
Response to Submissions

UNSW D14 Academic Building Planning Application SSD 9606

Prepared for
Lendlease on behalf of UNSW
12 April 2019



Part 1 Summary of Design Changes

Part 2 Response to Submissions

Summary of Design Changes

01

Summary of Significant Design Changes from SSDA to RTS

Item	Location	Change	Comment
1	Site	Extension of the project boundary to the north and east. Refer to site plan ADDA00002.	UNSW has committed to extending the project boundary up to UNSW Village to the north and Goldstein Hall to the east. This extension provides scope for a more holistic landscaped solution to integrate D14 with the Old Tote/Fig Tree Theatre Heritage Conservation Area and Quadrangle. This will substantially improve the quality of the landscaped open space and support the masterplan initiative to establish this precinct as an important public room within the campus.
2	Site	Replace existing Black Wattle tree #1119 with a new mature tree to improve the quality of the landscaped area surrounding White House.	Tree #1119 is marked for removal as the specimen is currently at its most mature and will decline in health overtime. To improve the shading over the landscaped area encircling the White House and support future canopy growth, a replacement mature tree is proposed. This will form part of the transition in scale between the single storey D14 terrace and two storey heritage item.
3	Levels 1-7	Full height external glazing to the two egress stairs on the north elevation.	The introduction of full height glazing to the egress stairs provides natural light to the otherwise dark circulation spaces. Views from the stair will allow occupants to engage with the surrounding campus and significantly improves the experience of vertical circulation. The positive spatial qualities and improved amenity are expected to increase day to day usage of the stairs and reduce dependence on lifts.

4	All levels	Reconfigure building core with amenities on the west and main services on the east.	Reconfiguring the internal planning of the building core, allowed for consolidation of the wet areas and reduced distances between the communications, electrical and mains pathways. By locating the wet areas including fire pump and tank on the west side of the core, the extent of site excavation is also reduced.
5	All levels	Accommodate an additional dedicated goods lift.	A dedicated goods lift was introduced to separate back of house operations and improve future user experience. This facilitates uninterrupted use of the four passenger lifts at all times.
6	Ground Floor	Amalgamate 3 southern retail tenancies into 2 larger tenancies and adjust the footprint of tenancies to improve usability of the retail space.	The footprint of each retail tenancy is adjusted to improve the viability and flexibility for future users. The glazed shop front area to Retail 1 as well as depth and size of the southern retail tenancies is increased. The retail tenancy in the north west corner is envisaged as a kiosk to better engage with the double height student space.
7	Ground Floor	Remove meeting rooms along building core.	The removal of meeting rooms along the core responds to UNSW's reduced need for enclosed meeting rooms. This enables the ground floor to maintain the width of the student space and allow for increased depth to the retail tenancies.
8	Ground Floor	Reduce louvred area to the north elevation at ground level.	Due to the rationalisation of building services, the louvred area to the north elevation at ground level can be reduced. The additional face brick in place of the louvres will allow for more material continuity in the ground plane element of the north facade.

9	Ground - Level 1	Steel nodes to the top of concrete colonnade columns.	A steel node is introduced to resolve the complex connection between the timber and concrete components of the colonnade columns. It provides a clear delineation between materials and emphasises the existing datum established by the timber truss.
10	Level 1	Change of landscape design to the external terrace. Refer landscape drawings by Aspect Studios.	The revised landscape design seeks to limit access to the edges of the western terrace beyond the additional entry from the amenities. This strategy optimises user safety by eliminating areas for entrapment and improving sight lines across the terrace. A series of planters with benches and loose seating to the northern and eastern parts of the terrace will create spaces for both retreat and gathering.
11	Level 2	Remove meeting rooms in the north west corner and adjacent CATS.	Due to a change in UNSW's brief requirements, the meeting rooms to Level 2 are no longer required. This provides additional area for more flexible study spaces and allows for glazed walls to the ends of CATS classrooms.
12	Level 2	Relocate one CATS room from Level 2 to Level 1 and rationalise remaining five CATS rooms to allow for a higher degree research and quiet study area.	The revised layout allows for 5 rectilinear classrooms and dedicated circulation areas separate from the student spaces. The eastern and western ends of the floor plate have been designated for a higher degree research and quiet study.
13	Levels 2-7	Introduce two tone colour back glass to the north elevation.	A darker tone of colour back glass is introduced to the north facade to reinforce the horizontal banding created by the timber floor structure from levels 2-7.

14	Level 7	Increase height of louvres to winter garden.	Based on temperature modelling of the winter garden, the introduction of full height louvres reduces the number of hours above 26°C throughout the year. This achieves a more usable space for the faculty by natural ventilation.
15	Plant	Adjust plant room footprint.	The revised footprint of the plant room has been adjusted to accommodate the extended core and align with the structural grid below. The introduction of a chamfer to the south west corner of the enclosure reduces the perceived bulk and scale of the plant level.

Response to Submissions

02

Introduction

This report is prepared on behalf of UNSW as an addendum to the design report submitted with SSD 9606. The following aims to respond to the submissions received by the Department of Planning and Environment during the exhibition of the project

Conservation Area Overlay

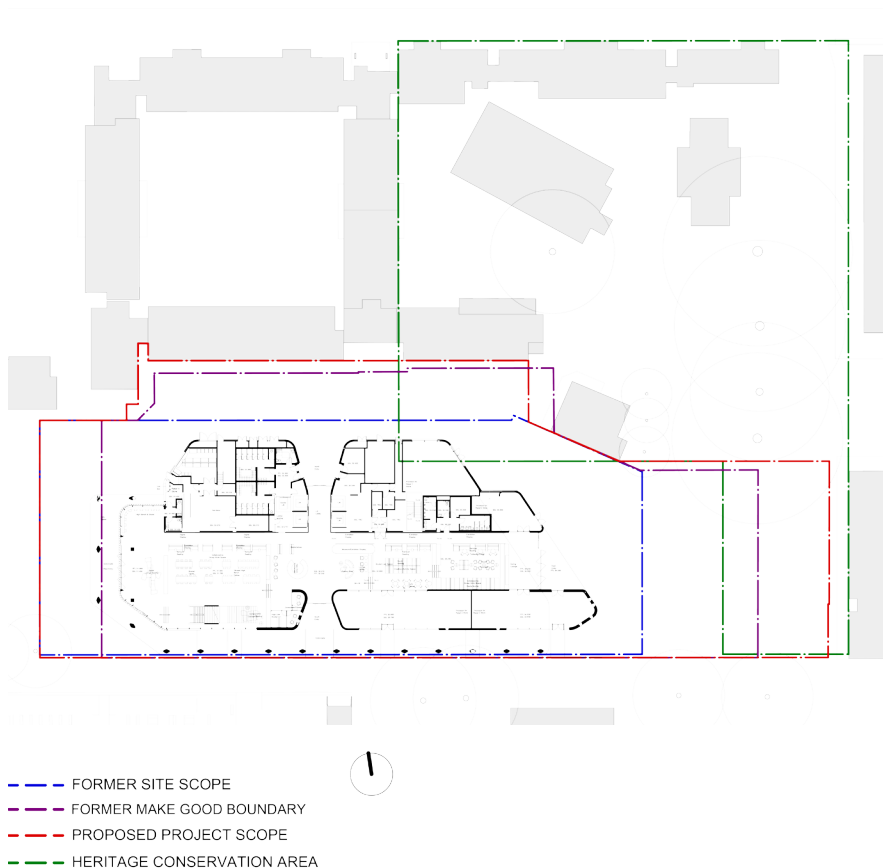


Figure 1 - Heritage Conservation Area with Proposed Project Scope (Source - Aspect Studios)

The University has committed to the proposed project scope boundary shown in the Old Tote/Fig Tree Theatre Heritage Conversation Area overlay above. This scope extension allows for the D14 redevelopment to better respond to the masterplan framework for the university campus and address the heritage significance of the conservation area.

Existing Curtilage

The existing University Hall and UNSW Village buildings encroach on the curtilage of the White House heritage item. As evidenced by Figure 2 & 4, the built envelope of University Hall and its private courtyard restricts sightlines to the west and south facades of the White House.

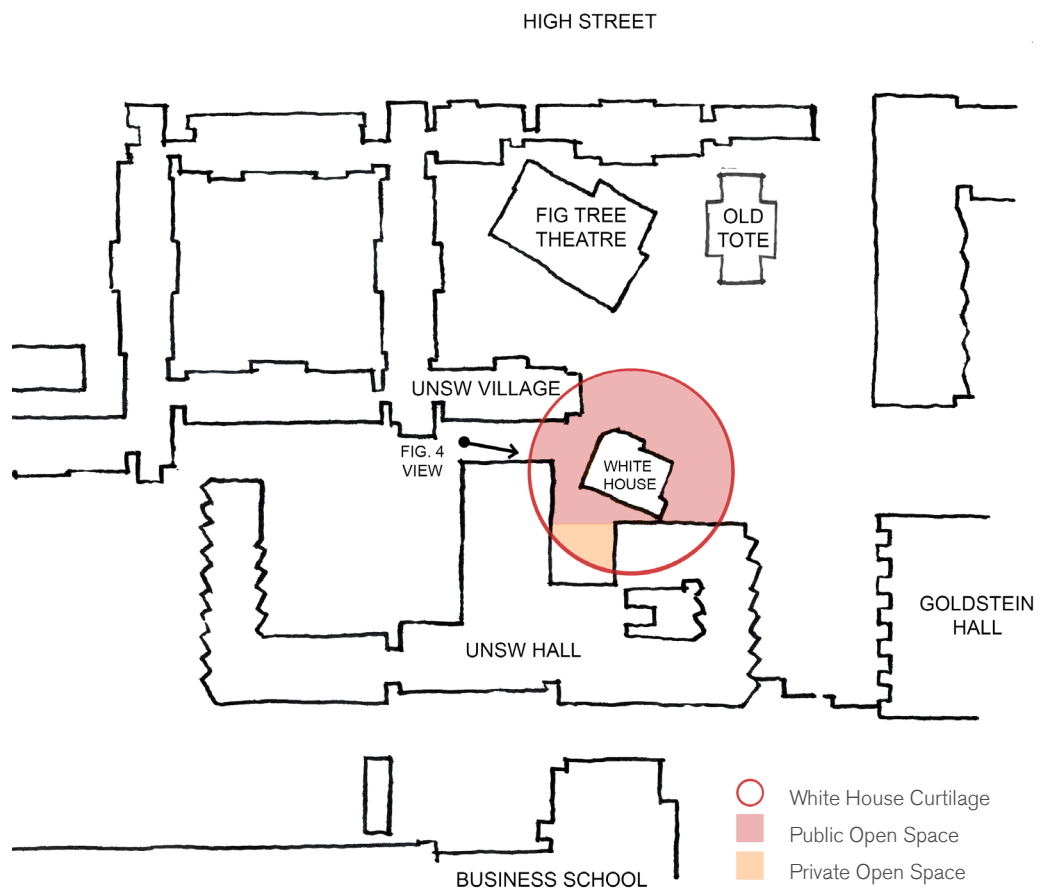


Figure 2 - Existing Curtilage around White House

Proposed Curtilage

The proposed D14 building aims to re-establish appropriate curtilage to all four sides of the White House, so that it may be experienced as a building in the round. The siting of the building and splayed north east corner increases the curtilage around the item and establishes clear view corridors from Third Avenue to the west and the Quadrangle to the south. By reinstating the public open space around the White House, users may engage with the architectural form and understand the relationship to the Old Tote and Fig Tree Theatre.

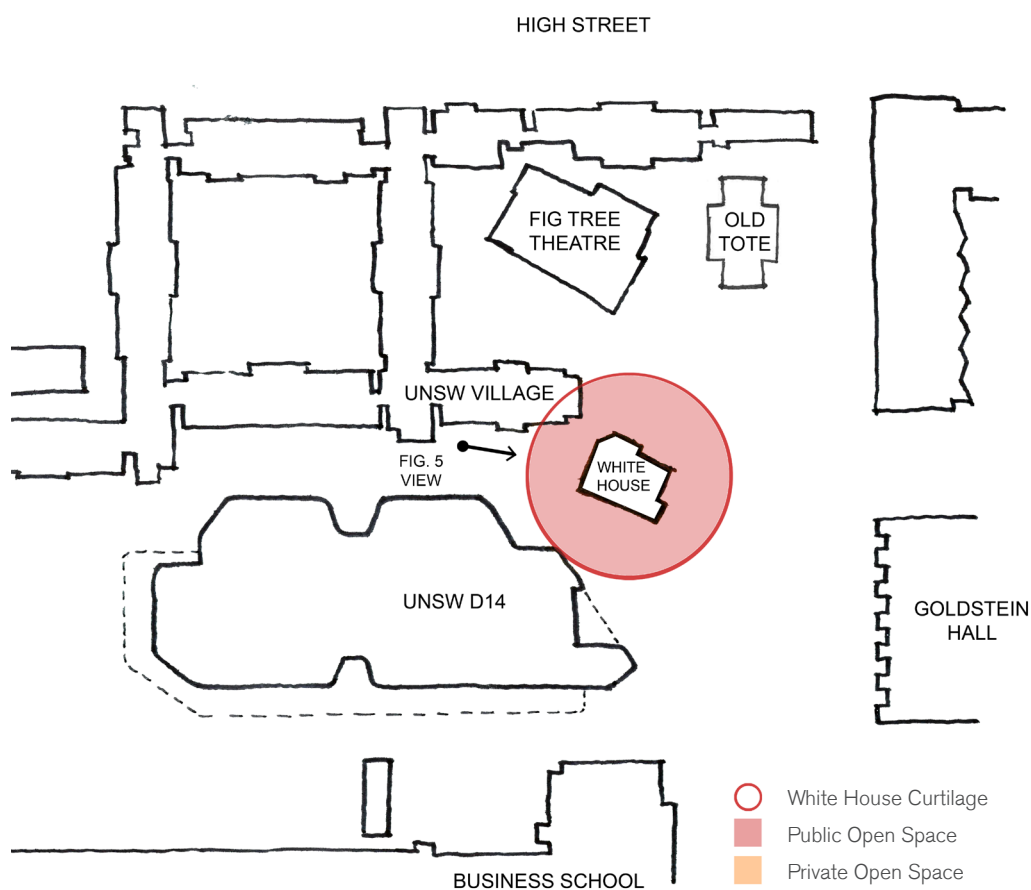


Figure 3 - Proposed Curtilage around White House

Response to Submissions

Perspectives

The removal of University Hall re-establishes the White House as a building in-the-round with an appropriate curtilage. Tiered external seating and the level 1 terrace to D14 help to activate the public domain and form a stepping transition from ground level to the main building form beyond.

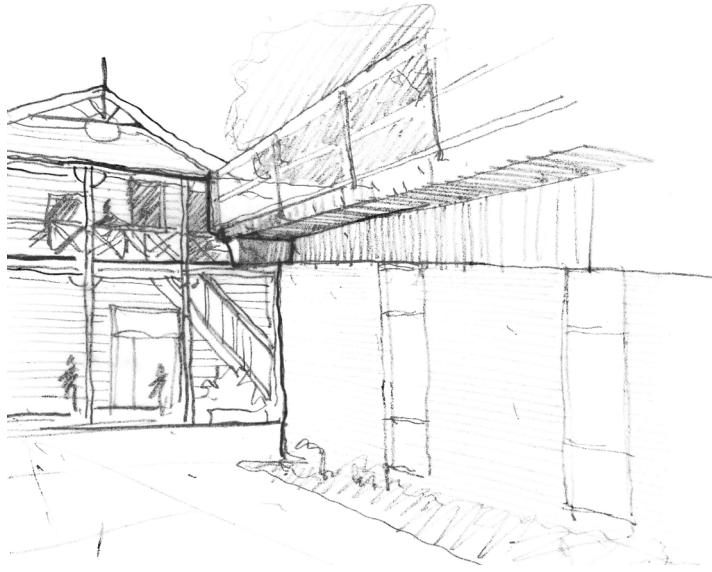


Figure 4 - Current perspective view looking from the west towards the White House & existing University Hall

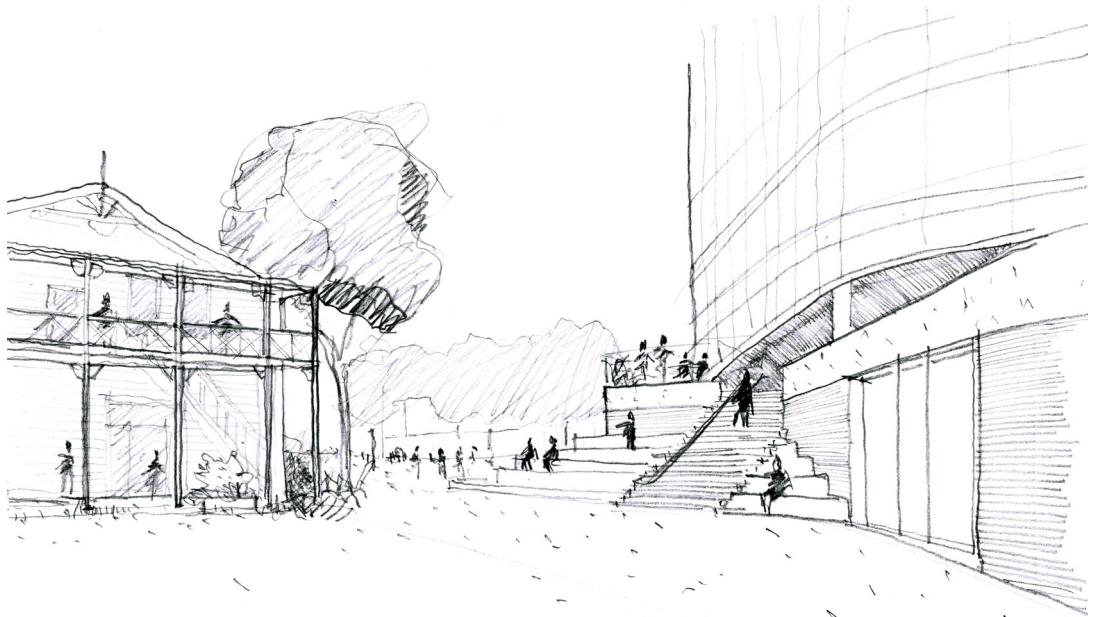


Figure 5 - Proposed perspective view looking from the west towards the White House & proposed D14 Academic Building

The D14 level 1 terrace, masonry bleachers and adjacent White House building create a new outdoor public room with a strong connection to the conservation area and Fig Tree Lane. This supports the masterplan initiative to create new student hubs with activation on multiple levels and a strong sense of place. It provides the university with an additional gathering space for student social activities and events.



Figure 6 - Cross Section - Activation

Response to Submissions

Relationship to White House

The White House verandah and balcony are key features of the heritage item and have been used to establish the height and scale of the D14 level 1 terrace. This relationship between the heritage item and proposed development creates a distinct character and sense of place within the broader context. It is envisaged that the bleachers will encourage the existing activation around the White House to continue to all sides of the building.

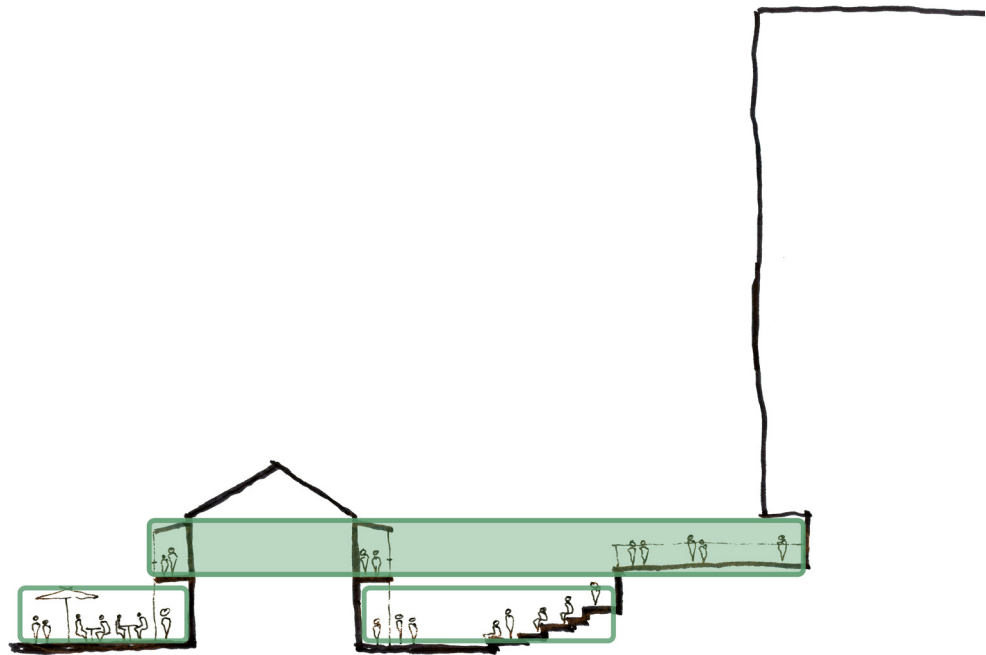


Figure 7 - Cross Section - Relationship to White House

Further to the programmatic benefits afforded by the bleachers and level 1 terrace, this architectural feature allows the ground plane to continue up and across the open terrace space of D14, extending and connecting the landscaped ground plane. This public space provides additional high quality landscaped area for the greater campus with a series of outdoor rooms for both group gatherings and private contemplation.

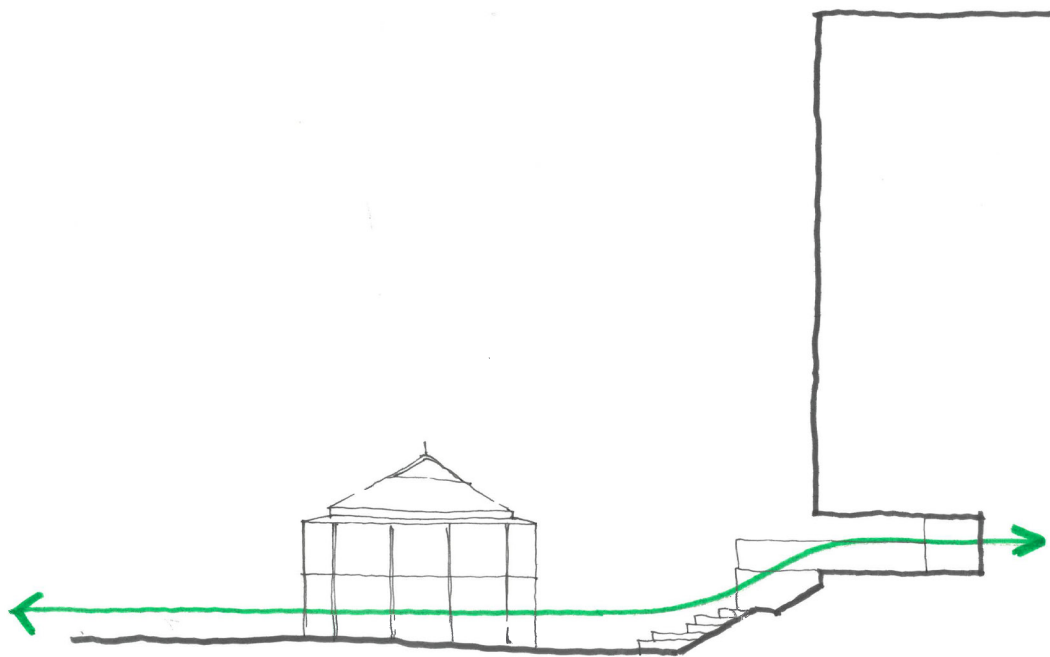


Figure 8 - Cross Section - Ground Plane

Existing Primary Circulation

The existing University Hall building obscures connections to UNSW Villiage and Third Avenue to the west. Access between the Quadrangle Lawn and Fig Tree Lane is currently limited to a small portal in a brick wall spanning between University Hall and Goldstein Hall. As there is no clear view corridor established between these areas, this precinct is currently underutilised.

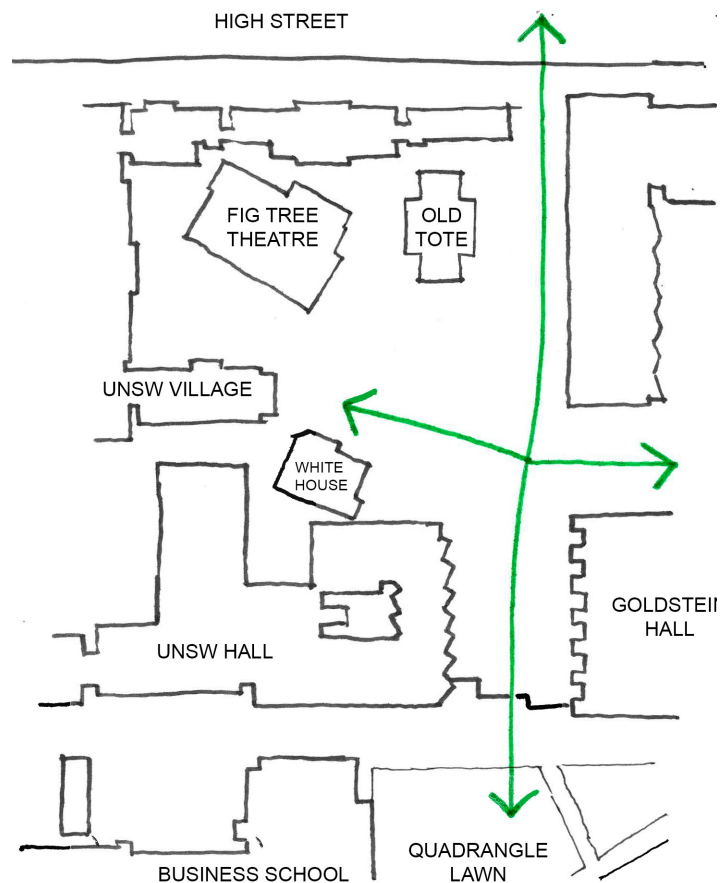


Figure 9 - Existing Primary Circulation

Proposed Primary Circulation

D14 seeks to improve the legibility of the precinct by establishing clear view corridors and redefining pathways between High Street and the Quadrangle. The proposed redevelopment is located further west than University Hall relieving the landscaped area adjacent Goldstein Hall. This facilitates movement through the conservation area and opportunities to engage with the precinct. The proposed colonnade parallel to College Walk also provides a new covered east-west connection and the increased setback to the north a more generous pathway to UNSW Village.

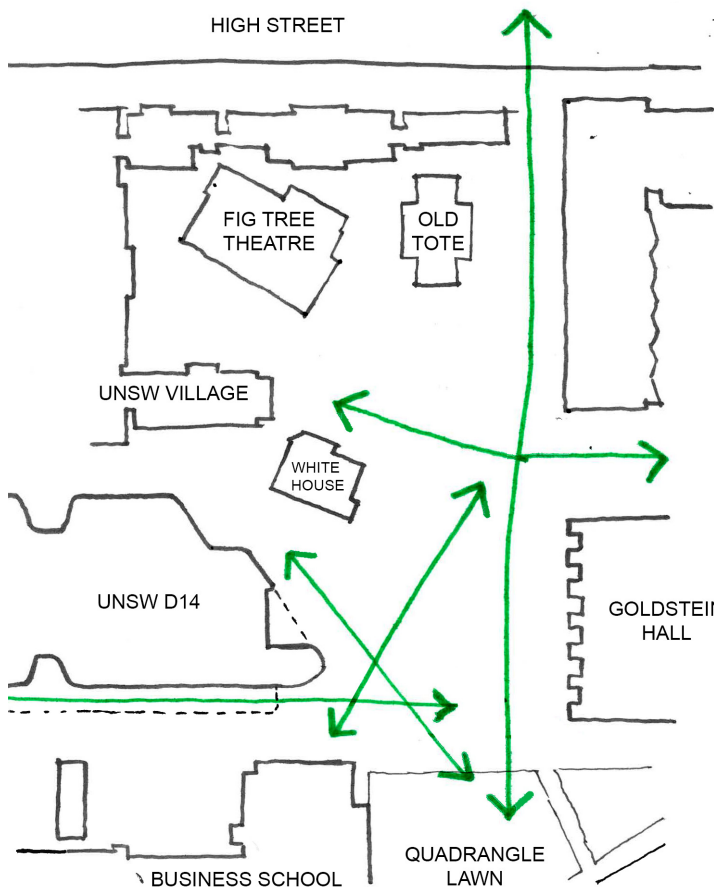


Figure 10 - Proposed Primary Circulation

Active + Permeable Ground Plane

The ground floor of D14 is an extension of the external ground plane, consisting of a series of terraces that rise with the levels of College Walk. The predominant use of the ground floor is a flexible study space for all university students. Sited as a building in the round with entrances to all four sides and predominantly glazed facades, the ground floor is seamlessly connected with the surrounding public realm. The visual permeability of the facade and glazed internal partitions allows for engagement between students, patrons and the general public. The multiple entrances, retail tenancies, Level 1 terrace and north east bleachers all contribute to the active perimeter and ground plane of the building.

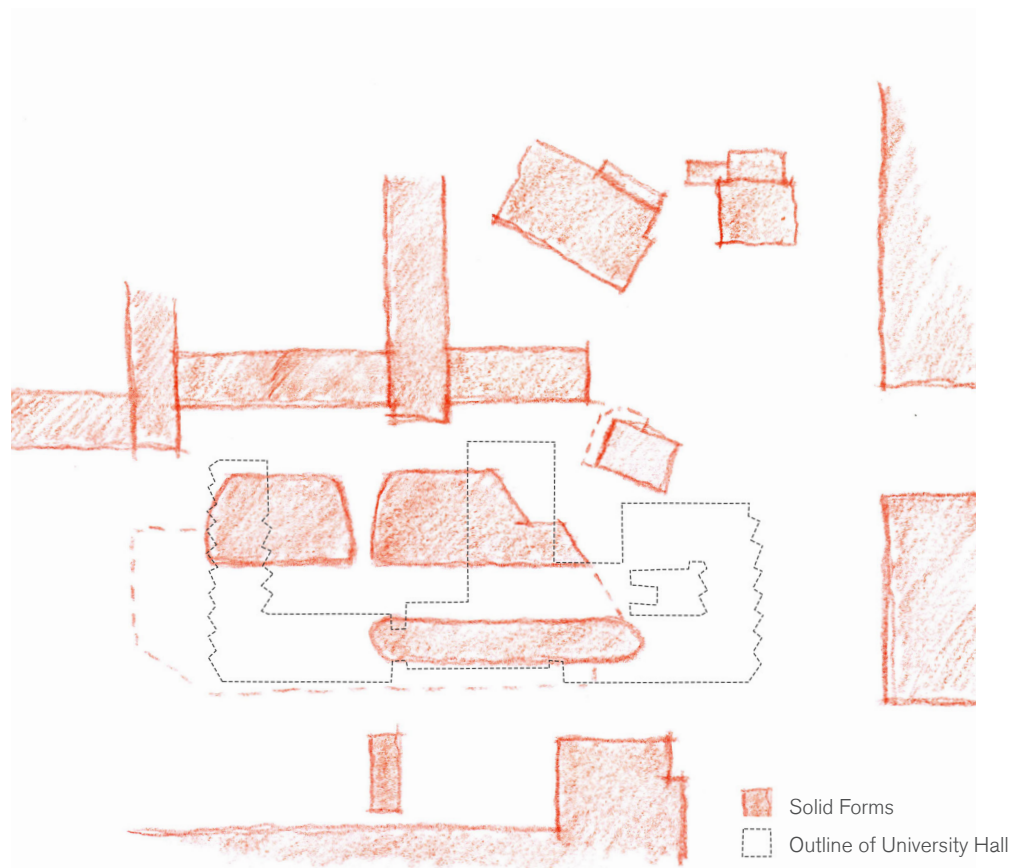


Figure 11 - Figure Ground Plan

Increased Public Space

Increased setbacks to the White House and Goldstein Hall facilitates generous landscaped areas for public gathering and supports the masterplan initiative for a student hub within this precinct. The covered open space areas around the building perimeter provide a weather protected east-west link from Alumni park to the Quadrangle. The student led space on the ground floor also contributes to the overall amenity by providing a large internal public space.

In response to the submissions, the existing tree behind White House is proposed to be retained. This provides an encircling landscaped setting to the heritage item and a threshold between D14, thereby improving the spatial quality of the new public space.

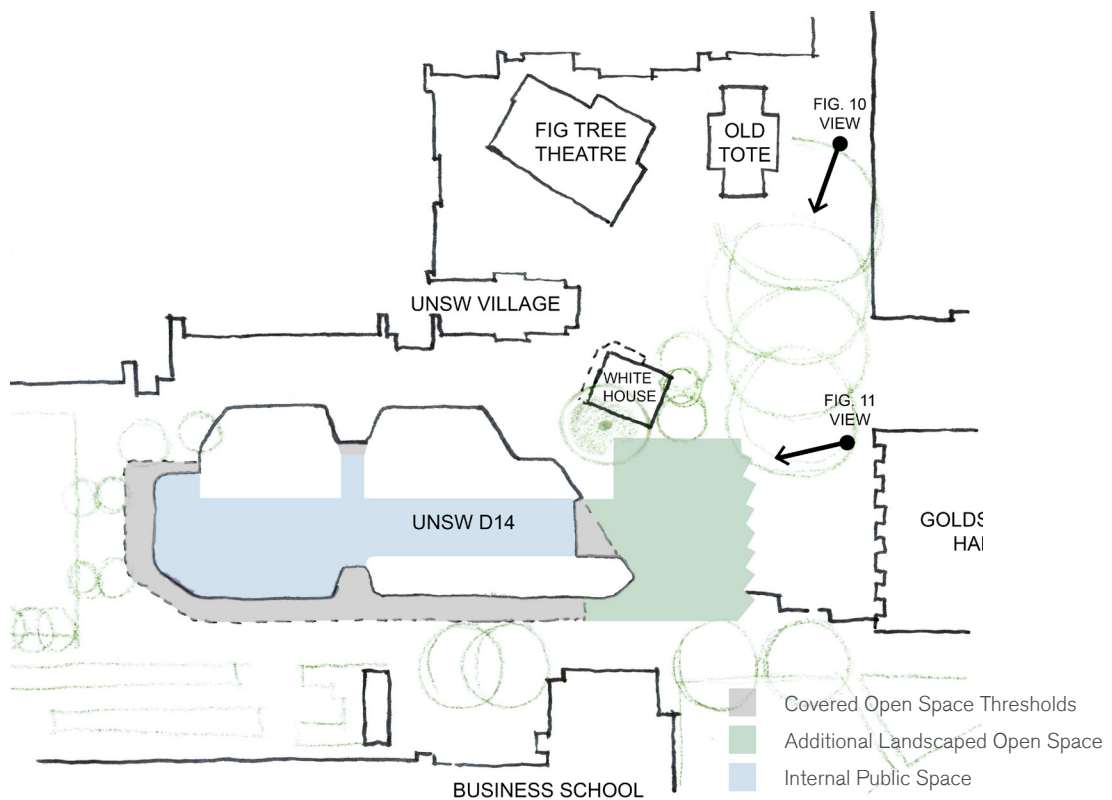


Figure 12 - Public Space Plan

Response to Submissions

Perspectives

The proposed D14 Academic Building enhances existing view corridors between High St and the Quadrangle Lawn. Figure 10 and 11 illustrate the sequence of views observed when walking between these two key spaces. Due to the siting of D14, increased curtilage around the White House and removal of the brick wall adjacent Goldstein Hall, the view corridor is significantly widened from the existing portal entrance to the Quadrangle Lawn. The extension of the project scope boundary and additional landscaped area provides a generous, connective space which seamlessly stitches the existing context with the proposed development. This new courtyard space to the east of D14 facilitates improved connectivity and creates a variety of outdoor spaces for large groups, smaller gatherings and individual retreat.



Figure 13 - Proposed perspective view looking from Fig Tree Lane near High Street towards the White House & D14 Academic Building



Figure 14 - Proposed perspective view looking from Fig Tree Lane near the north east corner of Goldstein Hall towards the White House & proposed D14 Academic Building

Contextual Geometry

The campus buildings adjacent the D14 redevelopment are established on a rigid, orthogonal framework. The three buildings in the Old Tote/Fig Tree Heritage Conservation Area are the exception to the grid. As identified in TKD Architect's Heritage Impact Statement, "The orientation of the Fig Tree Theatre and the White House, diagonal to the the standard north/south building grid, identifies them as earlier structures." The siting of these structures are at a distinct angle indicative of the Kensington Racecourse.

The splayed edges of D14 respond to the off grid alignment of the conservation area buildings and pathways through the Quadrangle Lawn. It enhances the curtilage around the White House and creates open space for engagement with the heritage item.

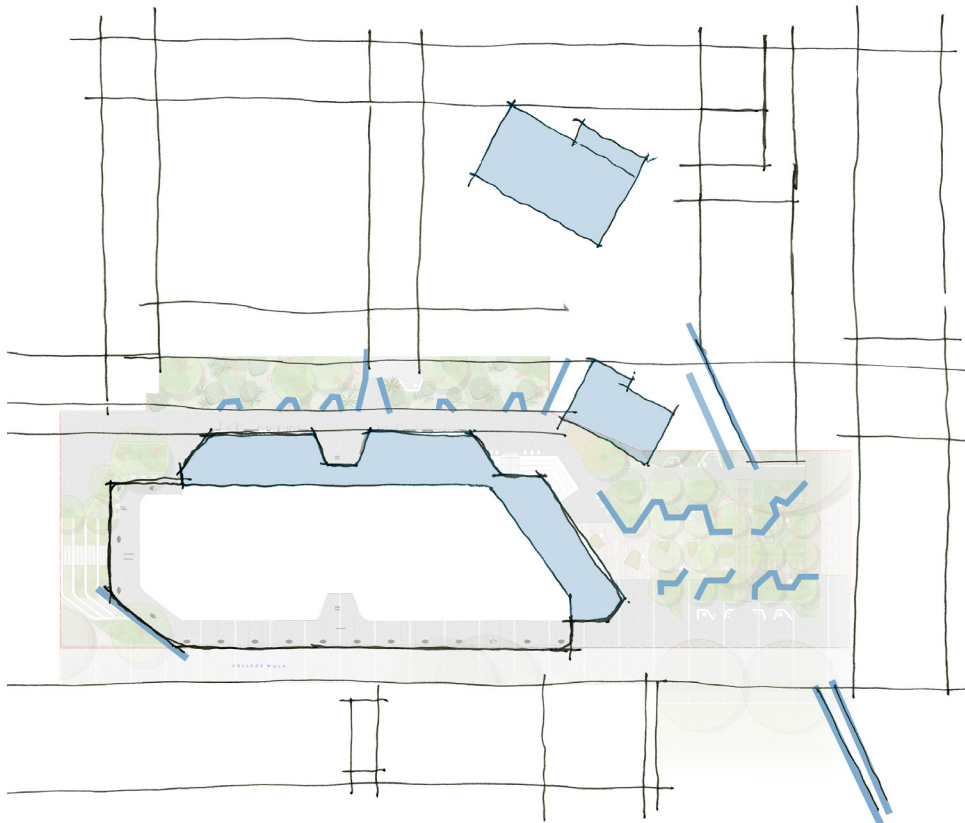


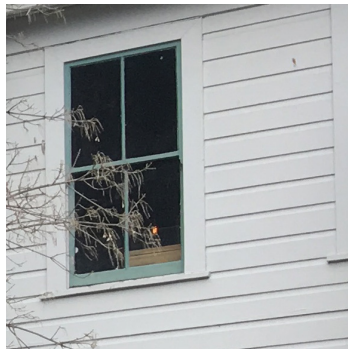
Figure 15 - Contextual Geometry

Materiality - White House

The heritage features of the White House have informed some of the timber design elements in the proposed D14 redevelopment. The exposed CLT/Glulam timber structure and batten cladding respond to the materiality and linear geometry of the weatherboards and timber fencing.

One of the key heritage features of the White House identified in the Statement of Significance is the design and detailing of the verandah. The hardwood timber trusses above the D14 colonnade take cues from the White House balcony and emphasise the important relationship between D14 and the conservation area.

White House



D14

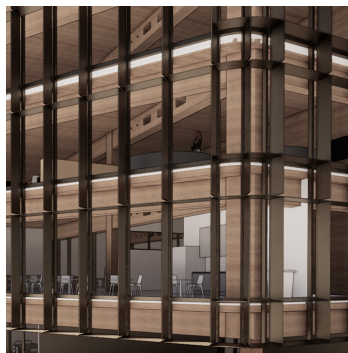
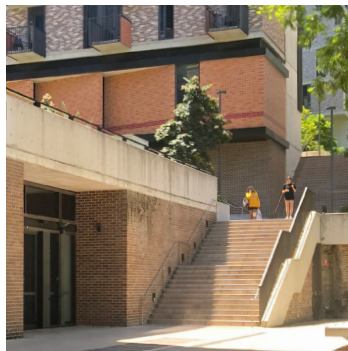


Figure 16 - Images of White House and D14

Materiality - Broader Context

The proposed redevelopment is also sympathetic to the materiality of the broader context, addressing the established brick and concrete characteristics of adjacent buildings. In response to the strong, vertical concrete elements of Goldstein Hall along the edge of Fig Tree Lane, the concrete colonnade columns of D14 create a similar rhythm along College Walk. The proposed bleachers and concrete ribbon on the facade share similar aesthetic qualities with the brick stair and concrete datum of Columbo House. The masonry, single storey ground plane element also references the northern part of the existing UNSW Hall building on the site.

Goldstein Hall
Columbo House
UNSW Hall



D14



Figure 17 - Images of White House and D14

Proposed Bulk & Scale

As evidenced by the aerial perspective below, the bulk and scale of the overall development is in keeping with the adjacent UNSW Village, Australian School of Business and recently completed Hillmer Building. The response to submissions also identifies concerns about the bulk and scale of the masonry ground plane element and its interface with the White House. This single storey element with bleachers and terrace above mitigates the change in scale between the two buildings and provides an intimate frontage to the White House as shown in Figure 3. Bleachers erode the edge of the terrace and provide a seamless transition between D14, the ground plane and White House beyond.

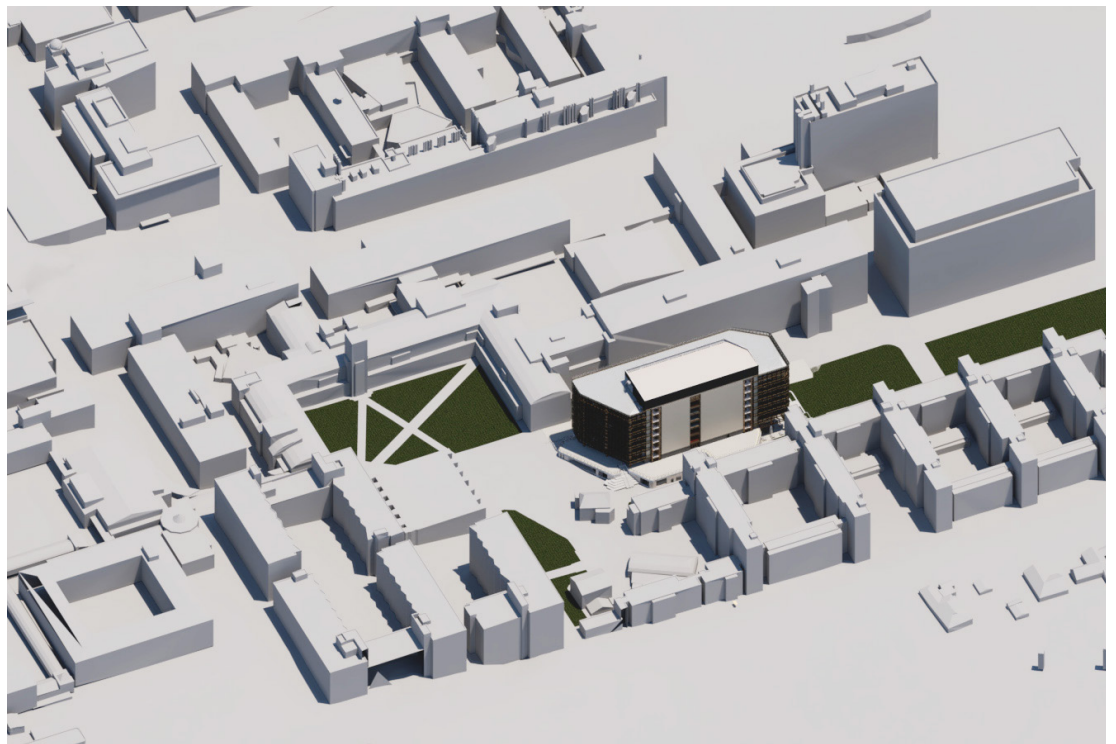


Figure 18 - Aerial Perspective

Solar Access

The played north eastern corner of D14 is derived from the 2pm mid-winter sun angle. It maintains solar access to the Quadrangle and respectfully opens up the building to the White House and Fig Tree lane. This gesture allows the White House to be reinstated as a building in the round and experienced from all sides.

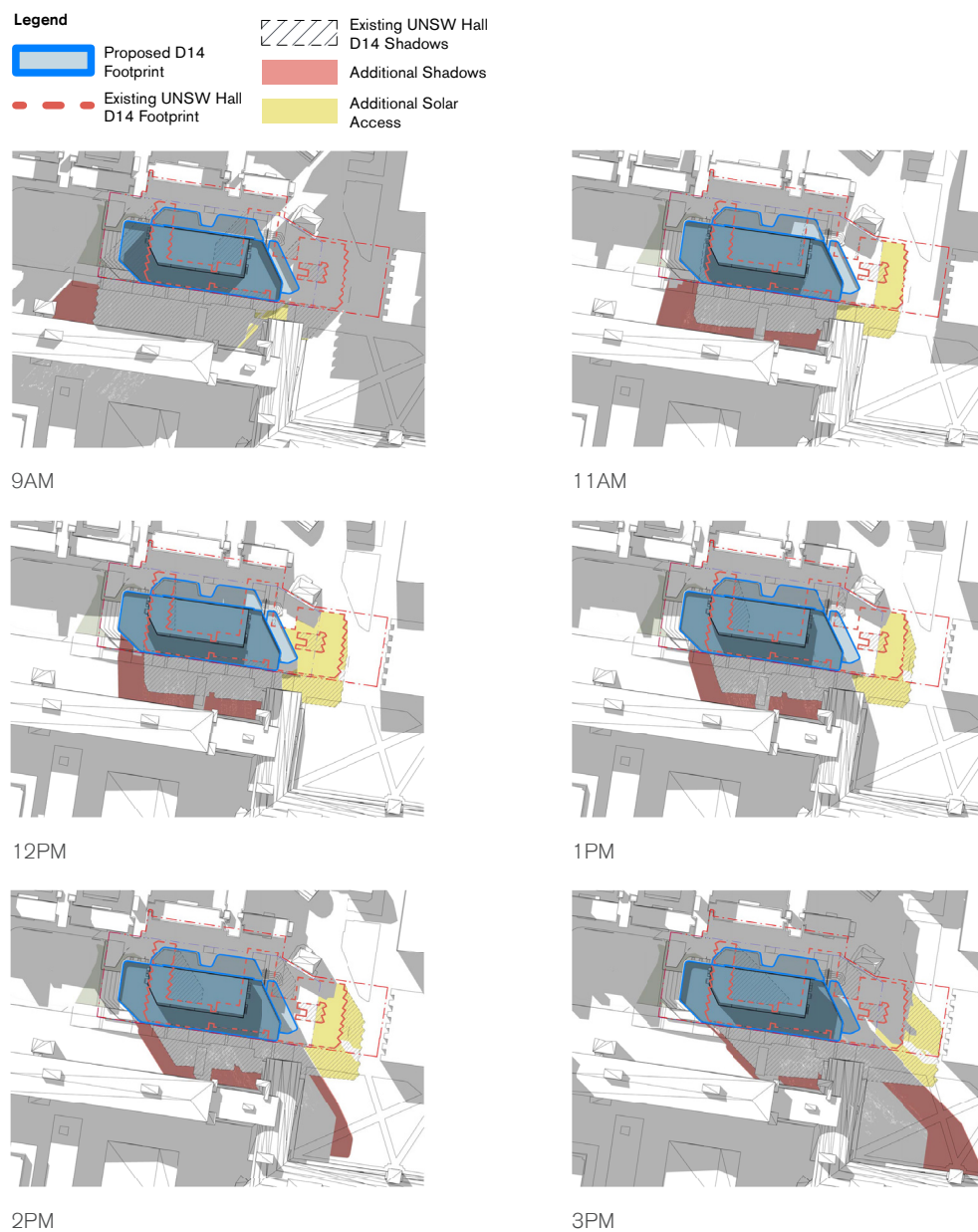


Figure 19 - Shadow Diagram Plans - 21 June