

11th June 2021

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**Pymont Key Site Masterplan – UTS, Indigenous Residential College (IRC)
State Design Review Panel - 3rd June 2021 (SDRP 1)**

Dear Kara,

Following the SDRP for this project on 3rd June 2021, a summary of advice and recommendations is outlined below.

UTS and its project team are commended for the integrated landscape strategies and Country led thinking that underpin this project. The scheme has promising ambitions to improve both the public domain and the student experience for Aboriginal students at UTS.

While the purpose of this SDRP is to consider the master planning of UTS sites in this part of the campus (under the Framework for Key Sites and the Pymont Peninsula Place Strategy - PPPS), it has subsequently been agreed that UTS Site 5 and associated linkages into Haymarket will now be subject to a separate and future process through the City of Sydney. As a result, and due to uncertainty around the future function and uses of Site 5, this site and the linkages were not presented for review. Consequently, most of the commentary and recommendations are confined to Site 13-15 and its immediate context, with limited consideration of the project in relation to the broader future precinct and the Framework for Key Sites in the PPPS.

It is noted that the project will be subject to a Design Competition at the next stage-

1. The Indigenous Perspective and Landscape Integration

The project has developed through a process of extensive consultation with the UTS Indigenous advisory group. This and the Country led approach is highly commended. It is critical to the success and integrity of the project that continuing Indigenous leadership and consultation and the cultural information and integrated landscape strategies proposed are retained through subsequent stages.

- Ensure that the results of Indigenous consultation thus far, continuing Indigenous leadership, the Country led approach and landscape integration form an integral part of the design competition brief and other future project delivery systems, in a manner that prevents them from being lost or eroded through value management, etc.

2. Public Domain

The aspiration of the scheme to extend the scope of work area to encompass the Omnibus Laneway, adjacent public areas of the Dr Chau Chak Wing Building and Mary Ann Street as pedestrianised public space integrated with the project, was supported in principle. However, as these areas are outside of the project boundary, delivery is dependent on

consultation with the City of Sydney and other landowners and should include consideration of matters such as impacts of flooding, which is understood to be a major issue in this location. Concerns were raised around the success of the project relying on the delivery of this public domain, and the implications for the IRC if it were delivered late or not at all. In addition, more detail is required to understand the precinct heart and whether it will be an activated, successful public space.

- Liaise with relevant authorities regarding the potential to include the Omnibus Lane, Dr Chau Chak Wing Building and Mary Ann Street public domain area, (as shown on the IRC Public Space Ground Floor Diagram in yellow), into the project.
- Review the proposal to ensure it will be successful without reliance on the extended public domain and strategise for multiple outcomes – delivered at the same time, at a later stage, or not at all.
- Provide connectivity, circulation diagrams and cross sections to test the precinct heart and demonstrate the various pedestrian entry points and movements across the ground plane.
- Provide solar access analysis and drawings to demonstrate the precinct heart will deliver high quality amenity.

3. The Broader Precinct

The proposal has the potential to serve as a pilot project for the broader UTS precinct (Site 5 etc), specifically the Country-led thinking and sustainability approach.

The discussion around public domain and connectivity revealed the presence of a secondary pedestrian circulation layer, often through buildings, across the UTS campus and Ultimo/Pymont that the project can weave into.

- Illustrate how the Public Domain (pedestrianised public space) plugs into this secondary layer to promote enhanced connectivity.
- Diagram how the Country led thinking and landscape integration can lead by example and relate with the greater precinct.
- Investigate resolving the project's sustainability targets at a Precinct and Peninsula scale and provide diagrams to illustrate the relationships between the multiple buildings within the precinct. The City of Sydney Net Zero Plan should be used as a starting point.

4. Built Form and Context

It is unclear which aspects of the design presented will be locked into the brief, and what will be negotiable during the design competition phase. Further information is needed to

understand the level of flexibility the competition design teams will have to reshape the envelope and façade articulation, and whether this will impact the internal spatial requirements and extent of planting.

- Provide more clarity on the competition design brief intent and planning controls including what is fixed, and what is negotiable.
- Further clarity is required on Gross Building Area and Gross Floor Area, and their impact on the spatial requirements and façade articulation.
- Ensure there is a generous envelope with opportunity for a range of design strategies to be explored in the design competition process.
- Undertake and demonstrate a detailed investigation and analysis into the interface with neighbouring buildings, in particular the overshadowing and privacy impacts on the residential apartments to the south.
- Explore changes to the building mass and precinct heart to provide a greater buffer to the south, in conjunction with investigations noted above in relation to amenity and solar access to 'the heart'.
- Demonstrate that the elevated gardens within the building will receive adequate natural lighting to thrive.
- Illustrate how the built form responds to the context and is sensitive to the conservation area / heritage buildings to the south and low-rise streetscape.
- Provide a more detailed briefing on the Conservation Management Plan and how the project is responding to the Heritage considerations and recommendations, including other options for the arrangement of mass (such as above the existing heritage building on the site).

5. Internal Planning and Competition Design Brief

It was noted that there are very generous provisions for internal circulation and unit layouts are not yet resolved. In addition, and as noted above, it was uncertain whether the proposed elevated gardens would receive adequate solar access to be successful. As both of these functions occupy a considerable proportion of building envelope and GFA, alternative, more efficient planning strategies should be explored and presented.

- Clarify specific design conditions for the IRC to meet student requirements identified through consultation, including room sizes, layouts and depths, access to shared facilities, landscape, soil depths, natural light and quality of the internal spaces.

The issues and recommendations outlined above should be addressed and presented at the next Design Review session.

If you have any queries, please contact Olivia Hyde or Darlene van der Breggen.



Sincerely,
Olivia Hyde
Director of Design Excellence
Professor of Practice, University of Sydney Architecture
Chair, Pyrmont Key Site Masterplan – UTS SDRP

CC

NSW SDRP Panel members

Rod Simpson, Digby Hall, Sophie Dyring, Penny Collins,
Graham Jahn (CoS nominee)

Olivia Hyde (Chair, SDRP)

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