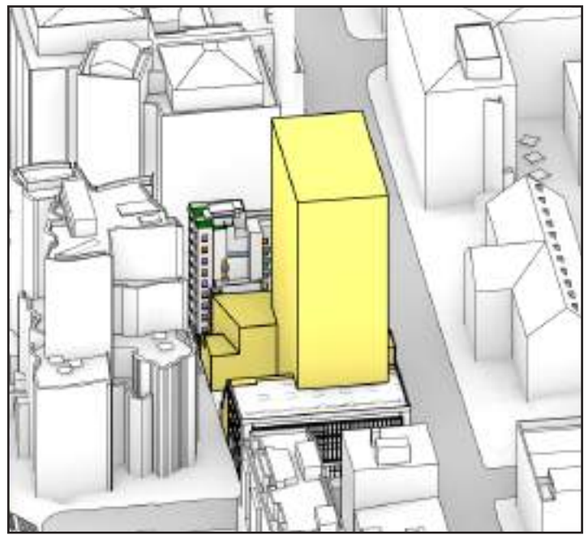
Views from the Sun
Winter 9am to 11am



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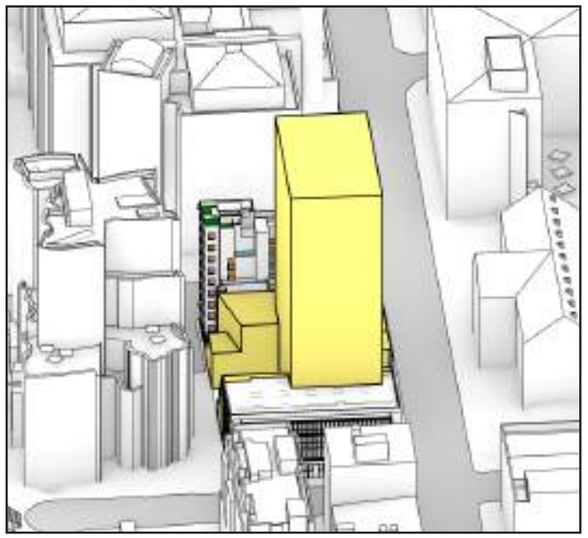

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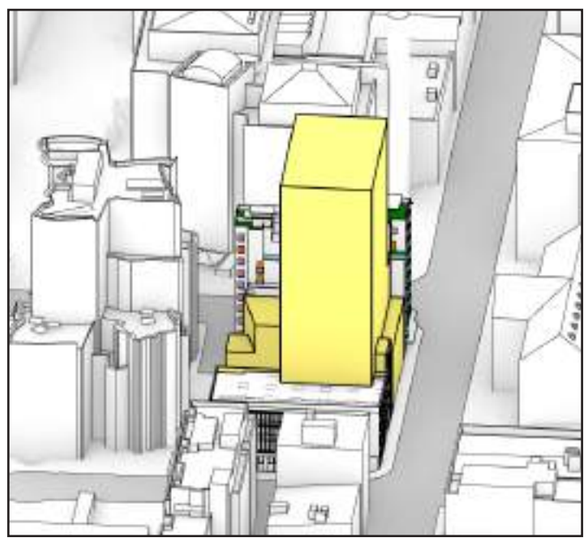

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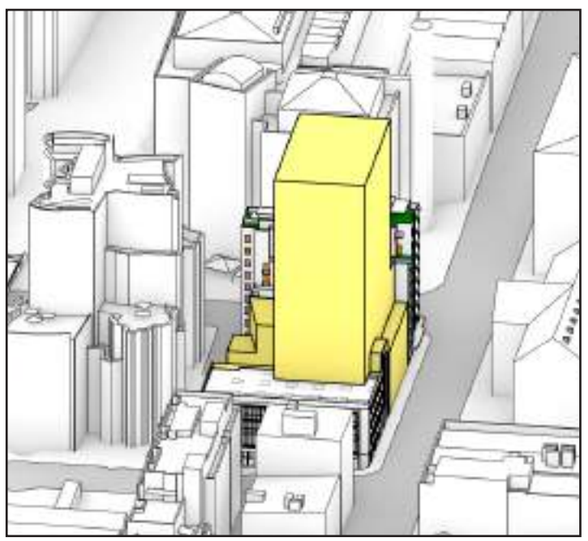

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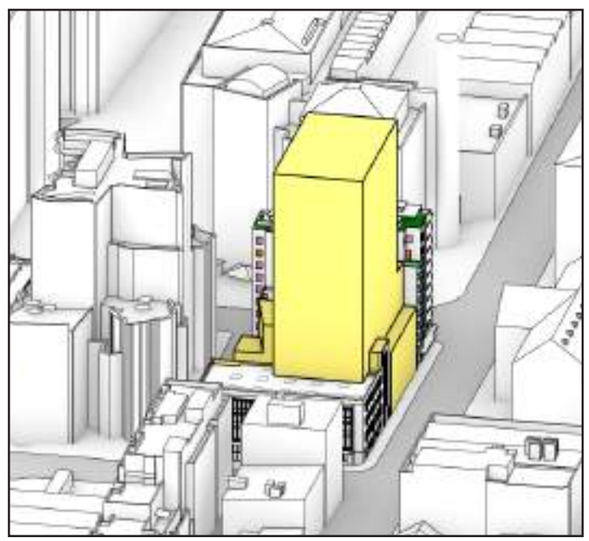

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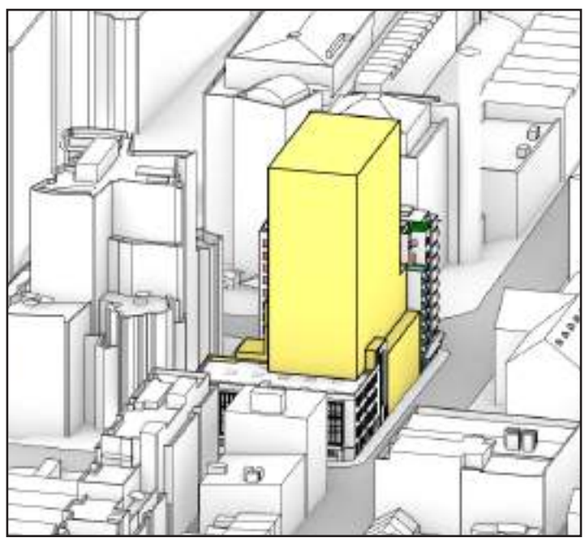

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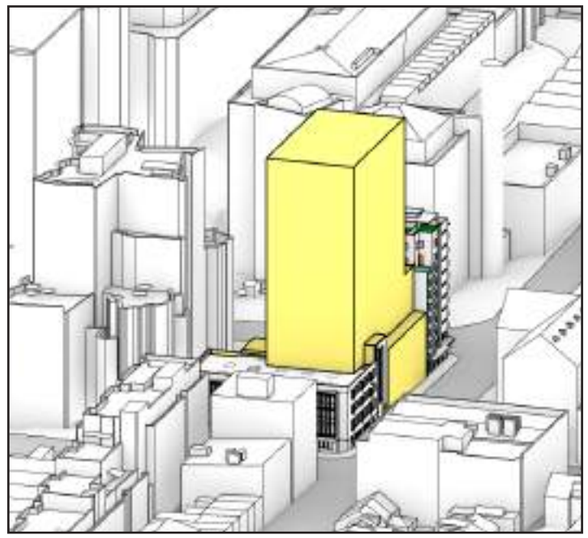
Views from the Sun
Winter 9am to 3pm



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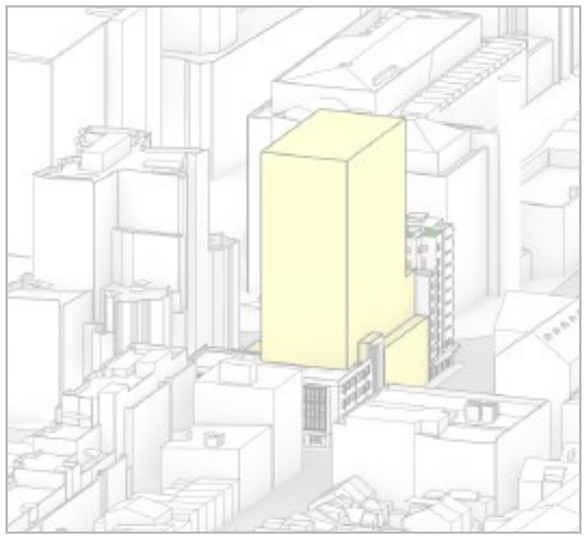

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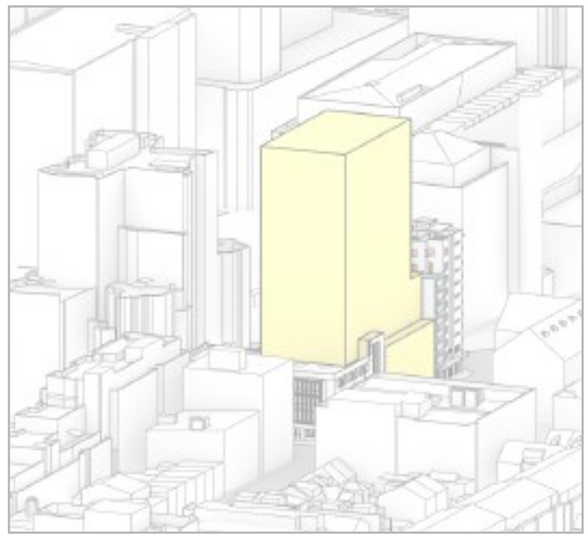

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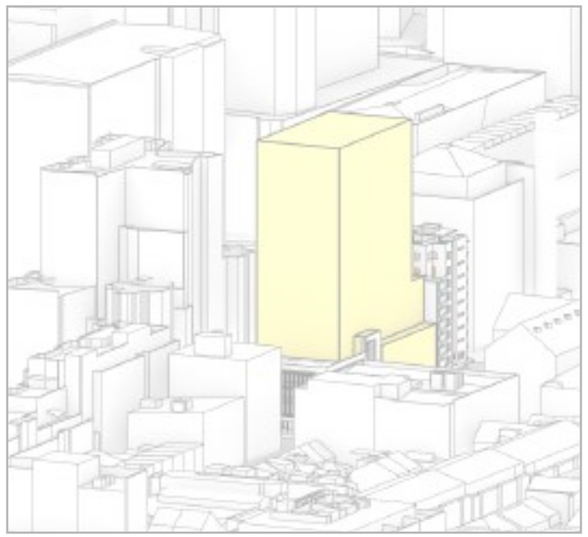

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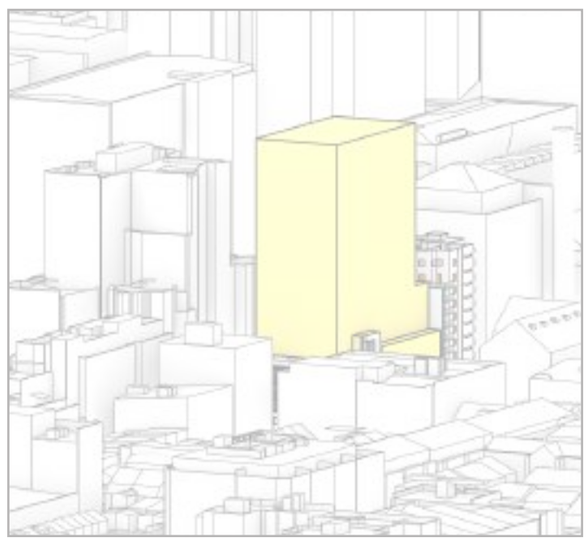
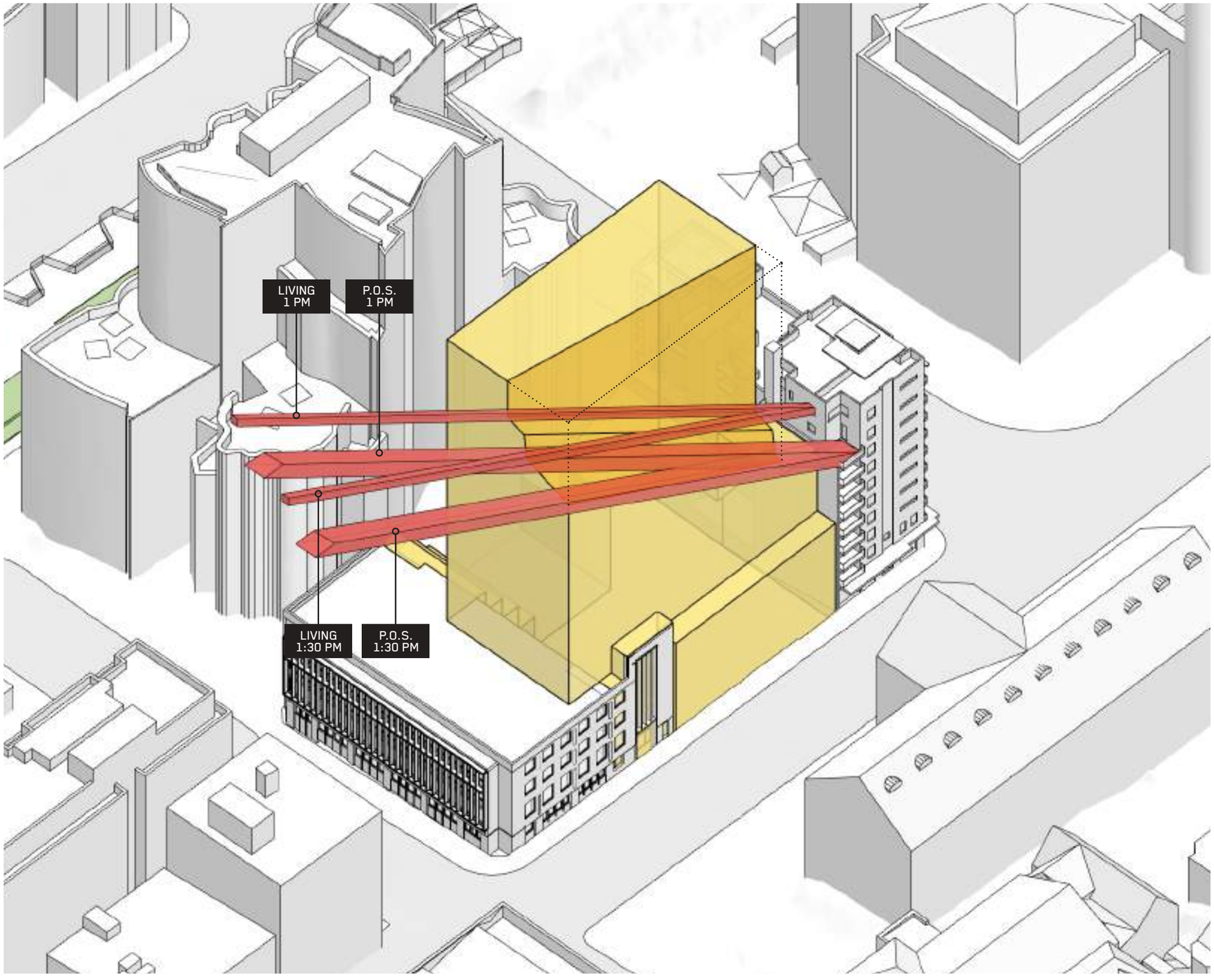


4:00

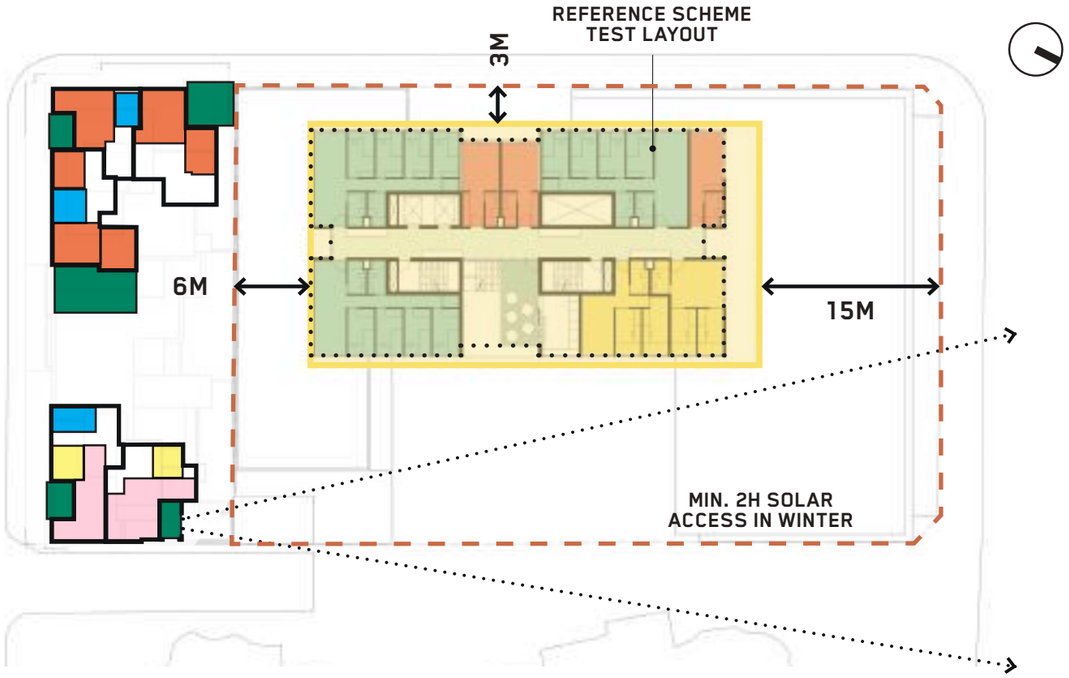
Impact Apartment

Ap 901 - Envelope cut-out to achieve 2 hours - not viable



Privacy Impacts Considerations

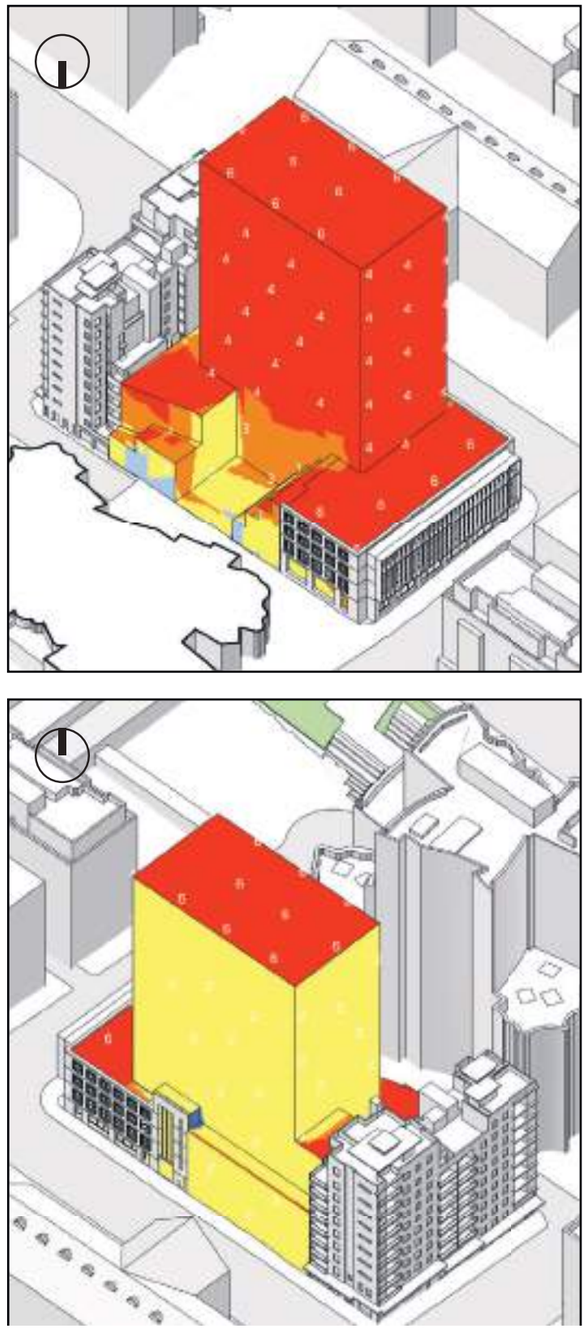
- Adoption of min. 6m setback to south
- Southern interface to incorporate either:
  - Non-habitable rooms
  - Habitable rooms with splayed windows with oblique outlook; or
  - Habitable rooms with primary window to east or west and possible secondary high level window to the south



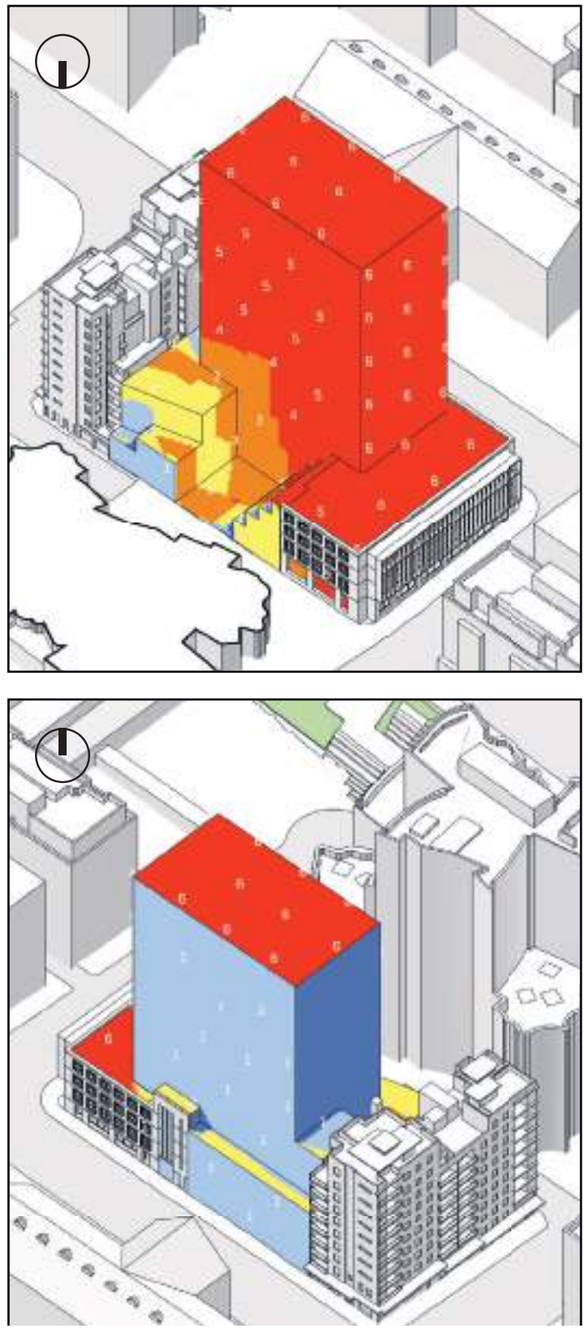
Planning Envelope
Solar Analysis

SUN HOURS 0 1 2 3 ≥ 4

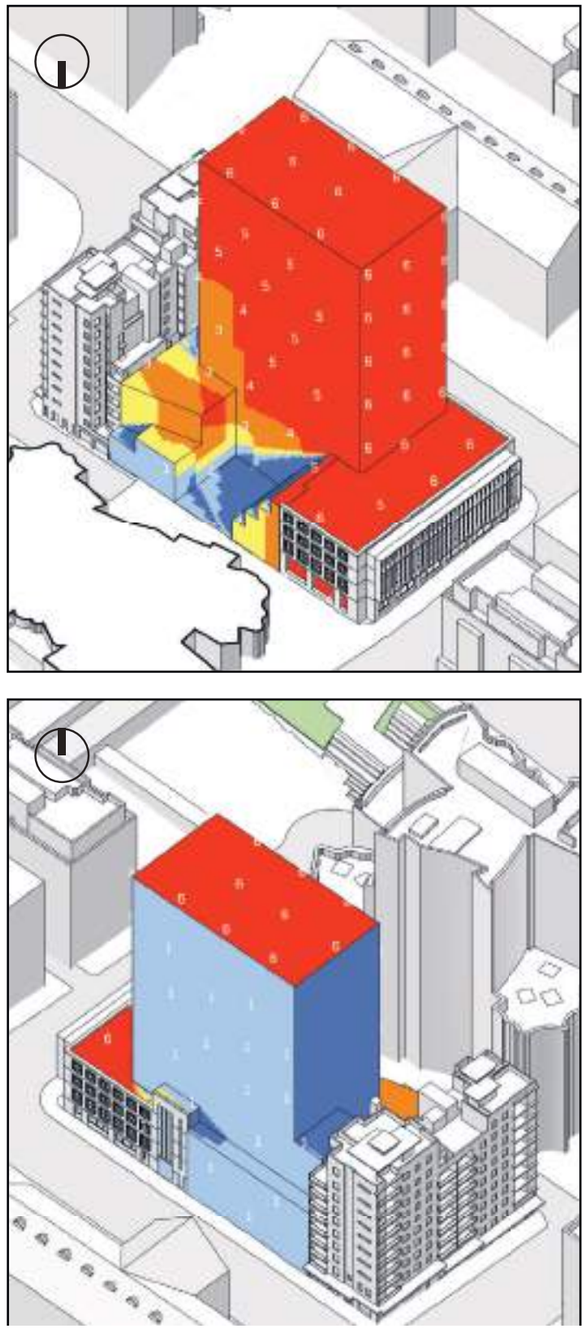
SUMMER
9AM TO 3 PM



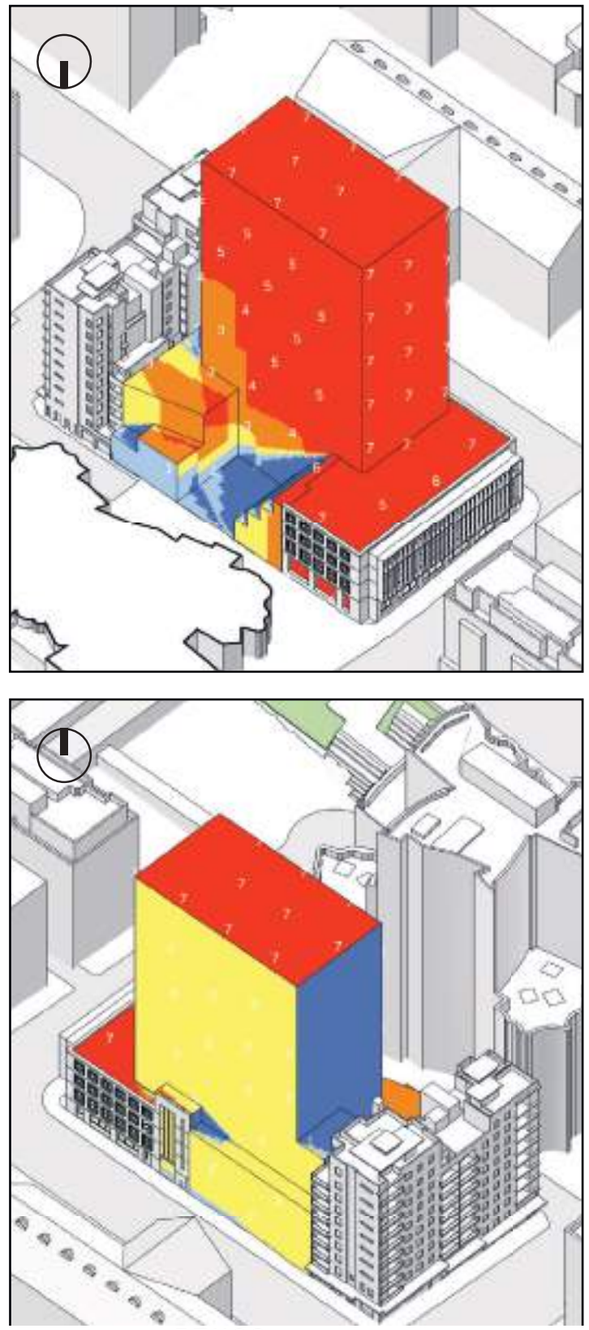
EQUINOX
9AM TO 3 PM



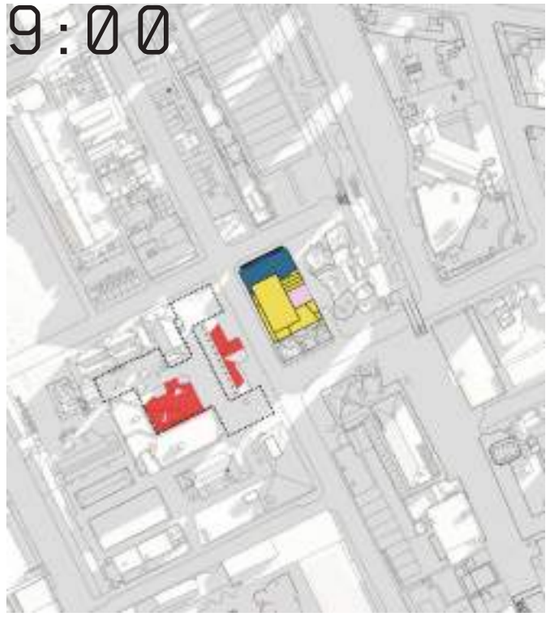
WINTER
9AM TO 3 PM

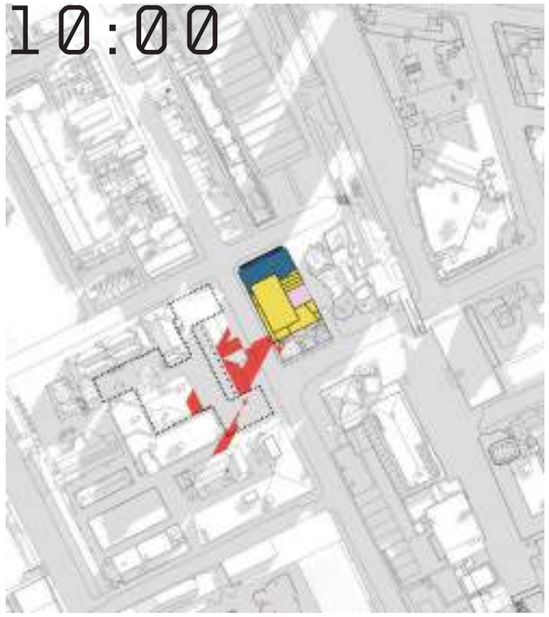


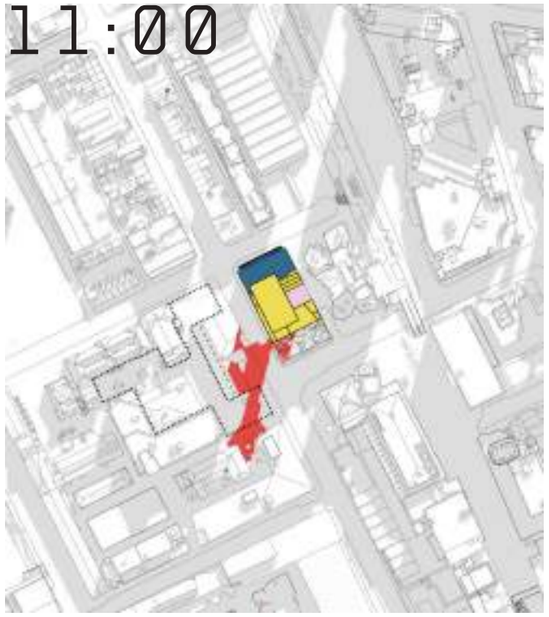
WINTER
9AM TO 4 PM

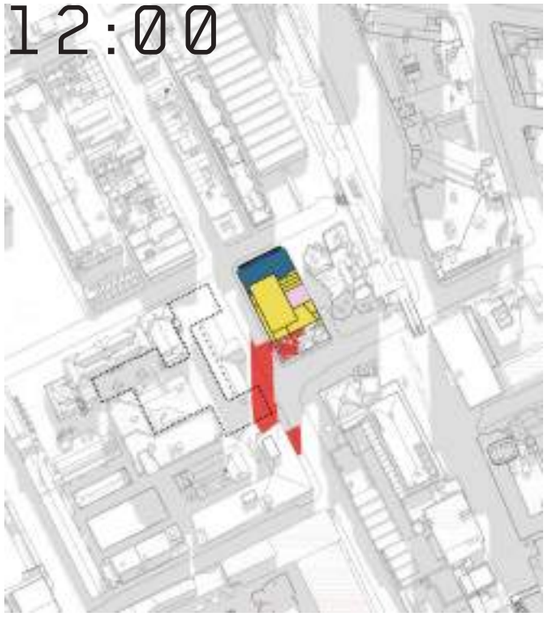


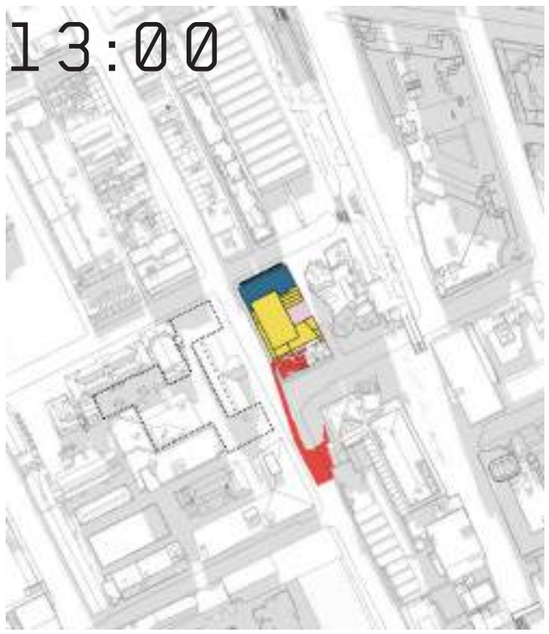
Planning Envelope
Additional Overshadowing - Winter Solstace

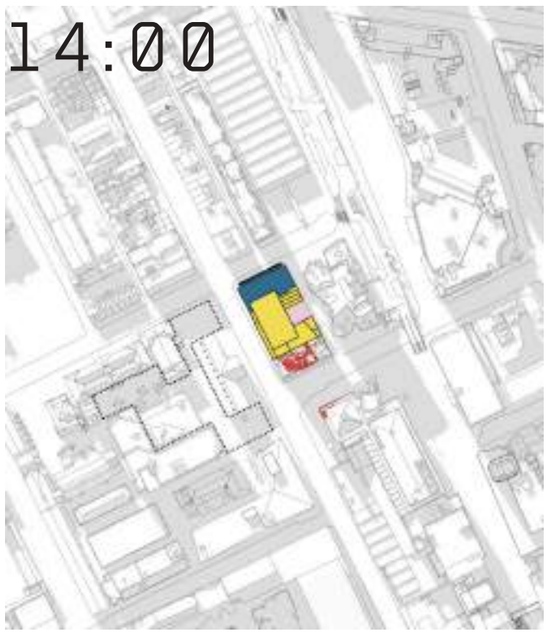


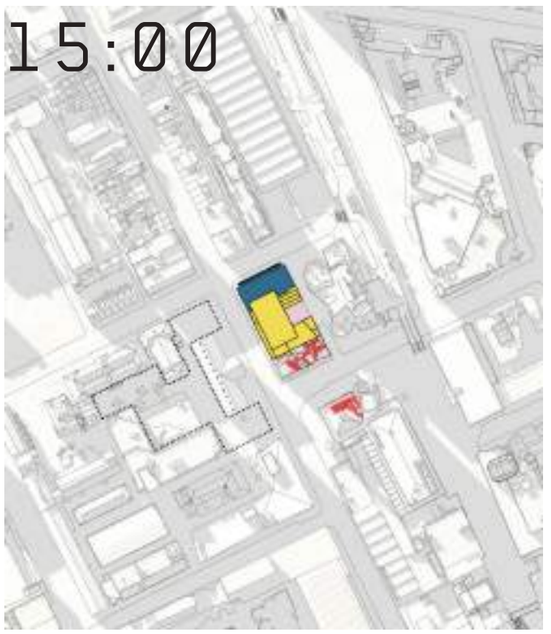












TAFE OUTDOOR SPACES

ADDITIONAL OVERSHADOWING
CURRENT OVERSHADOWING

RETAINED HERITAGE BUILDING
PROPOSED PLANNING ENVELOPE

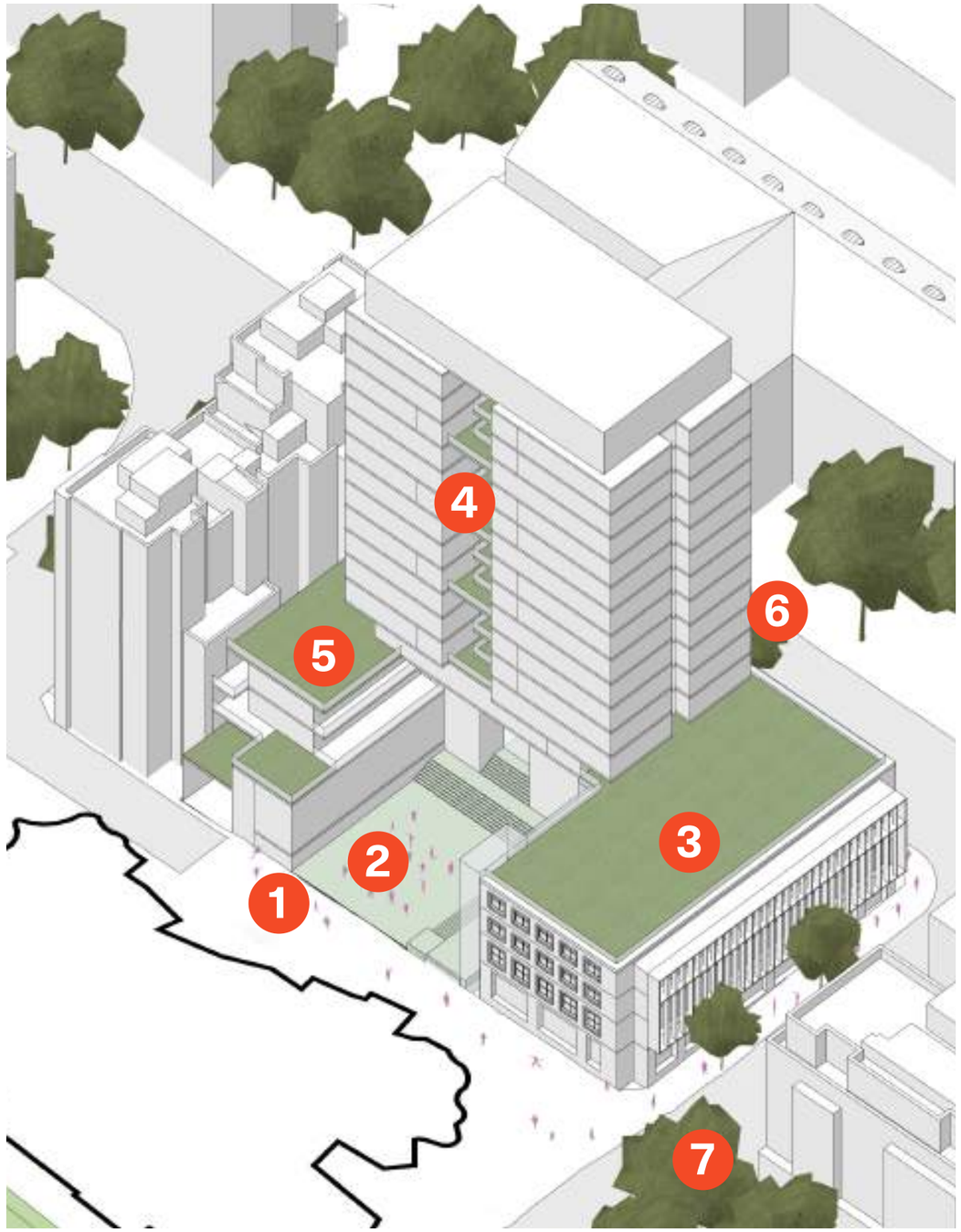
Landscape Opportunities

Omnibus Lane (subject to VPA)

Entry Plaza (Precinct Heart)

UTS IRC indigenous roof garden / student terrace

Neighbourhood gardens



IRC reference scheme concept

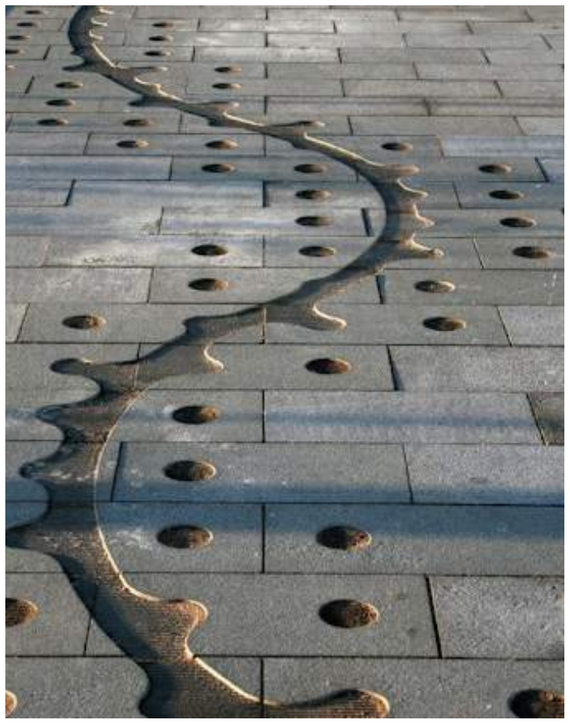
IRC green roof

Native street trees along UTS frontage

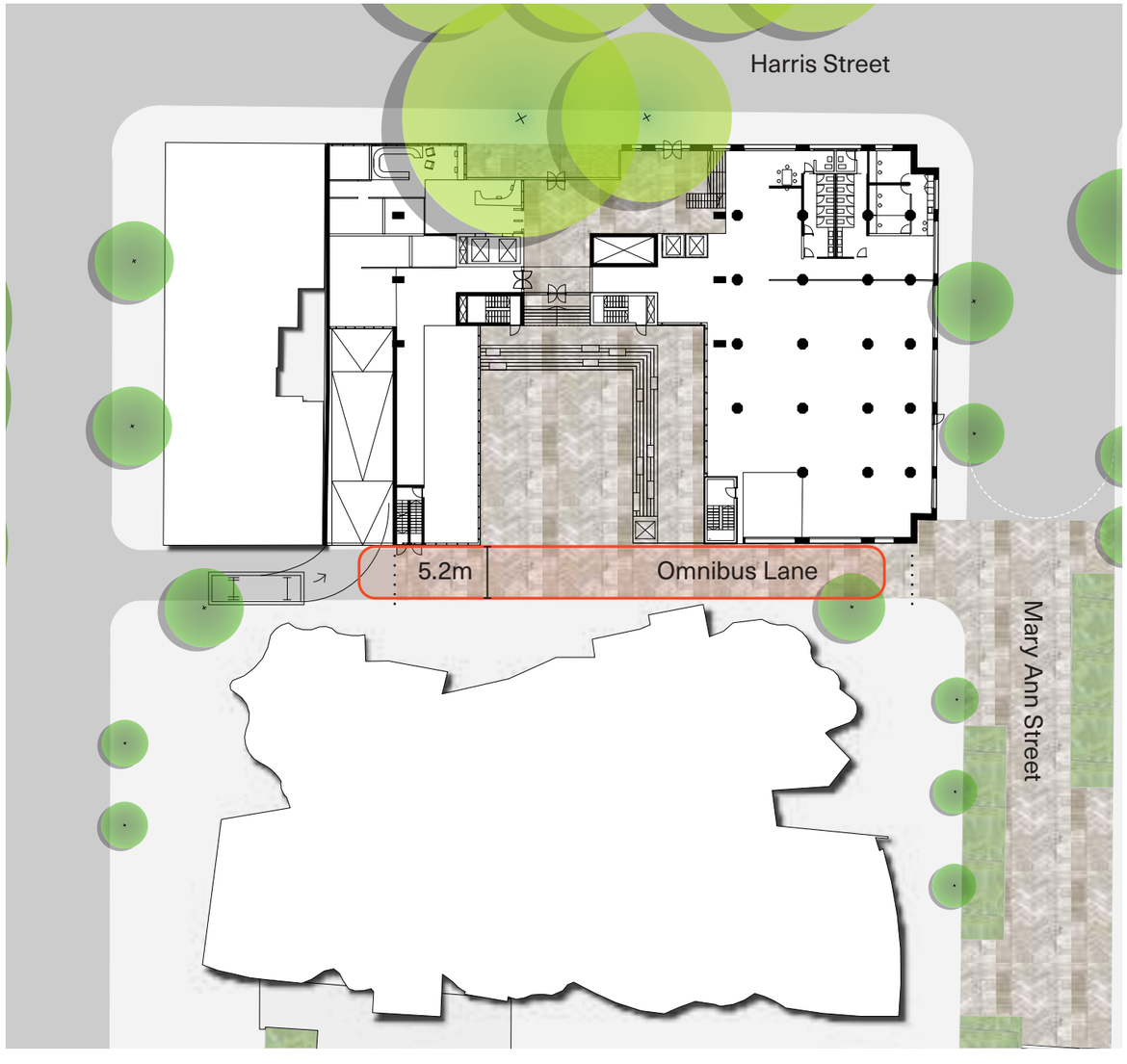
Mary Ann Street (subject to VPA)

Omnibus Lane
(Subject to VPA)

- approximately 260sqm, 5,2m wide
- activated laneway
- bollards at Mary Ann Street and edge of driveway access
- art, lights + sound
- safe + pedestrian-centric 24/7



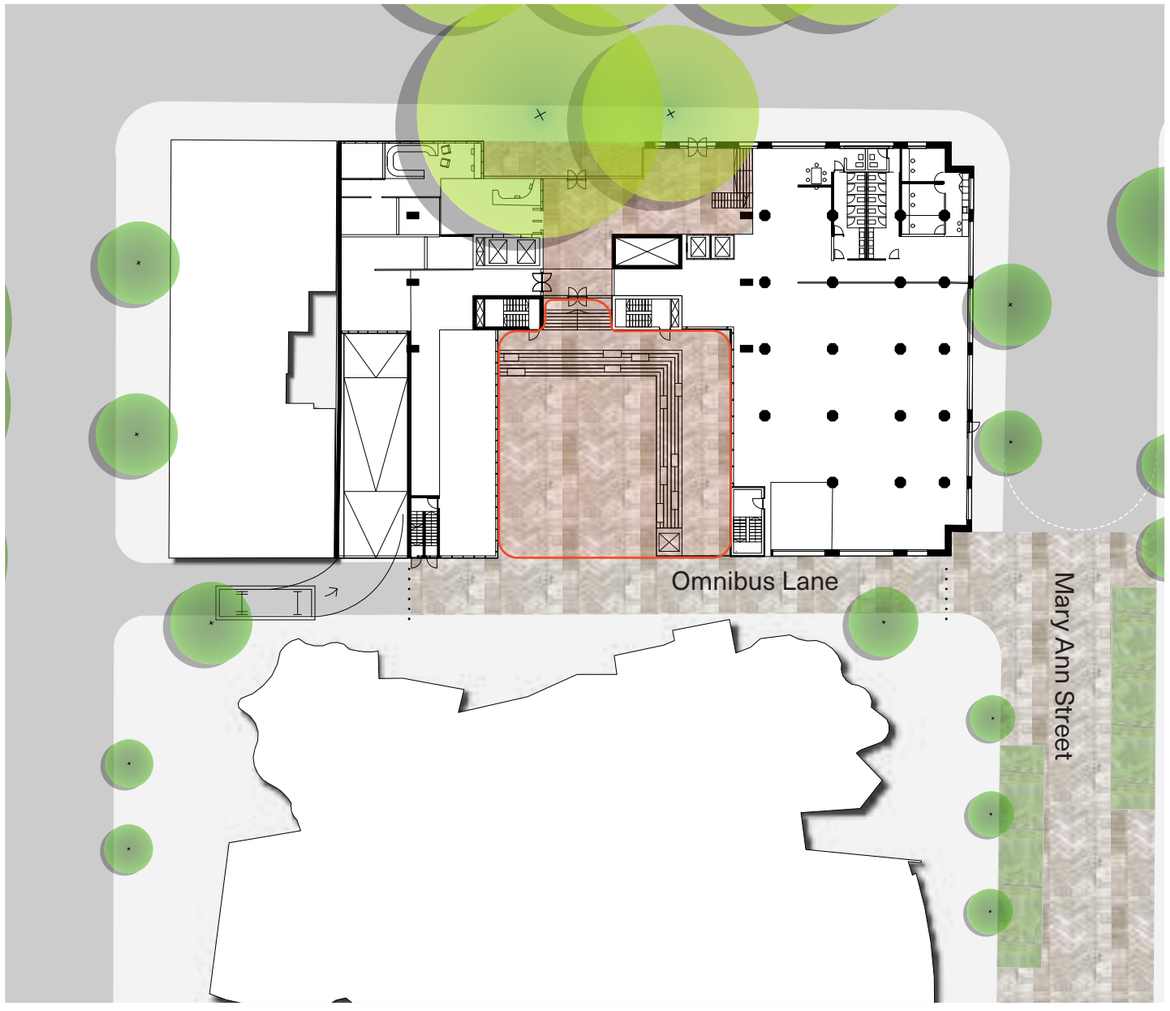
N scale 1:500

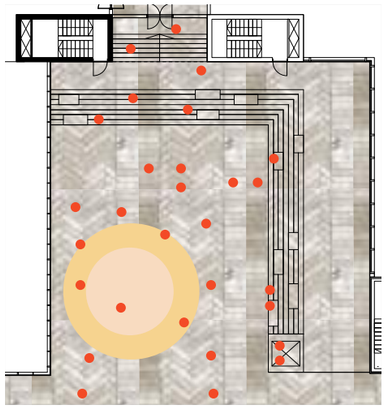


Entry Plaza / Precinct Heart

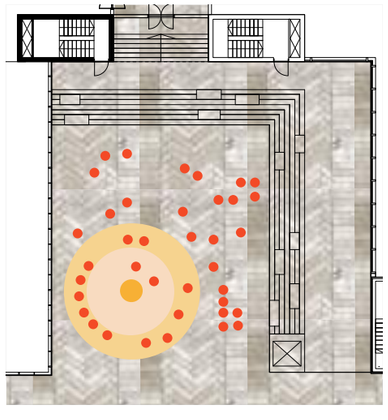
- a flexible event space in the centre with fixed elements to the edges
- the heart of the site
- a place for social gathering, performances and ceremonies
- a safe place 24/7 - potential catenary lighting
- an extension space to the art gallery
- public art

N scale 1:500

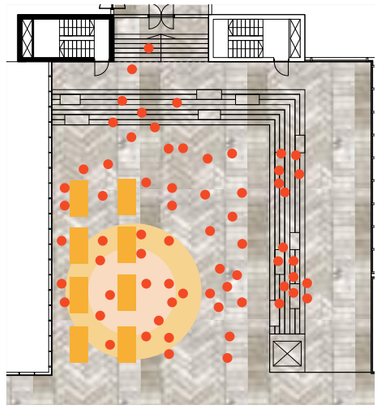




A circulation space



A First Nation's ceremony



Orientation week fair

UTS IRC Indigenous Roof Garden / Student Terrace

- students can access the whole rooftop, staff have access only to event area and edible garden
- a mix of passive gardens and active spaces for informal seating / outdoor dining
- a student hub, a space for recreation and socialising or just walking in a garden
- safe and secure, accessible for all IRC students
- 100% native, learning horticulture, an edible garden
- 450mm to 1m soil depth (for trees) - structural assessment required for loading calculations






N scale 1:500

zoning and uses

Neighbourhood Gardens

– quiet, reflective spaces - a place to stop and think
– feeling connected to Country throughout the building
– opportunity to express each neighbourhood with own planting and finishes





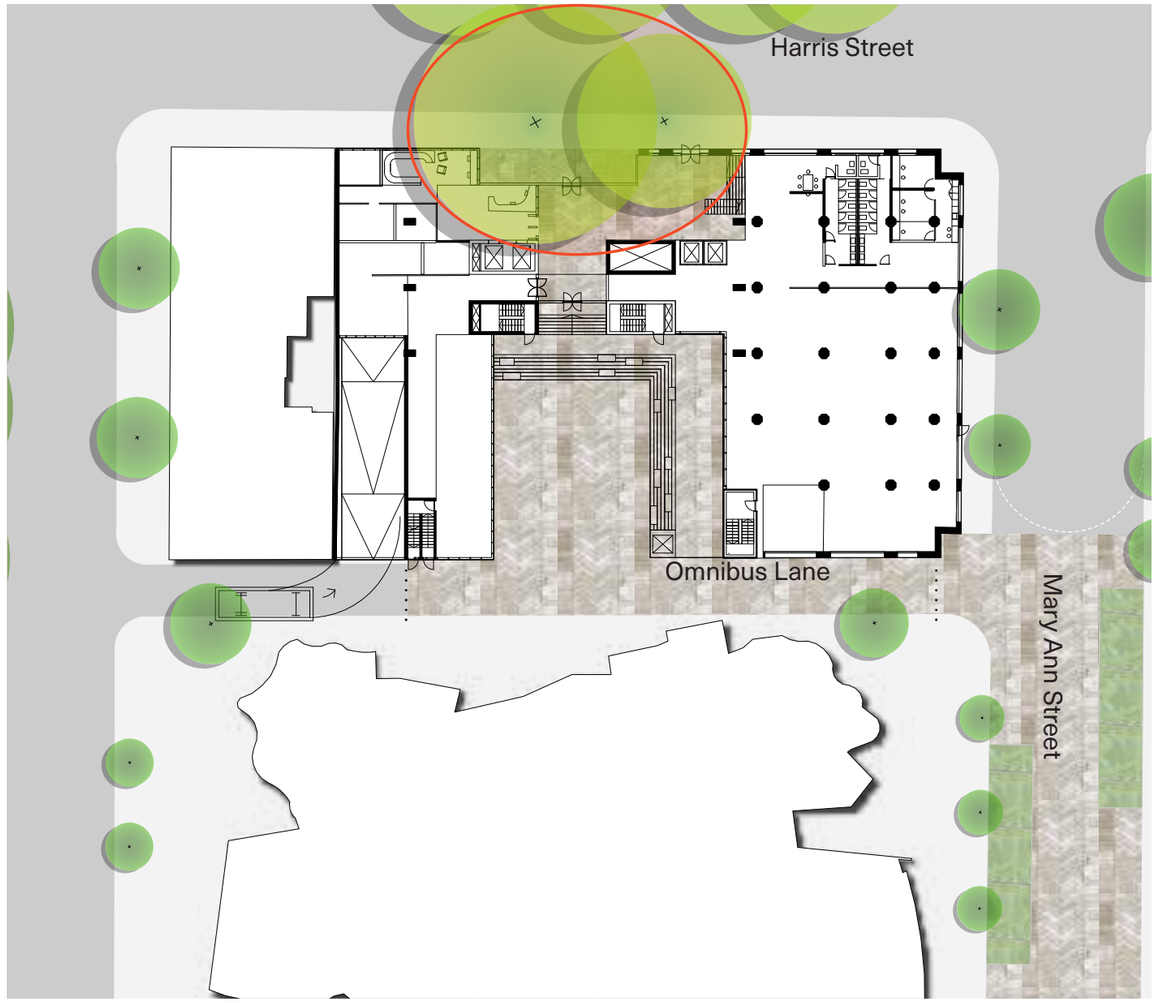
N scale 1:500

IRC Green Roof

– option for light weight planting layer or solar panels
– use of Indigenous planting to attract birds and insects
– contribute to reduce heat island effect

Street Trees, a Catalyst for Country Centred Design

- replace existing street trees (plane trees) with native species
- establish a succession plan for street trees
- supports a designing with Country approach



Angophora costata
(Smooth-barked Apple)

Flindersia australis
(Crows Ash)

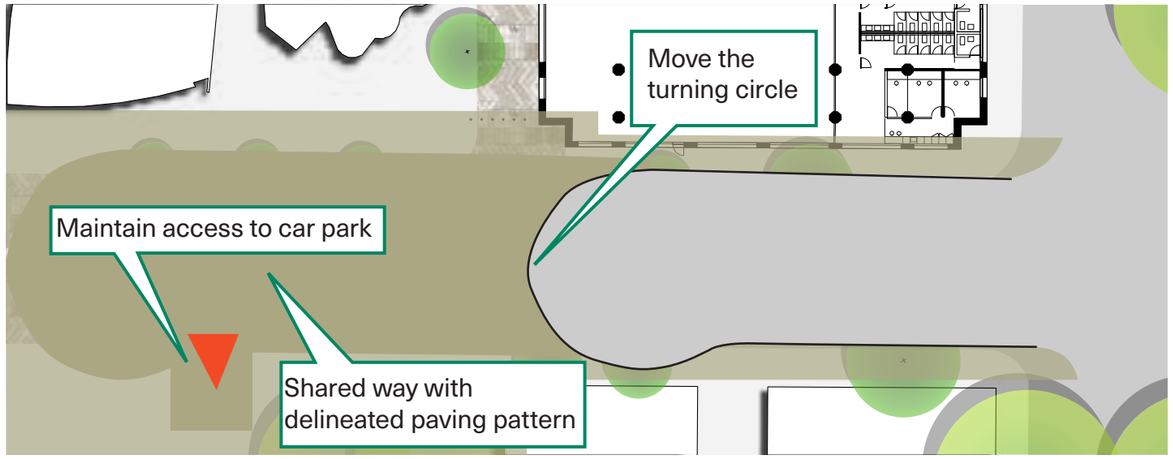
Lophostemon confertus
(Brush Box)

Waterhousea floribunda 'Green Avenue'
(Weeping Lilly Pilly)

Mary Ann Street
(Subject to VPA)

- a shared way and new WSUD landscaped entrance to the Goods Line
- potential to move the turning circle
- vehicle access maintained for the Power House car park and Dr Chau Chak Wing building substation
- raised paving level to distinguish from roadway
- intuitive connection to the broader site cycle ways and key pedestrian links

N scale 1:500



6. Consultation and Engagement

Engagement

A Communications and Stakeholder Engagement Strategy has been prepared by Ethos Urban to support the consultation and engagement requirements for the site. The Strategy establishes a single framework and approach for stakeholder and communication engagement based on the following objectives:

- To provide a transparent and responsive engagement process that responds to the Draft General Requirements issued by the Department under the Pyrmont Peninsula Place Strategy.
- To positively position the redevelopment, and to champion and demonstrate public value.
- To deliver high quality, consistent and integrated communications which supports and complements existing UTS policies and procedures.

The Strategy recommends the development of a compelling narrative as to how the master plan will facilitate a robust and wide-reaching community benefit in areas that matter the most across the local and regional communities.

The Strategy also identifies:

- Key stakeholders and their known interests and concerns.
- High-level issues of the project and suggested communication strategies to help mitigate these.
- Communication tools and channels and their target audience.
- Monitoring, evaluation and reporting techniques.
- Implementation plan and targeted engagement time frame.

It is confirmed that the project is committed to gaining the trust and consent of the Indigenous and local communities and state agency stakeholders. This will be achieved through substantive, proactive, and positive engagement, guided by the International Association for Public Participation's (IAP2) Public Participation Spectrum, that actively facilitates stakeholder input into the master planning process.

7. Implementation and Planning Pathway

UTS's focus over the short term is to support the delivery of the Indigenous Residential College at Site 13-15 (622 – 644 Harris Street, Haymarket). This is the only project and development which the Key Site Master Plan is required to facilitate, with either existing controls and approvals in place to support UTS medium- and longer-term plans or separate planning processes to be progressed in the future (e.g. for Site 5).

Key Current Planning Controls
Sites 13-15

Plan	Commments			
Strategic Plans and Instruments				
SEPP (State and Regional Development)	Under the SRD SEPP, development for the purpose of a tertiary institution with a CIV of more than $30 million is State significant development. The IRC project will have a CIV over $30 million and while located on a tertiary institution, is not considered to be State Significant Development given its principal purpose is for student accommodation.			
SEPP (Education)	Under the Education SEPP, development for the purposes of residential accommodation for students that is associated with a university (i.e. student accommodation) is permitted with development consent. The Education SEPP also turns off Clause 7.20 of Sydney LEP 2012 Development requiring or authorising preparation of a development control plan) from applying to development caried out under the Education SEPP.			
Local Planning Instruments and Controls				
Sydney Local Environmental Plan 2012	Site	Building 13	Site 14	Building 15
	Zone	B4 Mixed Use. Wide range of uses permitted within this zone.		
	Clause 4.3 Height of Buildings	27 metres	27 metres	42 metres
		29.7 metres (including 10% design excellence bonus)	29.7 metres (including 10% design excellence bonus)	46.2 metres (including 10% design excellence bonus)
	Clause 4.4 Floor Space Ratio	3:1	3:1	5:1
		2,433sqm GFA	714sqm GFA	5,520sqm GFA
		Cumulative total – 8,667sqm		
		Cumulative total including 10% design excellence bonus – 9,533sqm		
	Clause 5.10 Heritage conservation	Not heritage listed.	The site is not heritage listed, but adjoins a listed item (Building 15).	The site is a local heritage item, known as the Former National Cash Register Co, Building including interior. 
	Clause 6.21 Design excellence	The site is identified as being outside of Central Sydney under the LEP. Under cl. 6.21 of the LEP, a competitive design process must be held if: • the development has a height greater than 25 metres; • the development has a CIV of more than $100 million; or • a DCP (Stage 1 DA) is required to be prepared under cl. 7.20. Undertaking a competitive design process would allow the consent authority to grant either 10% additional height OR 10% additional FSR (not both).		
	Clause 7.20 Development requiring or authorising preparation of a development control plan – Development requiring or authorising preparation of a development control plan	Under cl. 7.20, a DCP is required to be prepared if: • the site area for the development exceeds 5,000 m^2; or • the development will have a height greater than 25 metres. The requirement for a DCP can be satisfied by a Stage 1 (Concept) DA. Note: Under State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 (Education SEPP), cl. 7.20 of SLEP 2012 does not apply to development carried out under the SEPP. The effect of this is that development for the purpose of a university or for student accommodation within the boundaries of UTS would not be required to prepare a DCP/Stage 1 DA.		

Quantum of Change Proposed

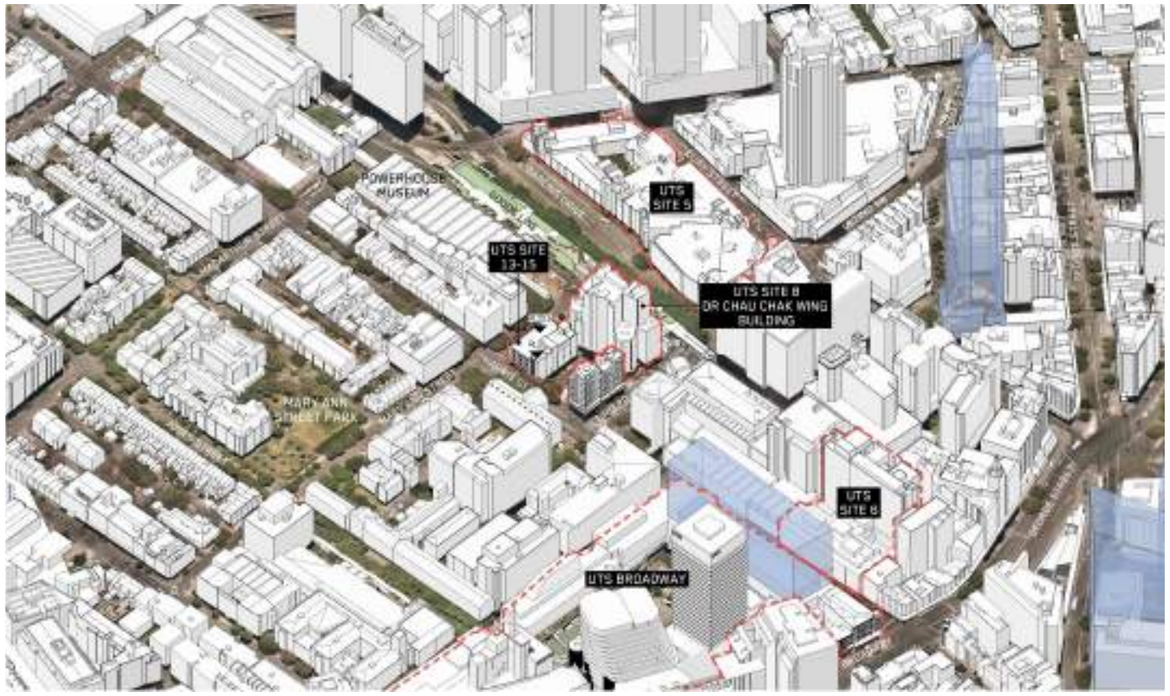
Table and images below provide an overview of the magnitude of change being sought through the UTS Key Site Master Plan in relation to Site 13-15.

As evident, the main change relates to a reallocation of height across the consolidated site in response to site specific opportunities and constraints, resulting in an increase in building height (additional 21m-36m over part of the site) while some parts of the site will be developed to a height significantly less than the existing height control. Only a relatively moderate change (some 2,400sqm) in terms of the site's development capacity/yield is proposed

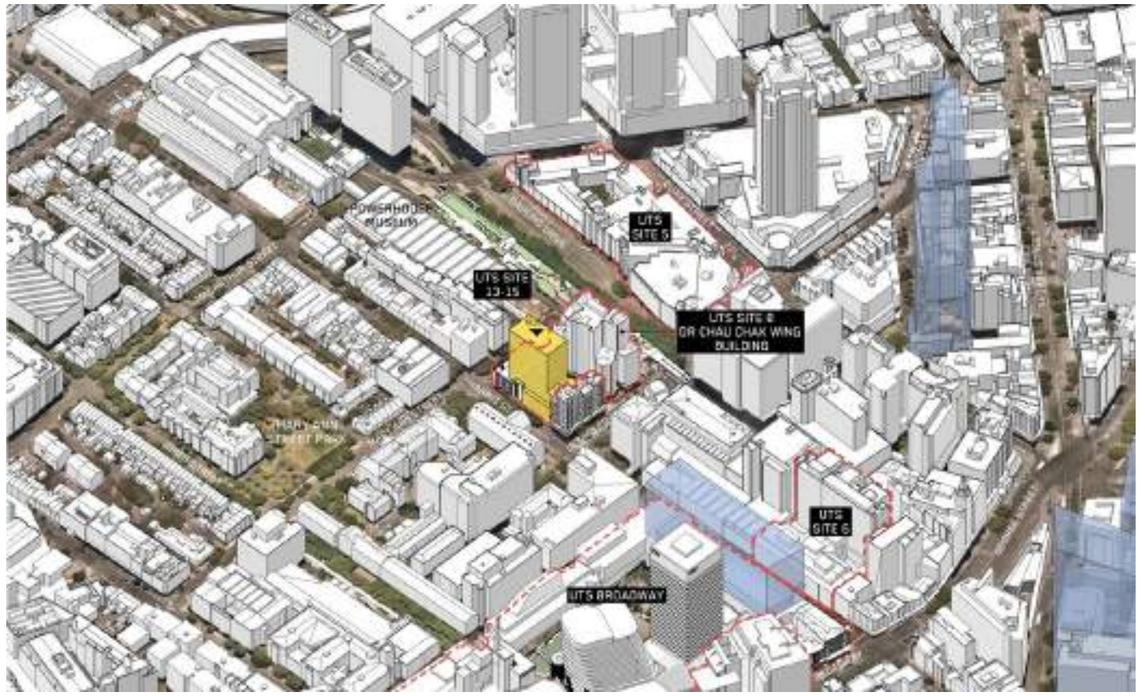
	Height	FSR	GFA (including design excellence)
Existing Planning Controls	27m – 42m	3:1 – 5:1	9,533sqm
UTS Proposed Updated Planning Controls	63m	5.56:1	12,000sqm
Degree of change	50% - 133%	11% - 85%	25%

Site 13 – 15 Magnitude of Change

Existing Permissible Building Heights



Existing Development

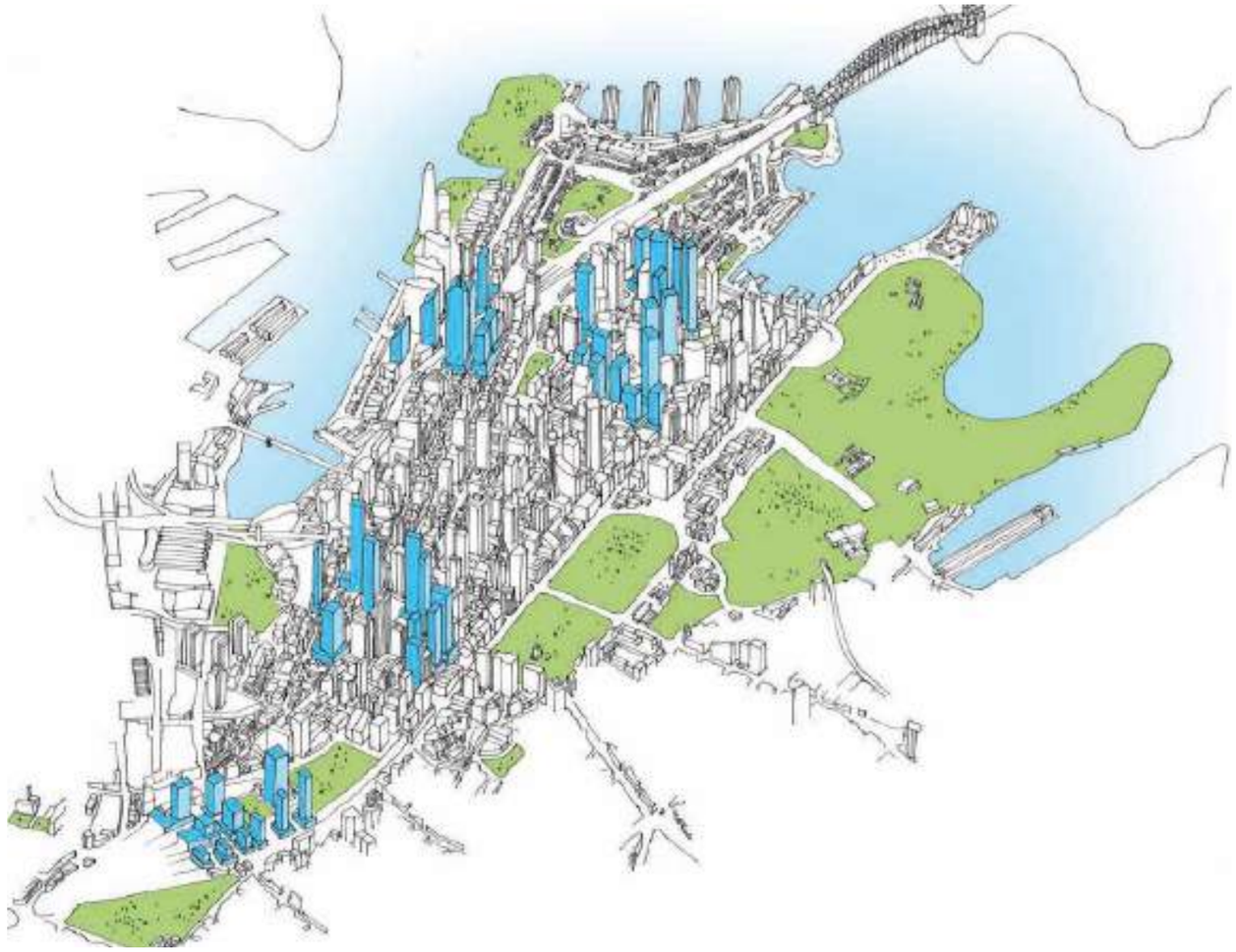


Proposed Development Outcome

Quantum of Change Proposed

The degree of change should also be considered in the context of the site's location at the western edge of Central Sydney and also its position within the Innovation Corridor – both of which heighten the site's expectation around increasing height and density and also establish the future desired character in which the proposal will respond to and support.

Central Sydney Tower cluster Zones
Source: City of Sydney, Central Sydney Planning Strategy



Central Sydney Context
Source: City of Sydney, Central Sydney Planning Strategy

Objectives and intended outcomes

Implementation of the Key Site Master Plan requires a site-specific amendment to the Sydney LEP 2012 in order to provide for a further alternative additional height and FSR control.

The key objectives of the proposed amendments to Sydney LEP 2012 are to:

- Contribute towards achievement of the vision, big moves, strategic directions, and place priorities of the Pyrmont Peninsula Place Strategy;
- Acknowledge the site's location within a key site and where the most significant change is expected to occur across the Pyrmont Peninsula;
- Support UTS's short term priority and focus to deliver Australia's largest Indigenous Residential College;
- Reduce barriers to education for Indigenous young people nation-wide by maximising opportunities for entry to higher education and supporting the pursuit of quality employment and careers through creating a welcoming tertiary education destination for Aboriginal and Torres Strait Islander students;
- Support the sensitive integration and adaptive re-use of the locally heritage listed Former National Cash Register Co, Building;
- Contribute towards housing diversity across Pyrmont Peninsula; and
- Deliver new publicly accessible open space and through-site link.

Through the proposed amendments, it will enable an alternative Indigenous Residential College tower of an appropriate urban form to be developed on the site with a maximum height of 63m and a maximum FSR of 5.56:1.

Explanation of Provisions

The overarching purpose of the Key Site Master Plan is to facilitate UTS's short term aspirations to deliver Australia's largest Indigenous Residential College at Site 13-15.

To achieve this desired outcome, a number of amendments to the Sydney LEP 2012 are proposed, including a New Site Specific Provision, Part 6, Division 5.

It is also proposed for a site-specific Design Guide to be adopted that would provide more detailed controls and apply to the extent that there are any inconsistencies with the Sydney DCP 2012.

This section describes the proposed changes to the Sydney LEP 2012, with the provisions established for the Western Gateway (Clause 6.53 Sydney LEP 2012) used to inform the proposed changes.

LEP Amendment

6.## 622 – 644 Harris Street, Haymarket

(1) This clause applies to 622 – 644 Harris Street, Haymarket, being Lot 9, DP86567, Lot 1, DP87261, and Lot A, DP87139.

(2) Development consent must not be granted to development unless the consent authority has taken into consideration any guidelines made by the Planning Secretary relating to the design and amenity of 622 – 644 Harris Street, Haymarket.

(3) The following do not apply in relation to a building at 622 – 644 Harris Street, Haymarket —

(a) clause 7.20.

(4) Despite clause 4.3, development consent may be granted to development that results in the following—

(a) the height of a building exceeding the maximum height shown on the Height of Buildings Map, but only if the height of the building will not exceed RL 68 metres,

(5) Despite clause 4.4, development consent may be granted to development that results in following—

(a) the floor space ratio for a exceeding the maximum floor space ratio shown on the Floor Space Ratio Map, but only if the gross floor area of all buildings will not exceed 12,000 square metres,

(6) Clause 6.21(5)–(7) do not apply to development at 622 – 644 Harris Street, Haymarket.

Design Guide

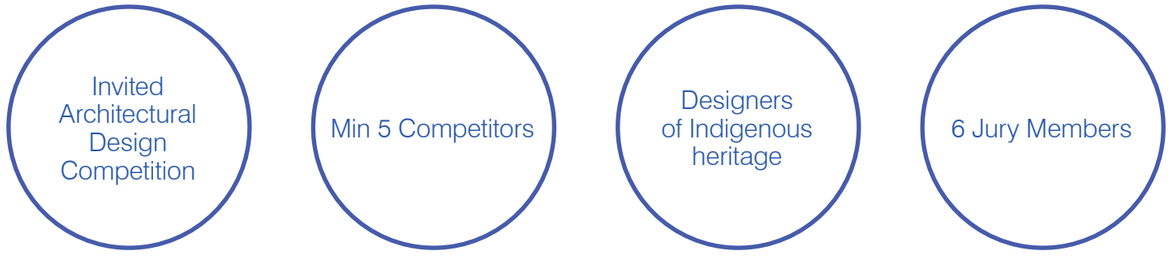
A Site-Specific Design Guide has been developed in order to inform and guide the future redevelopment of Site 13-15 for the IRC project (a draft of which is appended to the Master Plan). The Design Guide has been modelled on the City of Sydney's Development Control Plan (Section 6: Specific Sites).

The Design Guide will fulfil an important function and is considered an important component of implementing the planning pathway and achieving the project outcome. More specifically, progressing with the Design Guide will support the following outcomes:

- Ensures that the project's unique indigenous led design and delivery approach is able to be embedded within planning controls and remains a key focus throughout the planning stage;
- Fulfils the role of a stage 1 DA or amended DCP (noting that the Education SEPP turns off the requirement for a Stage 1 DA/DCP);
- Supports UTS's timeframes for design and delivery of the IRC and commitments for the project can be met;
- It will ensure there is sufficient guidance for competitors during the design competition phase;
- The design guide will only cover limited key matters, with the City's DCP still continuing to apply to the extent there aren't any inconsistencies with the Design Guide; and
- It will enable a design excellence strategy to be endorsed, ensuring the design competition follows due process and a waiver down the track for undertaking a competition without an endorsed design excellence strategy is not required.

Design Excellence

Included as an Appendix to the Master Plan is a Design Excellence Strategy that details the process and approach UTS propose to adopt in achieving the objectives and requirements of Clause 6.21 of Sydney LEP 2012. The Strategy has been informed through discussions with the City of Sydney Council and the key elements of the Strategy included within the Design Guide.



Planning Pathway
Sites 13-15

State Led rezoning

Amended FSR and height controls

+

Design Guide

→

Stage 2 DA to City of Sydney

→

Works commence

→

Project completion 2025

City of Sydney Design Excellence Competition

January 2022

8. Infrastructure and Public Benefits

Public Benefit
Public Space Character

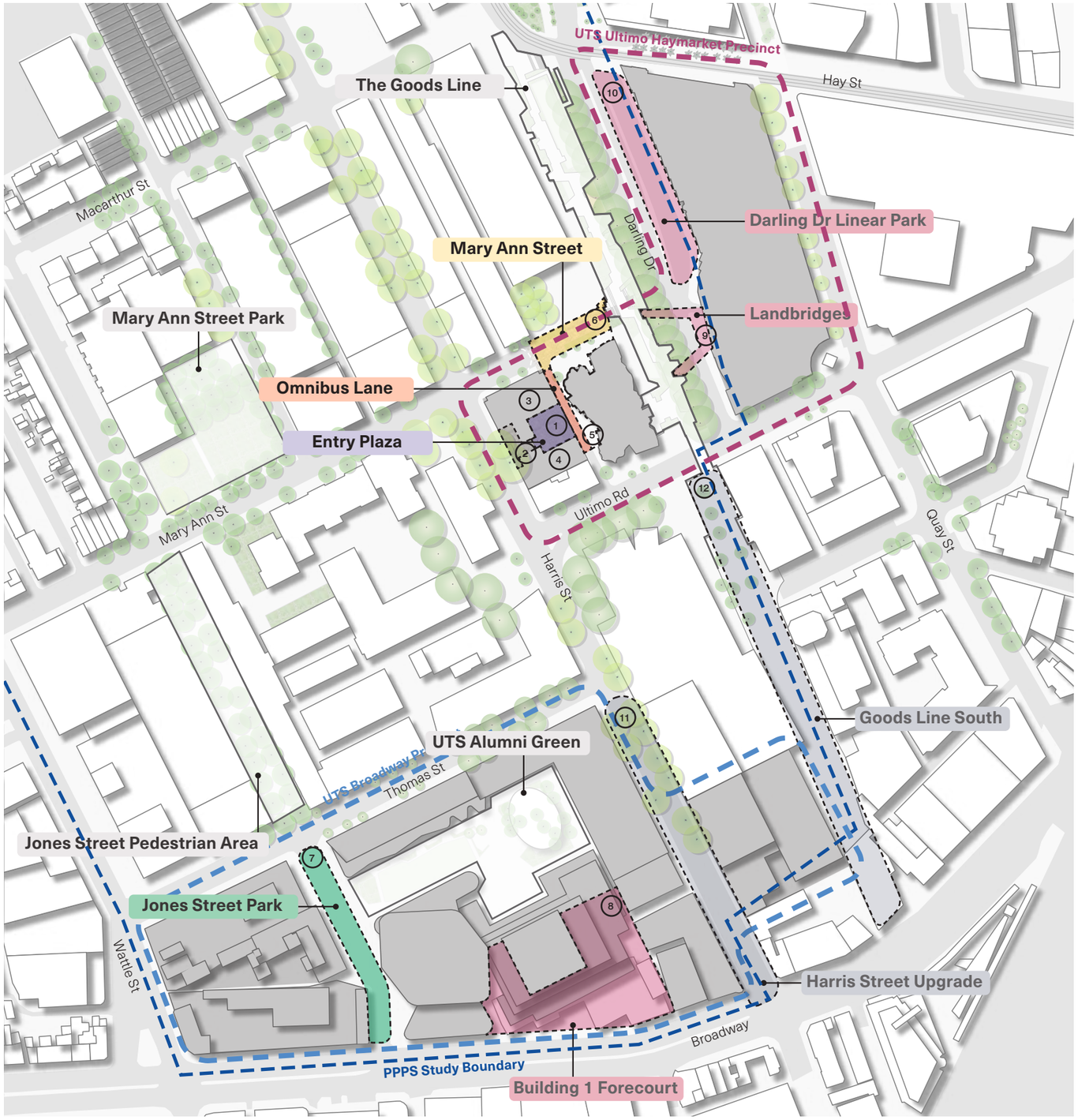
Ultimo and Broadway are characterised by a widely varied tapestry of public spaces, such as the Goods Line and Tumbalong Boulevard. Our master plan aims to provide and further consider a variety of additions to the public realm over short term (by 2025), medium term (by 2031) and long term (after 2031), subject to finance and relevant approvals.

- Entry Plaza (IRC Precinct Heart):
  This is to be a public podium supporting the Indigenous Residential College. Gatherings and events of varying scales can be held here.
- Omnibus Lane (Optional, subject to agreement)::
  This lane could be liberated from private vehicle access and enhance pedestrian connection between the new public spaces around it, making a vibrant active laneway.
- Mary Ann Street (Optional, subject to agreement by land owner and authorities):
  This could be a pedestrian-first space that opens up to The Good Line strengthening East - West connections.
- Jones Street (Subject to agreement with City of Sydney Council):
  Redevelop Jones St between Broadway and Thomas Street from roadway to new public domain.
- Building 1 forecourt redevelopment
- Contribution to amenity of the Goods Line South by removing existing stair, bridge, and escalator and replacement with contemporary facilities adjacent UTS Building 6.
- Darling Drive land bridge and new linear park.

A broader precinct strategy aims to deliver more interventions some of which will be in connection with later UTS site developments (like Site 5).

LEGEND

- Existing
- UTS sites within PPPS Study Area
- Short Term (2025)
- Medium Term (2031)
- Long Term (after 2031)
- Potential public domain improvements subject to agreement by authorities
  Proposed under Site 13-15 development



Public Benefit
Infrastructure Framework Table

	Work / Public Benefit	Location	Timing	Conditions	Delivery Mechanism
UTS Site 13 – 15					
①	Precinct Heart / Entry Plaza	On-site	Short Term	Committed	Delivered as part of IRC project
②	Through-site link	On-site	Short Term	Committed	Delivered as part of IRC project
③	Indigenous Arts Centre	On-site	Short Term	Committed	Delivered as part of IRC project
④	Indigenous Residential College Library	On-site	Short Term	Committed	Delivered as part of IRC project
Broader UTS Ultimo Haymarket Precinct					
⑤	Omnibus Lane Upgrade	Off-site	Short Term	Subject to further investigations and land-owner agreement	Delivered as works in kind under a VPA as part of IRC project
⑥	Mary Ann St Upgrade	Off-site	Short Term	Subject to further investigations and land-owner agreement	Delivered as works in kind under a VPA as part of IRC project
⑦	Jones St Park	Off-site	Short Term	Committed subject to land-owner agreement	Delivered under UTS Central and a future DA for detailed design of public domain works
⑧	Building 1 Forecourt	On-site	Medium Term	Delivery timing dependant on impacts of COVID-19 concerning operational and financial conditions of UTS	Delivered under UTS Central
⑨	Darling Drive Land Bridges	Off-site	Long Term	Subject to further investigations and land-owner agreement	Delivered as works in kind under a VPA connected to the future Site 5 redevelopment
⑩	Darling Drive Linear Park	Off-site	Long Term	Subject to further investigations and land-owner agreement	Delivered as works in kind under a VPA connected to the future Site 5 redevelopment
⑪	Harris Street mid-block pedestrian crossing (Broadway and Thomas Street)	Off-site	Long Term	Subject to further investigations, funding arrangements with stakeholders, and land-owner agreement	Delivered as works in kind under Bon Marche and Science Precinct redevelopment
⑫	Goods Line South	Off-site	Long Term	Subject to further investigations, funding arrangements with stakeholders and land-owner agreement	To be agreed by stakeholders

9. Environmental Assessment

Design Guide

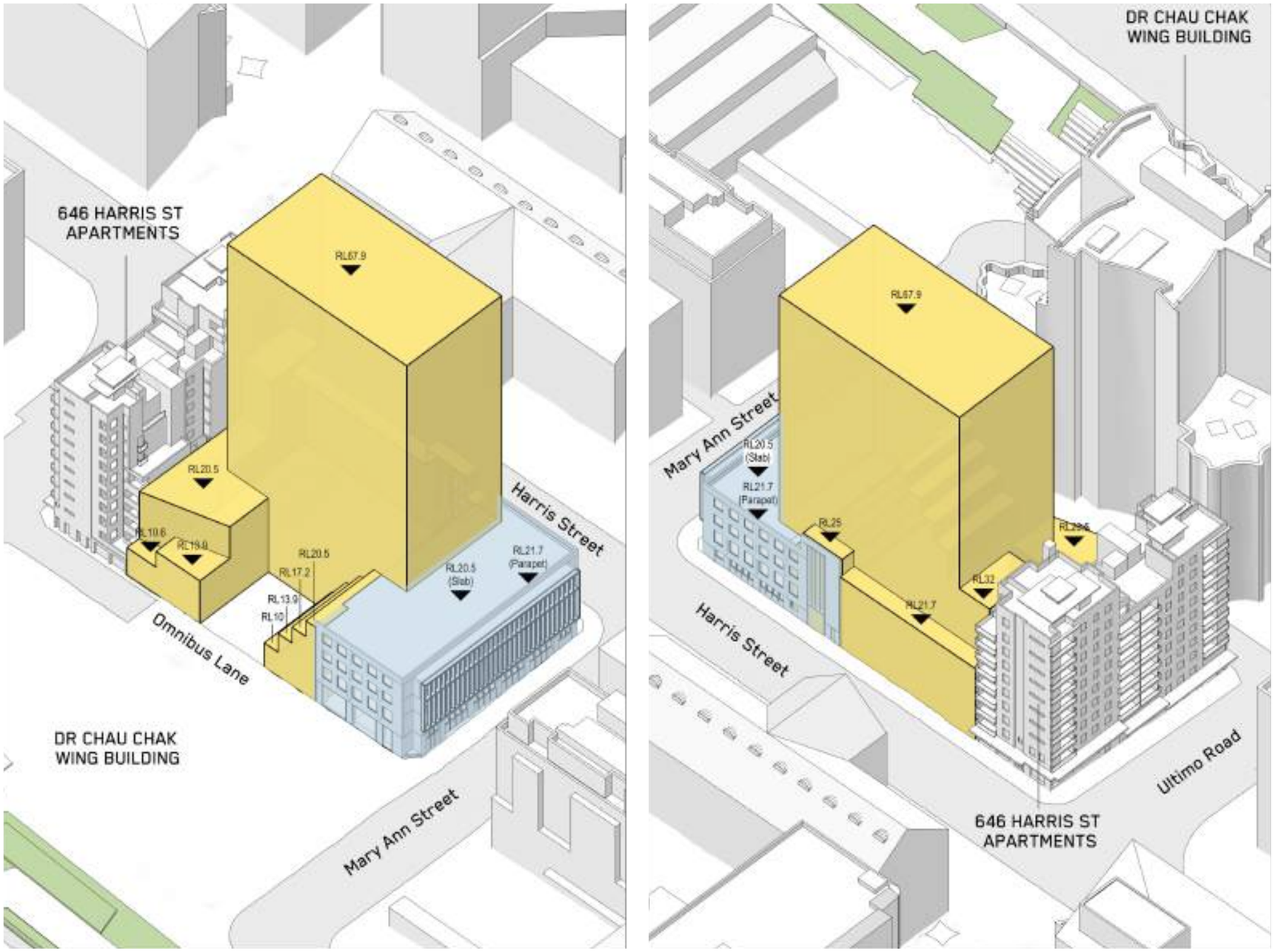
A Design Guide has been prepared to provide design and other guidance for future development on the site through a hierarchy of objectives. The purpose of the Design Guide is to supplement the provisions of the SLEP 2012 by providing detailed provisions regarding:

- Land use
- Built form and design including maximum building envelope
- Heritage
- Public domain
- Wind impacts
- Vehicular loading, servicing and access
- Design excellence
- Sustainability

Each topic area is structured to provide:

- Objectives that describe the desired outcomes
- Guidance that provides advice of how the objectives can be achieved through appropriate design and development responses

A development application needs to demonstrate how it meets the objectives and guidance. If it is not possible to satisfy the guidance, applications must demonstrate what other responses are used to achieve the objectives.



Design Guide Envelope

Design Excellence Strategy

A Design Excellence Strategy has been prepared by Ethos Urban to support the redevelopment of the site and guide the competitive design process in accordance with the Sydney LEP 2012, Clause 1.2 of the City of Sydney Competitive Design Policy 2012 and Clause 3.3.2 of the Sydney DCP 2012.

The Strategy defines:

- The location and extent of the competitive design process.
- The type of competitive design process to be undertaken;
  - an architectural design competition, open or invited; or
  - the preparation of design alternatives on a competitive basis.
- The number of designers involved in the process.
- Options for distributing any additional floor space which may be granted by the consent authority for demonstrating design excellence through a competitive design process.
- How architectural design excellence is to be achieved; and
- Target benchmarks for ecologically sustainable development.

The Strategy provides that no additional building height is to be pursued under Clause 6.21(7)(a) of the SLEP 2012, and no additional floor space is to be pursued under Clause 6.21 (7)(b)(i) of the SLEP 2012.

Sustainability
ESD

The Sustainability Vision prepared by Atelier Ten provides key themes and targets for consideration during any future detailed design or development application 'to underpin the ultimate success of the development's sustainable design outcome.'

Sustainability ambitions for the IRC are based on relevant policies and emerging research. Key themes are established with guiding principles and performance targets to structure their delivery approach. This includes a mix of built-form responses through planning and design, as well as policy, operations maintenance and governance.

Importantly, the vision statement makes clear that there may be alternative sustainability approaches to any future development application that can achieve successful design outcomes.

CLIMATE POSITIVE

Net zero emissions in construction and operation.

HEALTHY AND INCLUSIVE

Improve public health outcomes through urban renewal and improve wellbeing for campus users and visitors.

CONNECTED TO COUNTRY

A place that celebrates the enduring spirit of Country and the long-standing connections of Aboriginal peoples to this place, giving expression to their unique cultures.

RESILIENT AND ADAPTABLE

The University thrives despite short term shocks from weather and acute events, and can adapt to longer term stresses like climate change.

BIODIVERSE HABITAT

A place of vibrant land and water ecologies, where landscapes replenish nutrients, nurture watersheds, provide habitat for indigenous flora and fauna, and extend the urban Green Grid.

CIRCULAR ECONOMY

Restorative and regenerative by design: achieving sustainability through zero waste strategies, renewable energy use, and closing nutrient, material, and product cycles in the built environment.

DIGITAL

Enhance social and environmental performance, and disclosure through emerging digital technology and the internet of things.

MOBILITY

Movement of people and goods is healthy, efficient, and sustainable within the campus and to and from surrounding regions.

ZERO WATER WASTE

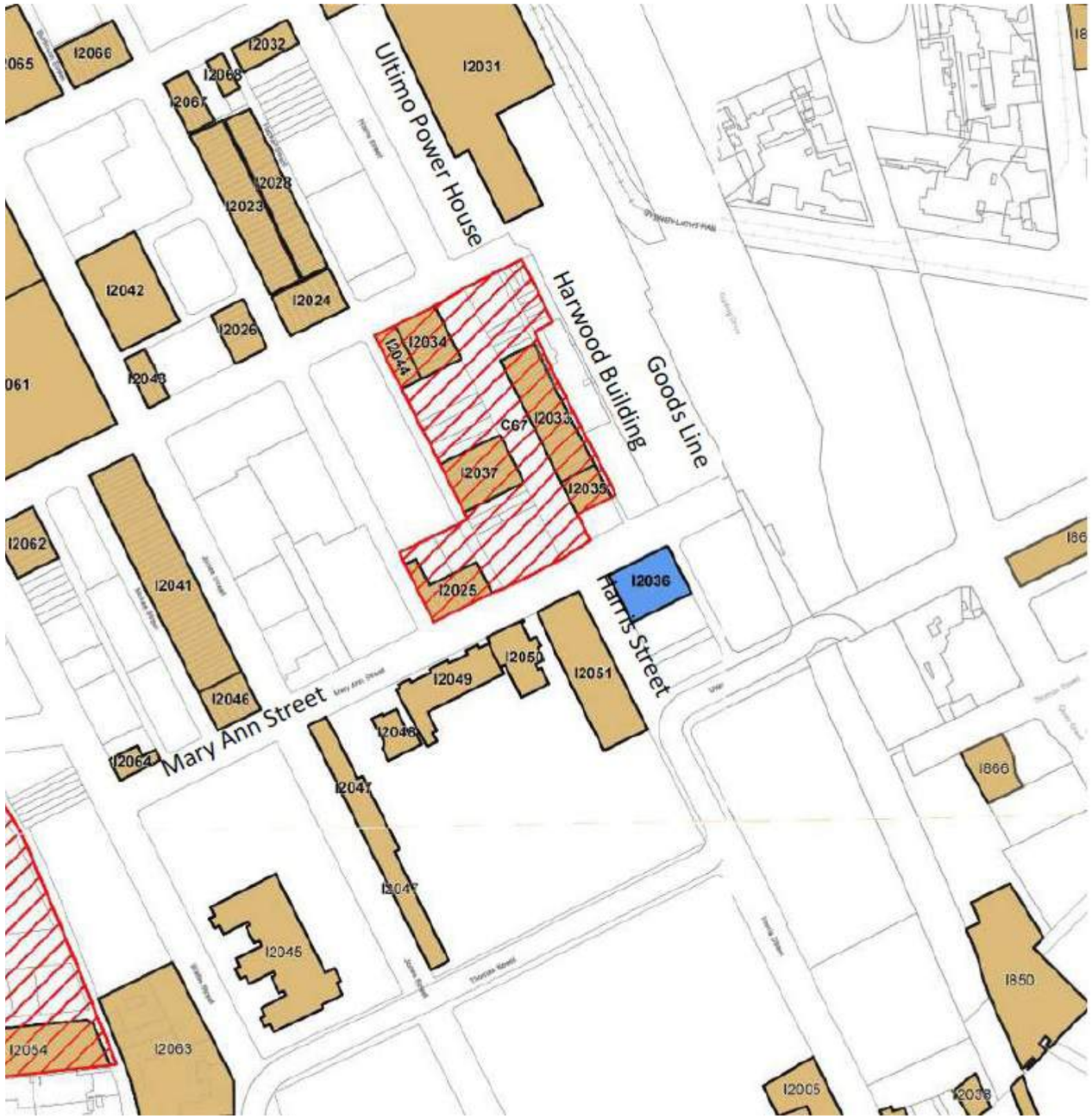
Preserve non-renewable water resources and provide a net improvement to environmental water quality as a result of development.

Heritage
Heritage Impact Statement

A Heritage Impact Statement (HIS) for the former National Cash Register Co. Building (NCR building) at 622-632 Harris Street has been prepared by Design 5 Architects. The purpose of the report is to inform the scope of change that the site could withstand to make a positive contribution to the Master Plan, whilst retaining its cultural heritage. It identifies that the former NCR building is as a Local Heritage Item under the Sydney LEP 2012. The site is also in the vicinity of the Harris Street Ultimo Conservation Area and other heritage items.

The statement provides an assessment of the reference design against the Conservation Management Plan prepared for the NCR building, and the relevant provisions of the Sydney LEP 2012 and the Sydney DCP 2012. It concludes that the building envelope is acceptable in heritage terms. Furthermore, the NCR building will continue to make a positive contribution to the advancement of education in the area given its adaptive reuse as part of the IRC, which is a notable outcome for cultural heritage conservation.

"The retention of the heritage item would support its sustainable re use and preserve the embodied energy of its structure, while allowing for a better appreciation of its robust structural form"



Heritage Map

Historical Archaeological Assessment

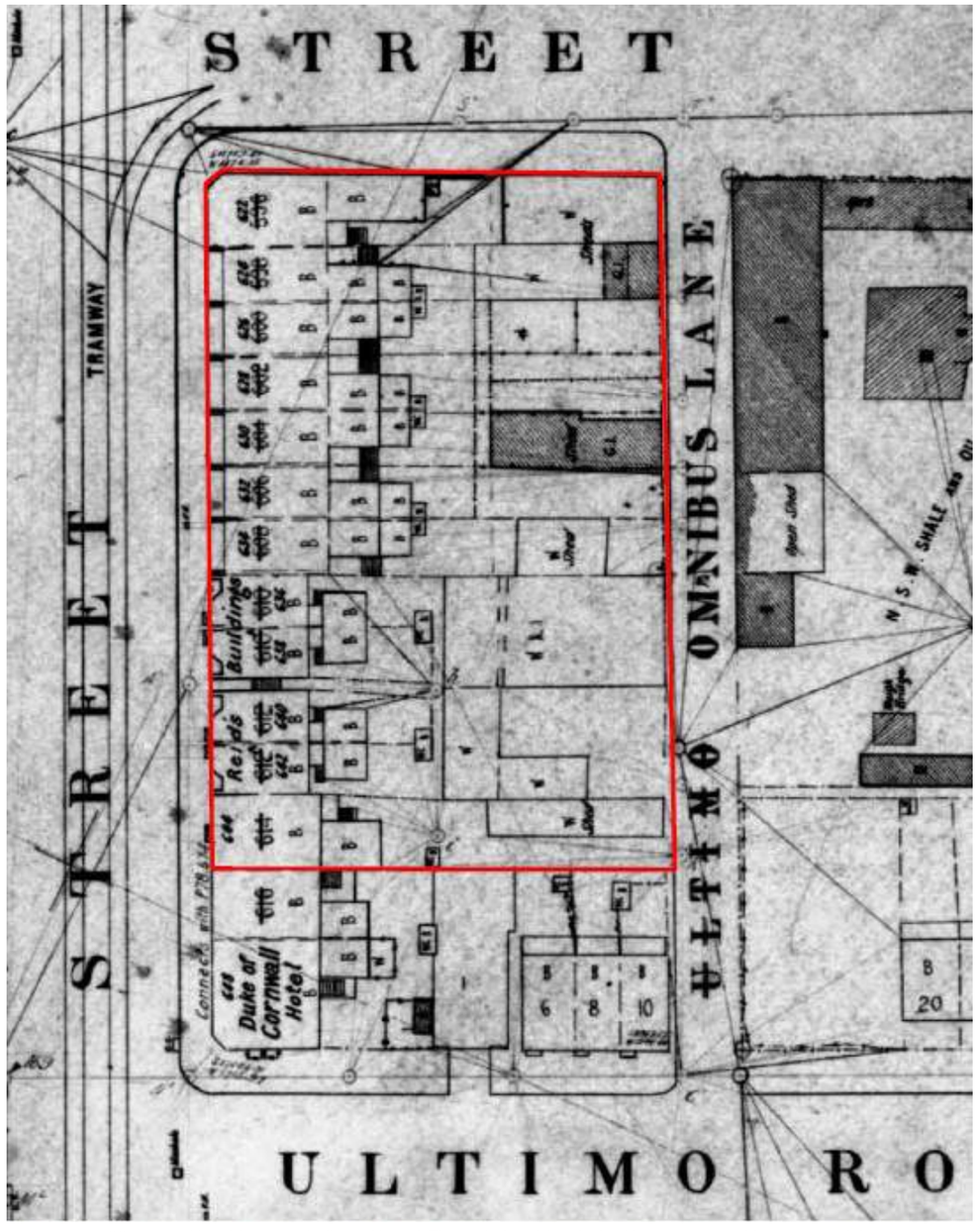
An Historical Archaeological Assessment (HAA) has been prepared by Urbis to establish the archaeological potential of the site, the significance of any archaeological potential identified, and provide management recommendations for the purpose of mitigating impacts to historical archaeological resources.

This HAA establishes that the greatest potential for significant archaeological resources within the subject area relates to evidence of:

- A mid-19th century cottage within the site boundaries;
- Terraces, shopfronts and factory which occupied the northern portion of the subject area in the late-19th / early 20th century; and
- Brick foundations of the mid-20th century warehouse within the footprint of the existing car park at 634-642 Harris Street.

Although there is low potential for evidence which relates to the Ultimo Estate, it may have significance at a local or State level for its ability to reveal information about the earliest European settlement of the Ultimo area. Consequently, the HAA recommends that the following management guidelines:

- Low Potential: An application should be made for an Excavation permit exception under Section 139(4) of the Heritage Act 1977. Archaeological monitoring should be undertaken.
- Low-Moderate & Moderate Potential: An application should be made for an Excavation permit under Section 140 of the Heritage Act 1977. An Archaeological Research Design (ARD) and Excavation Methodology should be prepared to accompany the permit application. Archaeological monitoring should be undertaken as well as manual excavation/ investigation if required and in compliance with the conditions of approval.



c. 1901 map with subject area indicated in red. The majority of the site had been converted for commercial purposes by this time. It is also of note that a stable had been established at 642 (now 644) Harris Street, which may refer to the long rectangular shed at the rear of the shop.

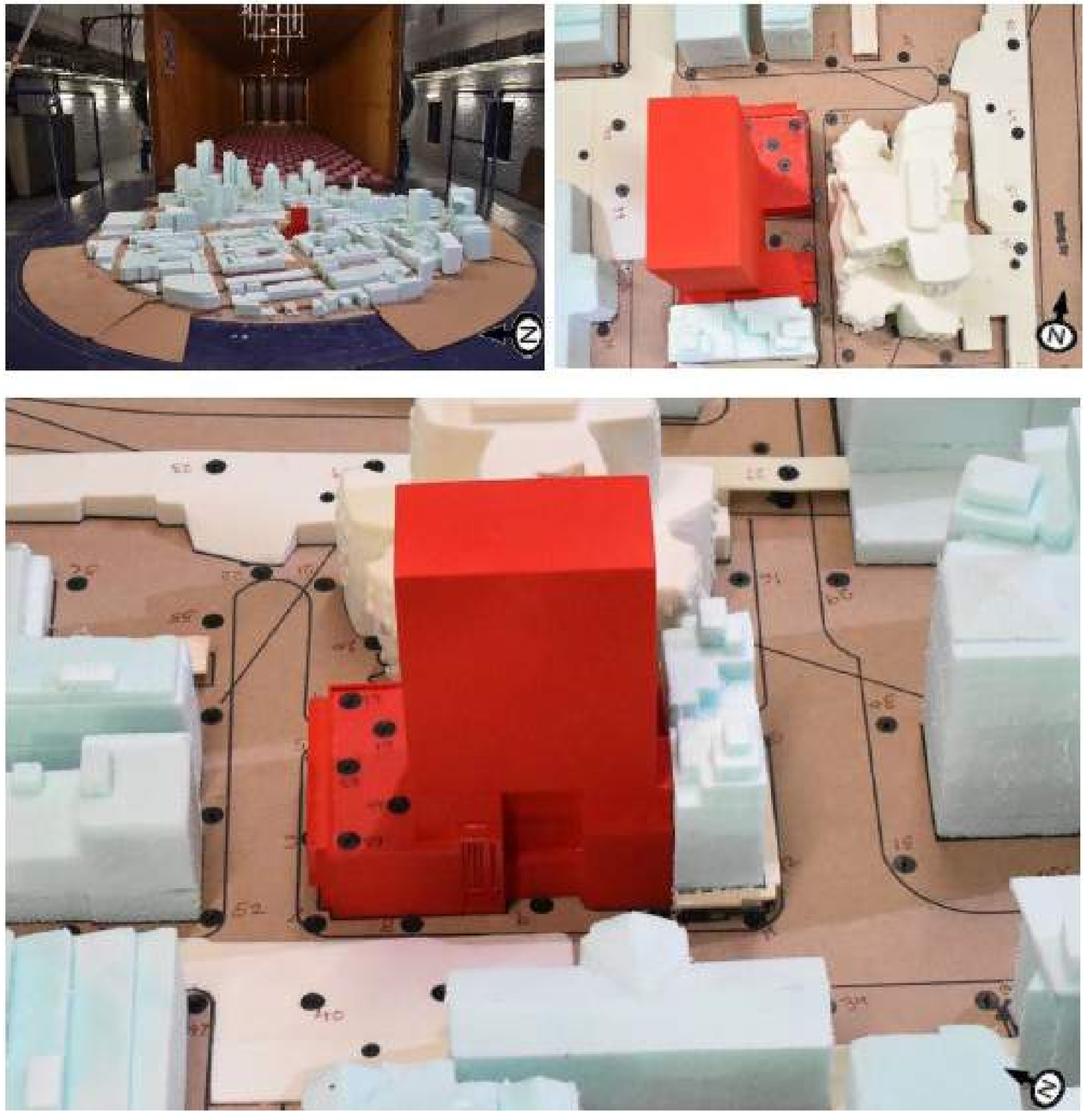
Source; Sydney Water Archives

Wind Assessment

A Pedestrian Wind Study has been prepared by RWDI to understand the effect of the proposed development on the wind conditions in the local surrounding area. The potential wind conditions at pedestrian level on and around the proposed development was predicted using the results from a boundary layer wind tunnel test combined with historical meteorological wind records.

The predicted wind conditions are predicted as follows:

- Gust speeds were found to meet the wind safety criterion in all locations.
- Wind conditions assessed for the existing and proposed configurations would be suitable at all locations for their intended uses at grade throughout the year.
- Wind conditions on the heritage roof top are anticipated to be one category windier than required for the intended passive use, and would benefit from mitigation measures such as landscaping, solid or porous screens of 1.5m height and awnings to provide sufficient shelter.



Wind tunnel study model - early envelope testing

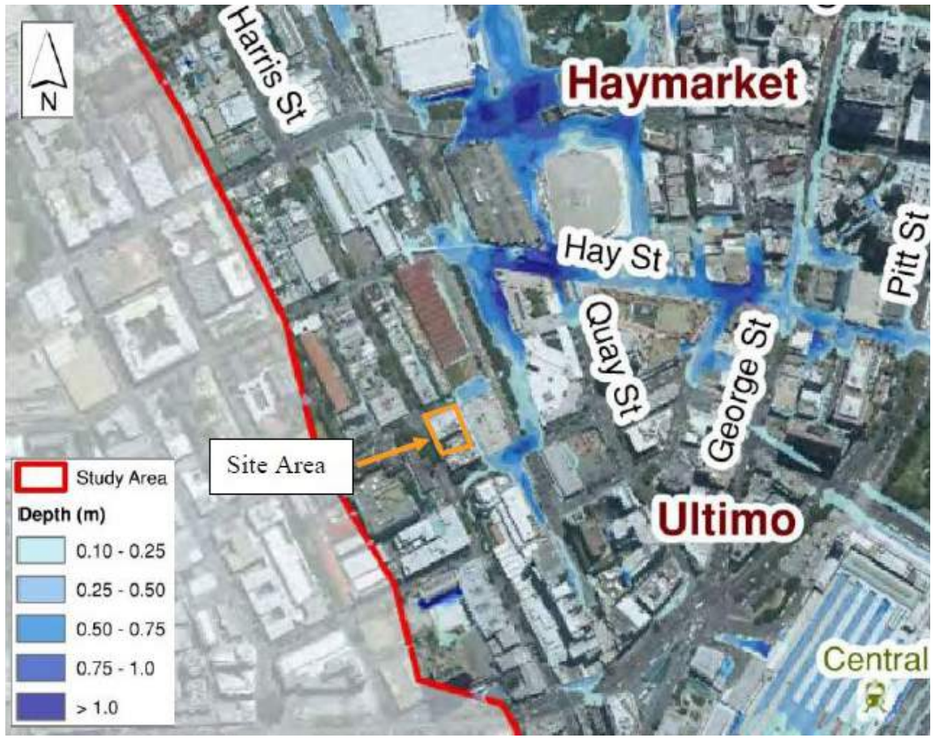
Flooding and Stormwater

A Flooding and Stormwater Report has been prepared by Arup which identifies the relevant stormwater and flood management legislation, flood planning implications and on-site detention requirements for the site.

It is identified that:

- The site falls within the Darling Harbour catchment area and is covered by the City of Sydney Darling Harbour Catchment Floodplain Risk Management Plan (2016).
- The site is affected by the 1% AEP flood event along Omnibus Lane and the eastern end of Mary Ann Street.
- Any risks associated with flooding events can be managed through standard design techniques including, for example, a flood proof apex at the vehicular entrance to the basement.
- On-site Detention (OSD) is required.

In order to meet the City of Sydney water quality reduction targets, treatment measures are recommended that would be implemented as part of any future development.



Peak Flood Depth 1% AEP Design Flood Event (BMT WBM 2014)

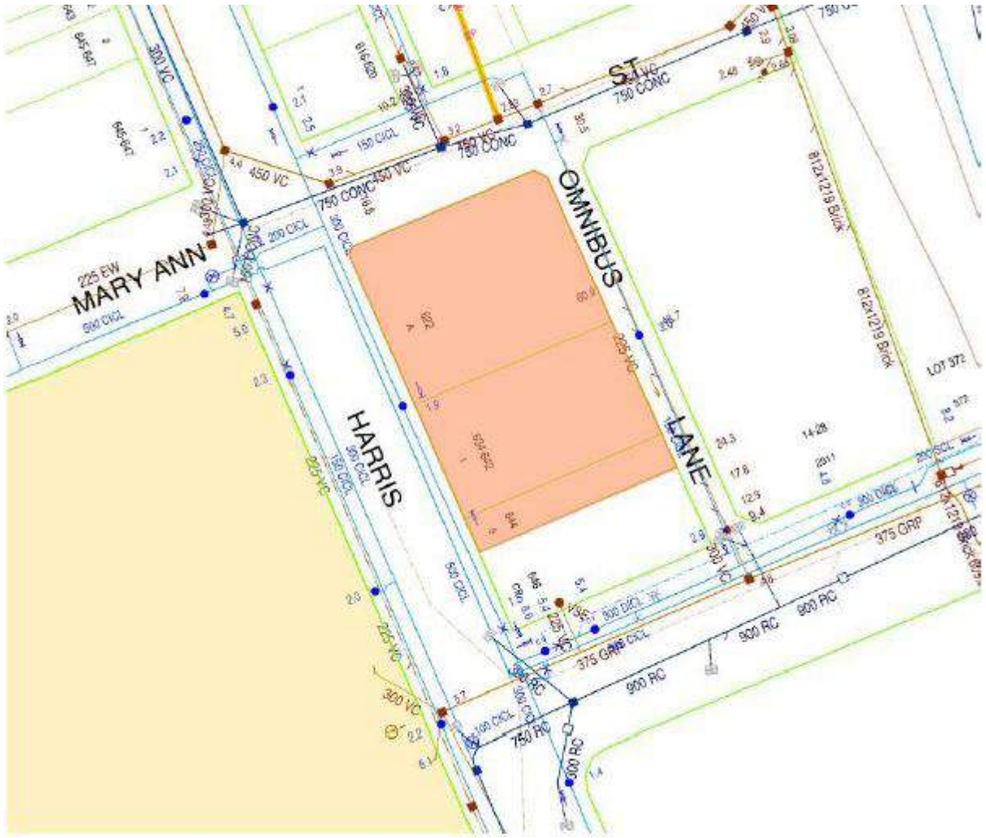
Peak Flood Depth PMF Design Flood Event (BMT WBM, 2014)

Engineering

An Engineering Report has been prepared by Arup which presents findings of a desktop study review with respect to structural, infrastructure/ utilities, and vertical transport considerations.

Key findings by Arup include:

- Any future design scenario which involves re-using the existing structure will need a good understanding of the existing building's structural capacity.
- The relatively closely spaced columns and high original design live load allow lots of flexibility in terms of use of the space and future changes to the floor plate in terms of possible atria or interconnecting stairs.
- Depending on the type of construction and future usage of the spaces, it may be possible for 3-4 additional floors to be added on top of the existing structure in future.
- Any new structural elements will need to be designed to the current NCC and Australian Standards.
- The proposal will require upgrade to the existing electrical infrastructure including a new Chamber Substation and main switch room within the footprint of the building to cater for any future development.
- Cantilevering over the existing building is possible. Recommend that the tower is supported independently of the existing building.
- Based on an initial review of the existing infrastructure the Sydney Water network is suitable to service any future development located on the site.



Traffic

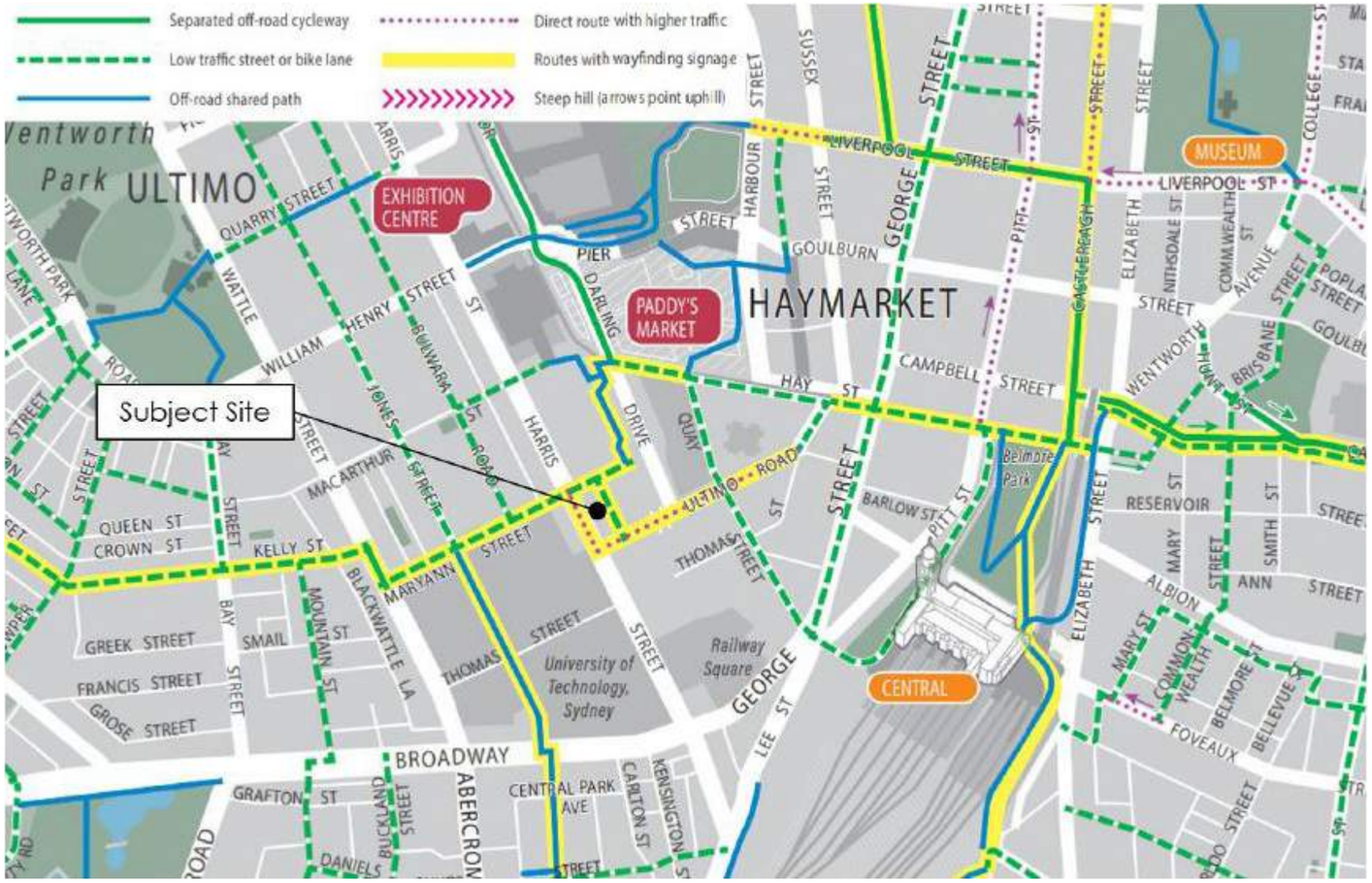
A Traffic Impact Assessment (TIA) has been prepared by The Transport Planning Partnership (TTPP). It identifies that the site is highly accessible to existing public transport services and bicycle infrastructure and the surrounding pedestrian network is well established.

The Master Plan and reference design facilitate improved pedestrian connectivity along Omnibus Lane and Mary Anne Street and the changes will have negligible impacts on the surrounding vehicular network.

The TIA supports nil car parking provision based on the physical context of the site, the nature of the intended land uses and alignment with strategic policies including the Pyrmont Peninsula Place Strategy. The response appropriately discourages private vehicle use and encourages the uptake of sustainable transport.

It is confirmed that the reference design accommodates a suitable number of bicycle parking spaces and adequate provisions will be made for onsite loading.

Given that parking would not be provided, development of the IRC will generate negligible car traffic and the existing public transport network can easily support future demand associated with the development. A Green Travel Plan will be prepared as part of any future DA to promote sustainable travel.



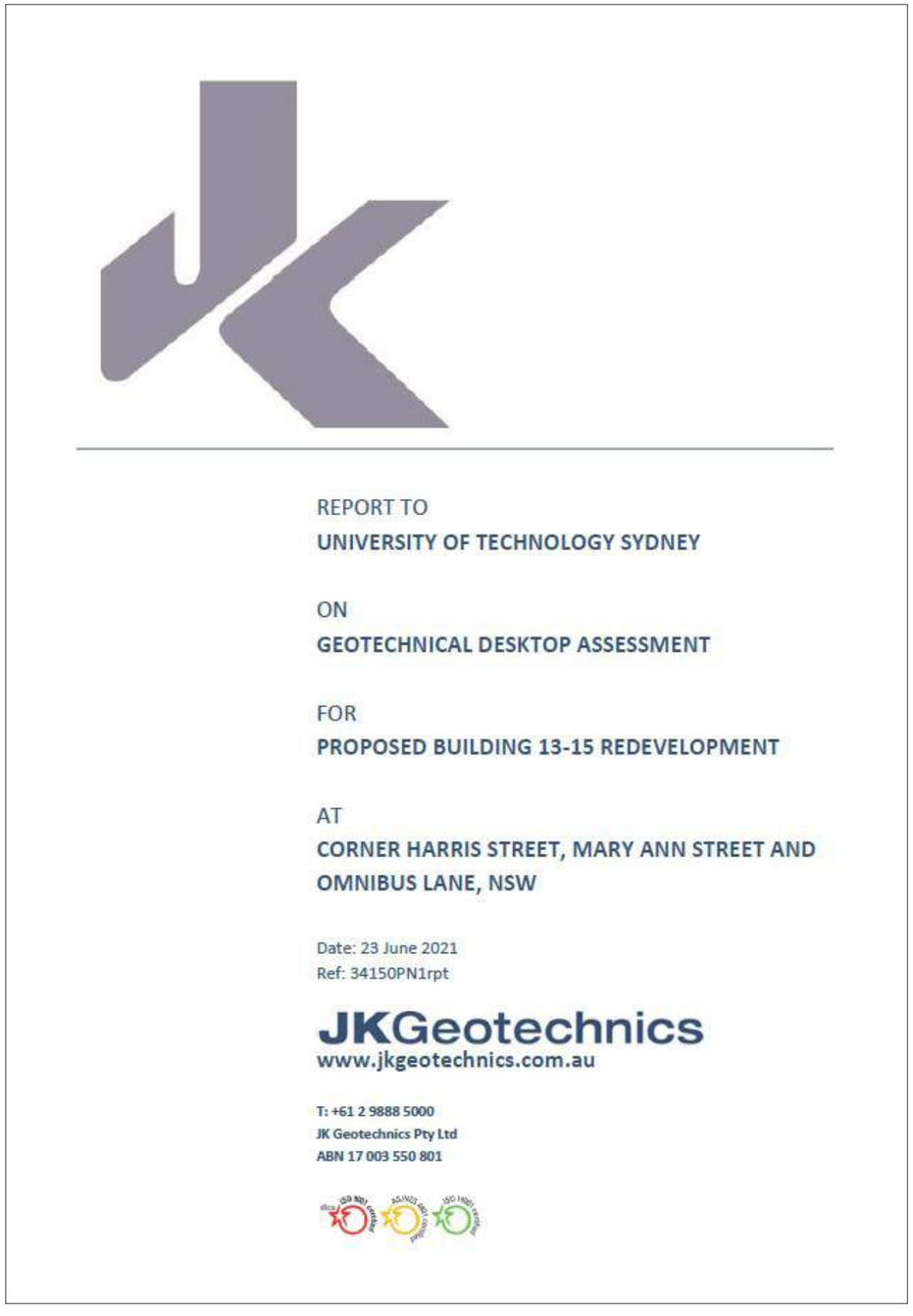
Geotechnical

A Geotechnical Desktop Assessment has been prepared by JK Geotechnics to provide preliminary comments and recommendations on geotechnical considerations for civil and structural design. Of note is that:

- Previous geotechnical investigations identified the presence of a dyke in the subsurface of the site, which can result in low bearing pressures and seepage problems. The report identifies that the dyke poses a geotechnical risk and recommends investigating its location within the subsurface conditions.
- Groundwater was encountered within the bedrock and soil profile of the site at depths between approximately 1.5m-6m below existing surface level.
- Recommendations are made as to basement construction.

The report concludes that further geotechnical investigation is required before detailed design advice can be provided based on the following scope of work:

- Vertical boreholes
- Incline boreholes
- Additional vertical boreholes
- Monitoring wells
- Completing of laboratory testing



REPORT TO
UNIVERSITY OF TECHNOLOGY SYDNEY

ON
GEOTECHNICAL DESKTOP ASSESSMENT

FOR
PROPOSED BUILDING 13-15 REDEVELOPMENT

AT
CORNER HARRIS STREET, MARY ANN STREET AND OMNIBUS LANE, NSW

Date: 23 June 2021
Ref: 34150PN1rpt

JKGeotechnics
www.jkgeotechnics.com.au

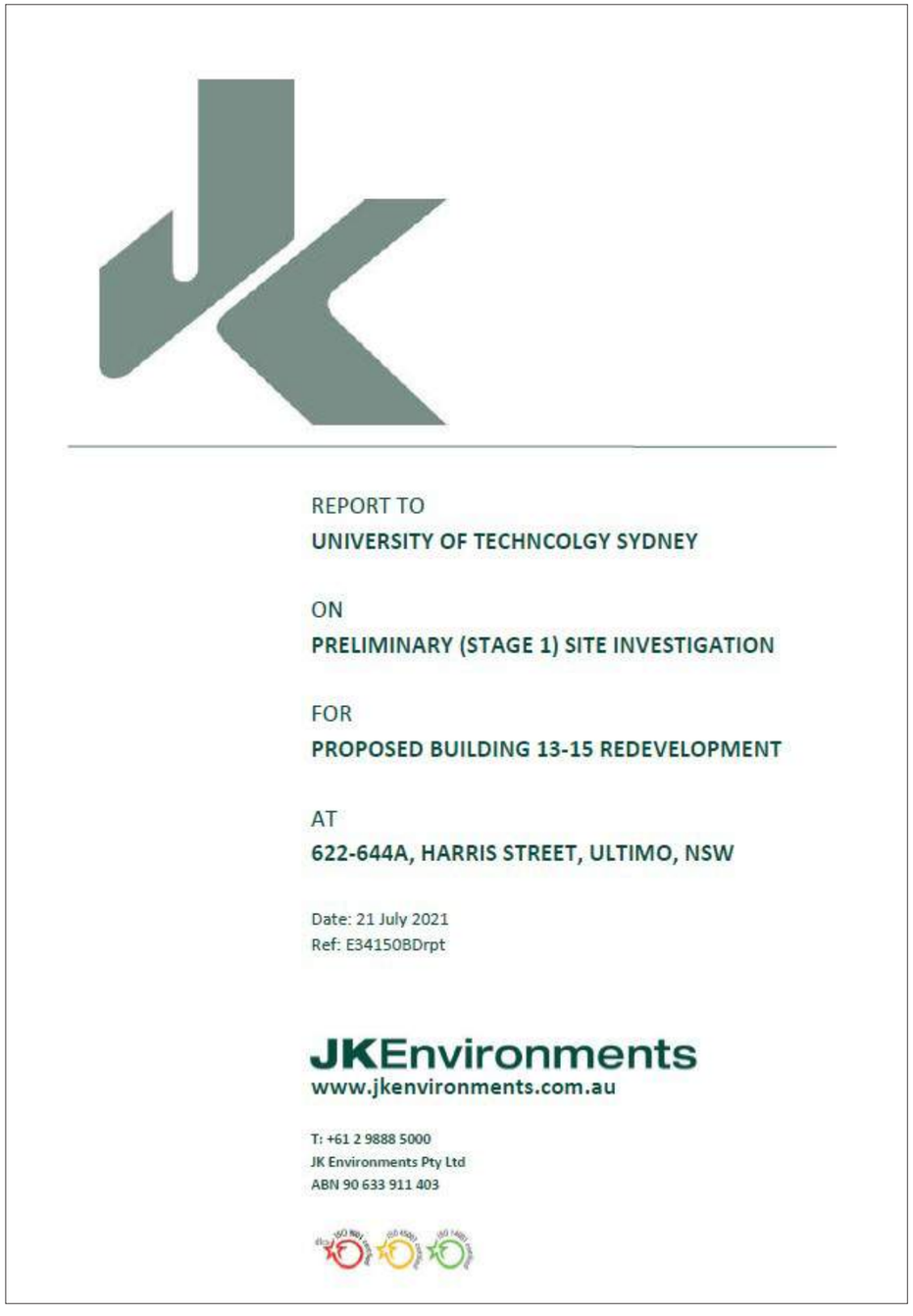
T: +61 2 9888 5000
JK Geotechnics Pty Ltd
ABN 17 003 550 801

Contamination

A Preliminary Site Investigation (PSI) has been undertaken for the site by JK Environments (JKE). The preliminary aims of the report are to identify past or present potentially contaminating activities at the site; identify the potential for site contamination; and assess the need for further investigation.

JKE is of the opinion that there is a potential for site contamination although the historical land uses and potential sources of contamination identified would not preclude the proposed development. The following is recommended to better assess the risks associated with potential contamination at the site:

– A detailed (Stage 2) site investigation (DSI)
– A hazardous building materials survey.



REPORT TO
UNIVERSITY OF TECHNCOLGY SYDNEY

ON
PRELIMINARY (STAGE 1) SITE INVESTIGATION

FOR
PROPOSED BUILDING 13-15 REDEVELOPMENT

AT
622-644A, HARRIS STREET, ULTIMO, NSW

Date: 21 July 2021
Ref: E34150BDrpt

JKEnvironments
www.jkenvironments.com.au

T: +61 2 9888 5000
JK Environments Pty Ltd
ABN 90 633 911 403

Social and Economic Impact Statement

A Social and Economic Impact Statement has been prepared by Ethos Urban in support of the Master Plan. The Statement concludes that the proposed IRC has potential to deliver significant social and economic benefits, particularly for the First Nations community.

"There are compelling social and economic drivers associated with the development, aligned with the broader local government and regional planning initiatives, including the Pyrmont Peninsula Place Strategy (PPPS). The project is committed to achieving the goals in the PPPS, as well as contributing to Closing the Gap for Indigenous Australians"

Social and economic benefits include:

- Higher university participation and completion rates for Indigenous students.
- Providing inclusive and supporting housing for Indigenous students.
- Enhanced education and employment outcomes for Indigenous Australians.
- Catalysing local economic growth and sustainability.
- Creating increased employment opportunities.
- Providing local business opportunities through increased retail spending.
- Increased public spaces and access to on-campus social infrastructure.

Accessibility

The Access Review Report by Morris Goding Access Consulting (MGAC) provides advice and strategies to maximise reasonable provisions of access for people with disabilities. The reference design was reviewed to ensure compliance with relevant statutory guidelines. The report confirms that accessibility requirements can be met however, circulation clearances require further review during detailed design. MGAC will continue to work with the project team as the scheme progresses to ensure appropriate outcomes are achieved.

Linkage from Mary Ann Street to Quay Street


Morris Goding
Access Consulting

Ethos Urban

UTS Master Plan -
Ultimo Precinct, Haymarket
Stage A - Public Domain

Access Review
Concept Design

7 July 2021

Aeronautical Impact Assessment

A Preliminary Aeronautical Impact Assessment has been prepared by AVLAW Consulting. It confirms that neither the building envelope shown in the reference design nor cranes during construction will penetrate the Conical Surface of the Obstacle Limited Surface (OLS). Accordingly, any future DA will not require approval by aviation authorities. It is also confirmed that helicopter operations would not be impacted by the proposal.

Extract from OLS chart (2018)

CPTED

A Crime Prevention Through Environmental Design (CPTED) Assessment Report has been prepared by Ethos Urban. It assesses potential opportunities for crime and the perceived fear of crime with reference to site context and building and public realm design. The CPTED Report identifies that the site in its existing context has a 'moderate' Crime Risk Rating.

The report confirms that redevelopment of the site for the purpose of the IRC would improve safety in the area by delivering inclusive urban design outcomes in an inner-city location, close to transit hubs and educational uses:

"The masterplan will facilitate a development that will incorporate an effective governance structure to help safeguard the population density of the site that holds safety and inclusivity as the core elements of the building functionality"

The Crime Risk Rating would be revised to 'low' provided that standard CPTED principles are implemented such as surveillance, lighting and access control.

Aboriginal Objects Due Diligence

An Aboriginal Objects Due Diligence Assessment has been prepared by Urbis to investigate whether development of the site will harm Aboriginal objects or places that may exist within the site or area and determine whether the subject area presents any Aboriginal archaeology and heritage constraints.

Through an analysis of the site's archaeological context, environmental context, technical investigations and arachnological potential, the assessment concludes that:

- No Aboriginal sites or Aboriginal places are registered within the subject area.
- Two Aboriginal objects are registered within 150m of the subject area.
- Previous archaeological studies have found Aboriginal objects in highly disturbed environments in close proximity to the subject area.
- The archaeological context is indicative of past Aboriginal land use in and around the subject area.
- The entire subject area is within 200m of both a stream and Darling Harbour, indicative of the potential for Aboriginal objects.
- Although now cleared of vegetation, the subject area would likely have included a variety of floral and faunal species that could have been utilised by Aboriginal people for medicinal, ceremonial and subsistence purposes.
- The geotechnical results are consistent with the predicted soil landscape (Gymea) for the subject area and confirm that significant ground disturbance has occurred along the south-western portion of 634-642 Harris Street (Lot 1 in DP87261).
- The location of the subject within a soil landscape having a relatively high sand content may also be indicative of the potential for Aboriginal burials.
- Historical ground disturbance may be somewhat mitigated by a moderately deep soil profile within the subject area.
- The archaeological potential of the subject area is assessed as ranging from nil to moderate. Moderate potential was identified in Lot 9 in DP86567 and Lot 1 in DP97261
- Historical development and utilisation of the subject area is determined to have caused moderate-high levels of ground disturbance, associated with building construction, earthworks and vegetation clearance.

Based on the above conclusions, Urbis recommends that:

- An Aboriginal Cultural Heritage Assessment (ACHA) be undertaken for any future detailed design or development application.
- The ACHA should include further archaeological assessment of the subject area, including a detailed field survey with Aboriginal stakeholders and archaeological test excavation, to inform archaeological potential and significance across the subject area.
- The results of the ACHA should be used to prepare an Aboriginal Cultural Heritage Assessment Report (ACHAR).

Heritage Items in Proximity to the Site Area

Map of AHIMS Sites in Extensive Search Area

Map of AHIMS Sites in Proximity to Site

Soil Landscape and Hydrology

Conservation Management Plan

A Conservation Management Plan (CMP) has been prepared by Design 5 Architects using methodology based on by the Burra Charter and in accordance with the assessment criteria provided by the NSW Heritage Office. It identifies the significant values of the former NCR Building and formulates policies to assist and guide decisions that ensure its long-term future.

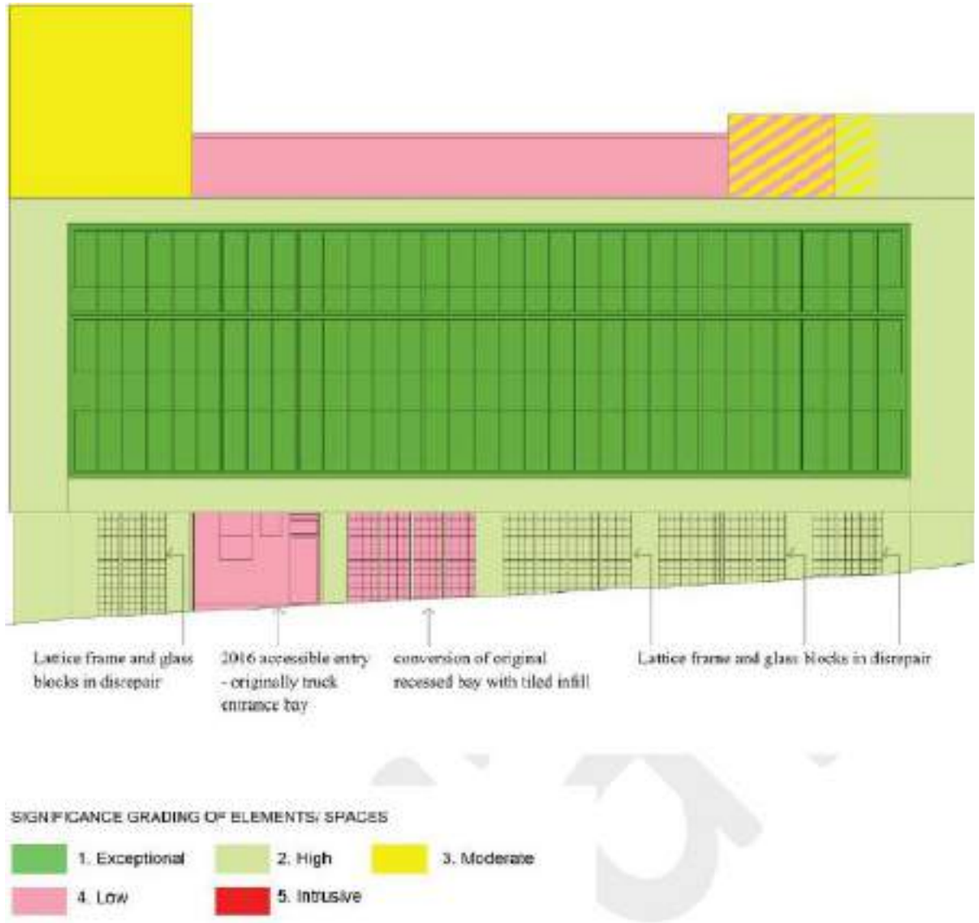
The CMP identifies that the building has considerable cultural significance at a local level:

The former NCR building was one of the first commercial buildings to be built following the prohibition of building in the early stages of the Second World War. Designed in early 1950s, the building is stylistically reminiscent of European International style architecture from the 1920s and the 1930s, with rendered walls, restrained use of windows and the lack of ornamentation in façade design. In addition, the building is stylistically different from the international style of Sydney architecture of the 1950s and the 1960s which focused upon framed curtain wall system as the prominent façade feature.

The CMP provides a Statement of Cultural Significance for the NCR building, a summary of the levels of significance of the major elements of the place and guidelines for change including opportunities for restoration and tolerance for interventions into heritage fabric. Its intent is to retain and, if possible, reinforce the significance of the place whilst at the same time encouraging and enabling an ongoing and viable use for the building.

It recommends that further research be undertaken to obtain photographic or documentary material covering the period of the building's use by National Cash Register Company. This material would support and enrich the CMP rather than change the understanding of the significance of the place.

View of the building from the corner of Harris Street and Mary Ann Street, with main entry to the right



Elevation Showing Varying Levels of Heritage Significance of the NCR Building

Visual Impact Assessment

A Visual Impact Assessment (VIA) has been prepared by Architectus which describes the visual impact of the potential building envelope. The VIA provides a visual context analysis, photomontage assessment and conclusion and findings.

It concludes that the proposal will have a moderate impact on key public views, which is to be expected and is appropriate in a growth location like the Pyrmont Peninsula.

Public Domain Visual Impact Assessment

A private views photomontage assessment was also undertaken from 646 Harris Street and 82 Mary Street. The VIA determines that the level of impact on private views is acceptable given the urban context. Furthermore, the building envelope minimises potential impacts by adopting the following notable measures:

- Setbacks to the southeast which generally enable views over/around the building from the windows facing the site.
- A tower form which is slender in the east-west dimension allowing buildings to the south (646 Harris Street) and north (82 Mary Ann Street) to look around it.

The following recommendations are made to further reduce visual impacts:

- Consider articulating and modulating the west-facing via a set in or through a change in materials to respond to local views from the west (including Mary Ann Street Park); and
- Investigate opportunities to further minimise view loss for private residences through detailed design at the edges of the proposed envelope.

Harris Street / Mary Ann Street

The Goods Line at Mary Ann Street

The Goods Line near Darling Drive

Mary Ann Street Park

Appendix

Appendix

A. Landscape Master Plan

B. Reference Design Scheme

C. Design Excellence Strategy

D. Design Guide

E. CPTED Report

F. Visual Impact Assessment

G. Infrastructure Framework

H. Sustainability Report

I. Wind Assessment

J. Flooding and Stormwater Assessment

K. Engineering Report

L. Traffic Impact Assessment

M. Heritage Impact Statement

N. Conservation Management Plan

O. Archaeology Reports

P. Social and Economic Benefit Statement

Q. Geotechnical Report

R. Contamination Report

S. Aeronautical Report

T. Accessibility Assessment

U. Consultation Reports

V. Public Art Strategy

Ultimo Haymarket | UTS Key Site Master Plan

UTS ETHOS URBAN BVN ASPECT Studios