

University of Technology, Sydney

Broadway Precinct Concept Plan Pre-lodgement Consultation Report

Report : 4 March 2009



Document Reference Table

Revision	Date	Prepared by	Reviewed by	Approved by	Remarks
1.	120209	TR			
2.	190209	TR	UJ		
3.	030309	TR	JS, GM		
4.	040309	TR			

KJA document name & location

u:\client files\uts\uts city campus\consultation report\consultation report 040309.doc

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1 Executive summary

The University of Technology, Sydney has been examining options for revitalising the University's City Campus. The University's goal is to establish a vibrant new campus that will attract students and visitors – including people from surrounding neighbourhoods – for formal education as well as cultural, recreational and social pursuits.

On behalf of UTS, KJA undertook pre-lodgement consultation on the University's Concept Plan for the Broadway Precinct. The consultation and information included: a 1800 information phone line; letterbox drop with letter, brochure and Your Comments form; letters to major stakeholders; a pre-lodgement display of the Concept Plan (in UTS's exhibition space); and two community information sessions. Information was also provided on dedicated pages on the UTS website.

There was a low level of response to the information and feedback opportunities. The University promoted the exhibition, community information sessions and feedback opportunities via a letterbox drop to approximately 3,500 local businesses and residential addresses. The concept plan also received coverage in local print media (Sydney Morning Herald and City News).

Of the feedback which was received, a significant proportion related to design detail that will be developed as the project progresses. There will be further consultation opportunities when the Concept Plan is formally exhibited and at the time of each Project Application.



2 Introduction

The University of Technology, Sydney (UTS), is one of Australia's leading Universities and aims to give its staff and students the best possible campus experience. The University has been examining options for revitalising the University's City Campus and ensuring it is able to cater for future growth.

The University's goal is to remain at the cutting edge of teaching, learning, research and sustainability. It is aiming to establish a vibrant new campus that will attract students and visitors – including people from surrounding neighbourhoods – for formal education as well as cultural, recreational and social pursuits.

UTS has developed a Campus Masterplan 2020. The first step in the realisation of this vision is the development of a Concept Plan for the Broadway Precinct of the campus.

In the lead-up to the lodgement of its Concept Plan for the Broadway Precinct, UTS engaged KJA to facilitate consultation with key stakeholders, including the local community, about its plans.



3 Methodology

3.1 Consultation Framework

A range of community information and consultation methods were used to inform the local community, staff and students about the project. They included the following:

- Letterbox drops to approximately 3,500 households in the surrounding area
- The establishment of a 1800 Information Line
- Concept Plan and Master Plan displays in the foyer of the UTS Tower building on Broadway
- Information placed on the UTS website, with the opportunity to lodge a Your Comments form online
- Letters to major stakeholders and UTS commercial tenants
- Two Community “drop-in” information sessions

3.2 Letterbox Drop

The letterbox drop occurred on 19 January 2009.

The following information was included in the letterbox drop:

- A letter explaining the reasons for the Concept Plan and inviting the community to view a display at the University outlining the proposal and to attend one of two community information sessions in early February. It also gave a 1800 phone number to call for further information (attached as an appendix)
- A Concept Plan information brochure (attached as an appendix)
- A Your Comments form asking the community, staff and students for views and feedback (attached as an appendix)

The letter, brochure and Your Comments form were delivered to households surrounding the University within the area bounded by Lee Street, Quay Street, Macarthur Street, Mountain Street and Shepherd Street. A map showing the consultation boundary is attached as an appendix.

Approximately 3,500 letters, information brochures and Your Comments forms were delivered.

3.3 Neighbour Information Line

A 1800 number has been operational since 19 January for the community to express their views, ask questions and request further information.

To date (19 February 2009), one call has been received on the information line. The caller inquired whether the community could join the UTS gym. The caller was advised it is possible for community members to join the gym.

3.4 Concept Plan Display

From 19 January until 16 February 2009, a series of large information panels outlining the Concept Plan were displayed within the foyer of the UTS Tower building on Broadway. Also on display was a model showing proposed building envelopes within the University's Broadway Precinct. Additional display panels described the Master Plan and were supported by video presentations.



3.5 UTS website

The information sent to the community via the letterbox drop has been available on the UTS website since 19 January 2009. In addition, the website contained copies of the display panels and additional information about the University's Master Plan.

3.6 Stakeholder letters

In conjunction with the letterbox drops, the University mailed 38 letters outlining its plans to key stakeholders. It also mailed similar letters to 25 commercial tenants that lease space on the UTS campus.

3.7 Community "Drop-In" Information Sessions

Two Community "Drop-In" sessions were held. The first session occurred on Wednesday 4 February from 4pm to 7pm. Two people attended specifically for the session. Passersby included three students and two staff members who viewed the display and were offered information about the Concept Plan.

The second session occurred on Saturday 7 February from 12 noon to 2pm. Two people attended specifically for the session. Passersby viewed the display and were offered information about the Concept Plan.

3.8 Additional information and consultation

- During the week of 19 January, representatives of two local residents' groups were contacted to ensure they were aware of the information being distributed in the community and the upcoming community information sessions.
- The University's plans were reported in the Sydney Morning Herald on Saturday 17 January (attached as an appendix) and in City News on Friday 23 January (attached as an appendix).



4 Matters raised during consultation

From 19 January until 16 February 2009, a total of 16 feedback forms were received. They were lodged online, posted to a Reply Paid address, or placed in a locked box within the Concept Plan exhibition area at UTS.

4.1 Concept Plan – general positive comments

Five respondents responded positively to the master plan, describing it as “attractive”, “great” and “quite excellent”. Comments included:

- *They look very attractive and will add to the architectural vista*
- *Excellent, will enhance the site and existing neighbourhood*
- *Congratulations on your proposal to upgrade and modernise the Broadway precinct*
- *generally great...*
- *generally quite excellent. New building on Broadway - increased street activation would be appreciated*
- *It is challenging, as many aspects are to be coordinated, such as: new buildings shall match with the ones under construction at South Broadway; pedestrians should have space enough and enjoyable views in the street; students should have open spaces as well inside the university... congratulations for taking this challenging project!!!*

4.2 Concept Plan – level of detail

One respondent criticised the master plan in some depth, objecting particularly to the lack of detail. This respondent was keen to have access to further information, particularly relating to the public domain:

- *Your master plan is very short on any detail, especially about street frontages and street-facing activities. The existing buildings detract considerably from the amenity of Broadway, with a lack of awnings, active fronts, etc (which are a dominant characteristic of the north side), but there is no indication in the master plan that these deficiencies will be remedied. The master plan is so vague as to not provide a good basis for informed comment, while showing a lack of consideration that may reasonably cause alarm.*

UTS response

The type of detail requested will become available as the project progresses and detailed designs for buildings, public domain and landscaping are developed. These plans will be placed on public exhibition through the normal planning process.

4.3 Tower building

Six respondents specifically mentioned the Tower building (Building 1), but offered conflicting opinions. Two of them wanted to see the building reclad; one of them said “thanks for not changing the Tower building”. Regarding the Broadway frontage, one respondent said it “should have been improved years ago”; the other disagreed, saying “the base of the tower should really be left alone... a great example of its type”. One respondent suggested placing a modern spaceship or rocket on the apron area. Comments included:

- *What are you doing about the most horrible building in Sydney? Can you paint it or whatever, but no matter what you do you MUST make it a bit more attractive*
- *You have to reclad the UTS Tower as it looks like a medieval prison - very ugly*



- *The Broadway frontage should have been improved years ago - it is most unfriendly and unsuitable for its context*
- *I have always believed that the area in front of the Tower facing Broadway should reflect the whole modern concept of the name of the University - I would recommend that a modern spaceship or rocket (or other space item of technology/travel item) be placed on the apron area to reflect the idea of 'reaching for the stars' through education and technology*
- *Thanks for not changing the Tower building*
- *The base of the tower really should be left alone... a great example of its type*

UTS response

While changes are proposed to the podium level of the Tower building, no changes are proposed to the tower itself. UTS will consider the feedback during the development of plans for the podium area.

4.4 Loss of motorbike/ scooter parking

One respondent, an employee of Ultimo TAFE Library, raised concerns about the loss of motorbike/scooter parking as a result of the building work on Thomas Street:

- *As an employee of Ultimo TAFE Library I am very concerned about any loss of motorbike/scooter parking with the proposed building work on Thomas Street. As anyone can see, this parking area is very well utilised by UTS and TAFE staff and students as well as others who work in the area. There is very limited motorbike/scooter parking in the area. This mode of transport should be encouraged.*

UTS response

UTS will consider the concerns raised. UTS is keen to encourage sustainable forms of transport.

4.5 Alumni Green

Three respondents specifically mentioned the Alumni Green, with one saying they loved the proposed green. Another was concerned that the proposed Alumni Green appeared to have no distinctive element to which the eye is drawn, and stressed that a well-designed Alumni Green could be the centre of an improved campus. The third respondent said it was "vital that Alumni Green be preserved and enhanced with native trees and shrubs". Comments included:

- *Plans sound good. Love the proposed Alumni Green and proposed cinema*
- *It is also vital that Alumni Green be preserved and enhanced with native trees and shrubs as this is a vital environmental green area in the heart of UTS for everyone to use*
- *Focal point - I appreciate that the illustration of the proposed Alumni Green is merely an artist's impression - the actual design is likely to be different. However, the illustrated Alumni Green does not have a focal point – a distinctive element to which the eye is drawn. The current Alumni Green has none either, nor is there any evidence that one is planned. Are there plans for such a focal point? ... With the reconstruction of the Broadway precinct, the university has a chance to be a better neighbour in terms of the appearance of the constructed environment than it has been in the past. I feel that Alumni Green could be the centre of the improved campus. Some possibilities for focal points include public art, including sculpture or a statue; a garden within the green; a water feature*

UTS response

Alumni Green is a vital part of the University's plans and a great deal of thought and planning will go into the detailed design and landscaping of the Green.



4.6 Landscaping

Three respondents mentioned landscaping, with two stressing the need for more landscapes/green spaces. The third respondent presented some detailed thoughts about having a garden within the green that supplied a theme for plants to be used in other areas around the campus. Comments included:

- *The plan looks great but please make sure it provides more landscapes and open areas. I can see building 2 is going to expand taking away a large space in the current open area*
- *Need to have more green spaces*
- *The description of the master plan states that the vision is to create a more cohesive and connected campus. Does this include having a theme for the campus? A garden within the green might supply such a theme if, for example, the plants were used in other places around the campus of the university. A possibility is trees with distinctive foliage or flowers, which could be identified by university people and the public at large alike, as signifying UTS. Ideas include particular species of wattle (although these present a problem to sufferers of hay fever because of their pollen; their life span may also not be long enough for trees in public places); the Illawarra flame tree, eucalypts with distinctive flowers, flowering cherries and jacarandas. I am sure that there are many suitable possibilities*

UTS response

Appropriate landscaping will be a key consideration as the project is further developed. The University welcomes all suggestions in relation to landscaping.

4.7 Sun and shade issues

One respondent stressed the need for more shade in summer and more sun in winter, and said the southwest corner in particular would be a pleasant gathering space:

- *Suggest more shade in summer, good sun in winter - more curves, less boring right angles. Looking at your model in UTS foyer, the best winter morning sun will be in the SW corner beside your proposed walkway. Route traffic to the east and turn this corner into a winter sun, summer shade delightful corner seating/gathering space. (Most of the green space will be in winter shadow - not enticing)*

UTS response

Solar access has been a key consideration, especially in relation to Alumni Green. Solar access on winter mornings will be provided in the south west corner of Alumni Green. The goal of the Concept Plan is to create a pleasant environment for staff, students and visitors.

4.8 Internal walkways

One respondent gave detailed suggestions regarding the internal walkways connecting buildings, stressing that they need to be direct and connected, covered and accessible for trolley users:

- *The architects need to consider the physical communication links between the buildings and how they are used, particularly in inclement weather. The links need to be:*
 - i. *Direct and connected*
For example the existing footbridge over Harris Street should go directly into the Tower and not do a narrow, twisting dogleg route around the side of the building. Walking routes also need to connect up to each other
 - ii. *Covered*
Both staff and students often have to cover long distances between lectures, tutorials and labs on boiling hot days or freezing cold days with wind-driven rain. Walkways need to be roofed and preferably in sheltered locations. The architects should also consider the journeys past UTS and provide awnings to the street frontage at Broadway



iii. “Trolleyable” ie without impediment to wheeled trolleys for staff who need to move a trolley load of equipment for, say, a lecture demonstration

UTS response

Detailed building designs are yet to be developed, but creating a more “connected” and accessible campus is a key goal of the UTS Master Plan.

4.9 Cinema

One respondent praised the plans for the cinema:

- *Plans sound good. Love the proposed alumni green and proposed cinema*

UTS response

UTS is keen to develop the cinema for the benefit of students, staff and the community.

4.10 Childcare location

One respondent said that current childcare is too difficult to get to:

- *The current locations of childcare are too hard to get to from both the University campus and public transport, particularly in bad weather. The original location of Magic Pudding was excellent in both regards*

UTS response

There are no plans to include a childcare centre on the Broadway Precinct of the City Campus UTS's two existing childcare centres, serving the Broadway Precinct, Blackfriars and Magic Pudding, are within 500m of the Precinct. UTS is also separately proposing to upgrade and extend its existing childcare centre at Blackfriars.

4.11 Transport

One respondent raised several issues relating to transport, particularly the state of Broadway; the width of bus lanes (to allow for use by cyclists as well as buses); and the possibility of transferring deliveries from Building 1 to Thomas Street:

- *The UTS campus fronts onto Broadway. This road is currently cracked, crumbling and corrugated. Has UTS had any communication with the City of Sydney and the Roads and Transport Authority about how the road is to be rebuilt? Bus lanes: Bus lanes currently run along Broadway in front of UTS and are well used by buses in the peak hour. Cyclists also use Broadway to access the campus. ... has the university broached the possibility of wider bus lanes (eg 4m lanes) with the road authority? Deliveries: Currently, the area in front of Building 1 is used for deliveries. This means that motor vehicles are driven over the footway, past pedestrians. I would have expected that pedestrians and motorists mixing in this way would lead to accidents. Does UTS' commitment to improved sustainability include not subjecting pedestrians to any more motor vehicle exhaust than necessary?*

UTS response

Existing service and delivery arrangements will be rationalised with deliveries being relocated to the service vehicle area on Level 2 under Building 1 accessed off Thomas Street.



4.12 Consultation opportunities

One attendee at the information sessions felt the drop-in style community information sessions limited participation by the community. The attendee also felt the Master Plan document should have been on display.

UTS response

Community comment was invited via a 1800 number, a feedback form and two community information sessions. A series of information panels outlining the major features of the master plan was on display with the Concept Plan proposal. UTS is happy to provide further information about its master plan to the community.



5 Conclusions

UTS appreciates the feedback provided by members of the community, staff and students. Overall there was a very low level of response to a range of feedback opportunities.

Of the general comments regarding the Concept Plan, several were positive; one respondent criticised the plan for not offering enough detail.

Responses to plans for the Building 1 Podium were divided, which is to be expected, given that the building currently divides opinion.

Of other concerns, the Alumni Green was mentioned by three respondents, while landscaping generally was a key concern, also mentioned by three respondents.

Of the feedback received, a significant proportion related to design detail that will be developed as the project progresses.

There will be further consultation opportunities when the Concept Plan is formally exhibited and at the time of each Project Application.



Appendices

16th January 2009

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F: +61 2 9514 1300
ross.milbourne@uts.edu.au
www.uts.edu.au

UTS CRICOS PROVIDER CODE 00099F

Dear neighbour,

I am writing to let you know about plans we are developing to improve the University of Technology, Sydney (UTS) City Campus, one of Australia's leading universities.

With demand from school leavers already outstripping the available places at UTS, we are positioning ourselves to meet the growing need for tertiary education to 2020 and beyond. Our proposal aims to provide expanded and improved educational facilities, additional student housing, and a more cohesive and connected campus with landscaped open space at its heart.

We envisage a vibrant new campus that attracts students and visitors – including people from surrounding neighbourhoods – for formal education as well as cultural, recreational and social pursuits.

Our Master Plan – adopted by UTS Council in August 2008 – proposes a range of facilities that can also be used by the community. Options include a new art gallery, a cinema and cafes.

We are now finalising a Concept Plan application for the Broadway Precinct, which is the first step in realising our vision. The completed application will be submitted for assessment by the NSW Department of Planning. As part of this process, we would like to hear your views about our proposal.

Please find enclosed some further information about our plans and a feedback form for your comments. If you have any queries, please call our Community Information Line on 1800 252 040 during business hours, Monday to Friday.

Our proposal will be displayed in the foyer of the UTS Tower on Broadway between 19 January 2009 and 16 February 2009. The exhibition will be open from 10am to 8pm on weekdays and 10am to 4pm on weekends. As part of this exhibition, we are holding two Community Drop-in Sessions where you will have the opportunity to meet with UTS representatives face-to-face. The dates and times are:

- Wednesday, 4 February 2009 from 4pm to 7pm
- Saturday, 7 February 2009 from noon to 2pm

At these sessions, a number of senior staff members involved in the planning process will be available to hear to your views and answer any questions you might have.

We will keep you updated throughout the planning process, and provide further opportunities for you to comment. We look forward to hearing from you.

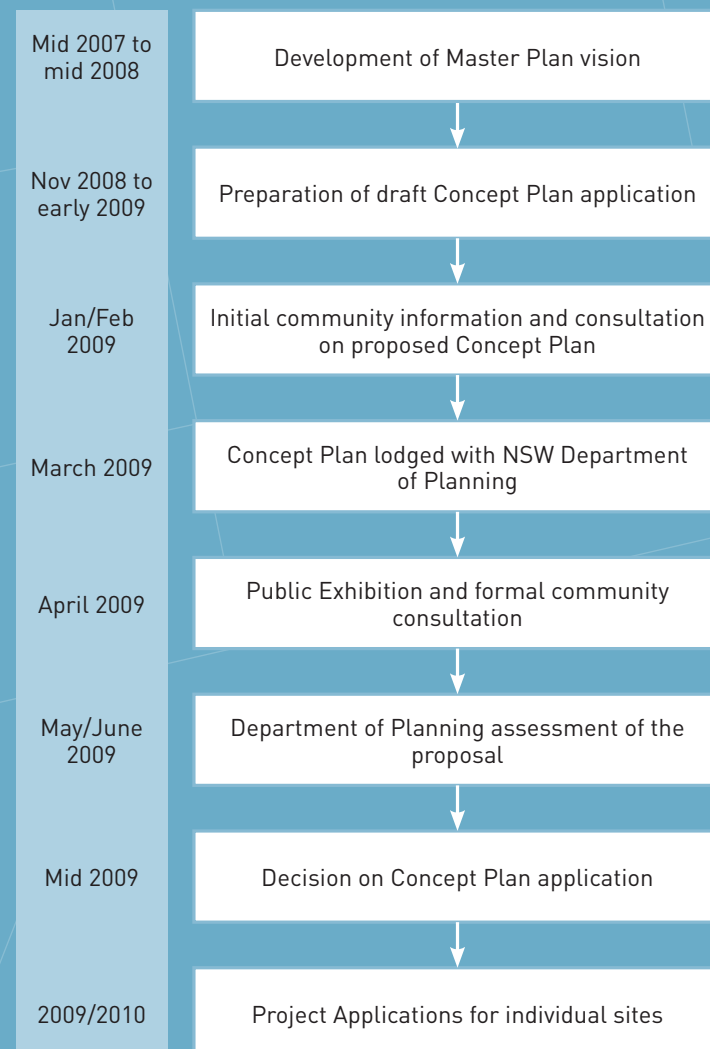
Yours sincerely,

Professor Ross Milbourne
Vice-Chancellor
University of Technology, Sydney

BROADWAY PRECINCT: KEY CONSIDERATIONS

- UTS is committed to design excellence for new buildings and landscaping.
- UTS is committed to environmental sustainability, particularly waste reduction and minimisation of energy and water use.
- UTS is carefully considering a range of factors including heritage, traffic, transport and parking, and the height and scale of new buildings and building extensions.

BROADWAY PRECINCT CONCEPT PLAN – INDICATIVE TIMING AND PROCESS



TELL US WHAT YOU THINK

We would like to hear your views about our proposal for the Broadway Precinct. There are a number of ways to provide your comments:

FEEDBACK FORM

You're invited to fill out a Feedback Form. It is available from the UTS website at www.fmu.uts.edu.au/broadway and at the Concept Plan exhibition (see below).

COMMUNITY DROP-IN SESSIONS

Information about our proposal will be on display in the foyer of the UTS Tower on Broadway between 19 January and 16 February 2009. The exhibition will be open from 10am to 8pm on weekdays and 10am to 4pm on weekends.

In addition, Community Drop-in Sessions will be held in the Tower foyer. The dates and times are:

- Wednesday, 4 February 2009 from 4pm to 7pm
- Saturday, 7 February 2009 from noon to 2pm

At these sessions, a number of senior staff members involved in the planning process will be available to hear to your views and answer any questions you might have.

COMMUNITY INFORMATION LINE

Should you have any further queries, please call our Community Information Line during business hours, Monday to Friday, on 1800 252 040.

UTS: BROADWAY PRECINCT CONCEPT PLAN APPLICATION



ARTIST'S IMPRESSION, SHOWING POSSIBLE DESIGN OF ALMINI GREEN

REVITALISING THE UTS CITY CAMPUS

The University of Technology, Sydney (UTS), is one of Australia's leading universities – top-rated in 2008 for teaching and learning by the Australian Government. In order to give our staff and students the campus experience they deserve we have been examining option for revitalising the University's City Campus. This will enable us to cater for future growth, and ensure that we remain at the cutting edge of teaching, learning, research and sustainability.

Our aim is to establish a vibrant new campus that will attract students and visitors – including people from surrounding neighbourhoods – for formal education as well as cultural, recreational and social pursuits.

OUR VISION

Our vision for the City Campus is encapsulated in the UTS Master Plan. The proposed redevelopment, to take place over six years, would:

- help us meet the growing need for tertiary education;
- cater for the expected growth in students and staff;
- provide upgraded facilities for teaching, learning and research;
- create a more cohesive and connected campus;

- ensure a world-class learning experience for future UTS students; and,
- minimise energy and water use, and improve sustainability.

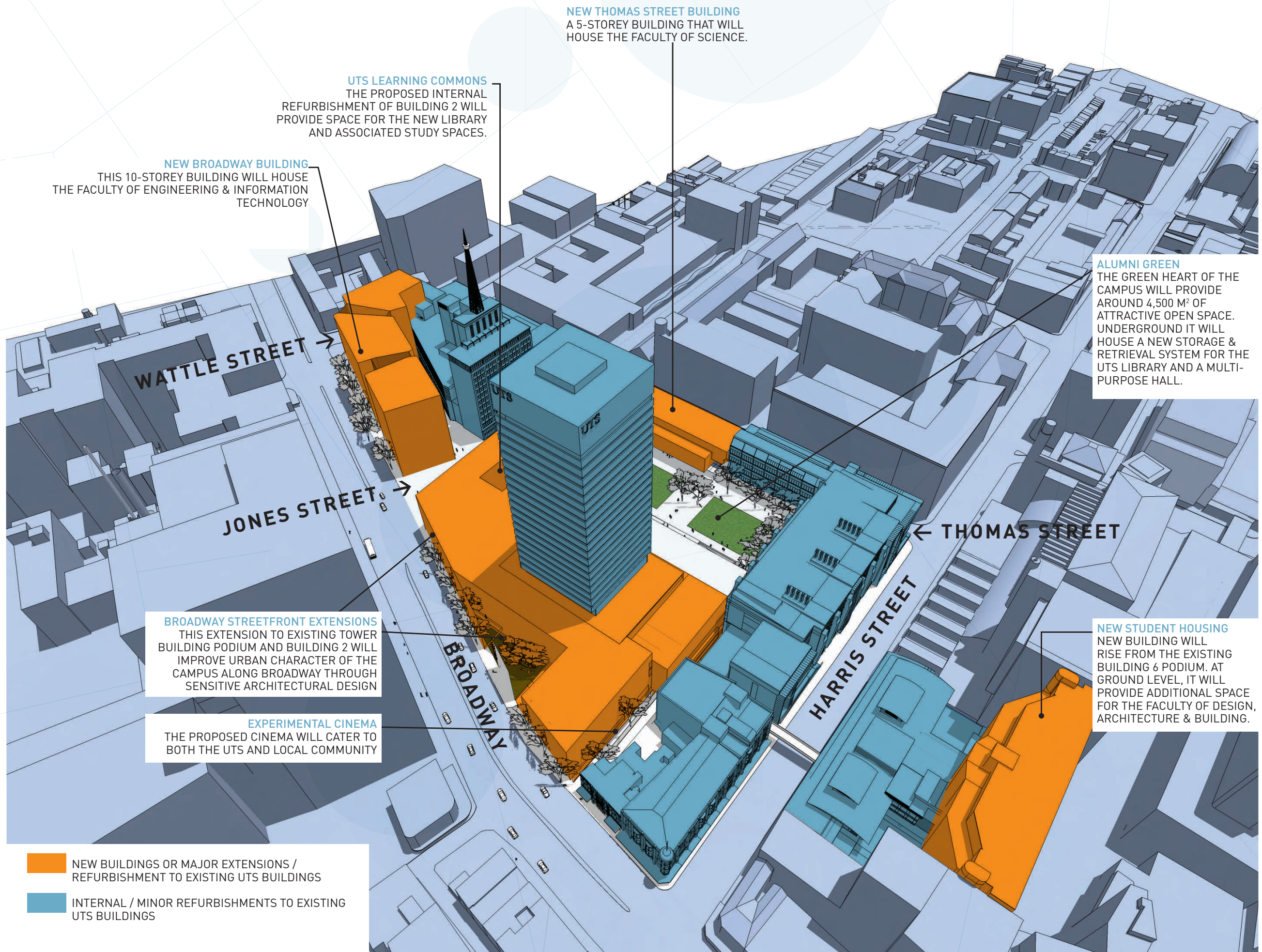
To realise this vision, we are now finalising a Concept Plan application specifically for the Broadway Precinct of the City Campus. This is the first step of the Master Plan. The application, which will be submitted to the NSW Department of Planning, outlines an overarching plan. This plan is intended to guide individual project applications for the new buildings, extensions and external works within the precinct.

Specific improvements proposed for the precinct include:

- expanded and improved educational and research facilities;
- a learning commons, incorporating the UTS library;
- landscaped open green space in the heart of the campus;
- additional student housing; and,
- a new frontage to Broadway.

New student spaces, including a food court and multi-purpose sports facility, are also proposed. Other new facilities under consideration include an art gallery, cinema and cafes – all of which would be open for the local community to experience.

UTS BROADWAY PRECINCT CONCEPT PLAN APPLICATION



UTS BROADWAY PRECINCT CONCEPT PLAN APPLICATION

TELL US WHAT YOU THINK

UTS is proposing to revitalise the Broadway Precinct of its City Campus in order to provide expanded and improved educational facilities; a more cohesive, connected campus; additional student housing; and, landscaped open space in the heart of the campus. The proposed works include new teaching and learning spaces along with facilities which will be open to the local community. Options being considered include a new cinema, art gallery and cafes.

The University is currently finalising a Concept Plan application for initial assessment by the NSW Department of Planning, and we are keen to hear your views. You will have a further opportunity to comment on the Concept Plan following this initial assessment. This opportunity will take place in the next couple of months.

Please return your completed form to UTS, Reply Paid 302, North Sydney, 2059 before 16 February 2009. Forms may also be lodged in the comments box located in the exhibition space of the UTS Tower Building foyer from 19 January to 16 February 2009.

WHAT ARE YOUR VIEWS ABOUT OUR PROPOSAL?

.....

.....

.....

.....

.....

.....

Please record any additional comments on another sheet of paper and return with this form

ABOUT YOU:

Please tick all that apply

Resident of the area ☐ Street:.....

Own or manage a business in the area ☐ Street:.....

Student ☐

Staff ☐

Other: Please specify.....

If you would like to be placed on a database to be kept informed about our proposal, please complete the following details.

Title:.....

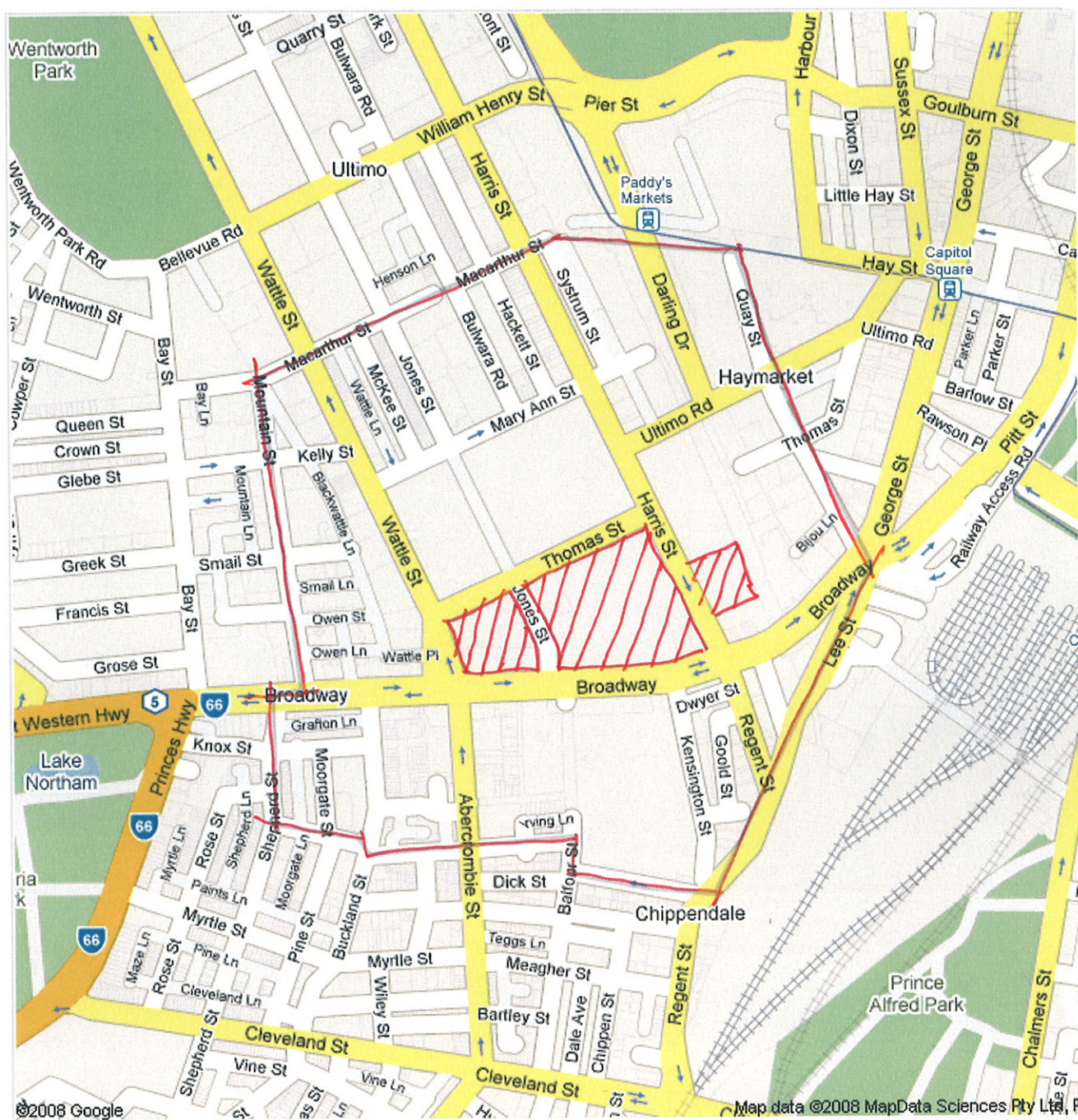
Name:.....

Address:

Email:.....

Privacy Statement

Personal information provided by private individuals completing this questionnaire will be protected in line with the provisions of the Privacy and Personal Information Protection Act 1998 (NSW). The comments made will be used to provide a report to the NSW Department of Planning about the community's views on the proposal. Any personal details received will only be used to provide you with updates on the status of the UTS Broadway Precinct Concept Plan. For individuals lodging the questionnaire online, please also refer to the UTS Website's Privacy Statement (<http://www.uts.edu.au/privacy.html>). Personal information will be stored securely and retained in accordance with the University's retention responsibilities.



CMP Consultation

29 views - Unlisted

Created on Nov 25 - Updated 1 hour ago

By [James](#) - 2 Collaborators

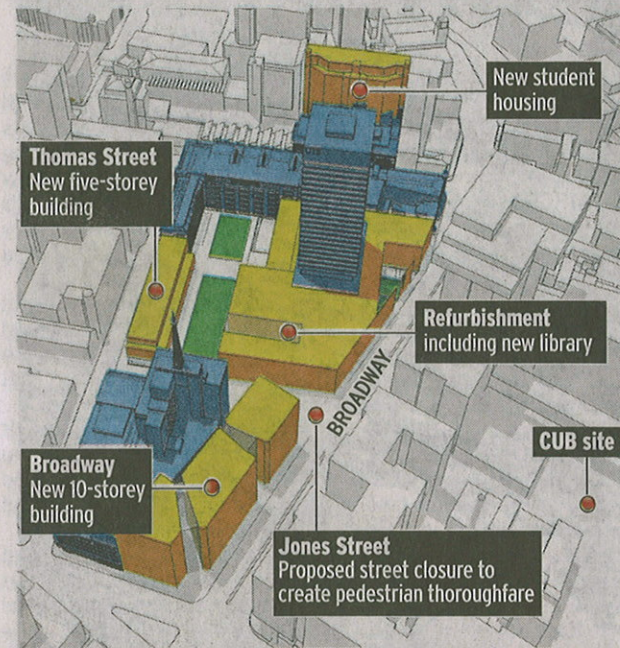
[Rate this map](#) - [Write a comment](#)



[Proposed boundary](#)

Consultation boundary - as proposed at meeting of 25/11/08.

Revamp set to light up Broadway



The view from Broadway ... existing buildings are shown in blue, and remodelled and new buildings in orange.



Facelift ... the Carlton United Brewery site. Photo: Ben Rushton

Wendy Frew
Urban Affairs Editor

SYDNEY'S long-neglected southern gateway is set to become a new high-rise district, with a major expansion of the University of Technology's Broadway campus taking place alongside a \$2 billion urban renewal project on the old Carlton United Brewery site.

UTS this week launched a design competition for the first stage of its proposed development, a \$150 million, 10-storey building between Wattle and Jones streets that will house its

engineering and IT faculty. It is also planning a refurbishment of the buildings at the base of its existing 30-storey tower and the construction of a 20-storey building to house students on Harris Street, next to the ABC's two 15-storey buildings.

Across the road, one of the biggest urban renewal projects in Sydney for decades is being planned by the Singapore developer Stanley Quek and his company, Frasers.

When finished, the 11-block commercial, residential and retail development on the former brewery site will match the

height of the UTS tower and double the local residential population.

The UTS campus is spread across several city blocks separated by busy streets. The library and business and law facility is housed five minutes' walk away at Haymarket.

Under a master plan that will increase its city campus by a third, UTS has proposed several new buildings, a green, a gallery, coffee shops that would be open to the public and new pedestrian walkways that would link the Broadway district with Chinatown and Darling Harbour.

The idea is to consolidate the university's existing facilities and to create a "sticky" campus that students and staff are happy to work in and that would also attract the broader community, said the university's Deputy Vice-Chancellor (resources), Patrick Woods.

"It will absolutely change this part of Sydney, along with the CUB site," he said.

The five-storey podium facing Broadway, originally planned as a base for a second tower, will be remodelled to include a large library looking out to the green, which could have a glass-covered

atrium. The block would be extended closer to Broadway but would include better weather protection for pedestrians.

Part of the design brief for the first stage of the development is to create "a positive public interaction with its neighbouring buildings and environment, including the Frasers Broadway site".

The building must have at least a five-star rating and should "involve the public in as many ways as possible".

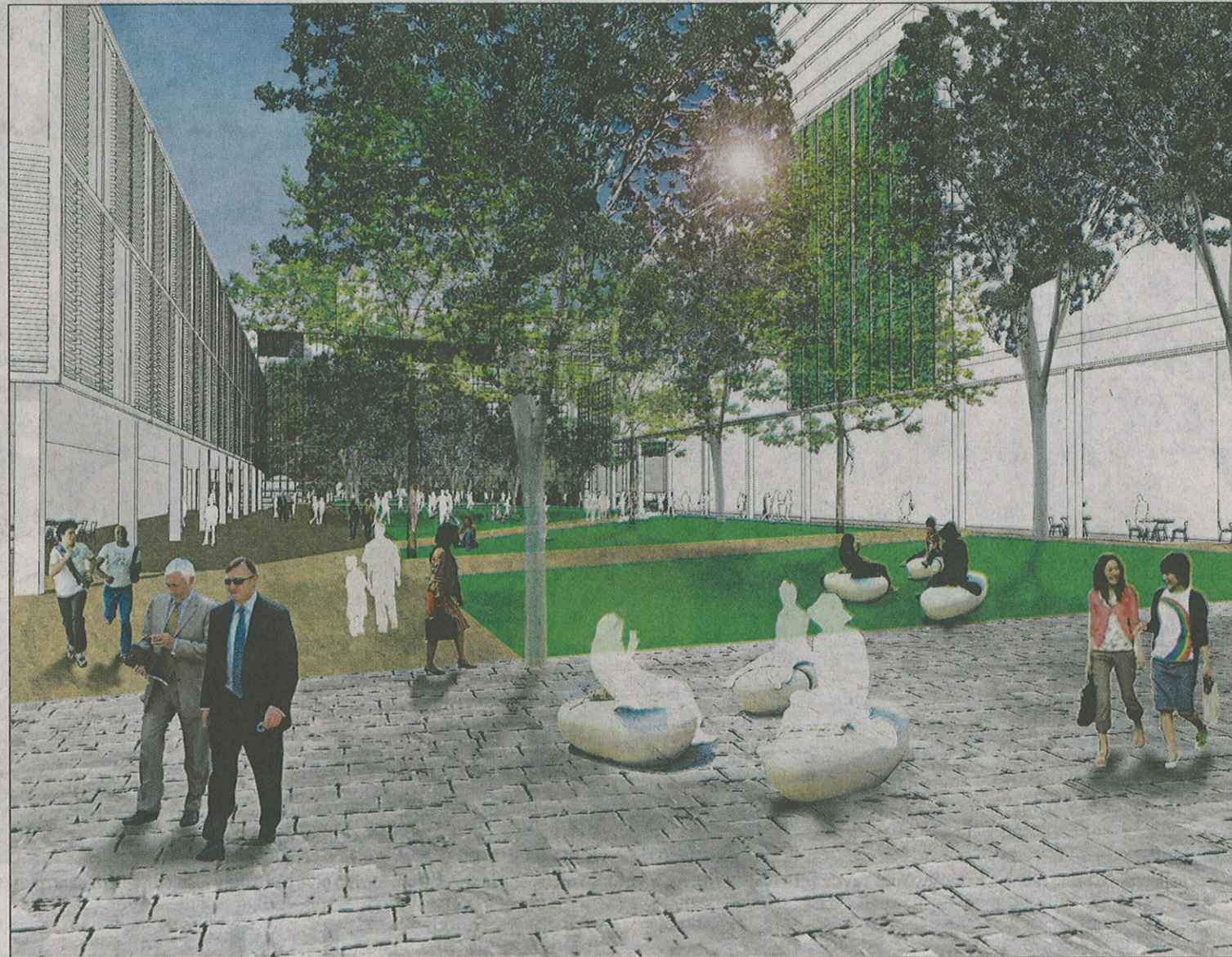
With construction at the UTS and CUB sites likely to go ahead at roughly the same time, the

university and the developer have considered working together on some projects such as water recycling and co-generation, where a power station can be used to generate both electricity and useful heat.

At the earliest, the UTS revamp will be completed in six years, but the university will be relying on the Federal Government to help fund the project.

"We would love the Federal Government to come to the party on this," Mr Woods said.

"It would not be as grand as it would otherwise be" without that assistance, he said.



Grand plan ... an artist's impression of the University of Technology's proposed green, which would also include pedestrian walkways and cafes.

■ PUBLIC HOUSING

Plan to bring in better-off residents

Catharine Munro

LAND title for public housing would be handed to community groups and opened to more affluent tenants in an attempt by the state Minister for Housing, David Borger, to tackle poverty and social dysfunction in estates such as Rosemeadow, the scene of recent riots.

Mr Borger wants to transfer title of public housing from the State Government to community housing managers so the properties can be used as equity for loans to develop the government land.

The borrowed money would be used to build private homes and the proceeds ploughed back into the project.

The Government already has a target of transferring 30,000 of its 125,000 public homes in NSW to community housing groups in the next 10 years. At present 17,000 are under management.

Homes in remote towns such as Broken Hill are already managed this way and the debt-free City West Housing, a not-for-profit company operating around Ultimo and Green Square, is seen as the success story of the new model.

State and federal housing policies are to have a bigger role for the non-government sector, and \$11 million is planned to be raised in NSW by issuing 600 35-year leases to community housing groups.

"I think we can go even further - through title transfer," Mr Borger told the *Herald*. With land title as equity it would be easier for not-for-profit community groups to borrow from banks, which Treasury will not allow the Department of Housing to do.

The plan's hardest challenge is working out how to keep places for the most disadvantaged tenants amid a drastic shortage of housing in Sydney. Encouraging community groups to allocate homes to people other than the most needy risks squeezing people out.

Two decades ago, the social mix of public housing was



David Borger ... wants a greater role for community groups.

broader. But a sharp decline in government funding resulted in homes being available for the most needy only, leading advocacy groups to support changes and attempts to mix the poor and the better-off in public housing.

The executive officer of Shelter NSW, Mary Perkins, said: "We have got these huge concentrations of people in particular demographic areas that have no workplace participation and don't participate in mainstream Australia. The system can't sustain itself in its current form. We need more of a mix to be economically viable."

Public housing stock is 6 per cent of all homes in NSW.

Mr Borger wants to attract the better-off back. "It's very, very hard for communities who are already stretched to absorb new families that have very, very complex needs and very high levels of dysfunction, let's be honest about it."

Estates such as Rosemeadow, where residents brawled and two people were shot this month, had failed because the neediest people had no support.

"I'm not saying we need to ditch people," Mr Borger said. "If you are a young person growing up in a neighbourhood where most of your friends are going to leave school early and some are going to go to jail then your expectations are very low ... If you are growing up in an area where most of your friends are going to uni, well, peer pressure is a strong thing."

The federal Minister for Housing, Tanya Plibersek, welcomed the plan.

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Broadway set to become a windswept high rise canyon

BY ANNE VON FEHRN

Chippendale and Ultimo residents have to put up with yet another large scale development on Broadway which will include permanent closure of Jones Street and an increase in high rise buildings.

This week, the University of Technology (UTS) launched its Master Plan to extend and refurbish its scattered campus site in the Broadway and Haymarket district, assuring that the plans will create a better environment for both students and locals.

"We are trying to make the

university an open place for students and staff as well as the public," Patrick Woods, Deputy Vice-Chancellor (Resources), said. "There will be an experimental cinema, new coffee shops, galleries and green spaces for the public to visit."

But the multimillion dollar project due to begin mid this year includes the building of several new high rises up to 20 storeys. The first construction site between Wattle and Jones streets is to be finished in 2011 while the entire Master Plan aims to reach completion by 2015. In case of a slow

building process, this might add up to the year 2020.

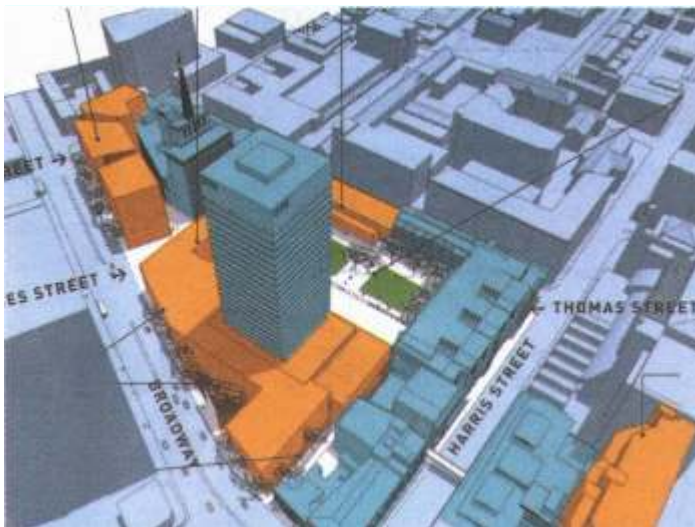
The Chippendale Residents Interest Group (CRIG) welcomes the upgrading of the campus with the aim to encourage the local community to use it. But they said local infrastructure would need to be upgraded to accommodate the massive influx of students, traffic and the doubling of the population of the district due to the Fraser's site (former CUB site), currently under construction.

UTS is expecting to increase its student numbers by a third

and add 80.000m2 to its existing campus.

"Already local footpaths around UTS and Railway Square, as well the access to Central Station via the Devonshire Tunnel, are beyond safe capacity during peak periods," a spokesperson for the group said.

Patrick Woods said UTS is planning to open up the Ultimo Pedestrian Network between Central and Darling Harbour to create more flow for people. "We want to encourage our student and staff to use public transport or



A model of the proposed development with new buildings in orange



The City News
23/01/2009
Page: 1
General News
Region: NSW
Circulation: 21500
Type: Suburban
Size: 238.75 sq.cms
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the bicycle to get to campus," he said.

But CRIG says this won't be enough. "We call on the Redfern-Waterloo Authority, the City of Sydney, Fraser's and UTS to co-operate to create a new pedestrian and cycle connection from Redfern Station through 'The Block' and over Cleveland Street.

through the CUB site and UTS campus and onto Darling Harbour," the spokesperson said. This would encourage non-car travel and help relieve pressure on Central Station and Railway Square.

UTS is holding two community drop-in session attended by senior staff and planners to discuss the issues with residents. Those sessions

will be held on Wednesday, 4 February from 4-7pm and Saturday, 7 February from noon-2pm.

For more details on the project, view the UTS Master Plan, on display in the UTS Tower foyer from 19 January-16 February. The exhibition is open on weekdays from 10am-8pm and on weekends from 10am-4pm.