

# Draft Design Guide

UTS Indigenous Residential College (Building 13-15)

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## 1 Preliminary

### 1.1 Name of Guide

This document is the Design Guide - UTS Indigenous Residential College (Building 13-15).

### 1.2 Citation

This document may be referred to as the Design Guide.

### 1.3 Commencement

The Design Guide commences on the day on which the UTS Key Site Master Plan for UTS Sites 13-15 is made in accordance with the Pyrmont Peninsula Place Strategy, or as approved by the Secretary of the Department of Planning, Industry and Environment, whichever occurs earlier.

### 1.4 Land to which this Guide applies

The Design Guide applies to the land identified on **Figure 1: Land Application**.

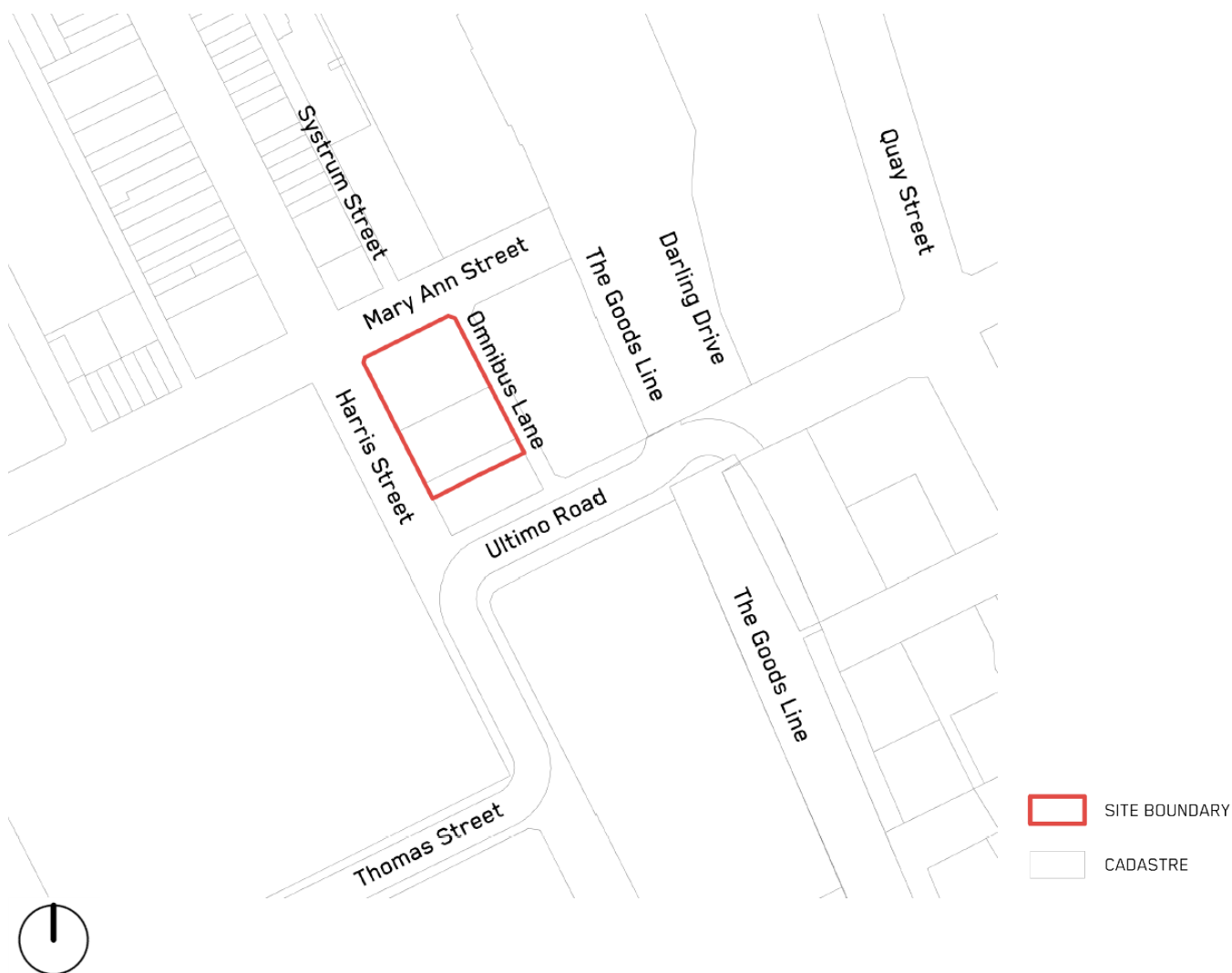


Figure 1 Land Application

## 1.5 How to use this Design Guide

This Design Guide provides design and other guidance for development within the site. It comprises a hierarchy of objectives and guidance to guide future development. Each topic area is structured to provide the user with:

- a. Objectives that describe the desired outcome(s).
- b. Guidance that provides advice of how the objectives can be achieved through appropriate design and development responses.

Development needs to demonstrate how it meets the objectives and guidance. The guidance sets clear measurable benchmarks for how the objectives can be practically achieved. If it is not possible to satisfy the guidance, applications must demonstrate what other responses are used to achieve the objectives.

## 1.6 Relationship to other documents (and Instruments)

The Guide sets out specific guidance to inform future development within the Site. Development within the Site will need to have regard to this Guide as well as the relevant provisions in the Sydney Local Environmental Plan 2012 (SLEP 2012) and other relevant Environmental Planning Instruments. The Sydney Development Control Plan 2012 (SDCP 2012) is applicable to development not identified as State Significant Development. In the event of an inconsistency between this Guide and the SDCP 2012, this Guide prevails to the extent of the inconsistency.

# 2 Purpose

The purpose of this Design Guide is to supplement the provisions of the Sydney Local Environmental Plan 2012 (SLEP 2012) by providing more detailed provisions to guide development on land at 622-644 Harris Street, Ultimo, legally described as Lot A DP 87139, Lot 1 DP 87261, and Lot 9 DP 86567 (known as Site 13-15) for an Indigenous Residential College (shown in **Figure 1: Land Application**).

Development applications (DA) for new development will be assessed on their individual merit having regard to the SLEP 2012, this Design Guide, other matters listed in Section 4.15 of the Act, and any other adopted relevant policies that relate to development within the Site.

## Objectives

- a. Acknowledge the site's indigenous history & connection to Country through built form and public domain.
- b. Embed the Aboriginal and Non-Aboriginal historical and cultural values of the place (including intangible values) in a holistic and integrated way.
- c. Extend the pedestrian focused network of the city, with a focus on an arrival experience that acknowledges the development as a marker of an Indigenous place in the City.
- d. Create key nodes of public spaces with distinct characters for ceremony, gathering and interaction.
- e. Protect and conserve the heritage building on the land and its contribution to the streetscape by providing an appropriate visual and physical setting.
- f. Deliver a high quality built form that:
  - i. ensures the bulk, massing and modulation of the building responds to the characteristics of the surrounding streetscapes and heritage conservation area
  - ii. identifies the location of pedestrian and service vehicle entries
  - iii. includes active uses to provide passive surveillance of the public domain
  - iv. includes the provision of visible and well integrated public art.

- g. Support a Country led design outcome centred on promoting student wellbeing through quality, sunlight filled spaces and direct connections to nature
- h. Create opportunities to implement green infrastructure and water sensitive urban design.
- i. Ensure the location, size and design of vehicle access minimises pedestrian and vehicle conflicts and disruption of traffic on public roads.
- j. Establish a design excellence strategy to guide the outcomes of a competitive design process.
- k. Capitalise on the opportunity for native street trees fronting Harris Street to be established and celebrated for their connection to Country.
- l. Establish benchmarks to achieve ecologically sustainable development.

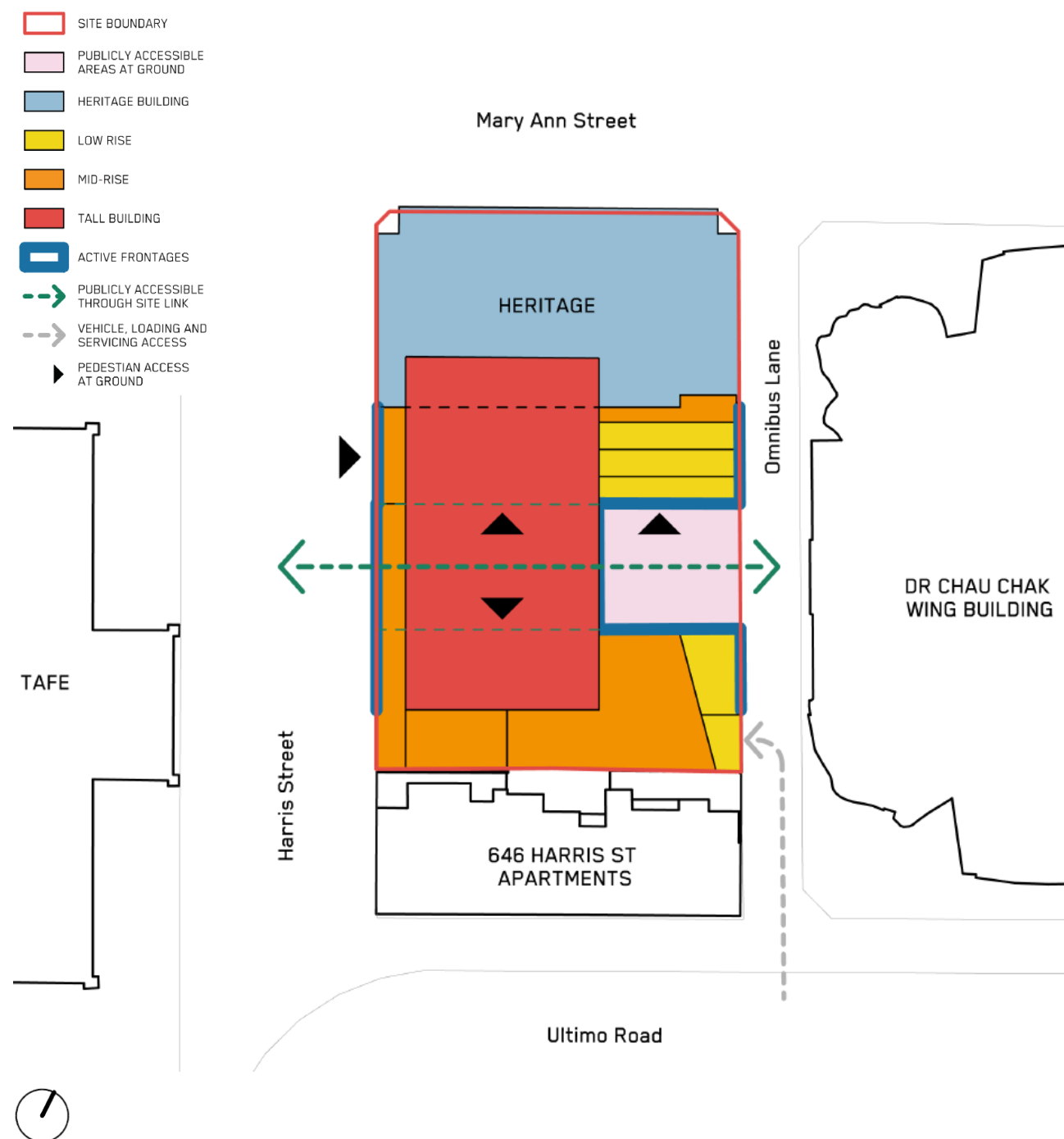


Figure 2 Urban strategy

## 3 Design Guidance

### 3.1 Land use

#### Design guidance

1. Development is to include a mix of education, cultural facilities and student accommodation, with:
  - a. education, cultural facilities and ancillary student accommodation facilities located within low, medium and heritage buildings shown on **Figure 2: Urban Strategy**.
  - b. student accommodation located within the tall building shown on **Figure 2: Urban Strategy**.
2. Active street and lane frontages are to be provided generally in the locations nominated on **Figure 2: Urban Strategy**.

### 3.2 Built form and design

#### Design guidance

1. Building layout, including height (expressed in RLs) and pedestrian entries to ensure at grade access is provided, is to be set out generally in accordance with **Figure 2: Urban Strategy**.
2. Maximum building heights are to be in accordance with:
  - a. **Figure 3: Building heights and setback**
  - b. **Figure 4: Building envelope sections**
  - c. **Figure 5: Maximum building envelope**.
3. Minimum ground and upper-level setbacks are to be provided in accordance with:
  - a. **Figure 3: Building heights and setback**
  - b. **Figure 4: Building envelope sections**.
4. The final building extent is to be entirely within the envelope shown at **Figure 5: Maximum building envelope**, excluding balustrades, sun control devices, privacy louvres, awnings, in addition to lightweight structures, stair structure, outdoor seating, pergola and planters associated with the Indigenous Rooftop Gardens.
5. The Harris Street elevation of the tower shall be articulated/modulated in order to minimise its bulk and scale and improve its relationship to the surrounding heritage and conservation area setting.
6. Provide a UTS Indigenous Garden on the roof of the existing heritage building as shown in **Figure 2: Urban Strategy**. This is to be designed to:
  - a. primarily provide access for on-site residents, while also having potential access for UTS staff and students and for specific events
  - b. allow for ease of movement from within the development to and from the indigenous garden and facilities
  - c. provide planters with suitable soil depths to support planting and trees
  - d. include native learning horticulture and an edible garden
  - e. provide opportunity for student events and IRC gatherings
  - f. accommodate a lightweight pergola structure, seating and outdoor BBQ facility.
7. Consider opportunities for green roofs on the roof of the mid-rise buildings as shown in **Figure 2: Urban Strategy**, where not used for plant. These are to be designed to:
  - a. be capable of providing access for on-site residents for passive use, where reasonable privacy to neighbouring properties can be maintained and student access is safe and appropriate.
  - b. provide suitable soil depths to support planting
  - c. protect the privacy and amenity of adjoining properties
  - d. incorporate strategic landscaping to reduce overlooking and enhance the streetscape.
8. The programming of spaces within the student accommodation levels is to promote proximity and connections to nature and outdoor spaces.

9. Floor to floor heights for the student accommodation levels are to be a minimum of 3.2m.
10. Internal corridors on student accommodation levels are to be designed as generous gathering spaces, with abundance of natural light and ventilation.
11. Neighbourhood gathering spaces are to be provided throughout the student accommodation levels, appropriately positioned and apportioned to cater for small neighbourhoods.
12. A minimum 5% of rooms are to incorporate universal design features.
13. Communal open space areas for students throughout the development are to be designed to ensure solar access and natural ventilation is maximised and are located so as to build a supportive community.

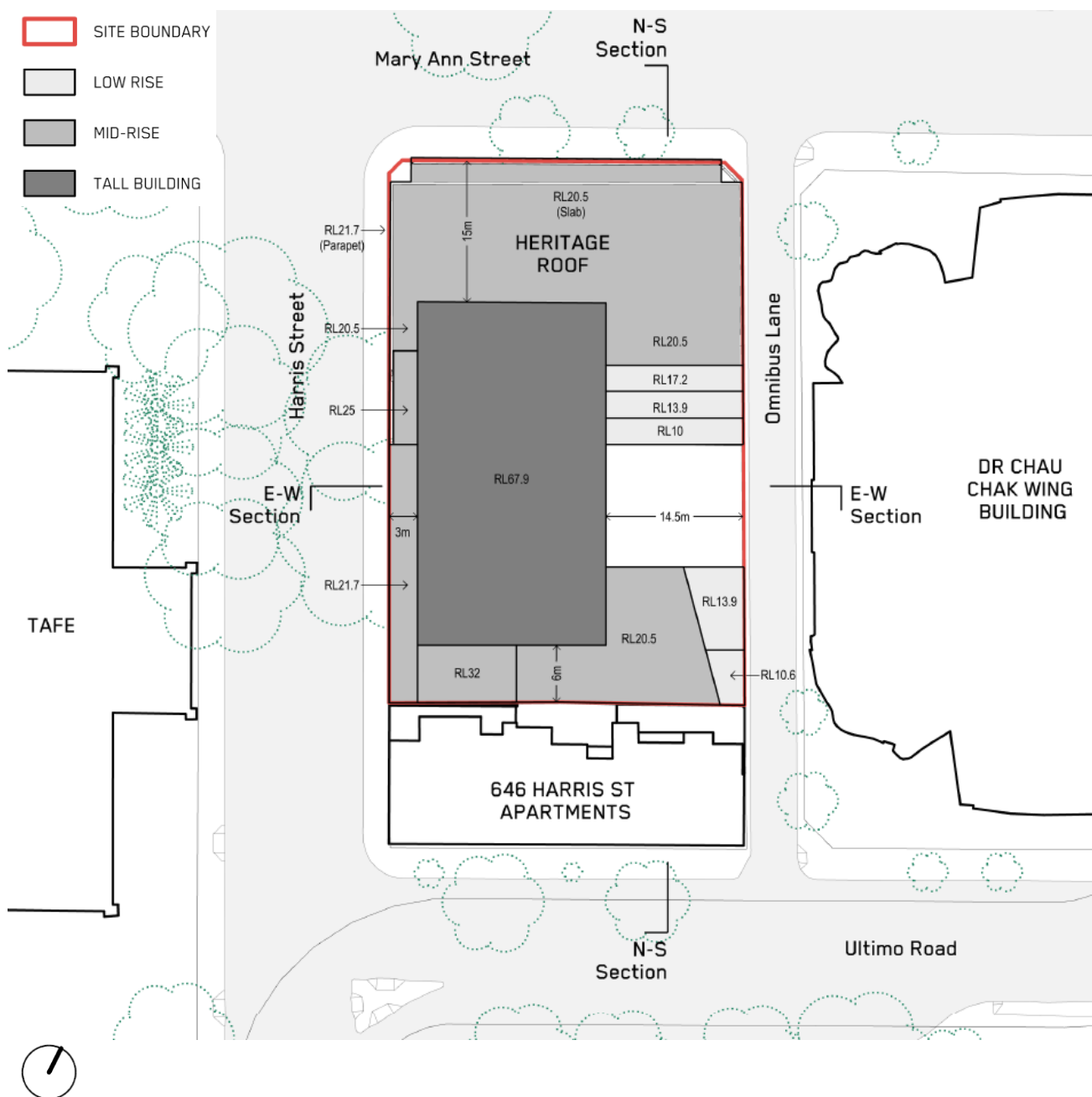


Figure 3 Building height and setbacks

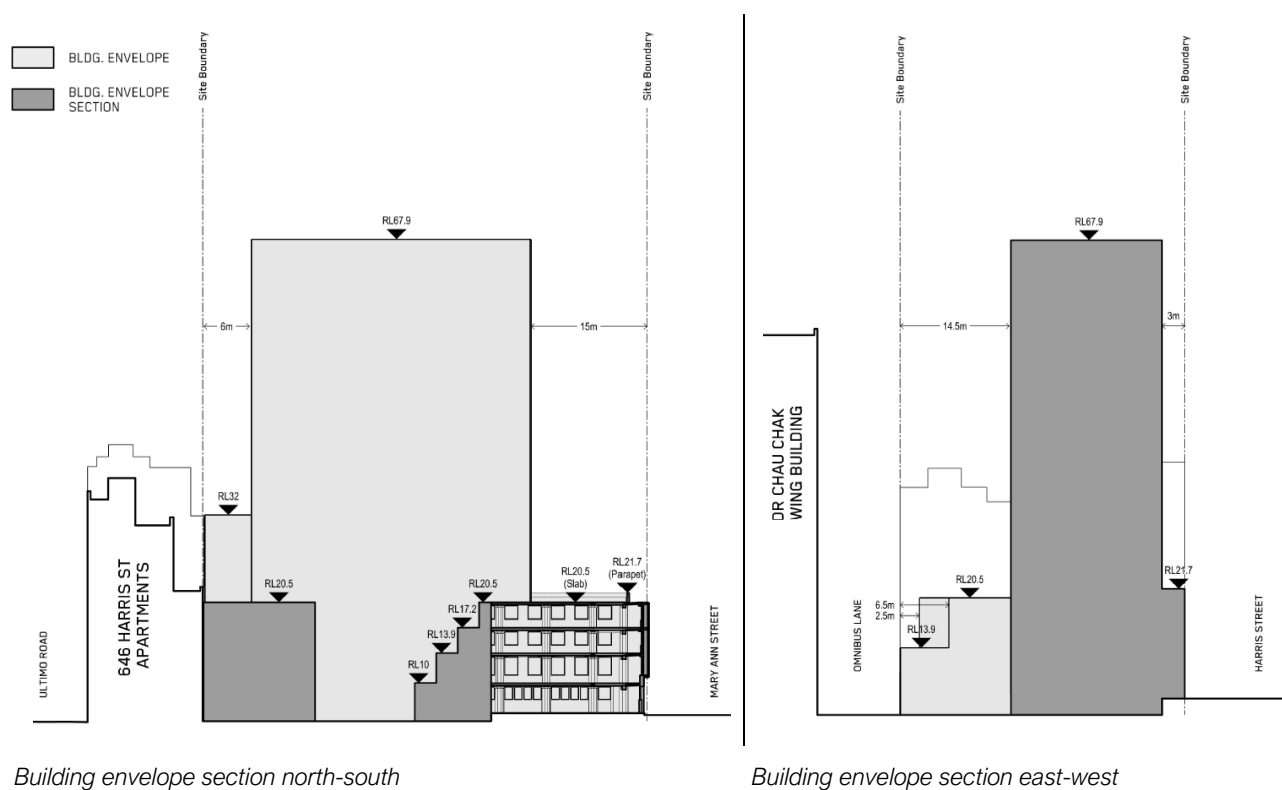


Figure 4 Building envelope sections

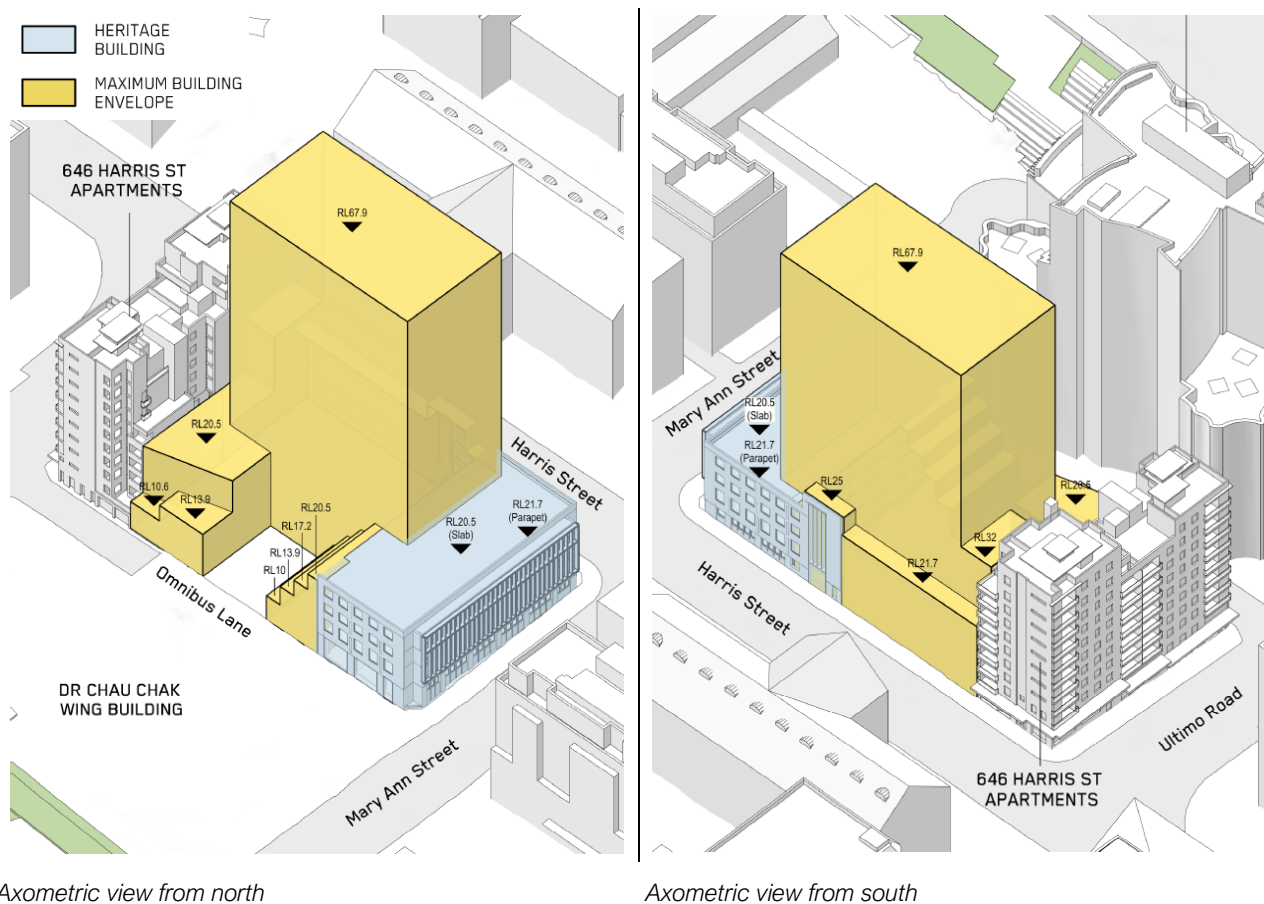


Figure 5 Building envelope – axometric view



### 3.3 Connecting with Country

#### Design guidance

1. New development is to showcase “Connecting with Country” design and consultation approaches, acknowledging and respecting Country.
2. Development is to consider opportunities to connect with Country through the design of built form, landscaping, public art and public domain, drawing on knowledge of Country held by local Aboriginal knowledge holders.
3. The City of Sydney’s Aboriginal and Torres Strait Advisory Group and GANSW are to be engaged prior to lodgement of a development application to identify practical approaches of implementing the principles for action in the draft ‘Connecting with Country Framework’ (GANSW, 2020).

### 3.4 Heritage

#### Design guidance

1. A Statement of Heritage Impact is to accompany a development application for a new building on the site and is to be prepared in accordance with the NSW Heritage Manual ‘Statement of Heritage Impact’.
2. Development is to address the recommendations of a site-specific Conservation Management Plan (CMP),
3. A Heritage Interpretation Strategy is to accompany a development application for a new building on the site that identifies opportunities for the presentation of the history of the site and surrounds.
4. Works affecting the heritage listed former National Cash Register Building is to maximise the retention, reinstatement and exposure of the external fabric and internal form (excluding the part identified to be demolished), including:
  - a. the geometrical square openings with protruding concrete frame of the Harris Street and Omnibus Lane façade
  - b. the cantilevered concrete framed box with aluminium louvers on the Mary Ann Street facade
  - c. the exposed concrete frame structure of the building comprising of octagonal plan columns with mushroom heads supporting the shallow beams.
5. Demolition is restricted to within the area marked ‘Portion of existing heritage building permitted for demolition’ on **Figure 6: Required building retention and demolition plan**.
6. Excavation is restricted to within the area marked ‘Permitted excavation’ on **Figure 6: Required building retention and demolition plan**.
7. Activation opportunities through the introduction of glazed openings on the ground level of the heritage listed former National Cash Register Building may be considered along Harris Street, Mary Ann Street and Omnibus Lane.

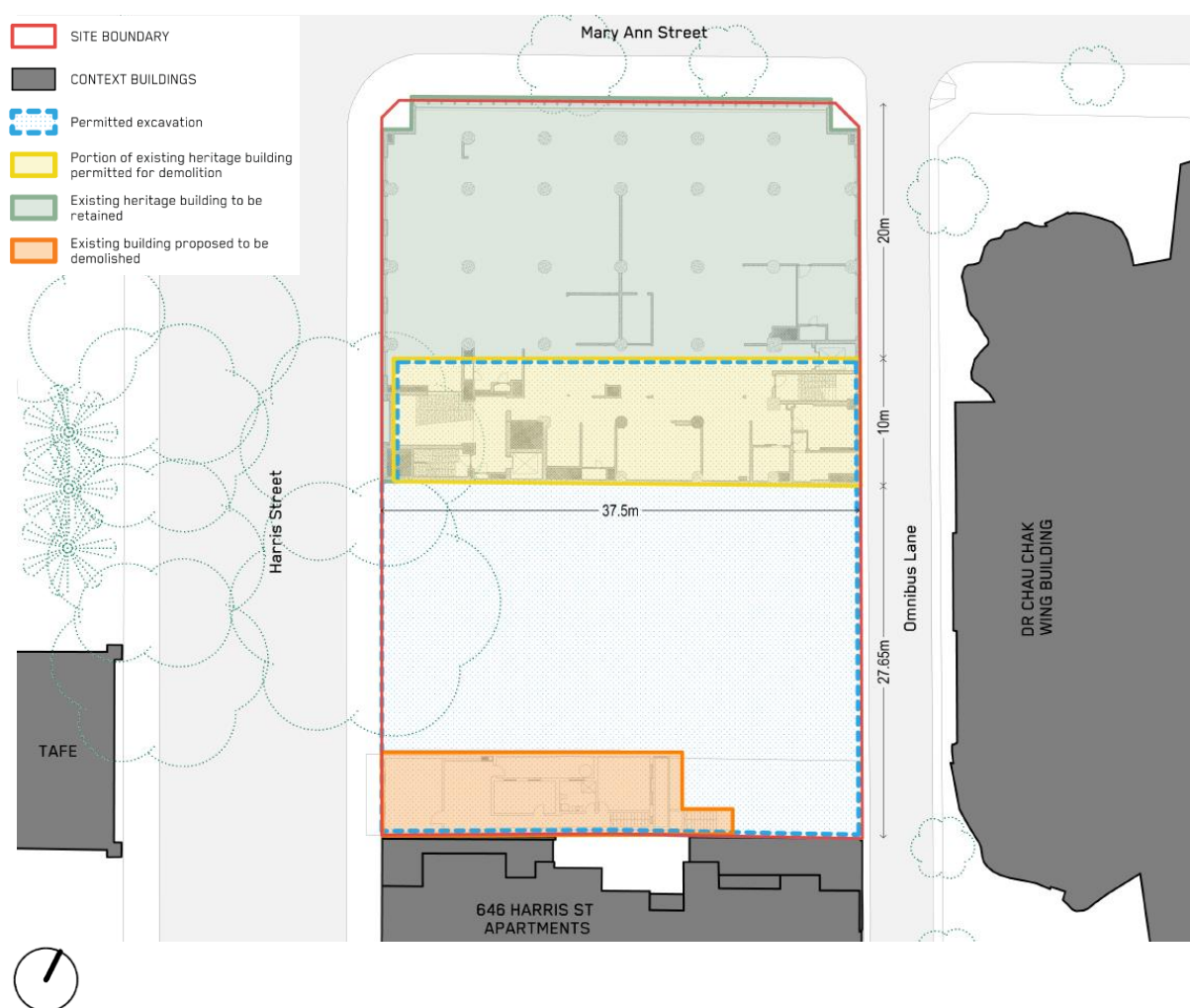


Figure 6 Required building retention and demolition plan

### 3.5 Public domain

#### Design guidance

1. A publicly accessible plaza (precinct heart) of a minimum area of 300 square metres is to be provided generally in accordance with **Figure 7: Public domain plan**. This is to be designed to:
  - a. be largely open to the sky
  - b. maximise solar access, with a minimum of 50% receiving 2 hours sunlight during Equinox
  - c. provide an extension to the indigenous art centre
  - d. provide a safe, flexible space in the centre with fixed elements preferred to the edges to ensure it is capable of functioning as a place for events, ceremonies, gathering and sharing.
2. A publicly accessible arcade is to be provided between the publicly accessible plaza and Harris Street in accordance with **Figure 7: Public domain plan**. This is to be designed to:
  - a. Support an arrival experience that reflects the indigenous identity and core values of the development and place
  - b. provide a clear line of sight between each end of the arcade
  - c. be accessible to the public during daylight hours.
3. Subject to agreement from City of Sydney Council, Omnibus Lane may be designed as an active laneway with a minimum carriageway width of 5.5 metres, comprising:
  - a. activation through public art and/or interactive lights and sounds

- b. safety bollards at Mary Ann Street and the edge of driveway access to restrict vehicular access.
  4. Subject to agreement from City of Sydney Council, Mary Ann Street may be designed to:
    - a. accommodate a shared zone north of Omnibus Lane that:
      - i. prioritises pedestrian and cycle movements
      - ii. maintains vehicular access to the Powerhouse Museum
      - iii. provides raised paving to delineate from road north of Omnibus Lane
    - b. retains the existing road north of Omnibus Lane with a turning circle provided to allow vehicles to move in and out of Mary Ann Street in a forward direction.
  5. Landscaping and design of the public domain is to be high quality and incorporate features such as:
    - a. indigenous tree species
    - b. public art, sculptural elements and storytelling.
  6. The existing non-native street trees along Harris Street identified on **Figure 7: Public domain plan** are to be replaced with indigenous species.

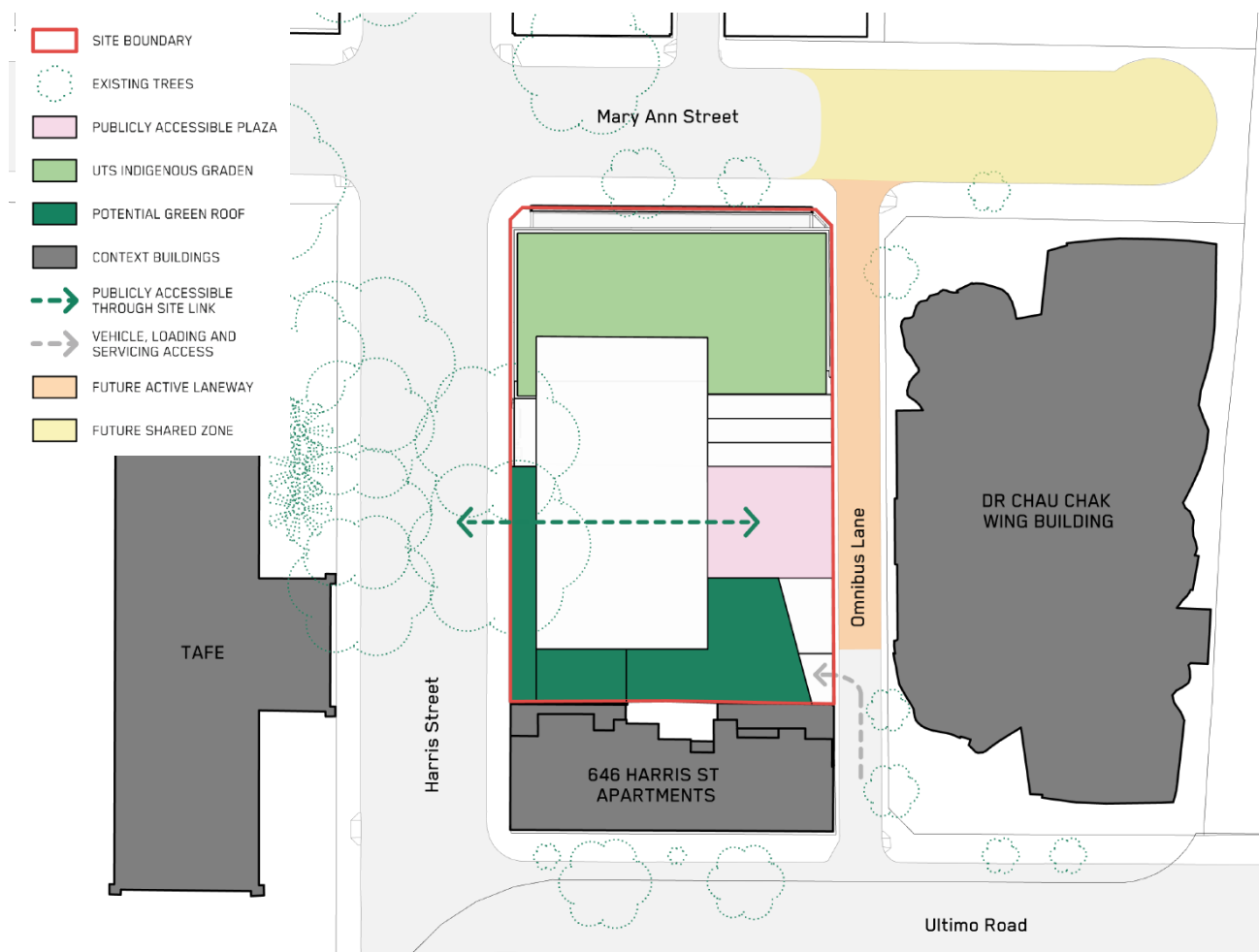


Figure 7 Public domain plan

### 3.6 Wind impacts

#### Design guidance

1. A quantitative wind effects report is to be submitted with a development application.
2. Development must not cause a wind speed that exceeds the Wind Safety Standard.
3. Development must take all reasonable steps to create a comfortable wind environment that is consistent with the Wind Comfort Standards for Sitting, Standing and Walking.

### 3.7 Acoustic amenity

1. A noise impact assessment prepared by a suitably qualified acoustic consultant is to be submitted with a development application.
2. Student accommodation rooms that have openings such as doors or windows facing Harris Street incorporate alternative ventilation strategies in order to achieve the required internal noise levels.
3. Alternate ventilation solutions may be adopted into the design of the building to achieve acceptable internal noise levels for occupants.

### 3.8 Vehicular loading, servicing, access and bike parking

#### Design guidance

1. A single lane vehicle access point is to be provided off Omnibus Lane to allow access for loading and servicing vehicles of a sufficient size to accommodate a standard waste collection vehicle (9.5m long), as shown in **Figure 8: Public domain plan**.
2. A loading/servicing area being provided to the site is to be designed so that vehicles can enter and exit the site in a forward direction. If necessary, a mechanical turntable may need to be installed to achieve this design guidance.
3. A transport management plan incorporating all operations and servicing on the site is to be submitted with the development application.
4. Bike parking spaces for the development is to be provided in accordance with the rates set out in **Table 1: Bike parking rates**.
5. The location of bike parking spaces is to be on-site or within UTS's centralised bike parking facility at 'UTS Building 8 - Chau Chak Wing Building' subject to an acceptable path of travel and safety measures being provided.

**Table 1: Bike parking rates**

Proposed use	Rate
Education facilities	1 per 10 staff and 1 per 10 students
Indigenous Residential College Cultural Facility (Indigenous Arts Centre)	<b>Employees</b> - 1 per 1000sqm GFA
	<b>Customer/visitor</b> - 1 per 200sqm GFA
Indigenous Residential College (student accommodation)	<b>Employees</b> - 1 per 10 staff
	<b>Students accommodated</b> - 1 per 5 students to be accommodated

### 3.9 Design Excellence Strategy

#### Design guidance

1. An invited architectural design competition is to be undertaken in accordance with Clause 6.21 of the Sydney Local Environmental Plan 2012 and the City of Sydney Competitive Design Policy.
2. The competitive design process is to include:
  - a. a minimum of five competitors
  - b. local or national Australian firms
  - c. architectural firms or teams that will be led by designers of indigenous heritage.
3. No additional floor space or building height under Clause 6.21(7) of the Sydney LEP 2012 is to be awarded as a result of a competitive design process. The maximum floorspace and building height is to be in accordance with Clause [xx] of the Sydney LEP 2012.
4. The jury is to comprise a total of six members. The proponent is to nominate three jurors and the City of Sydney is to nominate three jurors, with at least one member having indigenous heritage.

### 3.10 Sustainability

#### Design guidance

1. An Ecologically Sustainable Development strategy is to accompany a development application for a new building that demonstrates how the following standards will be achieved:
  - a. BASIX Energy score of 50
  - b. BASIX Water score of 50 (assuming connection to recycled water)
  - c. Target a Silver WELL Building rating but achieve a minimum Bronze WELL Building rating
  - d. Target a 6 Star Green Star Buildings rating using WELL v2 / Green Star crosswalk tool
  - e. Target Passive House certification.
2. Development is to apply the principles of biophilia in design, such as incorporating green walls and roofs.
3. Development is to consider Urban Green Cover in NSW Technical Guidelines (OEH, 2015), Greener Places (GANSW), and the draft Greener Places Design Guide (GANSW).
4. A Waste and Recycling Management Plan consistent with City of Sydney's Guidelines for Waste Management in New Developments is to be submitted with any development application and will be used to assess and monitor the management of waste and recycling during construction and operational phases of the proposed development.