

University of Technology, Sydney Masterplan | Part 3A Preliminary Assessment

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PREPARED FOR THE UNIVERSITY OF
TECHNOLOGY, SYDNEY

MACROPLAN AUSTRALIA PTY LTD
SYDNEY | MELBOURNE | BRISBANE | PERTH

Contact Information

PROJECT DIRECTOR
Ben Hendriks (Associate Director)
SYDNEY

SYDNEY
Fairfax House
Level 5, 19-31 Pitt Street,
Sydney, NSW. 2000
t. 02 9252 1199 f. 02 9241 6002

MELBOURNE
Level 4, 356 Collins Street
Melbourne, Vic. 3000
t. 03 9600 0500 f. 03 9600 1477

BRISBANE
Level 2, 371 Queen Street,
Brisbane QLD 4000
t. 07 3100 1314

PERTH
Level 49, 152 – 158 St Georges Terrace,
Perth WA 6000
t. 08 9429 7614 f. 08 9429 7680

e. info@macroplan.com.au
w. www.macroplan.com.au

Signed "

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Dated

* This document has been reviewed by the Director of Financial Analysis, MacroPlan Australia.
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1

Introduction

This Preliminary Assessment is submitted to the Department of Planning (hereafter referred to as 'the Department') to assist the Director General in determining the level and scope of the environmental assessment required to accompany a Concept Plan Application for the proposed development of the University of Technology, Sydney (UTS) site at Ultimo.

The Broadway precinct of the UTS City Campus is bounded by the UPN (Ultimo Pedestrian Network) the former rail corridor to the east; Wattle Street to the west; Broadway to the south and Thomas Street to the north. It straddles Harris Street and Jones Street.

The vision for the future development is to establish a vibrant new campus environment. The proposed concept plan will provide expanded and improved educational facilities and a high quality open space and landscaping environment.

The Preliminary Assessment has been prepared on behalf of the applicant, University of Technology, Sydney, by MacroPlan Australia Pty Ltd, and is based on information provided by Bligh Voller Nield Architects.

The Preliminary Assessment includes the following information relevant to the proposal:

- A background to the proposal;
- Proposed Concept Plan;
- Site description;
- Current planning provisions applying to the site;

The Applicant will continue working closely with the Department of Planning, City of Sydney, Ultimo Cultural and Educational Precinct partners, and Frasers Property Group (developer of the CUB site) to ensure that the concept plan is compatible with its context and leads to a high quality design outcome.

1.1

Project Background

UTS has undertaken the preparation of the UTS Campus Masterplan and proposes to develop the City Campus to address the following:

- The current significant shortfall in floor area and to meet growth requirements to 2020 (a need of an additional 80,000sqm gross floor area across the campus); the concept includes 66,400sqm gross floor area for the Broadway Precinct excluding the Building 6 site.
- The fragmented and disconnected nature of the existing campus and lack of open space;
- To respond to UTS's overall strategic goals for teaching and learning, research, student experience and sustainability.

The preparation of the Masterplan has been undertaken in the following 3 stages:

- Part 1: UTS Physical Concept Plan undertaken in 2007 by Francis Jones Morehen Thorp to determine the development capacity of UTS sites
- Part 2: UTS Facilities Plan: Analysis and Evaluation undertaken in 2007 by Woods Bagot to determine user needs and growth projections



- Part 3: UTS Campus Masterplan undertaken in 2008 by Bligh Voller Nield to determine user and facility locations, circulation connections and the configuration of new buildings and external spaces

The proposed concept plan relates to the Broadway Precinct only, the Haymarket Precinct to the north comprising the development on the Dairy Farmers site, and Markets 5 (where the UTS library, Law and Business faculties are currently located) will be developed within the bounds of current LEP provisions.

1.2 Project Application

Concept Plan Application

The Concept Plan will seek approval for the following aspects of the redevelopment proposal:

- Land uses;
- Built form, including site layout and building envelopes (maximum building heights, dimensions / footprint and setbacks) and including the envelope of all proposed new buildings;
- Access and egress arrangements;
- Public open space.

The detailed design of each future building / stage within the development will be the subject of a separate Project Application(s).

Subsequent Development/ or Project Applications

Matters to be deferred to subsequent detailed application(s) will be:

- Detailed architectural design of buildings (floor plans, sections, elevations etc), including materials and finishes, within the approved building envelopes;
- Final gross floor area and break down by land use;
- Final car parking numbers and detailed design and layout of car parking area/s, loading and vehicular access arrangements based on final GFA;
- Signage;
- Construction management;
- BCA compliance;
- Universal accessibility; and
- Detailed landscaping plans.

1.3 Part 3A Project Criteria

Clause 20 of Schedule 1 of the Major Projects SEPP identifies development for the purpose of teaching or research (including Universities, TAFE or schools) that has a capital investment of more than \$30million to be a Part 3A project. The project will have a capital investment of approximately \$400 million.



2 Planning Framework

2.1 Sydney Metropolitan Strategy

The Sydney Metropolitan Strategy, *City of Cities* is the overarching strategic planning document that applies to metropolitan Sydney. The UTS site is located on the periphery of the Sydney Central Business District which is identified as a global centre. The Metropolitan Strategy seeks to build Sydney's knowledge infrastructure through a number of actions including:

- Increase innovation and skills development;
- Support magnet infrastructure;
- Utilise local assets to encourage learning and innovation;
- Promote learning City initiatives in selected centres

The Metropolitan Strategy also seeks to encourage development around identified transit links.

The UTS masterplan will meet these Metropolitan Strategy aims by providing the basis for the future growth of the university thus strengthening Sydney City's role as an educational hub. Further, given the site's location close to Central Station and high capacity bus routes the development is likely to assist in the State Government's aims to encourage greater sustainable travel behaviour.

2.2 Overview of Planning Instruments applying to the site

The following state level planning instruments apply to the site:

- SEPP No. 55 - Remediation of Land
- SEPP (Major Projects) 2005
- Draft SEPP No. 66 – Integration of Land Use and Transport
- SEPP (Infrastructure) 2007

The following City of Sydney planning controls apply to the site:

- The City of Sydney Local Environmental Plan 2005
- Ultimo Pyrmont Precinct Urban Development Plan 1999
- City of Sydney Access Development Control Plan 2004
- Draft City of Sydney Ecological Sustainable Development DCP 2007
- City of Sydney Heritage Development Control Plan 2006
- City of Sydney Signage and Advertising Structures DCP 2005

A full assessment of relevant planning instruments will be undertaken as part of studies on the proposed concept plan.



3 Site Description

3.1 Location

UTS is located on the southern edge of the Sydney Central Business District. Broadway, the major southern City thoroughfare traverses the southern edge of the site.

UTS is located adjacent to the major transport hub at the convergence of the major arterial Broadway car, bus and bicycles routes with the Central Station and Railway Square train, bus and pedestrian interchange. Also serving UTS's City Campus are the light rail, monorail systems at Haymarket and the Ultimo Pedestrian Network.

The Concept plan area is generally bound by Thomas Street, Wattle Street, Broadway and Harris Street. Jones Street is within the Concept Plan area.

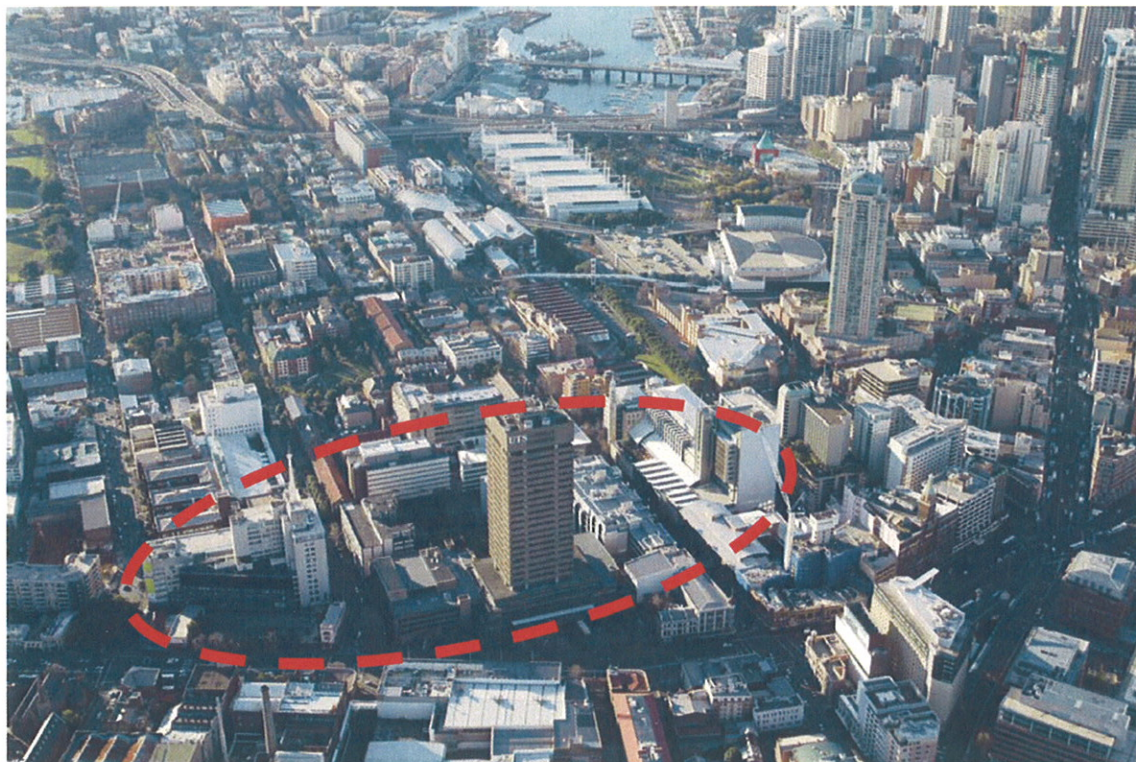
Figure 1. Location Plan



Source: FJMT 2007



Figure 2. Ariel Photo of UTS Concept Plan site



3.2

Description

The development comprises of 9 allotments as follows:

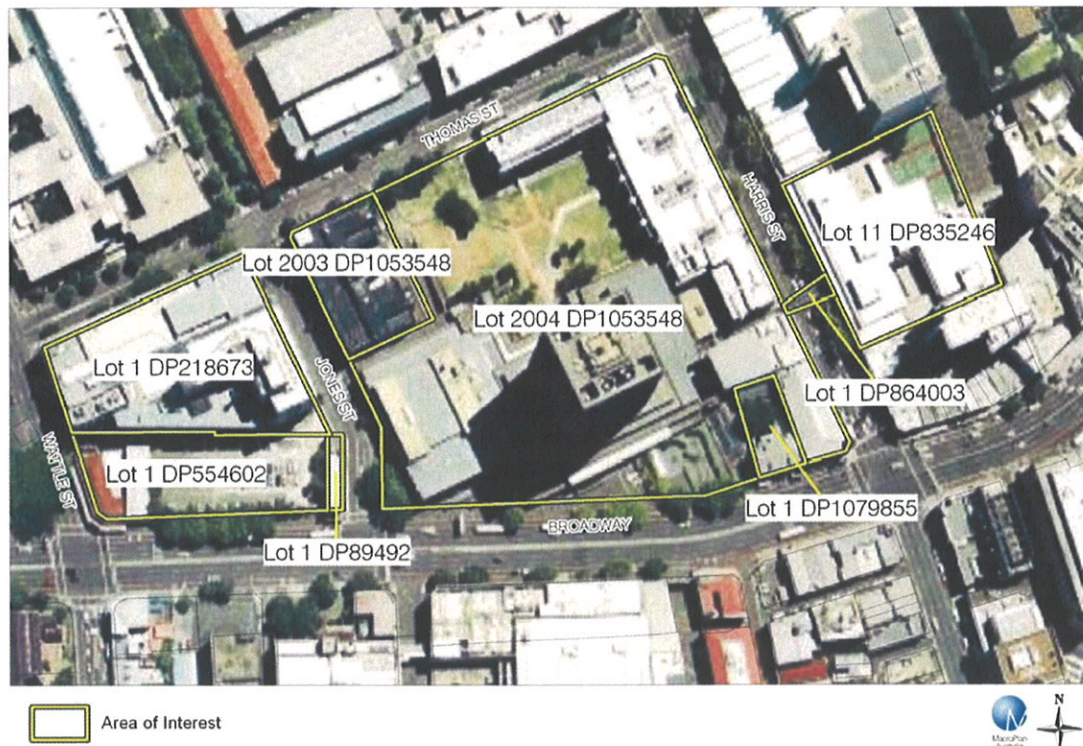
Table 1. Land Parcels

| Land Parcel | Legal Description | Area | Ownership |
|--|--|---|----------------|
| UTS Harris Street | Lot 11 DP 835246 | 5,109sqm | UTS |
| UTS Tower and main campus | Lot 2004 DP 1053548 | 24,700sqm | UTS |
| UTS Terrace Buildings | Lot 1 DP 1079855 | 716.9sqm | UTS |
| UTS (Former Sydney Institute building) | Lot 2003 DP 1053548 | 2,243sqm | UTS |
| Jones Street | Jones Street between Tomas Street and Broadway | Approx. 2,264sqm (not included in development area) | City of Sydney |
| UTS Fairfax Building | Lot 1 DP 218673 | 5,697sqm | UTS |



| | | | |
|----------------------|-----------------|-------------|----------------|
| UTS Fairfax car park | Lot 1 DP 554602 | 3,344.94sqm | UTS |
| 81 Broadway | Lot 1 DP 89492 | 196sqm | UTS |
| Harris Street | Lot 1 DP 864003 | 140.60sqm | City of Sydney |

Figure 3. Site Plan Showing Notations



3.3

Existing Development

University

The Broadway precinct of the UTS City Campus is bounded by the UPN (Ultimo Pedestrian Network) the former rail corridor to the east; Wattle Street to the west; Broadway to the south and Thomas Street to the north. It straddles Harris Street and Jones Street.



The existing UTS Broadway precinct buildings comprise:

- UTS Tower (CB01). Completed 1979, the tower facing Broadway includes 25 floors above a 5 storey podium. The Tower currently dominates the Broadway precinct and the neighbouring surrounds. It is dominant on the horizon when viewed from the City to the north. That dominance will likely be tempered by the proposed new development of the Frasers Broadway site opposite.

Figure 4. UTS Tower



- Building 2 (CB02) adjoins the UTS Tower also facing Broadway. It was intended to be the podium of a second tower for the Broadway precinct.

Figure 5. Building 2





- Bon Marche (CB03). Originally a retail building, the building is 6 storeys and heritage listed. It currently houses retail facing Broadway and Harris Street, with academic uses on its upper floors.

Figure 6. 1-7 Broadway "Bon Marche"



- Building 4 (CB04) (refurbished 2004-2006). It comprises 2 wings facing Harris and Thomas Streets. The Harris Street wing was subject of major refurbishment and additions in 2006 to accommodate the Science Faculty. The wing facing Thomas Street is circa 1950s and been the subject of alterations over the years.

Figure 7. Building 4



- Building 5 - demolished



- Building 6 (CB06) purposed designed in the early 1990s, Building 6 houses the Design Architecture and Building Faculty. The building faces Harris Street and the UPN providing direct pedestrian access to Railway Square. It provides "side door" access to the main body of the Broadway precinct from Railway Square via an escalator from the UPN and a pedestrian bridge crossing Harris Street. It is proposed to add student accommodation to the east side and above the existing building as a tower flanking the UPN.

Figure 8. Building 6



- Building 7 - demolished
- Building 8 - The Terraces (CB08) comprise 3 terrace style, retail buildings of 3 storeys, facing the eastern end of Broadway. They are also Heritage listed. They currently house a mix of retail and some University administration accommodation.

Figure 9. 9-13 Broadway "The Terraces"





- Building 9 - The Loft (CB09), constructed circa 1860-1920, the Loft is 2 storey masonry building, now accommodating a popular university bar. It is located behind CB03 and CB08.

Figure 10. Building 9 (The Loft)



- Building 10 (CB10). Constructed in mid 1950s for Fairfax Newspapers, it housed the paper's printing presses and journalists. It faces Jones Street, extends to Wattle Street and Thomas Street. UTS purchased the building in the late 1990s. It comprises a 6 storey podium with an additional 7 storeys in a tower above. The building was the subject of a major refurbishment by UTS in early 2000s to provide academic space. It is adjoined by vacant land facing Broadway, currently used for paid parking.

Figure 11. Building 10 (former Fairfax Building)





- Building 11 (CB11). The building also known as Bradshaw faces Jones Street and Broadway. It is 3 storeys and currently houses some University administrative functions. It is heritage listed.

Figure 12. 81 Broadway "Bradshaw"



- Building 12 (CB12) Once the home of Muzak, this is non-descript 2 storey masonry building facing Broadway and flanking the open carpark.

Figure 13. Building 12





- Building 13 (CB13). A former hotel, the building faces Wattle Street and Broadway. It has more recently housed SOCOG's Olympics ticket office; it is currently occupied by a discount furniture store.

Figure 14. Building 13



Adjacent

Sydney Institute (TAFE)

The Ultimo College has great historical significance as the first permanent home of technical education in New South Wales. The College opened there in 1891. The Campus sits between Wattle and Harris streets, facing Thomas Street opposite the north boundary of the UTS Broadway precinct. Its mostly masonry building fabric spans the era from its opening to the most recent project completed mid 2000s. The Sydney Institute buildings range in height to 6 storeys.

Figure 15. Sydney Institute





ABC

Sydney's ABC television and radio studios are housed here in buildings facing Harris Street and the UPN. The ABC first moved to Ultimo in the 1980s to a building designed by architect Ken Woolley. This was subsequently added to in the early 2000s with a building designed by Cox Richardson. The buildings are 15 storeys.

Figure 16. ABC Building





Frasers Broadway

Frasers Property Australia purchased the 'Old Kent Brewery' site from the Foster's Group on Friday 29 June 2007.

Their revised concept plan publicised early April 2008 reported:

- Proposed total floor space development for the site; 250,000m²
- Publicly accessible space: 36,000m²
- New buildings: 10
- Protected heritage items: 33.
- Parking spaces: 2000.

An updated concept plan is understood to be ready for public release in the near future.

Figure 17. Proposed Concept - Frasers on Broadway





Further west on Broadway:

A mix of late 1800-early 1900s 2-3 storey commercial/retail buildings flank Broadway to City Road.

The private Catholic University, Notre Dame, occupies the presbytery and school buildings to the rear of St Benedict's, on the corner of Broadway and Abercrombie Street and adjacent to the south west corner of the UTS Broadway precinct.

Figure 18. St Benedict's





Further east on Broadway:

Similar to the west, on the north side, early 1900s commercial/retail buildings prevail, initially at least. More recently, 6-8 storey commercial and apartment buildings have been built near the Harris Street intersection. They are interrupted by the early 1900s Marcus Clark building now occupied by Sydney Institute.

On south side of Broadway, east of Harris Street, are early 2000 hotel buildings.

Figure 19. Early 1900s commercial/retail buildings



3.4 Heritage

The site contains a number of heritage items as identified under the City of Sydney Local Environmental Plan. These include:

1-7 Broadway “Bon Marche”

Originally a retail building and constructed 1911 it is known as the Bon Marche building.

9-13 Broadway “The Terraces”

The building is three storey rendered brick with ground floor shopfronts and offices above.

Included in this heritage listing is The Loft (CB09), constructed circa 1860-1920, the Loft is 2 storey masonry building, now accommodating a popular university bar. It is located behind The Terraces.

81 Broadway “Bradshaw”

81 Broadway is a former warehouse, constructed in 1909.

Buildings Greater than 50 years in age

The site also contains a number of buildings greater than 50 years in age: Building 4 (CB04); Building 10 (CB10); Building 12 (CB12); and Building 13 (CB13).



4 Development Concept

4.1 Concept for the Site

The Masterplan considers the needs of the UTS City Campus to 2020. The Campus is to provide space for consolidation, growth and to facilitate reorganisation to better serve the needs of the future. The Campus will engage with and be part of the rapidly growing south-western edge of the CBD. New developments and refurbishment of some significant parts of the existing Campus fabric are to provide the basis for UTS to become a modern and vibrant urban campus that attracts students and visitors not only for formal education but also for cultural, recreational and social pursuits.

New development sites include:

- Broadway - The site facing Broadway between Jones and Wattle Streets to provide new Faculty accommodation.
- Thomas Street - The site facing Thomas Street on the corner of Thomas Street also to provide new Faculty accommodation.
- The closure of Jones Street and redevelopment of the central open space: the Alumni Green.
- Building 6 extension - The addition of a tower to the east side of Building 6 on Harris Street to provide new student accommodation.

The redevelopment of existing buildings includes:

- The extension of the existing Building 1 and Building 2 to the Broadway boundary from Jones Street to 9-13 Broadway. This extension includes adding a whole new floor to the roof of Building 2. These works provide new accommodation for the UTS Library and student oriented uses. Refurbishment of the Tower podium to provide new student oriented facilities and improvements to the primary Campus address.
- Refurbishment of Building 3 (Bon Marche) on the corner of Harris Street and Broadway as Faculty accommodation and ground level retail (no additional floor space).
- Refurbishment of Building 6 to improve access from the UPN, the extension of podium levels 2-7 (within DA approved envelope), to provide additional Faculty accommodation.



Figure 20. UTS Masterplan

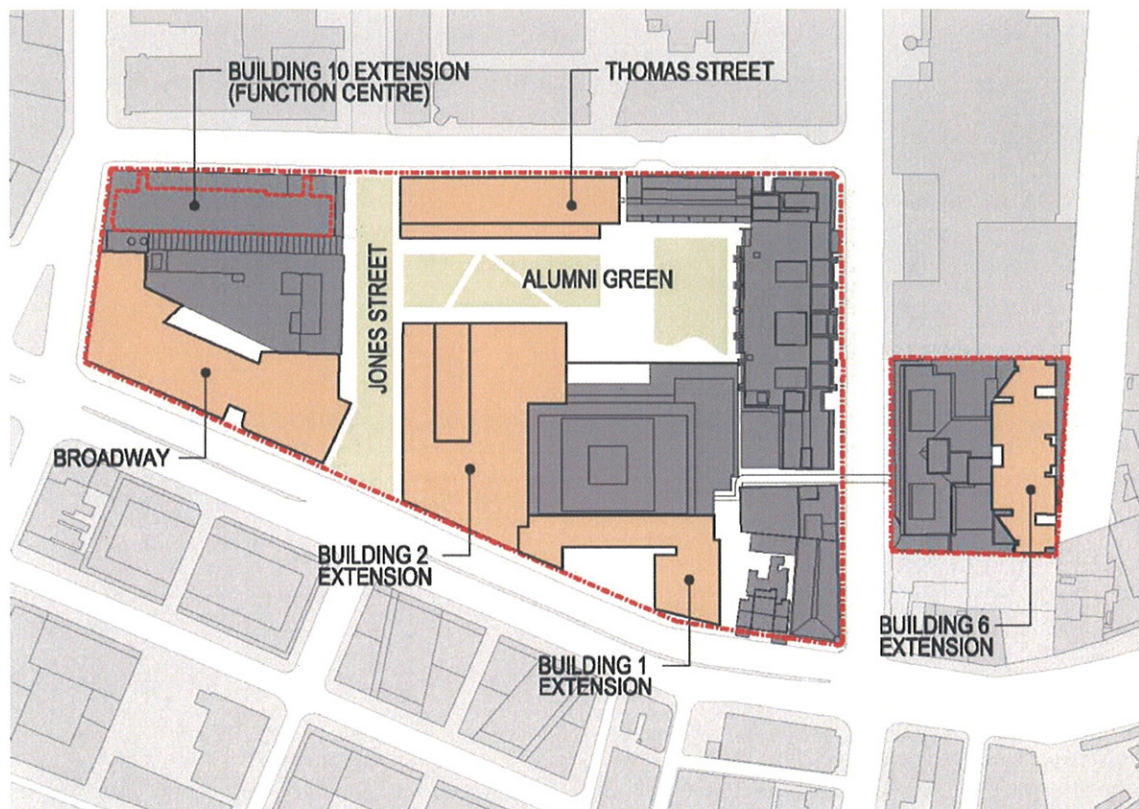
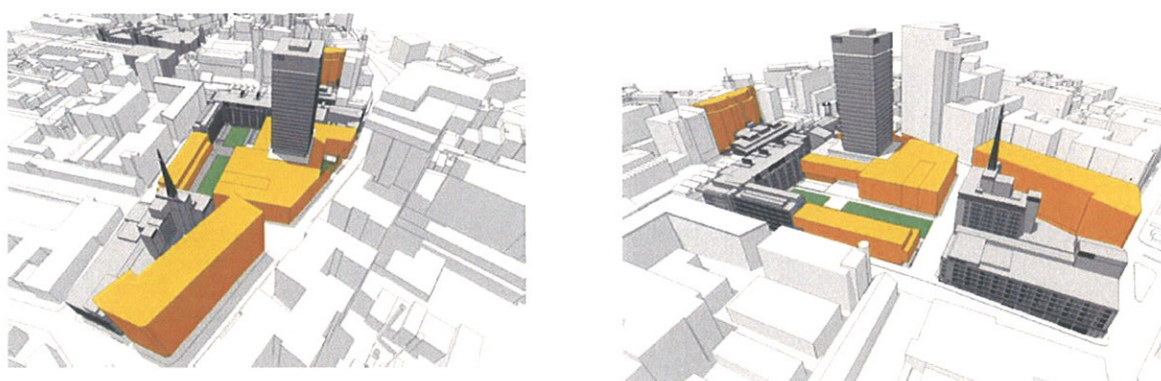
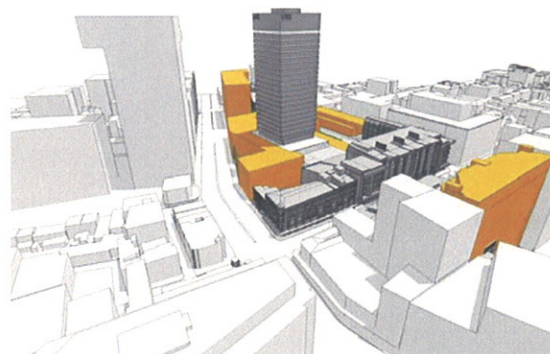
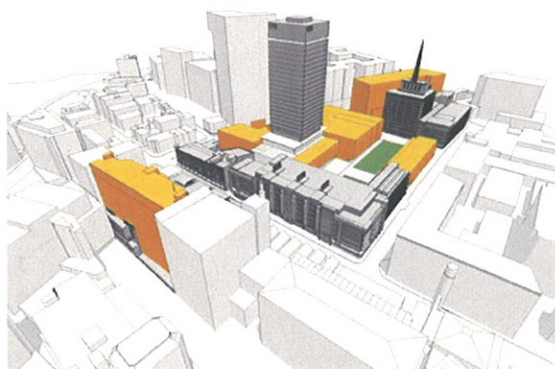


Figure 21. 3D Model of the Proposed Masterplan





4.2 General Development Parameters

The following general development parameters have been developed to date. These will be further refined through the development of a concept plan prior to formal lodgement.

Consolidated site

| Building | Description and General use | Indicative Additional GFA |
|---------------------------------|--|---------------------------|
| Broadway | Educational uses | 44,000 sq.m |
| Thomas Street | Educational Use and sports facilities | 7,700 sq.m |
| Building1 Extension – UTS Tower | Podium extension. General Educational uses | 3,900 sq.m |
| Building 2 Extension | New library | 9,400 sq.m |
| Building 10 Extension | New function centre | 1,400 sq.m |
| | Total proposed new build GFA | 66,400 sq.m |

Building 6 – Student Housing (not included in FSR calculations for main site)

| Building | Description and General use | Indicative Additional GFA |
|----------------------|-----------------------------|--|
| Building 6 extension | New student housing | To be determined. New GFA within approved envelope |



4.3 Open Space and Landscape

The proposed landscape plan as part of the concept will unite the campus through the closure of Jones Street between Thomas Street and Broadway. This will join the Alumni Green to form a large central public open space which has been lacking at the UTS campus.

Figure 22. Landscape and Open Space Plan





5 Development and Planning Issues

5.1 Site Zoning

The site is currently zoned Residential-Business under the *City of Sydney Local Environmental Plan 2005* (LEP 2005). The objectives of the residential business zone are to provide a wide range of uses which are complimentary in nature and encourage sustainable travel behaviour. The proposed concept plan uses are consistent with the zone objectives.

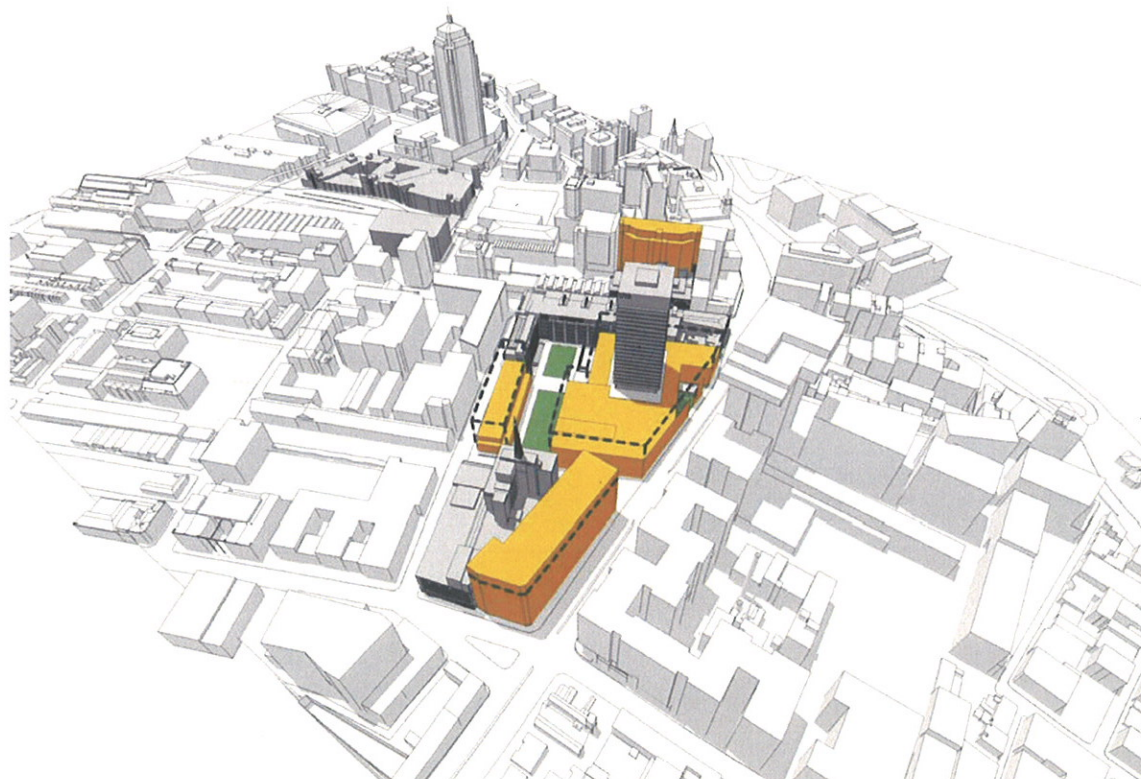
5.2 Height and Floor Space Ratio

Height

Height controls are contained in LEP 2005 and identified on the height map. A height control of 42m applies to the main campus component of the subject site.

The concept plan would exceed the 42m height control on the Broadway Site as shown by Figure 22 below. Note that the existing Building 1 (tower) also exceeds the 42m height control.

Figure 23. Concept Plan and 42m height control (black dotted line)



An urban design assessment of the additional height will be included in the full concept plan application. The initial assessment shows that additional height along Broadway would be complimentary to the heights proposed by Frasers Property Group in their Part 3A Concept Plan proposed modification. Moreover, the additional building heights would not overshadow residential buildings.



Floor Space Ratio

For the purpose of calculating floor space ratio it is proposed to break the site into two components:

- Building 6 already has an approved tower development. The concept plan will include student housing in this building and will generally maintain the approved building envelope. Given it is completely separate from the main site the FSR will be calculated on this building alone.
- The main site (refer to Figure 23). The maximum floor space ratio (FSR) of the site under LEP 2005 is 5:1 with an additional 10% allowed under Clause 10 of the LEP 2005, giving an FSR of 5.5:1. It is proposed to calculate the FSR across the site. The main site has an area of 36,898 sq.m (note this does not include the area of Jones Street). The draft concept for the main site proposes an additional GFA of 66,400 sq.m bringing the total GFA for the site to 202,939 sq.m. This represents an FSR of 5.5:1.

Figure 24. Main site for FSR calculations (bounded in red)



5.3

Access, Parking and Traffic

Access

Jones Street is proposed to be closed to traffic. All other access points will remain. The following access arrangements are proposed:

- Existing dock and parking access to Building 1 (Tower) off Thomas Street will be maintained and also used for access to all new development on the Broadway, Harris Street, Thomas Street, Jones Street block;



- The existing parking and service vehicle access to building 10 will be maintained and also used for access to all new development on the Broadway site between Jones and Wattle Streets;
- Building 6 access will be maintained.

Parking

Due to the location of UTS in regard to high quality public transport, any additional parking will be at a rate less than the maximum provisions under the *City of Sydney LEP 2005*.

Traffic

A detailed traffic assessment will be undertaken to support the development of the concept plan.

5.4 Heritage and Conservation

The site contains a number of heritage items currently identified in Schedule 8 of the *Sydney LEP 2005*, as outlined in S3.4 of this report. The proposed development will result in work or intervention in some of these heritage items. The site also contains four buildings that are more than 50 years of age. The *City of Sydney Heritage Development Control Plan 2006* also applies to these buildings. Heritage impact assessments will be undertaken on all heritage items.

5.5 Environmentally Sustainable Development

UTS launched its Environmental Sustainability Initiative in March 2008 which includes an aspirational 6 star green star target for new buildings. Designs for renovated and refurbished buildings will also incorporate ESD principles.



6

Summary and Conclusion

The preparation of a concept plan is a critical component of UTS achieving its future campus requirements. The proposed concept is consistent with Schedule 1 of the Major Projects SEPP, being a project with a capital investment value of around \$400 million.

The masterplan will help UTS address the following issues:

- The current significant shortfall in floor area and to meet growth requirements to 2020;
- The fragmented and disconnected nature of the existing campus and lack of open space;
- To respond to UTS's overall strategic goals for teaching and learning, research, student experience and sustainability.

The development of the masterplan has taken into account all major strategic and statutory requirements. In particular the concept helps meet the aims of the Metropolitan Strategy in a number of areas including education, development near transit nodes and providing high quality open space. Moreover, the proposed concept would be generally consistent with the City of Sydney Planning Controls applying to the site with the exception of height controls on the Broadway Site.

Given the above, it is requested that the Minister of Planning declare the proposal to be a Major Project under Part 3A of the EP&A Act.