

**UTS Central Project**  
Development Application  
Landscape Architecture  
Design Statement

**fjmt studio** architecture interiors urban landscape  
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## 1.0 Landscape Vision

A well designed series of high quality learning & landscape spaces meshed together to form a cohesive public realm responding to the needs of UTS, the students and the surrounding local community.









# 2.0 Introduction

## 2.1 Information

This report supports a State Significant Development Application (SSDA) submitted to the Department of Planning and Environment pursuant to Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act).

The SSD Application relates to the Concept Plan Approval for the University of Technology Sydney (UTS) City Campus Broadway Precinct, which was approved in December 2009 (MP08\_0116).

The proposed works relate specifically to the UTS Central Project, more specifically the extension of Building 1 (CB01) (podium) and redevelopment of Building 2 (CB02) at the City Campus, Broadway Precinct.

As the development has a capital investment value of more than \$30 million as an educational establishment, it is identified as State Significant Development under the State Environmental Planning Policy (State and Regional Development) 2011, with the Minister for Planning the consent authority for the project.

This report has been prepared having regard to the Secretary's Environmental Assessment Requirements issued for the project.

## 2.2 Background

UTS recognised the need to upgrade the City Campus back in 2000, and undertook a number of visioning and master planning projects culminating in the City Campus Masterplan 2020 (BVN, 2008) which provides a framework for refurbishments and new building works across the campus (comprising the Broadway Precinct and other sites in the Sydney CBD) in order to provide improved facilities and to accommodate future expected student and staff growth.

The long term strategic vision for UTS is 'to be one of the world's leading Universities of Technology'.

On 23 December 2009 a critical step in realising UTS's vision and identity for the Broadway Precinct was realised, with approval of the UTS City Campus Broadway Precinct Concept Plan (BPCP) – approved under the former Part 3A of the EP&A Act (MP 08\_0116). The approved Concept Plan supports the significant redevelopment of the Broadway Precinct providing for new buildings, alternations and additions to existing buildings, along with associated landscaping and public domain works.

Since approval of the Concept Plan in 2009 UTS has secured the necessary detailed planning approvals and delivered a number of state of the art and iconic learning, research and social facilities across the Broadway Precinct, including:

- Faculty of Engineering and IT Building, designed by Denton Corker Marshall Architects
- Multi-Purpose Sports Hall designed by PTW Architects
- Alumni Green, designed by ASPECT Studios Landscape Architects
- Faculty of Science and Graduate School of Health Building, designed by Durbach Block Jagers in association with BVN Architecture
- Library Retrieval System designed by Hassell Architects
- Great Hall and Balcony Room Upgrade, Designed by DRAW Architects in association with Kann Finch Architects.

As part of the staged delivery of the Concept Plan and as expected in its natural evolution, there have been a number of modifications to the Concept Plan. Of note, Modification No 5 to the Concept Plan provides for the complete redevelopment of Building 2, including additional floors above a new podium building.

## 2.3 Overview of Proposed Development

This SSD Application seeks approval for the following components of the development:

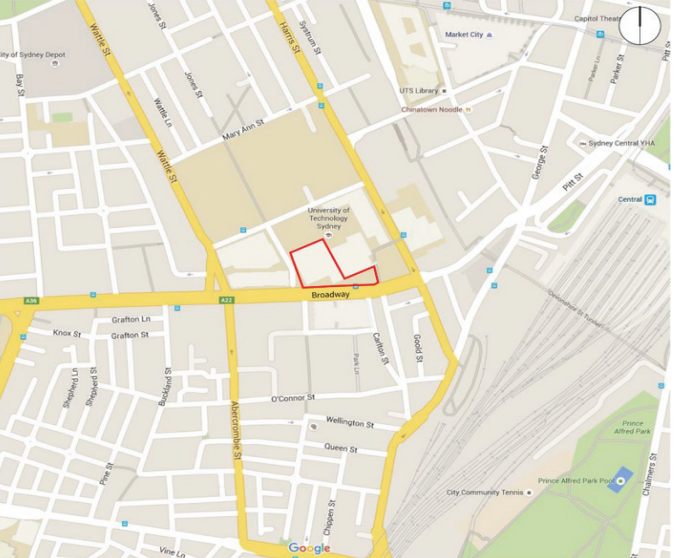
- Site preparation works, including demolition and clearance of existing Building 2 down to approximately ground level and associated tree removal;
- Retention and re-use of existing basement Level 1 and Level 2;
- Construction and use of a new podium building fronting Broadway (Building 1 extension 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.

The new floor space will accommodate a range of educational and ancillary educational uses, such as:

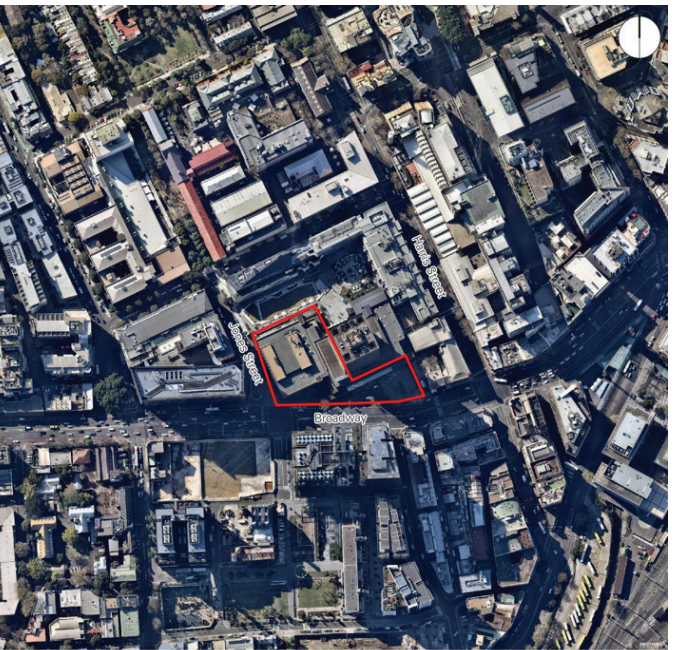
- Library
- Research
- Teaching Space
- Informal Learning Space
- Student Centre
- Student Union Spaces
- Food and Beverage Outlets
- Academic (including Faculty space)

## 2.4 The Site

The Broadway Precinct of the UTS City Campus is located on the southern edge of the Sydney Central Business District with frontages to Broadway, and Thomas, Wattle and Harris Streets (see Figure 1). Central station is located less than 500m to the east.



More specifically the UTS Central project site relates to Building 1 (excluding the Building 1 tower) and Building 2 of the Broadway Precinct, refer to Figure 2.





2.5 Landscape Architecture

The proposed urban and landscape design creates a unique sense of place fully integrated with the nature of the architectural proposition, while remaining sensitive to the surrounding public realm and landscape character. The design is based on a sequence of open spaces, which provide functionality for the University Campus and enhance connectivity generally. This series of spaces include the Tower Building 1 Entry Plaza to Broadway, the new western entry and extended plaza to building 2 on the corner of Broadway and Jones Street, The Stairway entry to Level 4 adjacent to Alumni Green and the upper outdoor terraces including level 8 and the level 17 summit rooftop gardens.





### 3.0 Ground Plane and Public Domain

#### 3.0 - Ground Plane and Public domain

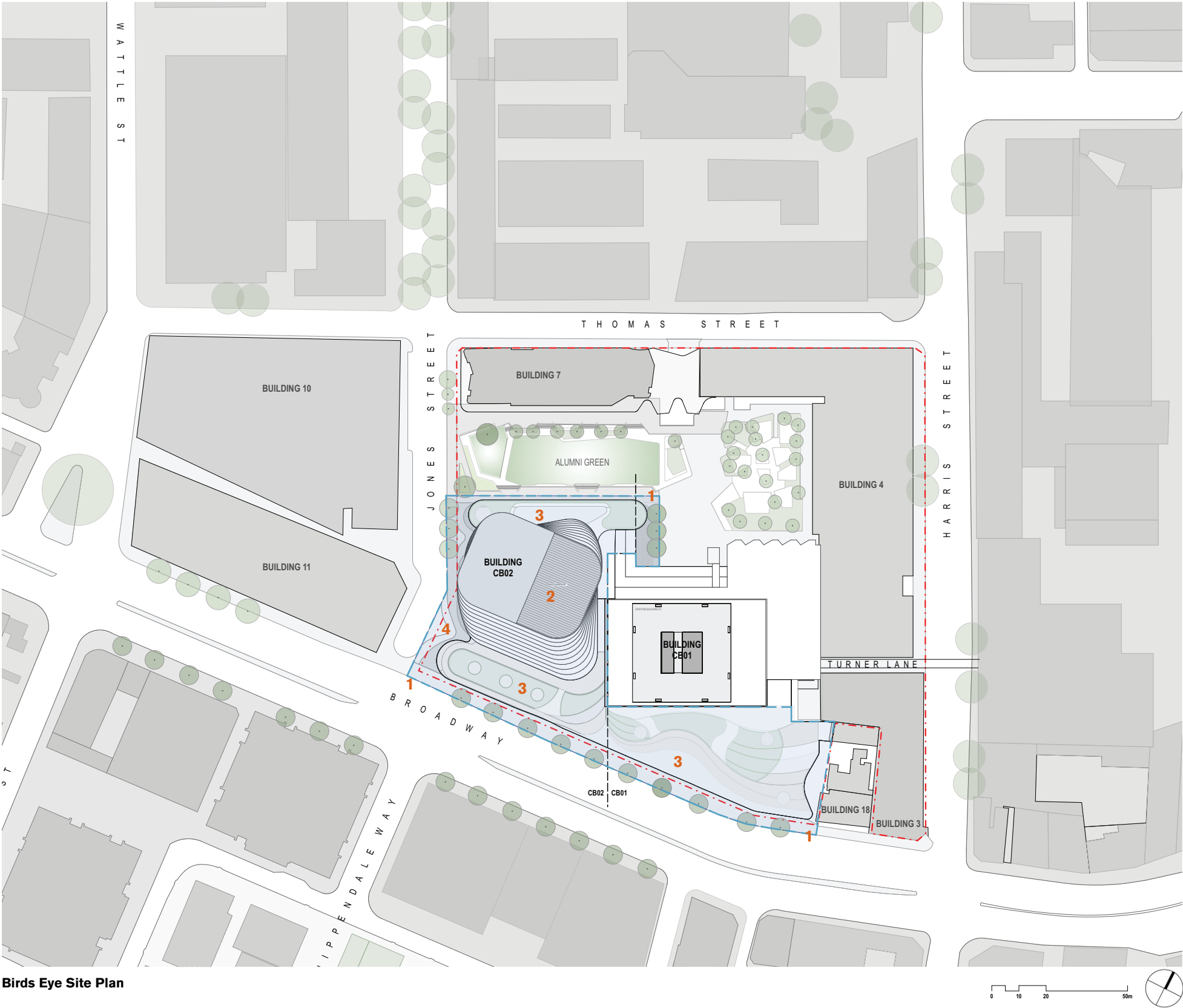
The design has an emphasis on the public space on the ground plane and the integration with the current and long term view of the surrounding spatial environment.

The design interfaces with existing streets and the existing University open spaces to create and enhance the existing network of public open space streets and squares.

Significant enhancements to the public domain beyond those envisioned on Broadway and Jones Street are incorporated into the design. The connection of Alumni Green to Level 4 of the new learning commons and Library via The Grand Stairway effectively enlarges Alumni Green and provides a north facing outdoor weather protected social gathering space. Connectivity and activation along Alumni Green façade is provided by direct access through a series of doorways at Level 3 which enhances the activity and life of the Alumni Green.

#### Legend

- 1 Extent of Works
- 2 Level 17 Terrace
- 3 Level 8 Terrace
- 4 Jones Street Entry



Birds Eye Site Plan



# 4.0 Stairway from Alumni Green

## 4.0 Stairway from Alumni Green

A major initiative of this proposal is to provide an enhanced public space beyond that envisioned for the link between level 4 of Building 2 and the newly completed Alumni Green.

The enhanced public space will:

- Provide good solar access for pedestrians directly adjacent to Alumni Green whilst providing shade and shelter from the elements in the protection of the building under-croft.
- The stairway is adjacent to the key circulation route from Jones Street to the heart of the campus and provides a large outdoor space for seasonal weather protection.
- To ensure successful active frontages direct access from Level 3 to the Alumni Green is provided to enhance the seamless relationship between indoor and outdoor student activities.
- The stairway is lined with bleachers for seating which provides a wonderful opportunity for seating either for large scale events staged on The Green or for smaller groups or couples looking for time out or a people watching vantage point to observe the day today activity of the campus.
- The stairway provides an interesting arrival experience from The Green but also emphasis the green visual connection that extends through the buildings mid level terraces and winter gardens to the small grove of deciduous trees located on the summit roof top garden.

### Legend

- 1 Entry Level 4
- 2 Entry level 3
- 3 Existing raised lawn to Alumni Green
- 4 Entry Stairway
- 5 Potential temporary media screen
- 6 Radial gradation paving
- 7 Bleachers / curved transition
- 8 Extent of works

