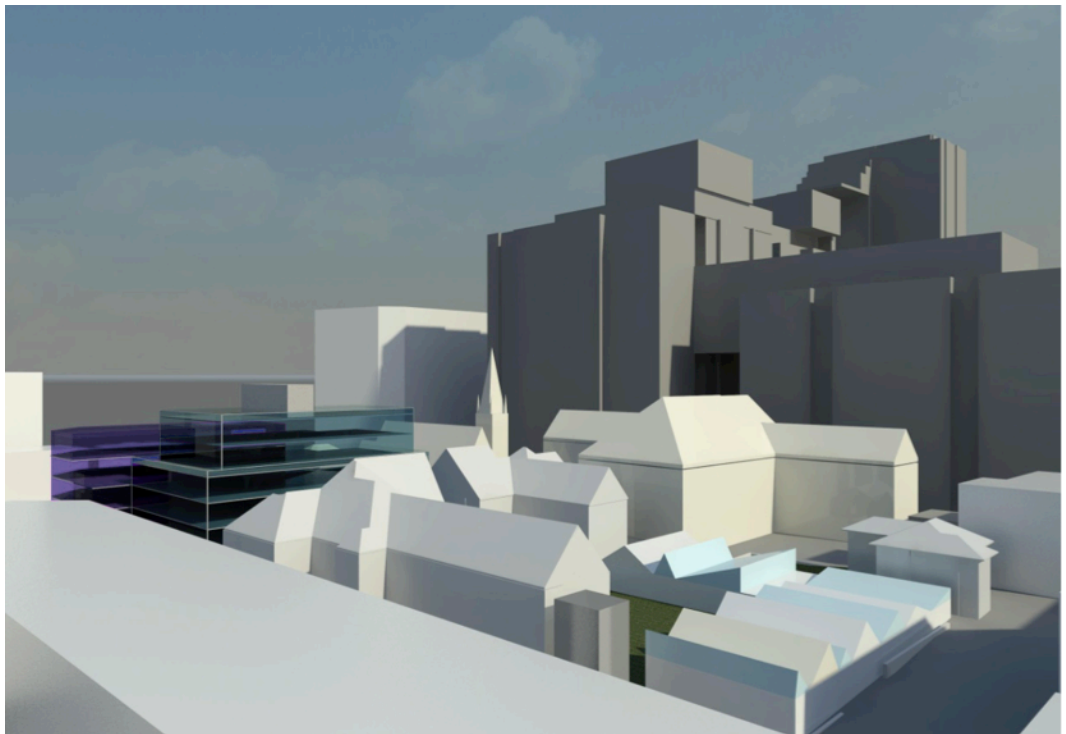


**University of Technology, Sydney**

**Request for Director general's Requirements  
Blackfriars Precinct – State Significant Development**

**Submission to the Department of Planning and Environment**



## Executive Summary

This submission seeks the Director General's Requirements for a new development on the University of Technology's (UTS's) Blackfriars Precinct site at Buckland Street Chippendale, opposite the UTS Main City Campus at Broadway, Sydney.

The University's vision is to create a unique, innovation driven industry hub at Blackfriars. This precinct will leverage the university's position at the national epicentre of the creative digital industries and will encompass a new 6,225 square metre building that will house UTS commercial research partners.

The proposal is declared as State significant development under the State and Regional Development SEPP as an educational establishment with a capital value over \$30m. The proposal is consistent with the zoning for the site, but seeks increased height and additional floorspace above the development standards within Sydney LEP2012.

Following receipt of the Director General's Requirements (DGRs) UTS intends to seek approval for the use, height, floorspace, access, envelope and demolitions for its proposal in a staged development application, with the detailed design to be the subject of a subsequent stage.

The Blackfriars Precinct has been an educational precinct for over 100 years, first as a school and now as a university. This next phase is an exciting opportunity to bring industry and commercial research based collaboration and innovation directly into the physical heart of Sydney's digital economy.

Development Summary	
Use	Mixed use comprising educational establishment, commercial, research
Estimated capital value	Exceeds \$30m
Gross Floor Area	6,225 square metres
Floor Space Ratio (whole site)	1.5:1 (LEP FSR development standard is 1.25:1)
Height	Six storeys approximately, plus lift overruns and a basement. Total height estimated to be 23m (LEP height of buildings development standard is 9m)

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## About this report

This report was prepared by Urbanac and Studio Colin Polwarth PL for the University of Technology, Sydney.

The submission follows the format suggested by the Department’s online request for Director General’s Requirements for State Significant Development provided at the Department’s major projects website.

### Disclaimer

This report was produced by Urbanac based on the client’s objectives and for a specific purpose, and relies on the input of other parties. Information in this report may not be suitable for uses other than the original purpose. Modelling in the report is approximate to 1m from topographic and desktop research. The modelling is for block form for planning purposes and should not be regarded as an architectural design.

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### Issue

Issue version 04, 16 September 2014. Revised draft following consultation with City of Sydney Council and for submission to the Department of Planning and Environment.

## Blackfriars Precinct – The Future

The key role Pyrmont-Ultimo plays in Australia's digital economy was profiled in recent City of Sydney data that shows the precinct around Harris Street saw a 252 per cent increase in information and communication technology workers between 2007 and 2012.

The University wishes to build on the momentum to create a unique, innovation driven industry hub at its Blackfriars precinct. This precinct will leverage the university's position at the national epicentre of the creative digital industries and will encompass a new 6,225 square metre building that will house UTS commercial research partners.

The new building will complement an existing building on the site that houses the UTS Advanced Analytics Institute whose work touches many sectors of the new digital economy.

Blackfriars will provide a hub for leading academics and industry partners to work side by side leading to:

- Collaboration through the open exchange of information, skills and ideas
- Development of start-up companies
- Commercialisation opportunities
- Collaborative research partnerships

The precinct will create a culture of creativity, innovation and collaboration, boosting Sydney and Australia's innovation skills, attracting investment and creating jobs.

UTS receives regular requests for space from research partners. The vision is for UTS to develop a hub for research based collaboration and innovation.

The Blackfriars precinct will provide a unique space within UTS that will offer research partners access to University researchers, facilities and students. No other University space can provide an environment where UTS academics, students and industry partners can collaborate and innovate in an industry research hub. Across Broadway, the UTS City Campus Master Plan is creating a vibrant and engaging education precinct, with a mix of teaching, research and industry engagement spaces and this is fundamentally changing the way UTS delivers teaching, learning and research. UTS's vision for a research and innovation hub cannot be accommodated on the main City Campus due to the lack of available space, and because most collaborative industry research activities perform best when they have separation from teaching spaces.

The Blackfriars Precinct has been an educational precinct for over 100 years, first as a school and now as a university. This next phase is an exciting opportunity to bring industry and commercial research based collaboration and innovation directly into the physical heart of Sydney's digital economy.

## 1. Site Details

### Location

The proposal is located at the northern end of the UTS Blackfriars Precinct at 2-14 Buckland Street, Chippendale.

The site is located west and peripheral to the Sydney CBD, within the Broadway Precinct, located on the corner of Blackfriars and Buckland Streets, Chippendale occupying approximately half of the block between those streets, Abercrombie Street and Broadway. The site area is 6,043 square metres.

It comprises multiple lots including Lot 1 in DP832799, Lots 10-16, 18-20, 22-25 Sec 3 in DP466, Lots 1-14 Sec 4 in DP466, Lots 9-12 Sec 5 in DP466, Lot 221 in DP133367, Lot 1 in DP724081, and Lot 1 in DP122324.

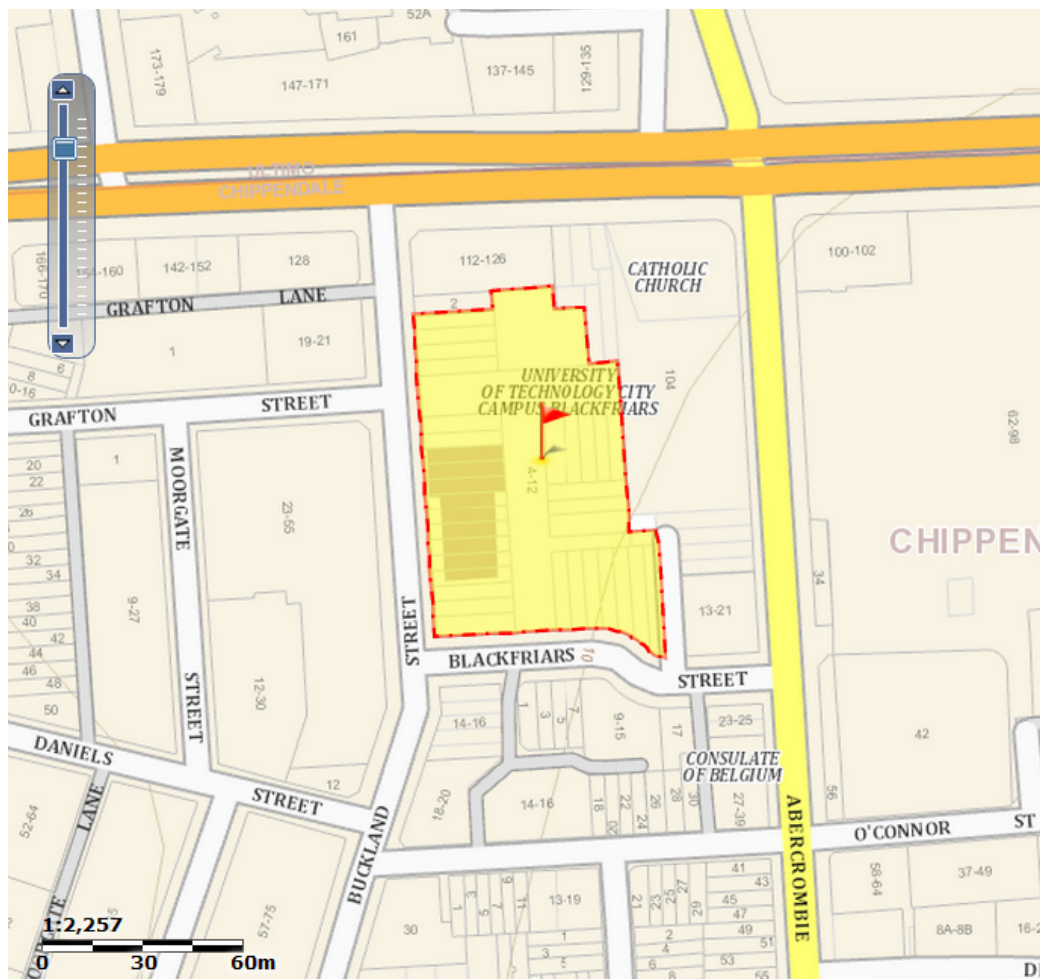


Figure 1. Location Map (source: <http://maps.six.nsw.gov.au/>)

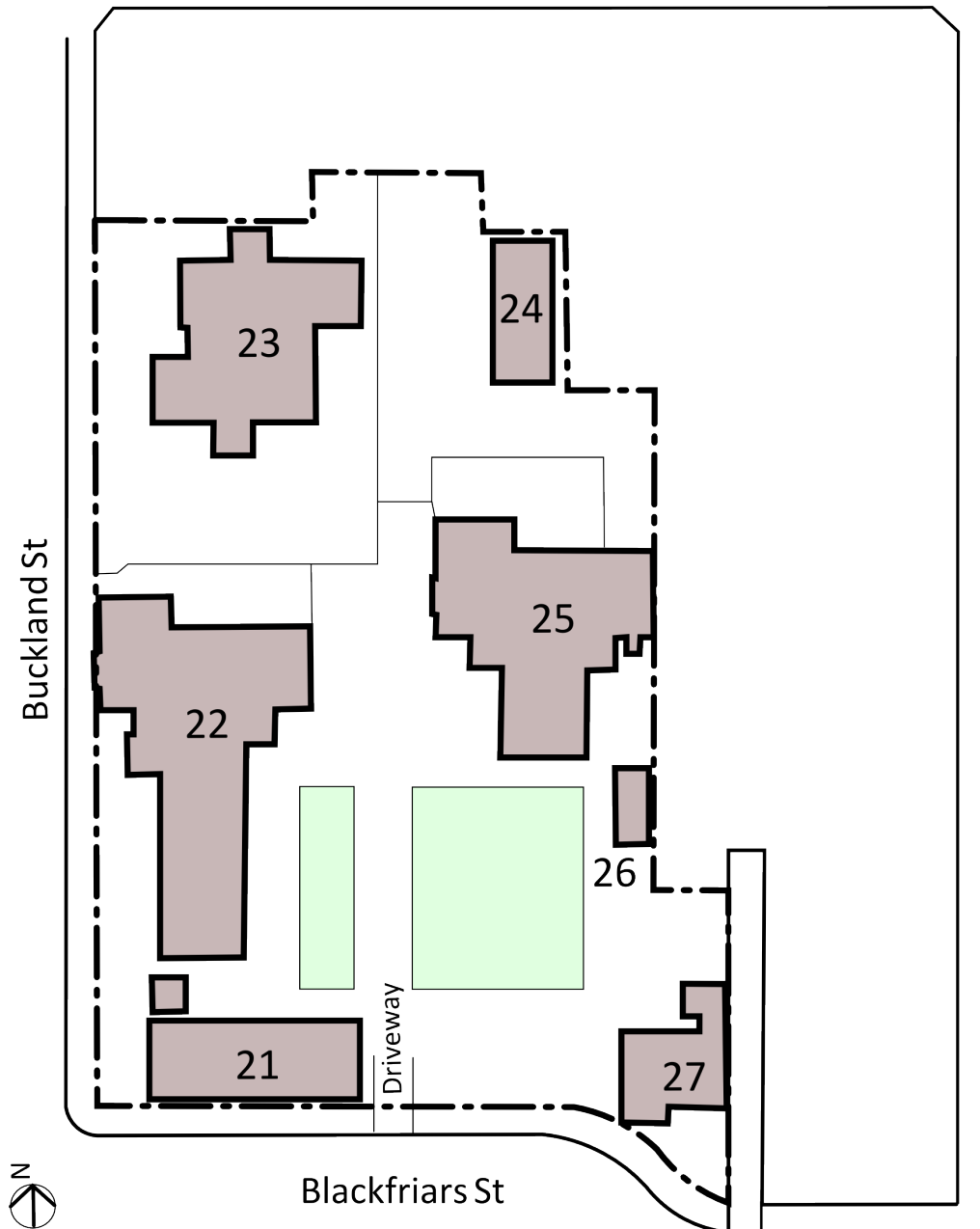


**Figure 2. Aerial Photo showing the site (source: <http://maps.six.nsw.gov.au/>)**

### **The site**

The site contains seven buildings as well as a number of smaller ancillary structures such as fencing, carparking and other minor features. The seven buildings are (using UTS's campus numbering – please refer to the following plan diagram):

21. A single-storey timber c1920s portable, former classroom building
22. The 1883 two-storey former Infants and Girls Primary School, currently accommodating the Advanced Analytics Institute research partner
23. A single-storey c1994 masonry and timber childcare centre (50 places)
24. A single storey timber c1920 portable former classroom building
25. The 1883 two-storey former Boys Primary School, currently used as university teaching spaces
26. A single storey toilet block constructed c1990
27. The 1883 two-storey former Headmaster's Residence, currently used as residential accommodation for academics.



**Figure 3. Site Diagram**

The site and its buildings are not listed on the State Heritage Register.

Sydney LEP 2012 lists the site as a Heritage Item (Reference I170, local significance). The site is also a Heritage Conservation Area (C9 Chippendale Conservation Area).

A Conservation Management Plan and Heritage Impact Statement has been prepared for the site by Wayne McPhee. The CMP identifies the northern end of the site has development potential and that buildings 23 and 24 have low significance and can be demolished (refer to Figure 9).

### Surrounding area

The remainder of the Blackfriars Precinct block is primarily occupied by University of Notre Dame Australia, and the St Benedict's Catholic church.

The surrounding Chippendale area is in a state of transition, with warehousing, offices and creative industries, and increasing residential development changing the nature of the area.

Further to the East is the CUB development site with much bulk and scale including high-rise towers currently under construction. To the south the Chippendale area is characterised by a mix of small-scale terrace housing and larger bulkier warehouse and industrial forms with a mix of residential and commercial uses, with an emphasis on creative industries. To the northeast the main UTS campus is currently undergoing a substantial redevelopment.

### Approved Development

A new, one-storey UTS childcare centre was approved in 2013 by the City of Sydney Council at the southern end of the site. Fronting Blackfriars Street, the centre will provide 83 places, with a floor area of 800 square metres and outdoor play areas occupying the courtyard between the heritage items. The approval included demolition of Building 21 and adaptive reuse of Building 27. The development of the childcare has not yet substantially commenced.



**Figure 4. Photomontage of the UTS childcare centre**

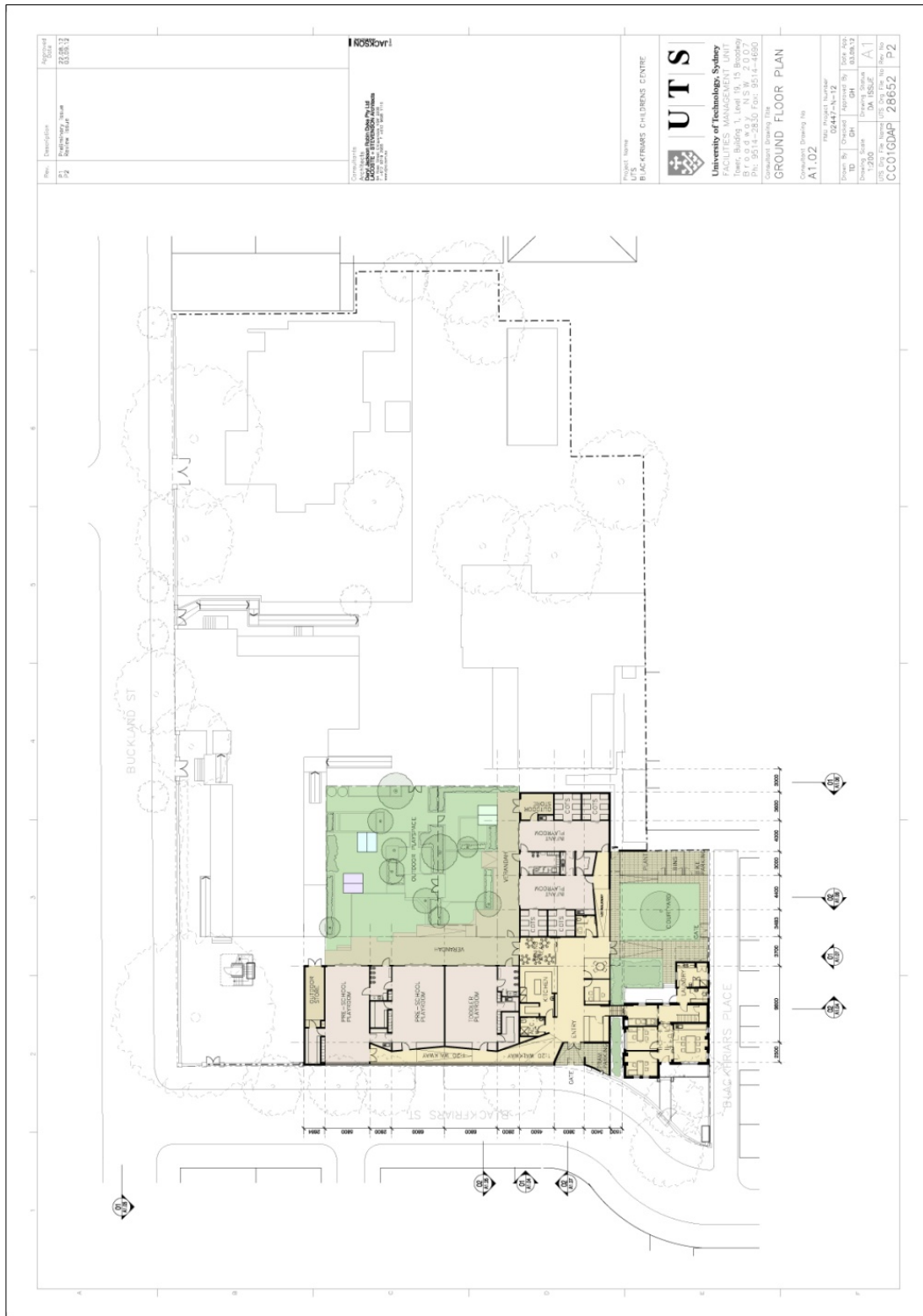


Figure 5. Approved childcare centre ground floor plan

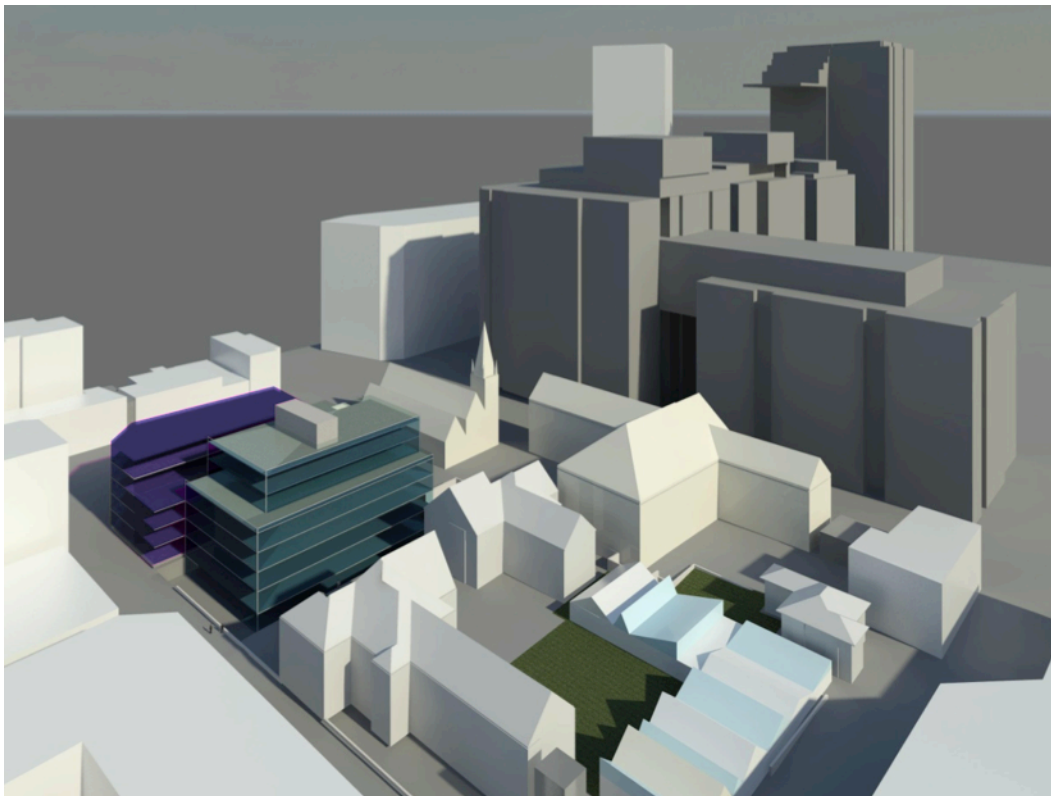
## 2. Development Description

The University proposes to create a unique, innovation driven industry hub at its Blackfriars precinct. This will encompass the continued use of the site's significant heritage buildings complemented by a new 6,225 square metre building to house UTS research partners with a focus on the digital economy.

The Blackfriars building will provide a hub for leading academics and industry partners to work side by side leading to:

- Collaboration through the open exchange of information, skills and ideas
- Development of start-up companies
- Commercialisation opportunities
- Collaborative research partnerships

The building will be located at the northern end of the Blackfriars Precinct site. The proposed building envelope comprises a basement, and six floors (four typical floors of approximately 1,000 square metres and two upper floors of approximately 800 square metres are illustrated) with a total floorspace of 6,225 square metres.



**Figure 6. Aerial view showing the proposed building envelope in its context. The UTS building is shown in green/grey. Behind in darker blue is a future envelope at the LEP permissible height of 18m for the corner site owned by University of Notre Dame Australia. In the foreground is the UTS childcare centre approved DA in light blue.**



**Figure 7. Plan diagram of the Blackfriars Precinct. The UTS site boundary is shown in red. The proposed UTS building envelope is shown in green. North in blue/purple is a potential future development envelope that is compliant with LEP development standards for the corner site owned by University of Notre Dame Australia. The UTS childcare centre approved development is shown in light blue at the bottom of the image.**

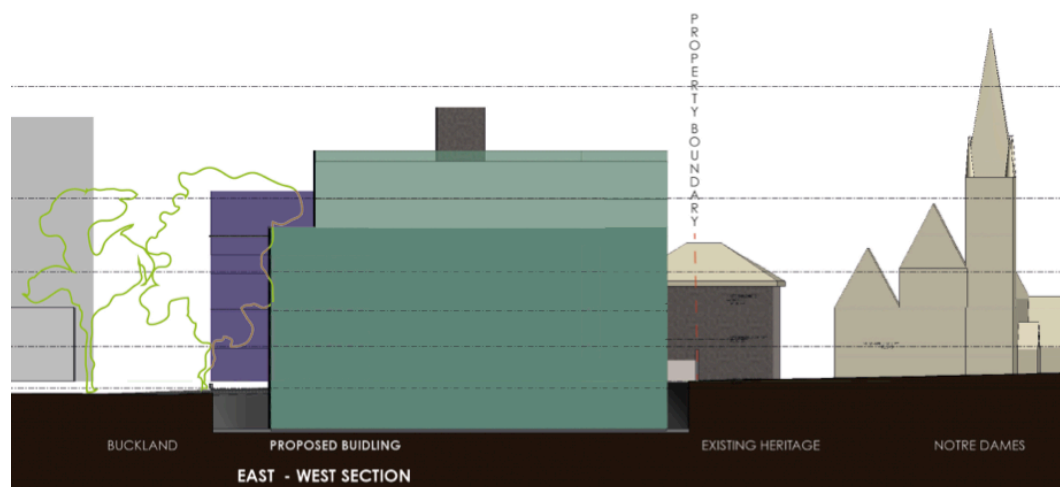
The proposed building envelope can be set back from Buckland Street to allow for the retention or replanting of major trees along the street frontage and to respond to the setbacks of the adjacent heritage item.

The eastern and northern extent of the building envelope can be set back from side and rear boundaries in order to allow for access to light and air and building maintenance. The envelope illustrated is shown on the boundary adjacent to the existing backpackers building (2 Buckland Street), which is also built to the boundary.

The envelope's southern extent is set back from the site's significant heritage items in order to conserve their curtilage in accordance with the recommendations of the Conservation Management Plan.

UTS proposes that vehicular access would be constrained to Buckland Street. It is anticipated that there will be a single basement providing servicing and a small amount of parking. UTS does not propose to maximise permissible parking on the site due to the proximity of major public transport corridors, and due to the potential for vehicle parking to be taken up by existing public parking in the area, including at the UTS City Campus on the other side of Broadway. As a result, there will be only minimal traffic generated by the proposed use. A full traffic study will accompany a subsequent development application.

Pedestrian access is from Buckland Street into ‘quadrangle’ at the centre of the UTS Precinct site. This will help to open up access into the site in keeping with its former uses as a school, with the new building entrance to be located on the southern face of the proposed new building facing this space between the sites two main heritage school buildings. It will also simplify access, including for disabled people, for both heritage buildings on the site.



**Figure 8. Section diagram East-West through the UTS Blackfriars Precinct. The proposed UTS building is shown in green. Behind in blue is a permissible future development envelope for the corner site owned by University of Notre Dame Australia. The spire of St Benedict’s Church on the adjacent site is shown on the right.**

Development Envelope Metrics	
Use	Mixed use comprising educational establishment, commercial, research
Floorspace	6,225m <sup>2</sup>
Height	Six storeys approximately, plus lift overruns and a basement. Total height is estimated to be 23m
Basement	Building servicing, parking for up to 20 cars, and floor space of approximately 400m <sup>2</sup>
Typical floors	Approximately 1,000m <sup>2</sup>
Access	via Buckland Street

### 3. Permissibility and Strategic Planning

#### Strategic Planning

##### Metropolitan Strategy for Sydney

The draft Metropolitan Strategy for Sydney is a new plan to guide our city's growth. The Metropolitan Strategy for Sydney contains detailed advice for six subregions to provide a direction for subregional planning including metropolitan priorities. The Subject site is in the Central sub-region. The Central sub regional strategy is currently being developed by the NSW Government and will replace the current Sydney City sub regional strategy.

Metropolitan priorities set for the Central sub regional include:

- to enhance the role of the subregion as Sydney's global economic driver, including strengthening connections within the Global Sydney and Global Economic Corridor city shapers
- Plan for new locations for business parks across Sydney in the new Subregional Delivery Plans.
- Identify industry clusters and hubs so that similar types of industry, such as health, education, offices or manufacturing, can be located close together.

Global Sydney priorities set for the Central sub regional strategy include:

- to recognise the role and unique character of Broadway as a cluster of world-class education and facilities focused on University of Technology Sydney and University of Notre Dame Australia.

The current Metropolitan Strategy's sub regional strategy for Sydney City includes relevant key actions for the sub region around employment and innovation including:

- Action A2 1.1: The Department of State and Regional Development to work with other Government agencies and industry to achieve the policy goals for innovation in the sector identified in the NSW Statement on Innovation.
- Action A2 1.2: The NSW Government, City of Sydney, TAFE, universities and other organisations to strengthen partnerships and investigate opportunities for government and institutions to work together within the Sydney Education and health precinct and the wider 'creative crescent' to promote innovation.

The proposal is very well aligned to the Metropolitan Strategy through supporting the City's global competitive tertiary education sector, supporting innovation, strengthening the educational cluster around Broadway, and creating jobs close to existing housing and transportation.

### City of Sydney - Sustainable Sydney 2030 Plan

Sustainable Sydney 2030 is the City's long term vision to be green global and connected by 2030. It includes 10 strategic directions:

- A globally competitive and innovative City
- A leading environmental performer
- Integrated transport for a connected City
- A City for pedestrians and cyclists
- A lively, engaging City Centre
- Vibrant local communities and economies
- A cultural and creative City
- Housing for a diverse population
- Sustainable development, renewal and design
- Implementation through effective partnerships

UTS has signed a memorandum of understanding with the City setting out how both organisations can work together to deliver on these directions and the University's own aims.

The UTS proposal will contribute to a range of the Sustainable Sydney 2030 strategic directions. The primary alignment is the development's use as an industry and commercial research and innovation hub for the digital economy directly supporting the City's global competitive tertiary education sector and creative industries. It also has a strong alignment through its high sustainability performance and encouragement of public and active transport.

### Permissibility

#### State Environmental Planning Policy (State and Regional Development) 2011

The proposed development is declared as State Significant by the SRD SEPP in accordance with *Section 8 Declaration of State significant development*. The proposed development is not permissible without development consent under Sydney LEP 2012 and is specified in *Schedule 1 State significant development—general: 15 Educational establishments*:

*Development for the purpose of educational establishments (including associated research facilities) that has a capital investment value of more than \$30 million.*

A preliminary estimate of the capital value of the development exceeds \$30m. Accordingly the proposed development is State Significant Development.

#### Sydney Local Environmental Plan 2013

##### Zoning

The land zoning map shows the subject site zoned B4 - Mixed Use. The same zoning applies to the rest of the block and most adjacent blocks. Educational establishments are permitted with consent. The zone objectives are:

- To provide a mixture of compatible land uses.
- To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.
- To ensure uses support the viability of centres.

**Height of Buildings**

The height of buildings map shows the maximum height for a building on the subject site as 9m.

**Floor Space Ratio**

The floor space ratio map shows the maximum floor space ratio for a building on the subject site as 1.25:1.

The LEP floorspace controls permit a maximum floorspace ratio of 1.25:1. With a site area of 6,043m<sup>2</sup> this gives a maximum permissible floorspace area of 7,554m<sup>2</sup>.

Existing development on the site utilises some of this area. Existing heritage buildings on the site to be retained occupy 2,023m<sup>2</sup> and the approved new childcare centre will utilise 820m<sup>2</sup>. This leaves a remaining development floorspace potential of 4,711 m<sup>2</sup>.

<b>Table: Blackfriars Site Development Areas</b>			
Site area		6,034m <sup>2</sup>	
Permissible floorspace		1.25:1	7,554m <sup>2</sup>
Existing Buildings:	Building 22	(1,027m <sup>2</sup> )	
	Building 25	(761m <sup>2</sup> )	
	Building 27	(235m <sup>2</sup> )	
Total Existing Buildings			(2,023m <sup>2</sup> )
Proposed Childcare			(820m <sup>2</sup> )
<b>Remaining Development Potential</b>			<b>4,711 m<sup>2</sup></b>
<b>Proposed Development</b>			<b>6,225 m<sup>2</sup></b>

**Exceptions to development standards**

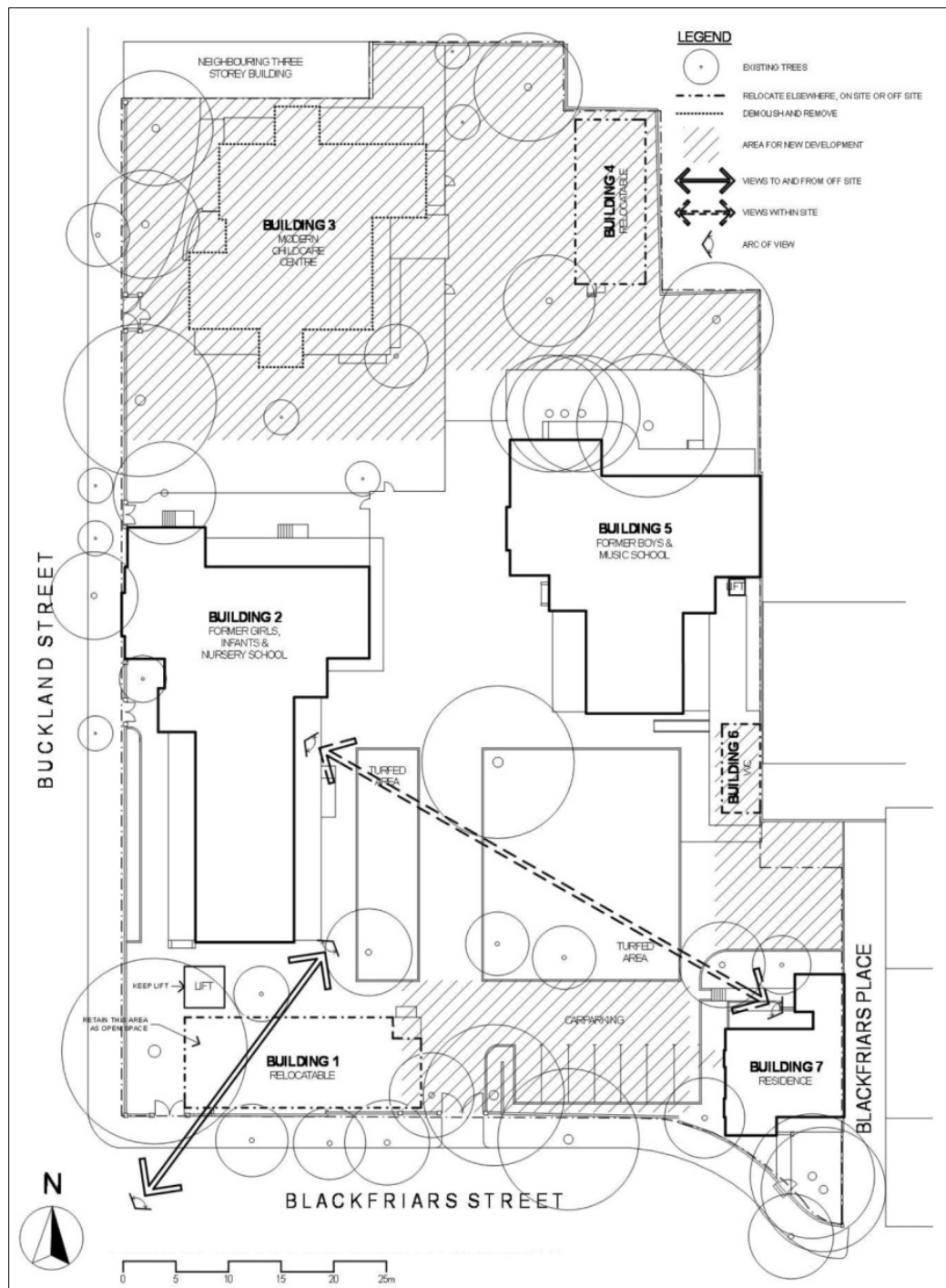
The LEP contains Standard LEP provisions relating to providing flexibility in applying development standards to achieve better outcomes for and from development.

**Heritage**

The site and its buildings are not listed on the State Heritage Register.

Sydney LEP 2012 lists the site as a Heritage Item (Reference I170, local significance). The site is also within a Heritage Conservation Area (C9 Chippendale Conservation Area).

A 2012 Conservation Management Plan for the site by Wayne McPhee and Associates has been provided for the site by UTS. It found that the two northern building on the site had low significance and could be demolished. It also identified that in order to respect the heritage curtilage of the significant former school buildings future development should be constrained to the northern end of the site (shown shaded).



**Figure 9. Conservation Management Plan 2012 by Wayne McPhee and Associates: Diagram 4 – Constraints and Opportunities. Note the shading at the top of the diagram corresponding to the site of the proposed building. The shading at the bottom of the diagram corresponds to the location of the approved childcare development.**

## 4. Impact Identification and Assessment

The key issues arising out of the proposed development are:

- Floorspace
- Height
- Heritage

### Floorspace

The floor space ratio map shows the maximum floor space ratio for a building on the subject site as 1.25:1. UTS proposes a new building of 6,225 square metres. This exceeds the permissible floorspace for the site by 1,514 square metres (equivalent to an FSR of 1.5:1).

UTS receives regular requests for space from research partners. The University's vision is that the Blackfriars Precinct would allow it to partner with research entities.

Internationally, the benchmark centre for projects of this kind is the Carnegie Mellon University/Robert Mehrabian Collaborative Innovation Centre in the US:

<http://www.cmu.edu/corporate/partnerships/cic/>

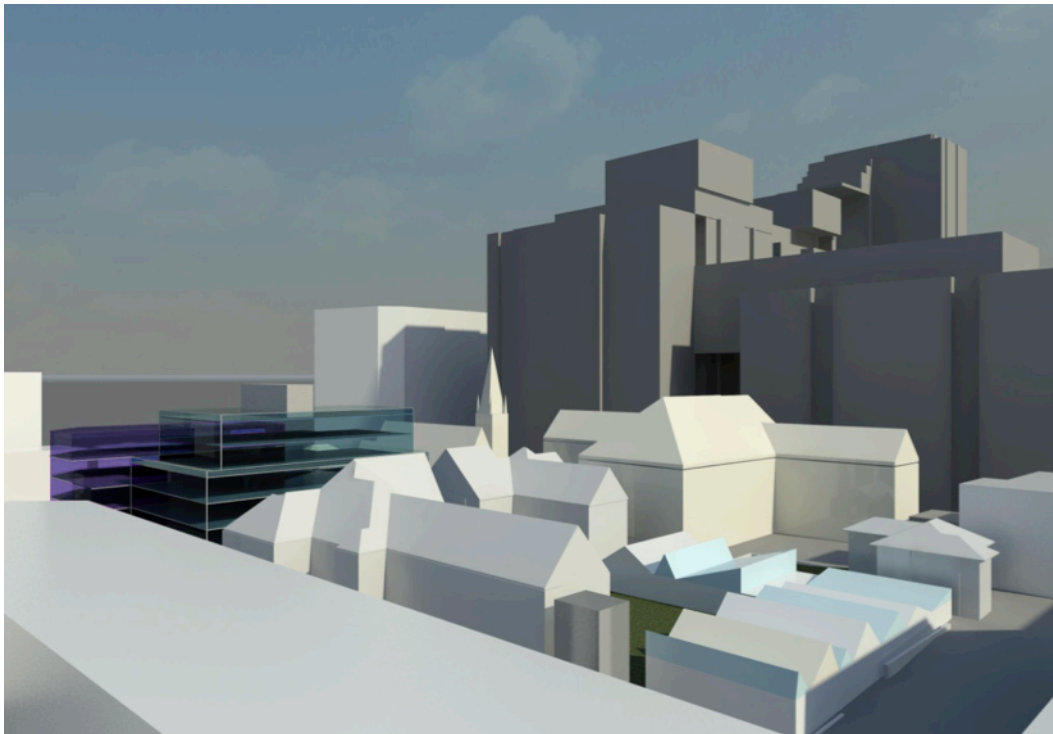
Key features of this centre are:

- Four-storey, 12635m<sup>2</sup> dry-lab research facility - providing office and lab space for technology companies wishing to collaborate with Carnegie Mellon to create innovative new concepts and products for the marketplace
- The facility promotes regional economic development as Carnegie Mellon researchers work together with industry to develop new technologies, new business ventures and new jobs.
- Tenants include Apple Pittsburgh, Disney Research and Intel Research (the Intel Research Lab is directed by a School of Computer Science Professor from CM)

At Blackfriars, the University is proposing a building of approximately half the size of the Carnegie Mellon CIC. This is considered to be the minimum in order to create a critical mass of research partnership organisations working collaboratively while still allowing flexibility about uptake of space as research projects develop. The university's experience is that industry partners require a minimum of 1,000 square metres with larger floor space requirements also common. This minimum is then combined with aligned University research space and collaboration space. UTS considers that a building of around 4,500 square metres would not be at a sufficient scale to yield significant material benefits to the University, the State or the City. A larger industry partner could dominate a building of that size and opportunities for attracting new industry to the City and the State together with cross industry and cross discipline collaboration would be lost. A larger area is therefore key to the success of a collaborative industry research centre at UTS. The University considers that a building in the order of 6,225 square metres is the right size to attract a critical mass of industry partners at a range of sizes, while at the same time providing essential university and collaboration space.

UTS will further develop a comprehensive justification of the proposed increased floor space. It will justify that it is reasonable in the circumstances, and results in a development that is preferable to that permitted by the LEP in terms of achieving the State's strategic policy outcomes, and achieving improved amenity, view, heritage and urban design outcomes. The justification will include the following:

- the resulting building is only 2 floors higher than a building that would comply with the maximum floorspace standard
- the resulting larger building is appropriate in the context
- the resulting building does not give rise to any significant heritage impacts compared with a building that complied with the maximum floorspace standard
- the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the zone objectives in particular:
  - the LEP standard does not provide sufficient floor space to meet anticipated development needs for the foreseeable future
  - the proposed development does not give rise to significant additional generation of vehicle and pedestrian traffic
  - the proposed intensity of development is very well located to utilise existing infrastructure
  - the new development is in keeping with the character of the locality with impacts largely constrained to the land already owned by UTS



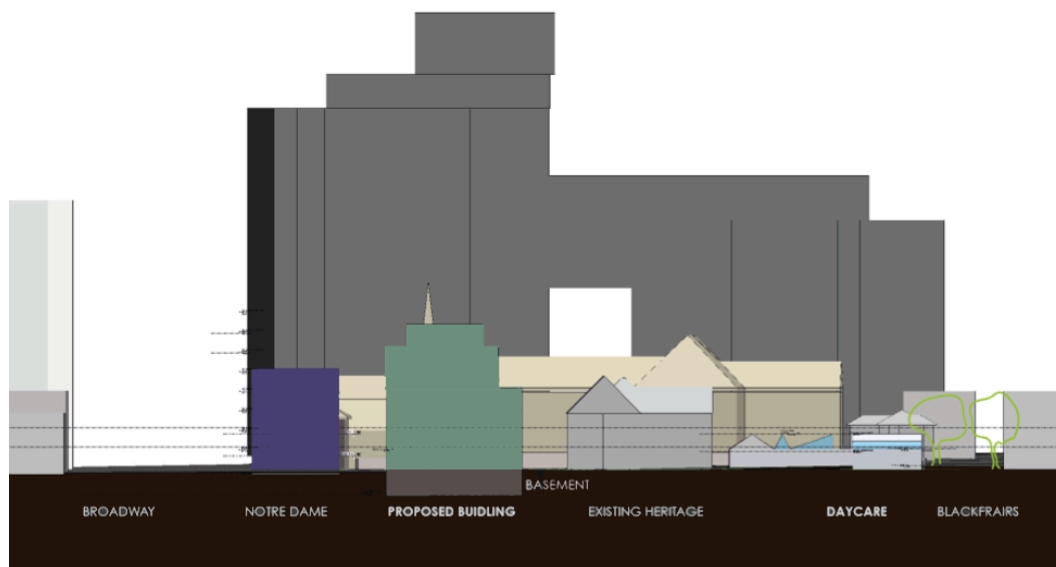
**Figure 10. View of the UTS proposal showing its fit with the context. The proposed building is shown in green/grey at the left of the image. Behind in darker blue/purple is a future envelope at the LEP permissible height of 18m for the corner site owned by University of Notre Dame Australia. In the foreground (to the right of the image) is the UTS childcare centre approved DA in light blue.**

## Height

### Height of Buildings

The height of buildings map shows the maximum height for a building on the subject site at 9m. The proposed development envelope has a height of 23m. This exceeds the permissible floorspace for the site by 14m.

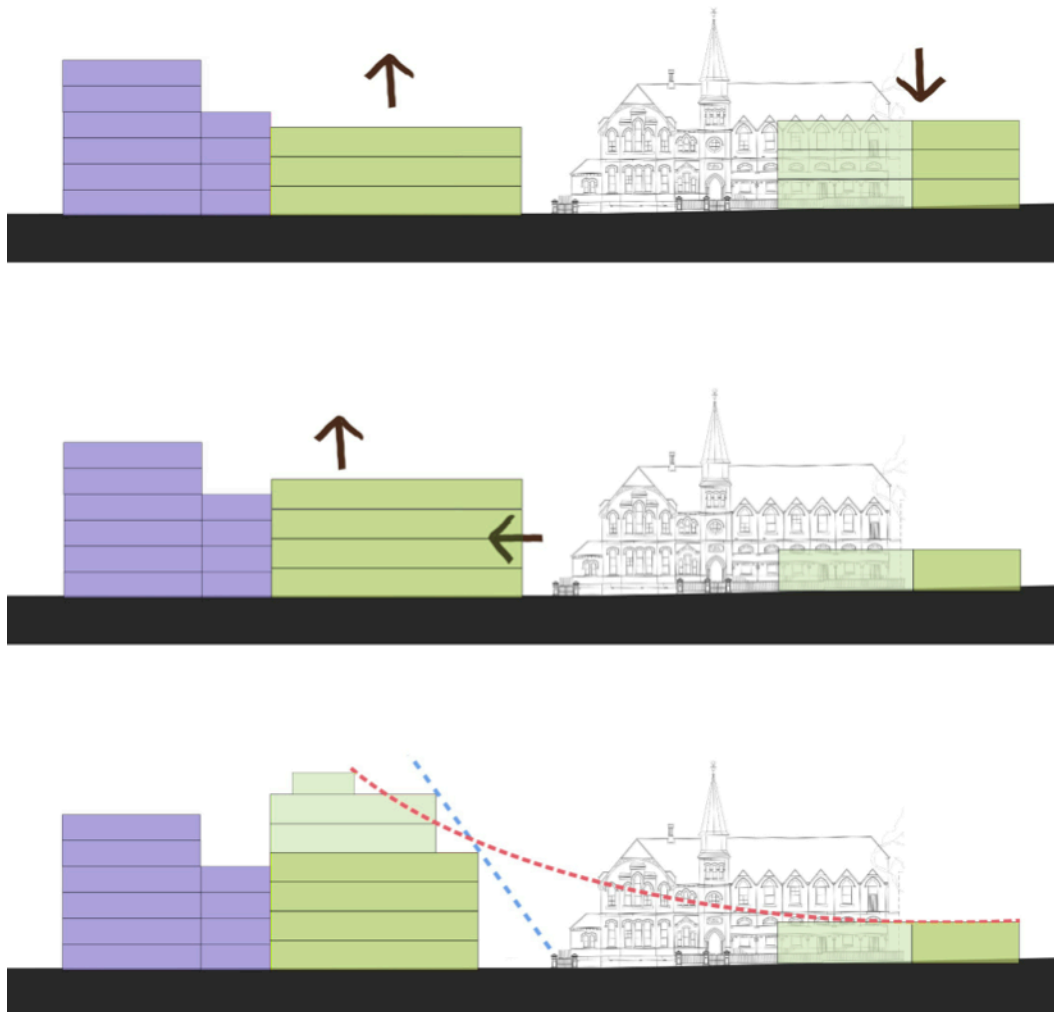
UTS will develop a comprehensive justification of the proposed increased height and why it is reasonable in the circumstances. The justification will highlight that the proposal results in a development that is preferable to that permitted by the LEP in terms of and achieving improved amenity, view, heritage and urban design outcomes. It will also address how the proposed increase addresses the achieving the State's strategic policy outcomes.



**Figure 11. Sectional diagram North-South showing the UTS proposal (green) and permissible future envelope (blue) in context with the Frasers CUB Development behind (dark grey) fronting Abercrombie Street (currently under construction).**

UTS acknowledges its proposal is higher than the development standard of the LEP. Notwithstanding it submits that the proposal is acceptable in the circumstances.

UTS will strongly argue that rebalancing permissible development potential from the Blackfriars Street (south) end of the site onto a taller building at the north of the site results in better amenity, view sharing, overshadowing, urban design and heritage impacts compared to a blanket 9m height across the site. This is why UTS has sought only to build a one storey of childcare at the southern end of the site, with a view to placing taller buildings at the Broadway end of the site. This is illustrated in Figure 13.



**Figure 12. Massing Diagram (Buckland Street Elevation, not to scale).**

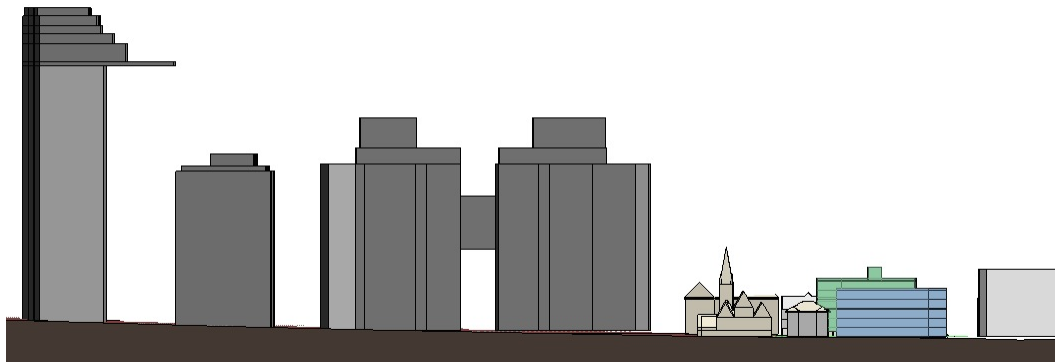
*This diagram illustrates the rationale of redistributing development potential on the site to achieve better amenity, overshadowing and heritage outcomes. The blue coloured envelopes shown at the left side of the diagram (Broadway frontage) indicate permissible envelopes for the adjacent sites owned by the University of Notre Dame Australia.*

*Step 1 (top) shows the permissible heights and development locations, which would provide development potential but would also significantly infill the site.*

*Step 2 (middle) shows the approach of lowering of height on Blackfriars Street (right) to improve views into the site and improve amenity for properties facing Blackfriars Street (reflected in the approved single storey childcare) while increasing heights to the north in order to maintain development potential.*

*Step 3 (bottom) shows increased heritage curtilage setbacks to the former school buildings to improve heritage outcomes, allow views into the site, and allow a better 'breathing' space around the heritage items while maintaining the development potential. Setting back of the upper floors also manages the scale of the building as viewed from within the site.*

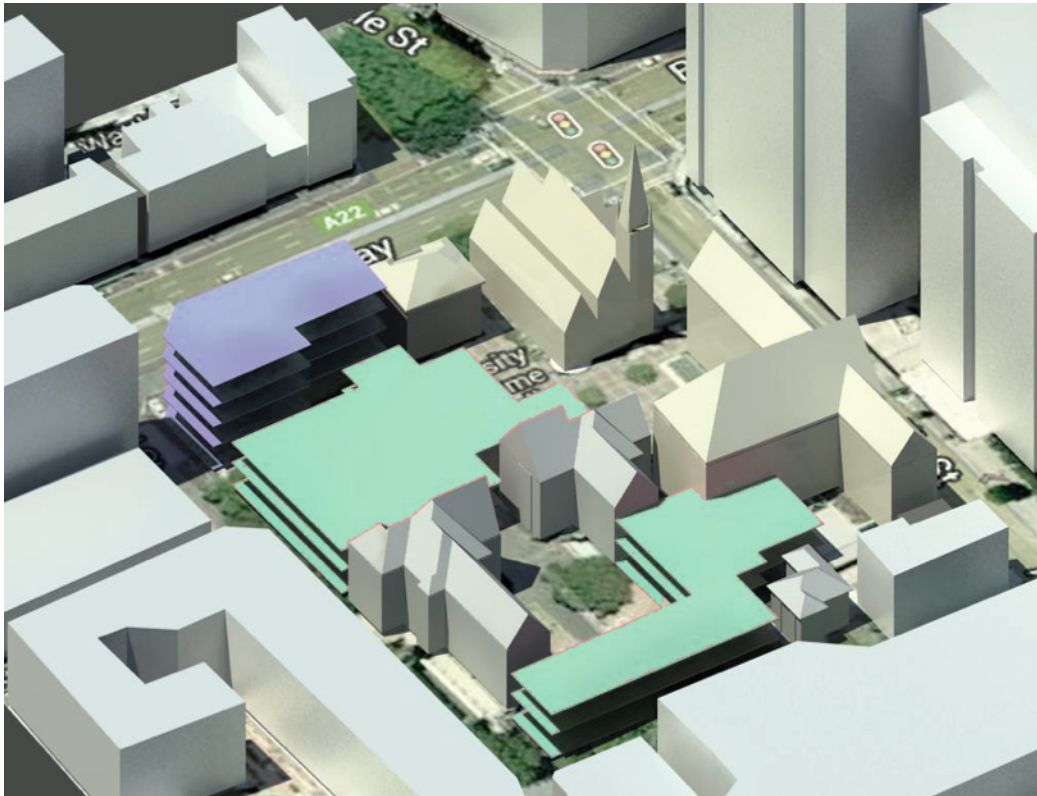
UTS will also argue that despite being higher than the LEP's development standards the proposal's height is eminently in keeping with the broader context and still modest in light of that context. The new buildings under construction on the adjacent block of Broadway, opposite on Abercrombie Street, part of the Frasers/CUB development are more than three times the height of the proposed new UTS building. Opposite on Buckland Street at the corner of Broadway are existing buildings at an equivalent height to that proposed by UTS. Importantly, UTS's proposal retains the spire of St Benedicts Church as the tallest structure on the block.



**Figure 13. Broadway elevation showing the UTS proposal (green) and a permissible future envelope (blue) on the corner site owned by the University of Notre Dame Australia in context with the St Benedicts Church (left) and Frasers/CUB Development (dark grey, to the left).**



**Figure 14. View from the new UTS building at the corner of Broadway and Wattle St showing the top of UTS proposal just visible above the western side of the church (circled in red). The envelope shown to the right of the church is a potential future building that is compliant with the LEP standards. Note that the heritage church spire continues to 'read' against the sky.**



**Figure 15 Comparison diagram: envelope study showing potential new development that is compliant with LEP height and floorspace controls. It is considered that the resulting larger shorter buildings would lead to poorer amenity, view loss, overshadowing, heritage and urban design impacts compared to the UTS proposal.**

## Heritage

UTS has a strong record of respecting the site's heritage items. It has invested significant funds in the removal of low grade infill buildings that have detracted from the heritage significance of the school buildings as well as in the conservation of the school buildings themselves. As a long term custodian of this site, UTS understands the cultural significance of maintaining and growing an educational presence in a site that has had an educational focus for over 100 years.

The proposal by UTS acknowledges the curtilage of the site's significant heritage items of the former Girls School and Boys School buildings and builds on the portion of the site identified in the Conservation Management Plan as suitable for development.

Rather than develop a series of lower, broader buildings of an equivalent height for the overall site, UTS has established an approach that opens up the space around the significant buildings and grades the height upward to the north. This allows the heritage items to "breathe" and opens the centre of the site to views from Buckland Street. This approach is considered to provide a more appropriate heritage response than wider buildings of a lower height, and one that is respectful of the curtilage of significant items whilst still achieving appropriate development potential.

The resulting building is taller, but will take its cues from the Victorian Gothic architecture of the school buildings, responding to the roof height, and front setbacks.

The envelope proposed by UTS allows for the top floors of the new building to be set back. This will ensure that the building recedes even further in the foreshortened views from Buckland Street and the courtyard between the former School buildings. UTS intends for this setback to ensure a 'campus' feel of the Blackfriars Precinct.

Although the proposal is currently articulated only as an envelope, the final building will incorporate a high quality architectural design with proportionality and lightweight materials designed to complement whilst being distinct from the adjacent heritage items, in keeping with heritage infill best practice. UTS recognises the need to achieve a very high architectural quality in the building's design.

A preliminary heritage impact statement has been prepared to support this request for DGRs and will be developed further to accompany subsequent development application stages.

## Other Potential Impacts

### Traffic

The limited size of the carparking to a maximum of only 20 vehicles is significantly less than for typical commercial developments of this scale. The location of the site within close proximity to major public transportation corridors and interchanges means that access is not an issue. Accordingly traffic generation is not considered to be a significant issue. A traffic study will be provided with the stage 1 development application.

### Overshadowing

The taller building envelope proposed by UTS will have greater overshadowing impact than one envisaged by the LEP. As the building is located at the north of the UTS site, the primary impact of this overshadowing is on the remainder of the UTS site. Accordingly overshadowing is not considered to be a significant issue. Overshadowing studies will be provided with the stage 1 development application.

### View loss

The good separation of the proposal from most nearby buildings means that there are not expected to be significant view impacts.

### Amenity

The good separation of the proposal from nearby residential buildings means that there are not expected to be any significant visual, privacy or amenity impacts.

## 5. Justification

The University wishes to create a unique, innovation driven industry hub at its Blackfriars precinct, leveraging off its position at the national epicentre of the creative digital industries. UTS needs to expand its connections with industry and its research capacity and requires a space of sufficient capacity and quality that will attract quality industry partners. The key drivers include new knowledge, new jobs and investment into the City and the State. The key investment is in a new 6,225 square metre building that will house research partners working collaboratively with the university.

This important facility will encourage new research and innovation in the digital economy, as well as support the creation of new jobs in the creative industries sector in the heart of Sydney's global economic arc. This is well aligned to the Metropolitan

Strategy's support of the City's global competitive tertiary education sector, supporting innovation, strengthening the educational cluster around Broadway, and creating jobs close to existing housing and transportation.

The new building will complement an existing building housing the UTS Advanced Analytics Institute. The Institute's work touches many sectors of the new digital economy. There are also plans in place to collocate a start-up incubator with the Institute. Blackfriars will provide a hub for leading academics and industry partners to create a culture of creativity, innovation and collaboration. The project will boost Sydney and Australia's innovation skills, attracting investment and creating jobs in the digital economy and creative industries.

UTS receives regular requests for space from research partners. The University's vision is that the Blackfriars Precinct would allow it to partner with research entities. The proposed building area of 6,00 square metres is considered to be a minimum in order to create a critical mass of research partnership organisations working collaboratively while still allowing flexibility about uptake of space as research projects come online.

The project cannot be accommodated on the main City Campus due to the lack of available space, and because the university's experience is that collaborative industry research activities perform best when they have proximity to academics while at the same time have separation from teaching spaces (eg The Institute for Sustainable Futures, Centre for Health Economics Research and Evaluation). Industry partners require a location close to a commercial environment, and 'salt and peppering' the new hub throughout the new campus would not succeed. The University considers that the Blackfriars site is the only option for the creation of this facility currently available. The scale at Blackfriars also ensures an appropriate campus feel for the precinct, which is important to the identity of the facility and the success of the project.

It should also be noted that the long term planning by the University had allowed for the site to achieve an overall floor space ratio of 1.5:1. This was the floor space ratio permitted up until the most recent amendment of the Sydney LEP, which reduced the floor space ratio to 1.25:1. Unfortunately, the University did not become aware of this reduction in time to make an objection during the exhibition period of the LEP. Though the University wrote to the Director General of the Department of Planning in 2013, prior to the making of the LEP by the Minister, noting this situation the LEP was made with the permissible floor space reduced. It should be noted that the current proposal by the University does not seek to increase the site's overall floor space beyond the level permitted by the previous LEP.

## 6. Consultation

### City of Sydney Council

UTS met with Council staff from the City of Sydney on 1 September 2014 to discuss the proposed development. The issues discussed included UTS's approaches to heritage, archaeology and height. Council staff indicated general support for the staged development application approach (seeking consent for an envelope first), and noted that the design quality of the final building would be very important, suggesting a competitive design excellence process should be encouraged. Council staff did not raise significant objections to the proposal at the meeting. Council staff did not provide written feedback from the meeting.

## 7. Capital investment value

UTS has obtained an estimate of the final costs of the proposal from Davis Langdon, an AECOM company, (attached) confirming that the estimated capital investment value of the proposed development exceeds the \$30m capital investment value threshold in Schedule 1 of State and Regional Development SEPP.