

**University of Technology
State Significant Development Application
UTS Central Project - City Campus, Broadway Precinct**

**Summary of communication and consultation
as at 29 April 2016**

Introduction:

KJA has been engaged by the University of Technology Sydney (UTS) to report on community and stakeholder consultation to support a State Significant Development Application (SSDA), relating to the approved Concept Plan for the UTS City Campus Broadway Precinct.

The proposal relates to the UTS Central Project and more specifically the extension of Building 1 (podium) and the redevelopment of Building 2 on the corner of Jones Street and Broadway.

The SSDA is the next step in a broader process that follows a proposal to modify the UTS City Campus Concept Plan for Building 2, which was submitted in mid-2015.

The proposed works are being designed by Francis Jones Morehen Thorp Architects (fjmt) in association with Lacoste + Stevenson / Daryl Jackson Robin Dyke Architects and incorporate the following components:

- Site preparation works, including demolition and clearance of existing Building 2 down to approximately ground level and associated tree removal;
- Retention and re-use of existing basement Level 1 and Level 2;
- Construction and use of a new podium building fronting Broadway (Building 1 extension and new Building 2);
- Construction and use of new floors above new Building 2 podium;
- Public domain improvements surrounding the site;
- Landscaping works to roof levels;
- Retention of existing vehicle access and parking arrangements; and
- Extension and augmentation of physical infrastructure / utilities as required.

Consultation overview:

KJA's involvement with this SSDA follows on from a previous round of consultation undertaken in early 2015, to support the proposed modification to the approved Concept Plan for the UTS City Campus Broadway Precinct. This earlier consultation included:

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Level 9, 2 Elizabeth Plaza North Sydney NSW 2060
PO Box 302, North Sydney NSW 2059
T 02 9955 5040 | F 02 9955 5901

Melbourne office
Level 10, 71 Queens Road Melbourne VIC 3004
PO Box 7692, Melbourne VIC 3004
T 03 9514 1600



- correspondence and liaison with relevant government agencies;
- communication with adjacent stakeholders; and
- community engagement and communication activities such as website updates, letterbox drops, a project display and two community drop-in events held on the ground floor of the UTS Tower building.

It should be noted that feedback from the local community and adjacent stakeholders during this early round of consultation was limited. There were no calls or emails received from the initial communication sent out to key stakeholders in mid-2015, and the two community drop-in sessions received only a relatively low level of interest. Refer to the consultation report that accompanied the proposed modification to the approved Concept Plan for details.

Communication and consultation to support the SSDA:

As part of the preparation of the SSDA, UTS has undertaken communication and offered briefings to adjacent stakeholders and community groups including:

- Australian Broadcasting Corporation
- Chippendale Residents Interest Group
- Strata Managers for Central Park
- Frasers Property Group
- Haymarket Chamber of Commerce
- Powerhouse Museum of Applied Arts and Sciences
- Pyrmont Ultimo Chamber of Commerce
- TAFE NSW Sydney Institute

A summary of correspondence and communication between UTS and the above groups and organisations is attached at **Appendix A**.

Members of the UTS project team have also consulted with the Department of Planning and Environment (DP&E), City of Sydney, Transport for NSW and the CBD Coordination Office as outlined below.

DP&E meeting

Date: 22 October 2015 10.00-11.00am

Attendees: Megan Fu (DP&E), David Gibson (DP&E), Alexis Cella (JBA), Richard Francis Jones (fjmt), Nigel Oliver (UTS), Clive Gunton (UTS)

The purpose of the meeting was to provide DP&E staff with an update of the proposed design of the buildings in the SSDA and how the design had evolved to address issues and comments by the City of Sydney.



Key areas of discussion included:

- The competition design of Building 1 and Building 2 Podium extension and ongoing design development.
- Timing of the outcome of the Concept Plan Modification assessment and lodgement of the Development Application pre-Christmas 2015.
- UTS's preferred program for demolition of the Building 2 (CB02) from December 2016 through to March 2017.
- The refined building envelope in the schematic design compared to the envelope in Concept Plan modification, noting:
 - the stepping form which reduces down draught;
 - curved corners which also assist ameliorating wind;
 - solar access for Apartments at No.1 Central Park whilst satisfactory in the Concept Plan Modification, is even better with the design as developed;
 - transparency;
 - green spaces; and
 - activated ground plane.

Date: 13 April 2016 12.00-1.00pm

Attendees: Megan Fu (DP&E), Karen Harragon (DP&E), Angus Halligan (JBA), Nigel Oliver (UTS), Clive Gunton (UTS)

The purpose of the meeting was to provide DP&E staff with an update of the proposed design as it has developed.

Key areas of discussion included:

- The refinement of the architectural expression
- The refinement of the proposed form of the building within the approved envelope as defined by Modification 5 to the Broadway Precinct Concept Plan
- The measures undertaken taken to address the Further Environmental Assessment Requirements of View Sharing and Solar Access contained within the approved Modification 5 to the Broadway Precinct Concept Plan
- The involvement of the Government Architect in the review/approval process of the design
- Anticipated time program for approval through the Department

City of Sydney (CoS) meeting

Date: 11 November 2015 4.00pm – 4.45pm

Attendees: Graham Jahn (CoS), Chris Corradi (CoS), Natasha Ridler (CoS), Richard Francis-Jones (fjmt), Nigel Oliver (UTS), Clive Gunton (UTS)

The purpose of the meeting was to give a presentation and to provide the City of Sydney with an update on the design to demonstrate how it had evolved to address issues and comments since the previous informal presentation to City of Sydney on 29 June 2015 and the City's subsequent correspondence dated 13 October 2015.



Key points relating to the meeting included:

- UTS's Objective: A balanced approach has been adopted arriving at an optimum development which satisfies the University's desire for large floor plates and gross floor area quantum within the local context, in particular responding to the scale and not exceeding the height, of the 1 Central Park development immediately to the south of Broadway.
- The west-east extent of the Lacoste + Stevenson competition design is proposed to be maintained, but set back approximately 1.5 metres from the Broadway frontage so as to increase the available space for foot traffic. At the western end, incorporation of screening within the ground storey is under investigation as a means to ameliorate wind conditions.
- Flood profile of the site: UTS will undertake some investigations in relation to this and advise further.
- Landscape Masterplan: UTS are planning an extension of Alumni Green on to the Jones Street road reserve and this was included in the competition brief for Alumni Green. We are mindful of the connection along the Jones Street/Balfour Street axis north-south of the three spaces Central Park/Alumni Green/Mary Ann Park.
- Sustainability: UTS are targeting 5* Green Star for this building; also we are investigating linking to the Brookfield Multiplex thermal energy and recycled water facilities on Central Park which is subject of a current Development Application with the City (Number: D/2015/1450)
- Public Art: UTS are investigating the potential for incorporation within the project and will advise further in due course.

Date: 11 May 2016

Attendees: Graham Jahn (CoS), Richard Francis-Jones (fjmt), Nigel Oliver (UTS), Patrick Woods (UTS)

The purpose of the meeting is to give a presentation and to provide the City of Sydney with an update on the design as it has developed.

CBD Coordination Office and Transport for NSW (TfNSW) meeting

Date: 16 December 2015 2.00-3.00pm

Attendees: Edmond Platon (TfNSW), Grant Knoetze (CBD Coordination Office), Joel Azzopardi (TfNSW), Mark Pepper (TfNSW), Michael Lee (GTA Consultants), Greg Moore (UTS)

The purpose of the meeting was to consult with the CBD Coordination Office and Transport for NSW regarding the SSDA for the UTS Central Project to determine if there are any issues.

Key points relating to the meeting included:

- Each item in the SEARS was discussed. The proponents processes and proposals to



address each item in the SEARS were generally supported

- The following two items were noted as requiring further assessment.
 - The proposal in the Draft Construction Management Plan for trucks to enter Jones Street from Broadway travelling east and possible effect on the Bus Lane; and
 - The number of pedestrians crossing Harris Street at the intersection of Harris Street and Broadway and alternative pedestrian routes that avoid this intersection.

It was also noted that:

- UTS should continue communication with Transport for NSW regarding future transport options for Broadway (including those in the Sydney CBD to Parramatta Strategic Transport Plan)
- UTS should issue structural drawings of the proposal to Transport for NSW in the future
- UTS will update its existing Travel Access Guide to include the UTS Central Project when the UTS Central project is completed
- There should be ongoing communication between the proponent and CBD Coordination Office and Transport for NSW during the design and construction of the project.

Consultation summary and next steps:

Given that the SSDA will be subject to a formal public exhibition period, the consultation undertaken to date has not been designed to provide a statistical analysis of support or objections. Rather, the activities outlined in this report have aimed to inform adjacent stakeholders, community groups and relevant agencies about UTS' proposal. The consultation has also aimed to facilitate opportunities for direct engagement with the UTS project team to gain feedback on the evolution of the design work that has been undertaken.

In addition to the communication and engagement above, further correspondence with stakeholders is planned to coincide with the SSDA. This will include communication with:

- Sydney Water
- Heritage Council of NSW
- Environmental Protection Authority (EPA) NSW

UTS will also continue to liaise with adjacent stakeholders and other relevant parties, as well as provide an overview of the proposal on the UTS website during the delivery phases of this project, subject to its approval.



Appendix A

Summary of correspondence and consultation with UTS neighbours as at 25 January 2016

26/11/15 Letters with updated images issued to each of the following

Australian Broadcasting Corporation

8/12/15 Mr Clive Gunton, UTS Manager Campus Development Planning & Design [CG] met at 9am with Mr Stephen Johnston [General Manager, Property]; Tabled additional material in the form of elevations and sections of the DA set; No issues in relation to the proposal, noting that the proposed Construction Management Plan will likely result in nil impact on ABC; Agreed to keep ABC informed as the project progresses; Agreed to provide Mr Johnston with a tour of UTS Campus early in the new year.

29/4/16 CG met with Mr Johnston to provide an update, which is being followed up with a letter.

Chippendale Residents Interest Group

16/12/15 No response to date.

29/4/16 An update communication is in the course of preparation

Central Park Owners c/- Dynamic Property Services, Strata Managers

7/12/15 Email correspondence on another matter with Ms Diane Atkinson Licensed Strata Manager, no mention of UTS Central.

17/12/15 Email requesting presentation to resident[s] received.

17/12/15 CG made offer to present to residents leading up to Christmas.

8/1/16 CG met with Ms Kathleen Donohue at 9am. Ms Donohue is a member of Owners Corporation committee, is an owner resident of 1 bed unit in "The Mark"; there is to be a committee meeting on 18th January. Ms Donohue incidentally is employed by USyd in the Education learning spaces area and was interested also in what UTS we were offering in the new building.

14/1/16 CG issued 8 page summary doc and 1 page fact sheet for Ms Donohue's use at 18/1/16 Owners Corporation meeting, with copy to Dynamic's property officer [Ms Elizabeth Tuakalau].

21/1/16 Ms Donohue provided the following feedback from the 18/1/16 Owners' Corporation committee meeting "...The committee were very impressed with your plans – I think everyone will be happy to see these changes. Thanks again for meeting with me".

29/4/16 An update communication is in the course of preparation.



Frasers Property

- 1/12/15 Mr Michael Goldrick requested consultation.
- 17/12/15 CG contacted Mr Goldrick by phone to set up presentation meeting.
- 21/12/15 CG tabled updated plans at 1-1 meeting with Mr Goldrick at Frasers' site office level 3 Central Park retail, no negative issues raised.

Haymarket Chamber of Commerce (HCC)

- 26/11/15 CG attended HCC networking function, spoke with Treasurer Pete Bannister
- 30/11/15 Received email request for briefing at Executive Committee meeting in December
- 7/12/15 CG provided updated images of UTS proposals and a brief fact sheet and offered to provide a fuller briefing to the committee if required.
- 14/12/15 Received note of thanks from Executive Officer, Karen Soo, "...for forwarding the proposed plans for the new building developments for UTS with HCC team reviewing the plans and cohesiveness this may have to the local area."
- 26/4/16 CG and Mr Nigel Oliver (Director Program Management Office, UTS) met with Mr Goldrick providing an update of the proposal as it has developed. An update communication is being prepared.

Powerhouse Museum of Applied Arts and Sciences

- 25/1/16 No response to date
- 29/4/16 An update communication is in the course of preparation

Pymont Ultimo Chamber of Commerce

- 3/12/15 Margot Natoli Project Management Pty Ltd is retained as a consultant to Pucc and noted they are in the final stages of delivering a new Pymont & Ultimo destination precinct based website –and wants UTS to be profiled.
- 25/1/16 No negative comments received
- 29/4/16 An update communication is in the course of preparation

TAFE NSW Sydney Institute

- 15/12/15 Meeting with Richard Hayes [Director Institute Facilities], Colin Constantinou [A/Manager Commercial Assets], Alison La Spina [Assistant Director Operations, Ultimo College] and Andrew Eldridge [Manager Asset Planning, Student Learning and Facilities Directorate] tabled additional material in the form of elevations and sections of the DA set and the Construction Management Plan. Commentary was complementary and no negative issues were raised.
- 22-26/4/16 Communication by email between CG and Mr Eldridge
- 29/4/16 An update communication is in the course of preparation