET FRONTAGES

The following diagram and images identify major and minor building entries and street frontages with a high degree of visual prominence.

Whilst individual building entrances are generally identified clearly, there is no sense of entry to the campus as a whole.



EXISTING ENTRIES AND STREET FRONTAGES

SCALE 1:2000 @ A3



- VIEWS FROM STREET
- > LOADING DOCK AND CARPARK ENTRIES
- > PEDESTRIAN ENTRIES
- VISUALLY PROMINENT STREET FRONTAGE



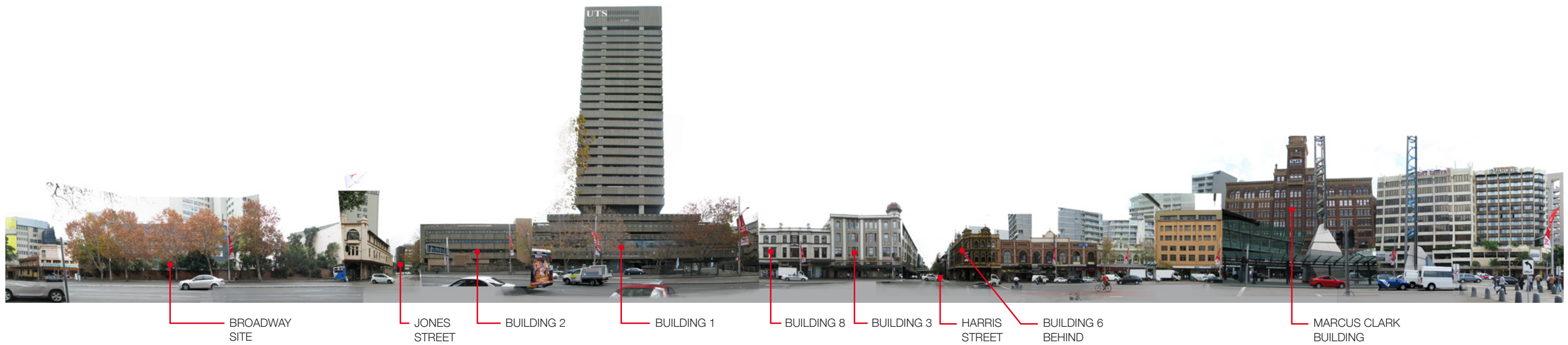


BROADWAY ELEVATION LOOKING NORTH







BUILDING 1 FORECOURT - THE CAMPUS FRONT DOOR





BROADWAY ELEVATION CONTINUED



					
	Building 1	Building 2	Building 3 Bon Marche	Building 4 Science	Building 6 Peter Johnson Building
Building Analysis					
Gross Floor area	49,639	22,096	7,060	25,672	15,841
Location					
Year constructed	1969-79	1984	1911	Mid-1950s, refurbished and extended 2005	1994
No. of floors	32	7	5	7	7
Construction	Post-tensioned concrete structure	Concrete structure	Timber framed, brick and concrete facade	Concrete framed building	Concrete framed building
External Fabric	Pre-cast concrete panels	Pre-cast concrete panels and brick. Sun-shading to the north.	Rendered brickwork with painted finish	Brick, metal cladding	Concrete and rendered brick facade
Heritage	No	No	Local significance	No	No
Functionality					
Future flexibility and adaptability	The podium is of a monumental scale and suited to its current ceremonial use. Due to its small floor plate, large central core and massive pre-cast concrete construction, the tower levels have restricted flexibility. Tower levels are poorly suited to educational use and their functionality is isolated.	Building 2 is centrally located and bounds Alumni Green. It has large floor plates and a central atrium, and is in need of refurbishment. Internal lighting levels are generally low, and wayfinding is difficult, particularly where Building 2 meets Building 1.	Narrow L-shaped floor plate is restricted in size and shape. The building is in need of refurbishment. Existing wayfinding and circulation are difficult. The age of the building fabric limits its adaptability. Building 3 is currently poorly suited to educational use.	Due to its recent refurbishment and extension this building is considered adequate for its current use.	Deep floor plates and building fabric restrict flexibility. Purpose-designed. Two internal courtyards provide solar access for the upper levels and communal spaces. Building 6 is linked to Buildings 1, 3 and 4 via the Harris Street overpass.
Future Proposal					
Retained, Demolished or Refurbished	Retained and refurbished with an extension to podium on Broadway	Major refurbishment, and extension to Broadway.	Retained and minor modifications	Retained and minor modifications	Extensions and modifications and new student accommodation building

NOTE: GFA and number of floors as per Archibus data current December 2007 Heritage listing as per NSW Heritage Office



2.6 EXISTING BUILDINGS

A high level comparative analysis of the existing buildings is provided in the adjacent table.

					
	Building 8 Terraces	Building 9 The Loft	Building 10 (Fairfax)	Building 11 (Bradshaw)	Building 12 & 13 Retail
Building Analysis					
Gross Floor area	1,052	205	30,795	444	-
Location					
Year constructed	1890	1860-1920, refurbished 2000	Mid 1950s, refurbished 2002	1902	1917/1936
No of floors	4	2	15	3	2
Construction	Loadbearing brickwork	Loadbearing brickwork	Steel framed and concrete building	Brickwork	Brickwork
External Fabric	Rendered brick facade	Red face brick	Tiled facade	Painted brick facade	Face brick & rendered/painted
Heritage	Local significance	No	No	Local significance	No
Functionality					
Future flexibility and adaptability	As three connected turn of the century terraces this building has limited flexibility and adaptability. Unsuitable for educational use. Currently used as over-flow space. The north facade has some solar access and viusal connections to the Loft Bar and courtyard.	This small social space has an appropriate current function. It is unsuitable for educational use. Good connection to courtyard.	Potential for enhanced connections to Jones Street and Alumni Green. Potential for southern facade upgrade. Large footprint for flexible functions. Refurbishment included new atrium and internal works to podium levels. Tower levels provide isolated functionality, and have small floor plates limiting flexibility.	In the UTS Physical Concept Plan 2007 this building is assumed to be demolished to accommodate the Broadway development site. Unsuitable for educational use.	In the UTS Physical Concept Plan 2007 these buildings are assumed to be demolished to accommodate the new Broadway development. Unsuitable for educational use.
Future Proposal					
Retained, Demolished or Refurbished	Retained	Retained	Retained with internal and external modifications	Demolish	Demolish





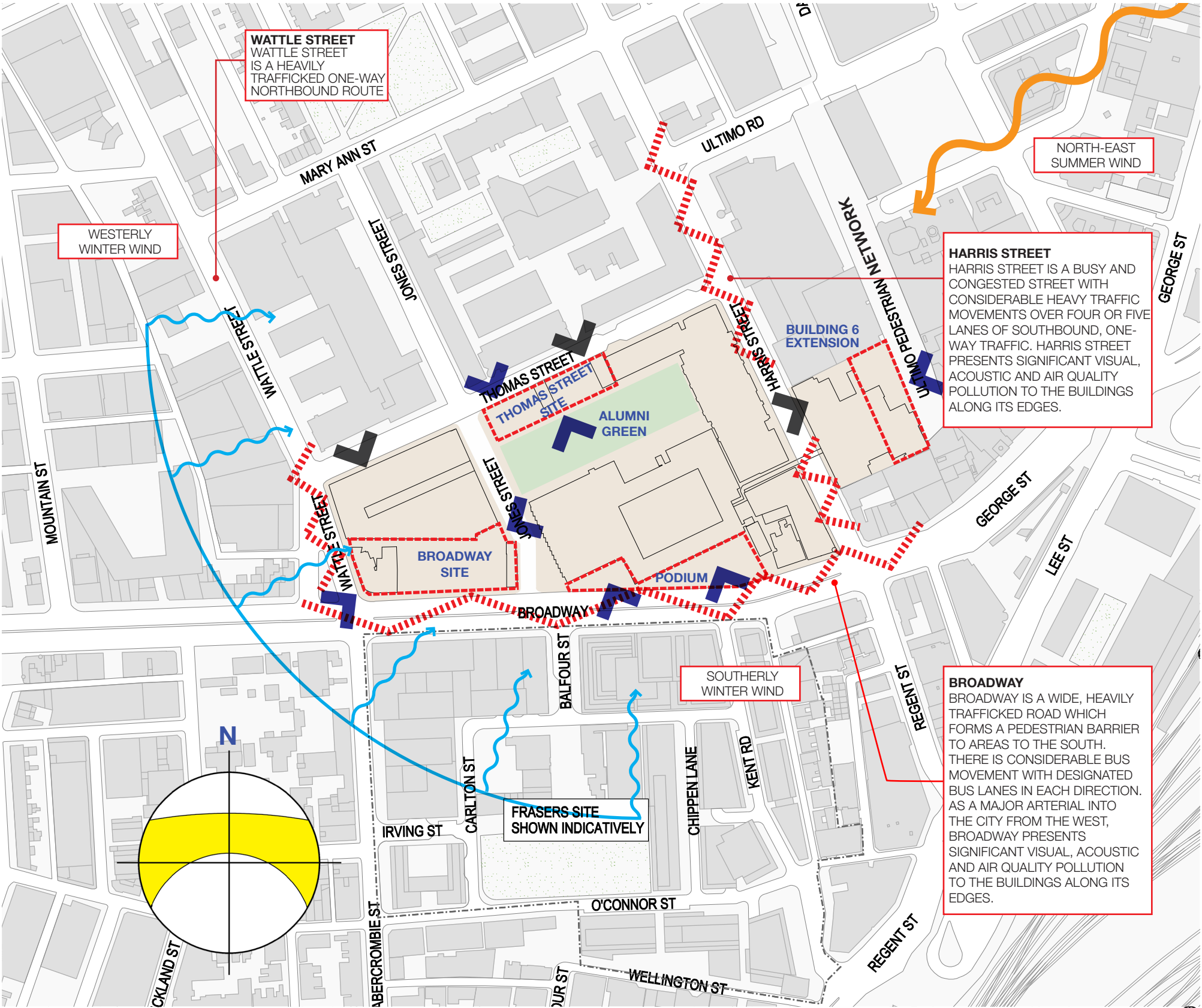
AERIAL PHOTOGRAPH OF UTS BROADWAY PRECINCT CITY CAMPUS OUTLINED IN RED



2.07 SITE ANALYSIS

The adjacent diagram is a high-level, campus-wide site analysis focused on the new development sites, summarised below.

Site	Solar Access
Broadway	Limited (except where not obstructed by Building 10)
Thomas Street	Good - mornings and afternoons
Building 1 Podium	Nil
Building 6 Extension	Good (upper levels)
Alumni Green	Limited at eastern end, good at western end
	<b>Service vehicle access</b>
Broadway	Access through Building 10
Thomas Street	Adjacent existing Building 1 and 2 service driveway
Building 1 Podium	Access through existing Building 1 and 2 service driveway
Building 6 Extension	Existing Harris Street access
Alumni Green	None - Access through existing Building 1 and 2 service driveway
	<b>Pedestrian entries</b>
Broadway	West (from Broadway) and east (from Jones Street, Central Station)
Thomas Street	Alumni Green, Thomas Street
Building 1 Podium	Campus 'front door'
Building 6 Extension	From UPN
Alumni Green	Multiple - key campus thoroughfare

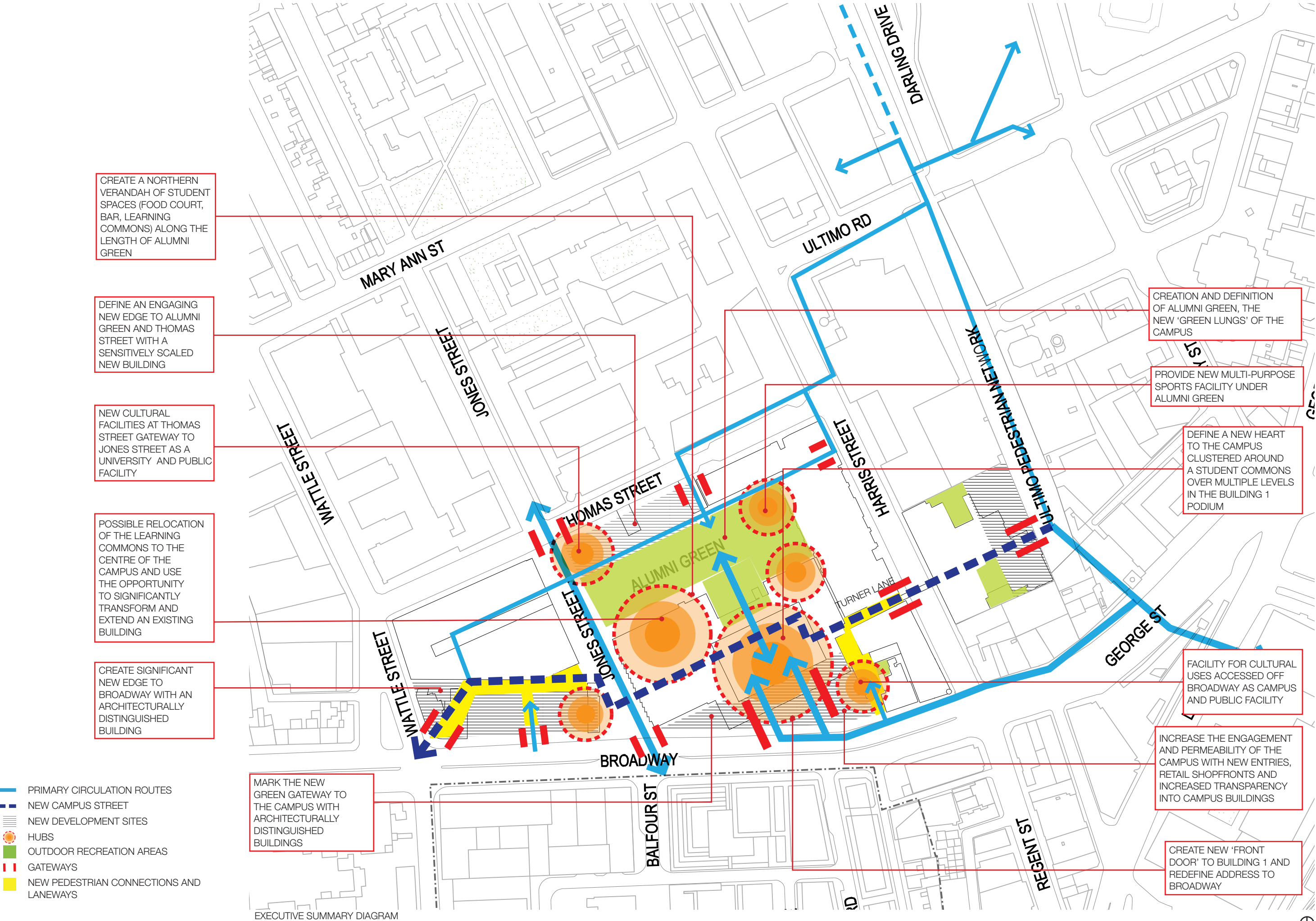


SITE ANALYSIS - NEW DEVELOPMENT SITES

SCALE 1:3000 @ A3

- NEW DEVELOPMENT SITES
- SERVICE ENTRY
- PEDESTRIAN ENTRY
- HIGH LEVELS OF TRAFFIC NOISE AND POLLUTION
- WINTER WIND
- SUMMER WIND







3.0 DESIGN PRINCIPLES

3.1 NEW DEVELOPMENT SITES

With a large amount of new built area, UTS will be significantly increasing its capacity. The four new development sites and several major renovations will have a significant impact on the surrounding streetscapes and the city fabric.

The character and identity of UTS will be transformed.

It will include four major new development sites and a number of significant refurbishments which will provide for growth. The new and existing edges will be designed to enable the buildings to engage with city streets, integrate into the fabric of the city and create a permeable campus.

The new work includes:

Broadway Building

The site facing Broadway between Jones Street and Wattle Street will provide new faculty accommodation, and the new building will link to existing Building 10 to provide an integrated and exciting new teaching environment. It will create a positive interaction with its neighbouring buildings and environment and will greatly enhance the southern approach to the Sydney CBD. The building will form an important new gateway, along with the new Frasers' Site Development, to the city, and an urban campus gateway from Broadway to the new Alumni Green.

Thomas Street Building

Construction of a new building for educational purposes and café/cultural or retail uses. It is proposed to limit the majority of the development of this building to four storeys above ground, with the fourth level set back from the south to provide good year-round solar access to Alumni Green. This height has been proposed to allow a minimum width of 10m of sun along the northern edge of Alumni Green at 1pm in the middle of winter.

Alumni Green

As the significant new outdoor space of the campus, Alumni Green will become the 'lungs' of the campus, unifying the buildings and spaces that surround it, and helping define a new identity for the University's physical environment. It is proposed to have three distinct zones of activity in the new Green:

- the first, at the western-most end opening onto Jones Street will be an active space, full of movement. It will be a space full of sunlight for most of the year and is envisaged as a large campus lawn, with circulation paths across it, trees that surround it and colonnades that form its northern and southern edges.
- The second is in the centre, and will be fully engaged with the built space that surrounds it on three sides. This area will be equivalent to a town or urban square.
- The third, eastern-most zone is the most private, enclosed by the solid facades of Building 4, and its solar access is poor. It is proposed that this space is a passive, unstructured and more organically landscaped environment, rich and lush, conducive to dwelling and relaxing, slightly removed from the intensity of the western end.

The consideration of Alumni Green as three distinct but unified outdoor rooms will have a significant impact on addressing the scale of the space, and creating a usable and vital environment that offers diversity and interest. Importantly, Alumni Green's edges become a part of the intensification of cultural and social life on the campus – a sun-filled green space with a 'northern verandah' of activities, events and spaces.

Building 1

The extension of Building 1 to the Broadway boundary and a northern refurbishment and screening of the terraces that front Alumni Green. Internal refurbishment of the Tower podium will provide new student oriented facilities and improvements to the primary campus address.

The extension will create a new front door to the campus through a refurbishment of the Building 1 forecourt to Broadway with an entrance of scale and significance. The many new edges and building facades that result will be an opportunity to create, and in turn identify, richness and diversity. This offers the ability to create a visual identity that reinforces the image of UTS as a home of the creative industries.

Building 2 – Library

Major refurbishment and extension to Building 2. This includes an extension to the Broadway street boundary over each of the building levels, an extension at the north to meet the ground floor extent of the building, and a whole new floor to the roof. The proposal is to relocate the Learning Commons (Library) into this building, to refurbish and enlarge its existing atrium, to consider providing new facades to all its external frontages and to open up access to the building from the improved atrium space directly to Alumni Green.

Relocation of the Library will establish an identifiable centre and dynamic new heart to the campus. The proposal will reinforce the life of this new heart with the establishment of a 'student commons' over multiple levels, liberating the university's social spaces from their current underground status to sunlit, north facing areas engaged with the Library, the student commons and Alumni Green.

Building 3

Modification of Building 3 to provide ground level retail. The modifications propose an enhanced building entry through provision of visible and active cafe/retail frontage.

Building 4



Modifications are proposed to existing building to provide café/retail/public facility uses to activate the edges of the building at ground level at the corner of Harris and Thomas Streets.

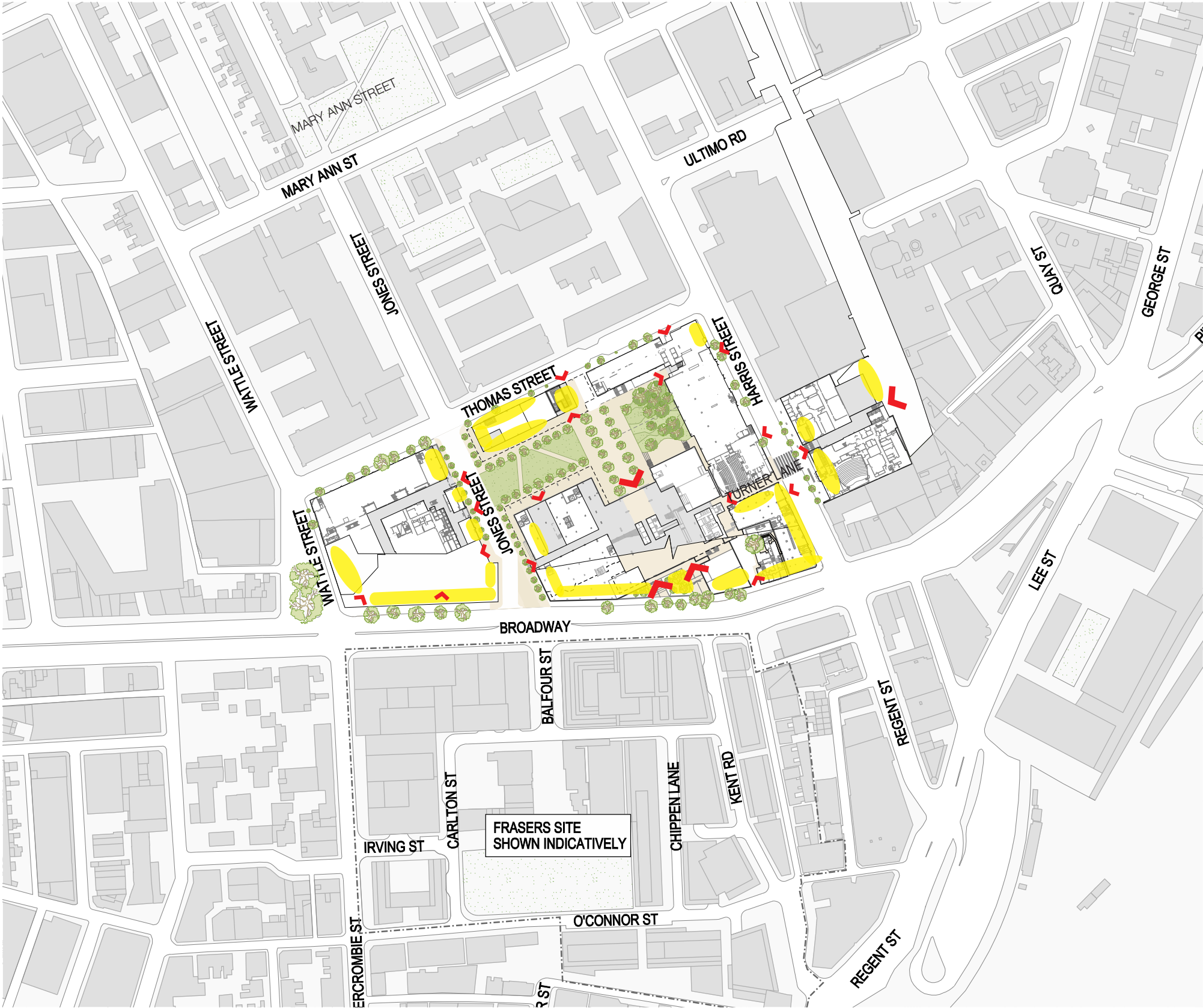
Building 6

Extension providing new student accommodation and extensions and modifications to existing building for educational uses and café/retail uses

The tower addition occupying the east side of Building 6 will provide new student housing. It is proposed to locate additional faculty and teaching accommodation at the base of the student tower between Levels 2 and 7. It is also proposed to amend the ground floor of the building to improve the connection between the Ultimo Pedestrian Network and Harris Street through Building 6.



-  BUILDING ENTRIES
-  VISUALLY ACCESSIBLE STREET FRONTAGE



PROPOSED BUILDING ENTRIES AND PROMINENT STREET FRONTAGES



3.2 ACTIVE FRONTAGES - THE PERMEABLE CAMPUS

As an urban campus embedded in the heart and grain of Sydney's inner city, UTS lacks the boundaries, fences and formal gateways of a more traditional garden or suburban university campus.

UTS has an urban character that should be built on and accentuated. As a major landholder in the city, UTS has a responsibility to contribute to both the physical and cultural life of the city.

This principle also allows the philosophies of UTS as an educational environment to be reflected in the built environment of its campus. Aspiring graduates look forward to a working career based on diversity and integration, free of borders. UTS has the opportunity to offer a built fabric that reinforces these fundamental principles.

Engage the City Streets

The campus should engage with the streets of the city and not turn its back on them. Currently, a number of the University's existing street frontages open successfully to the public domain, whilst others provide a fortress like presence. For example, UTS Building 5 (Library, Business and Law at the Haymarket Precinct) has an open and successful frontage to both Quay Street and Ultimo Road, whereas Building 4, the newly extended Science Building, has little engagement with Harris Street or Thomas Street either in the size of its public entries, or with any retail presence at street level.

There are opportunities, both in minor amendments to existing buildings and in the design of new buildings with significant street frontages, to develop a campus with excellent urban engagement and activated edges.

Existing building street frontages:

- Develop the existing retail/public facility opportunity in Building 4 at the corner of Thomas Street and Harris Street, either in a refurbishment of the current acupuncture clinic shopfront, or in a café/retail opportunity.
- Open a new direct ground level connection into Building 6 from the UPN.
- Develop retail opportunities at the entrance to and along Turner Lane, associated with more visible and prominent entrances to Buildings 1 and 3.

New building street frontages:

- Thomas Street building - provide a café and gallery at the corner of Jones Street.
- Broadway building - locate key retail on the Jones Street corner and along the Broadway street frontage.
- Building 1 Podium Extension - create a grand and wide entrance, with a striking screened garden. Provide a laneway/ pedestrian connection to the new cinema and existing Loft Bar, and a new retail tenancy fronting Broadway.
- Building 2 - provide retail frontage onto Jones Street, and open up visibility into the building from Jones Street, Broadway and Alumni Green.
- Open Alumni Green to engage with Jones Street.

Many Entrances

New and existing buildings should be permeable with many and varied entrances, as opposed to a single front door.

Existing Buildings

- |              |   |
|--------------|---|
| • Building 1 | Permeable edges, especially at the food court and bar                             |
| • Building 2 | New entrances off Jones Street and Alumni Green                                   |
| • Building 3 | Increased visibility of entrance from Turner Lane through active retail frontages |
| • Building 6 | New ground level entrance from the UPN and connection to Level 3.                 |

New Buildings

- |                             |   |
|-----------------------------|---|
| • Broadway building         | Entrances along its length via pedestrian connections/laneways through the building |
| • Thomas Street building    | Entrances at each end and access to Alumni Green                                    |
| • Podium Extension building | Multiple entrances off Broadway   |

The Connected Campus

UTS is not an 'island' campus in the suburbs, but is connected to the Chinatown–Broadway–Glebe–Newtown retail and restaurant belt. Thus, while the campus should provide some retail and food outlets, it does not require the same level of facilities as may be required at a suburban campus. At UTS there should be greater reliance on what the city already provides.

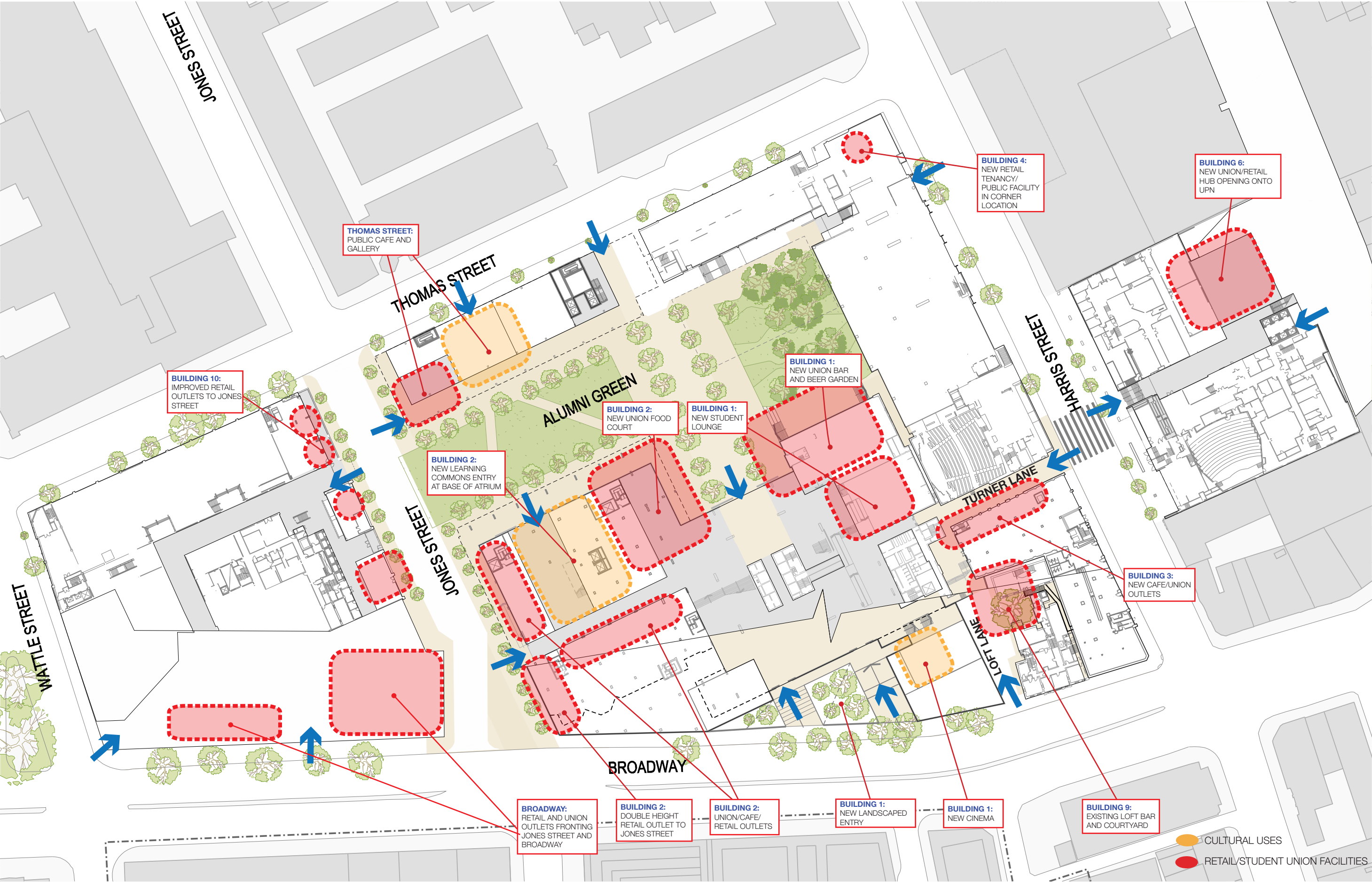
At the same time, UTS should give back to the city by encouraging its neighbours to use the retail facilities provided on the campus edges. This will not only invigorate the campus but will allow the retail businesses to be more viable and offer a greater range of services.

Locating retail facilities on the campus edges will also encourage campus life after hours and add to the security of students and staff through having increased activity and illumination into the evening and the night.

The new Union food court on Alumni Green could operate during the traditional daytime and early evening hours, with the new retail hubs operating into the late evening and night. The latter might include the new Thomas Street corner retail/gallery facility, the new Broadway building street frontage and the new cinema hub.

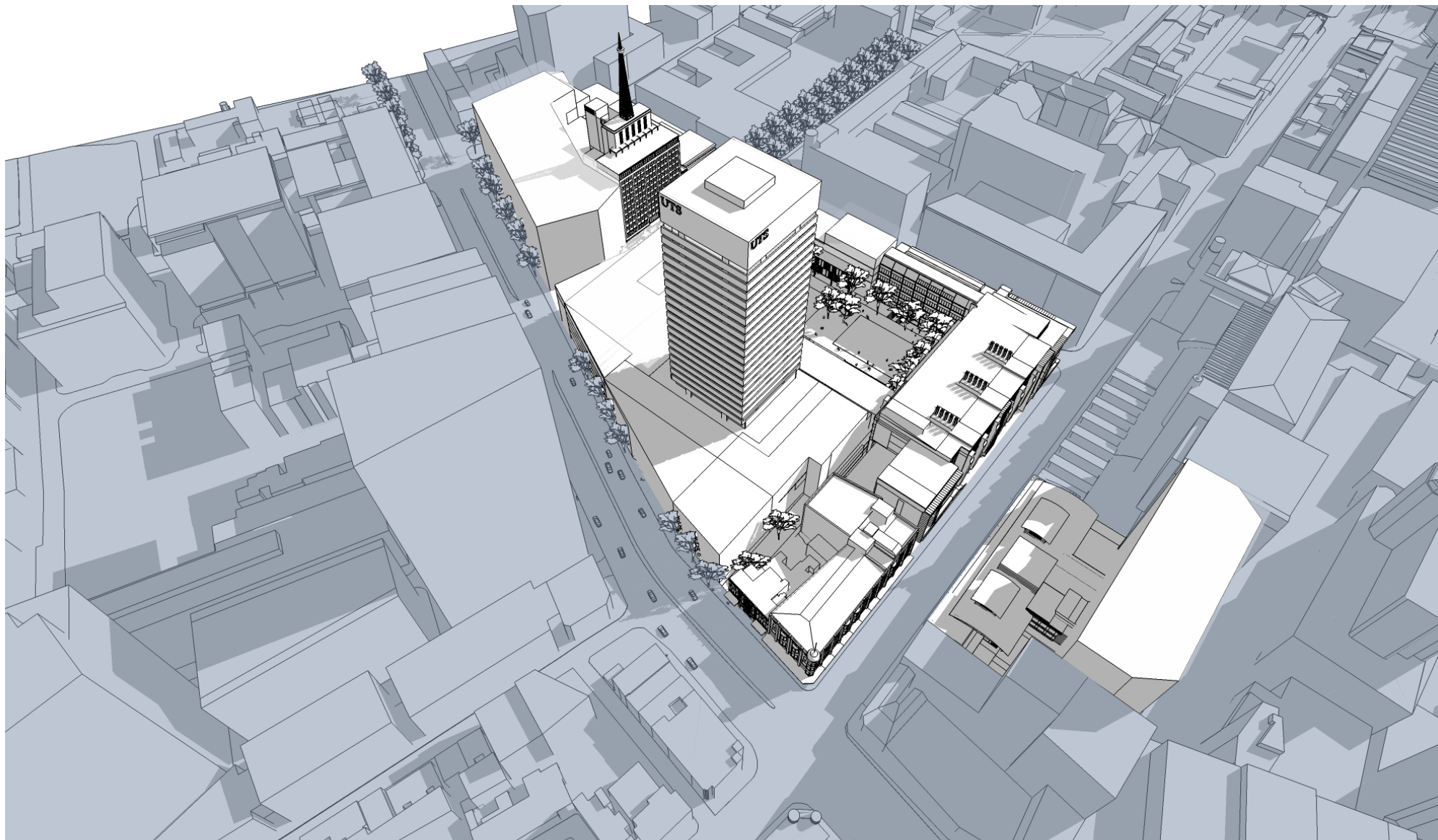
The food court should not try to provide everything and be so large that it loses intimacy. It is often the small, intimate spaces in the city that are the best for city – and campus – life.



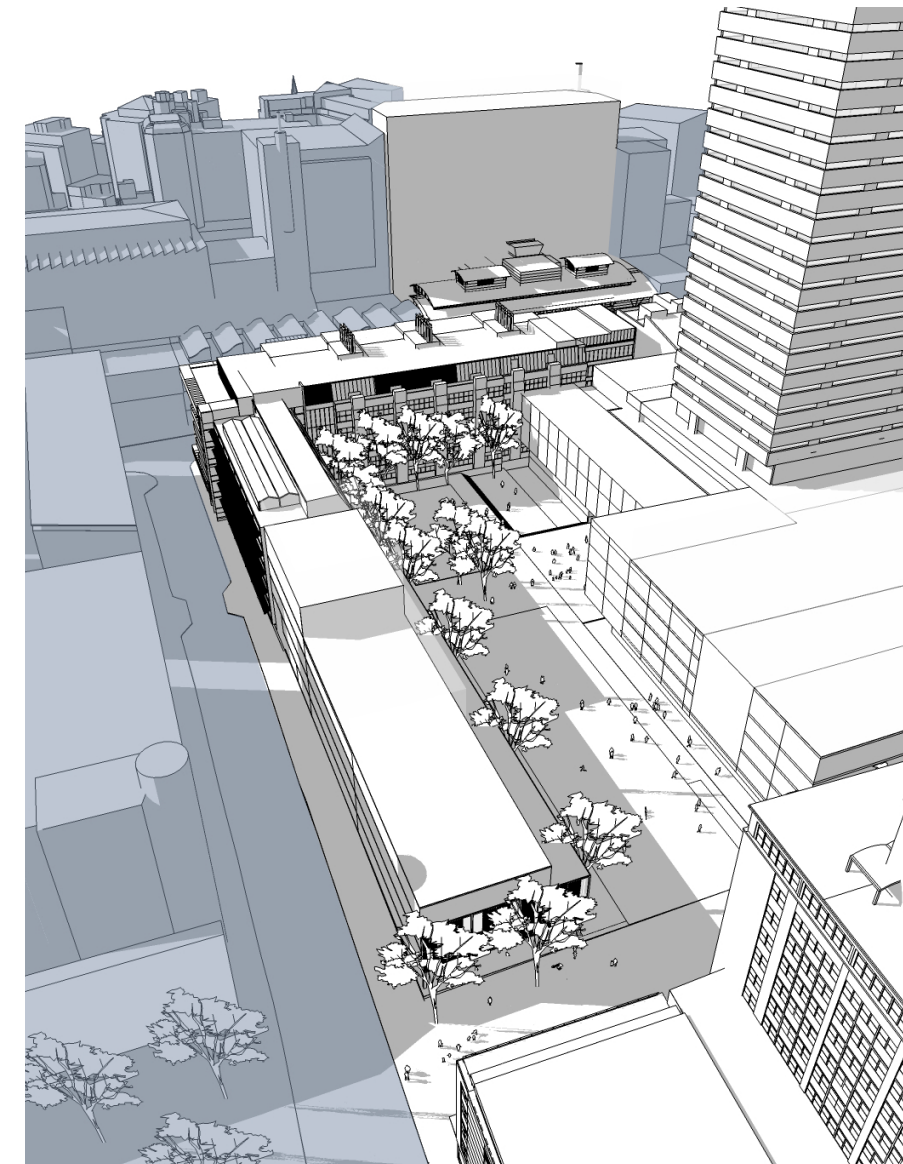


ACTIVE FRONTAGES + ENTRIES + POSSIBLE USES

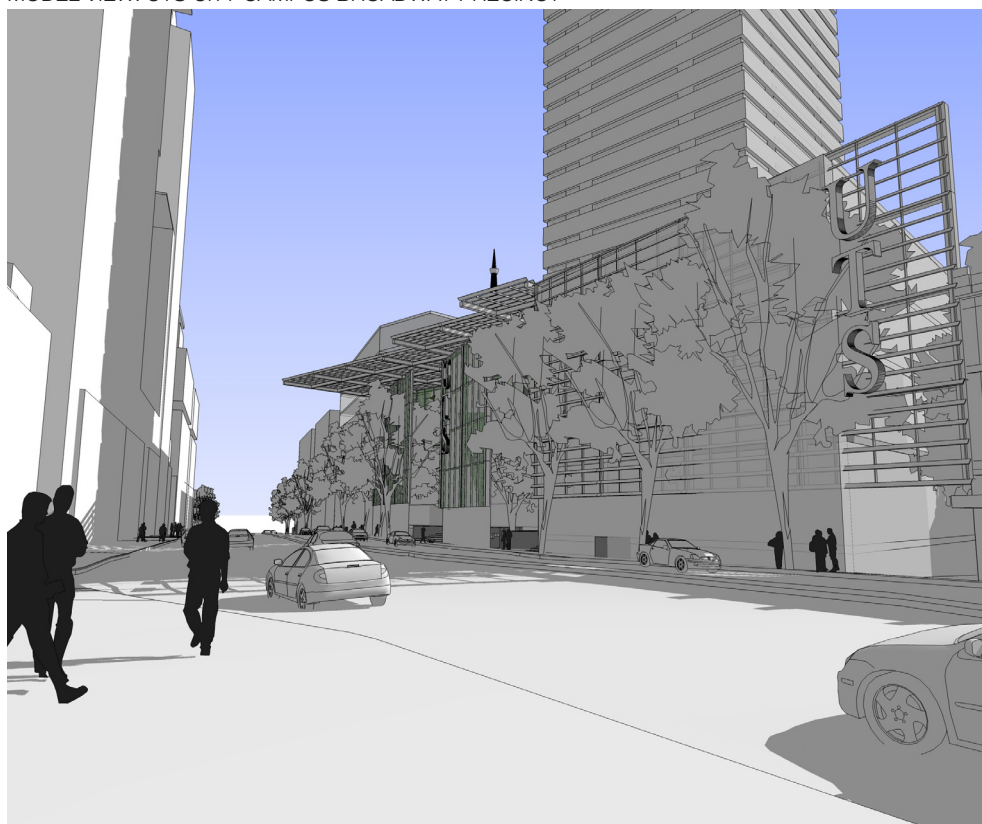




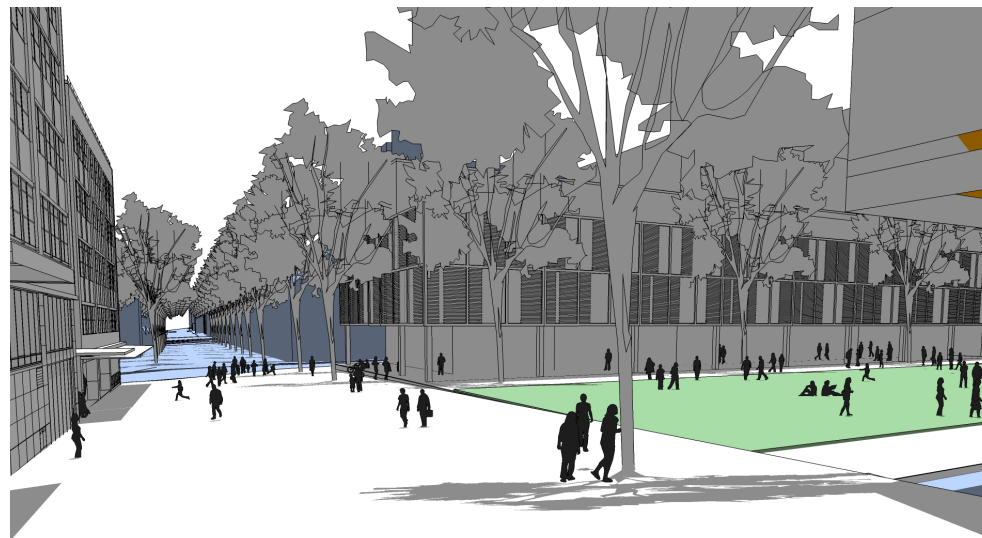
MODEL VIEW: UTS CITY CAMPUS BROADWAY PRECINCT



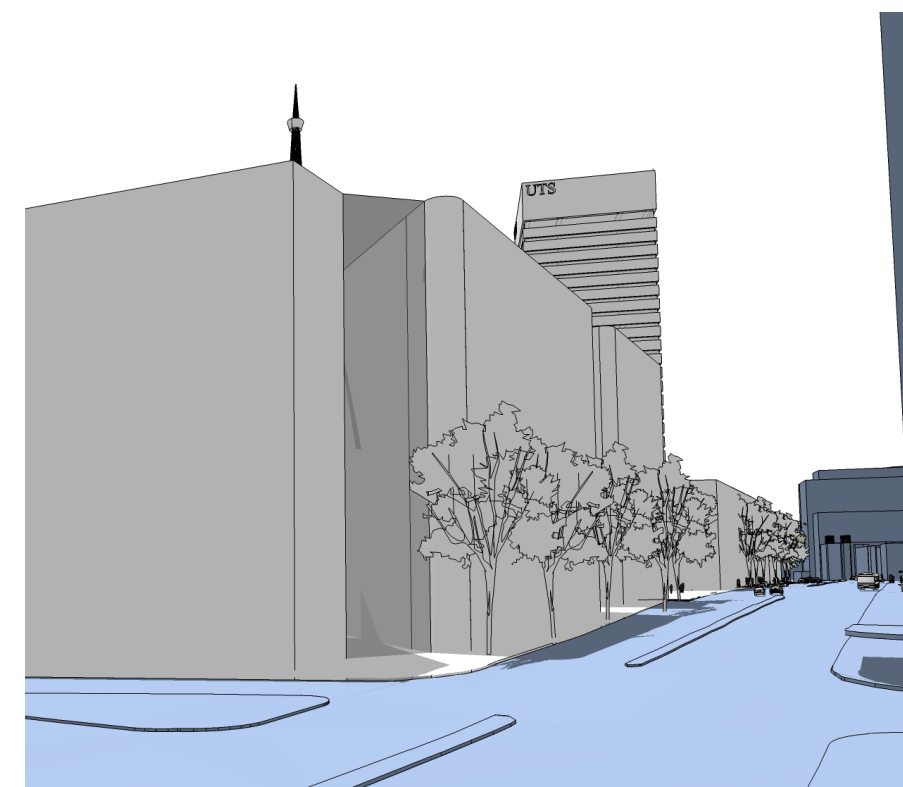
MODEL VIEW OF CAMPUS AND ALUMNI GREEN



MODEL VIEW OF BROADWAY FRONT DOOR

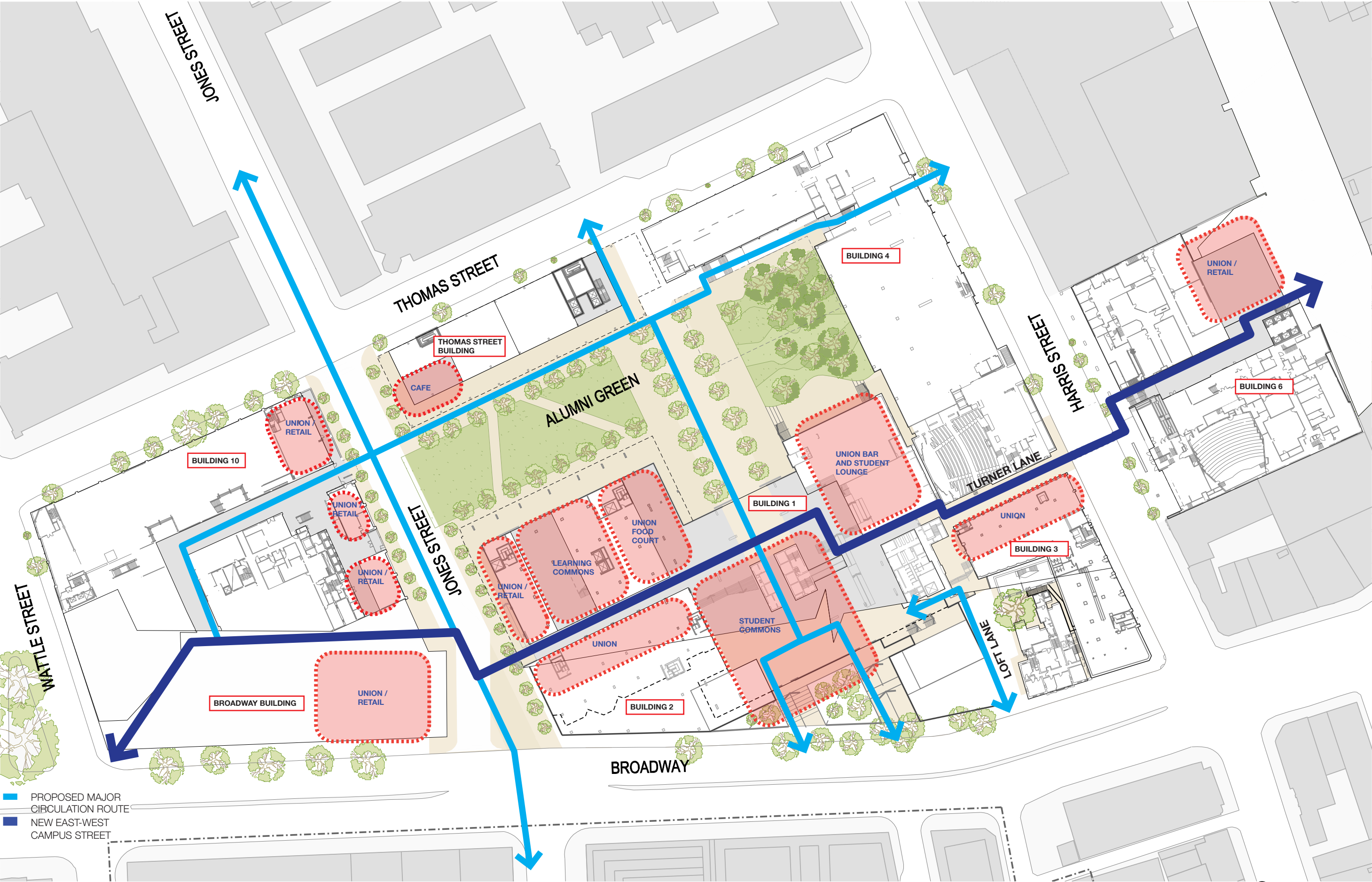


MODEL VIEW SHOWING ALUMNI GREEN FROM JONES STREET

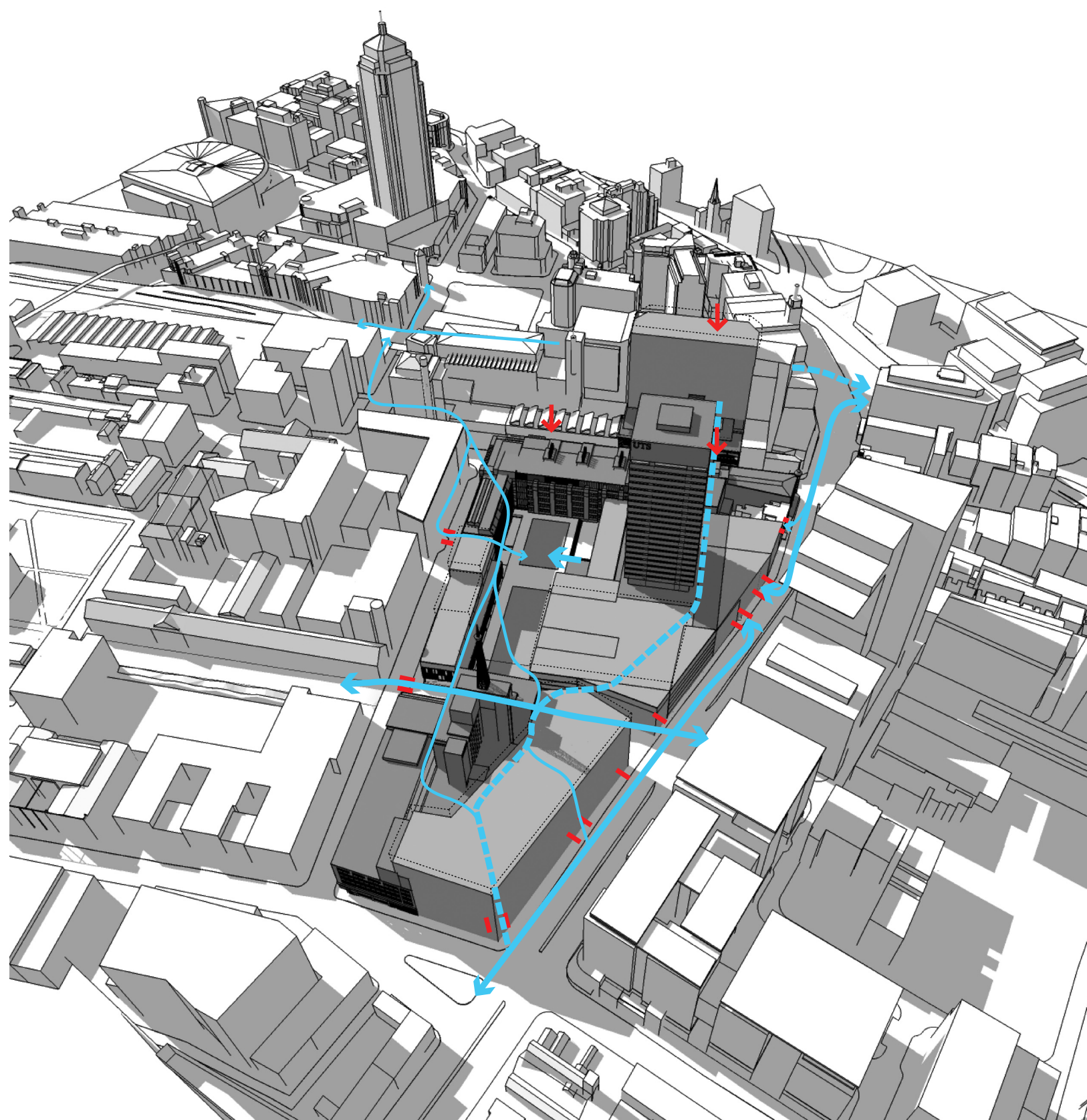


MODEL VIEW OF BROADWAY BUILDING









MODEL VIEW OF UTS CITY CAMPUS SHOWING PROPOSED CIRCULATION ROUTES

### 3.3 INTEGRATION AND CONNECTION

The Concept Plan seeks to create clarity in the spatial presentation and organisation of the campus through:

- Strengthening the identity and experience of the public thoroughfares that surround and penetrate the campus.
- Locating and emphasising major gateways into the campus.
- The identification and creation of a network of external and internal circulation routes.
- Creating a more direct route and reducing the barriers that currently discourage high use of the UPN as a connection between the Broadway and Haymarket precincts and as an entry to both precincts from the station.
- Making the travel experience throughout the campus one that offers amenity, places of activity and respite, variety and visual interest.
- Consolidating and collocating the faculties to achieve efficiency, identity and the optimal inter-relationships

#### Gateways to the Campus

The campus requires identity as an important institution in the city. To reinforce its cohesiveness, gateways to the campus, its buildings and spaces need identification.

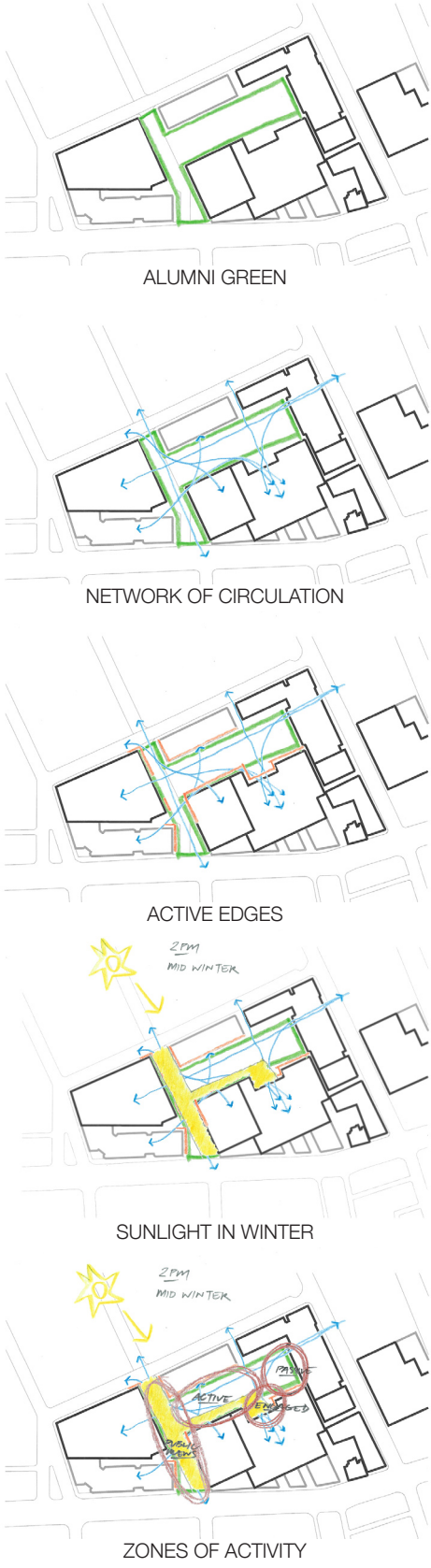
There will be a hierarchy of these urban gateways, and their design should respond to their significance and their location. These gateways should be seen in an urban sense, not as gates or signs, but as dynamic building entries, or as two buildings that sit either side of a university public space, designed to work together to reinforce the notion of entry and portal.

Examples of this are where new buildings and renovations bound the northern and southern entries to Jones Street, where the new podium extension and front door to Building 1 address Broadway, as well as more intimate, smaller-scale gateways, such as the entry to Turner Lane and the entry to the new Cinema and Loft Bar.





POSSIBLE VIEW TO ALUMNI GREEN FROM JONES STREET





### 3.0 DESIGN PRINCIPLES



ESTABLISHING THE 'LUNGS' OF UTS CITY CAMPUS

#### External and Internal Streets

To create legibility in the dense external and internal spaces that comprise much of the campus, the Concept Plan proposes to create a number of significant new external and internal streets and connections:

- Jones Street forms a link between the Mary Ann Street Reserve and Balfour Park in the new Frasers' development.
- New colonnade on the northern side of Alumni Green to accentuate the link across the Green between Building 10 and Building 4. A new external stair down to the entrance of the gym and new multi-purpose hall is proposed in the Green on this pedestrian path.
- New colonnade along the northern face of the renovated Building 2, to provide amenity to the building, and to accentuate and shelter entries to the new Learning Commons, food court and student commons.
- Major new internal street running east/west. This street begins at the ground level of the UPN, and proposes a new connection through Building 6 at Level 3 rather than the current vertical circulation. This would extend across Harris Street at grade through Turner Lane past the new ground level retail facilities in Bon Marche, connecting into Building 1 at Level 3, and then linking straight through to Alumni Green, or continuing through Building 2 to the new Learning Commons entrance, and on to Jones Street, through the new Broadway building, and out at the corner of Wattle Street and Broadway.
- New clear link through Building 1 from the Broadway entrance, across Alumni Green and through a new portal/gateway to Thomas Street created by the Thomas Street building connection to Building 4.
- New laneway/pedestrian connection to the Loft Bar and new cinema linking into the side of Building 1 and Turner Lane.

#### Jones Street

Jones Street has the potential to create a very significant space for UTS. In conjunction with the current northern closure of Jones St through the Sydney Institute and the link to the new Frasers' development to the south, it will become a major new pedestrian pathway.

It will be an environment of high circulation as it becomes a key thoroughfare, and will provide a significant new southern entrance to the campus for those approaching by bus and on foot from the west, as well as a potential vehicular drop-off point from Thomas Street to the north.

The new building facades need to engage with the street at ground level, allow entry into them, and provide amenity and retail opportunities to encourage habitation of its edges.

The four UTS buildings that bound either side of Jones Street will have entries off it – the existing Building 10, the new Thomas Street

and Broadway buildings, and the relocated Learning Commons in Building 2. It is also, importantly, the entry into Alumni Green, the green centre of the campus. It should become a significant garden and ceremonial entrance into this centre for events and formal ceremonies such as graduations. It is UTS's new 'green gateway'.

#### Pedestrian Amenity

The Concept Plan recommends providing shelter at building entries and colonnades or awnings where new and existing campus buildings flank University public spaces and public streets.

#### UPN

As noted above, the UPN can become a more significant new entry to the Broadway precinct. With a new connection through Building 6, which would also connect to the student housing tower entry, a more direct access through to Harris Street becomes possible.

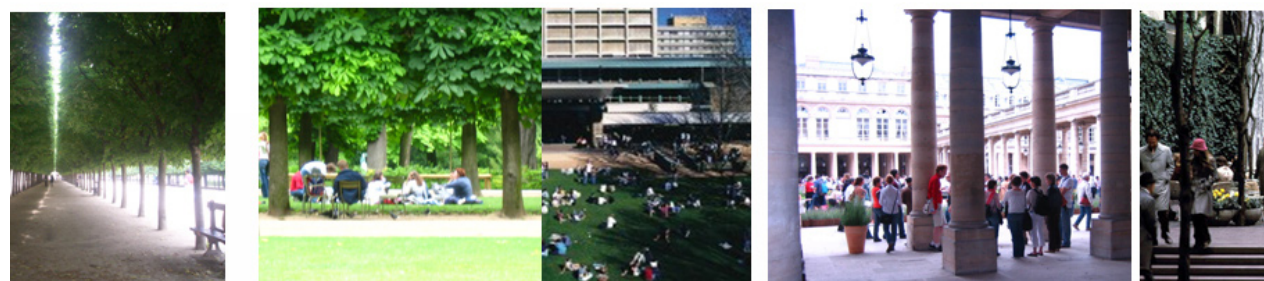
#### Hubs and Resting Spots

Emphasis on simple circulation, legibility and wayfinding is critical to achieving clarity throughout the campus, however, beyond this the quality of the experience also needs to be accentuated throughout these journeys.

Circulation routes are a combination of both movement and rest. They need to be active, vital and safe, and should offer amenity, places of activity and respite, and variety and visual interest. Easily accessible student lounges, faculty hubs, cafés and retail provisions, green spaces and courtyards need to be scattered along them.

#### Accessibility

New developments and refurbishments will comply with the UTS Accessible Environments Policy, as well as the Building Code of Australia (BCA) and the *Disability Discrimination Act 1992* (DDA).



EXAMPLES OF SUCCESSFUL LANDSCAPED SPACES



ARCHITECTURAL AND SPATIAL CHARACTER



ARCHITECTURAL CHARACTER & IMAGE + OPPORTUNITIES



### 3.0 DESIGN PRINCIPLES

#### 3.5 DESIGN QUALITY CONTROLS - ARCHITECTURAL CHARACTER AND IMAGE

Universities are often distinguished by the quality of their architecture, through which they instill a sense of pride and history. As cultural buildings with a long life span, university buildings can become major contributors to the cultural life of the city, and have not traditionally been subject to the dictates of developers and the commercial realm.

Over the last decade, universities in Australia have been remaking their campuses through an investment in design. Significant buildings have been commissioned to provide improved campus facilities and to project a more attractive and modern image in an increasingly competitive tertiary education market. The physical environment of the campus is regarded as being vital to the reputation and identity of the university, and representative of their attitude to the delivery and quality of their educational programmes.

Success must be considered on a number of fronts, from the quality of the architecture, the quality of spaces created, their urban response, and, most importantly, their ability to enable and reflect developments in teaching, learning and research, and maintain relevance and flexibility as tertiary institutions and teaching methods change and develop.

With a large amount of new built area UTS will be significantly increasing its capacity. The new development sites and major renovations will have a significant impact on the surrounding streetscapes with an extensive new built frontage to public streets. The most marked of these will be on Broadway, the campus's most prominent address, with its most visible and extensive streetscape. The new built frontage on Broadway will measure some 230 metres in length.

The character and identity of UTS Broadway Precinct will be transformed over the next 5 years.

The approach that will be taken is one that aligns the strategic vision and academic identity and purpose of UTS with its new built and architectural character, an approach that will enrich much more than just the built environment.

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

##### A Sense of Community

- Campus buildings need to strengthen and reinforce a sense of community, but not obliterate it with a 'sameness' of built language. Academic communities are full of diversity, and the buildings and spaces will reflect this.
- UTS needs to transform its current collection of buildings that present as fortresses to the street and to the city. New buildings will be accessible, visible and perforate.

- The buildings will engage with and respond to external spaces – both public streets, and UTS environments. Circulation hubs, student lounges and building entries should be located so as to relate with and look back to the wider UTS community.

##### A Sense of Place

The buildings will respond to the context of the streets and environments they sit within – striking and emblematic to Broadway, finer scaled and more detailed to Jones Street and Thomas Street.

- The new Broadway street frontage should be considered as a collection of 3 buildings, not one continuous and homogeneous façade: The new extension to the Building 1 podium entrance, the southern extension to the new Learning Commons in Building 2, and the new Broadway building itself. There is the opportunity in this buildings major new facade for providing pedestrian connections that link to the street. These connections could also respond to the creation of multilevel activity hubs within the building that surround the main vertical circulation paths.
- New and existing building relationships will be considered as significant opportunities to create meaningful and diverse spaces. Architectural propositions will consider the forming of laneways, courtyards and rich streetscapes.

##### A Sense of Identity and Pride

The buildings and the campus will demonstrate the innovative knowledge precinct, be engaging and varied, experimental and research based, and represent UTS as 'the home of the creative industries'.

- Transparency is an important part of the new built language. It will speak of an institution that is proud of the knowledge, communication and innovation that occurs within it.
- Whilst UTS as an institution requires strength and identity, so too do the faculties within it. Each faculty should have its own identity reflected in its architecture, creating the ability to brand the faculty with its own unique character – for example, both the campanile of Building 5 on the Haymarket precinct and the Atrium and entrance of Building 10 have a striking and memorable image. Campus buildings should have an identifiable entrance, visibility across many levels, visible student focussed activities and shopfronts, informal lounge and gathering spaces and key teaching and computer labs that are accessed from these areas.

##### Legibility

- All building and spaces form an important part in creating a series of links and thoroughfares through the campus, and indeed the city.
- New and existing buildings will define important gateways to the campus.
- Building entries will be clear, welcoming and unambiguous.
- Colonnades and Awnings should be located in meaningful

locations to encourage dwelling and gathering spaces, and to activate the edge of public areas such as Alumni Green and Jones Street.

##### Design Excellence

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

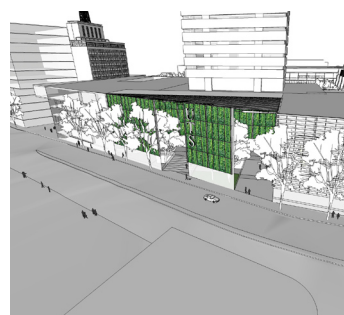
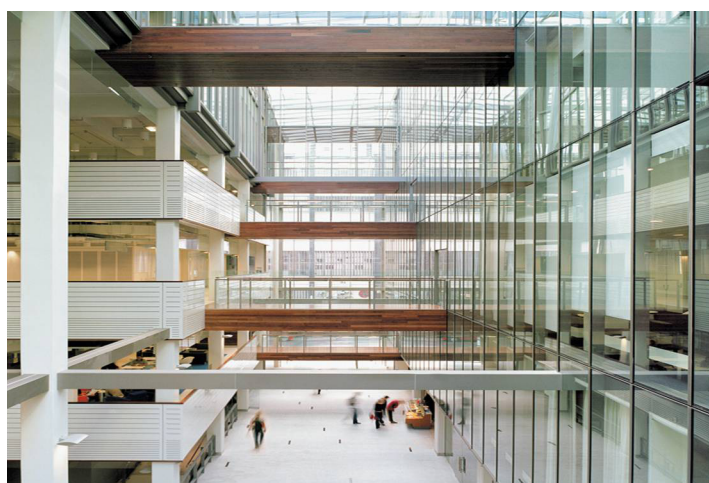
- Design Excellence is not just the quality of a building's facades, it is the quality of the spaces it creates, its urban response, and, most importantly, its ability to enable and reflect developments in teaching, learning and research, and to maintain relevance and flexibility as tertiary institutions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

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

##### Urban Design Quality Controls

##### Broadway Building

- Maximise the extent of permeability of the ground plane through retail and student union shopfronts and student wide and public facilities
- Enable pedestrian connections through the site from Broadway through to Jones Street
- Consider articulating the building façade along Broadway to reduce the bulk and scale through possible devices such as openings and pedestrian connections, modulation and material quality
- Consider an element of transparency in the building design to express functions within
- Respond respectfully to the existing Building 10 in relation to the way the new building abuts the building on its west and eastern facades
- Provide at grade and above ground pedestrian connections to Building 10
- Provide vehicular connections to the new building through Building 10 carpark to avoid dangerous and unsightly driveways off Broadway and Jones streets





Thomas Street

- Step back the topmost floor of the building to maximise solar access to Alumni Green at 2pm in midwinter
- Maximise the extent of permeability of the ground plane through retail and student union shopfronts and student wide and public facilities
- Enable pedestrian connections through the site from Thomas Street through to Alumni Green
- Consider an element of transparency in the building design to express functions within
- Provide a pedestrian colonnade along the southern edge of the building to Alumni Green
- Provide lift connection to CB04 Level 7. Envelope of lift core and connection to allow solar access to Alumni Green in accordance with LEP solar access provisions for public space

(along Jones street and Alumni Green) through retail and student union shopfronts and student wide and public facilities

- Provide pedestrian entries off Jones Street and Alumni Green
- Provide a pedestrian colonnade along the northern edge of the building to Alumni Green
- Consider an element of transparency in the building design to express functions within

Building 1

- Refurbish the existing Building 1 forecourt and entry at Broadway to create a major new entrance to the campus
- Consider the provision of a multi storey atrium with internal garden at the entry
- Provide pedestrian entries off Broadway, Alumni Green and Turner Lane
- Maximise the extent of permeability of the ground plane (at the Broadway and Alumni Green entries) through retail and student union shopfronts and student wide and public facilities
- Consider an element of transparency in the building design to express functions within
- Provide screening to the existing northern terraces to create new sheltered outdoor spaces, and to activate the northern edge of the building at all levels

Building 2

- Refurbish external facades
- Refurbish and extend the existing atrium to provide daylight into the building
- Maximise the extent of permeability of the ground plane



4.0 PROPOSED BUILT FORM AND SOLAR ACCESS

4.0 PROPOSED BUILT FORM AND SOLAR ACCESS





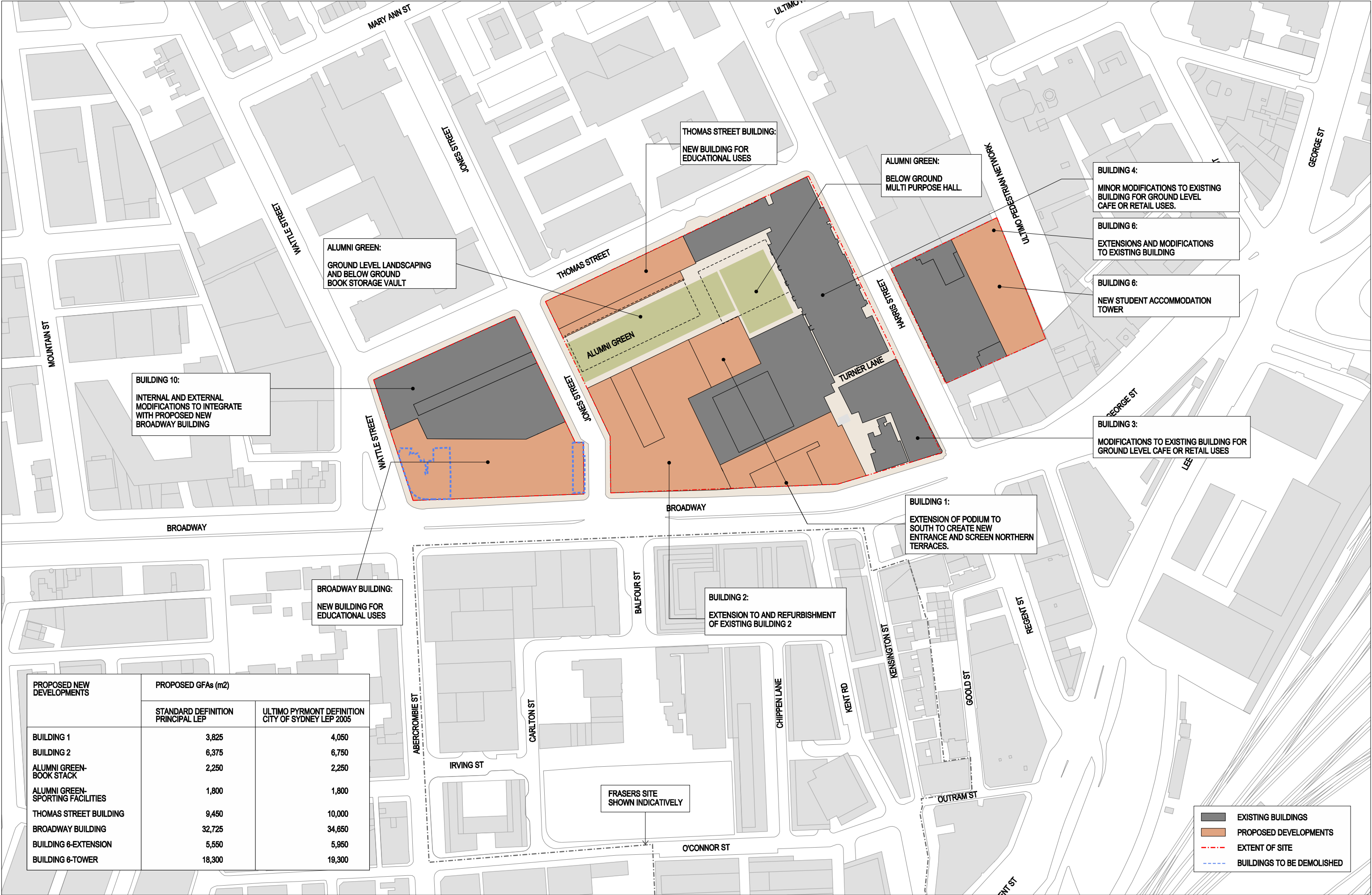
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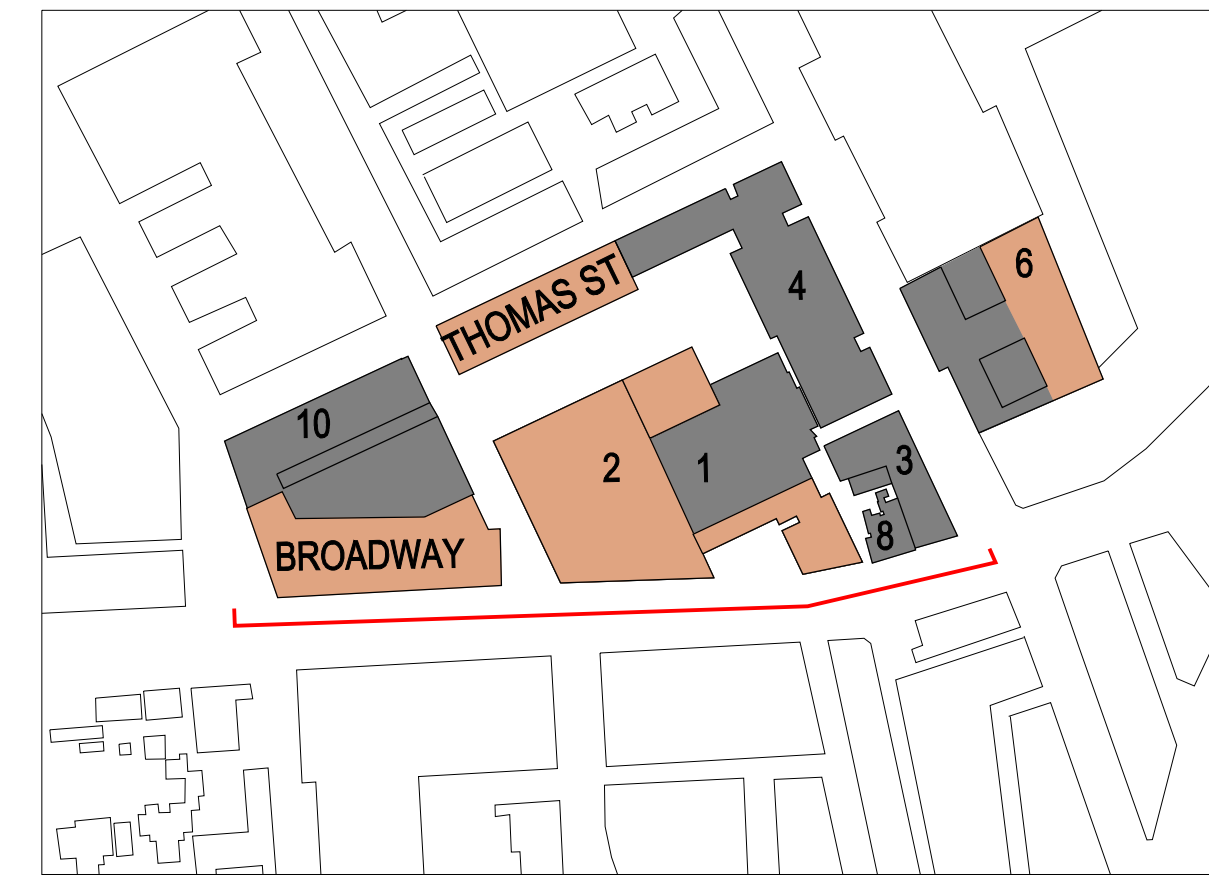
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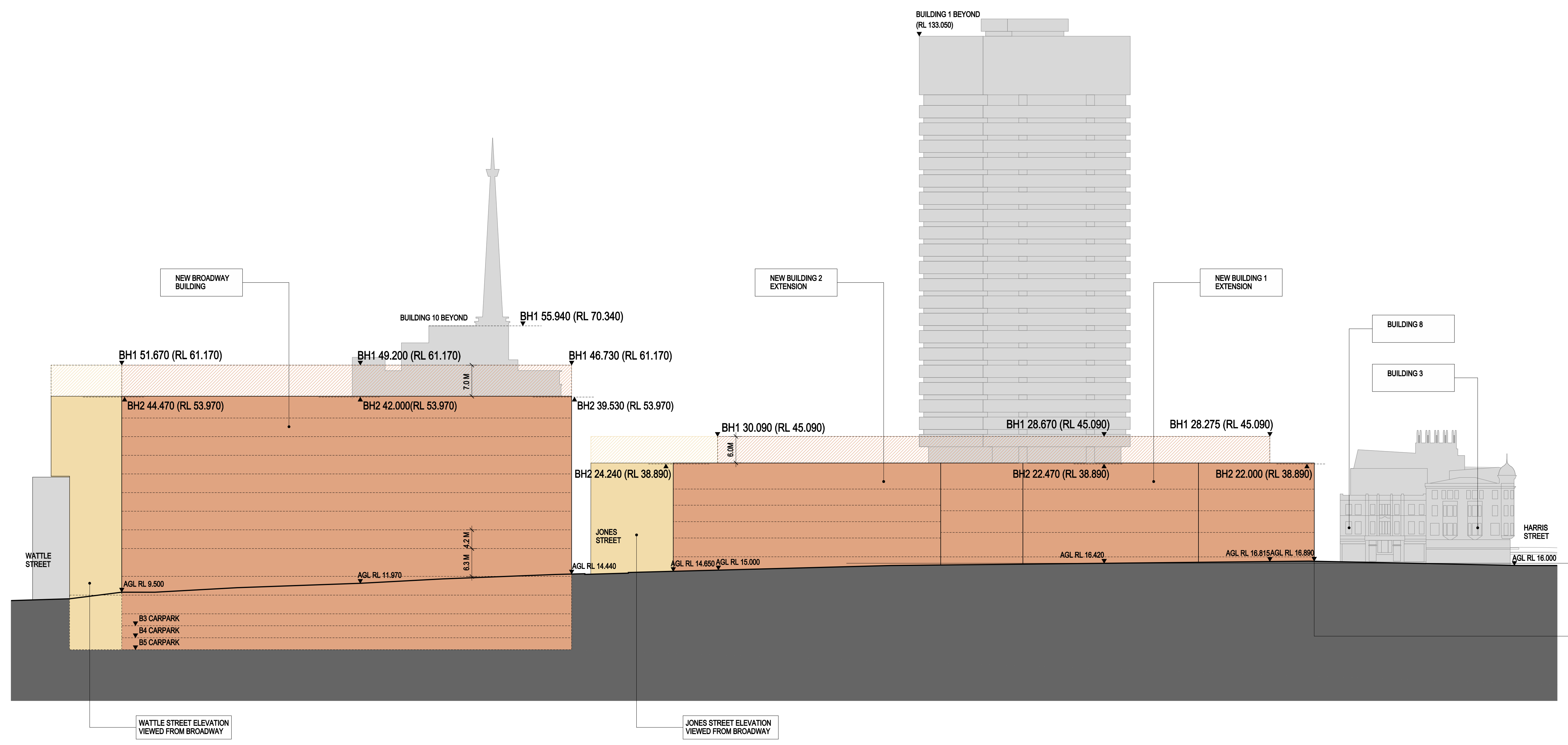


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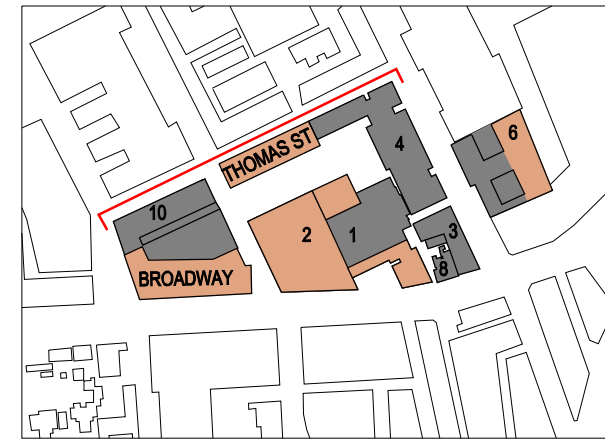


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MAXIMUM BUILDING HEIGHT IN METRES FROM AGL
- BH2 - BUILDING WALL HEIGHT  
ULTIMO PYRMONT DEFINITION - CITY OF SYDNEY LEP 2005  
BUILDING HEIGHT IN METRES FROM AGL
- AGL - ASSUMED GROUND LEVEL
- PROPOSED DEVELOPMENTS
- PROPOSED SERVICE PLANT ZONE
- PROPOSED DEVELOPMENTS BEYOND
- EXISTING BUILDINGS

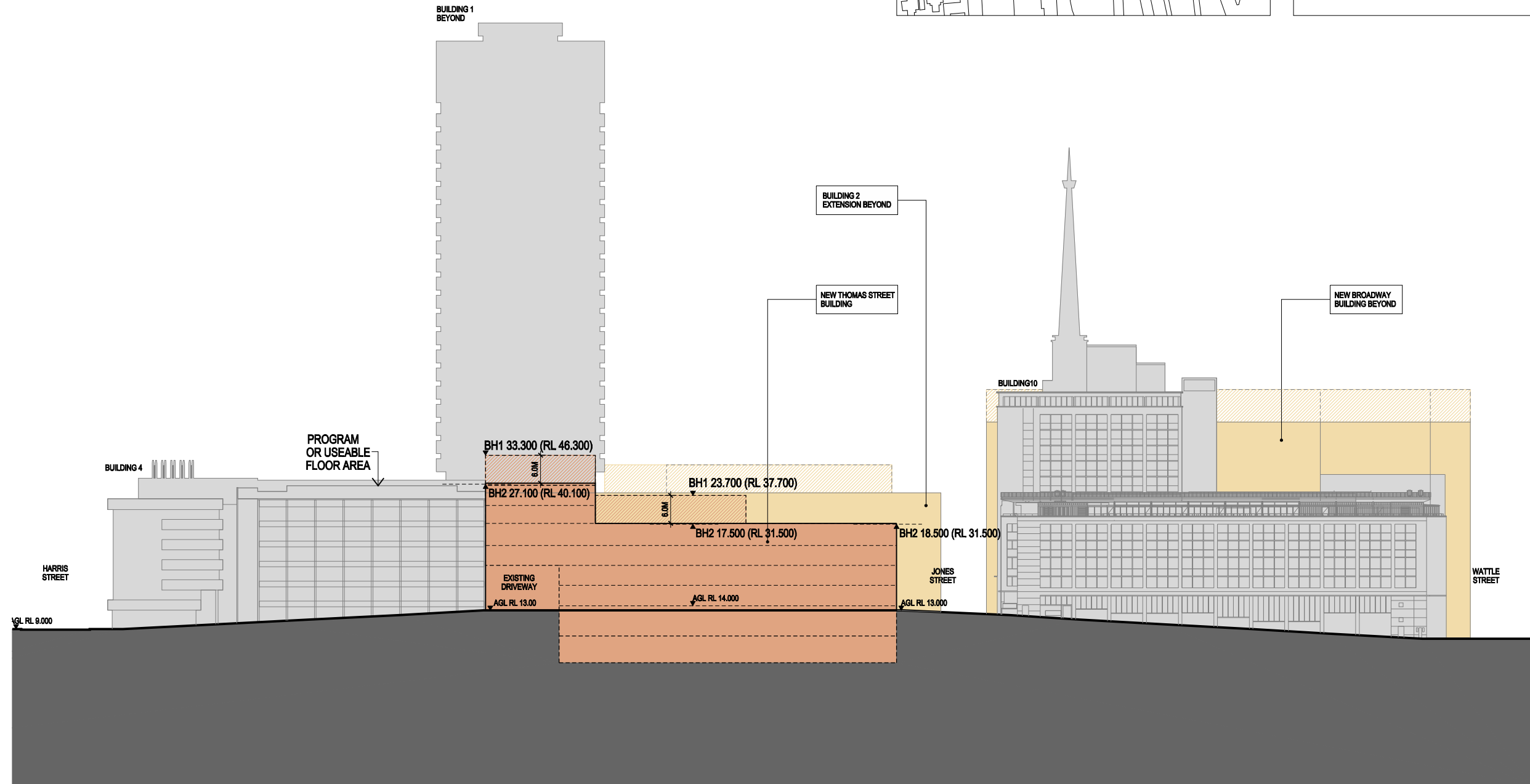


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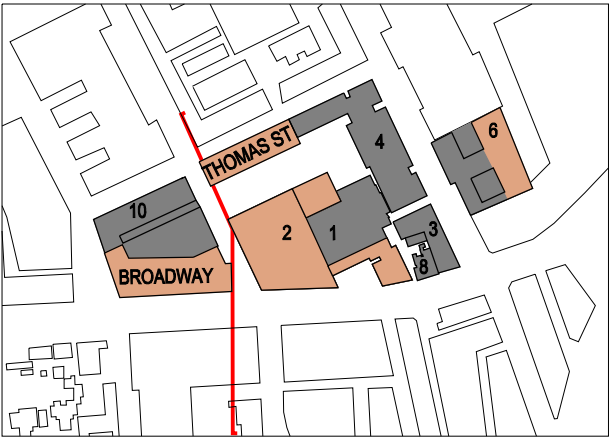


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- BH2 - BUILDING WALL HEIGHT  
ULTIMO PYRMONT DEFINITION - CITY OF SYDNEY LEP 2005  
BUILDING HEIGHT IN METRES FROM AGL
- AGL - ASSUMED GROUND LEVEL
- Orange box - PROPOSED DEVELOPMENTS
- Orange box with diagonal lines - PROPOSED SERVICE PLANT ZONE
- Yellow box - PROPOSED DEVELOPMENTS BEYOND
- Grey box - EXISTING BUILDINGS

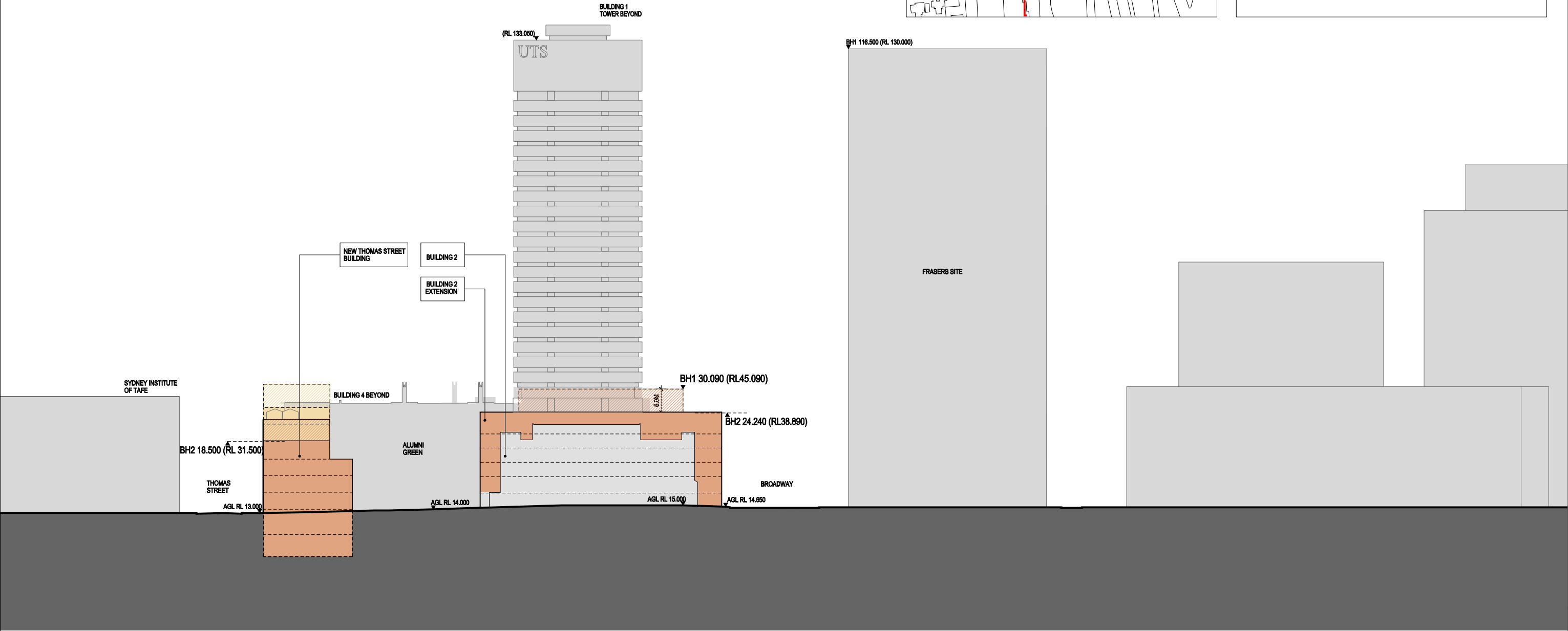


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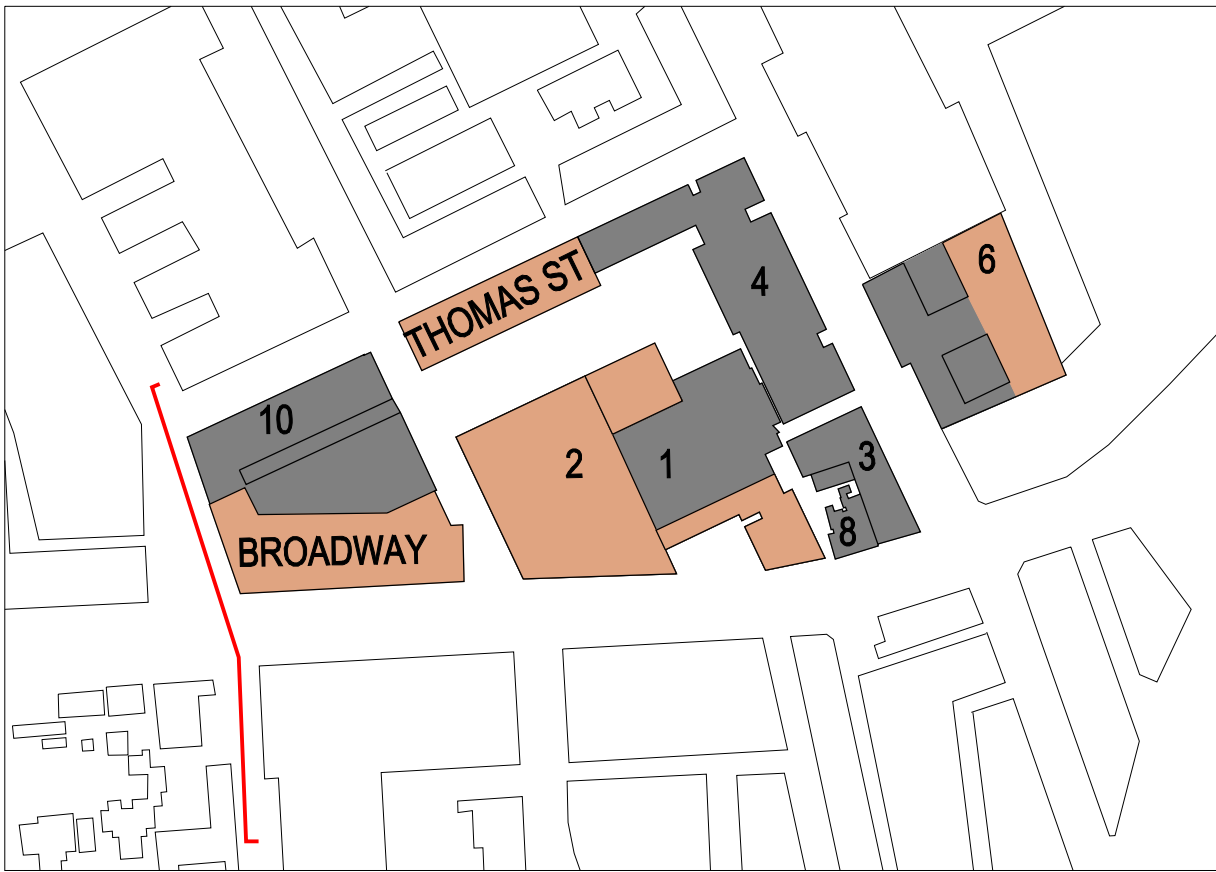


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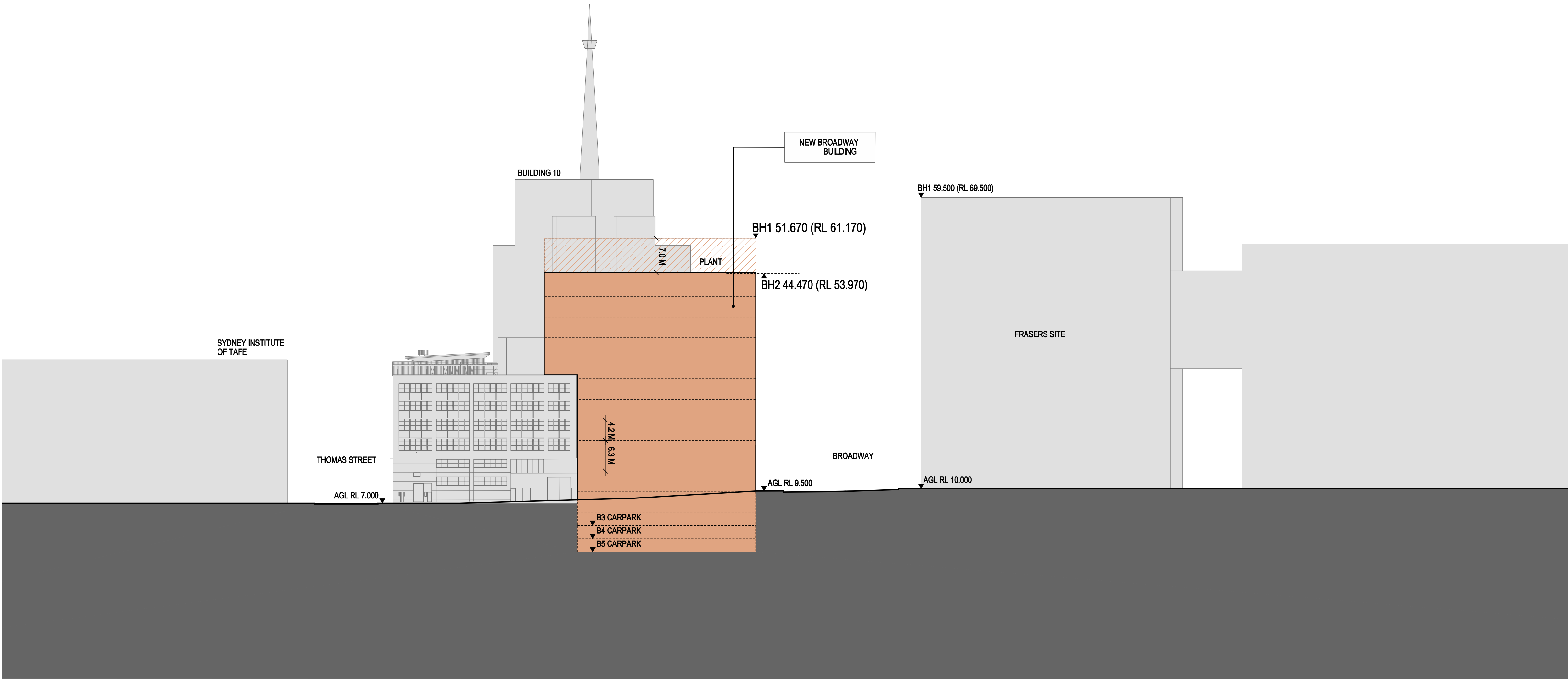


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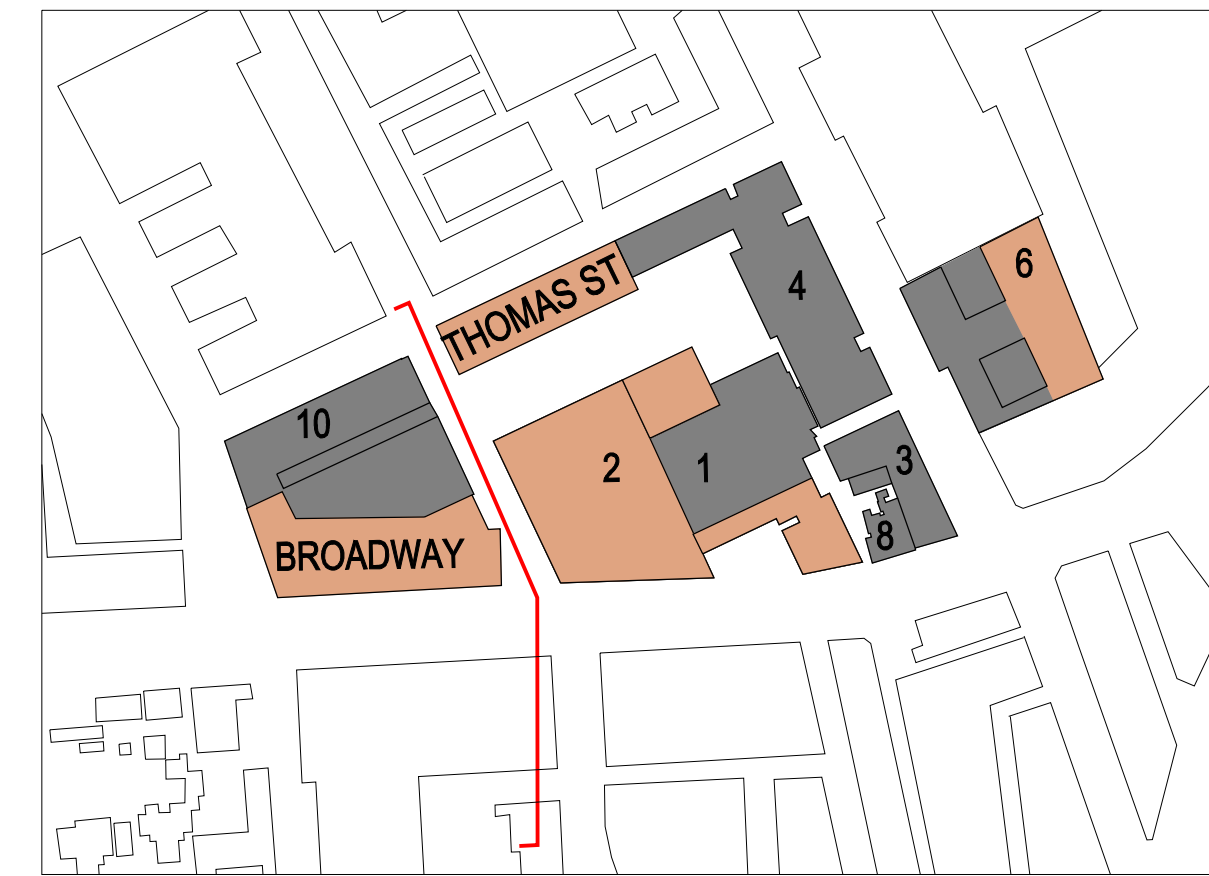




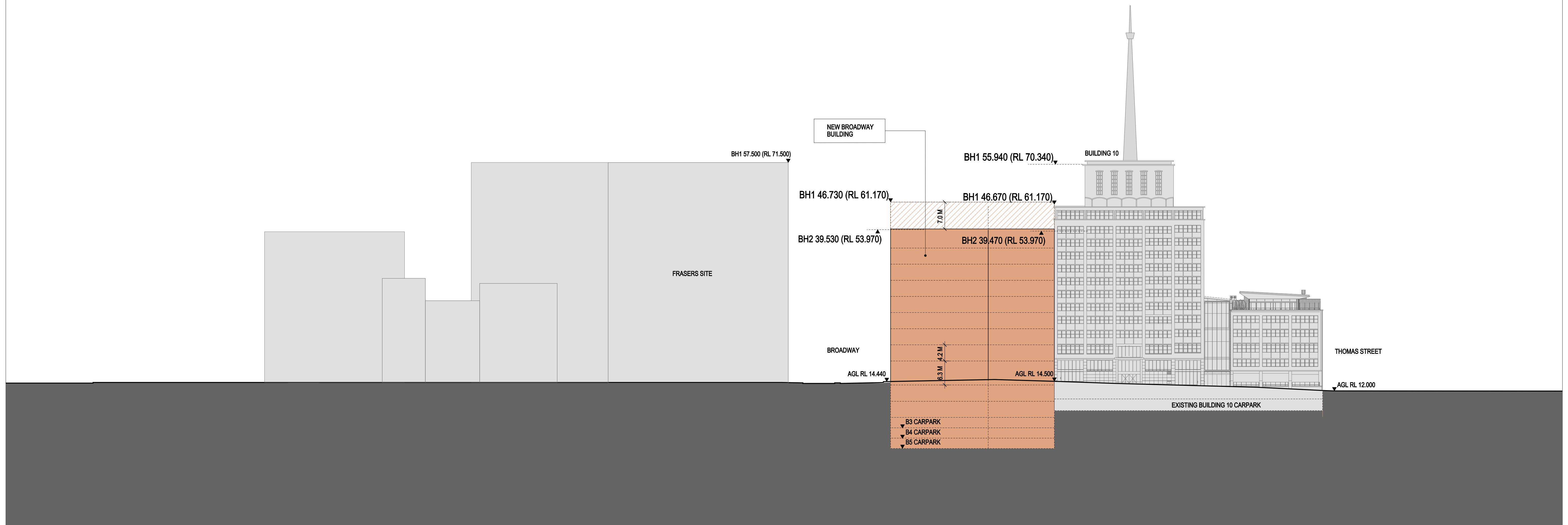
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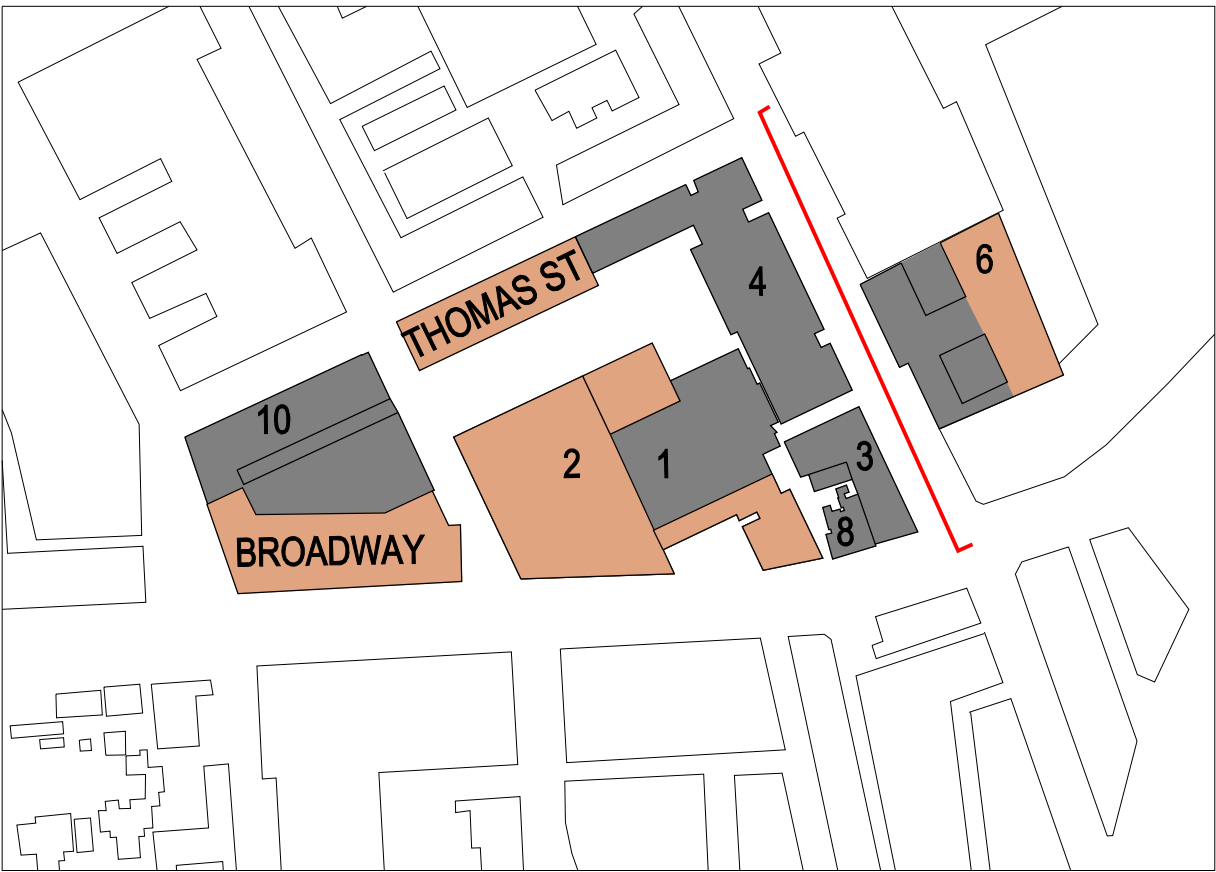


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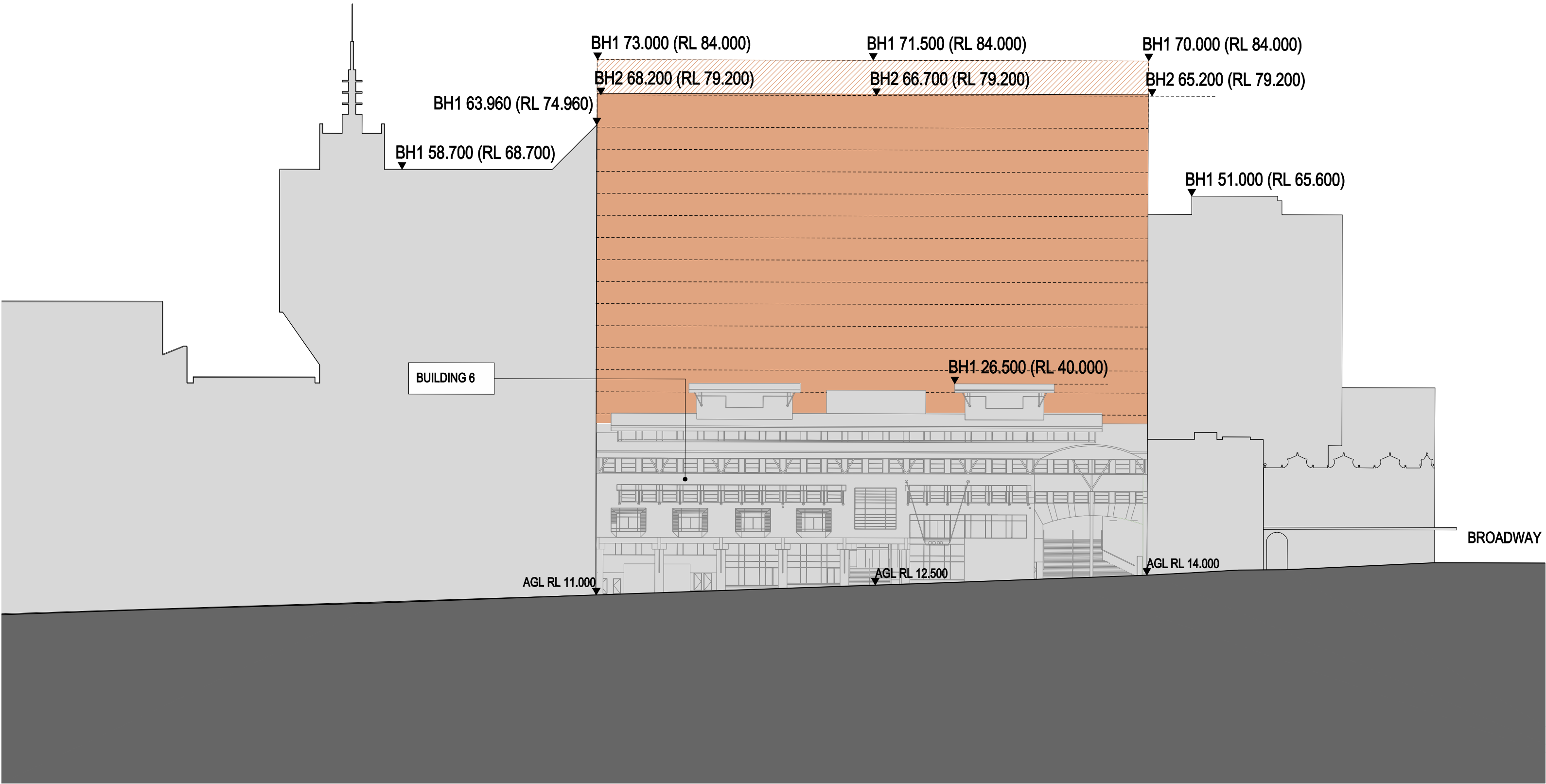


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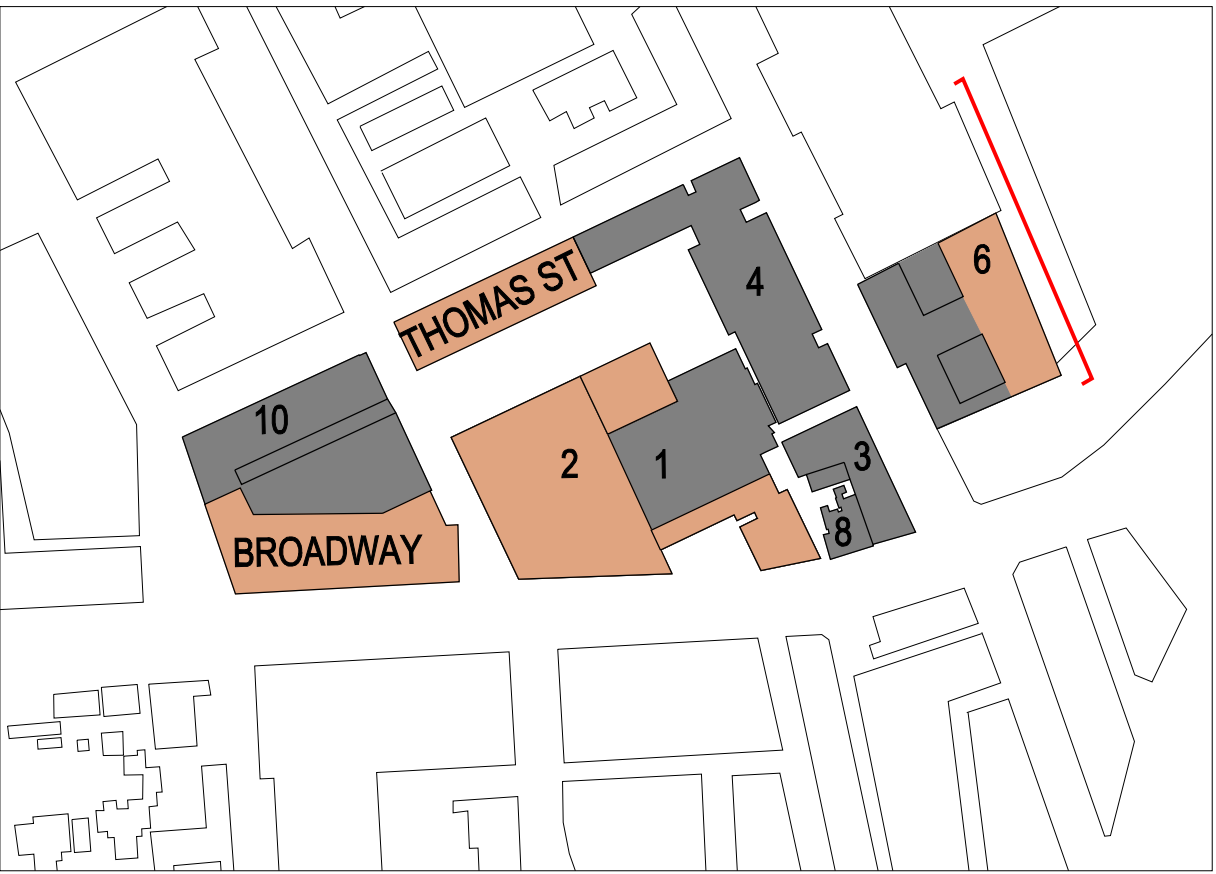




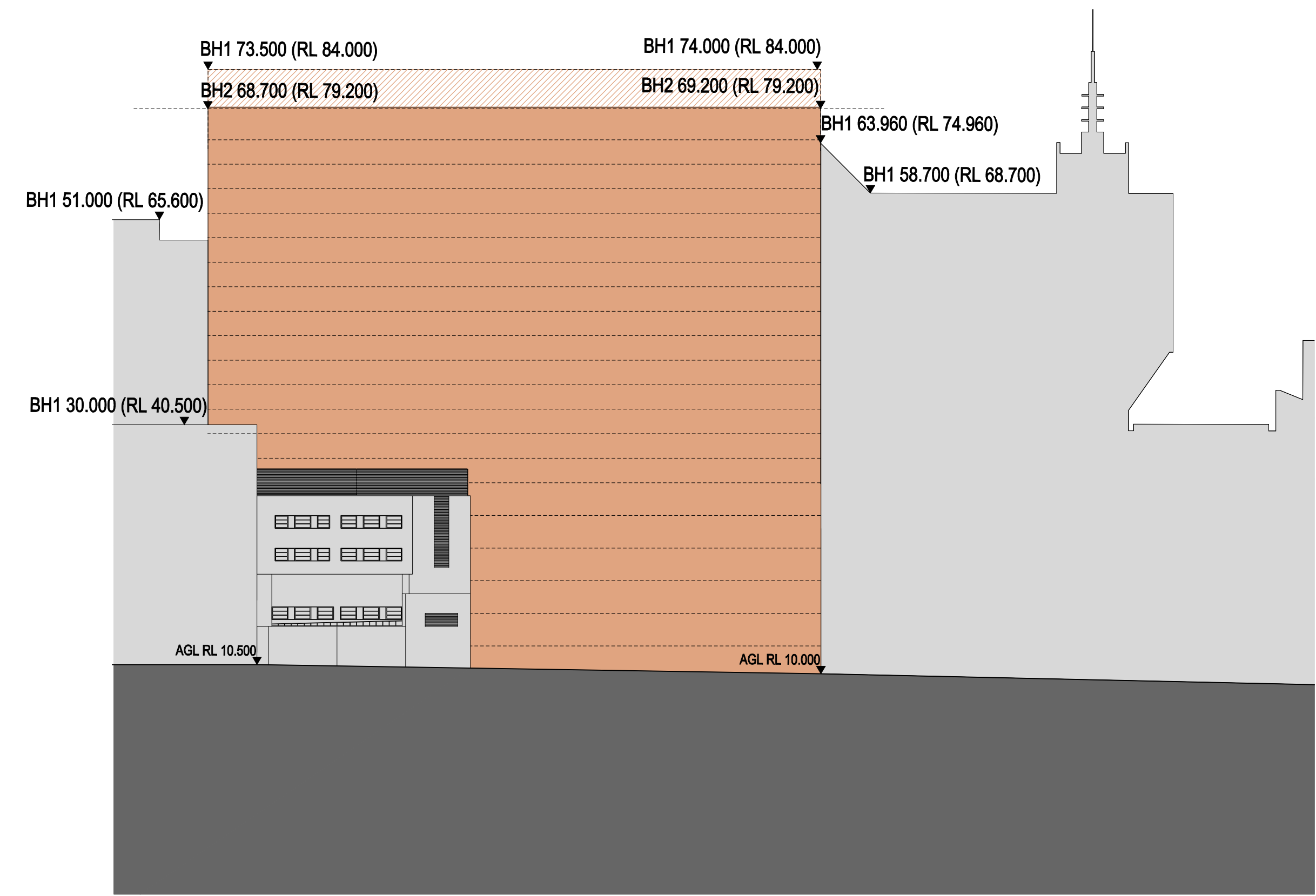
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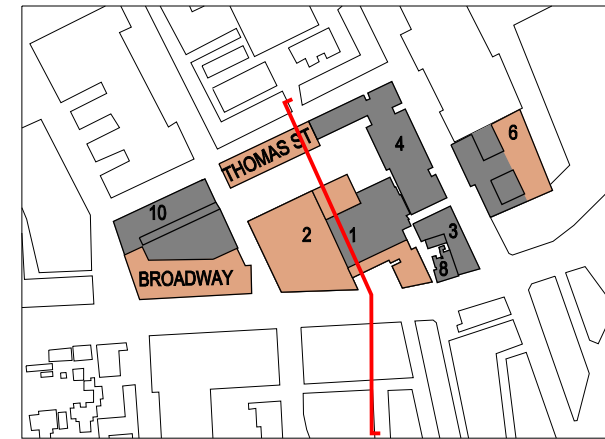




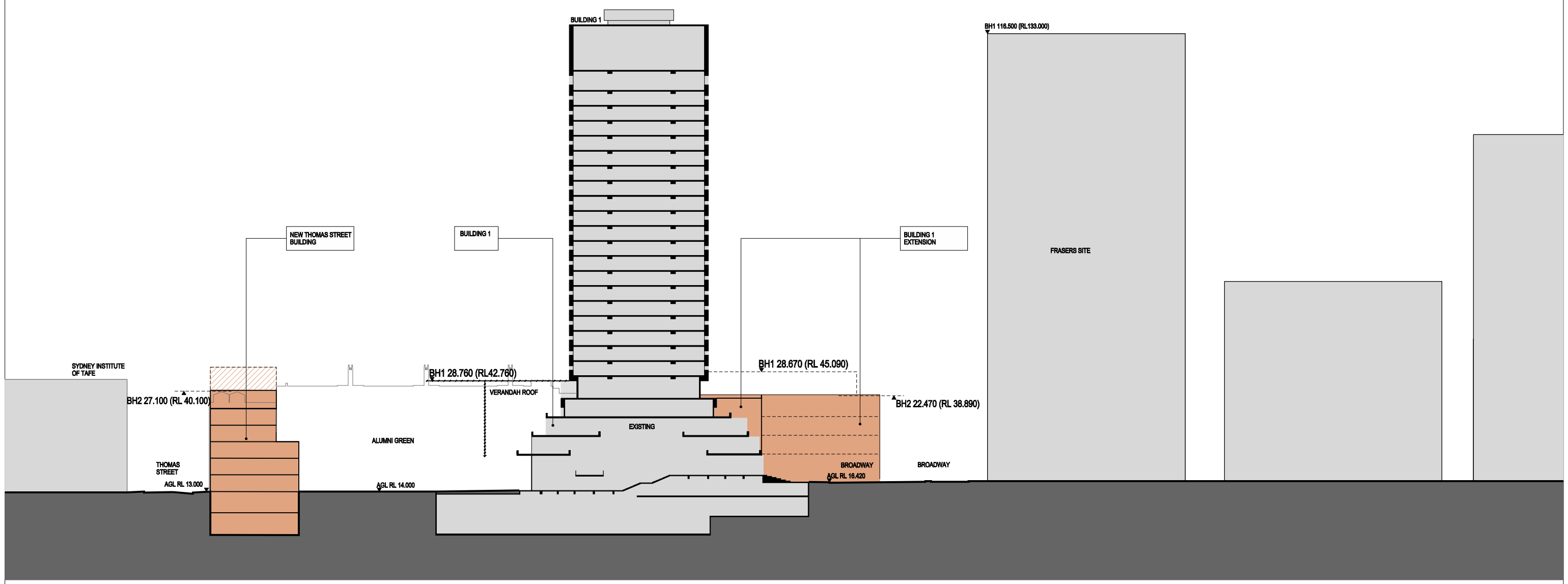
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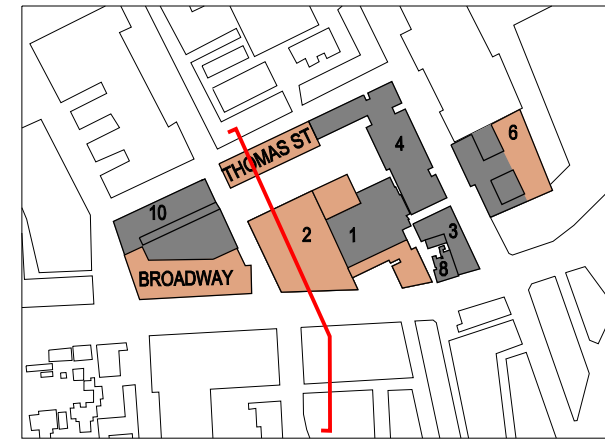


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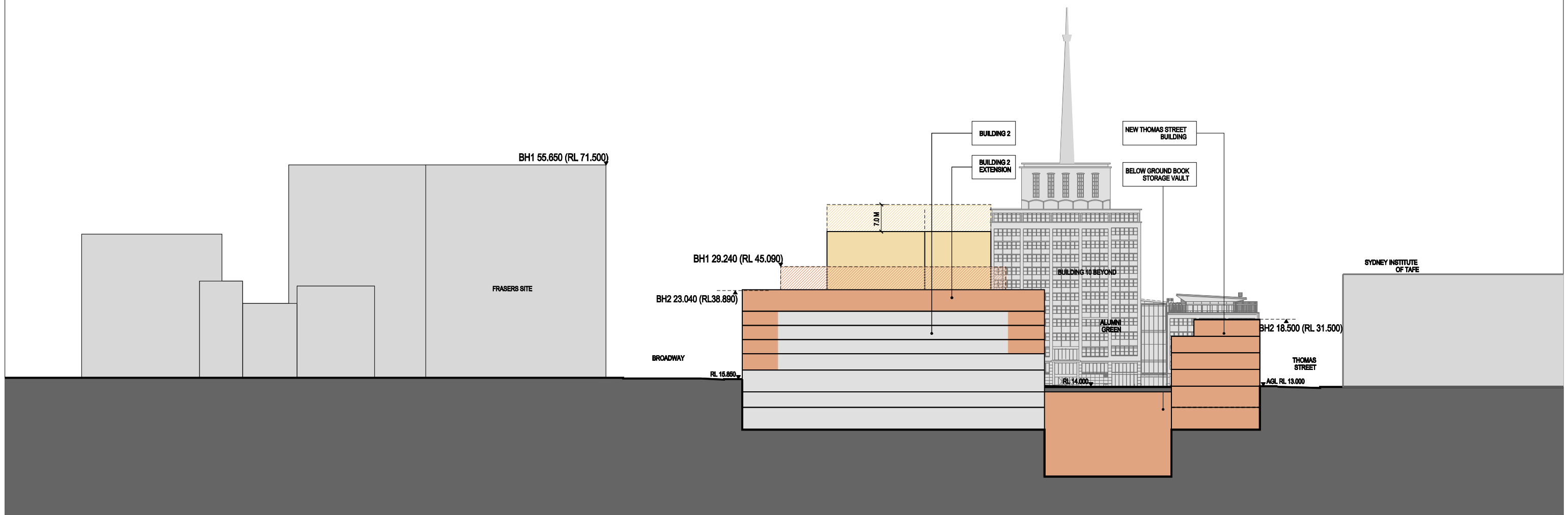


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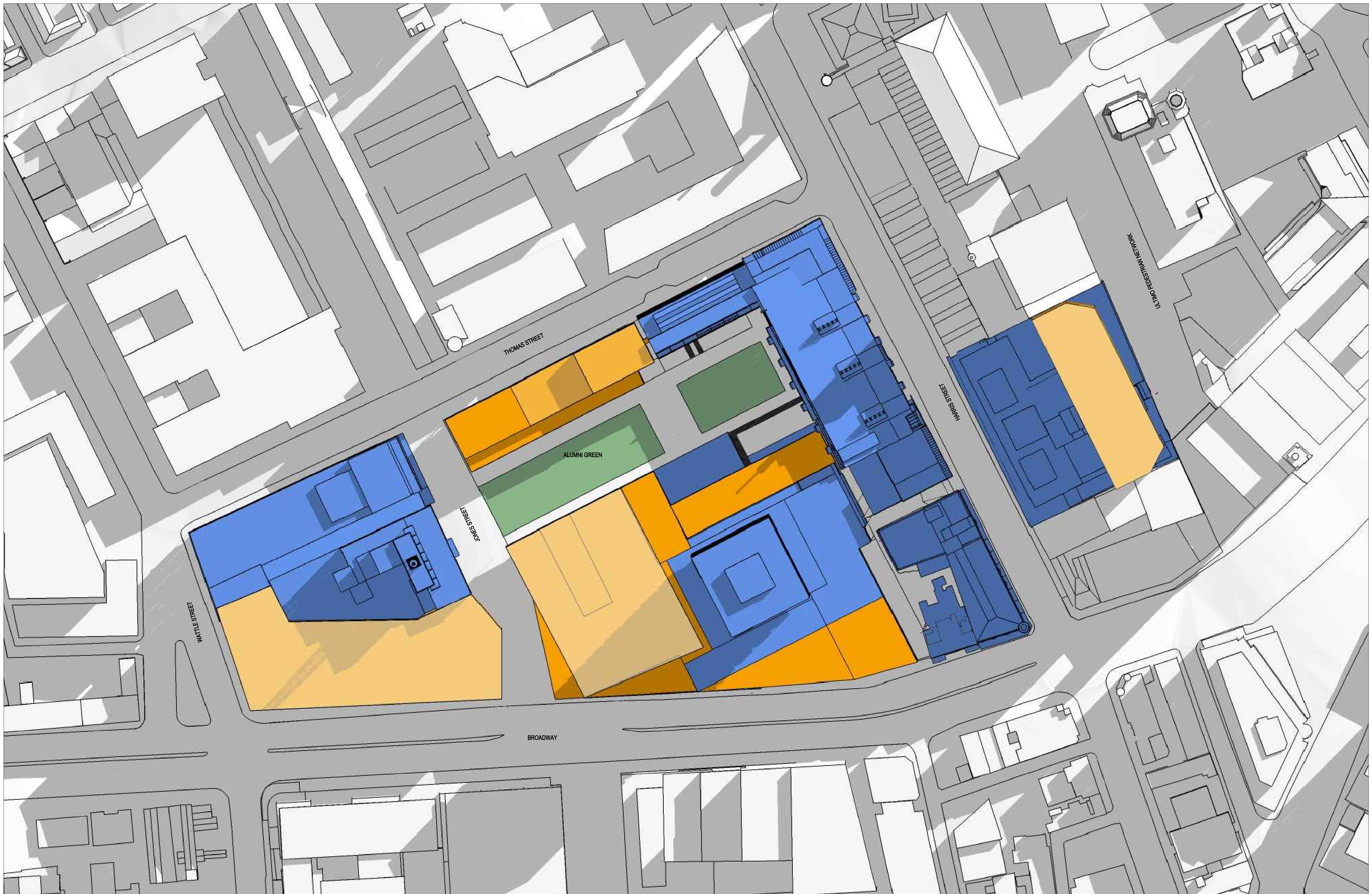


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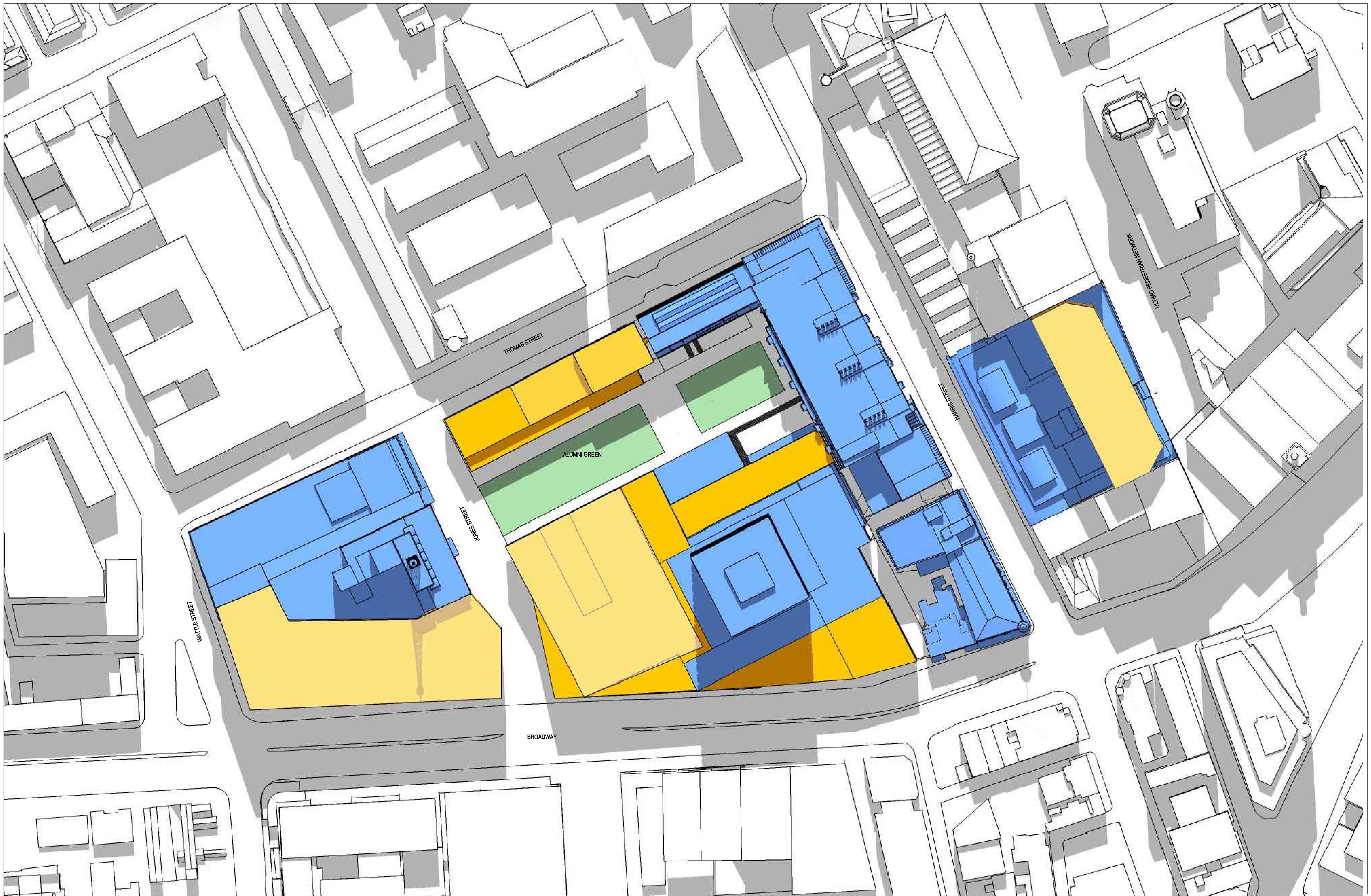
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BlighVollerNieldArchitecture

CLIENT

UNIVERSITY OF TECHNOLOGY SYDNEY

PROJECT

UTS BROADWAY CONCEPT PLAN

TRUE NORTH



PROJECT NORTH



GRAPHIC SCALE

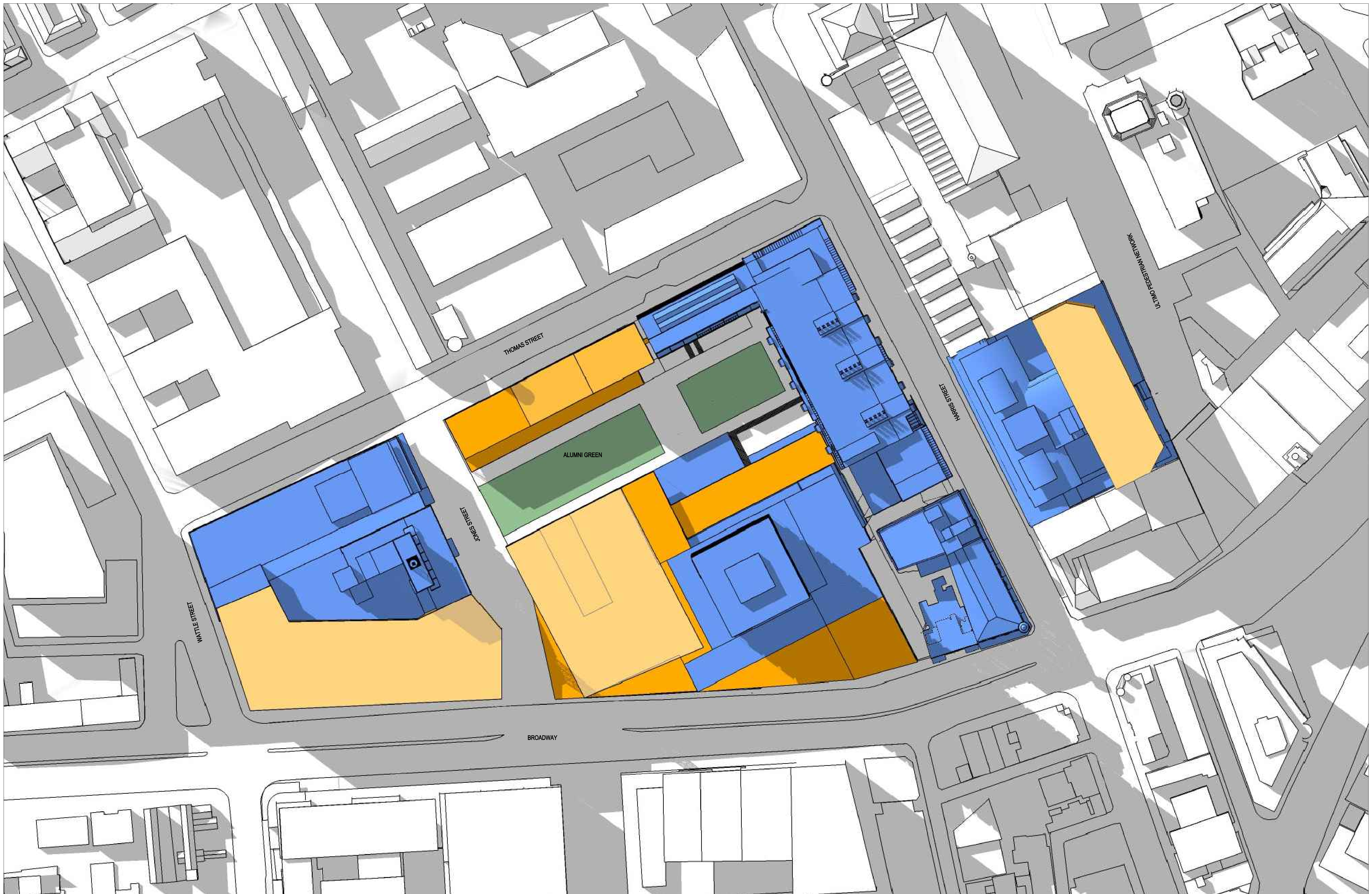
SCALE

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DRAWING  
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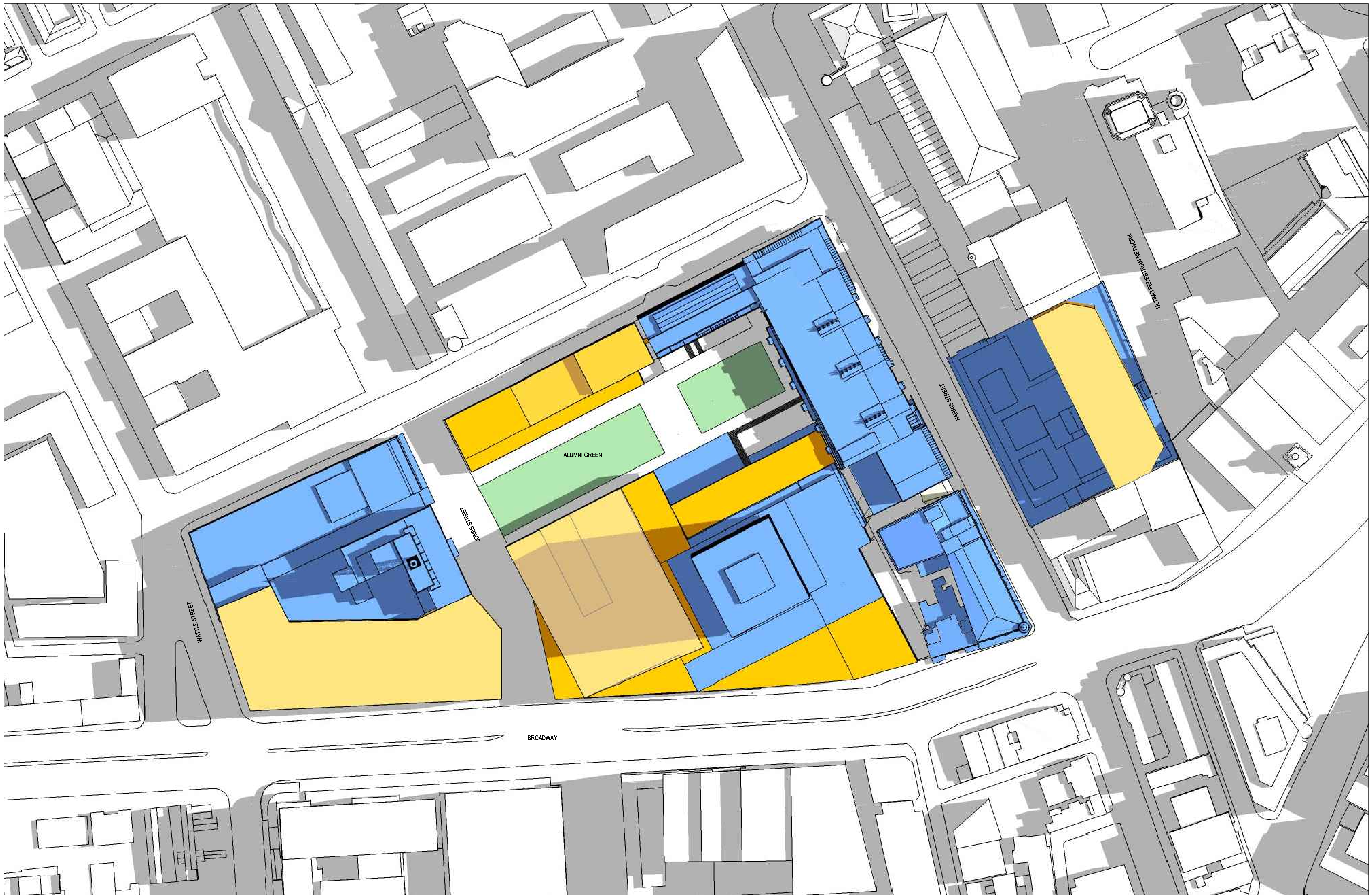
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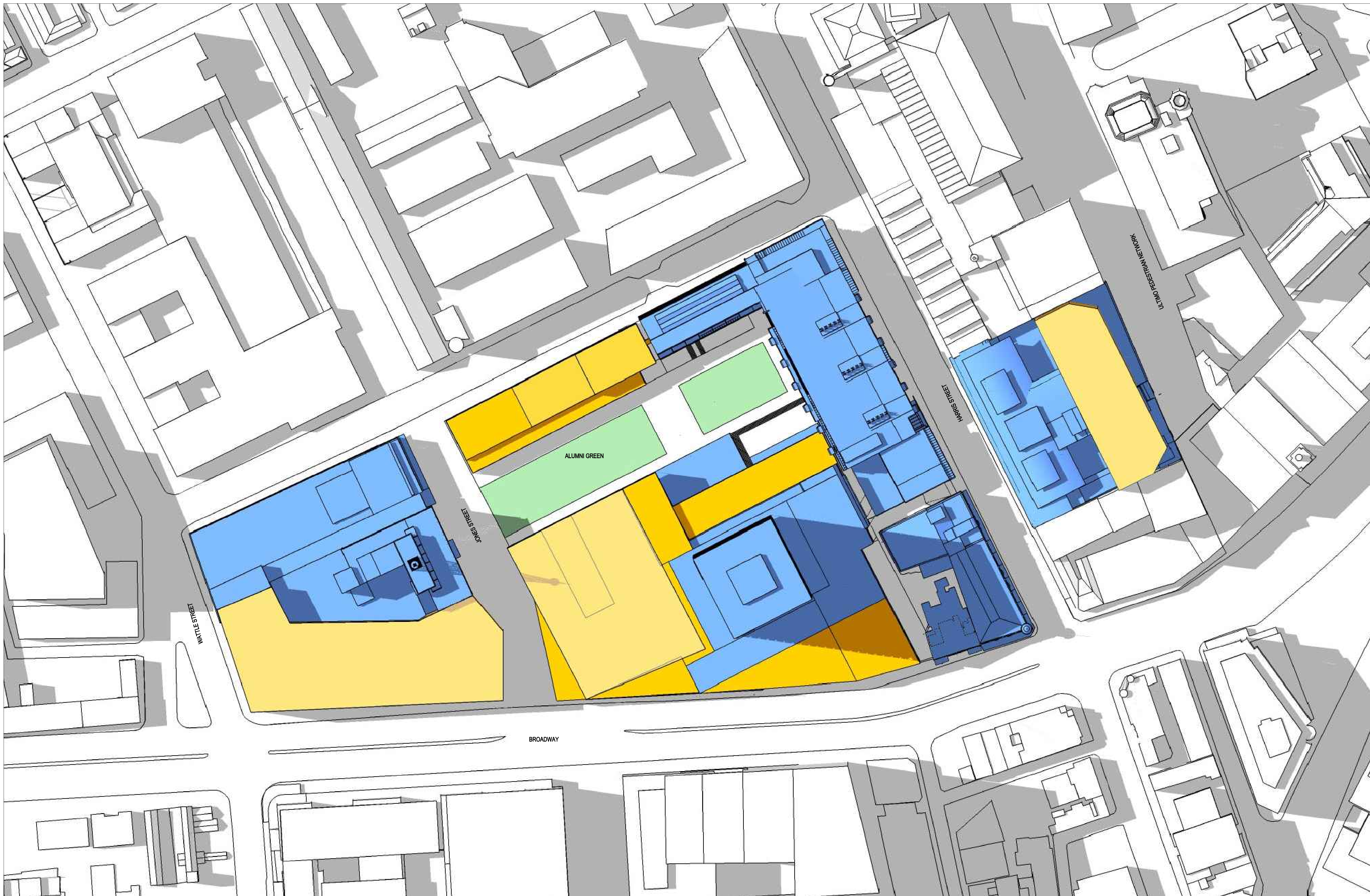
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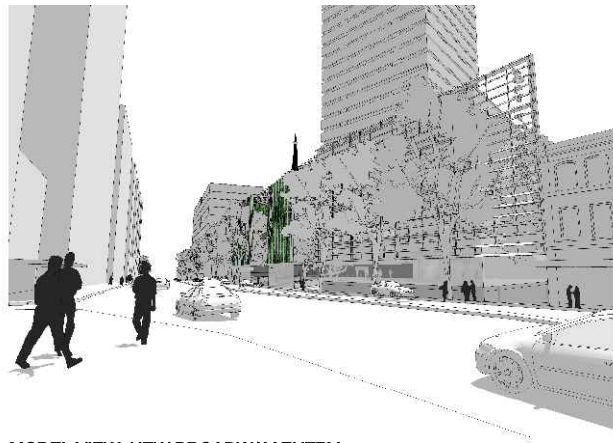
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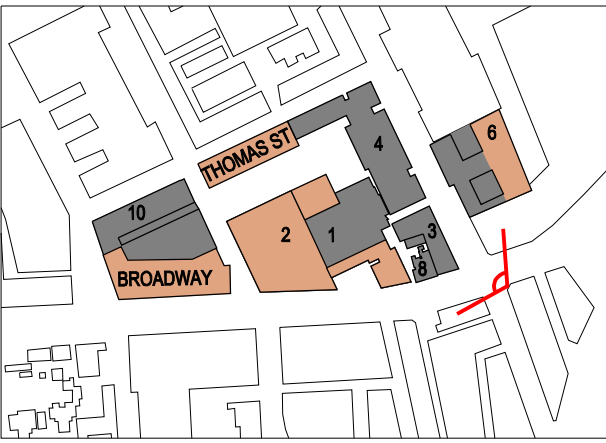


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MODEL VIEW: NEW BROADWAY ENTRY



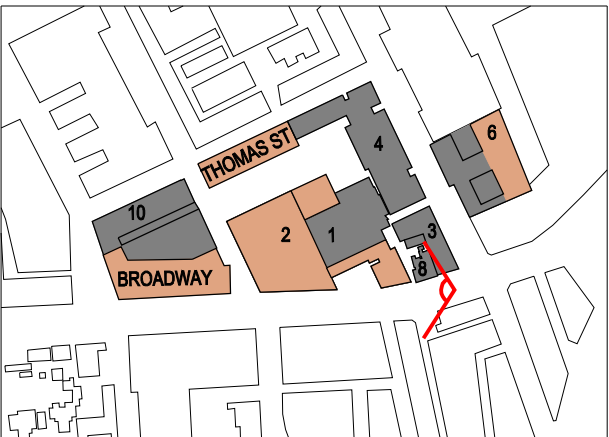
VIEW FROM HARRIS ST / BROADWAY CORNER LOOKING WEST

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MODEL VIEW: LOFT ENTRY FROM BROADWAY



VIEW ON BROADWAY LOOKING WEST

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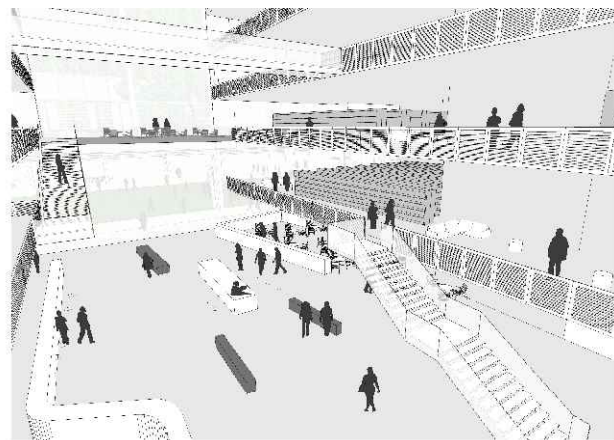




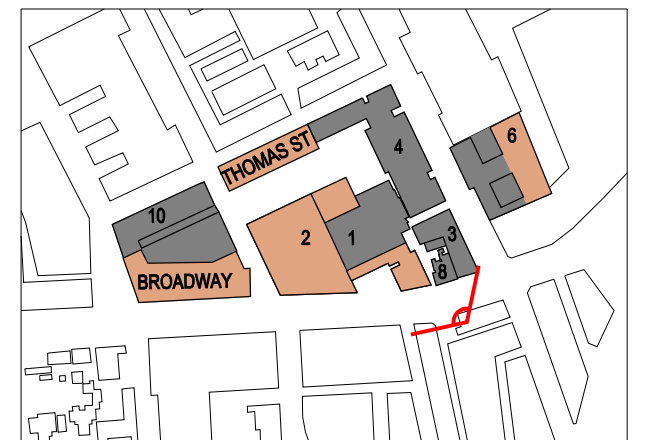
MODEL VIEW NEW: BROADWAY ENTRY



MODEL VIEW: BUILDING 1 PODIUM TO ALUMNI GREEN



MODEL VIEW: BUILDING 2 REFURBISHMENT



VIEW ON BROADWAY LOOKING WEST

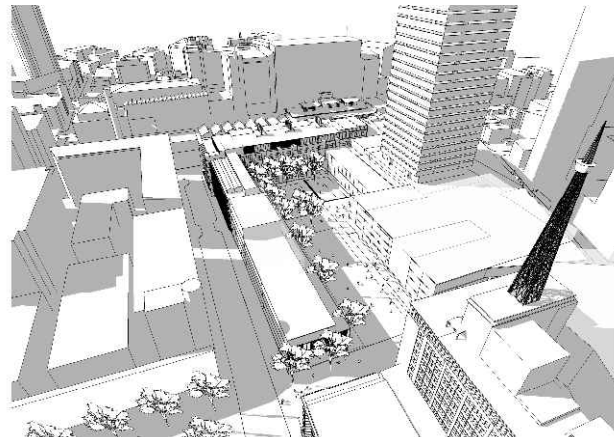




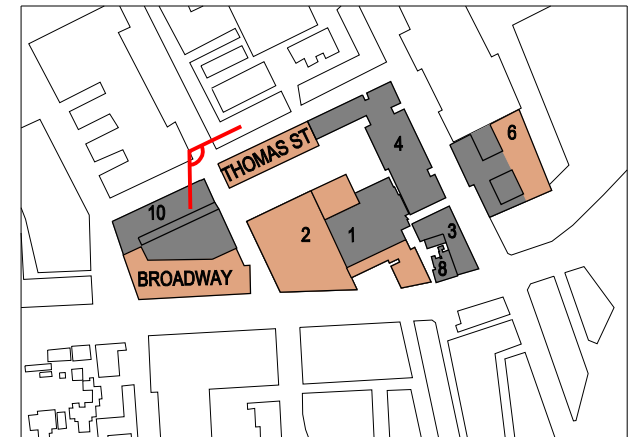
MODEL VIEW: THE NEW ALUMNI GREEN LOOKING WEST



MODEL VIEW: ALUMNI GREEN & THOMAS ST BUILDING  
LOOKING NORTH



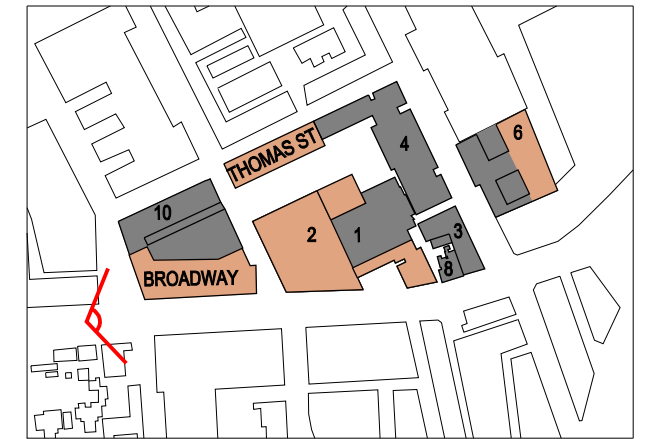
MODEL VIEW: ALUMNI GREEN & THOMAS ST BUILDING



VIEW ON THOMAS ST/JONES ST CORNER

11/05/2009





VIEW FROM BROADWAY LOOKING EAST

11/05/2009