

# UTS MASTERPLAN

## PUBLIC DOMAIN

UTS MASTERPLAN  
AUGUST 27 2021  
ALIGNMENT SUBMISSION

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ASPECT Studios



**ASPECT Studios**  
acknowledges the traditional  
owners of the land we work on  
and travel through and we pay  
our respects to elders past,  
present and emerging.

**We acknowledge Country**  
and pay our respects to the  
Wangal, Gadigal and Kameygal  
people as the Traditional  
Custodians of the land in  
which the UTS Campus is  
situated.



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# Introduction

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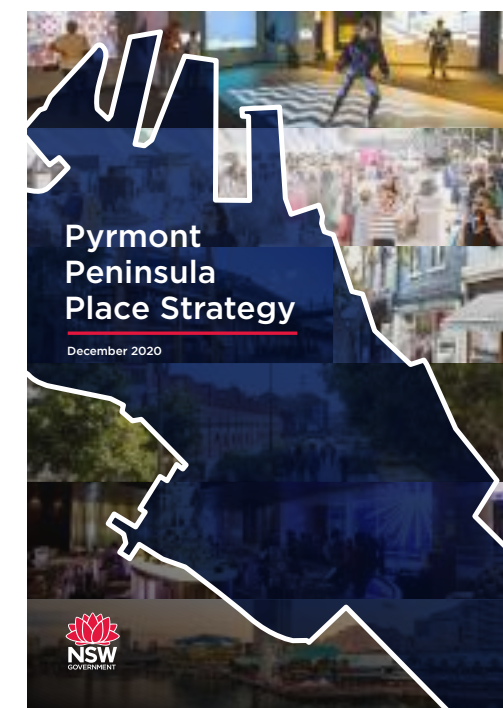
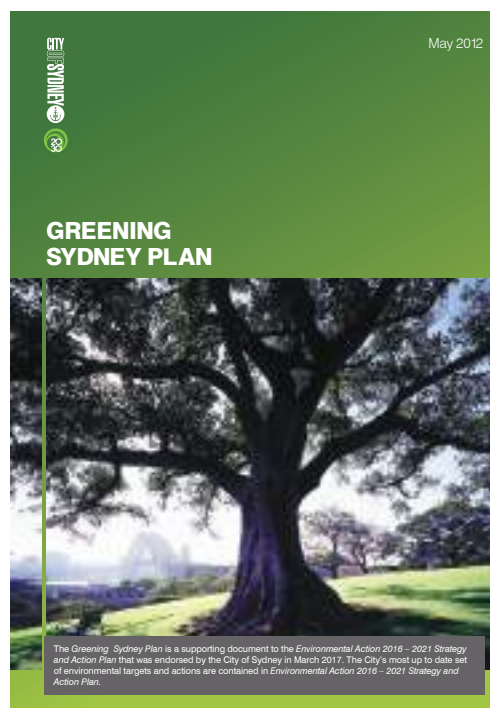
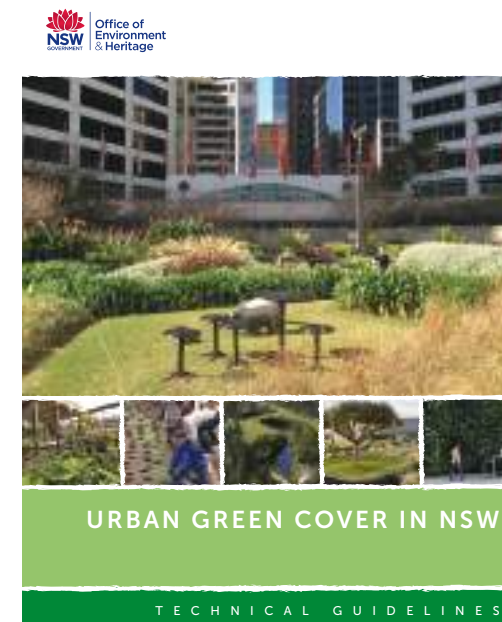
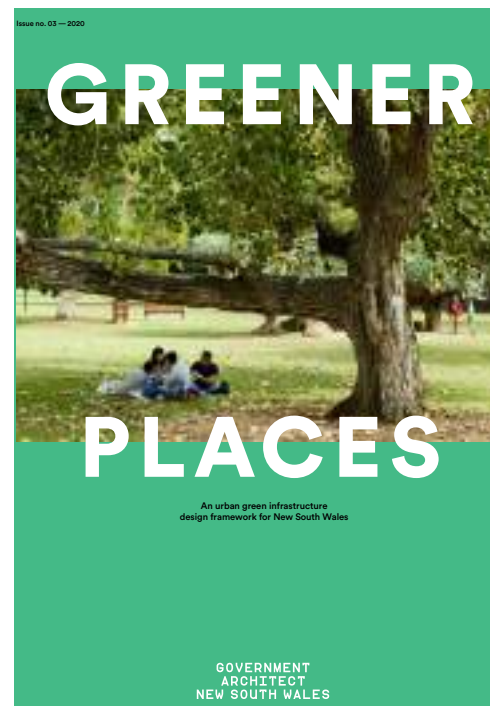




## Background Documents

The following are some of the guidelines & policies that have guided our designs, and that will continue to guide and their development.

- **Greener Places Framework & Design Guide (Draft), Government Architect New South Wales**
- **Urban Green Cover in NSW, Technical Guidelines, Office of Environment and Heritage**
- **Sustainable Sydney 2030: Green, Global, Connected, City of Sydney**
- **Greening Sydney Plan, City of Sydney**
- **Urban Forest Strategy, City of Sydney**
- **Sydney Landscape Code, Volume 2, City of Sydney**
- **Sydney Streets Code, City of Sydney**
- **Sydney Streets Technical Specifications, City of Sydney**
- **Sydney City Council Green Roof Resource Manual**
- **Draft Design Guide: Western Gateway Sub-Precinct, Transport for New South Wales, February 2021**
- **Pymont Peninsula Place Strategy, NSW Department of Planning, Industry and Environment, December 2020**





## Site Context

The UTS key site masterplan 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's 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 masterplan 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 masterplan 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 masterplan 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





## 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.



1 Mary Ann St Park



2 Darling Quarter



3 Quarry St Closure



4 The Goods Line



5 Steam Mill Lane



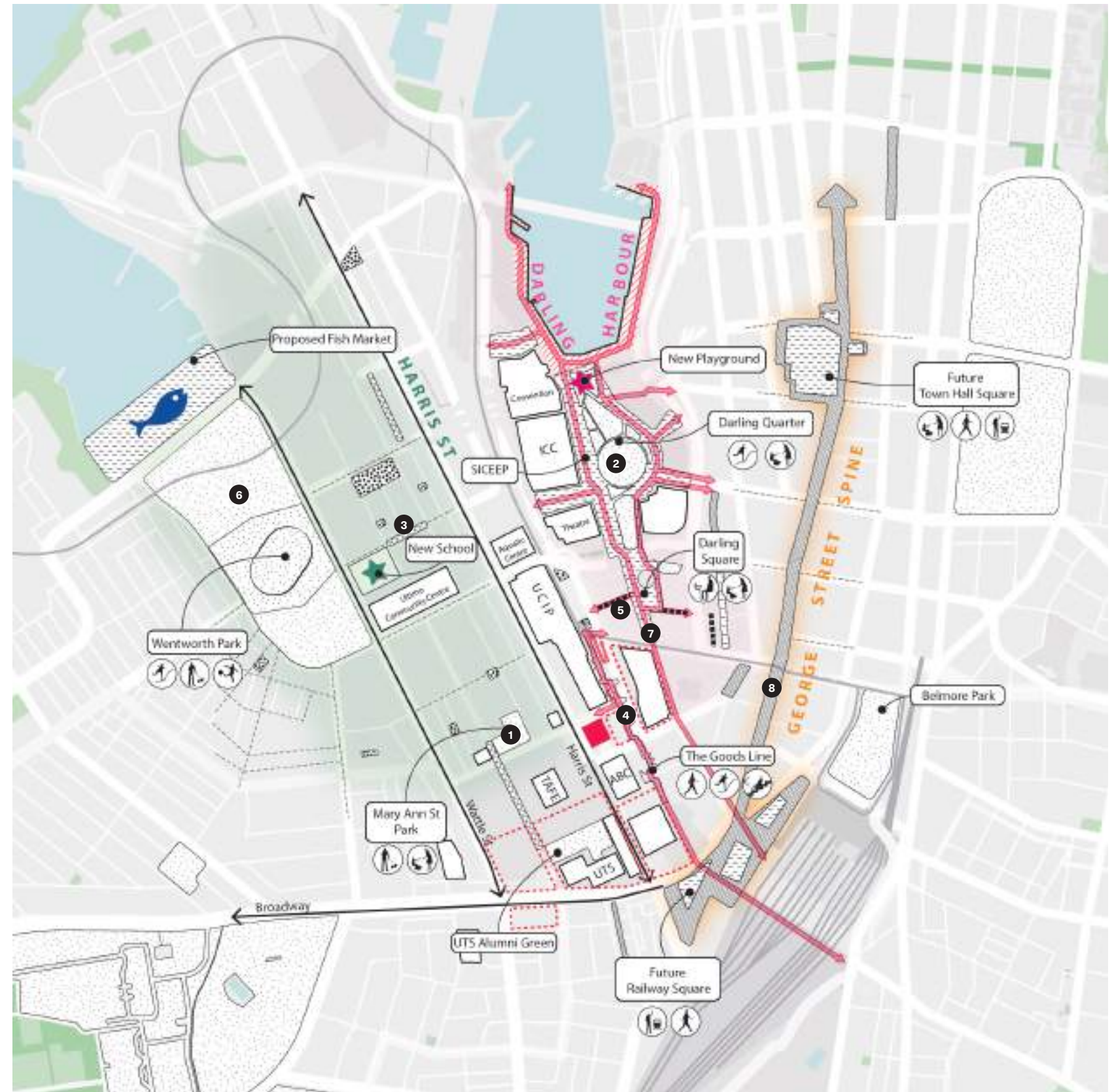
6 Wentworth Park



7 Tumbalong Blvd



8 George Street





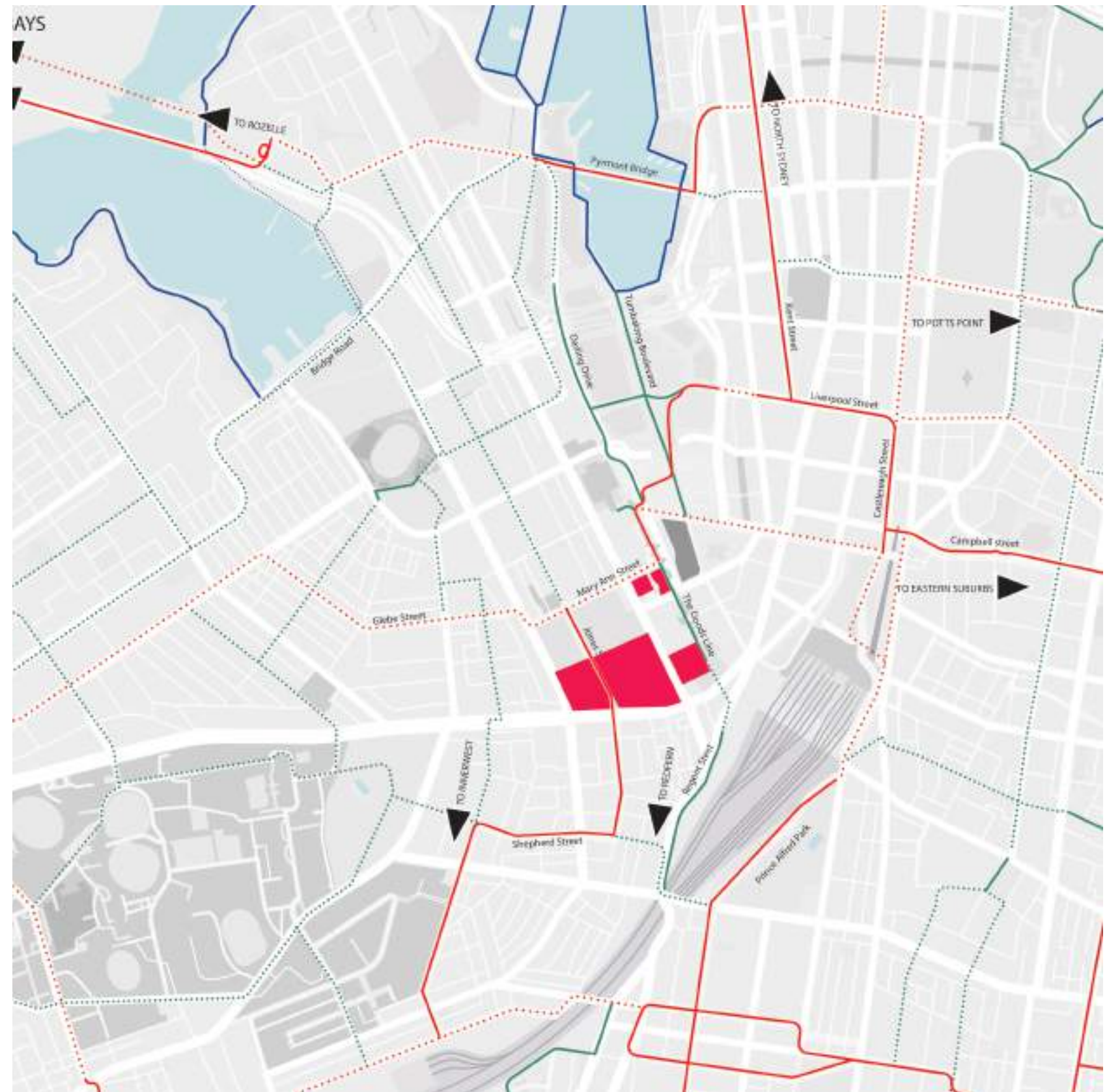
## Cycle Links

The UTS main campus is reasonably well connected by bicycle. 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 Cambell 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

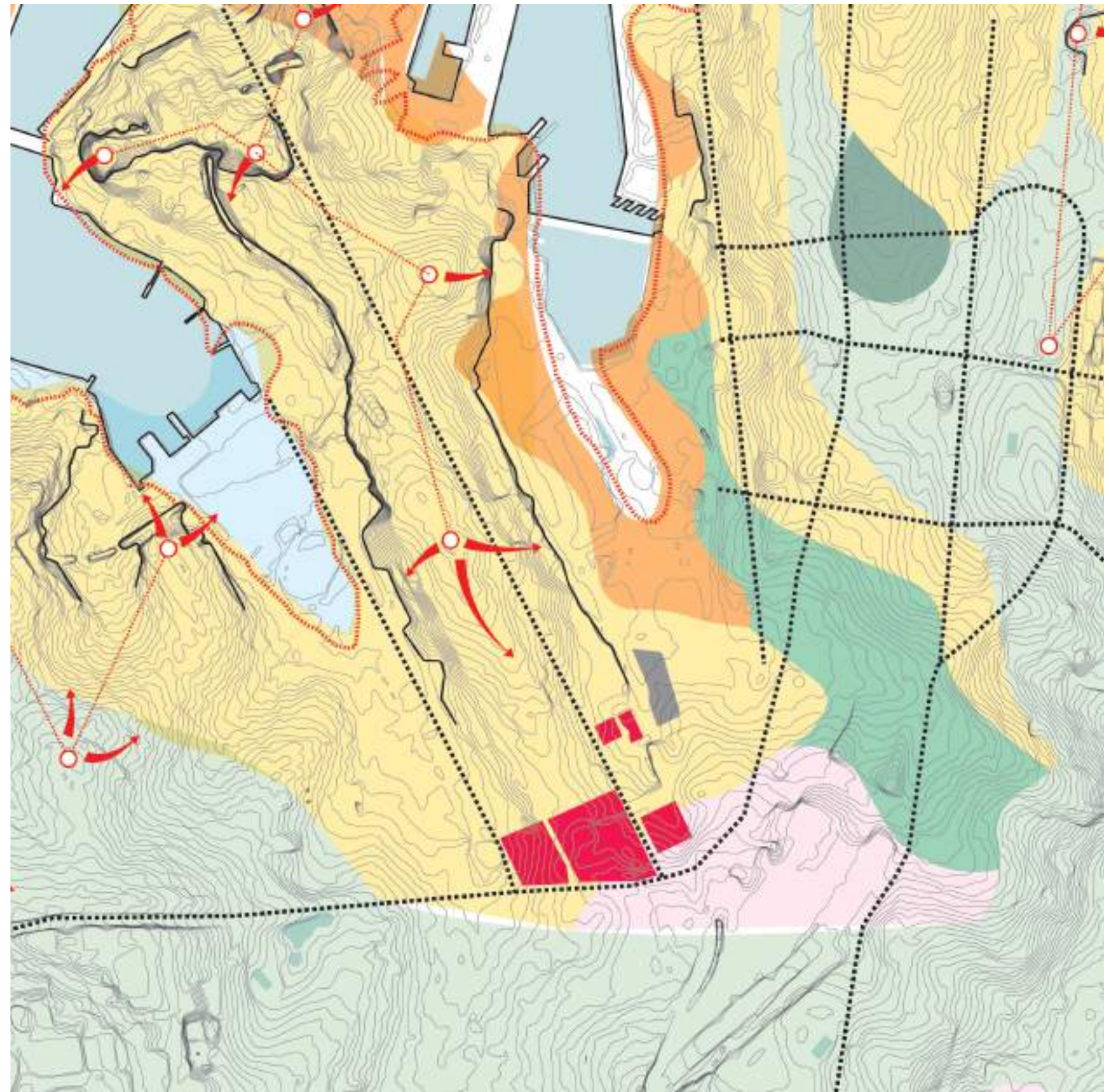




## Topography & Original Vegetation

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

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





# Pymont Peninsula Place Strategy

In December 2020, the Pymont Peninsula Place Strategy was officially endorsed. This strategy document outlines the aspirations for the future development of the Pymont Peninsula as a place to live, a place for creativity and innovation, a vital part of the city and a global attractor.

Ultimo is defined as one of seven key sub-precincts, specifically as a place of integration, innovation and creativity. Sites are to be re-developed for educational, creative, cultural and innovative job growth purposes, where required in the form of adaptive reuse of heritage buildings. Public and active transport is to be improved, specifically in the east-west orientation and along Harris Street. This will also assist in tying together existing green spaces.

The key objectives for Ultimo that arise out of the PPPS are as follows:

- Become part of Sydney's emerging **Innovation Corridor**
- Form a **tapestry of publicly accessible open spaces**
- Deliver community-centred outcomes: **new public spaces, improved pedestrian connections** and community facilities, upgrades of existing streetscapes and historic buildings (specifically along Harris St)
- Create new and enhanced 'ridge to harbour' **walking links**, especially **through redevelopment site**
- Provide new centres of activity created at the Southern end of Harris Street, with development of major sites delivering new connections and open spaces as well as **activation of street frontages**
- Achieve **25% canopy cover** on streets and public parks
- Develop Ultimo as a place of **education, creativity and cultural innovation**
- Improve **east-west movement** across the precinct

We identify the following actions outlined in the PPPS that can impact the masterplan:

- **Enhance east-west connections across Darling Drive**
- Create theatre and **performance spaces**
- Build **better pedestrian connections** between the Goods Line and Darling Harbour
- Enhance open spaces through **public art**
- Contribute to **extending the Goods Line** north into the Peninsula and south to connect to Tech Central
- **Widen footpaths and cycle lanes** along Mary Ann St with the creation of **new shared zones**
- Investigate **re-utilisation of land on Darling Drive**
- **Close Jones Street** creating a **Linear Park**
- Investigate provision of **public multisport courts** in connection to Site 5 development



Source: Pymont Peninsula Place Strategy, December 2020



# Landscape & Public Realm Vision & Opportunities

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*“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.”*





## Landscape & Public Realm Opportunities

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We identify the following six key Landscape and Public Realm Opportunities:

Extend the **pedestrian-focused network** of the city

Create key **nodes** of public spaces with **distinct characters**

Enhance the **green benefit, ecology and WSUD** throughout the buildings and public domain

Create spaces that are **equitable, engaging, safe** & contribute to a **24/7 city**

Respectfully integrate architectural **heritage** and **existing tree canopies**

Underpin design moves with **Country centred narrative** and acknowledge the site's **indigenous history & connection to Country**



## 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

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**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**



# Public Domain Precinct Design Approach

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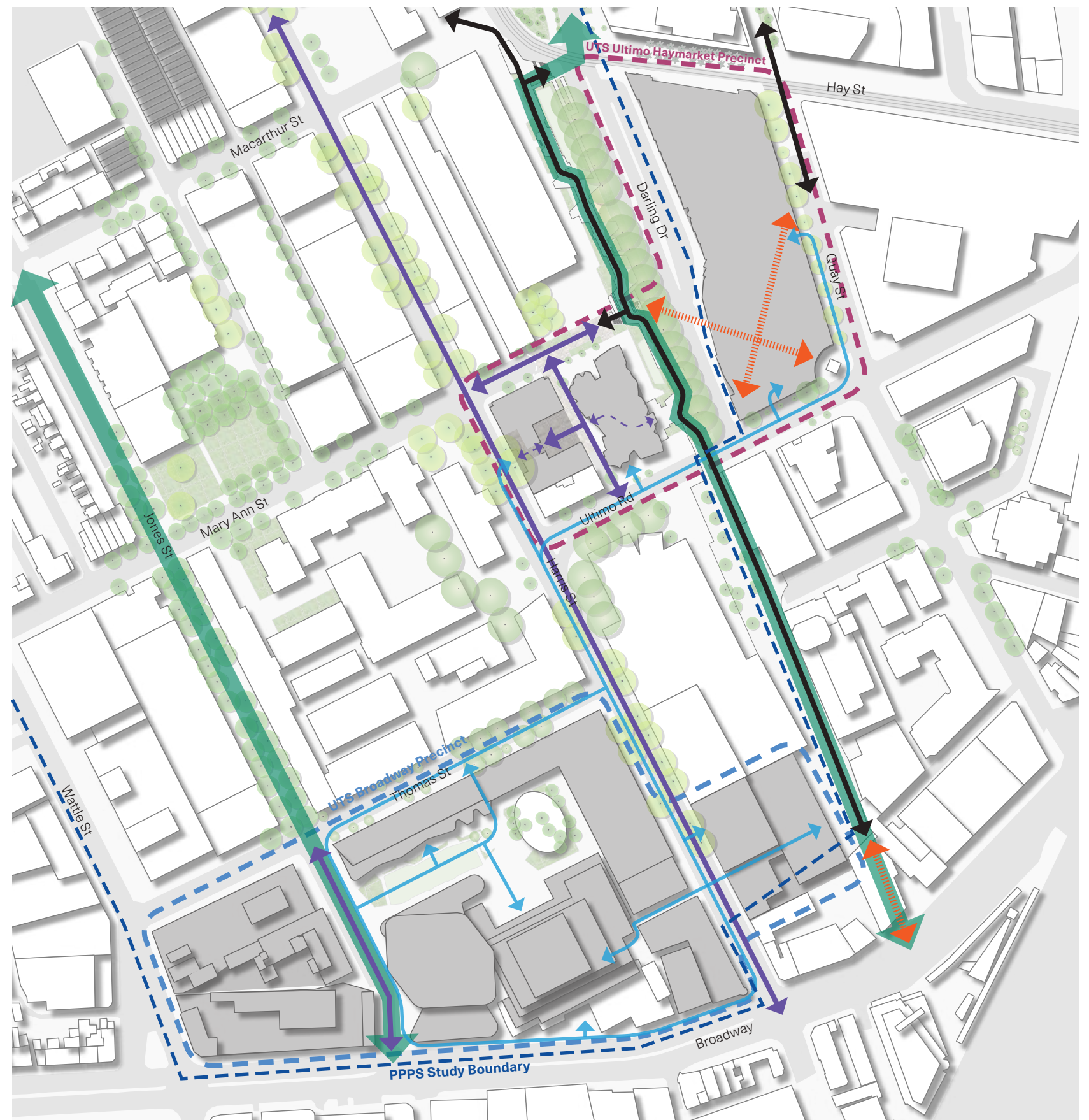
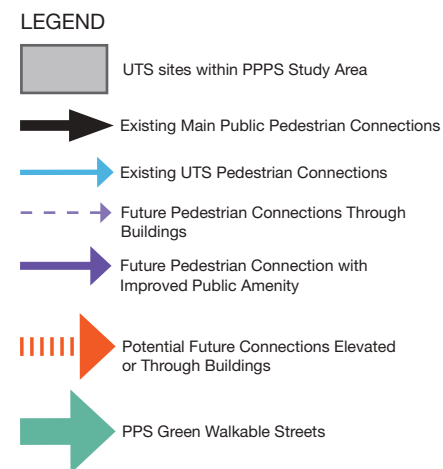


## Connectivity

The existing north-south pedestrian boulevard known as the Goods Line, provides an opportunity to consider a future potential new pedestrian link across Darling Drive. While not within the area subject to this masterplan, UTS will work with relevant authorities during future planning for the redevelopment of Site 5 to test ideas to bridge across from the Goods Line to UTS Site 5.

At a precinct level we aim to contribute to the the pedestrian connectivity through the following interventions:

- Improving pedestrian amenity on Mary Ann Street, Omnibus Lane and Jones Street
- Enabling future pedestrian East - West connections across Darling Drive through to Darling Harbour, and South to Broadway and Central Station
- reinforcing existing walkable green axis as highlighted by the PPPS on Jones Street, Darling Drive and Quay Street
- Implementing a shared zone at Jones Street and Mary Ann Street creating a 'pedestrian-first' link from Omnibus Lane and Harris Street to Quay Street
- Adding important routes to the UTS campus pedestrian connections












## Public Space Character

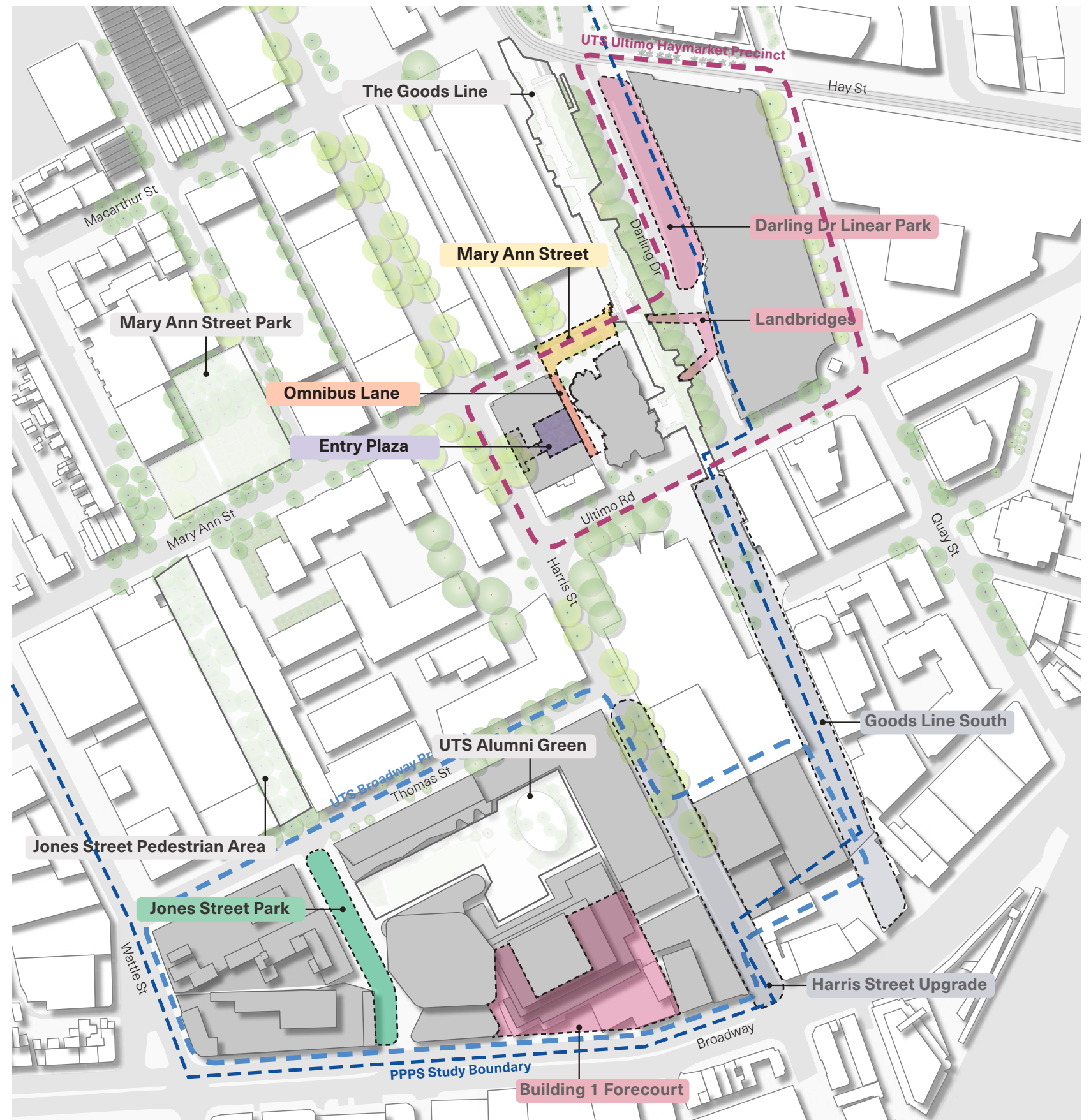
Ultimo and Broadway are characterised by a widely varied tapestry of public spaces, such as the Goods Line and Tumbalong Boulevard. Our masterplan aims to provide and further consider a variety of additions to the public realm over short term (by 2025), medium term (by 2031) and long term (after 2031).

- **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 Goods 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 forefront redevelopment**
- **Contribution to amenity of 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





# IRC Landscape & Public Domain

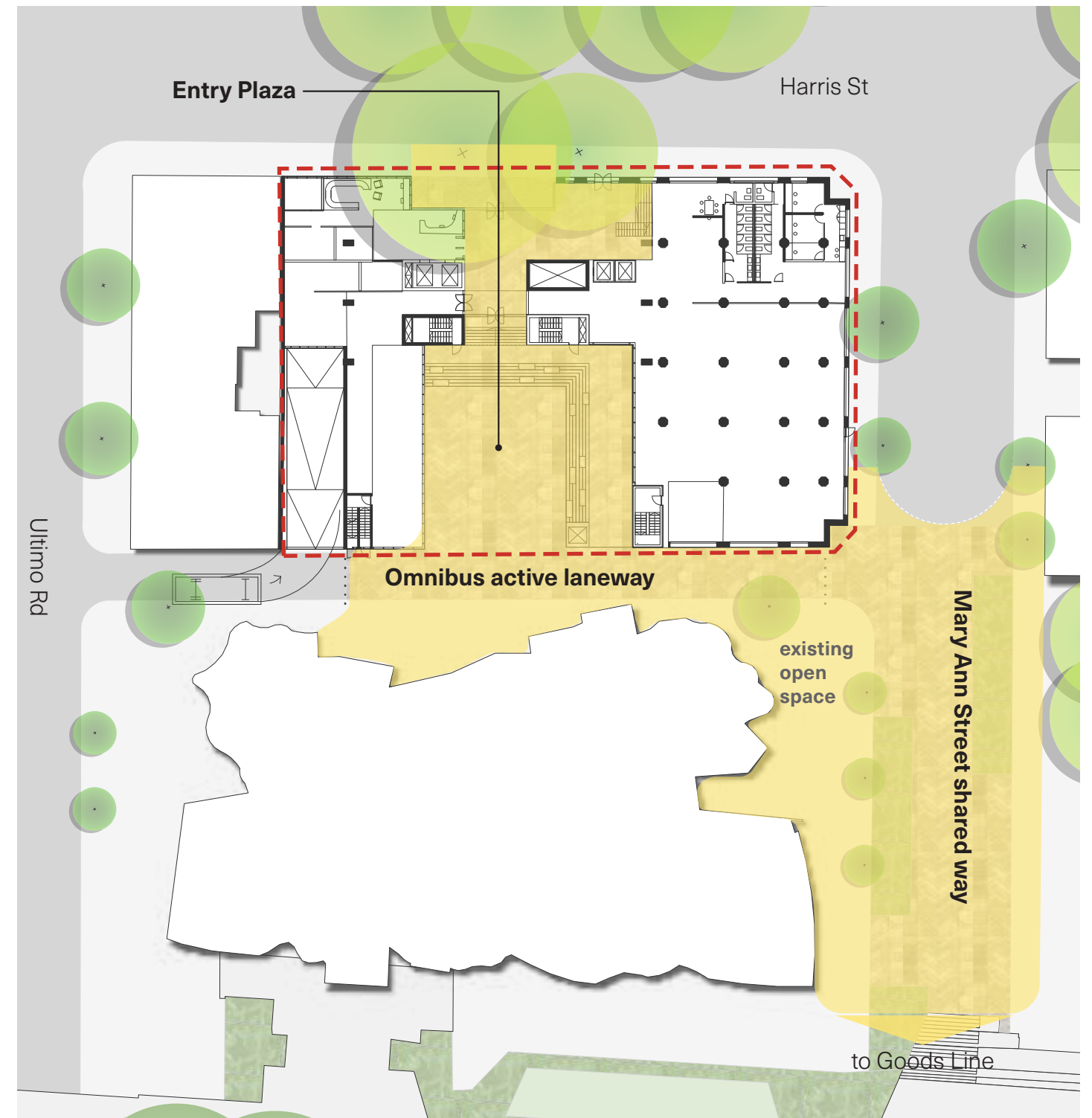
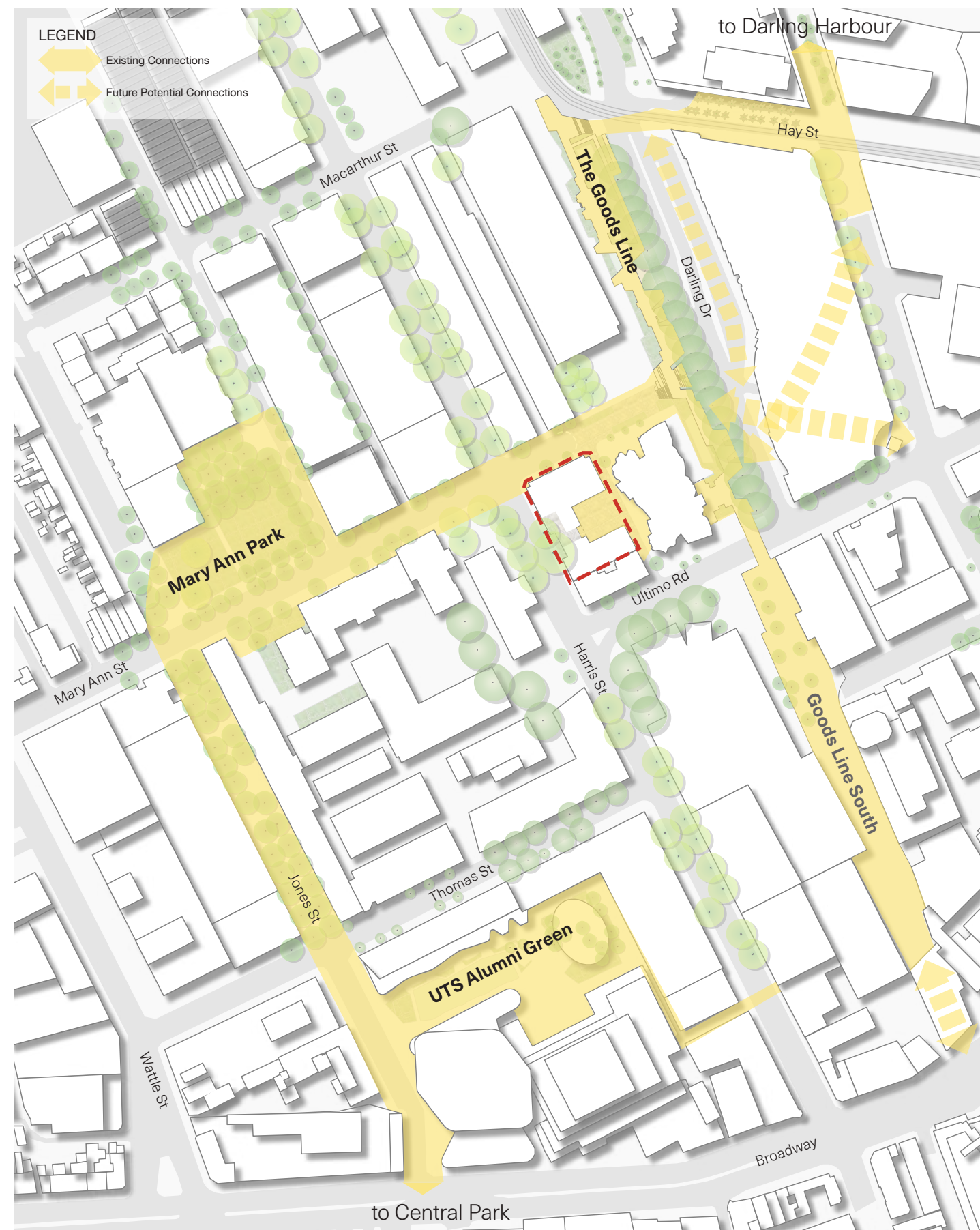
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*Concept for Competition Brief*





# Urban Tracks



The project enables the opportunity for pedestrian scaled movement through the IRC to connect and extend alternative routes between the Goods Line, Chau Chak and Harris St and UTS beyond the conventional colonial matrix and allowing pedestrians to flow safely from public space to public space.














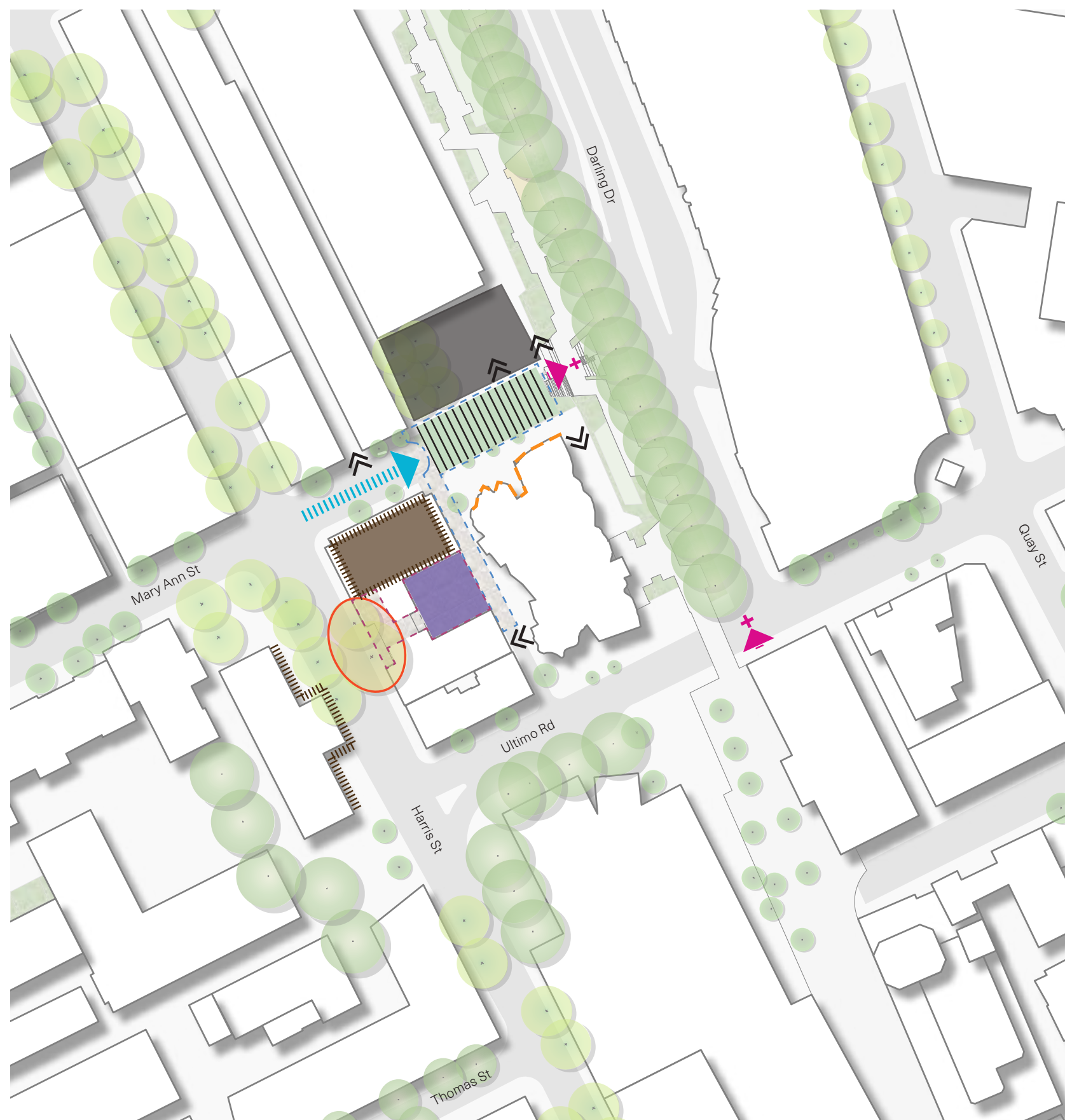
## Detailed Site Opportunities and Constraints for Site 13-15

Site considerations will be relevant to critically develop our masterplan proposal for Site 13-15 and contribute to the pedestrian amenity of UTS and the whole Ultimo Precinct. Based on the existing situation we will:

- Create the potential intuitive pedestrian link from Mary Ann St to the Goods Line (subject to land owner agreement)
- Create the potential for a shared zone along Mary Ann St (subject to land owner agreement)
- Incorporate WSUD planting to address flooding issues at the end of MaryAnn St
- Provide opportunity to activate Omnibus Lane (subject to land owner agreement)
- Provide a new Precinct Heart (publicly accessible curated space) at Site 13-15
- Respectfully relate to heritage buildings and street trees
- Give safe pedestrian access to a varied and unified public domain including the IRC building entry, its plaza and Omnibus Lane
- Complement the activation of the retail front of the Chau Chak Building
- Create a marker of an Indigenous place in the city

### LEGEND

-  Visual Significant Trees, yet non-endemic. Consideration for replacement with indigenous species
-  Flooding Issue
-  Main water flow inputs
-  Level Change to Goods Line
-  Limited Solar Access during mid Winter
-  Predicted On-site Pedestrian Areas
-  Potential Off-site Pedestrian Areas
-  Heritage Building
-  Existing Activated Ground Floor Facade
-  Vehicle Access to be Retained
-  Parking





# IRC Landscape Opportunities



Omnibus Lane (subject to VPA)



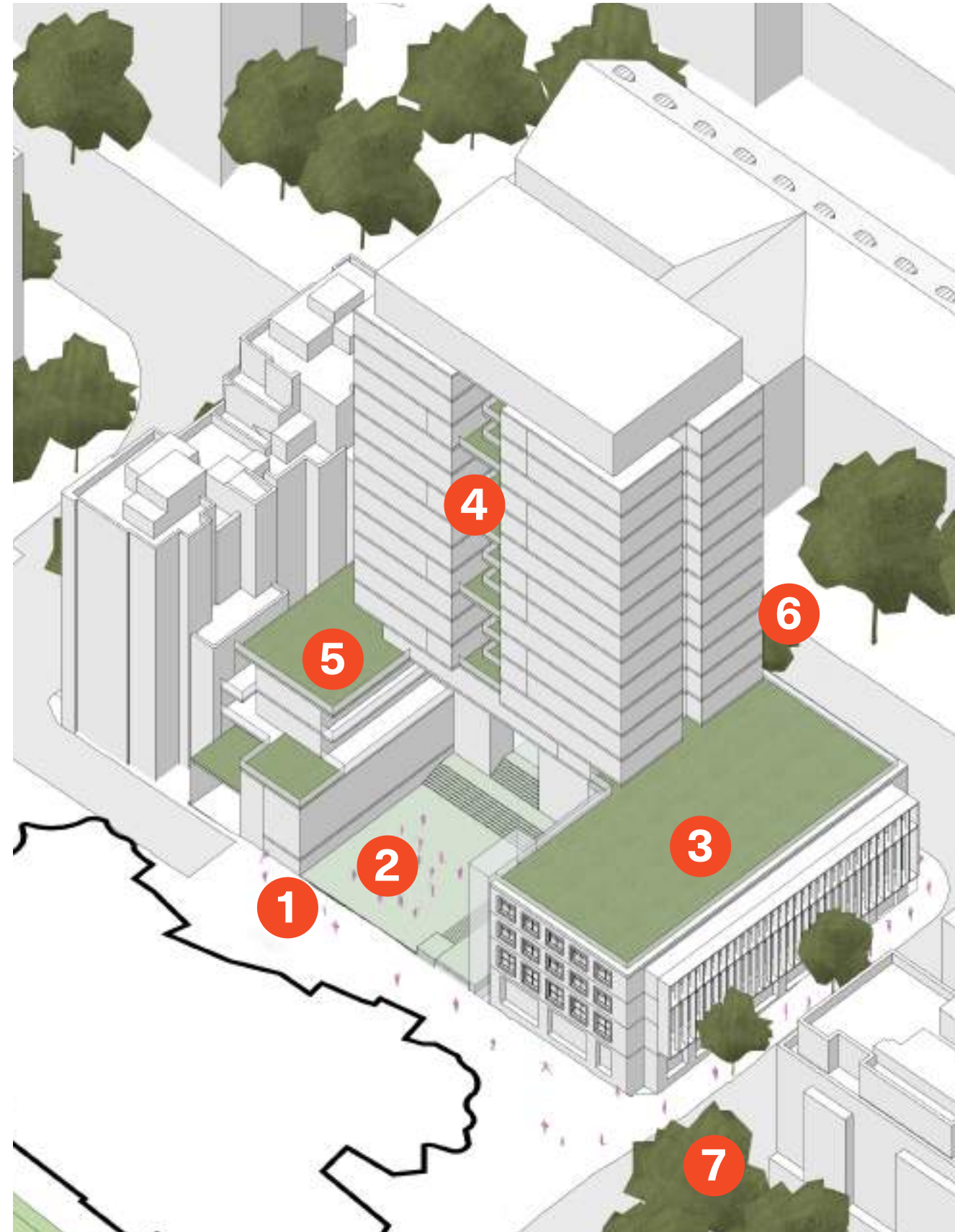
Entry Plaza (Precinct Heart)



UTS IRC indigenous roof garden / student terrace



Neighbourhood gardens



IRC reference scheme concept



IRC green roof



Native street trees along UTS frontage



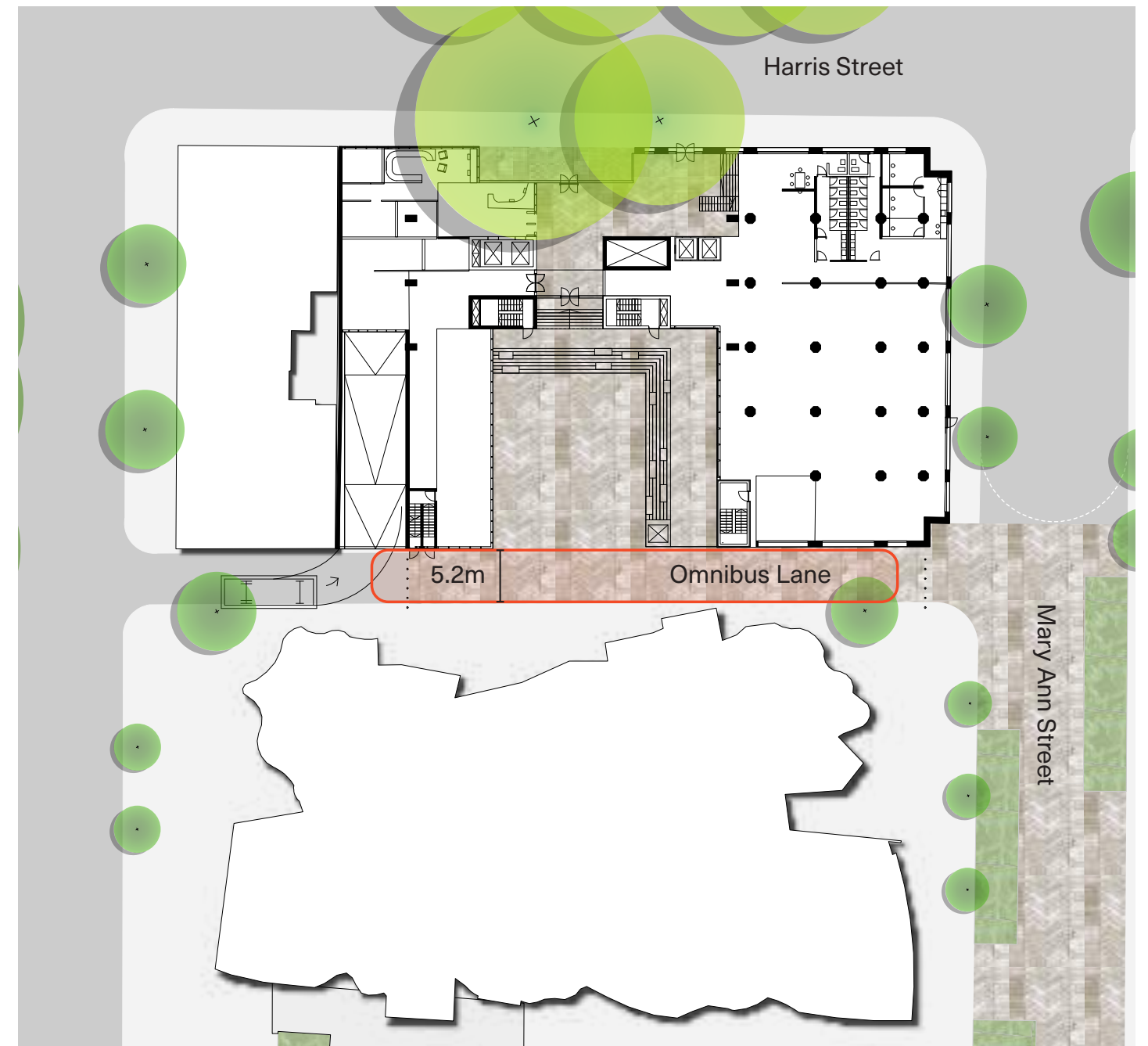
Mary Ann Street (subject to VPA)



# 1 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

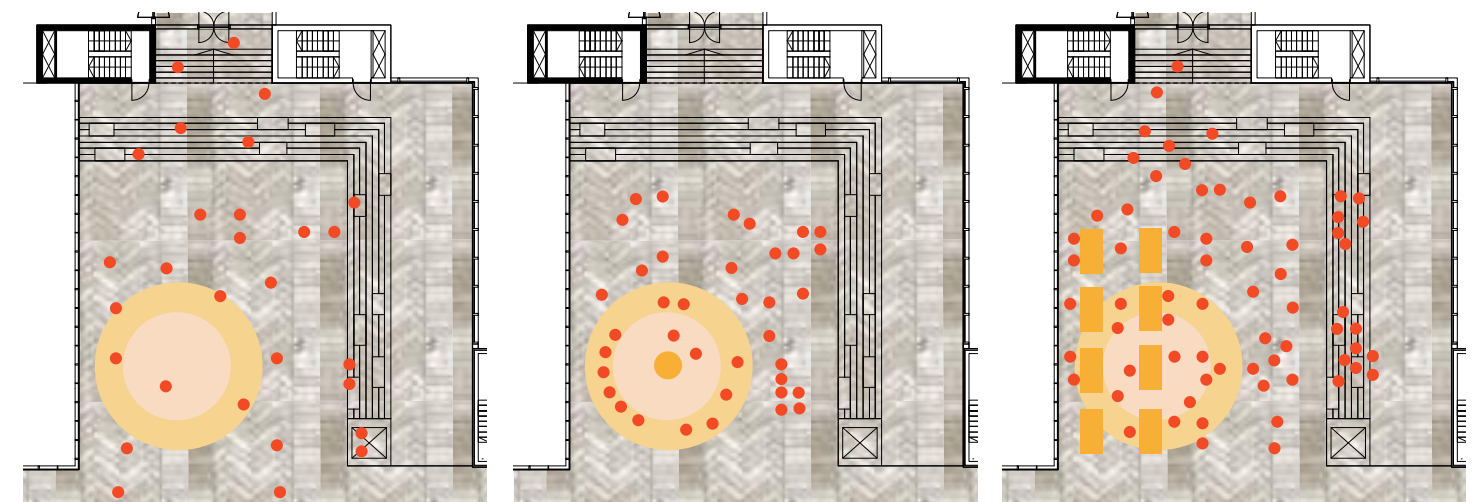
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## 2 Entry Plaza to Precinct Heart

- 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



A circulation space

A First Nation's ceremony

Orientation week fair

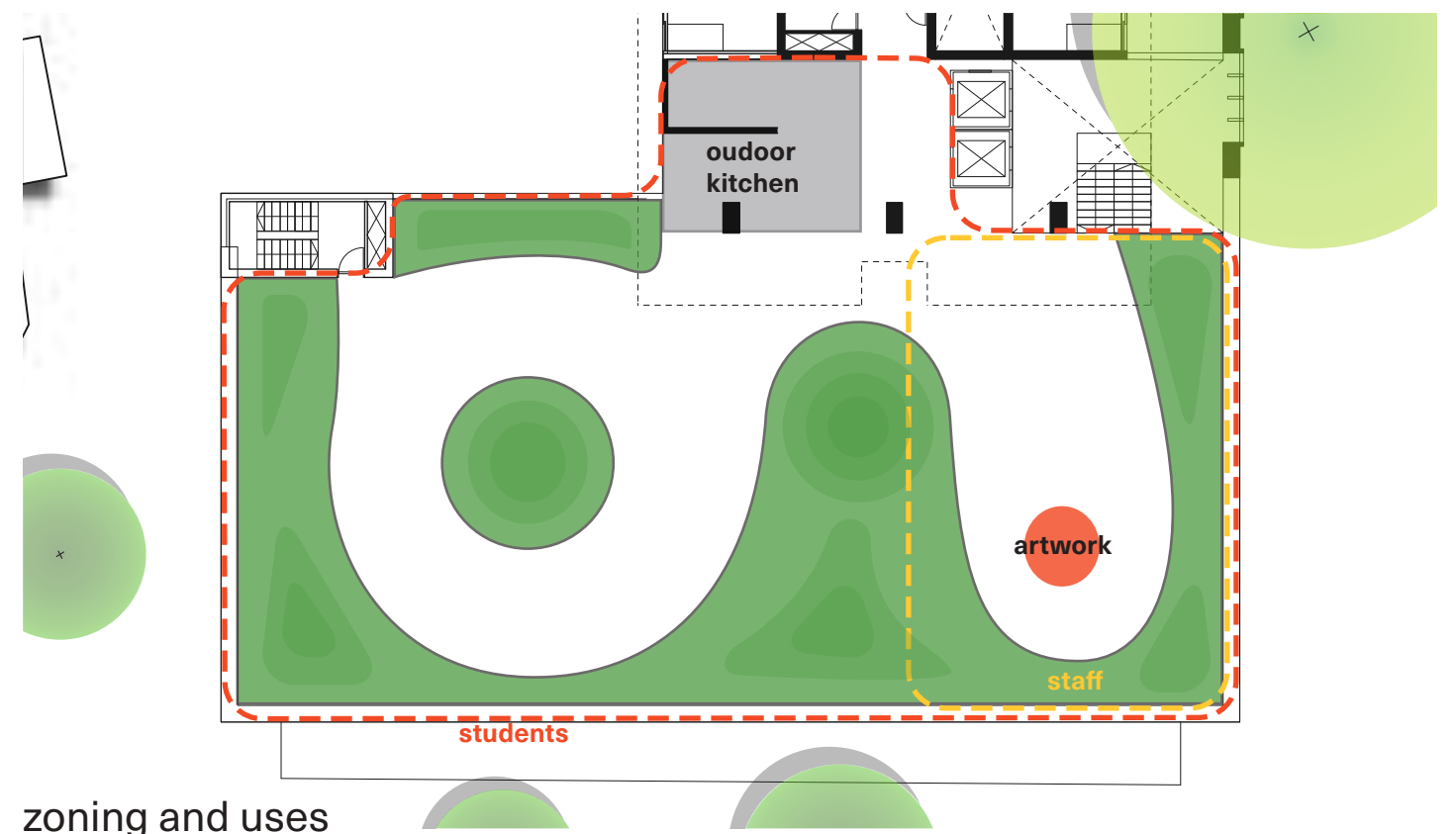
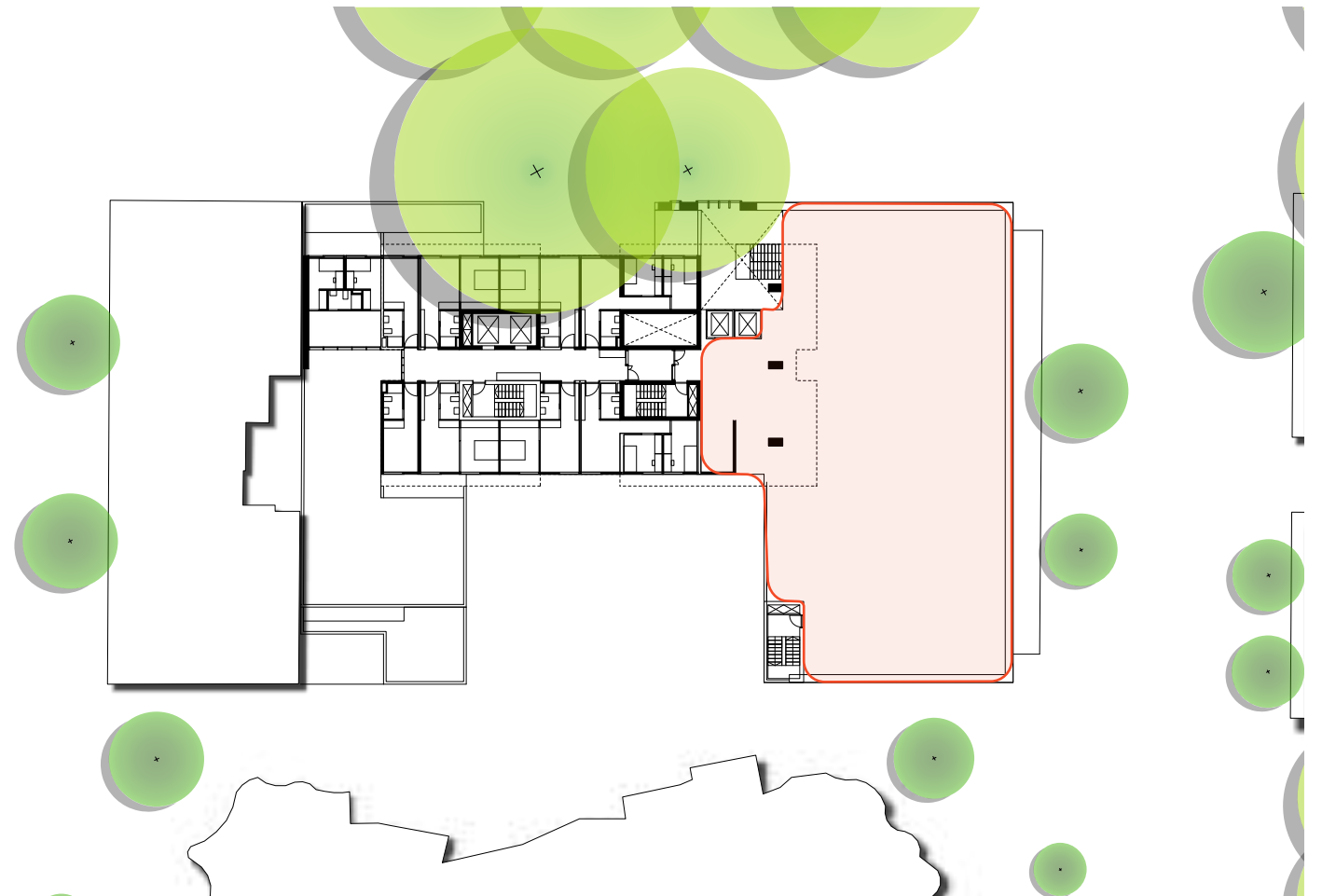


### 3 UTS IRC indigenous roof garden + student terrace

- 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 to 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



scale 1:500





## 4 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





## 5 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



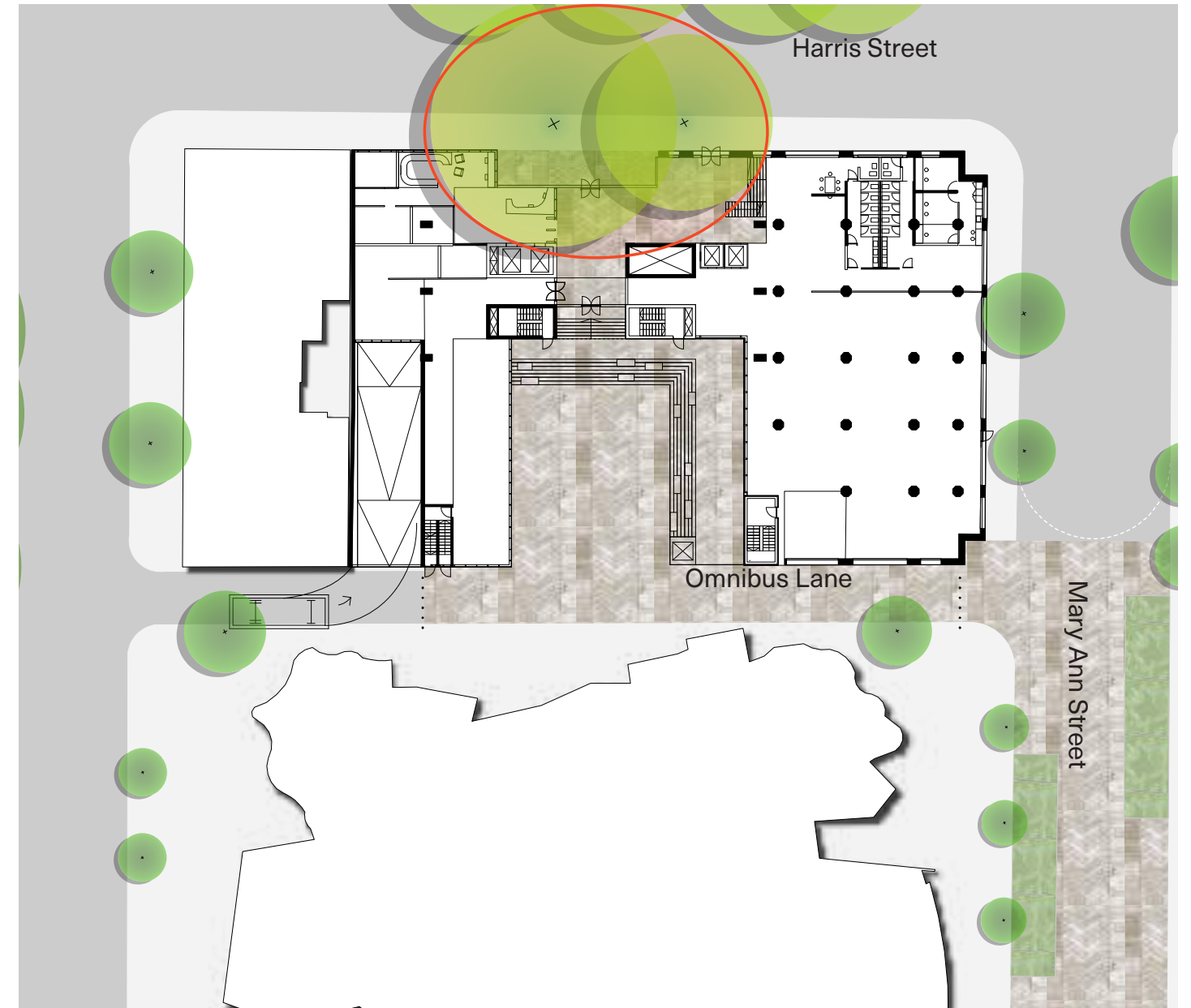
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## 6 Street trees, a catalyst for Country centred design

- 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)

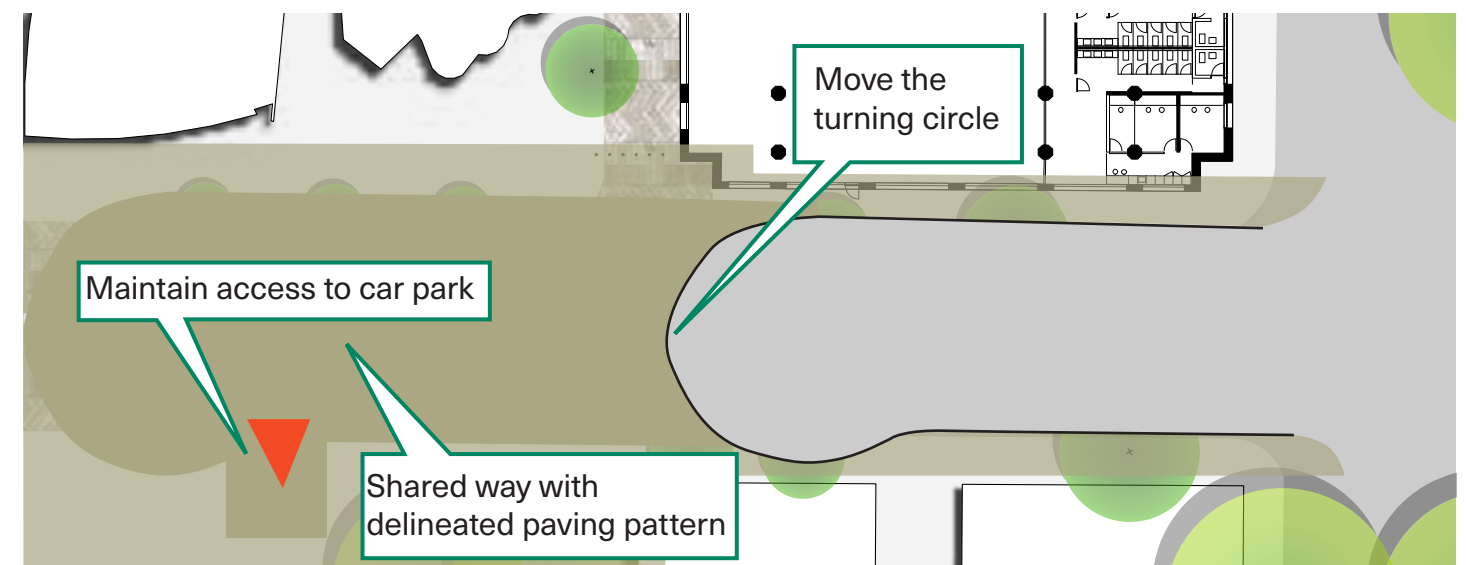
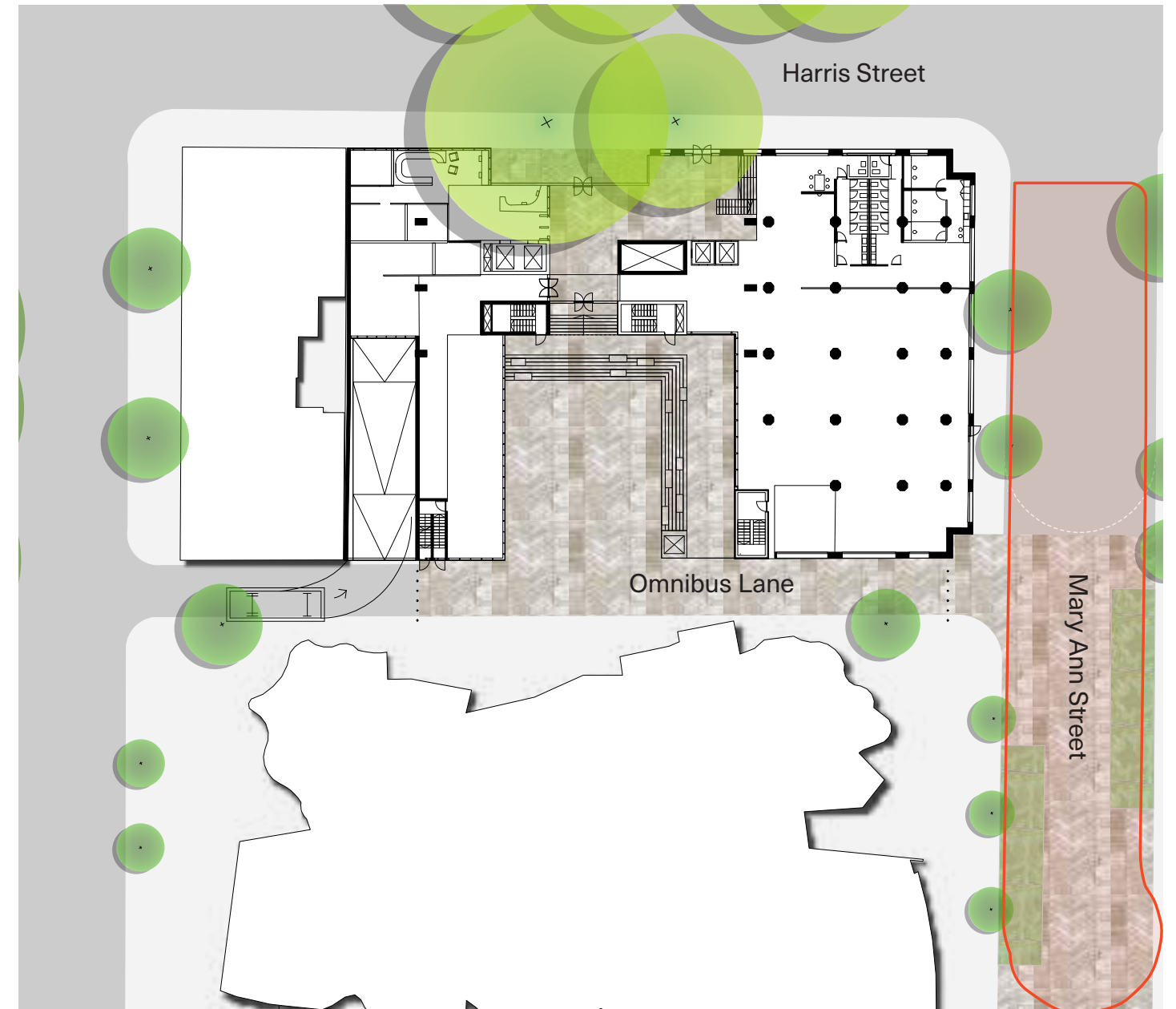


*Waterhousea floribunda*  
'Green Avenue'  
(Weeping Lilly Pilly)



## 7 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





# Appendix

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*Potential future public domain projects in the precinct*





# Goods Line South Concept Design

In 2013 Aspect Studios, UTS and CHROFI engaged by SHFA present a Concept Design for Goods Line South.

The concept for the Goods Line South is to provide an upgrade to the quality and amenity of the existing Goods Line connecting the Ultimo Road Heritage bridge to the Devonshire tunnel portal.

As with the Goods Line north, the concept for the Goods Line South is to layer in more opportunities for people to spend time amongst greenery and to occupy this precious public space in a range of ways which invite the neighbouring buildings to open up and engage.

This may take the form of a new performance area for the ABC, multiple opportunities for a new seating, grass areas in the sun, and showcasing the innovative work of the University of Technology while reconfiguring the existing vertical circulation.

The Goods Line South anticipated a strategic connection via the Heritage rail tunnel of the dive up to mortuary station. This has potential to connect with the future over station development at Central Station.

The concept was not progressed by SHFA (now Place Management NSW), however UTS would be pleased to participate in future consultation with the authorities and surrounding land owners should this project recommence in the future.

## Goods Green

- retail and spill out
- lookout
- lift access from Ultimo Rd
- raised lawn with seating edge and shade trees
- garden beds with seating edge and relocated existing trees

## Broadcast Square

- raised stage
- amphitheatre and bleachers seating
- seating lounges and umbrellas
- digital screen on ABC facade
- platforms for temporary overlays
- study pods and elevated seating pods

## Thinking Hub

- seating and planting pockets
- pop-up retail spaces
- space for temporary overlay
- retail and student housing spill out
- ramp and stair access from Bijou Ln
- escalator access to UTS building 6
- curated retail space for pop-up bar / cafe
- possible access to railway tunnel and Mortuary station



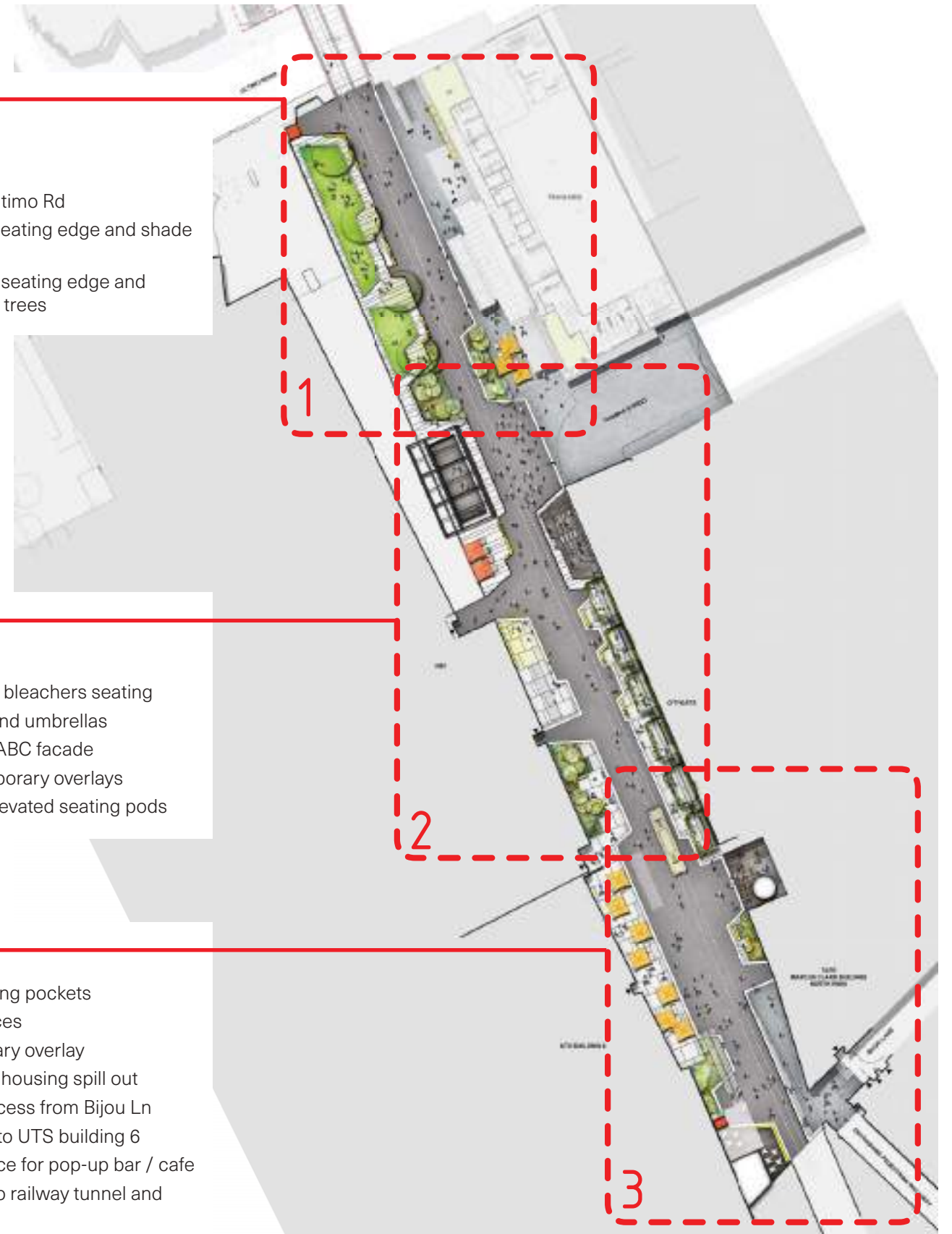
Goods Green



Broadcast Square



Thinking Hub





## UTS Jones Street Public Domain Reference Scheme for Property Negotiations

The objective of the Jones Street redevelopment is to significantly improve the amenity of the precinct by creating an urban park to better serve the university and local community and address ongoing road safety issues.

A number of UTS buildings have a strong interaction with Jones St having active and transparent facades that express the building uses and provide a connection to Jones Street in particular. The double helix glazed stair on the Jones Street facade of the UTS Central building is both visually dynamic and animated by the people movement within. Also significant is the main entry to this building from Jones Street and the view into the Library Reading Room that includes a three storey atrium located near the corner of Jones Street and Alumni Green.

A commitment to commencing lease negotiations with the City of Sydney Council formed part of the UTS Central project. That process is ongoing and the reference scheme may develop to articulate an early vision for that purpose.

Future steps include developing a design brief in conjunction with CoS followed by tender for consultants and a Development Application.





## Powerhouse Museum Concept

In June 2021 the State Government released a Concept for the Powerhouse Museum.

With its expansion of the museum will consolidate itself as the heart of the city's new cultural precinct.

The museum project will shift focus to design and fashion, the expansion will deliver renewed and expanded exhibition and public space, connecting the Powerhouse Museum to the City.

The project includes a new entrance and a public square/park and walking/cycleway connecting it to the Goods Line and adjacent precincts.

A design competition will be held this year to find an architectural team to reorient the museum's entrance and to create a public square at its rear that will connect visitors to the future Tech Central, Pyrmont Peninsula and metro station development, Darling Harbour and Chinatown.

It's envisaged the Ultimo museum renovation project will take five or six years to complete.

