

Amy Watson
Team Leader, Key Sites Assessments
NSW Department of Planning and Environment
4 Parramatta Square
12 Darcy Street, Parramatta NSW 2150

Attention: Tom Piovesan, Senior Planner, Key Sites Assessments

26 September 2022

Dear Amy,

Toga Central: SSD-33258337 | UTS Submission

This submission is made by the University of Technology Sydney (UTS) in relation to the proposed State Significant Development Application (SSD-33258337) submitted by Toga for the redevelopment of 2-8A Lee Street, Haymarket.

As a major landowner and key precinct partner within the Innovation Corridor, UTS thanks the Department of Planning and Environment (DPE) for the opportunity to comment on this detailed proposal. This submission reflects UTS's initial commentary on the proposal, with a more detailed submission to follow in due course once it has had further time to review the extensive documentation.

This submission also builds on the earlier submission made by UTS on 28 January 2021 where it provided comments and feedback on the proposed rezoning relating to the subject site.

As a high-level comment, UTS remains a strong advocate and supporter for the renewal of the Central Station precinct and is broadly supportive of the proposal by Toga.

Submission Overview

To date there has been limited engagement by Toga with UTS in relation to its plans. As a key stakeholder within the precinct and in light of the potential impacts the Toga development will have on the area, particularly in terms of pedestrian movements, UTS is eager to ensure it is kept informed and is able to contribute to ensure the long-term aspirations and vision of the precinct are realised. UTS was contacted by Toga last week and a briefing meeting has been arranged for 11 October to discuss the proposal.

We note that the foundation basis for the NSW Government's support for Toga's unsolicited proposal (USP) is based on realising superior urban, transport and connectivity outcomes, including in relation to the Lee Street tunnel. Based on the material submitted and the scope of work proposed, we have some concerns around whether this aspiration will be realised.

There are a range of concerns in terms of the pedestrian modelling and reporting supporting the application, including:

- The modelling being limited in its extent;
- Whether Fruin is the best and appropriate method;

- Reliance on the Central Walk West being in place, however there remains uncertainty around its actual delivery and timing;
- It does not consider the future end state of the entire Central Station Precinct being delivered (800,000sqm+); and
- There is limited consideration of future increases in people movement associated with future development surrounding the precinct, such as Powerhouse, UTS plans for the redevelopment of its Site 5, and other development to be facilitated and unlocked through the City of Sydney's Central Sydney Planning Strategy.

In light of the above, UTS has concerns around the accuracy of the future capacity of pedestrian movement corridors being reported and the lack of coordination and assessment of cumulative impacts associated with all the major proposals in the precinct

As the site is located at the gateway and entry point to the Lee Street Tunnel and connecting Goods Line, there is considered to be sufficient nexus and increase in demand generated for a broader and holistic review of mitigation measures. It is unlikely if the subject proposal is approved, that there would be future plans to come back again and further improve such pedestrian infrastructure prior to commencement.

UTS supports the provision of co-working space within the podium/existing heritage building, and in the spirit of supporting a tech and innovation precinct suggests investigations are made around provision of a portion of this space as subsidised rent for start-ups and the like. It is crucial that the traditional lens of CBD commercial development is not applied to the Central Station Precinct, and that the spaces being created aren't out of reach for business and individuals of the future.

The design approach to ensuring a seamless design outcome across surrounding developments and the transition within Henry Deane Plaza is supported. The importance of this critical space cannot be overstated.

UTS thanks DPE for the opportunity to comment on Toga's plans for the Western Gateway and as noted plans to supplement this submission in the future with additional detailed commentary, following the briefing session with Toga.

Yours Sincerely,



Kara Krason

Head of Campus Planning and Design