

Masterplan

UTS Blackfriars Precinct

Location:

4-12 Buckland Street Chippendale NSW 2008. The UTS Blackfriars Precinct has frontages to Buckland Street and Blackfriars Street in Chippendale, occupying approximately half of the block between those streets, Abercrombie Street and Broadway.

Applicant:

University of Technology, Sydney (UTS)



Consent Authority:
City of Sydney

Prepared by:
URBANAC

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About this Report

UrbanAC has been engaged by the University of Technology, Sydney (UTS) to prepare this Master Plan to accompany a development application lodged with the City of Sydney.

This master plan should be read in conjunction with the 2012 Conservation Management Plan by Wayne McPhee and Associates.

Masterplan Requirement

The South Sydney Development Control Plan 1997: Urban Design Clause 28 (Built environment design principles and masterplans) requires the Council before granting consent to the carrying out of development on land within Zone No 5 or comprising a site area of 5,000 square metres or more, must take into consideration any masterplan for the land that is available to the Council. This clause does not, however, require that a masterplan be prepared where one does not exist in order to determine a development application.

Draft City of Sydney LEP 2011 which has been exhibited but not yet made requires under Clause 7.22 Development requiring preparation of a development control plan that development for the purposes of a new building where the site area for the development is more than 5,000 square metres.

At the time of writing this report, Draft City of Sydney LEP 2011 had not been made as a plan, but had been exhibited. In pre-DA discussions, Council's staff have advised that a masterplan should be provided addressing the draft instrument. As a result, this plan has been prepared to address the requirements of both South Sydney Development Control Plan 1997: Urban Design and the draft requirements of the City of Sydney LEP 2011.

UTS is not currently in a position to determine how the northern part of the site might be developed, and as a result, cannot yet specify possible heights or floor areas for any development. The remainder of the site is heavily constrained by heritage requirements and the curtilage of the site's significant heritage items. As a result, the Draft Masterplan diagram relies on the Conservation Management Plan's Diagram 4, supported by design principles.

Site Context

The Blackfriars Precinct is located at 4-12 Buckland Street Chippendale NSW 2008. The UTS Blackfriars Precinct has frontages to Buckland Street and Blackfriars Street in Chippendale, occupying approximately half of the block between those streets, Abercrombie Street and Broadway. The site's footprint is roughly rectangular with a stepped eastern boundary bounded to the west by Buckland Street, a 3 storey warehouse and a vacant car wash yard to the north, St. Benedict's precinct to the east, and Blackfriars Street to the south and comprises 6,043 square metres in total.

The site contains seven buildings as well as a number of smaller ancillary structures such as fencing, carparking and other minor features. The six buildings are:

1. A single-storey timber c1920s portable, former classroom building
2. The 1883 two-storey former Infants and Girls Primary School currently used as university offices
3. A single-storey c1994 masonry and timber modern Childcare Centre (50 places)
4. A single storey timber c1920 portable former classroom building, currently used as university office meeting space
5. The 1883 two-storey former Boys Primary School currently used as teaching space
6. A single storey toilet block constructed c1990
7. The 1883 two-storey former Headmaster's Residence currently used as academic accommodation

The site is listed as a heritage item in Council's Local Environmental Plan and buildings 2, 5 and 7 have been found to have high heritage significance in the Conservation Management Plan.

The site has been an educational precinct for over 100 years in a predominantly warehouse/industrial and increasingly medium to high density residential area of Sydney. The remainder of the block is largely occupied by Notre Dame University, on land formerly used as a Catholic Church and school. Beyond this block, the surrounding urban context is a mixture of warehouse buildings and newer medium density residential buildings.

The Chippendale area is in a state of transition, with increasing residential development changing the nature of the area. Further to the East is the CUB development site with much larger bulk and scale including high rise towers. 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.

Masterplan Controls

1. Form and External Appearance

- a) New development to have a complementary but contemporary form, design and materiality in order to distinguish significant heritage items

2. View Corridors

- a) Minimise development in the centre of the site, creating a quadrangle and maximising visual connectivity across the quadrangle between the Former Girls and Boys School buildings
- b) Allow views into the site from the Buckland St to glimpse the internal heritage buildings

3. Land Use

- a) Maintain the use of the site for children's and educational, university and related uses (respecting the site's 130 year history of education uses and 17 year history of childcare) within Conservation Management Plan guidelines.

4. Heritage, Archaeology and Streetscape

- a) Retain and conserve the three G.A. Mansfield-designed heritage structures.
- b) Adapt and re use interior spaces within Conservation Management Plan guidelines.
- c) Retain the site's perimeter palisade fencing whilst providing access within Conservation Management Plan guidelines.
- d) Maintain the curtilage of the site's heritage items within Conservation Management Plan guidelines.
- e) Provide an internal landscaped quadrangle space between the former school buildings to maintain their visual connectivity.

5. Bulk, Massing and Modulation of Buildings

- a) Minimise development in the centre of the site to protect the curtilage of significant heritage items in accordance with the Conservation Management Plan's Diagram 4.
- b) Concentrate height and floorspace in a new development to the north of the site (towards Broadway) responding to the increased building heights along this busy arterial road.
- f) Provide low scale development to the south of the site, responding to the lower scale development of Blackfriars Street, and the complementing the roofscape and scale of the significant heritage items.
- g) Allow demolition of Building 1(demountable/temporary), Building 3 (existing childcare centre) and Building 4 (demountable/temporary) within Conservation Management Plan guidelines.

6. Street Frontage Heights

- a) Maintain low scale development along the street frontage of Blackfriars St of 1-2 storeys.
- b) Development at the northern end of the site to have a street frontage height and contemporary form responding to the scale and form of nearby warehouse forms, within Conservation Management Plan guidelines.

7. Environmental Amenities

- a) Minimising overshadowing of the public domain by locating higher scale development at the north of the site and lower scale development at the south end of the site
- b) Maintaining an internal quadrangle in order to ensure solar access into the centre of the site for internal occupants.

8. Ecologically Sustainable Development

- a) Ensure new buildings provide for passive solar design, good natural lighting and cross ventilation and to minimise reliance on energy for heating and cooling.
- b) New building to investigate sustainability opportunities for alternative energy generation and for rainwater water harvesting and grey water use.

9. Public Domain

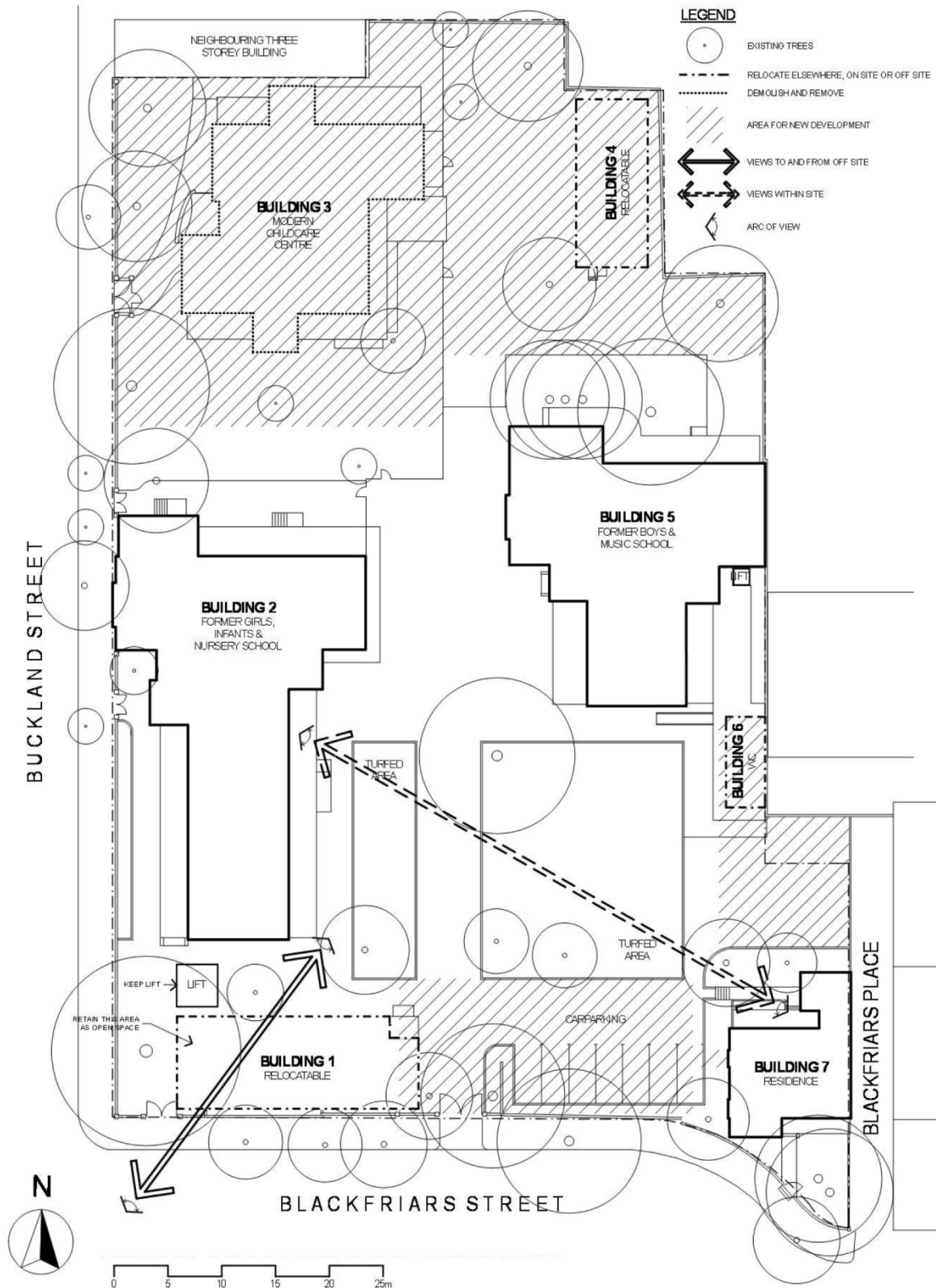
- a) Conserve original palisade fencing as a perimeter defining the site
- b) Minimise vehicular access to the site maximising on-street parking by removing driveways

10. Access

- a) Minimise vehicular parking on the site recognising the site's superior access to public transport, nearby university parking and in order to complement heritage significance
- b) Provide bicycle parking for workers and visitors to the site

Masterplan Diagram

Because of the site's significant heritage constraints the masterplan diagram uses the Blackfriars Conservation Management Plan Diagram 4 – Constraints and Opportunities.



Appendix 1

Draft City of Sydney LEP 2011 - Extract

7.22 Development requiring preparation of a development control plan

(1) This clause applies to the following development:

(a) development for the purposes of a new building...

(2) For the purposes of section 74D of the Act, a development control plan is required to be prepared in respect of development to which this clause applies if the development:

...(c) is not on land in Central Sydney or in Zone IN1 General Industrial and the site area for the development is more than 5,000 square metres...

(4) The development control plan must address the following:

(a) requirements as to the form and external appearance of proposed development so as to improve the quality and amenity of the public domain,

(b) requirements to minimise the detrimental impact of proposed development on view corridors,

(c) how proposed development addresses the following matters:

- (i) the suitability of the land for development,
- (ii) existing and proposed uses and use mix,
- (iii) heritage and archaeological issues and streetscape constraints,
- (iv) the location of any tower proposed, having regard to the need to achieve an acceptable relationship with other towers (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form,
- (v) bulk, massing and modulation of buildings,
- (vi) street frontage heights,
- (vii) environmental impacts such as sustainable design, overshadowing, wind and reflectivity,
- (viii) the principles of ecologically sustainable development,
- (ix) pedestrian, cycle, vehicular and service access, circulation and pedestrian permeability,
- (x) the impact on, and any proposed improvements to, the public domain,
- (xi) any impact on any special character area.

Appendix 2

South Sydney Development Control Plan 1997: Urban Design - Extract

28 Built environment design principles and masterplans

(1) The Council, in determining an application for consent to the carrying out of any development on land to which this plan applies, must take into consideration whether the development:

- (a) has been designed to reinforce and protect the local topography and setting, and
- (b) reinforces and enhances the streetscape and character of the locality, and
- (c) is compatible with the scale and design of neighbouring development, and
- (d) has been designed with adequate provision for the intended occupants, and those in the vicinity of the site of the proposed development, in terms of:
 - (i) privacy, and
 - (ii) access to sunlight, and
- (e) has been designed so as to be energy efficient in terms of natural:
 - (i) lighting, and
 - (ii) ventilation, and
 - (iii) heating and cooling, and
- (f) establishes and enhances the public domain, and
- (g) has been designed so as to preserve predominant view lines and vistas enjoyed from parks, reserves, roadways, footpaths and other areas of the public domain, and
- (h) encourages complementary land uses and activities.

(2) The Council, before granting consent to the carrying out of development on land within Zone No 5 or comprising a site area of 5,000 square metres or more, must take into consideration any masterplan for the land that is available to the Council.