



Concept Plan
University of Technology, Sydney
Broadway

Social Impact Statement

April 2009

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Executive summary

The University of Technology (UTS) was formed in 1988 from the merger of the former NSW Institute of Technology, Ku-ring-gai College of Advanced Education, the School of Design, and Institute of Technical and Adult Teacher Education.

As a result of this incremental growth, UTS did not acquire the range of social infrastructure normally associated with a university campus. The development of social infrastructure has also been constrained by the university's city location and expansion over time on a number of blocks separated by busy streets.

The Concept Plan aims to provide an additional 83,750 m² of gross floor area of improved education, social and sporting facilities for use by existing and future students and the local community at its Broadway Precinct. The current student population at the Broadway Precinct is 12,200 (equivalent full time student load).

The project will deliver facilities for up to 15,000 students (EFTSL) by 2015. 500 university staff positions and 15 jobs in external activities will also be added by this date, all on the Broadway campus.

The Director-General's requirements seek that the project "...demonstrate appropriate provision of social infrastructure and services to support expected population increase."

The provision of student housing at UTS currently rates poorly when benchmarked against other universities, despite the fact that UTS has a large number of international students.

The Concept Plan proposal will deliver an additional 720 student beds on the Broadway Precinct, providing student accommodation on campus for the first time. An additional 163 student beds will also be provided on the UTS Blackfriars Campus (the subject of a separate planning application). This will not only bring UTS into line with industry standards for meeting demand for such housing, it will provide a wider community benefit by easing pressure on the local private rental market.

Social infrastructure typically used by students includes open space, sporting and recreation facilities, cultural activities, food and beverage outlets, student services, commercial and retail services. It is anticipated that demand for these services and facilities will be highest from day students, followed by staff. There is a small demand for childcare services. UTS provides a number of these services in close proximity to its Broadway Precinct.

Most of the social infrastructure currently provided by UTS is well used by the student body and/or is operating at capacity.

The Concept Plan includes some increases in the provision of social infrastructure, as well as improved configuration and location of infrastructure. Together with the availability of a wide range of social infrastructure in the local community, which will be augmented by the Frasers development opposite UTS, there will be sufficient capacity to address demand arising from the proposal for additional social infrastructure.

1. INTRODUCTION

1.1 Background

The University of Technology, Sydney (UTS) was formed in 1988 from the merger of the former NSW Institute of Technology, Ku-ring-gai College of Advanced Education, the School of Design, and Institute of Technical and Adult Teacher Education.

Today, UTS is a university whose emphasis is on practice-oriented education with strong links to industry, the professions and the community, and with an increasing research reputation and strong commitment to internationalisation.

The main campus is at Broadway, an inner city location in close proximity to a range of education, industry, entertainment, residential and retail facilities, and within walking distance of major transport links and interchanges at Central Station, light rail, monorail and Ultimo Pedestrian Network. Significant activities in close proximity include the ABC Headquarters, Sydney Institute of TAFE, Powerhouse Museum and, further away, the University of Sydney and the University of Notre Dame. Other important precincts in the area include the Darling Harbour Entertainment precinct, Chinatown and the Broadway shopping centre.

As UTS was originally formed as an institute of technology for part time students, the full range of social infrastructure normally associated with a university campus did not eventuate. Such provision has also been hampered by UTS' city location and expansion over time on a number of blocks separated by busy streets.

1.2 Details of the proposal

The concept involves the demolition, construction and extension of certain buildings on the Broadway Precinct to enable UTS to provide an additional 84,750 m² of gross floor area ¹ of education, social and sporting facilities, including student housing. The proposal will also enhance existing open space and improve pedestrian, bicycle and vehicular access into the Campus. The project will deliver facilities for up to 15,000 EFTSL (equivalent full time student load) on the campus by 2015, up from 12,200 in 2008. Equivalent full time university staff positions will rise by 500 to a total of 2,400, while the existing complement of equivalent full time staff employed in external activities e.g. café, food court, etc. will rise by another 15 equivalent full time positions to 40.

¹ Note: Gross floor area and building height are measured in accordance with the definition applying to Ultimo-Pyrmont in Sydney Local Environmental Plan 2005.

Concept approval is sought for the following:

- Demolition of existing Building 11 (81 Broadway), Building 12 (113 Broadway) and Building 13 (115 Broadway).
- Building 1 – extension to podium of existing building to a height¹ of 22.47 metres to provide an additional 4,050 m² of gross floor area for educational and cultural uses.
- Building 2 – extension to, and refurbishment of, existing building to a height of 24.24 metres to provide an additional 6,750 m² of gross floor area for educational uses.
- Building 3 – modifications to existing building to provide café or retail uses on Level 1.
- Building 4 – modifications to existing building to provide café, retail uses or public facilities on Level 1.
- Building 6:
 - extension and modifications to Levels 1-7 of the existing building to provide approximately 5,950 m² of gross floor area for educational, retail or café uses;
 - construction of a new 69.20 metre high extension to provide approximately 19,300 m² of gross floor area for student accommodation;
 - new pedestrian link between Harris Street and the Ultimo Pedestrian Network through Building 6.
- Building 10 – modifications to existing building to provide vehicular access into the new Broadway Building at basement level, and pedestrian access at ground and upper levels.
- Broadway Building – construction of a new 44.47 metre high building to provide 34,650 m² of educational, and café or retail uses plus basement car parking for approximately 160 relocated spaces.
- Thomas Street Building – construction of new 27.10 metre high building to provide 10,000 m² of gross floor area for educational, cultural and café or retail uses.
- Alumni Green:
 - landscaping;
 - below ground book storage vault (2,250 m² of gross floor area);
 - below ground multi-purpose sports hall (1,800 m² of gross floor area).
- Public domain improvements to Broadway and Thomas, Harris, Wattle and Jones Streets.

In terms of social infrastructure, the Concept Plan for the site envisages the following:

- Providing a series of cultural and recreational hubs throughout the campus e.g. gallery, experimental cinema and multi-purpose hall. These separate and varying hubs are located and developed to intensify campus life as well as to contribute back to the life of the city;
- Developing a series of vital landscaped areas and outdoor spaces that become the breathing spaces of the urban campus: Alumni Green which will have a frontage to Jones Street and connections to Thomas Street². There will be other new laneways and pedestrian connections.³ These green spaces will create amenity for formal and informal activity, for both groups and individuals;
- Reinforcing café and retail facilities both within the campus e.g. food court, and on the campus edges e.g. at Broadway/Jones Street.

It is noted that while this growth is for the Broadway Precinct only and does not include growth at the Haymarket Precinct, students at the Haymarket Precinct will have access to central services at Broadway e.g. library.

1.3 Director-General's Requirements

Director General's Requirements (DGRs) were issued on 11 September 2008. Item 12, second dot point of the DGRs requires that the Concept Plan Application "...demonstrate appropriate provision of social infrastructure and services to support(ed) expected population increase."

The structure of the Social Impact Statement report is as follows:

- Section 1: Introduction;
- Section 2: Key Issues;
- Section 3: Assessment of Key Issues;
- Section 4: Conclusion.

² But not a frontage to Thomas Street.

³ Appendix D. BVN, p18.

2. KEY ISSUES

2.1 Student housing

2.1.1 Demand

A significant number of students rent private accommodation close to the university.

A recent survey of students found that about half of all UTS students commencing their studies in 2007 would be interested in renting UTS accommodation and that one third of this group (16% of total commencing UTS student population) were both interested in UTS accommodation and considered it affordable i.e. were prepared to pay the current residential fees.⁴

2.1.2 Adequacy of existing provision

UTS provides apartment style housing that is fully furnished, self catering and serviced. Ancillary services include a laundromat, common room, recreational area, study rooms, support staff.

UTS currently provides a relatively small number of student beds (423)⁵ compared to most other Sydney and Australian universities which offer a greater range and volume of accommodation. UTS student housing is currently provided off-campus in four apartment style buildings, the closest of which is the Quadrant apartment complex at 161 Broadway, Ultimo.

UTS rates poorly in providing student accommodation compared to most other student universities, yet it has a large number of international students. The high number of international students – 26% of total student count in 2006 – provides a strong indicator of potential demand, especially when benchmarked against sector “enrolments to beds” ratios e.g. Macquarie University – 11, University of NSW – 14, University of Sydney – 15, UTS – 70.⁶ At 2008 enrolment levels, the ratio of student accommodation to EFTSL was 1:46 at UTS.⁷

⁴ UTS Student Accommodation Needs Analysis, 2007: pp15-16.

⁵ At the Broadway Precinct

⁶ UTS Student Accommodation Needs Analysis, 2007: p1

⁷ 19,500/423. This accommodation serves both the Broadway and Haymarket campus', for which there is currently a population of 19,500 EFTSL.

2.2 Social infrastructure

2.2.1 Demand

The demand for social infrastructure generated by students includes⁸:

- Open space;
- Sporting and recreation facilities: basketball, gymnasium, sports requiring an oval, swimming pool;
- Cultural: live music, art gallery, theatre (drama), cinema;
- Childcare;
- Food and beverage outlets: Food court, cafeteria, cafes, bars;
- Student services: doctor, counsellor, dentist;
- Commercial services: banks, ATMs, post office, laundry, travel agent;
- Retail: stationer/newsagent, supermarket, book shop, commercial copying, other retail;

Most of the above social infrastructure would also be required by staff, with the possible exception of some cultural facilities.

The highest demand for the majority of facilities and services is expected to come from day students, followed by staff. Demand arising from additional staff and others employed on site is expected to be low, given the numbers involved.

2.2.2 Adequacy of existing provision

For each of the social infrastructure categories listed in 2.2.1, the following existing provision applies⁹:

- Open space: prior to the demolition of Building T there was approximately 5,000m² of open space on campus largely comprised of Alumni Green. As a result of the demolition of the former Building T, 7200 m² of open space is now provided. This supply of open space was interim and temporary, pending the development of the new Thomas Street Building. There are isolated pockets of open space on Broadway, but due to reduced environmental quality arising from traffic noise, these are not calculated within the open space provision. Prior to the demolition of Building T, for each student there was 0.45m² of open space;

⁸ As advised by UTS.

⁹ Note: student accommodation and child care services are assessed with respect to population at the Haymarket campus as well. The combined Broadway and Haymarket student population is 19,500 EFTSL; combined staff population at the two sites is 1900

- Sporting and recreation facilities: there is an existing gym on campus that comprises 1,700m². For each student there is currently 0.14m² of sporting and recreation facility space; by including staff, this reduces to 0.12m² per head;
- Cultural facilities: there is an existing 2,500m² of cultural facility space comprised of the existing art gallery and other performance spaces. For each student there is currently 0.2m² of such space;
- Childcare: there are currently 179 places available. These facilities serve both the Broadway Precinct and Haymarket Precinct. Existing provision equates to one place for every 120 persons (students and staff combined). These services are operating at 98% capacity. Currently, approximately 50% of these childcare spaces are used by the external community;
- Food and beverage outlets: there are existing cafes in Building 10 (corner of Jones/Thomas Streets) and in Building 6, Level 4, next to the Courtyard within the building, as well as the food court on Level 3 in Building 1. This amounts to 1,600m² which equates to 0.13m² for each student, and 0.11m² per head inclusive of staff;
- Commercial services: this is limited to the provision of ATMs;
- Student services: there is 1,100m² of space occupied by student services (doctor, counsellors). These services are well used;
- Retail: existing retail includes the Union stationery shop next to the food court in Building 1, and existing newsagent and commercial copying facility located on the edge of campus. The space provided is 1,100m² which equates to 0.09m² for each student and 0.07m² per head inclusive of staff.

Open space, sporting/recreation and cultural facilities do not currently meet TEFMA¹⁰ guidelines, while food and beverage, student services and retail facilities do.

It is understood that the above social infrastructure is currently well used by the student body and that there is little to no spare capacity in existing service and facility provision.

¹⁰ Tertiary Education Facilities Management Association (guidelines). TEFMA guidelines are based on averages of a number of different campuses, and are guides only, not rules. They do not specify detail of the space types usually associated with Social Impact Assessment.

3. ASSESSMENT OF KEY ISSUES

3.1 Proposed provision of student accommodation

It is proposed to provide an additional 720 beds as a tower addition to Building 6 occupying the eastern side of the site. This will, for the first time, introduce a resident population onto the site. A further 163 beds will be provided at Blackfriars located at Buckland Street, Chippendale. Thus a total of 883 new beds will be provided.

This provision will increase the current ratio of 1 bed for every 46 students to a projected one bed for every 18 students.¹¹ This will bring UTS into line with industry standards for student accommodation by addressing an area of unmet demand.

By providing student accommodation, UTS will not only address demand for this form of accommodation, but will assist in freeing up private rental housing in the immediate area, at least some of which is likely to be affordable. This will provide a benefit to the wider community by enabling more local residents to rent affordably.

3.2 Proposed provision of social infrastructure

The broad aim of the Concept Plan is to provide as many opportunities as possible on campus to cater to additional demand for social infrastructure and services arising from the proposal.

The methodology for calculating the provision of social infrastructure is classed according to demand arising from students as a whole, from students and staff combined, and from students resident on site (720). It is noted that the total population of the City campus (Broadway and Haymarket combined) at 2015 will be 23,500 EFTSL and 2,950 EFT staff. This figure is used to calculate childcare provision, whereas in all other cases provision is based on projected population at Broadway only.

3.2.1 Open space

7,000m² of open space will be provided by the Concept Plan on Alumni Green. This equates to 0.47m² for each student and 0.40m² per head inclusive of staff, similar to the existing per head provision. The amount of open space for the on-site resident student population, from whom demand is expected to be highest, is 9m² per head. It is noted, however, that there are significant amounts of open space in the neighbourhood, including the Mary Ann Street park and Victoria Park on City

¹¹ 1,306 beds/23,500 EFTSL

Road/Broadway. Frasers Broadway, directly opposite UTS, will provide for additional significant public open space.

Assessment: proposed on site provision of open space, as well as that existing close to UTS, will provide for an adequate amount of open space to cater to additional demand.

3.2.2 Sporting and recreational facilities

An additional 1800m² will be provided in the form of a multipurpose hall adjacent to the existing gym. This hall will include provision for playing games such as basketball and badminton. With this additional space, overall provision translates to 0.23m² for each student, or 0.2m² if one includes staff, an increase on the existing provision of such facilities. The amount of sporting and recreation facilities provided for on-site resident students, from whom demand is expected to be highest, is 4.9m² per head. It is noted that additional needs for sporting facilities can be met off campus in close proximity to UTS e.g. Ian Thorpe Pool and Victoria Park swimming pools, each within 500m of UTS. Sydney University also has an extensive range of sporting facilities, including swimming pool and sporting ovals, which are open to members of the local community.

Assessment: There is sufficient sporting and recreation space for facilities, both on and off campus, to cater to additional demand arising from the proposal.

3.2.3 Cultural facilities

Live music opportunities will be available on campus, in the bars or Alumni Green. An additional 500m² of cultural facility space will be provided, of which approximately 200m² will be for a cinema. This will provide 0.2m² of space for students; with staff included, this figure is 0.17m², which will maintain the existing ratio of cultural facility space. For students resident on site, from whom demand is expected to be highest, the amount is 4m² per head. This provision is, however, a minimum, with the Concept Plan having the flexibility to provide additional cultural space if demand is shown to warrant such provision in the future. No theatres for live productions are proposed on campus, however it is noted that those at Darling Harbour (Lyric, Star City), Entertainment Centre at Darling Harbour, and Haymarket (Capitol) are all within easy reach of UTS. UTS is also within walking distance of mainstream cinema complexes at Broadway and George Street respectively.

Assessment: There are sufficient cultural facilities both on and off campus to cater to demand arising from the proposal.

3.2.4 Childcare

An additional 35 places are to be provided at UTS Blackfriars within 500 metres of the Broadway Precinct, providing a total of 214 spaces. This will provide for 1 space for every 124 persons (students and staff combined). This is roughly equivalent of existing provision. It is anticipated that demand for childcare services from the student body will be small, with none expected to arise from students living on-site. Furthermore, there are 10 child care centres located in Ultimo (6), Glebe (3) and Sydney (2) which between them would have capacity from time to time to absorb additional demand arising from the proposal.

Assessment: provisional of additional capacity, together with availability of other child care services in the vicinity of UTS, will be sufficient to cater to additional demand arising from the proposal.

3.2.5 Food and beverage outlets

An additional 1,900m² – 2,500m² of food and beverage space is proposed, with the possibility of additional cafes leasing retail space from UTS on the edge of campus e.g. Broadway Building. This will provide between 0.13m² and 0.17m² of space for students; and between 0.12m² and 0.14m² per head, inclusive of staff. The amount provided for students resident on site, from whom demand is expected to be greatest, is between 2.6m² and 3.4m² per head. This is a significant per head increase in the provision of such facilities. The Concept Plan is sufficiently flexible to increase this provision should demand warrant this in future.

Off campus, there are several hotels nearby which students currently use and will continue to patronise. Development of Frasers Broadway will include works to upgrade three existing hotels on site. Other food and beverage services will also be available at Frasers. The full range of food and beverage opportunities is currently available at the Broadway shopping centre.

Assessment: Proposed (on campus) food and beverage facilities as well as those existing and proposed in the surrounding area are expected to be sufficient to cater to additional demand arising from both the student and staff population.

3.2.6 Student services

An additional 0.5-1 doctor service and additional 200m² of floor space is proposed. It is noted that there are private dental services in the local area.

Assessment: The additional floor space and service provision is considered sufficient to cater to demand arising from the proposal.

3.2.7 Commercial services

No additional commercial services are proposed. It is noted that the full range of commercial services (banks, post office, etc.) are widely available in the vicinity of UTS, both on Broadway and at Broadway shopping centre. Frasers Broadway will also provide a significant amount of commercial and retail services when complete.

Assessment: Existing services are sufficient to cater to additional demand arising from the proposal. ATMs will be provided to meet future demand as required.

3.2.8 Retail

An additional 700m² is proposed which will include outlets such as stationery shop bringing the total of retail space to 1,800m². This will provide 0.15m² for every student, and 0.1m² per head inclusive of staff. This represents a per head increase over existing provision of retail services. For students who will be resident on-site, and from whom demand is expected to be greatest, provision of retail services is 2.5m² per head. Supermarket and other retail shopping is widely available at the Broadway shopping centre. Frasers Broadway will add a significant amount of retail infrastructure to the local area. It is expected that students will be drawn to the proposed Kensington Precinct, which will become a laneway with retail, restaurant and hotel uses that are active for extensive periods of the day.

Assessment: Existing and proposed retail facilities, both on and off campus, will be sufficient for the needs of an additional population on campus.

3.3.9 Conclusion

In summary, a combination of existing and proposed social infrastructure and services, both on and off campus, is expected to be sufficient to cater to demands arising from additional population on site. This meets the Director-General's requirement to demonstrate that appropriate provision of social infrastructure and services will be available to support expected population increase.

4. CONCLUSION

UTS proposes to develop a number of sites at its Broadway Precinct which will result in an additional 83,750 m² of gross floor space of improved education, social and sporting facilities for use by existing and future students, and the local community.

The Director-General's Requirements include a requirement to demonstrate that appropriate provision of social infrastructure and services will be available to support expected population increase associated with this proposal.

The current location, configuration and size of various spaces and facilities within the Broadway campus are inadequate to meet ongoing needs of the university. A secondary consideration relates to the current use of facilities and services by the wider community.

An increased student population will generate a demand for more affordable housing. The provision of 720 additional beds on the Broadway Precinct will relieve the pressure for this form of accommodation, at the same time freeing up private rental housing for the wider community.

In addition to proposed increased facility and service provision on site, UTS is well located to take advantage of access to a diverse range of facilities and services in the local community, while at the same time providing for reciprocal access to its facilities and services.

The development of Frasers Broadway, opposite UTS, will add a significant number of retail, commercial, open space and community facilities which will be publicly accessible, including to the UTS population.

Existing and proposed facilities and services, both on campus and off site, will be sufficient to address additional demands arising from the proposal and meet the Director-General's requirements.