

13 May 2022

Amy van den Nieuwenhof  
Senior Planning Officer  
Department of Planning and Environment

Dear Amy,

## **Pymont Peninsula Place Strategy – Key Site Master Plan Proposed FSR Position**

We refer to the above matter and your request for further clarification and rationale for the FSR proposed for University of Technology Sydney's (UTS) key site master plan – which will ultimately support the delivery of Australia's first integrated comprehensive Indigenous Residential College (IRC).

As a starting point, UTS within its submitted Master Plan sought approval for an FSR of 5.56:1. This FSR number was based on the detailed studies and reference design that BVN had prepared.

The planning controls exhibited by the Department however had an FSR of 5:1.

Following the exhibition of the UTS Key Site Master Plan, which included proposed planning controls and a Design Guideline incorporating revised envelope options different to what UTS proposed and submitted, BVN re-examined and tested an updated building envelope for submission. This included testing gross floor areas within the revised envelope submission. A summary of this work is provided in the Table below (with a fully copy of the study provided at **Attachment A**). The study was able to more clearly not only estimate the proposed GFA attributed to developing the College and supporting university education space within the revised envelope (5.23:1) but also factored in other parts of the envelope that could potentially be occupied by floor area as a result of the future design competition such as proportion of voids, potential winter gardens, pavilions and student spaces adjoining corridors linking the new podium and levels within the heritage building to provide for flexibility in creativity and design response as part of the competition process (857sqm – resulting in an FSR of 5.63:1). The study was also able to test and inform what additional floor area (652sqm – resulting in an FSR of 5.93:1) would be attributed to the existing heritage building if it was retained in its entirety (noting the UTS proposal sought partial demolition of the rear of the building).

LEVEL	NET INTERNAL	NET OUTDOOR	NET I + O	PGFA	PGFA POTENTIAL	PGFA PROPOSED	PGFA HERITAGE	PGFA COMBINED
Basement Level	482		482	175		175		175
Ground Level	1,011		1,011	1,272	39	1,311	119	1,430
Level 1	781		781	821		821	156	977
Level 2	1,126	98	1,224	1,299	197	1,496	156	1,652
Level 3	934	161	1,095	1,172	256	1,428	221	1,649
L4 Roof Garden	199	65	264	386		386		386
IRC Tower	4,967	337	5,304	6,157	365	6,522		6,522
Rooftop								
TOTALS	9,500	661	10,161	11,282	857	12,139	652	12,791
% GBA	60%	4%	64%	71%	5%	77%	4%	81%
% ENVELOPE	51%	4%	55%	61%	5%	66%	4%	69%
FSR				5.23		5.63		5.93

UTS' requirement in terms of an FSR number to deliver the Indigenous Residential College is 5.63:1 provided the proposed approach of partial demolition of the rear of the heritage building was to be approved by the City of Sydney Council in the future. We are pleased to hear that the Department is generally supportive of introducing a heritage investigation zone to enable further investigations and flexibility in the design competition but we recognise that a decision by Council on a future design which is yet to be prepared cannot be pre-determined in this regard.

Accordingly, to enable the planning and design investigations and Council assessment within the investigation zone to be progressed as part of the design competition and future DA without impacting the yield or size of the College component of the development, UTS would require the retained floor space (652sqm) to be factored into the final FSR number to be adopted with a preference in terms of FSR of 5.93:1. It should be noted that should the full retention of the heritage building be required the additional 652sqm in the retained building is surplus to the needs of the College and unsuitable for residential accommodation. Accordingly, it would be used for general university purposes and is therefore additional to the minimum 5.63:1 FSR required to develop the Indigenous Residential College. There can be no transfer of student beds in the tower to this part of the heritage podium.

- Scenario 1 – Partial demolition of rear of heritage building for full zone identified, FSR 5.63:1
- Scenario 2 – Full retention of heritage building, FSR 5.93:1

UTS would also support a performance-based outcome in terms of the Department facilitating either of the above outcomes or to permit a potential design response that may result in the design investigations being able to retain a part of the heritage investigation area resulting a floorspace somewhere between 5.63:1 and 5.93:1

Finally, in considering what final FSR should be adopted, it is worth acknowledging the site is a Key Site and being facilitated through a state led rezoning process. Furthermore, and in the context of facilitating growth of key anchors and institutions within the Innovation Corridor, the proposed FSR is considered to be more than reasonable, especially when considering the locational advantages the site possesses (including its position on the edge of Central Sydney).

**Table 1 FSR Analysis**

	FSR	GFA (including design excellence)
Existing Planning Controls	3:1 – 5:1	9,533sqm
UTS Proposed Updated Planning Controls (incorporating partial demolition of heritage building within its proposed envelope)	5.56:1	12,000sqm
Exhibited Planning Controls	5:1	10,826sqm
<b>UTS Revised Planning Controls</b>	<ul style="list-style-type: none"> <li>• <b>5.63:1 (partial demolition of heritage building)</b></li> <li>• <b>5.93 (full retention of heritage building)</b></li> </ul>	<ul style="list-style-type: none"> <li>• <b>12,139sqm</b></li> <li>• <b>12,719sqm</b></li> </ul>
<i>Degree of change</i>		<i>27 - 33% increase</i>

We look forward to the Department finalising its assessment and establishing new planning controls for UTS's Key site.

Yours sincerely,



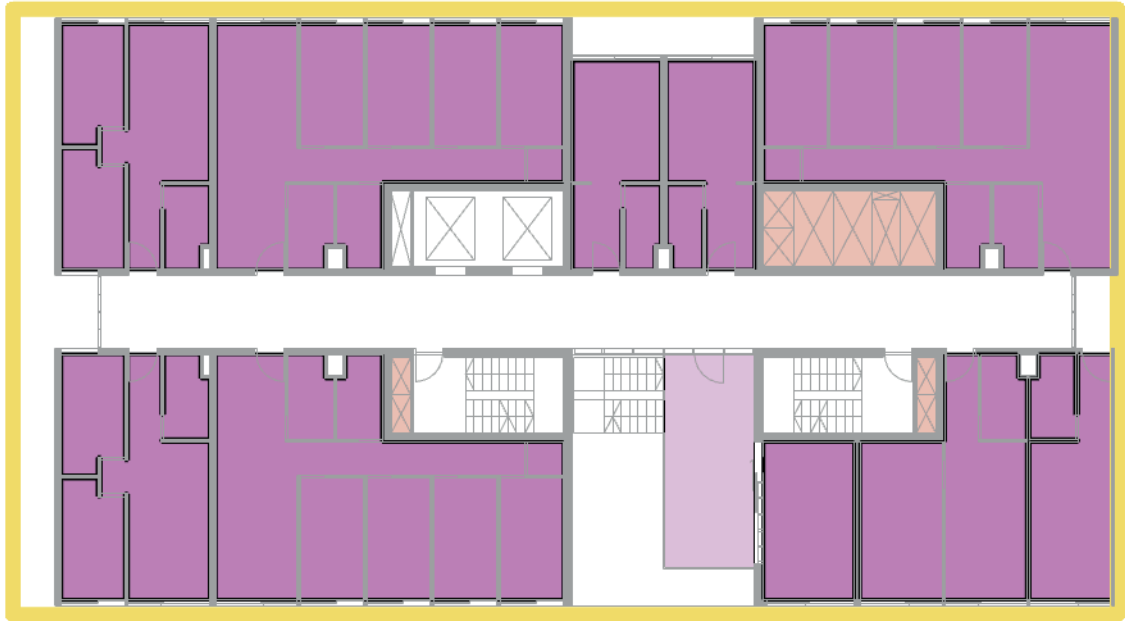
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Director  
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# AREA SUMMARY - DPIE REVIEW

INDIGENOUS RESIDENTIAL COLLEGE

# DEFINITIONS

## NET INTERNAL AREA



TYPICAL TOWER PLAN  
1:250

**Net Internal Area (Net)**  
The area of the internal rooms decribed in BVN’s Schedule of Accommodation.

- Excludes:
- External spaces
  - Corridors
  - Stairs
  - Lifts
  - Plant and Services

# DEFINITIONS

## PLANNING GROSS FLOOR AREA



TYPICAL TOWER PLAN  
1:250

**Planning Gross Floor Area (PGFA)**  
As per Sydney Local Environmental Plan 2012 .

Gross Floor Area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes–

- (a) the area of a mezzanine, and
- (b) habitable rooms in a basement or an attic, and
- (c) any shop, auditorium, cinema, and the like, in a basement or attic,

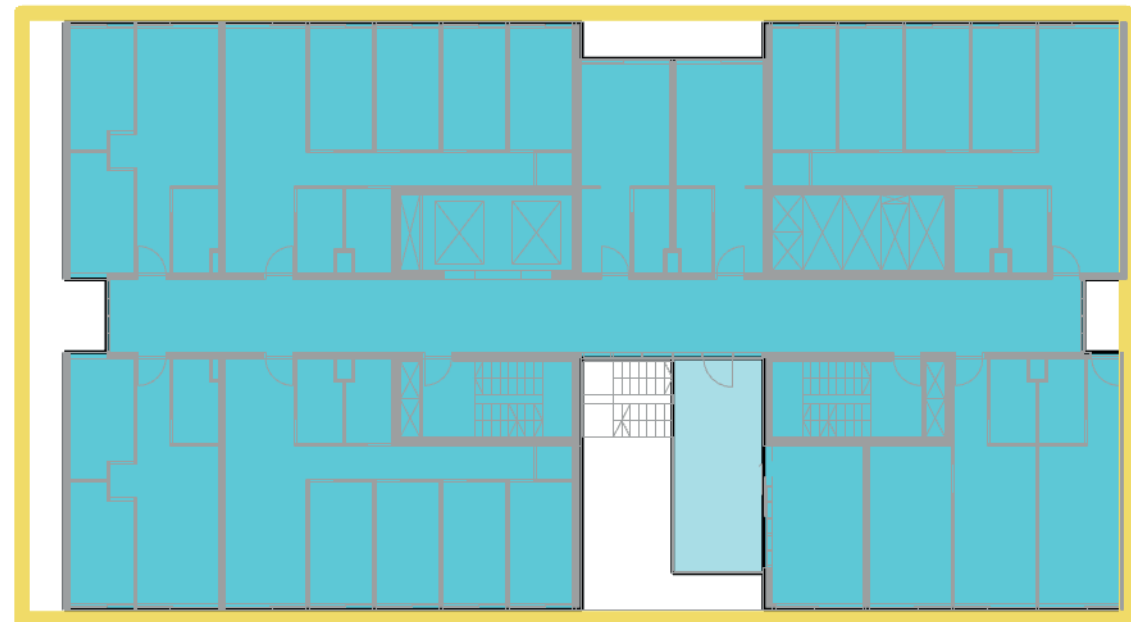
but excludes–

- (d) any area for common vertical circulation, such as lifts and stairs, and
- (e) any basement–
  - (i) storage, and
  - (ii) vehicular access, loading areas, garbage and services, and
- (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
- (g) car parking to meet any requirements of the consent authority (including access to that car parking), and
- (h) any space used for the loading or unloading of goods (including access to it), and
- (i) terraces and balconies with outer walls less than 1.4 metres high, and
- (j) voids above a floor at the level of a storey or storey above.

\*Here PGFA also includes external horizontal circulation.

# DEFINITIONS

## GROSS BUILDING AREA



TYPICAL TOWER PLAN  
1:250

### Gross Building Area (GBA)

The sum of the 'Fully Enclosed Covered Area' and 'Unenclosed Covered Area' as defined below.

### Fully Enclosed Covered Area (FECA)

The sum of all such areas at all building floor levels, including basement (except unexcavated portions), floored roof spaces and attics, garages, penthouses, enclosed porches and attached covered ways alongside buildings, equipment rooms, lift shafts, vertical ducts, staircases and any other fully enclosed spaces and useable areas of the building, computed by measuring from the normal inside face of exterior walls but ignoring any projections such as plinths, columns, piers and the like which project from the normal inside face of exterior walls. It shall not include open courts, light wells, connecting or isolated covered ways and net open areas of upper portions of rooms, lobbies, halls, interstitial spaces and the like which extend through the storey being computed.

### Unenclosed Covered Area (UCA)

The sum of all such areas at all building floor levels, including roofed balconies, open verandahs porches and porticos, attached open covered ways alongside buildings, undercrofts and useable space under buildings, unenclosed access galleries (including ground floor) and any other trafficable covered areas of the building which are not totally enclosed by full height walls, computed by measuring the area between the enclosing walls or balustrade (i.e. from the inside face of the UCA excluding the wall or balustrade thickness). When the covering element (i.e. roof or upper floor) is supported by columns, is cantilevered or suspended, or any combination of these, the measurements shall be taken to the edge of the paving or to the edge of the cover, whichever is the lesser. UCA shall not include eaves overhangs, sun shading, awnings and the like where these do not relate to clearly defined trafficable covered areas, nor shall it include connecting or isolated covered ways.

SUMMARY TABLE

LEVEL	NET INTERNAL	NET OUTDOOR	NET I + O	PGFA	PGFA POTENTIAL	PGFA PROPOSED	PGFA HERITAGE	PGFA COMBINED	FECA	UCA	GBA	MAXIMUM ENVELOPE	UNCOVERED AREA	BUILDING SERVICES
Basement Level	482		482	175		175		175	1,117		1,117	1,117		390
Ground Level	1,011		1,011	1,272	39	1,311	119	1,430	1,504	300	1,804	1,780	328	32
Level 1	781		781	821		821	156	977	990		990	1,703		17
Level 2	1,126	98	1,224	1,299	197	1,496	156	1,652	1,475	40	1,515	1,823	65	17
Level 3	934	161	1,095	1,172	256	1,428	221	1,649	1,354	173	1,527	1,823		17
L4 Roof Garden	199	65	264	386		386		386	502	120	622	761	866	17
IRC Tower	4,967	337	5,304	6,157	365	6,522		6,522	7,407	341	7,748	8,760		208
Rooftop									503		503	730		371
TOTALS	9,500	661	10,161	11,282	857	12,139	652	12,791	14,852	974	15,826	18,497	1,259	1,069
% GBA	60%	4%	64%	71%	5%	77%	4%	81%	94%	6%	100%	117%		
% ENVELOPE	51%	4%	55%	61%	5%	66%	4%	69%	80%	5%	86%	100%		
FSR				5.23		5.63		5.93						

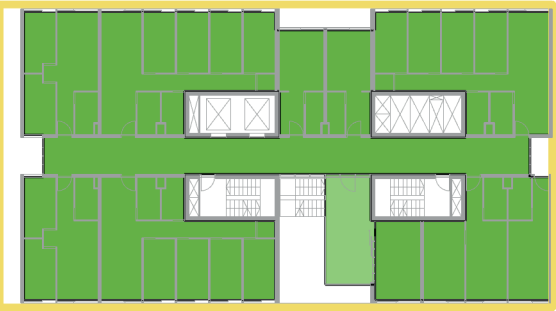
TOWER

TYPICAL IRC TOWER FLOOR PLAN



NET INTERNAL = 414 m<sup>2</sup>  
NET OUTDOOR = 21 m<sup>2</sup>  
**NET TOTAL = 435 m<sup>2</sup>**

%TO GBA	%TO ENVELOPE
67%	57%
<b>71%</b>	<b>60%</b>



**PGFA = 513 m<sup>2</sup>**

<b>83%</b>	<b>70%</b>
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**GBA = 617 m<sup>2</sup>**

<b>100%</b>	<b>85%</b>
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ENVELOPE = 730 m<sup>2</sup>

118%	100%
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TYPICAL TOWER PLAN  
1:500



IRC TOWER  
NET

LEVEL	NET INTERNAL	NET OUTDOOR	NET I + O	PGFA	PGFA POTENTIAL	PGFA PROPOSED	PGFA HERITAGE	PGFA COMBINED	FECA	UCA	GBA	MAXIMUM ENVELOPE	UNCOVERED AREA	BUILDING SERVICES
L4 Roof Garden	199	65	264	386		386		386	502	120	622	761	866	17
IRC Tower	4,967	337	5,304	6,157	365	6,522		6,522	7,407	341	7,748	8,760		208
TOTALS	5,166	402	5,568	6,543	365	6,908		6,908	7,909	461	8,370	9,521	866	225
% GBA	62%	5%	67%	78%	4%	83%		83%	94%	6%	100%	114%		
% ENVELOPE	54%	4%	58%	69%	4%	73%		73%	83%	5%	88%	100%		

LEVEL 4 - ROOF GARDEN



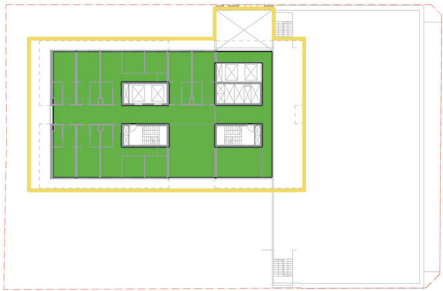
LEVELS 5 TO 16



IRC TOWER  
PGFA

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LEVEL 4 - ROOF GARDEN



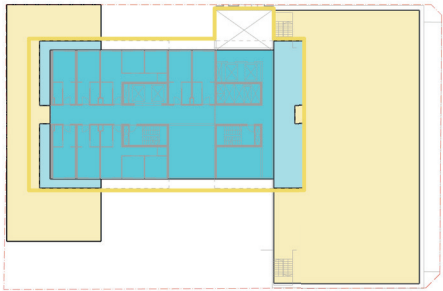
LEVELS 5 TO 16



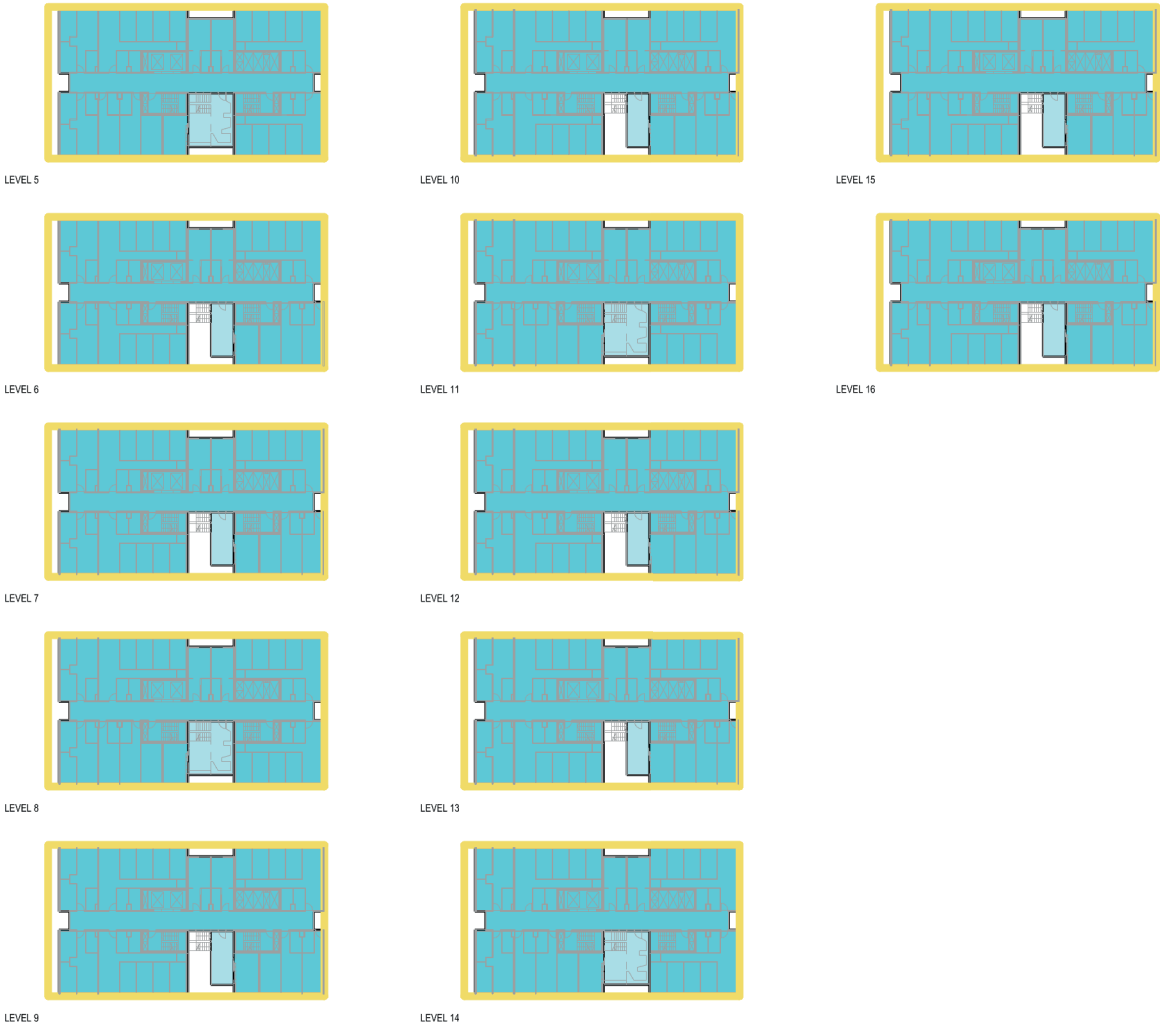
IRC TOWER  
GBA

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LEVEL 4 - ROOF GARDEN



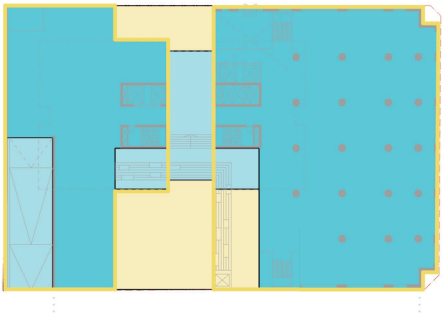
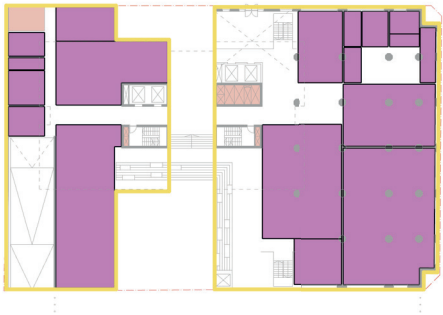
LEVELS 5 TO 16



PODIUM

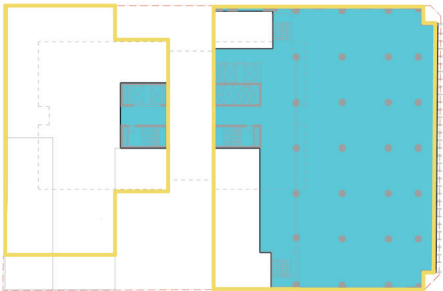
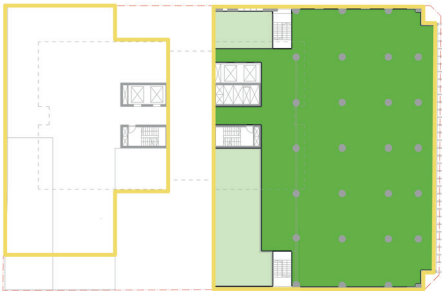
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Level 3	934	161	1,095	1,172	256	1,428	221	1,649	1,354	173	1,527	1,823		17
TOTALS	3,852	259	4,111	4,564	492	5,056	652	5,708	5,323	513	5,836	7,129	393	83
% GBA	66%	4%	70%	78%	8%	87%	11%	98%	91%	9%	100%	122%		
% ENVELOPE	54%	4%	58%	64%	7%	71%	9%	80%	75%	7%	82%	100%		

GROUND



10

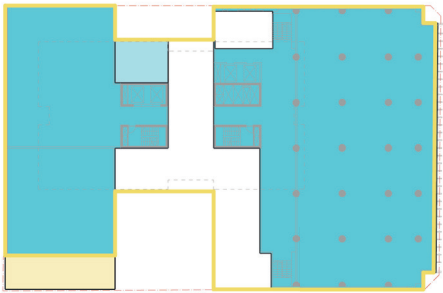
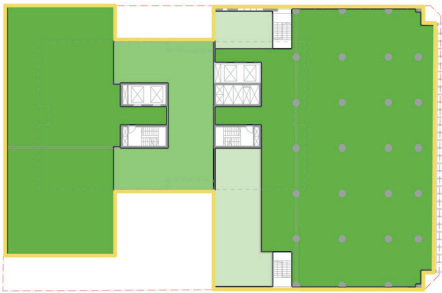
LEVEL 1



PODIUM

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LEVEL 2



LEVEL 3

