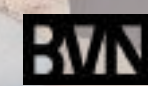


# UTS Key Site Master Plan Ultimo Haymarket

Master Plan +  
Sites 13-15 Rezoning

27 AUGUST 2021



ASPECT Studios



## Acknowledgement

UTS acknowledges the Gadigal People of the Eora Nation, the Boorooberongal People of the Dharug Nation, the Bidiagal people and the Gamaygal people upon whose ancestral lands our university stands. We would also like to pay respect to the Elders both past and present, acknowledging them as the traditional custodians of knowledge for these lands.

Source: BVN, IRC Vision



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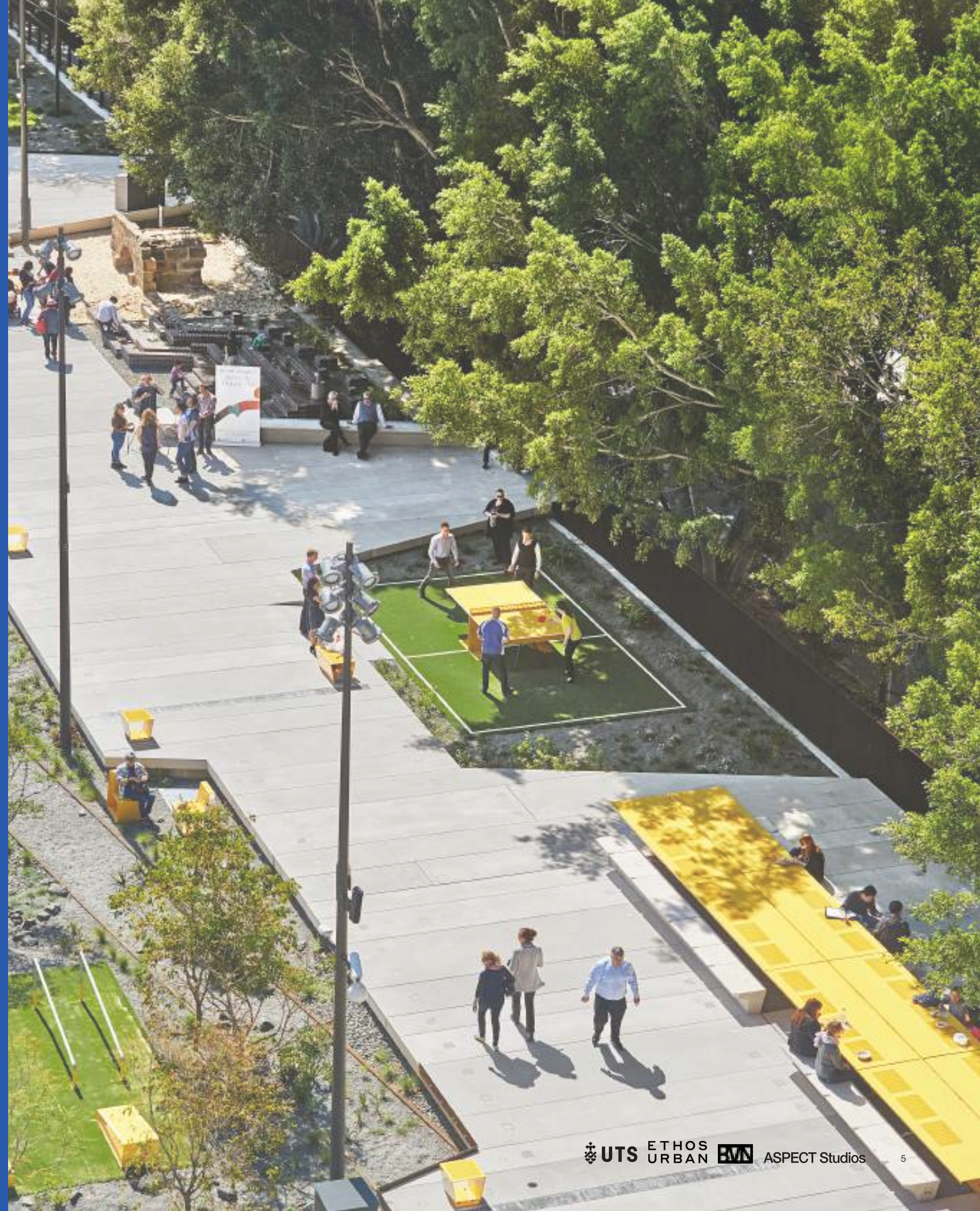
# 1. Introduction

This Master Plan has been prepared on behalf of University of Technology Sydney (UTS) in support of its Key Site Master Plan.

The Master Plan is being progressed under the framework established by the Pyrmont Peninsula Place Strategy (PPPS), where UTS is identified as one of four “key sites”. The PPPS sets out the NSW Government’s 20-year strategic direction and vision for Pyrmont, where Pyrmont’s locational advantages in terms of its proximity to Central Sydney, context within the Innovation Corridor and delivery of a new metro station have been embraced as part of its next evolution as the Western Gateway to the CBD.

As an identified “key site” it is recognised that UTS has the greatest potential to deliver strategic growth and change across the Peninsula together with leveraging the delivery of broader public benefits and infrastructure.

The Master Plan ultimately seeks to inform updated planning controls in relation to UTS’s short-term development plans for UTS Sites 13 -15, where it is planning to deliver Australia’s first comprehensive Indigenous Residential College (IRC) including an Indigenous arts centre and research library.





**“A precinct that supports and nurtures creative learning, technology, innovation, social justice, Indigenous knowledge and collaboration with industry.”**

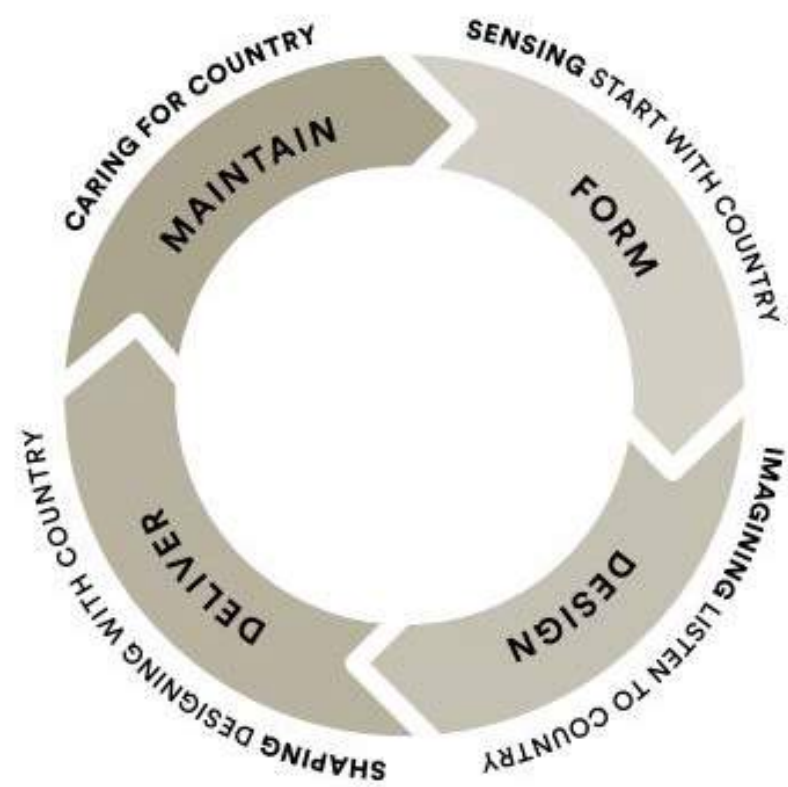




# Connecting to Country

“Through our projects, we commit to helping support the health and wellbeing of Country by valuing, respecting, and being guided by Aboriginal people, who know that if we care for Country – it will care for us.”

— Kevin O’Brien, BVN Principal



The Connecting to Country Framework and the Designing with Country discussion paper issued by the NSW Government Architects Office have been embraced by UTS in guiding the Master Plan for the development of the Indigenous Residential College. The central tenant of both Frameworks is the inclusion of and engagement with Indigenous knowledge holders from the Community.

UTS has established an Indigenous Residential College (IRC) Steering Committee, led by the Pro Vice-Chancellor (Indigenous Leadership and Engagement) to oversee this project. The University is committed to Indigenous leadership and Indigenous consultation at all stages of the project and has drawn together an IRC Stakeholder Reference Group consisting of Indigenous staff, students, and alumni (also including select senior non-Indigenous project stakeholders). This Reference Group has been fundamental in developing the principles and ambitions of the project, which inform a project brief that synthesizes cultural needs with practical requirements. This brief has drawn on the kinds of cultural spaces required to ensure a culturally safe space for staff, students and community alike. This has ultimately determined spatial requirements with an informed schedule of accommodation and design principles brief.

UTS has observed the 3-step process of the Connecting with Country Framework. This has been demonstrated through the work leading to an Understanding of the Country the project site belongs to. This has then enabled the determination of a Strategy that includes project formation, project design and conceptualisation, project delivery, and project maintenance. Completing the process is an Implementation approach that detailed UTS's commitment and principles for action to date and as the project progresses.

With the Connecting to Country Framework establishing a firm base for decision making and action, it has been possible for UTS to consider, incorporate and extend elements from the Designing with Country discussion paper, specifically in relation to architectural design for people, environmental design and biophilic design. This has enabled UTS together with the UTS Indigenous Steering Committee to formulate a Designing with Country response that has directed the work of consultants and lead to a reference design, master plan building envelope and associated design guide reflecting these elements and more.





# Pymont Peninsula Place Strategy (PPPS)

The Pymont Peninsula Place Strategy provides a 20-year framework that identifies areas that can accommodate future growth in order to support Pymont's evolution as the western gateway to the CBD and a hub for jobs in innovation, technology, creative industries, and media.

A balanced approach to growth has been established within the PPPS to ensure its local character and heritage is protected and it remains a great place to live, with the focus of strategic change occurring within four "key sites", including UTS.

The first phase in implementing the PPPS is the preparation of master plans for each of the seven sub-precincts ("places") that make up the Peninsula. The master plans will provide the next level of detail, outlining the spatial components of the PPPS, which will be used to inform changes to land use zones, building height and density, and community infrastructure requirements etc.

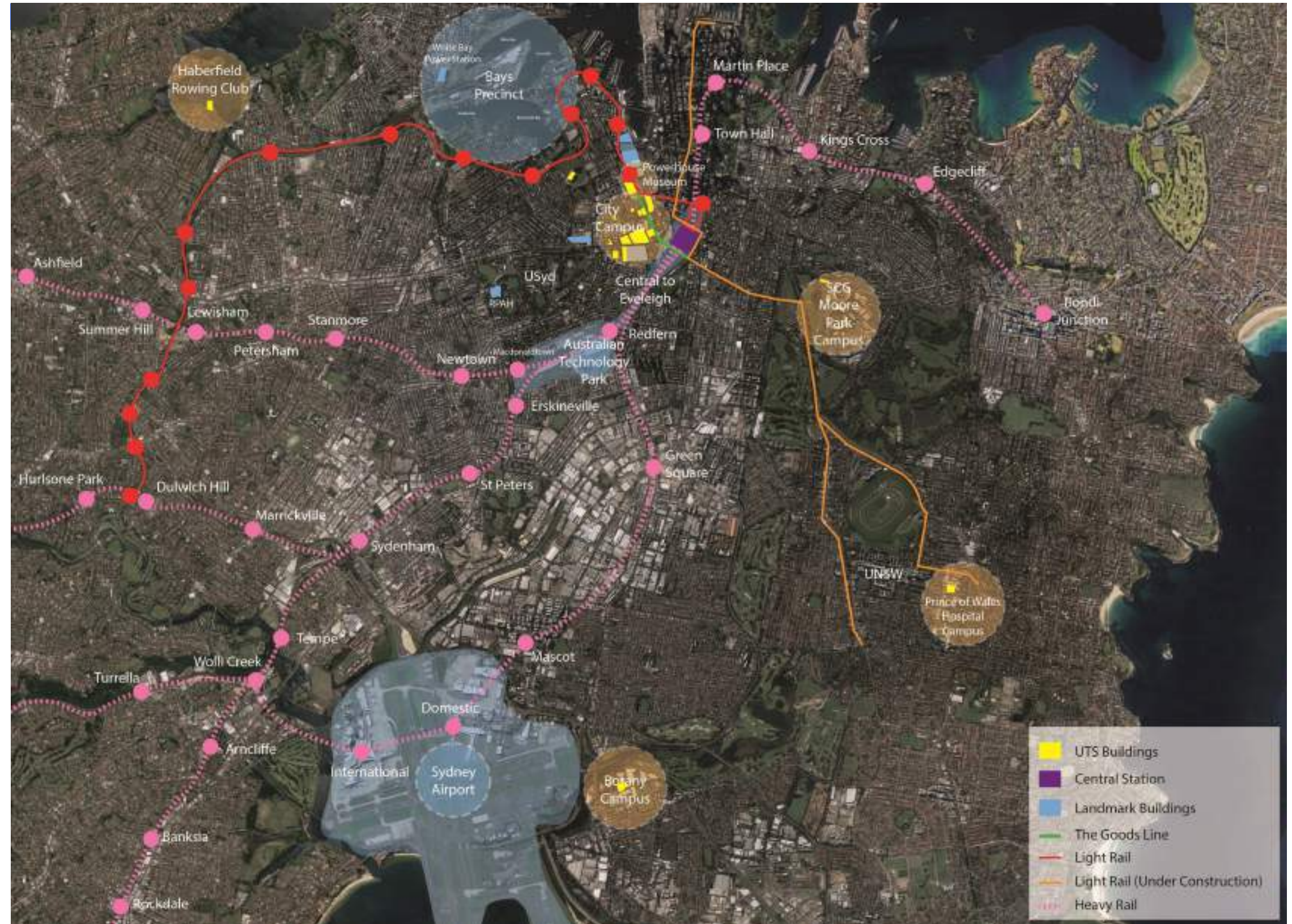
As a "Key Site", UTS is progressing its own master plan for Site 13-15 which "responds to, informs and aligns with the sub-precinct master plan process and broader aspirations for the Peninsula.





# Background

## UTS Campus within Regional Context





# Background

## UTS Ultimo and Broadway Precincts

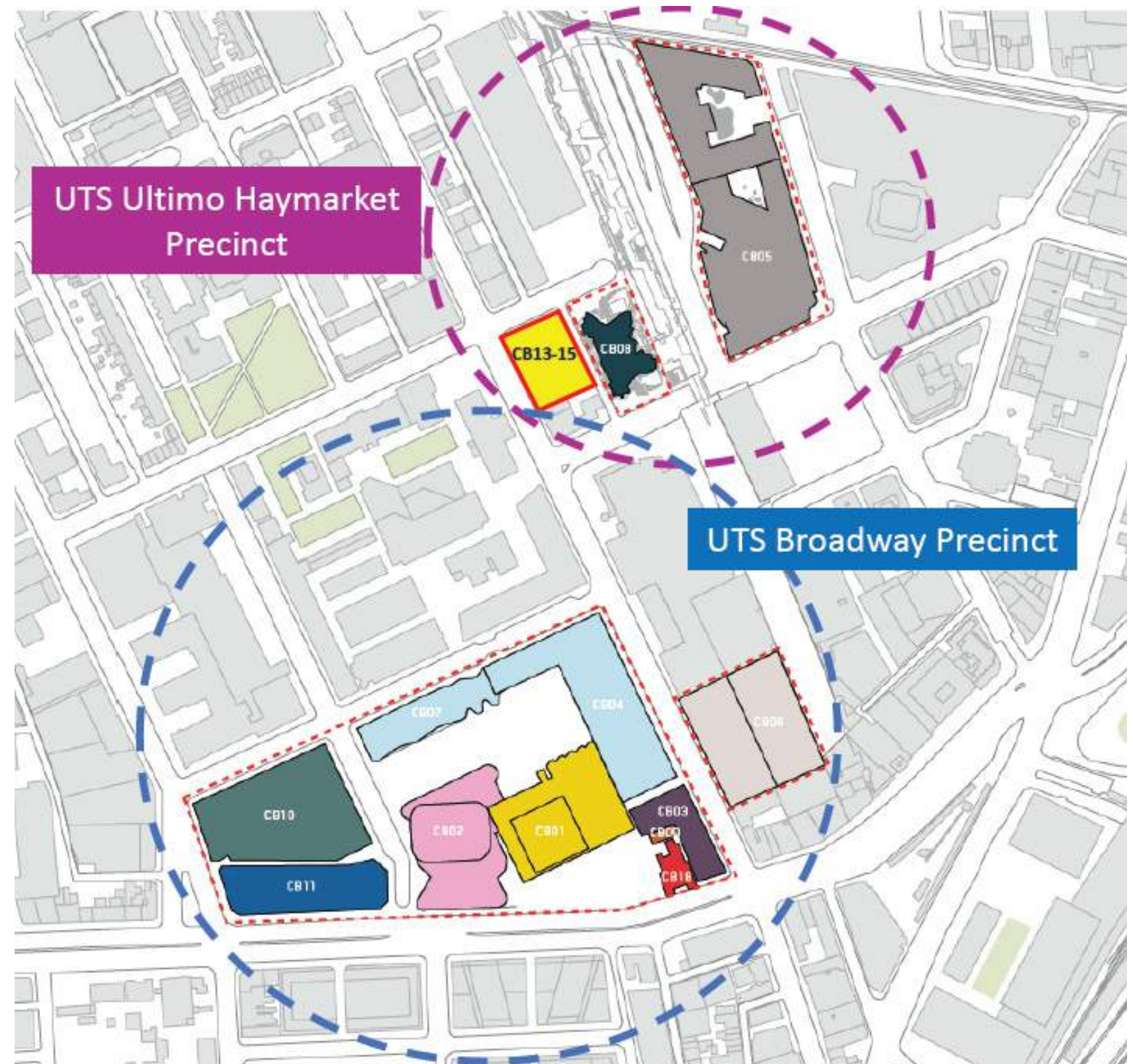


UTS is a public university of technology committed to research, innovation and social justice, indigenous knowledge, and collaboration with industry. With a total enrolment of over 44,000 students, UTS is one of the largest universities in Australia. It has a culturally diverse campus next to Sydney's central business district (CBD).

UTS is an anchor institution within the Pyrmont Peninsula and plays an important role in the success of Sydney and NSW, with the Greater Sydney Commission's Sydney Regional and District plan acknowledging this importance and identifying the need to protect and support the growth of education activity within the Harbour CBD Innovation Corridor.

UTS has largely completed its \$1 billion+ Broadway Precinct master plan and is now planning for its next growth phase at its Ultimo Haymarket Precinct, leveraging the opportunities and strategic planning focus on innovation, technology, creative industries and diverse housing.

UTS's immediate short-term plans are focussed on the redevelopment of Sites 13-15 (CB13-15) into an Indigenous Residential College (IRC) including adaptive reuse of the local heritage listed building and public realm improvements. UTS redevelopment plans for its other significant site (Site 5 – CB05) will be progressed through a separate process with the City of Sydney and its Central Sydney planning framework in the future.





## Background

UTS Broadway Precinct Plan Completed and/or Approved





# The Proposal

## The UTS Master Plan

The UTS key site master plan applies to UTS sites located within the Pyrmont Peninsula Place Strategy Study Area. The UTS Broadway Precinct redevelopment is largely completed with the podium extension to CB01 yet to be commenced and the redevelopment of CB03 - CB04 now a long term project. UTS' future development under the PPPS is focused on site 13-15 and Jones Street.

The PPPS Study Area also includes Darling Drive, which adjoins UTS Site 5, located within Haymarket and subject to a different future planning pathway and master plan process under the City of Sydney. While the future planning for Darling Drive will be undertaken as part of future planning for Site 5, this report identifies potential public domain ideas for Darling Drive.

Site 13-15 is accordingly the key site addressed in this master plan document. It is part of the UTS Campus which sits within the emerging Innovation Corridor of Ultimo. This suburb benefits greatly from its strategic location within the city, sitting within walking distance from Sydney Central Station, the Sydney CBD and the George Street spine, Darling Harbour, Pyrmont and Blackwattle Bay.

Ultimo is characterised as a sub-precinct of education, creativity and innovation, driven by major educational and cultural institutions such as UTS, TAFE NSW, Screen Australia and the ABC.

Site 13-15 itself is located in proximity of Darling Drive, the Goods Line and the Dr Chau Chak Wing Building. Its immediate area is characterised by intuitive (elevated) pedestrian connections on one hand, and the intense vehicular traffic on Ultimo Road, Harris St and Broadway on the other.

Our master plan proposal for Site 13-15 aims to contribute to UTS and the whole Ultimo Precinct improved pedestrian & cycle connections, creating new public domain offerings, enhancing green benefit and ecology and tying in to the public domain in the surrounding precinct.

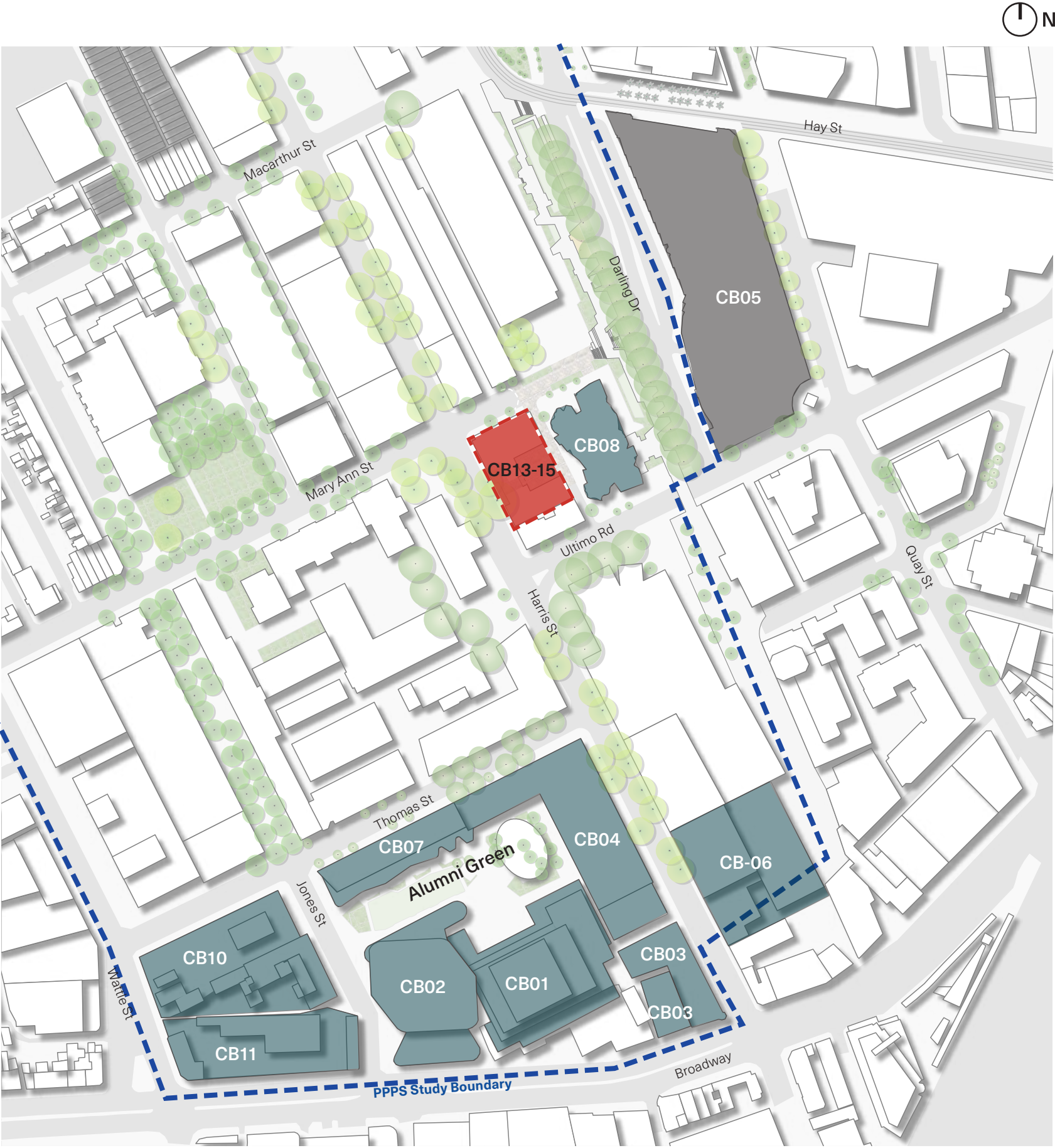
LEGEND

PPPS study area boundary

UTS sites subject to masterplan

UTS sites within PPPS Study Area

UTS site subject to a future planning proposal under City of Sydney Council





# The Proposal

## Sites 13-15



The UTS Key Site Master Plan is proposing to “rezone” Sites 13-15 in order to establish new planning controls to enable its redevelopment as a comprehensive Indigenous Residential College, arts centre and library.

The rezoning and proposed planning controls are informed by a detailed assessment of site context and the needs and design principles for the college, as reflected in a reference design developed for the IRC. The building envelope, planning controls and reference design respond to the vision, strategic directions, big moves and place priorities established within the PPPS along with site specific opportunities and constraints informed through environmental, social and economic considerations.

The key development outcomes identified for Site 13-15 from the Key Site Master Plan process include:

- A new 250 bed Indigenous Residential College and supporting arts centre, library and supporting staff programming, pastoral care and tuition space
- Retention and adaptive re-use of a local heritage item accommodating a mix of uses, including potential teaching/university support space
- Creation of new open space
- Creation of a new pedestrian through-site link from Harris Street to Omnibus Lane
- A country led design and landscape outcome

Once new planning controls are in place, UTS will progress with the detailed design and planning of the IRC project, including progressing with a design competition and securing development approval for the winning design.





# General Requirements

This report has been prepared with reference to the General Requirements for Preparing Key Site Master Plans under the Pymont Peninsula Place Strategy and the alignment review prepared by the Department of Planning, Industry and Environment (DPIE) dated 5 May 2021.



## 2. Vision and Project Justification

**UTS's vision is to help anchor a world-class innovation precinct focused on technology and creative industries.**

The redevelopment of UTS's Sites 13 to 15 for an Indigenous Residential College including a publicly accessible Indigenous Arts Centre represents the next step for UTS following completion of a 10 year Master Plan for its main campus.

UTS's redevelopment plans will compliment and support the unique contribution of the Powerhouse to the Creative Industries Precinct.





## Vision

### Respect and Support Indigenous Culture

- Build Australia's first Comprehensive Indigenous Residential College supported by a publicly accessible arts centre.
- Participation in indigenous education, research and jobs is integral to UTS's vision for the precinct.
- Future development of all UTS sites will be based on key design principles established with indigenous peoples: identity, connectivity, sustainability.

### Technology & Innovation Corridor

- Respond to State Government's need for affordable space for startups and scaleups within university buildings in the future (subject to supply).
- State of the art technology, media, creative workspaces and digital partnerships will lead the industry in learning and integration.
- Blend university spaces and facilities with industry and public spaces.

### Contribute to a broader vision

- Support the surrounding, emerging precinct with a focus on technology and creative industries.
- Links with strategic partners.
- Improve connections through enhancing public spaces and experiences, provide a network of greener public spaces, including an east-west connection across Darling Drive.

### Sustainability

- Design buildings to high environmental standards.
- Integration, retention and adaptive re-use of heritage item on site.
- Provide sustainable landscaped spaces throughout the building, including a new Indigenous Roof Garden.
- Develop the Indigenous Residential College as a Well Certified Building.
- Country led design outcome centred on promoting student wellbeing through quality, sunlight filled spaces and direct connections to nature.



### 3. Alignment with PPPS

The UTS Key Site Master Plan is consistent with the vision outlined within the Pyrmont Peninsula Place Strategy. The 20-year framework has been implemented through the Vision, 10 Direction and 5 Big Moves. Consultants have been engaged to provide technical reports in accordance with the General Requirements.





# PPPS Vision

-  Pymont will be at the forefront of the future of work. ✓
-  Embracing a sensible approach to growth ✓
-  A tapestry of publicly accessible open spaces ✓
-  A diversity of housing, including new affordable and social housing. ✓
-  Green and connected. ✓
-  A renowned and treasured cultural and entertainment precinct. ✓
-  People will use public transport, walk or cycle to get to and from the Peninsula. ✓
-  A variety of building typologies ✓





# PPPS Big Moves, Structure Plan and Key Sites

<



# PPPS Framework for Key Sites

Peninsula-wide additional public benefit opportunities expected for all key sites	UTS Master Plan Alignment
Deliver in whole, or in part, one or more Big Moves	<ul style="list-style-type: none"><li>Big move 5 - delivery of new public ope space</li></ul>
Bring forward the delivery of critical unfunded, or precinct scale, infrastructure	<ul style="list-style-type: none"><li>Creation of new shared zones</li><li>Closing Jones St and creating a new linear park</li><li>Investigating provision of public multi-sport courts (Future Site 5)</li><li>Potential to contribute towards upgrade/extension of Goods Line South (Future Site 5)</li><li>Indigenous arts centre</li></ul>
Connect and activate the public domain	<ul style="list-style-type: none"><li>Creation of new shared zones (Subject to VPA)</li><li>Closing Jones St and creating a new linear park</li><li>Investigating provision of public multi-sport courts (Site 5)</li></ul>
Provide opportunities for affordable workspace for creative industries	<ul style="list-style-type: none"><li>Opportunities to be explored as part of Site 5 redevelopment</li></ul>

## UTS Ultimo and Haymarket

### Opportunities for additional public benefits

- enhance east-west connections across Darling Drive. ✓
- contribution to extending the Goods Line north into the Peninsula and south to connect to Tech Central. ✓
- share social and other infrastructure with the community. ✓
- deliver an Innovation Corridor activation program to bring together knowledge and innovation workers across the Peninsula and neighbouring areas for formal and semi-formal events and activities encouraging collaboration, knowledge sharing and a dynamic community. ✓

### Special considerations for master planning

- Heights consistent with City of Sydney's approach to solar access in the draft Central Sydney Planning Strategy. ✓

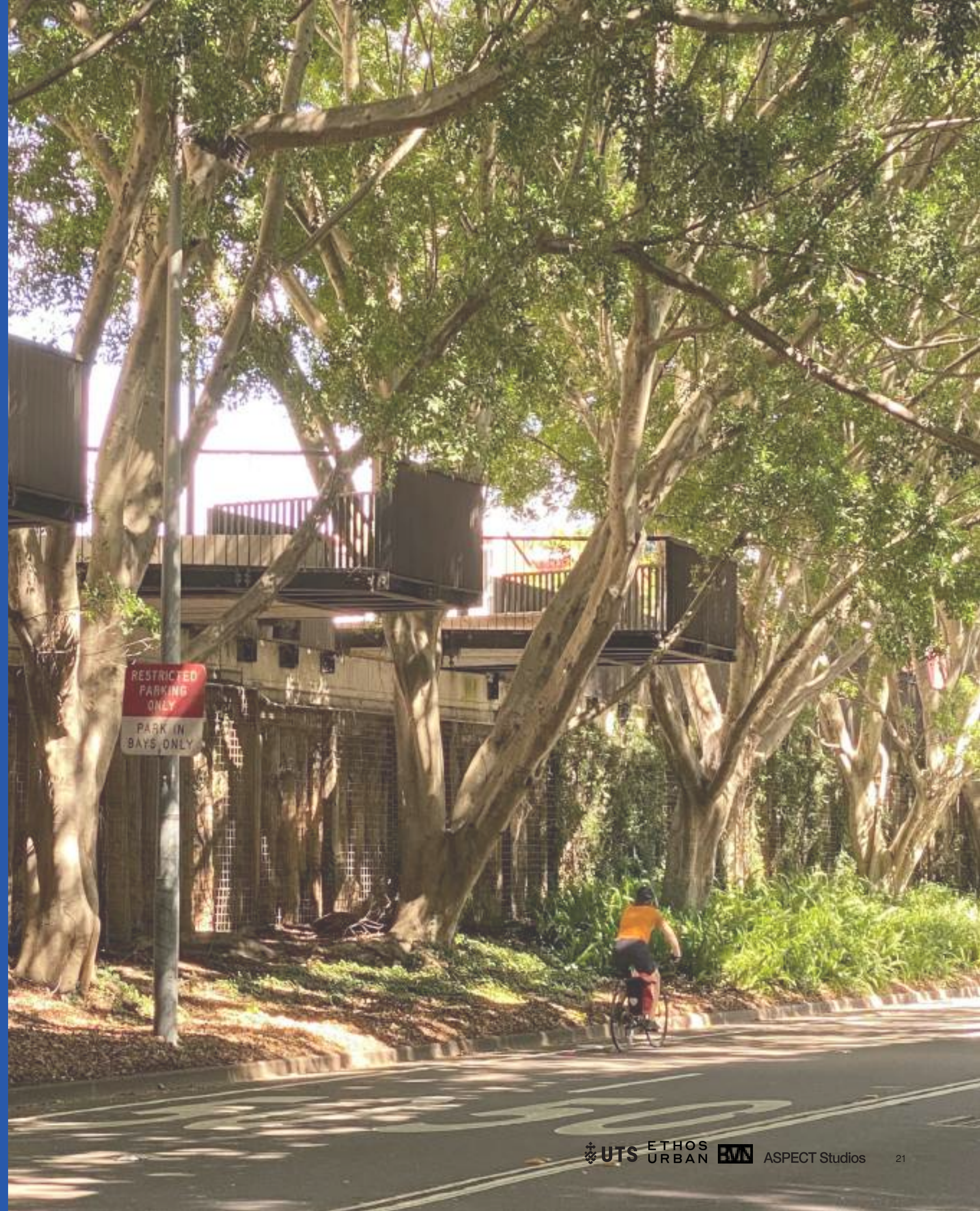
### Delivery pathway

- Key site master plan that considers:
- the strategic overlap of UTS space in Ultimo and Haymarket under the Pymont Peninsula Place Strategy and the Central Sydney Place Strategy (eg. the former UTS library in Haymarket also known as "Site 5"). ✓
  - the extent to which floor space proposed to be delivered aligns with the Pymont Peninsula Place Strategy.

The key site master plan will be delivered under the Pymont Peninsula Place Strategy where it aligns with the Strategy. Alternatively, UTS may consider delivery of sites under the Central Sydney Planning Strategy. ✓



## 4. Context Analysis and Site Response





Site

UTS acknowledges the Gadigal people of the Eora Nation, the Boorooberongal people of the Dharug Nation, the Bidiagal people and the Gamaygal people upon whose ancestral lands the university stands. UTS pays respect to the Elders both past and present, acknowledging them as the traditional custodians of knowledge for these lands.

The UTS city campus is located within Sydney's growing education, innovation and creative hub at the southern gateway to the Central Business District.

Over the past decade the University has invested significantly in the development of the campus through a number of new buildings and facilities, transforming it into an interconnected urban environment.

The site for the new Indigenous Residential College Arts Centre, and Education Building is located on site 13/15 of the UTS Haymarket/Ultimo precinct. The site has a prominent address onto Harris Street and faces UTS Business School (Building 8).

At the time of European settlement, Darling Harbour stretched back to Hay Street on the northern side of the site, and at high tide the area was covered by water. From around 1813 onwards, the swampy marshlands of the Darling Harbour headwaters began to be dammed and used for industrial purposes.

UTS Building 15 has occupied the site since 1955, it is heritage listed within Schedule 5: Environmental Heritage of Sydney LEP 2012. It sits on the corner of Harris Street and Mary Ann Street. The IRC will occupy UTS Building 15 and sites 13 -14.



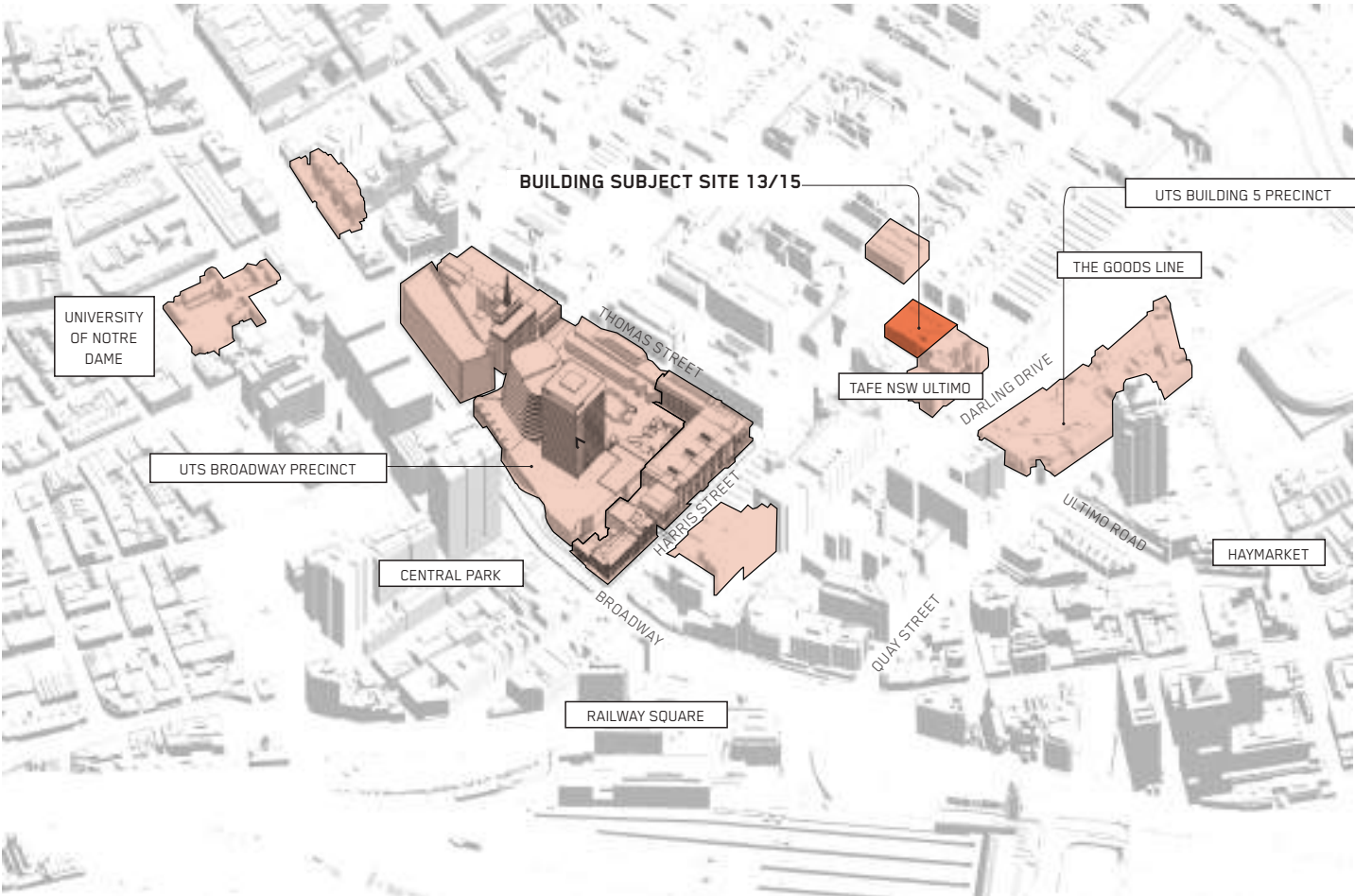
AIATSIS MAP OF ABORIGINAL AUSTRALIA



UTS CAMPUS AND CBN



AERIAL VIEW OF UTS PRECINCT



SUBJECT SITE & SURROUNDING CONTEXT



# Designing With Country

“Understanding Country means we stop reading landscape as being empty and start to see that parts of the land have been ritualised and have meaning beyond what we can see.”

– Kevin O’Brien, BVN Principal

### LAYERS OF INFLUENCE

BVN’s approach to Design with Country is grounded in an understanding that there are many layers of influence that can affect the outcome of a project.

The first layer is Country and acknowledges and engages with Aboriginal concepts of place and culture.

The second layer is Infrastructure and draws upon the colonial origins of economic networks and associated hard infrastructure that has come to enable the city today.

The third layer is Community and, by way of inclusion, acknowledges the multi-cultural history and vibrancy of the locale.

The fourth layer is the project and is an aggregate condition of all things previous that have come to inform the way we can occupy the built environment, activate cultural opportunities, and imagine a better way of living.

Technology is the fifth layer and requires an ongoing awareness of its ever-changing development to be able to genuinely harness the possibilities of the future.

The Global layer is very much about international benchmarking and understanding the ultimate ambition and vision of the project.

### THE GLOBAL LAYER

How does this project sit within a global context? How can we connect across land, sea and sky?

### THE TECHNOLOGICAL LAYER

How can technology be embedded into projects, to help occupants and end-users connect with place?

### THE PROJECT

How can the built environment be reflective of place and the layers that make up its unique context? What is the story to be told here?

### THE MULTI-CULTURAL LAYER

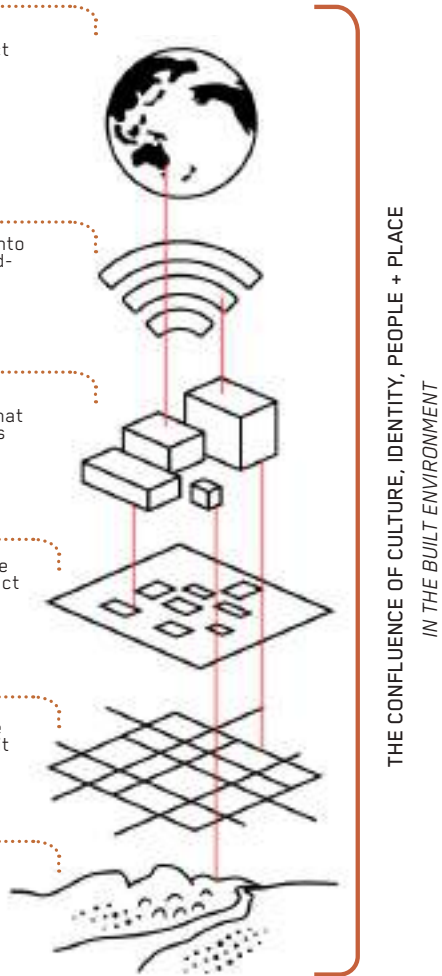
How does culture intersect with the built environment? How do we reflect the diversity of voices?

### THE COLONIAL LAYER

How does this project sit within the colonial infrastructure? How does it sit against it?

### THE ABORIGINAL LAYER

What can be distilled from Aboriginal relationships with Country? How do we embed the Aboriginal voices of this Country? And the Aboriginal and Torres Strait Islander voices of the wider community?



### WHAT WE UNDERSTAND

BVN’s Designing with Country work guides the way we think about projects that engage with Aboriginal and Torres Strait Islander contexts. These contexts vary from direct engagement on community projects to contributions to mainstream projects, and provides industry leadership. At the core of all these contexts is a need to understand the Aboriginal and Torres Strait Islander concept of Country.

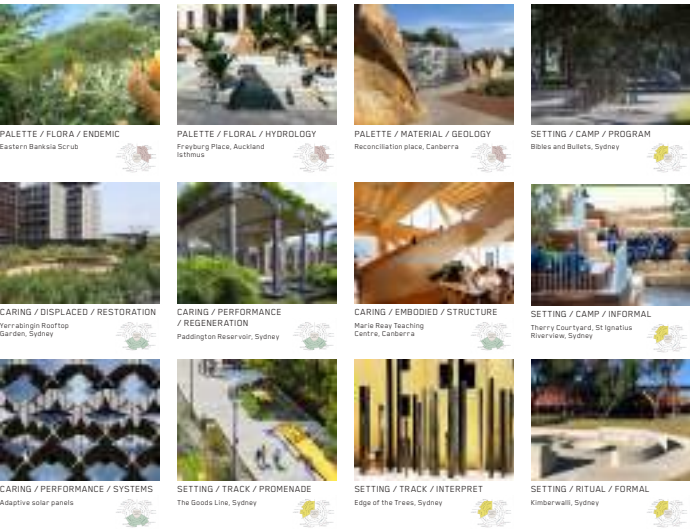
The idea of Country is drawn from a sense of belonging. When Aboriginal and Torres Strait Islander people speak of Country, it is about the place of their ancestors, stories, lore and knowledge. Country is a matter of sustenance and is therefore as much a cultural and spiritual condition as it is a scientific or physical one. It follows that within an associated knowledge capital, there exist endless opportunities to engage with and affect the cultural and built environments of a specific locale.

In thinking about Country, there is a logic for movement located in the idea of a track, logic for occupation emanating from the idea of a camp, and logic for events found in the idea of ritual. Acknowledging that a site belongs to a specific Country on a particular part of this continent enables us to draw inspiration, ideas, and opportunities directly from that place and the people who belong to it.

### WHY WE NEED THIS

Why would we make buildings, modern precincts, and communities connect to Country and what makes this important? Our underlying belief is that it is the first point of connection to culture, creativity and science, and an awareness that it has existed in Australia for over 50,000 years.

The ambition of the Designing with Country Framework is to enable a greater relationship between people, knowledge and environment and work towards a non-conflicted future. This ambition can be realised by acknowledging the significance of Aboriginal and Torres Strait Islander heritage in the re-consideration and development of the built environment.



Exemplars





# Designing With Country

## COMMUNITY CONSULTATION AND AGENCY

BVN supports the early engagement of specialist Community Consultation consultants. At this point, and only if the project enables specific engagement with the Community is it then possible to initiate a consultation plan incorporating the correct cultural protocols. There are localised protocols available to assist in each State and Territory. It is important to recognise that these protocols vary from people to people and from place to place.

Depending on the nature and scale of the project, it may require broader consultation or more targeted consultation. When targeted consultation is required, it is best to identify, appoint and remunerate a leading group of individuals who are authorised to speak on behalf of the local Community and the project.

The privilege of engagement is that the voice of the Community is rich and can inform unexpected opportunities. This kind of work needs to be conducted by skilled consultants with a background in community consultation and social planning. In our experience, this is best led by Aboriginal people with local connections.

BVN is committed to working with appropriate Community Consultation consultants to advance the Designing with Country work. Ideally, once Community Consultation consultants have been appointed, BVN can better undertake our Designing with Country work in parallel with the benefit of direct feedback from the Community in real-time.

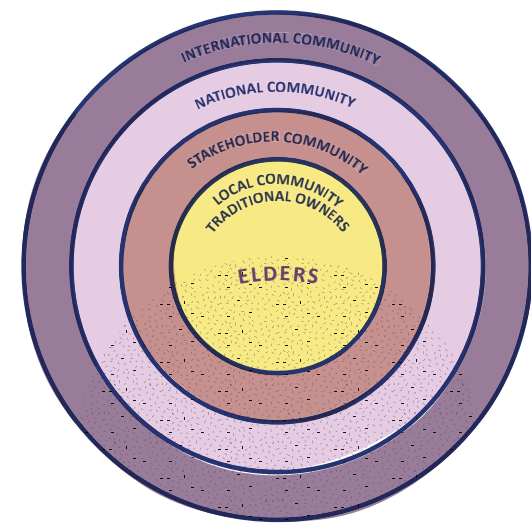
BVN is also committed to the **idea of agency** for Aboriginal and Torres Strait Islander people throughout the entire process of a project – from inception to design to construction to ongoing management. This means that the project becomes an enabler of a respectful, genuine, and meaningful engagement where members of the Community are not just a reference group, but also located throughout the project’s Consultants, Contractors, Suppliers and on certain occasions, the Client. For us, Agency means that the Community can take carriage and ownership of their culture and ensure economic benefits flow back to the Community (local, regional and national).

## OUR PROCESS

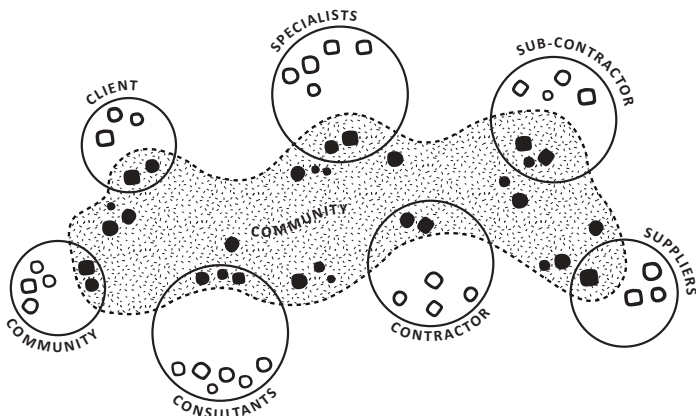
BVN’s Designing with Country process consists of three distinct phases as follows:

- 1. The first phase is the formulation of a **Framework** that sets out the context of the project site in relation to the Aboriginal Country it belongs to. It uncovers the site’s geology, hydrology, flora and fauna, and Aboriginal occupation (past and present) as a Framework Layers diagram. It renders clearly what the site belongs to in terms of Country, and in turn Country reveals the Prompts for consideration in the second phase
- 2. The second phase is a focused investigation to reveal **Opportunities** in relation to the project. Our Opportunities Lens looks through the concepts of Spatial Settings (Track, Camp and Ritual), Country Palettes (material, colour, flora) and Caring for Country (energy and carbon). This analysis informs the urban design, architectural and landscape architecture approaches, but also provides guidance to wayfinding, archaeology, engineering and especially heritage bodies of work. This part requires collaborative engagement with each discipline to uncover the discipline-specific connections that can be made to the previous prompts.
- 3. The third phase, also in collaboration with the consultant team defines the specific **Propositions**. It starts by laying down an accessible narrative and a Proposition Diagram that establishes a clear direction for the project drawn directly from the coding associated with the Opportunities Lens. This extends to include appropriate input, guidance, and review with each member of the greater consultant team to ensure fidelity to the narrative and produced work. Each consultant is enabled and encouraged to develop their own response to ensure genuine responses that set this project apart.

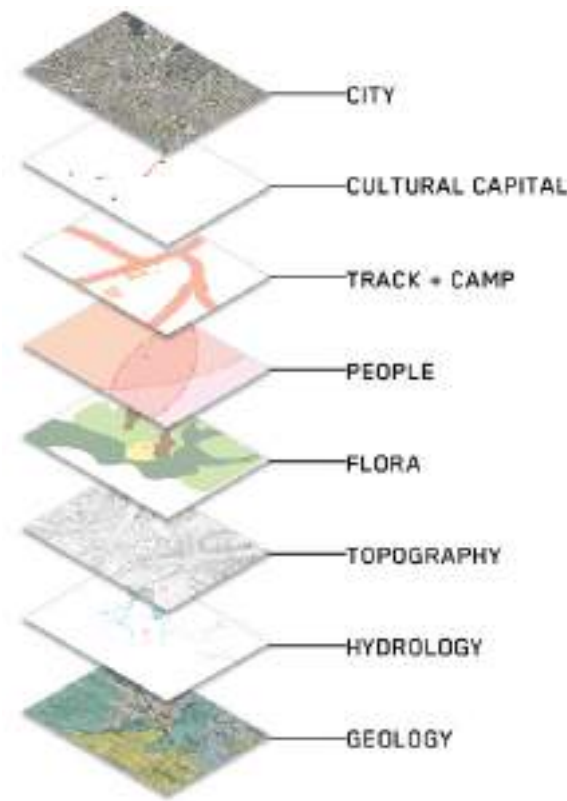
BVN’s Designing with Country work is very much a work in progress. We have invested heavily in this work, and each project and opportunity presents new experiences and learnings for all involved. We trust our attitude, process, and commitment reflects our respect for Country and its custodians – the Aboriginal and Torres Strait Islander peoples of Australia.



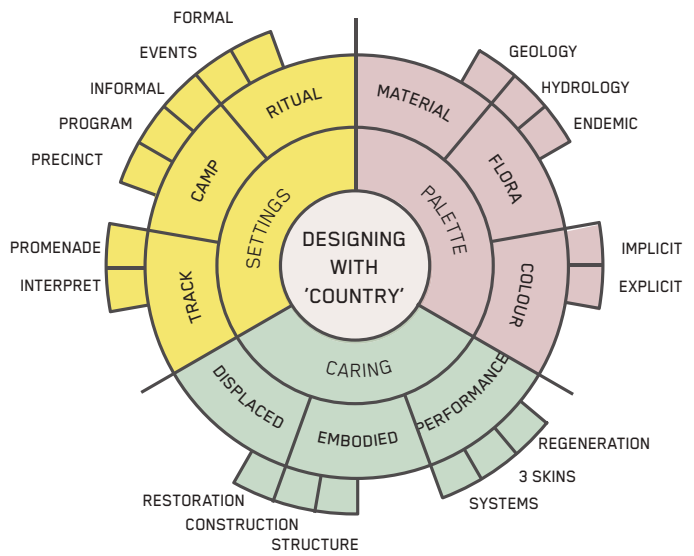
Community



Agency



Prompts



Opportunity Lens



Ecology



\* Historically recorded creek alignments around the site, Casey & Lowe 2011



^ Black Wattle



^ Angophora costata



^ Xanthorrhoea



^ Kurrajong bottle tree



^ Eucalyptus pilularis



^ Lomandra



GEOLOGY

HYDROLOGY

FLORA

FAUNA





Culture



PEOPLE

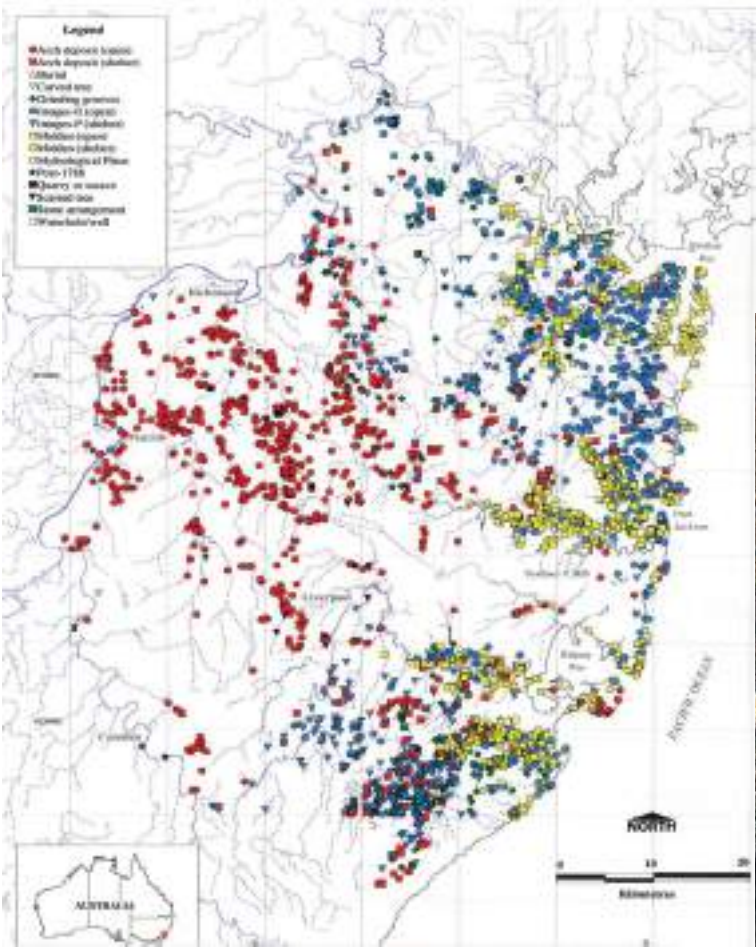


The Gadigal and Wangi peoples are part of the Dharug language speaking group (often called the Sydney Language).

The Gadigal are thought to be named after the galgadya – the Xanthorrhoea or grass tree – seen to be prolific in early colonial representations and records.

Wangi is believed to mean west.

CAMPING



ARCHAEOLOGY



MIDDENS





# Country Studies





# Site Context



UTS campus has been identified as a “key site” within the PPPS. The Master Plan proposes to establish new planning controls for the site to enable its redevelopment as an Indigenous focussed Residential College.

It is part of the UTS campus which sits within the emerging Innovation Corridor of Ultimo and Haymarket. This University benefits greatly from its strategic location within the city, sitting within walking distance from Sydney Central Station, the Sydney CBD and the George Street spine, Darling Harbour, Pyrmont and Blackwattle Bay. The Ultimo suburb is characterised as a sub-precinct of education, creativity and innovation, driven by major educational and cultural institutions such as UTS, TAFE NSW, Screen Australia and the ABC.

The IRC site is located in proximity of Darling Drive, the Goods Line and the Dr Chau Chak Wing Building. Its immediate area is characterised by intuitive (elevated) pedestrian connections on one hand, and the intense vehicular traffic on Ultimo Road, Harris St and Broadway on the other.

LEGEND

Parks

Pocket Parks

Square/Civic Spaces

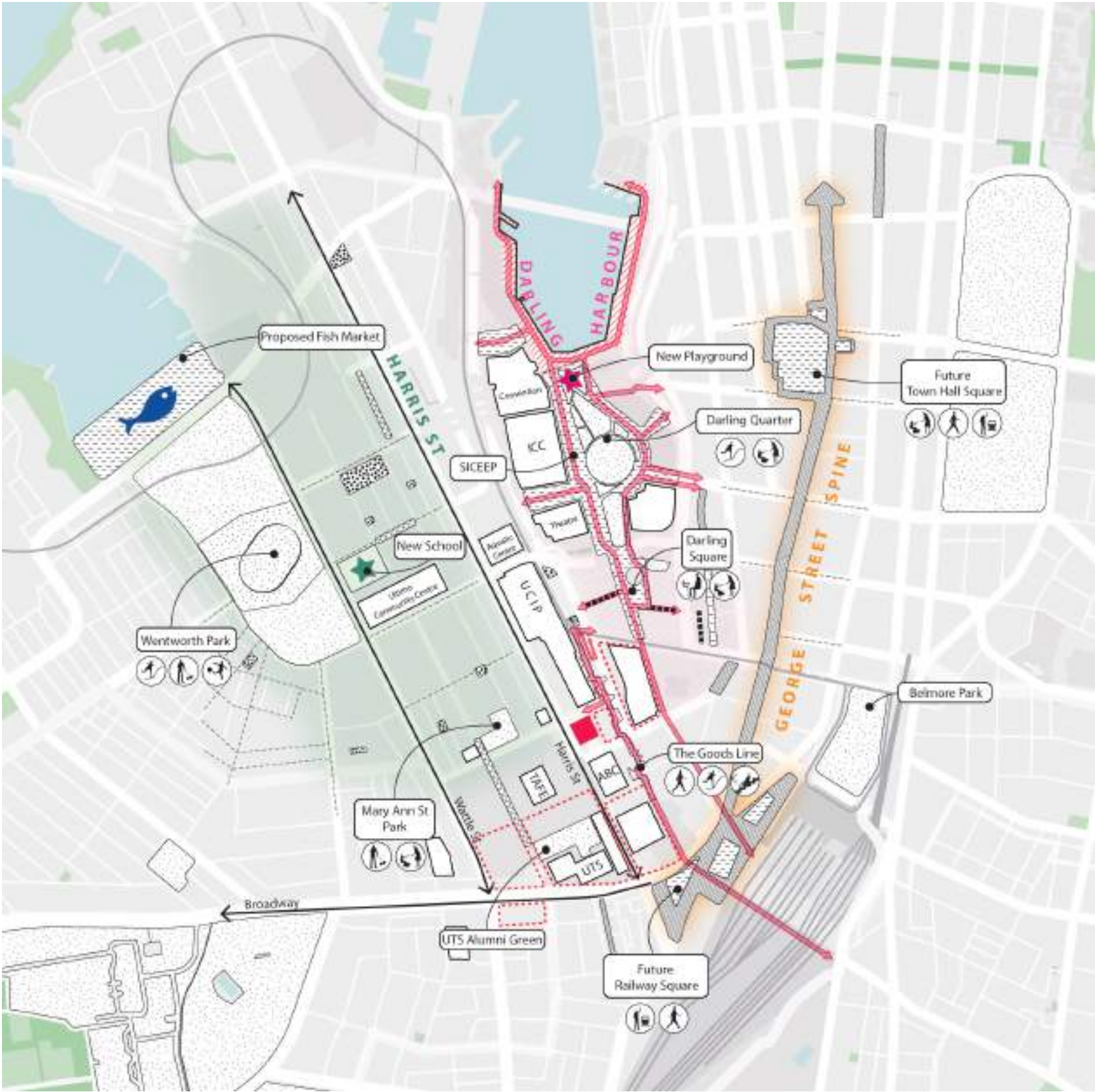
Foreshore Walk

Pedestrianised Street/Share zone

Street Closure

Laneways

Key Site



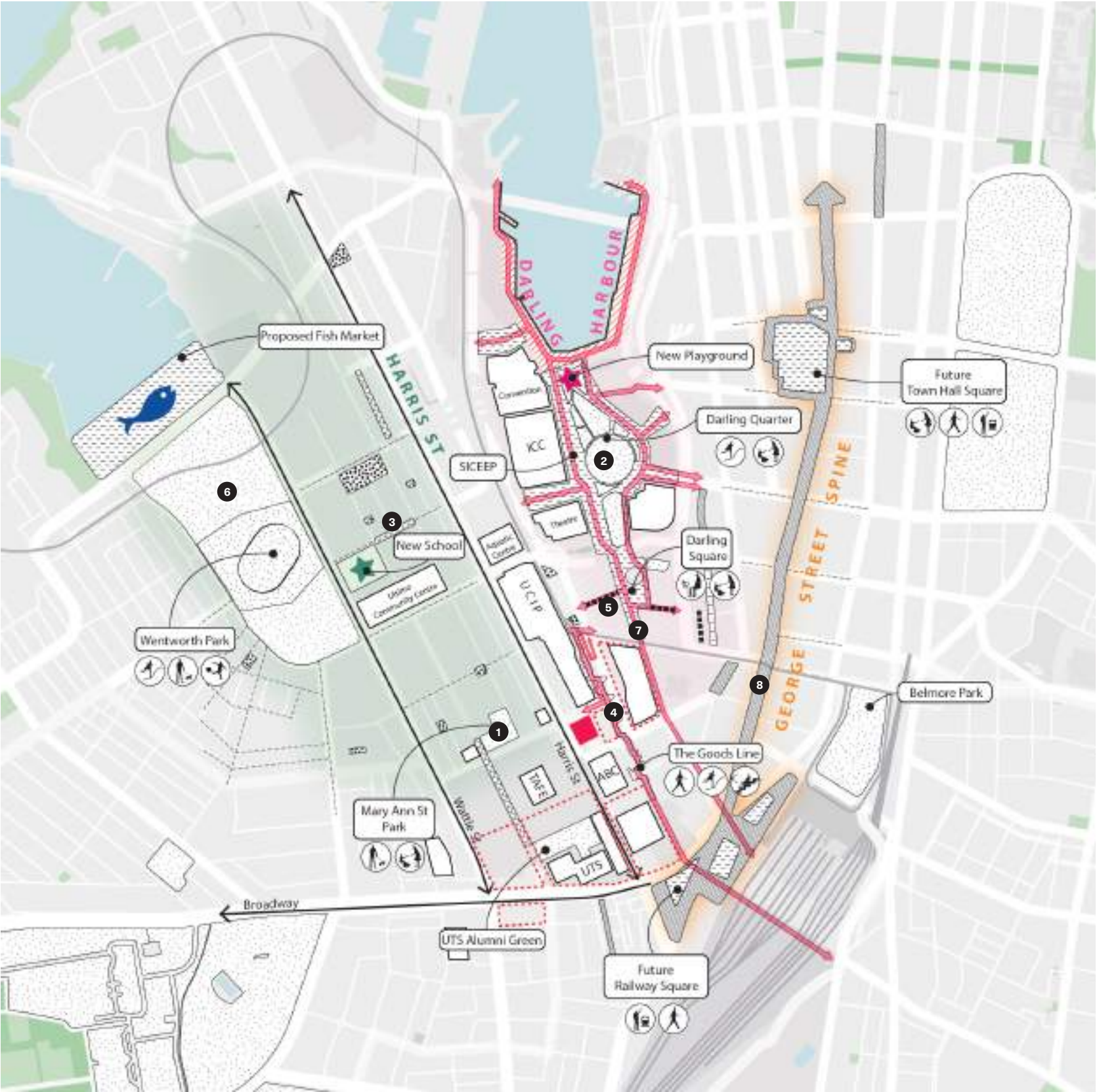
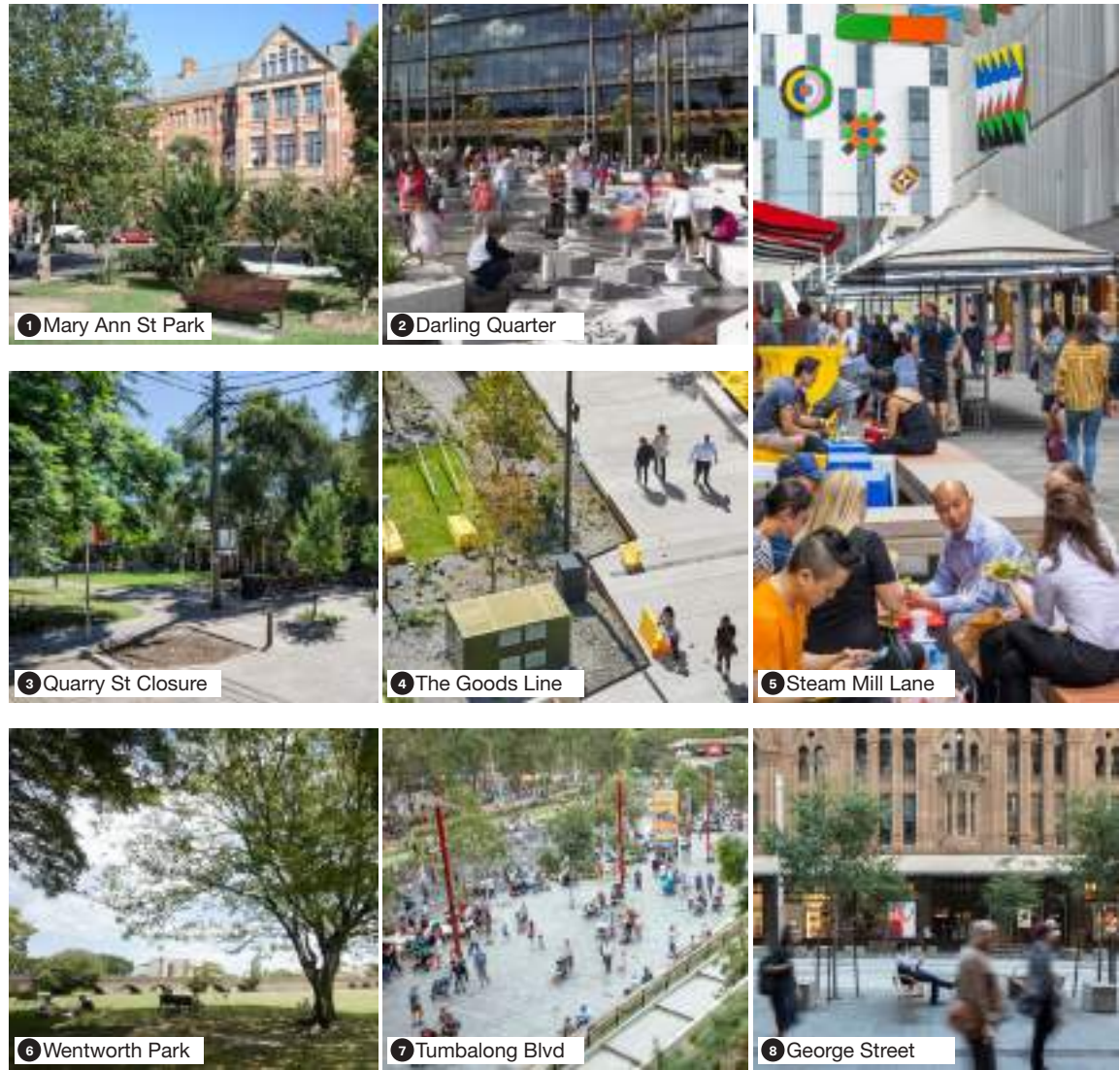


# Public Spaces in and around Ultimo



Public open space in the immediate vicinity is limited and characterised by small pocket parks, such as Mary Ann Street Park. Larger green offerings however are within walking distance, such as Pirrama Park, Darling Quarter and Harbour and Wentworth Park.

Several key pedestrian boulevards provide high pedestrian amenity and vibrant, retail-activated streets. These include Tumbalong Boulevard, Steam Mill Lane and Little Hay Street, the Goods Line and George Street.





# Cycle Links

The UTS main campus is well connected to bicycle paths. The shared zone along Darling Drive connects into the cycle path over the Anzac Bridge. The connection into Darling Harbour feeds into the Kent Street cycle path to the Harbour Bridge, as well as the Campbell Street cycle path leading east. Furthermore, the links along Jones St and the Goods Line lead into Chippendale / Newtown and Redfern, respectively.

The strip of Darling Drive is characterised by a narrow cycle path on each side of the street with no safety barrier from vehicular traffic. An opportunity to extend the Darling Drive shared zone further south presents itself and will be explored as part of the future Site 5 Planning Proposal process with the City of Sydney Council.

LEGEND

Regional cycling network

Constructed

Planned - 2030 Strategy

Local cycling network

Constructed

Planned - 2030 Strategy

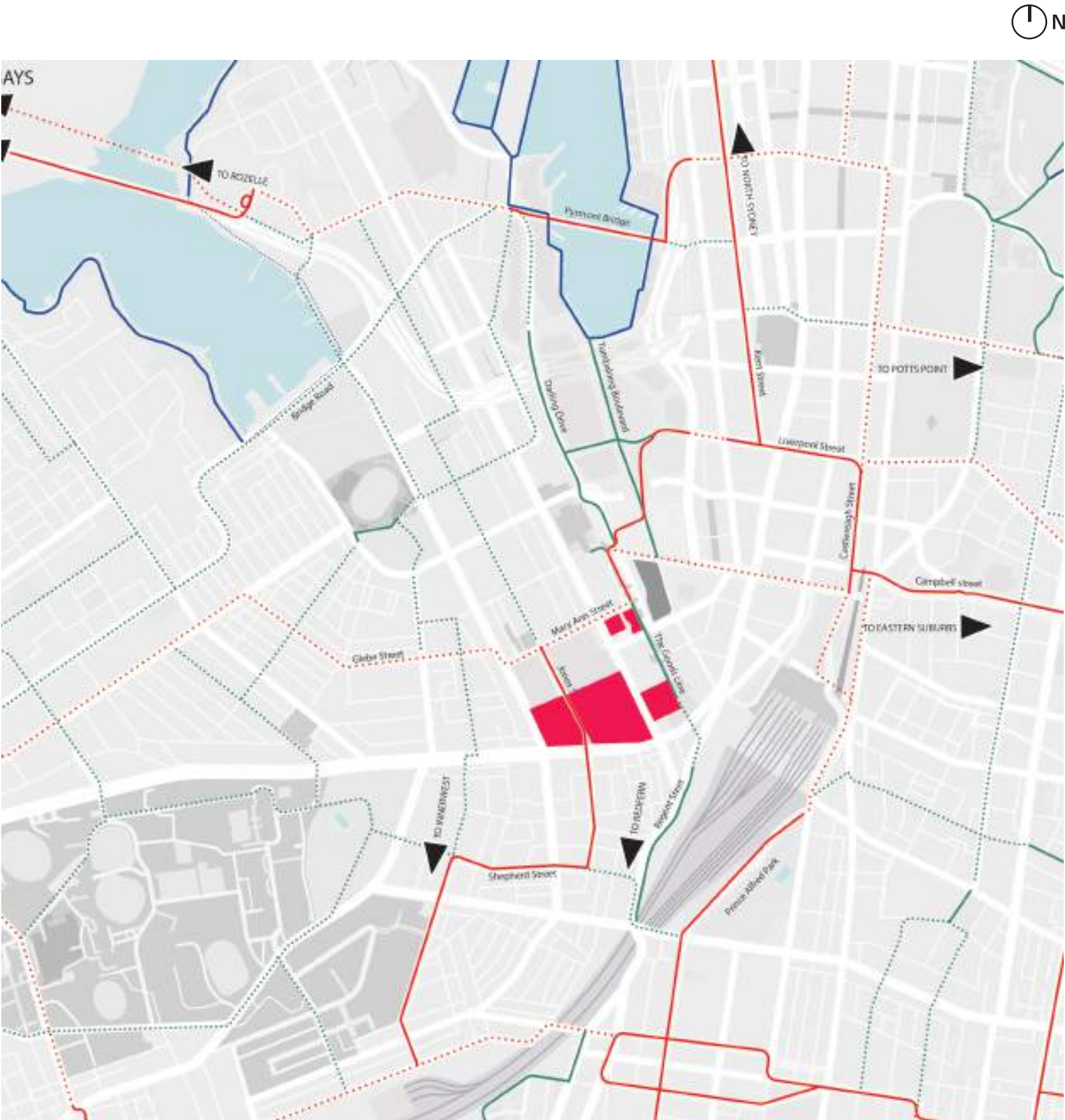
Local cycling network

Constructed

Planned - 2030 Strategy

UTS sites located within masterplan study area

UTS sites outside PPPS study area





# Topography and Original Vegetation

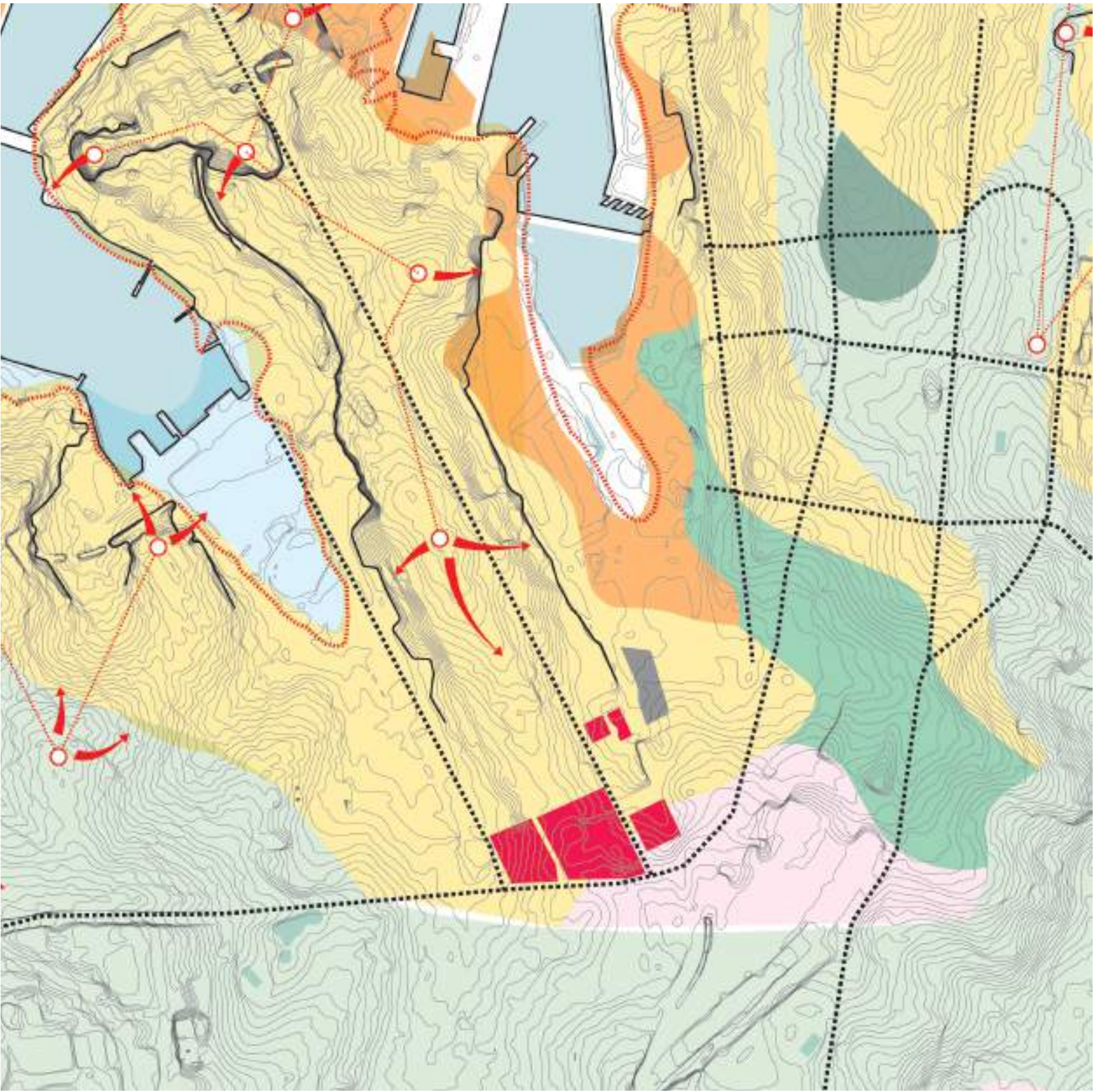


The UTS main campus is located on one side of the escarpment that characterises the Pymont Peninsula. In present day conditions, the location of the escarpment houses the Goods Line.

Historically, the vegetation of Pymont consisted predominantly of woodland found on Hawkesbury Sandstone slopes. Key tree species to be found in these areas are as below:



- LEGEND
- Major Escarpment
  - Contours - 1m interval
  - High point
  - Overland flow direction
  - Current shoreline
  - 1860 shoreline
  - Hawkesbury Sandstone slopes with woodland
  - Mudflats, exposed at low tide
  - Swamp forest
  - Swamp woodland
  - Forest of Angophora costata and Eucalyptus pilularis, the eastern limit of Tupetine-Ironbark Forest
  - The edge of the sand dunes with Eastern Suburbs Banksia Scrub
  - Freshwater juncus swamp
  - Sandstone heath
  - Freshwater segde swamp
  - UTS sites located within masterplan study area
  - UTS sites outside PPPS study area



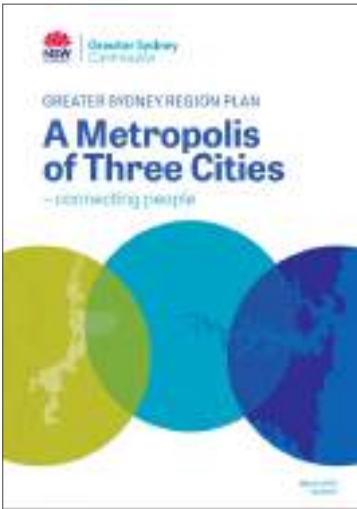


# Background Documents

## NSW Government Plans

### A Metropolis of Three Cities - The Greater Sydney Regional Plan

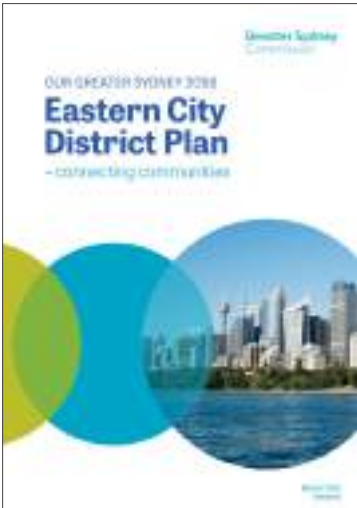
A strategy for managing growth and change to guide integrated land use planning and infrastructure delivery for Greater Sydney to 2056. The Greater Region Plan is built on a vision of three cities where most residents live within 30 minutes of their jobs, education and health facilities, services and great places. The vision brings new thinking to land use and transport patterns to boost Greater Sydney’s liveability, productivity and sustainability by spreading the benefits of growth.



### Eastern City District Plan

A guide for implementing the Greater Sydney Region Plan at a District level, structured around the strategies for infrastructure and collaboration, liveability, productivity, sustainability and implementation.

The vision for the Eastern City District sees it become more innovative and globally competitive, carving out a greater portion of knowledge intensive jobs from the Asia Pacific Region.



### Future Transport Strategy 2056

Prepared in alignment with the GSC’s plans, sets out a transport vision, directions and outcomes framework for NSW to guide transport investment and policy. The aim is to achieve greater capacity, improved accessibility to housing, jobs and services and continued innovation in the transport sector.



### The Sydney Innovation and Technology Precinct (Tech Central)

The corridor between Central and Eveleigh has been identified by the NSW Government for a new technology and innovation precinct to support a vibrant ecosystem of technology, innovation and creative business (Tech Central).

The Sydney Innovation and Technology Panel (which includes UTS) endorsed a report which seeks to establish a 15-year plan for Tech Central to support the growth of technology and innovation industries in Australia.

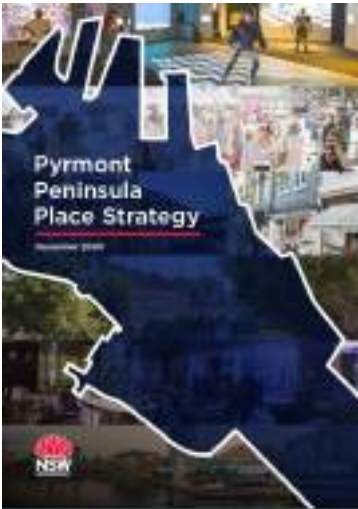
The plan involves a focus on policies that will ensure Tech Central becomes a vibrant and connected place which includes new public spaces, safe and efficient walking and cycling connections, station upgrades, amenity and urban renewal.



### Pymont Peninsula Place Strategy

The Place Strategy creates a 20-year vision and planning framework to support the NSW Government’s vision to transform the Pymont Peninsula while meeting the aspirations of the business, industry, visitors, local and future residents. The Place Strategy sets out a planned and logical set of directions, planning responses, infrastructure and governance opportunities to guide the next wave of investment in Pymont so it harnesses public benefits while enabling investor certainty.

The Place Strategy positions Pymont to be an attractor for global investment, driven by the connectivity of the Peninsula to Sydney’s CBD, complementing and strengthening its position as a place at the cutting edge of the future of work, a place enlivened by creativity and design thinking, a globally connected place with jobs in arts, culture, entertainment, and the innovation economy.





# Background Documents + Greener Spaces NSW Government Plans

## Better Placed: An Integrated Design Policy for the Built Environment of NSW

Developed by the Government Architect’s Office, Better Placed provides a guide to the future of urban planning towards the creation of better designed places throughout NSW. Better Placed identifies seven objectives:

- Better Fit: Contextual, local and of its place
- Better Performance: Sustainable, adaptable and durable
- Better for Community: Inclusive, connected and diverse
- Better for People: Safe, comfortable and liveable
- Better Working: Functional, effective and fit for purpose
- Better Value: Creating and adding value
- Better Look and Feel: Engaging, inviting and attractive



## Better Place: Design Guide for Heritage

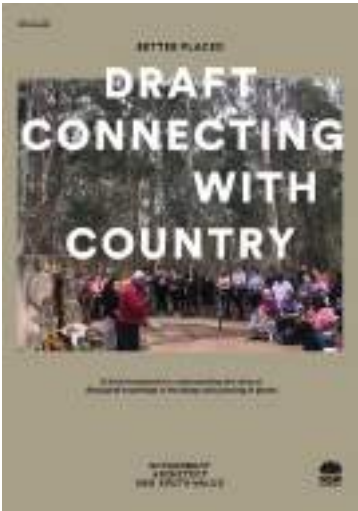
Developed by the Government Architect’s Office, Better Placed – Heritage provides a design guide to encourage innovative, creative and sensitive design approaches for development that relates to or impacts items of heritage significance, whether it be built heritage or cultural heritage.



## Connecting with Country

Government Architect’s Office, have released the Draft Connecting with Country framework that provides guidance for how developers can implement connecting with Country, including:

- Incorporate shared histories of cultural landscapes into project design principles.
- Connect with Country by engaging with, and responding to, cultural practices led by community groups and their recognised Aboriginal knowledge-holders with spiritual links to Country.
- Build relationships with local Aboriginal communities and incorporate enterprise opportunities for Aboriginal businesses (local and beyond, existing and emerging) at all stages through the project life cycle, including future opportunities.
- Partner with Aboriginal-owned and run businesses and professional services, from project formation through to delivery and maintenance, to help guide design and engagement processes.
- Identify and nurture immediate and longer term opportunities to support cultural practice on Country – through the development and delivery of the project as well as future use.





## Background Documents + Greener Spaces City of Sydney Plans

### Sustainable Sydney 2030 Plan

The Sustainable Sydney 2030 Plan is the City of Sydney Council's Community Strategic Plan, detailing the city's visions and strategies for delivering sustainable development across all economic, social and environmental frameworks.



### City Plan 2036

The City of Sydney's Local Strategic Planning Statement (LSPS), known as City Plan 2036, is Council's 20 year vision for land use and growth in Sydney LGA. City Plan 2036 guides land use planning and the delivery of significant infrastructure across the City of Sydney. The Plan is designed to give effect to the Eastern City District Plan by ensuring consistency between corresponding objectives and visions between Council and the NSW Government, by providing a more bespoke framework for the unique built environment of the City of Sydney.



### Greener Places

Greener Places is a design framework for urban green infrastructure. It seeks to capture our collective aspiration and expectations in planning, designing and delivering green infrastructure in urban areas across NSW.

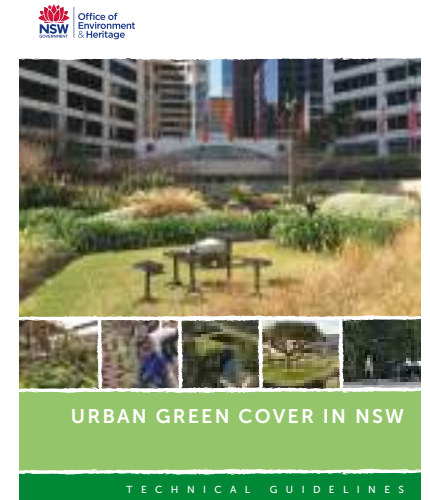
Green infrastructure is the network of green spaces, natural systems and semi-natural systems that supports sustainable communities and includes waterways; bushland; tree canopy and green ground cover; parks, and open spaces that includes parks; and open spaces that are strategically planned, designed and managed to support a good quality of life in the urban environment.



### Urban Green Code in NSW

The NSW Urban Green Cover Technical Guidelines have been produced by the the NSW Office of Environment and Heritage in partnership with the NSW Government Architects Office, and outline strategies for increasing vegetation and including permeable and reflective surfaces in urban environments in order to reduce urban heat.

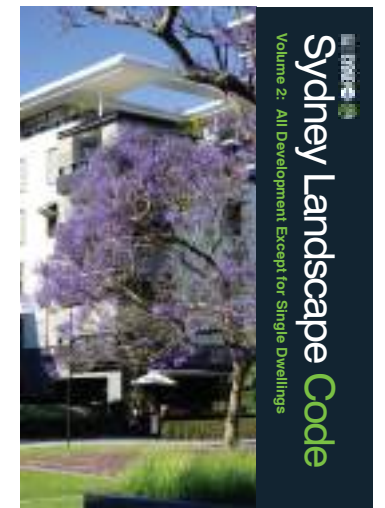
Urban green cover includes green and cool roofs, green walls, green streets and green open space, with co-benefits including reduced energy use for cooling, stormwater management, cleaner air, biodiversity protection and increased amenity.



### Sydney Landscape Code, Volume 2

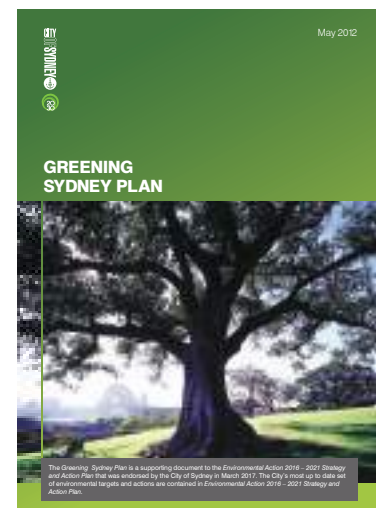
The Landscape Code is a policy adopted by CoS Council to guide the assessment of development applications which include landscaping.

The Landscape Code provides practical advice and guidelines to assist land owners to contribute to the greening of the City of Sydney (the City). It specifies council guidelines for the preparation of landscape plans required for Development Application submissions.



### Greening Sydney Plan

The Greening Sydney Plan is a supporting document to the Environmental Action 2016 – 2021 Strategy and Action Plan that was endorsed by the City of Sydney in March 2017. The City's most up to date set of environmental targets and actions are contained in Environmental Action 2016 – 2021 Strategy and Action Plan.





## Landscape & Public Domain Vision and Opportunities

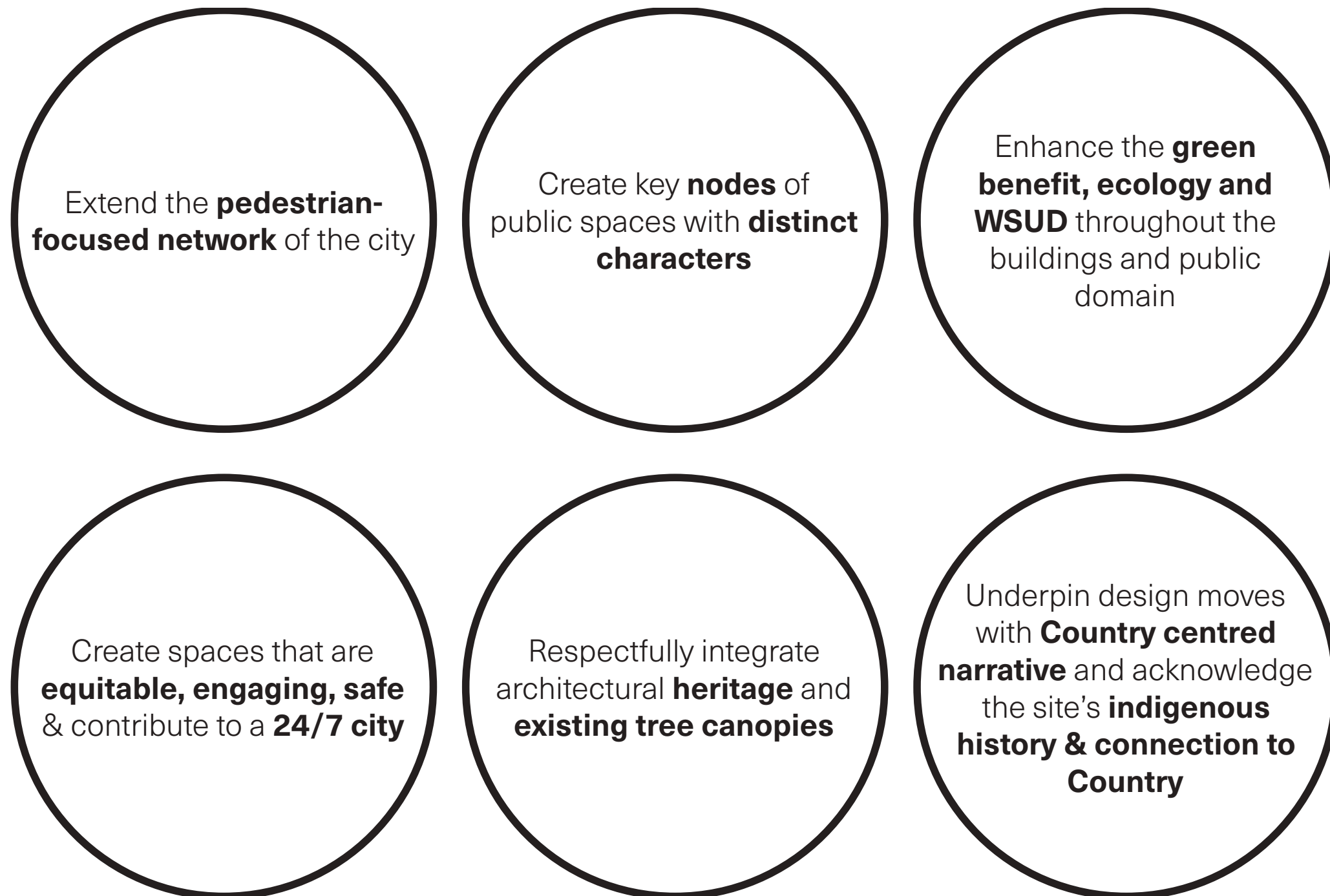
***“Adding new public green spaces to Sydney’s emerging Innovation Corridor with clear walking & cycles links on transformed streets, and through a redeveloped building block... creating a green, shaded, active and delightful place.”***

*(Sacha Coles - ASPECT Studios Director)*





## Landscape & Public Realm Opportunities





# Landscape & Public Realm Strategy

To deliver on the Landscape and Public Realm Opportunities, we propose the following six strategic interventions:



**Strengthen connections throughout UTS Campus to Darling Harbour, George Street, Broadway and Central Station**



**Subject to agreement of land owner, consider as part of future Site 5 redevelopment with City of Sydney Council the concept of providing new open space and recreation by squeezing the traffic lanes on Darling Drive**



**Subject to agreement of land owner, consider pedestrianisation of the end of Mary Ann St creating a 'pedestrian-first' link, to Quay St across the Goods Line from Omnibus Lane & Harris Street**



# Landscape & Public Realm Strategy



**Provide Entry Plaza to IRC that celebrates connection to Country, replace plane trees on Harris St with native species, and create a marker of an indigenous place in the City**



**Create (subject to approval of authorities) multiple new publicly accessible spaces liberated from the private vehicle**



**Green the architecture: interior spaces, roofs and terraces**



## 5. Master Plan Design Development

The Key Site Master Plan was developed in order to provide the next level of detail, outlining the spatial components of the Pyrmont Peninsula Place Strategy, which will be used to inform changes to land use zones, building height and density, and community infrastructure requirements etc. UTS is progressing its own master plan for its “Key Site” which seeks to respond, inform and align with the sub-precinct master plan process and broader aspirations for the Peninsular.

The Master Plan ultimately seeks to inform updated planning controls in relation to UTS’s short-term development plans for UTS Sites 13 -15, where it is planning deliver Australia’s first comprehensive Indigenous Residential College (IRC) including Indigenous Arts Centre and Library.

A comprehensive set of illustrative drawing have been undertaken that explore the urban design layers/ frameworks.

