

**UTS Central Project**  
Section 4.55 (1A)  
Design Statement

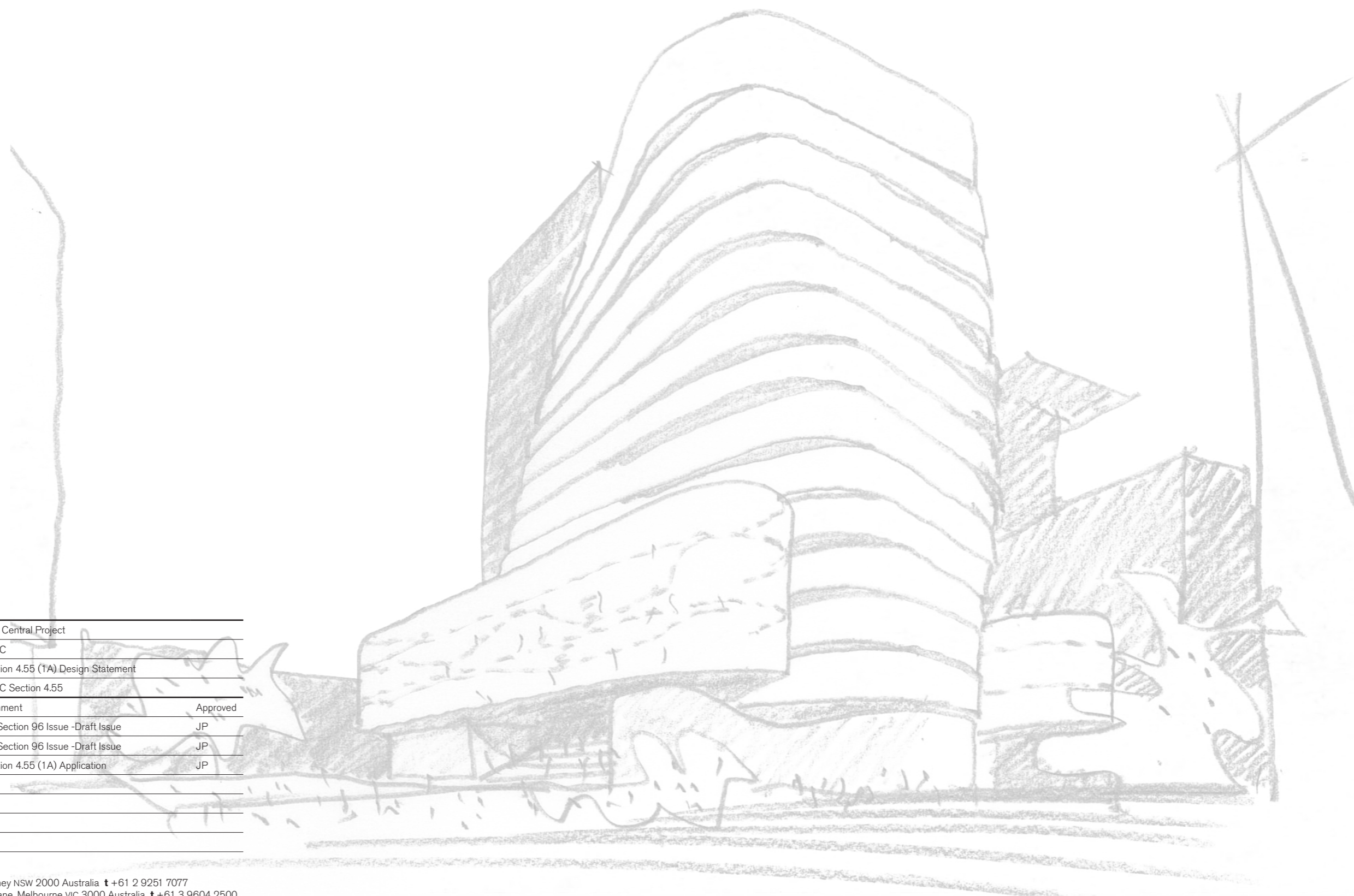
University of Technology Sydney

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# 1.0 Introduction

## 1.1 Overview

On 23 September 2016, the NSW Department of Planning and Environment granted development consent for State Significant Development 7382 for the University of Technology Sydney (UTS) Central Precinct. The consent was granted for the construction and use of an education building, including:

- site preparation works, including demolition of existing Building 2 to ground level and associated tree removal;
- construction of a new 15 storey Building 2, including a part five storey podium and one level of plant, above an existing two level basement;
- construction of a four storey extension of podium of Building 1 along Broadway;
- public domain improvement works;
- landscaping works;
- staged construction of the two buildings; and
- extension and augmentation of physical infrastructure/ utilities.

UTS are now seeking to submit a Section 4.55(1A) application to modify the above consent (SSD\_7382). The application seeks approval for the following:

- Level 17 Internal Planning
- Adjustment to Alumni Green facade
- Addition of an integrated substation ventilation;

The Broadway Precinct of the UTS City Campus is located entirely within the Sydney Local Government Area on the southern edge of the Sydney Central Business District.

The Broadway Precinct of the UTS City Campus has frontages to Broadway, Thomas, Wattle and Harris Streets, and the Ultimo Pedestrian Network. Jones Street and Harris Street intersect the precinct. It is less than 700 metres from Central Railway Station.

The UTS City Campus occupies approximately 42,000m<sup>2</sup> of land within the Ultimo Cultural and Education Precinct (UCEP) which includes, among others, the Sydney Institute of TAFE, the Powerhouse Museum and the ABC.



Location Plan



## 2.0 Design Statement

The proposed adjustments that form part of this Section 4.55(1A) have been carefully considered to maintain the key design principles identified as part of the overall design intent.

The adjustments identified in this report have been considered integral and necessary to the overall development and conceptual intent particularly for the Alumni Green facade. The other adjustments identified as part of this submission relate to landscaped areas on both Alumni Green and along Broadway at the interface between Building 01 (CB01) and Building 02 (CB02).

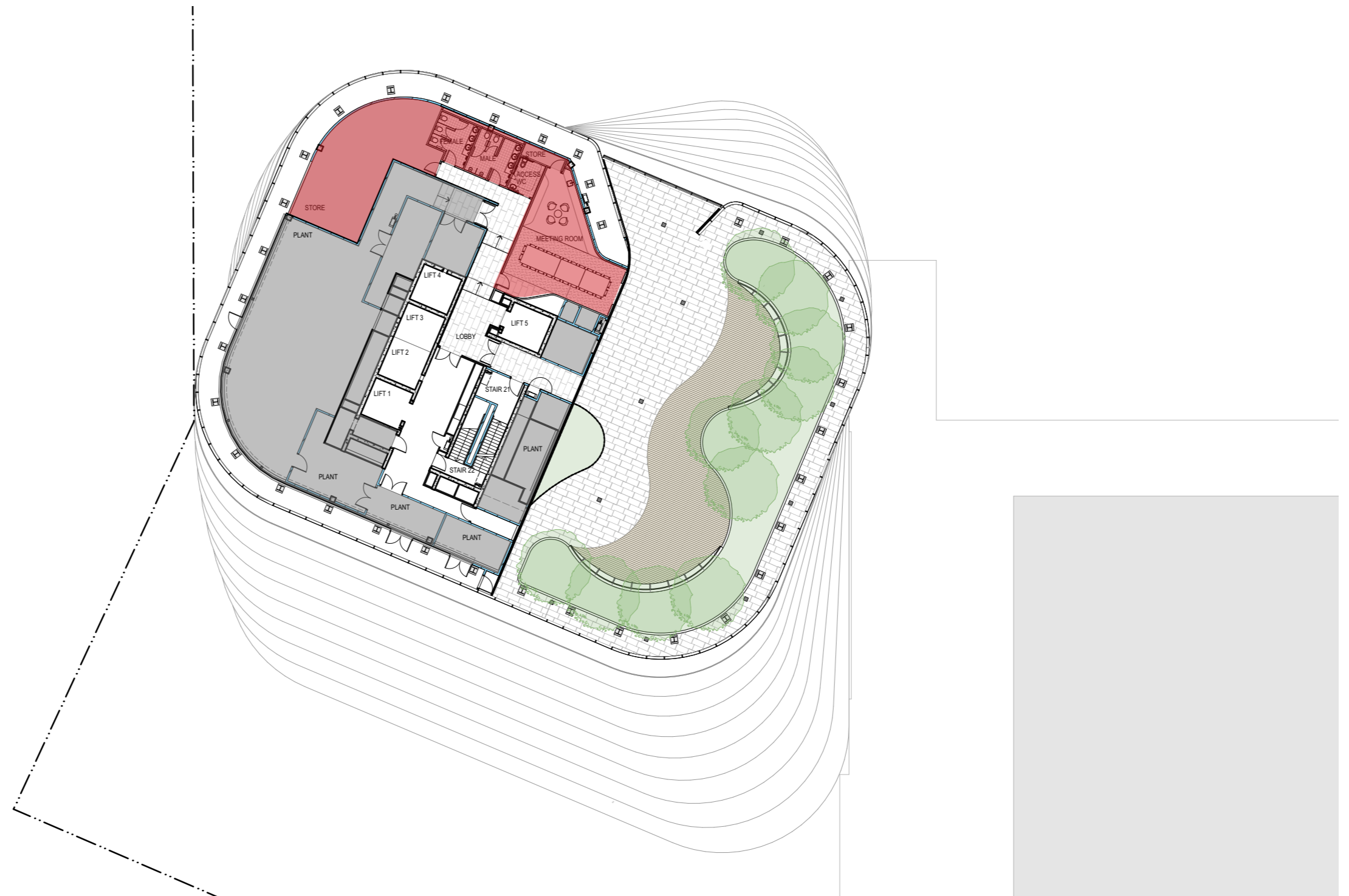
This report identifies each of the proposed changes.



### 3.0 Section 4.55 (1A) Adjustments

#### 3.1 Level 17 Internal Planning

A meeting room, kitchenette and supporting amenities and storage are proposed on level 17 following ongoing development and consolidation of the plant space on this level. The meeting room has been located to take advantage of direct access onto the outdoor roof terrace.



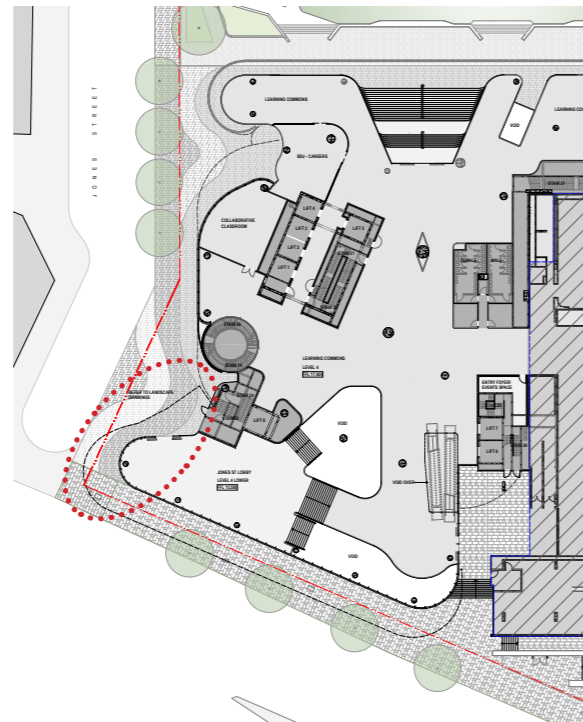
### 3.2 Substation Ventilation

The proposed substation ventilation has been represented in this submission as required by Ausgrid for the substation located on level 2 under the footpath and as part of the development for CB02.

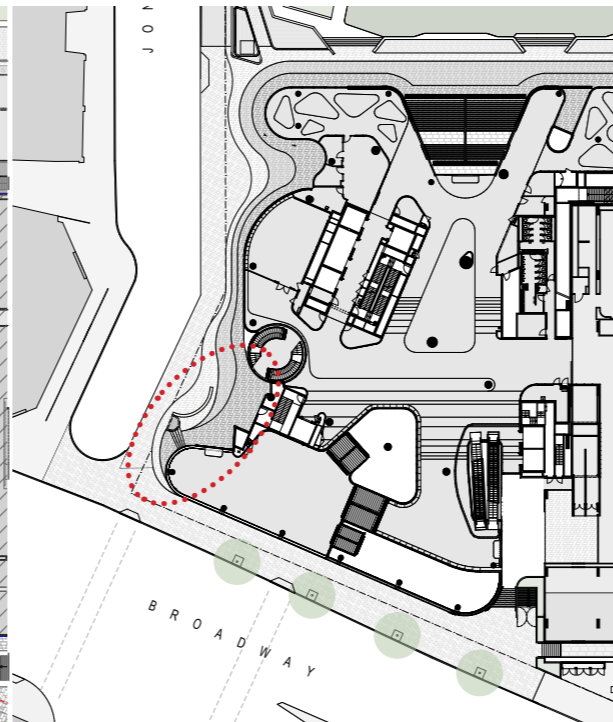
It has been located in this position in response to the requirements and clearances as defined by Ausgrid and with consideration of the significant existing services and infrastructure located in this area. The stairs located between the building facade and the ventilation stack provide direct access to the Jones Street entry.

The intake for the substation is the stand-alone ventilation stack along Jones Street while the exhaust ventilation stack for the substation is adjacent to the facade on Jones Street.

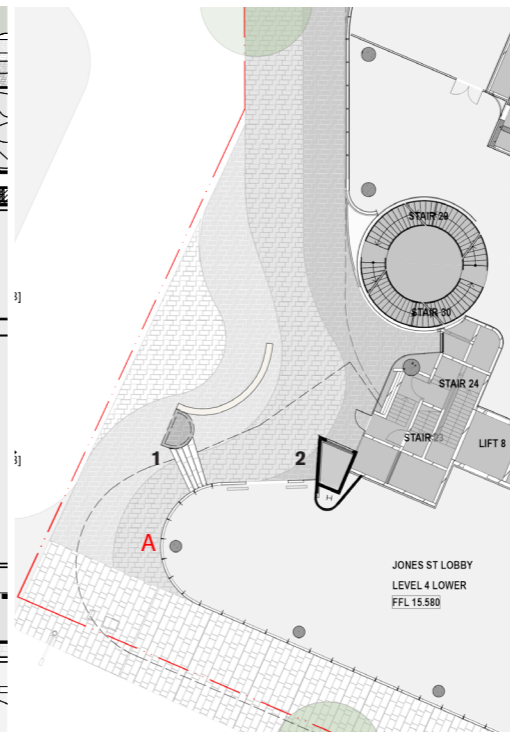
The proposed finish of the substation ventilation stack is rendered and painted to match the same on the Alumni Green facade.



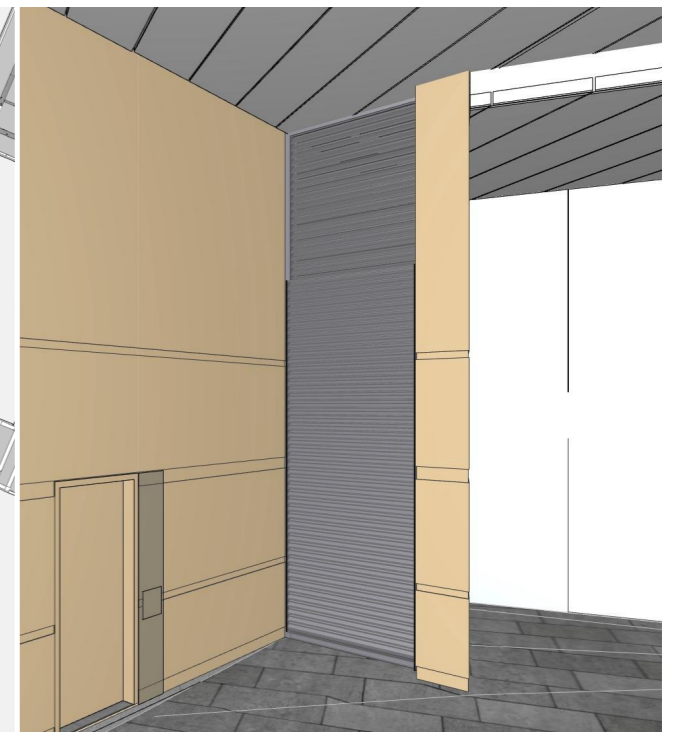
Current DA S96 drawing indicating Level 4 location of Substation Ventilation in Phase 1



Proposed Level 4 indicating location of Substation Ventilation in Phase 1



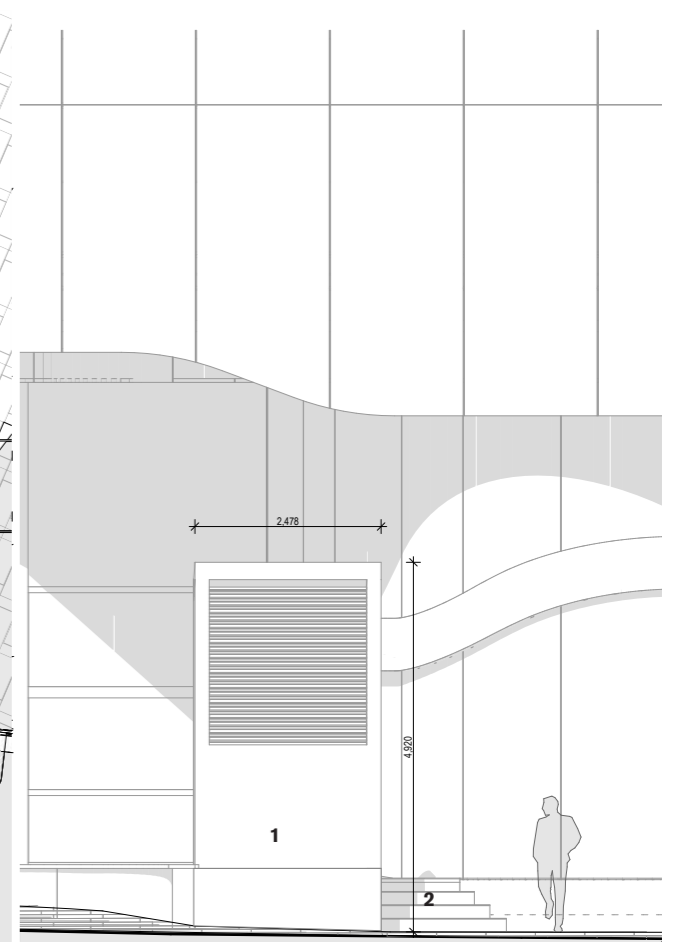
1 - Intake ventilation stack  
2 - Exhaust ventilation stack



View of exhaust ventilation stack



Plan of substation intake at Jones Street entry  
1 - Intake ventilation stack, 2 - Stair to entry



Jones Street elevation showing substation intake ventilation stack  
1 - Intake ventilation stack, 2 - Stair to entry

### 3.3 Alumni Green Facade

The proposed adjustment to the Alumni Green facade is a response to the significance, scale and interface of this facade to Alumni Green. The articulation of solid and transparent of the Alumni Green facade places emphasis on the primary entry and staircase to CB02 which is located in the centre of the elevation to Alumni Green. The facade is solid as it turns into the stair on either side, framing the stairs and entry and extends from level 3 to the underside of level 5. This articulation shifts on either side of the stair to provide a greater transparency and "lightness" to the east and west ends of both level 3 and level 4.

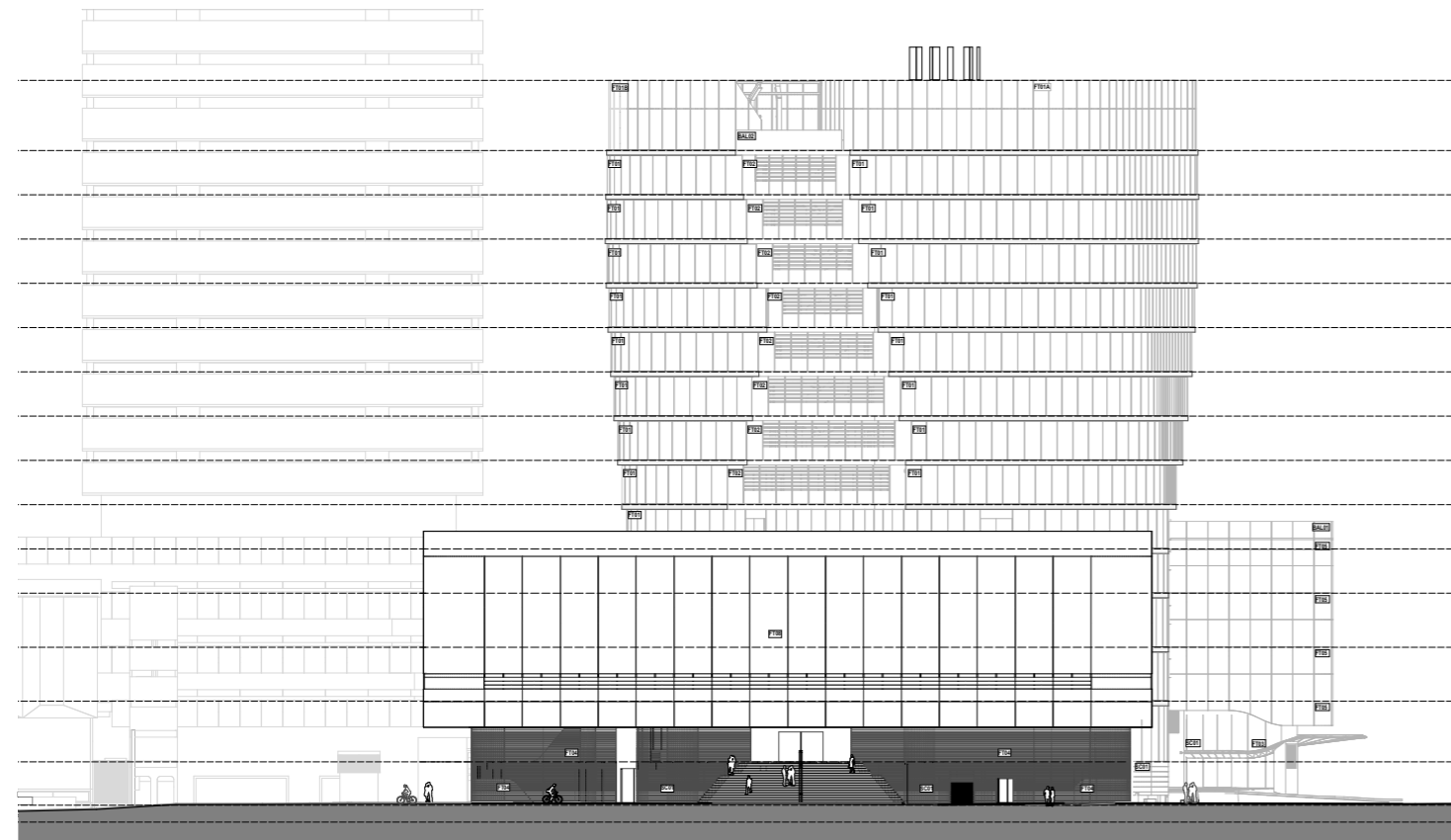
The overall facade of solid to transparent on levels 3 and 4 reinforce the composition of the overall facade and emphasises the relationship and significance of the clear facade and form of the Reading Room and the articulation and mass of level 3 and 4.

The Reading Room facade has been further developed to show glass joints that are not in continuous alignment across the facade but rather adjust up and down across the facade. This helps to generate a playful pattern across the long facade facing onto Alumni Green. The openings along this facade at level 5 have also been adjusted to provide a larger continuous opening located above the balustrade on the level 5 Reading Room verandah.

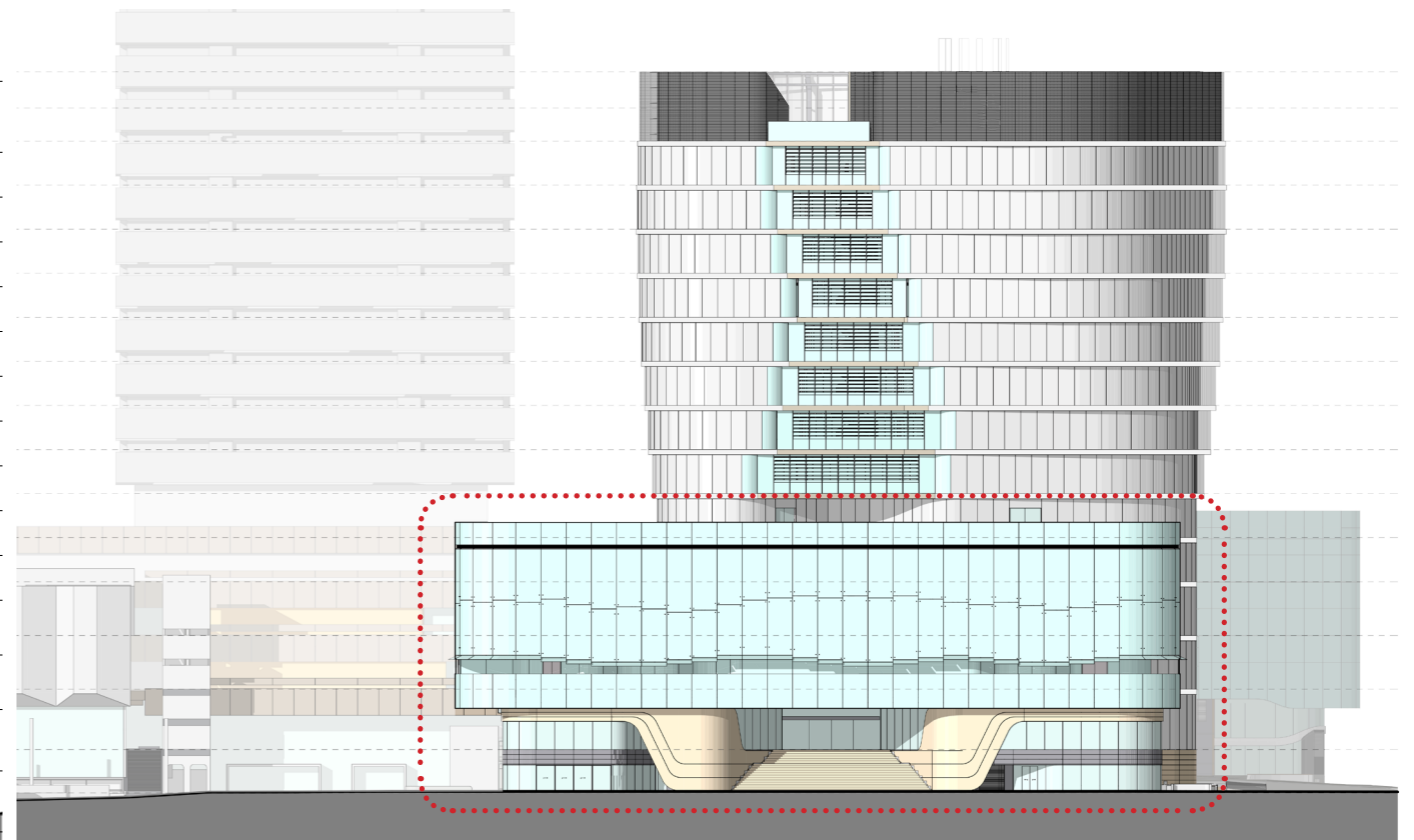
The solid component of the Alumni Green facade on levels 3 and 4 is rendered and painted.



Level 4 modified - facade line showing area of change



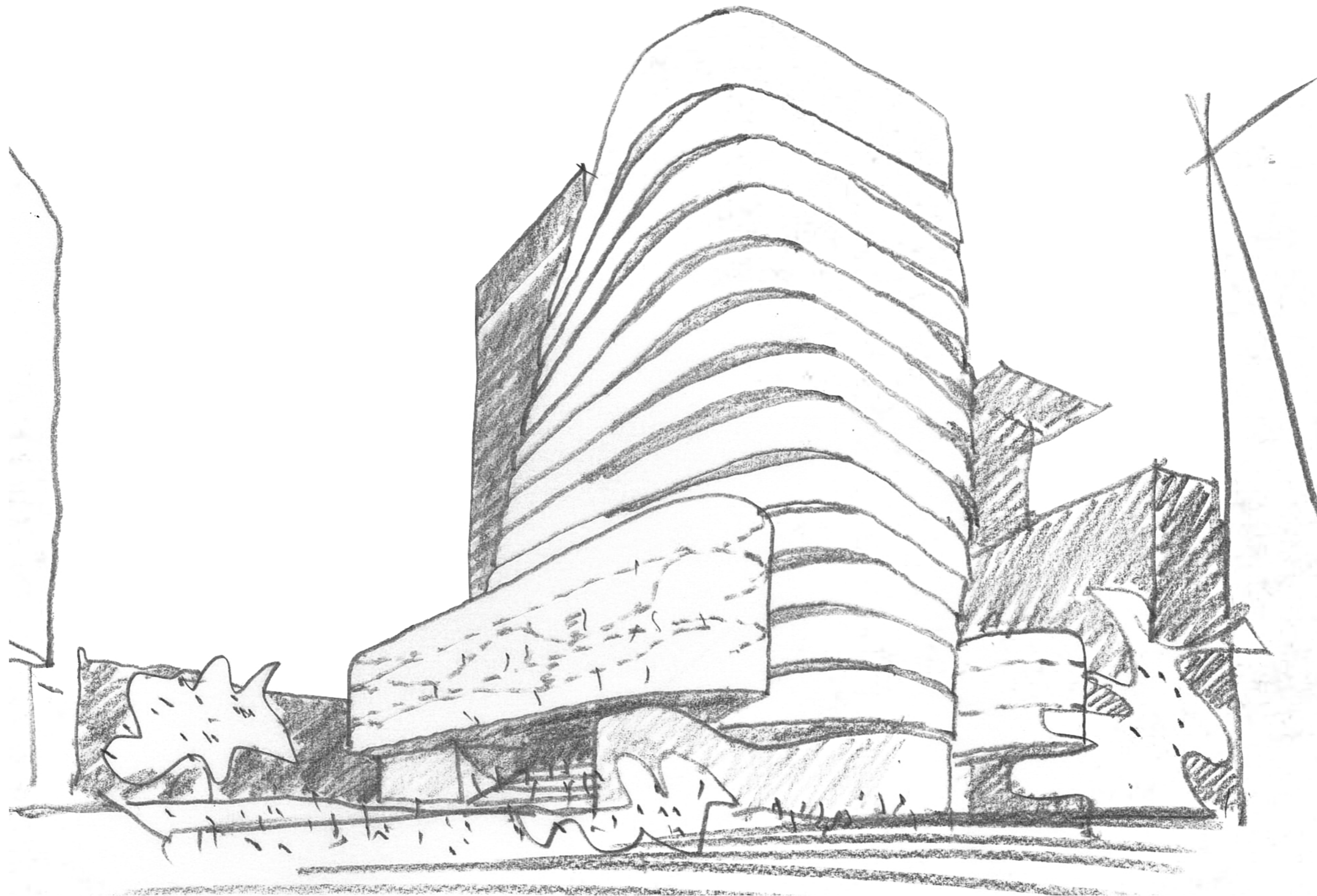
Alumni Green Elevation current (as per DA)



Alumni Green Elevation Modified

**fjmt**

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