

University of Sydney

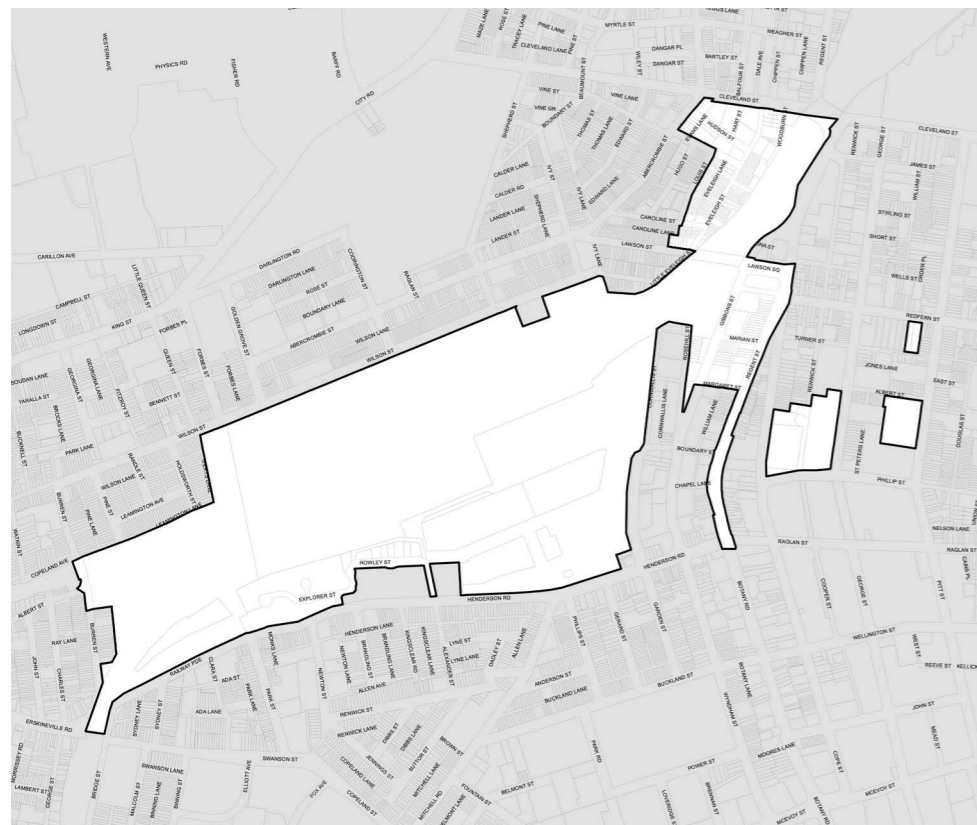
UTS

Sydney CBD (approx 4km from site)

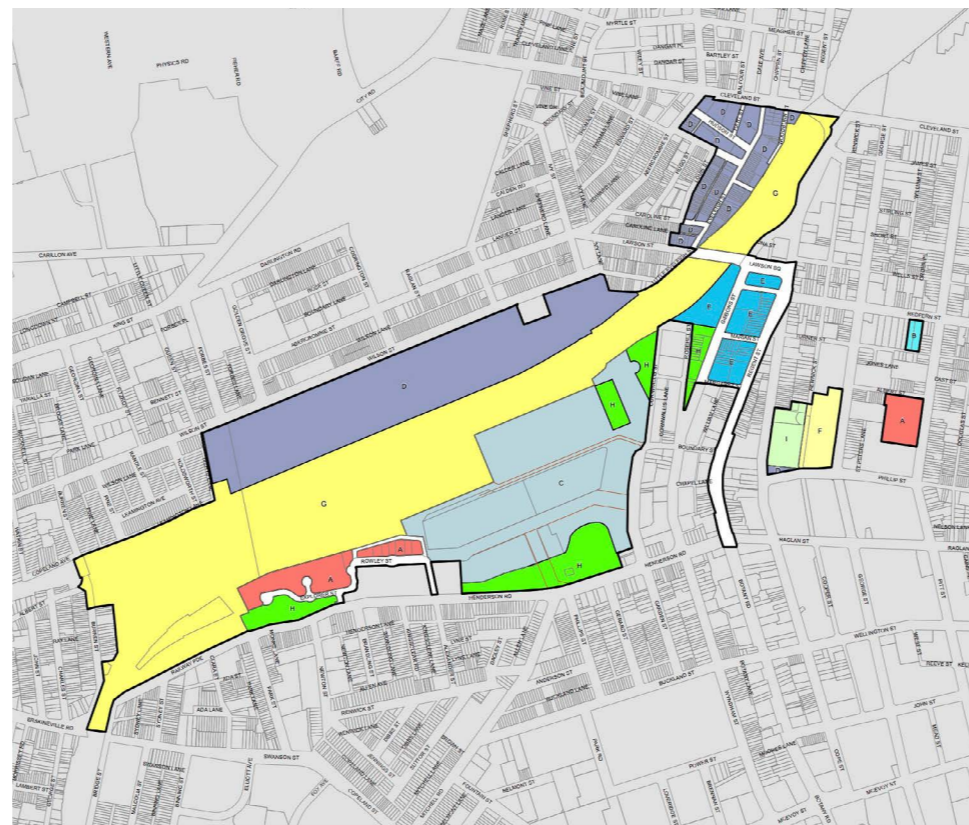
Redfern Station

Henderson Road

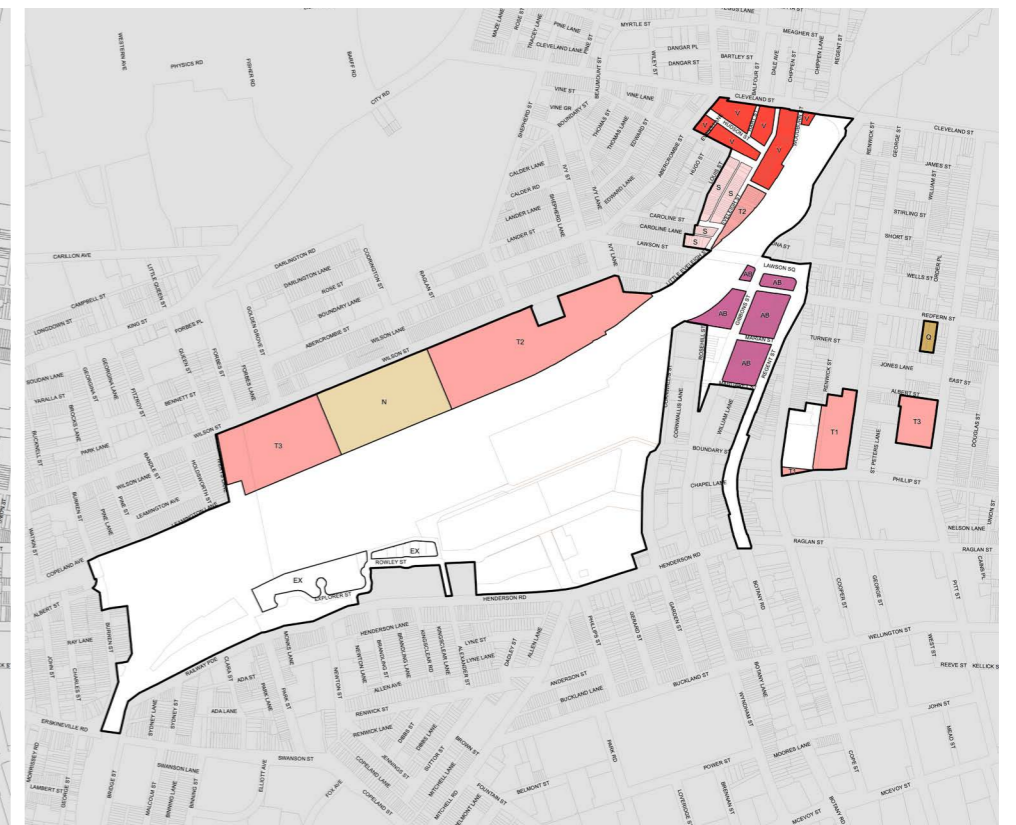




Redfern-Waterloo Authority Sites



Land zoning map



Floor space ratio map

- Subject Land
- Zone**
- A Residential Zone—Medium Density Residential
- B Business Zone—Local Centre
- C Business Zone—Business Park
- D Business Zone—Mixed Use
- E Business Zone—Commercial Core
- F Special Purpose Zone—Community
- G Special Purpose Zone—Infrastructure
- H Recreation Zone—Public Recreation
- I Recreation Zone—Private Recreation
- Private Road

- Subject Land
- Floor Space Ratio (n:1)**
- Total Maximum FSR / FSR For Residential Component**
- N 1:1 0.5:1
- S 1.5:1 0.75:1
- T2 2:1 1:1
- T3 2:1 2:1
- V 3:1 1:1
- Maximum FSR**
- EX Existing FSR
- Q 1.3:1
- T1 2:1
- AB 7:1
- Private Road

Australian Technology Park

- 1 Locomotive Workshop
- 2 New Locomotive Workshop
- 3 Works Manager's Office

South Eveleigh

- 4 Large Erecting Shop

North Eveleigh

- 5 Carriage Workshops
- 6 Blacksmith's Shop
- 7 Paint Shop
- 8 Scientific Services Building No. 1
- 9 Chief Mechanical Engineer's Office Building
- 10 Telecommunications Equipment Centre

Redfern Railway Station

- 11 Redfern Station Booking Office

Former Redfern Public School

- 12 Two Buildings on George and Phillip Streets

Former Rachel Forster Hospital

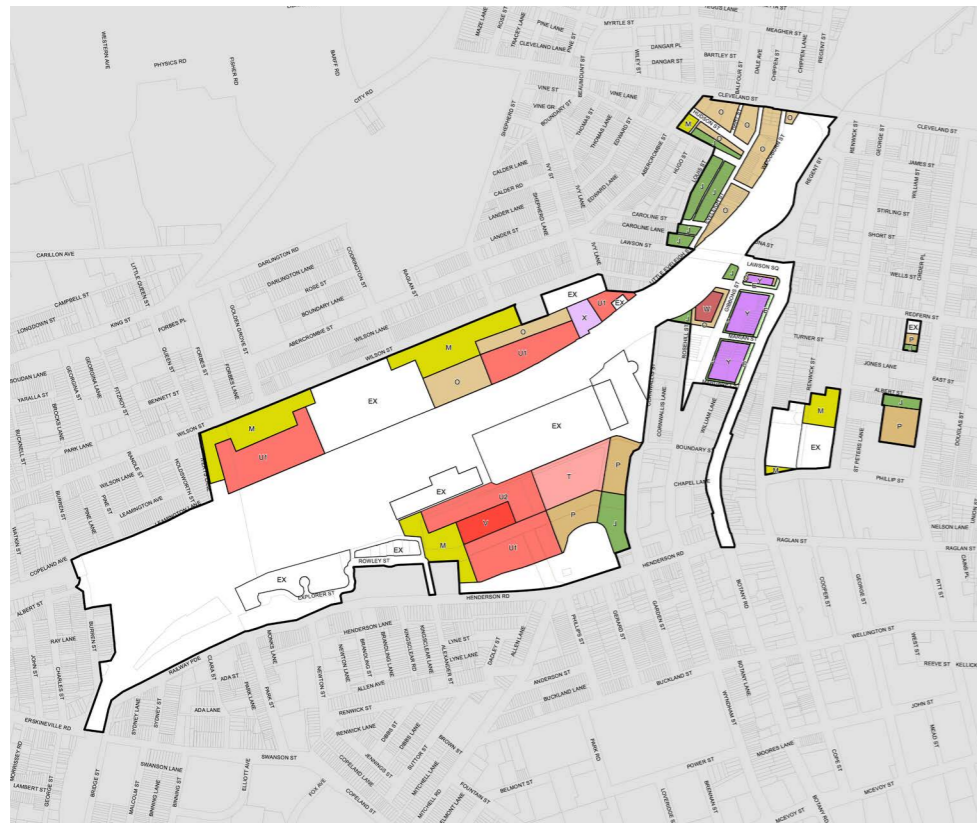
- 13 Five Storey Surgery Building and Part of Two Storey Colonnade Building

Formal Local Court House

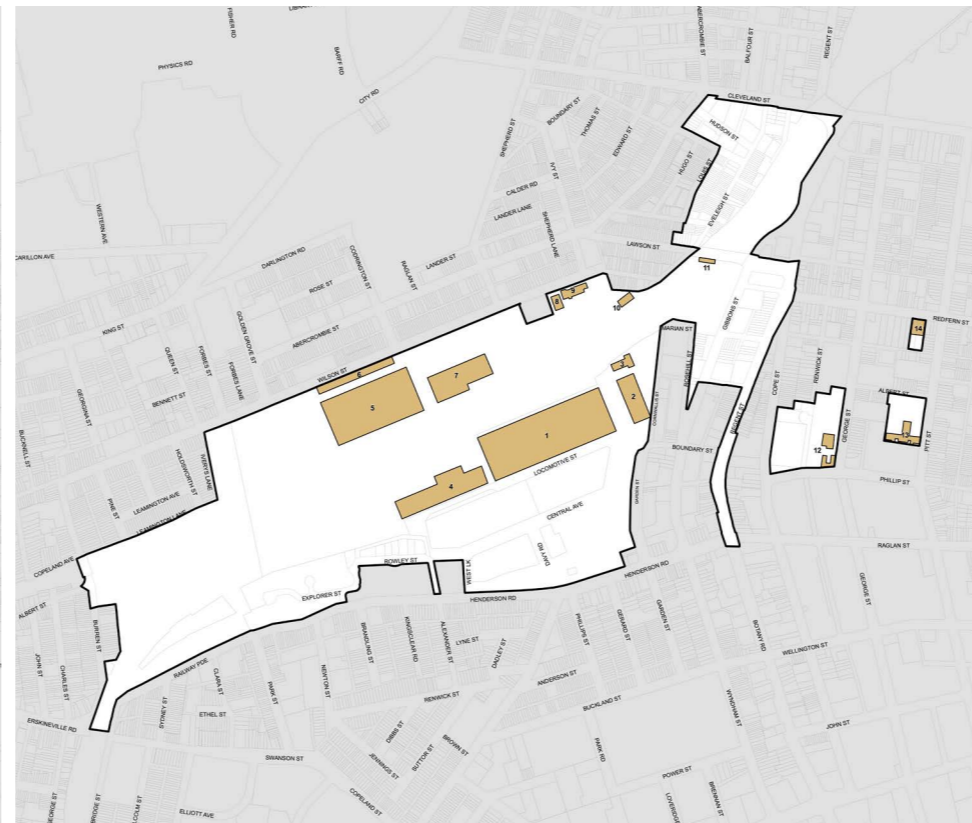
- 14 Former Court House Building

State Environmental Planning Policy (Major Development) 2005

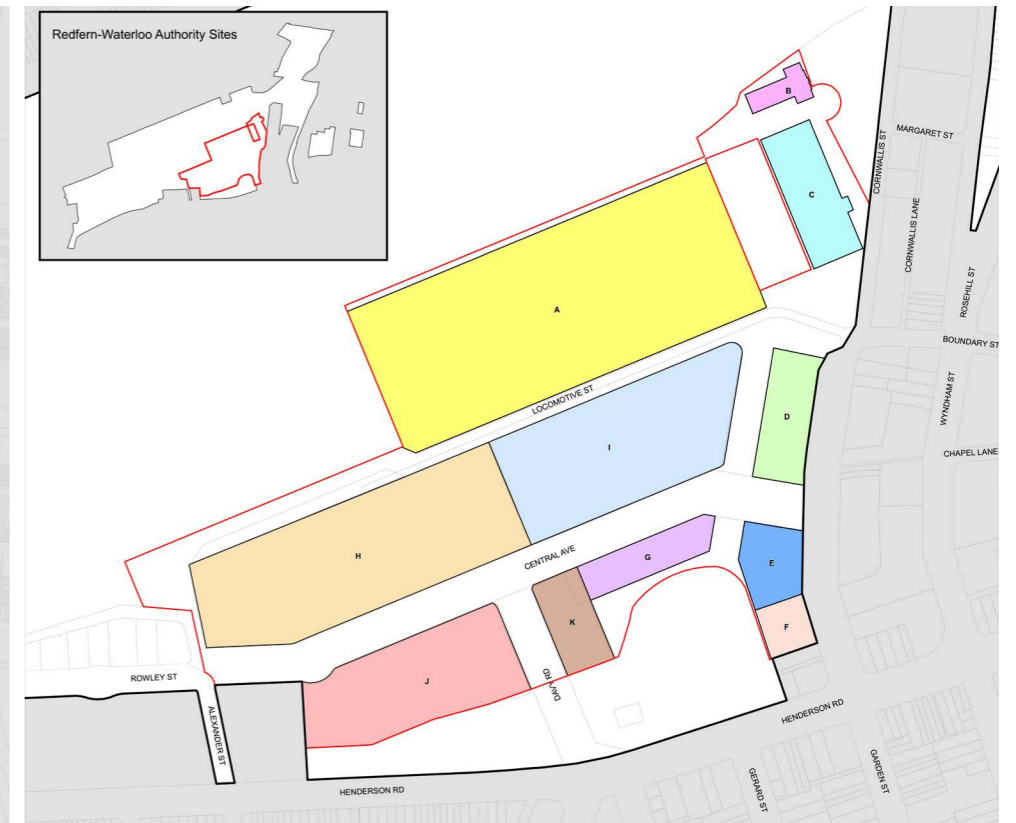
Redfern Waterloo Authority Sites - Maps



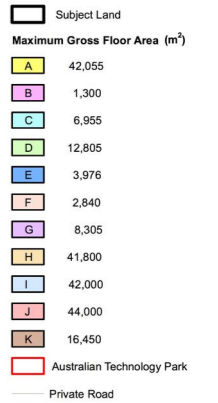
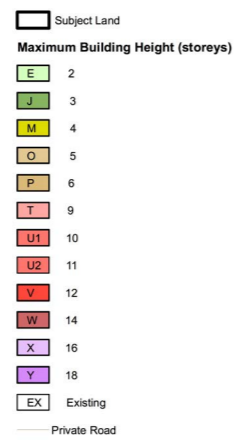
Height of buildings



Heritage items



Gross floor area



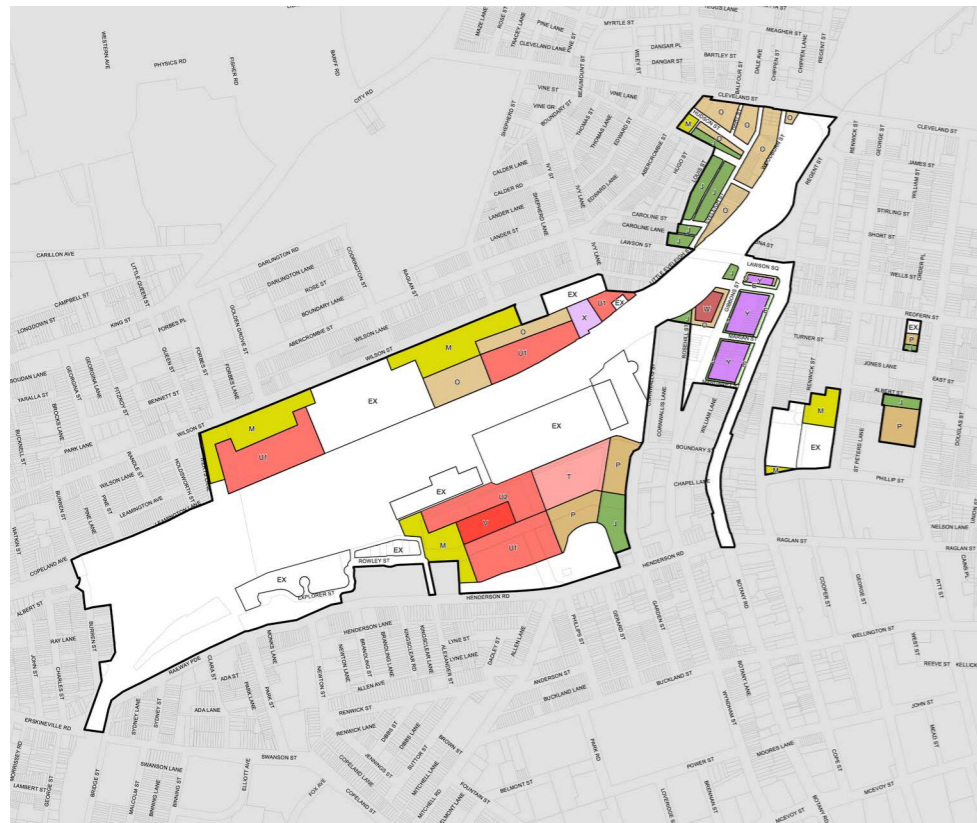
Building Heights as proposed

Allowable building heights are noted in the State Environmental Planning Policy (Major Development) 2005, Redfern Waterloo Authority Sites - Map, Height.

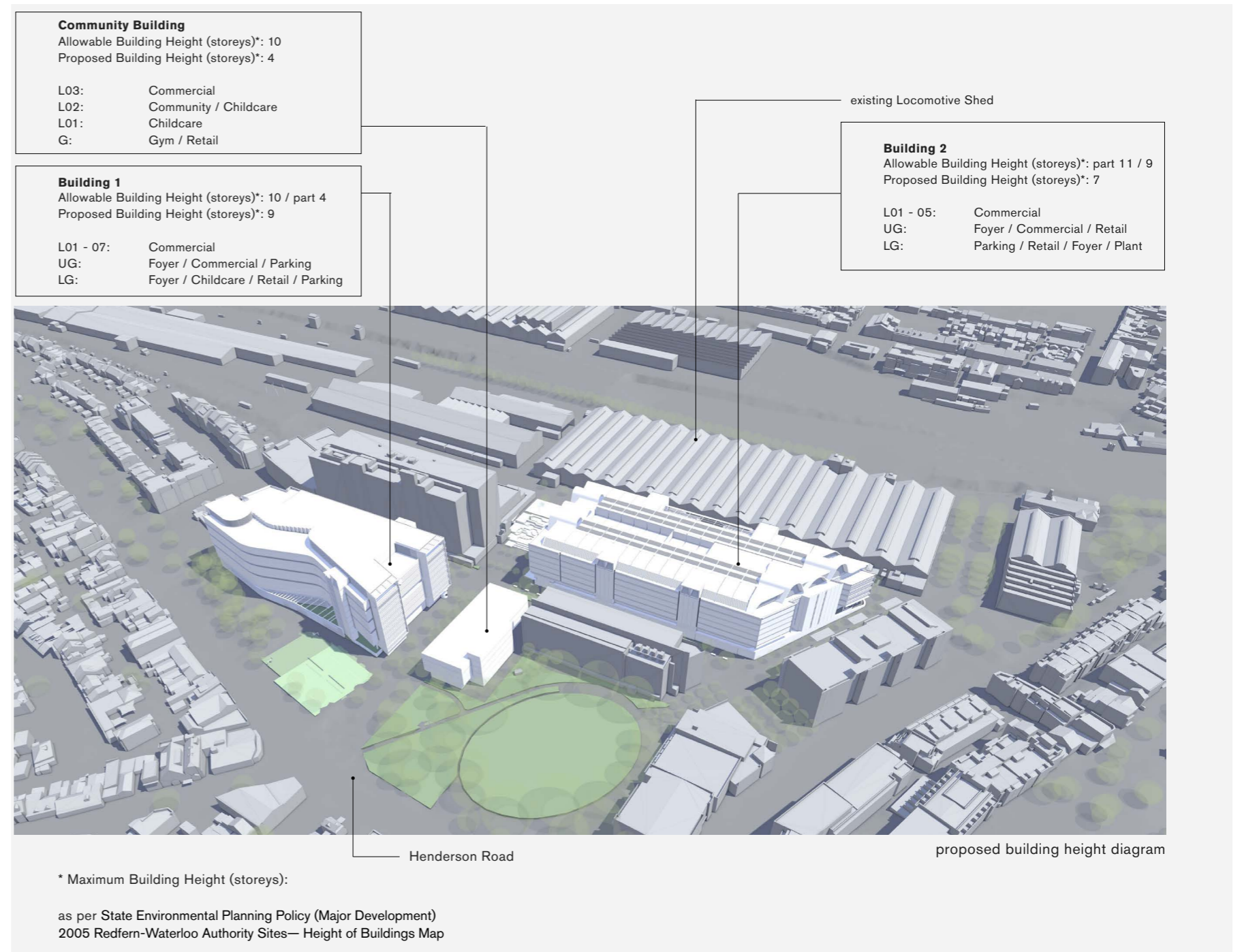
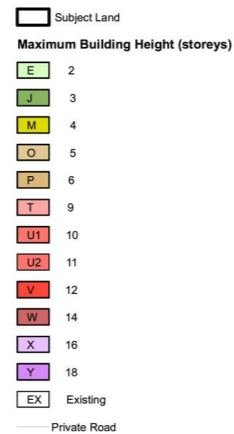
While building heights are typically within the controls as noted within this document, the western portion of Building 1 is 9 storeys as opposed to the 4 storeys permissible under SEPP 2005. The increased height to this western portion of Building 1 importantly allows the CBA brief for 42,470 sqm of NLA to be provided within the Building 1 development boundary. To mitigate the visual and massing impact to the west of the site, Building 1 has been set back approximately 13m relative to the western boundary. This ensures that the building's mass and visual impact are comparable to the permissible building envelope. The south western core of Building 1 has been positioned on this western facade, thus reducing overlooking on the adjacent childcare centre. Additional View Impact Studies for this portion of the site have been included at Appendix A of this document. This height encroachment to the west of the Building 1 site is additionally offset at the eastern end of Building 1, where the sweeping curve of the southern facade sees the visual impact of the building significantly reduced when viewed from the south, ie: along Henderson Road.

Detail consideration of the shadow impacts of this portion of Building 1 upon the southern edge of Henderson Road have been included in Appendix B of this document.

The Community Building (Building 3) is four storeys as compared to an allowable height of ten storeys. The reduced height provides a reduced scale upon entry to the precinct from the south. The lower height to the Community Building is deemed appropriate given the project aspiration for this building to assist with local community engagement.



Height of buildings



Building Heights as proposed

Allowable building heights are noted in the State Environmental Planning Policy (Major Development) 2005, Redfern Waterloo Authority Sites - Map, Height.

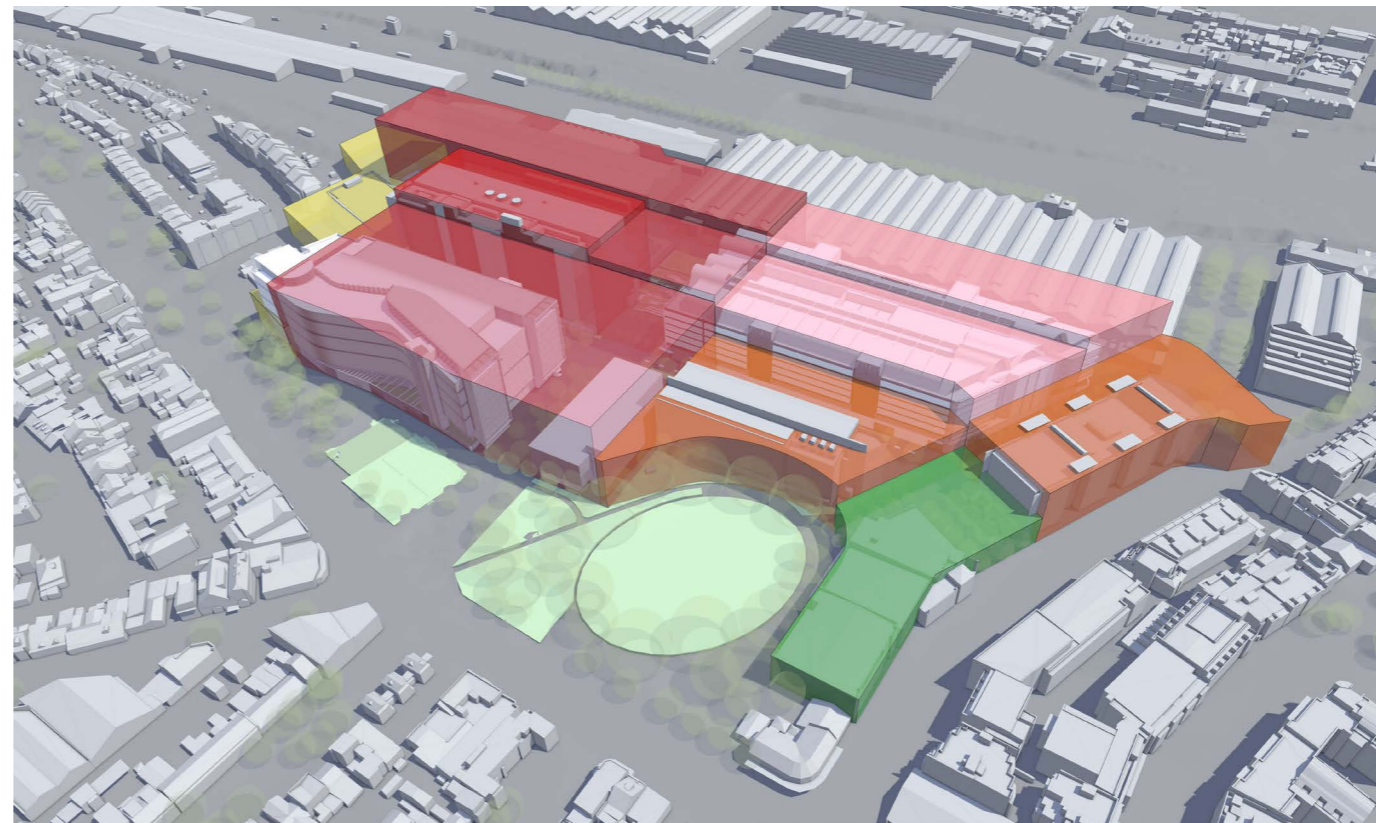
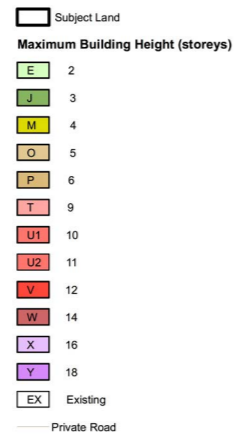
The below diagrams indicate nominal permissible building envelopes as based on the Height Map HOB_001 from State Environmental Planning Policy (Major Development) 2005. Central Avenue has typically been adopted as the base datum point, with envelope heights based on proposed storey heights as indicated in this submission used to generate the upper height limits. Locomotive Street has been adopted as the datum for the northern half of site B2. For zone P & J (existing buildings to east) the datum has been set at approximately the mid point of the adjoining pavement.

Colours in the below diagrams model correspond to colours in HOB_001.

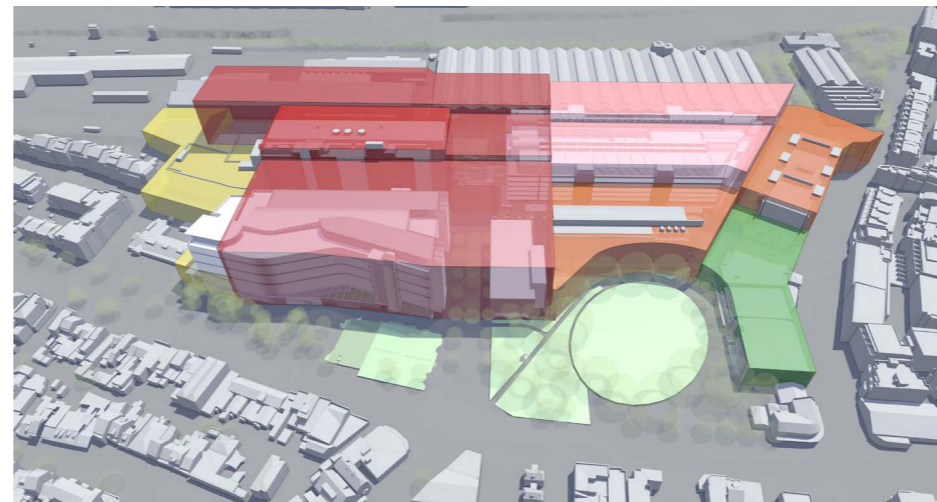
Building heights across the precinct are typically within the nominal permissible building envelopes as illustrated below with the exception of the western portion of Building 1 as described on the previous page of this report. The Community Building adopts a significantly lower height, which results in a reduced visual impact from the south west and reduced overshadowing to the public open space to the south and east of this building, including the Vice Chancellors Oval.



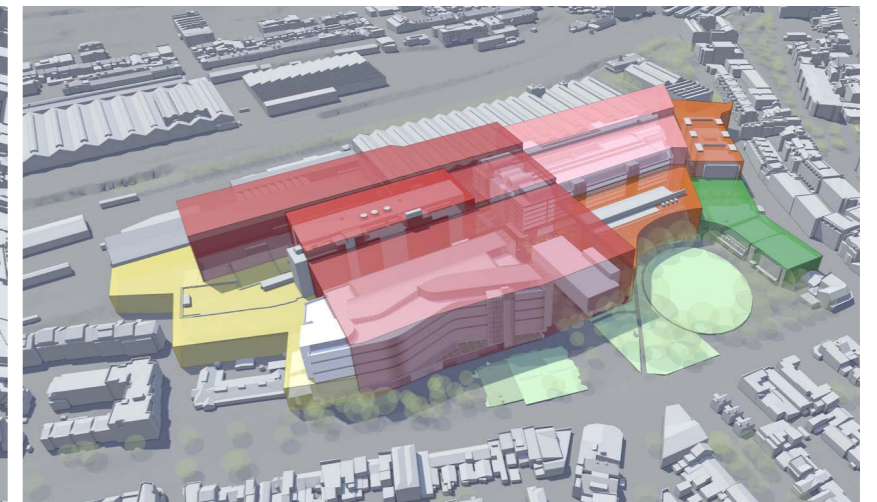
Height of buildings



Height envelope overlay: view from south east



Height envelope overlay: view from south

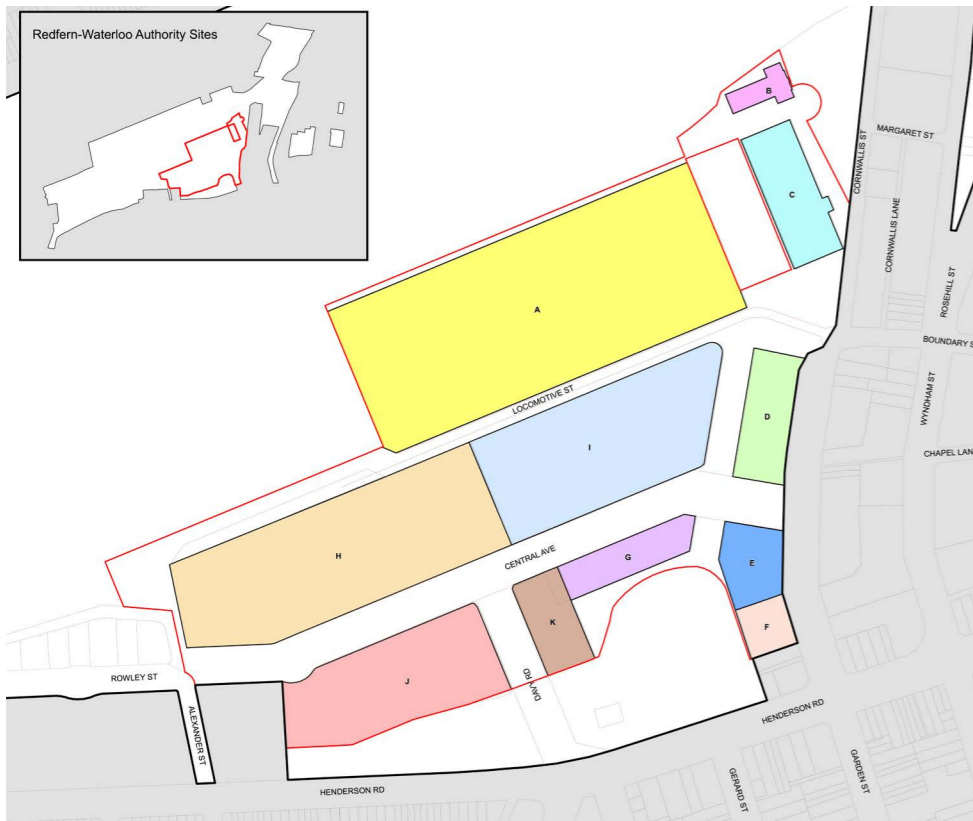


Height envelope overlay: view from south west

GFA Distribution

The allowable GFA (for the 3 sites as occupied by new buildings) as noted in the State Environmental Planning Policy (Major Development) 2005, Redfern Waterloo Authority Sites is 102,450 sqm.

The total proposed GFA for the three proposed buildings is 107,430 sqm. This represents an increase of 4.86% relative to the allowable figure. The allowable GFA has been redistributed between the sites to allow for the development of 2 state of the art, technology focused commercial buildings with ground floor amenity, which have been adequately sized to accommodate CBA and also to cater for the necessary amenity which ATP requires to cater for the circa 15,000 people which will use ATP everyday in the near future.



Color	Maximum Gross Floor Area (m ²)
Black outline	Subject Land
Yellow (A)	42,055
Pink (B)	1,300
Cyan (C)	6,955
Light Green (D)	12,805
Blue (E)	3,976
Orange (F)	2,840
Purple (G)	8,305
Light Orange (H)	41,800
Light Blue (I)	42,000
Red (J)	44,000
Brown (K)	16,450
Red outline	Australian Technology Park
Grey line	Private Road

Community Building
 Allowable GFA: 16,450 sqm
 Proposed GFA: 3,911 sqm

L03: Commercial
 L02: Community / Childcare
 L01: Childcare
 G: Gym / Retail

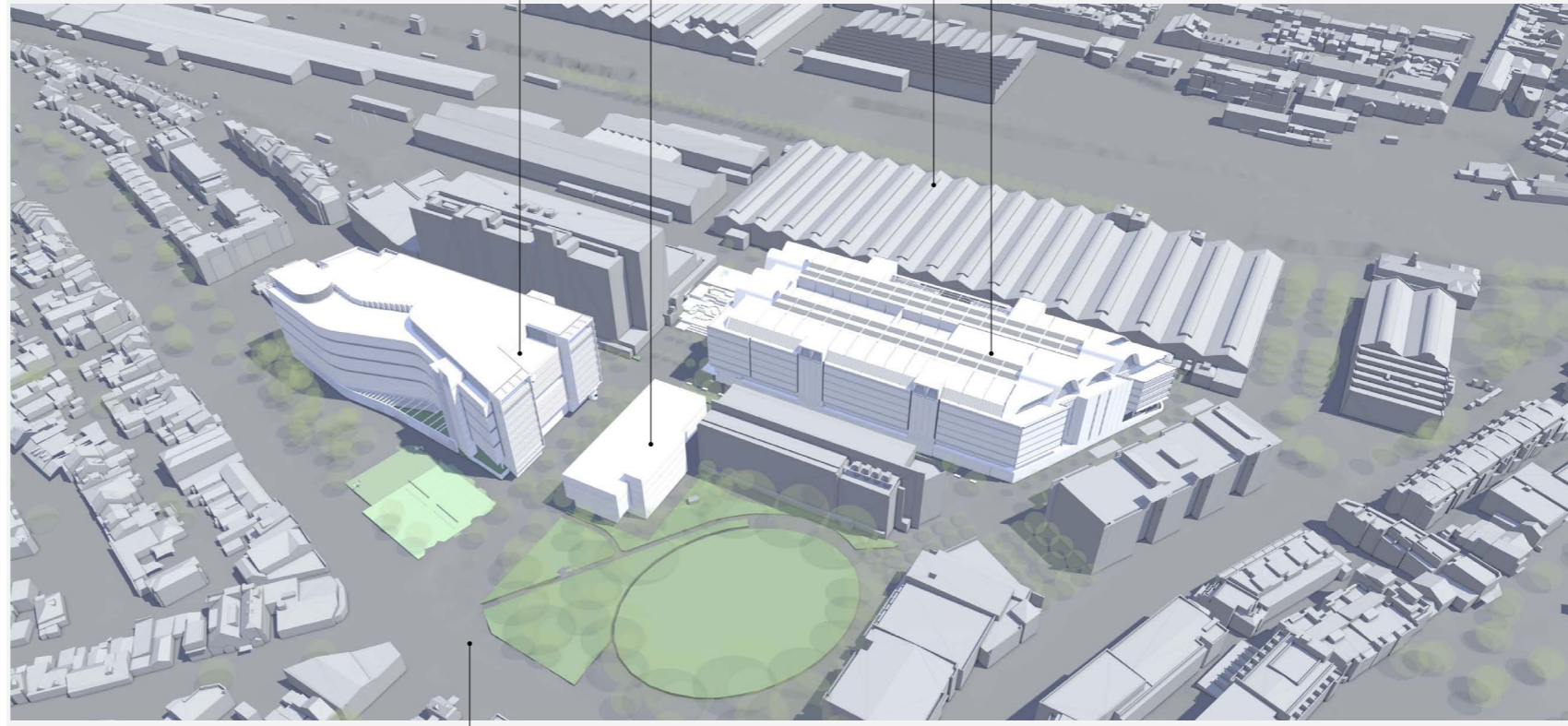
Building 1
 Allowable GFA: 44,000 sqm
 Proposed GFA: 46,832 sqm

L01 - 07: Commercial
 UG: Foyer / Commercial / Parking
 LG: Foyer / Childcare / Retail / Parking

existing Locomotive Shed

Building 2
 Allowable GFA: 42,000 sqm
 Proposed GFA: 56,688 sqm

L01 - 05: Commercial
 UG: Foyer / Commercial / Retail
 LG: Parking / Retail / Foyer / Plant



Henderson Road proposed GFA diagram