



THE UNIVERSITY OF SYDNEY

FACULTY OF LAW

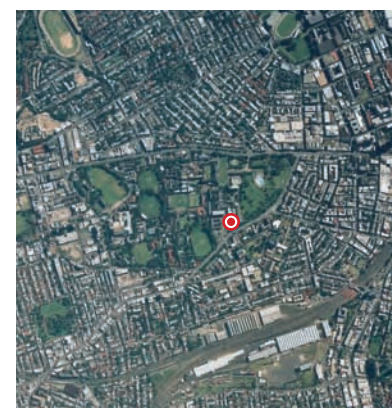
Preliminary Assessment

15 DECEMBER 2005

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incorporating MGT Sydney



Site



Site

1. Introduction

This Preliminary Assessment is submitted to the NSW Government Department of Planning as part of a Major Projects Application for a new Faculty of Law Building at the University of Sydney, Camperdown Campus for assessment and determination under SEPP (Major Projects) 2005 (MP SEPP).

This preliminary assessment addresses the following topics:

- Project Description
- Location
- Relevant Planning Instruments and Controls
- Concurrent Development Applications
- Summary of Key Issues

2. Project Description

This application seeks approval under SEPP (Major Projects) 2005 (MP SEPP) for the following:

- Construction of the new Faculty of Law Building including:
 - 2 storey podium base containing the new Law Library, Lecture Theatres, Seminar Rooms and a Moot Court facility
 - 3 storey Teaching Building including teaching spaces and a podium level restaurant
 - 5 storey Faculty Building
 - Light Tower.
- Construction of a two level basement carpark containing:
 - 420 car parking spaces (including 9 disabled spaces, 68 small spaces and 2 courier bays)
 - secure bicycle storage area (accommodating 24 bicycles)
 - 47 motorbike parking spaces.
- Minor alterations and additions to the interface of the Fisher Library Book Stack, Carlaw Building and Eastern Avenue Auditorium and Lecture Complex with the proposed buildings
- Use of facilities as a place of public entertainment (POPE)
- Landscaping, lighting and site works
- Upgrade of Barff Road to facilitate 2 way traffic, loading area and pedestrian access
- Extension/augmentation of the physical infrastructure/ utilities as required by the proposal.

3. Location

The site is located on the eastern boundary of the Camperdown Campus of the University adjacent Victoria Park and roughly midway between Parramatta Road to the north and city road to the south. The site is bounded by Barff Road to the east, Eastern Avenue to the west, Fisher Library Book Stack to the north and the Carlaw Building complex to the south. It is approximately 1 kilometre from the southern end of Sydney Central Business District (CBD). Parramatta Road is the main arterial road connecting the western suburbs with the CBD and City Road is another arterial road which connects the southern suburbs with the CBD.

4. Relevant Planning Instruments and Controls

The following planning instruments are relevant to the proposed development:

- South Sydney Local Environmental Plan 1998 (SSLEP 1998)
- South Sydney Development Control Plan 1997: Urban Design (SSDCP 1997)
- South Sydney Development Control Plan 11 – Transport Guidelines for Development
- City of Sydney Access DCP 2004 (CoS Access DCP)
- Central Sydney Local Environmental Plan 1996 (CSLEP 1996)

The key planning controls for the development are set out in Table 1.

Stage 1 DA Approval, Conditions and consistency

In July 2005 the City of Sydney Council approved the Stage 1 Development Application (DA) for:

- Selection of the three project sites including the Faculty of Law Building Project Site, the USYD Central Building Project Site and the Public Domain Project Site
- The functions and or uses proposed to be developed within each project site

- Vehicle access and car parking arrangements within the three project sites including the extension of Barff Road to connect with City Road with a new signalised intersection
- Building envelopes including size and massing of the proposed built elements associated with the two building projects.

Building Envelope Building envelope plans and sections are provided with this submission and illustrate the proposed building form and massing in relation to the Stage 1 DA building envelopes. These plans demonstrate that:

- the proposed building form and massing is significantly less than that envisaged by the Stage 1 building envelopes
- the Faculty Building extends, in plan only, outside the Stage 1 envelope, at the north- eastern corner of the building to a maximum of 1.5m
- the Teaching Building and podium level extend outside the Stage 1 envelope only at the southern boundary and as a result of pedestrian links to the Eastern Avenue Auditorium and Lecture Theatre and Carslaw Building respectively.

The proposed building elements that are outside the Stage 1 building envelope are minor, inconsequential and result in no material environmental impacts.

Table 1 – Key planning controls

Instrument / Guidelines	Standard /Development control
SSLEP 1998	
Zoning	• Special Uses (University)
Built environment design principles	• Development to undertake detailed site analysis and urban context studies to determine most appropriate urban form.
CSLEP 1996	
Development	• consistent with aims, objectives and principles.
SSDCP 1997	
Development guidelines	<ul style="list-style-type: none"> • Urban design principles. • Public domain. Social planning. • Environmental design criteria.
SSDCP 11	
	<ul style="list-style-type: none"> • Recommended rates for tertiary establishments in relation to the provision of car and bicycle parking and servicing requirements. • Design of car parking areas to comply with Australian standards.
CoS Access DCP	
	• Provide equitable access within all new development.

5. Concurrent Development Applications

The following works associated with the Faculty of Law Building Project are subject to separate Development Applications:

- Demolition of existing buildings and structures, tree removal and excavation (Approved by City of Sydney Council in December 2005)
- Camperdown Public Domain Upgrade (Lodged with City of Sydney Council)
- New signalised Barff Road/City Road intersection and streetscape works (Lodged with City of Sydney Council)

6. Owners consent

The site of the proposed Development is located on land owned by the University of Sydney and referred to as a Grant published in the Government Gazette of 18 January 1855. Some underground services works related to the proposed development may be required in Victoria Park and owners consent will be obtained in relation to these works.



7. Summary of Key Issues

The following Key Issues have been identified with relating to the proposed development and are described further in this section:

- Environmental impacts associated with construction
- Environmentally Sustainable Design
- Design Quality
- Social and Economic Issues

7.1 Environmental impacts associated with construction

Demolition and Excavation

A separate Development Application for the demolition of existing buildings and excavation associated with the proposed development was approved by The City of Sydney Council on 1 December 2005. Environmental impacts due to these works have been dealt with under the Development Approval.

Construction

The construction period for the proposed development is anticipated to be in the order of 24 months. During this period potential environmental impacts which require addressing include:

- It is proposed that construction vehicle access to the Faculty of Law Building site will be via Barff Road from City Road and Parramatta Road avoiding the heavily pedestrianised areas associated with the University of Sydney campus.
- Dust control will be a contract requirement.
- The University has notified its timetabling committee of the construction period and the likely disruptive activities. Sensitive activities such as exams and teaching will be timetabled away from the affected area during noisy periods of construction.
- The proposed construction site will be separated from the day to day activities of the University through hoardings and construction fencing as appropriate. As noted above, Construction vehicle access will be away from highly populated areas. The contractor will be required to ensure public safety at all times.

7.2 Environmentally Sustainable Design

The proposed development is being benchmarked against the Green Building Council of Australia Australian Building Greenhouse Rating scheme (ABGR) rating tool and is projected to achieve the equivalent of a four star rating. ESD principles are inherent in the project from the original briefing requirements, the design concept and the detailed design. Outlined below are a selected list of ESD initiatives in the project:

Indoor environmental quality initiatives

- Increasing the percentage of outside air to reduce the build up of airborne contaminants and odours.
- Selection of glazing providing a balance of high transmission of natural light, and low transmission of heat.
- Providing transparent façades that enable building users a direct visual link to the outdoors, increasing their satisfaction and improving productivity.
- Selected high frequency lights to assist in reducing strain on the eyes.
- Providing a level of occupant control over their internal environment. The Faculty of Law Building will be designed to achieve a high degree of thermal comfort.
- The mechanical services for the Faculty of Law Building will be designed to minimise noise.
- Low emission paints, carpets, adhesives and sealants will be targeted during the design process.
- Energy conservation initiatives
- The Faculty of Law Building includes some of the following features which enhance energy efficiency:
 - Mixed mode air conditioning whereby the indoor environment can be cooled either by an air conditioning system or natural ventilation
 - Double skin façade with automated timber louvres to reduce heat gain within the space
 - High energy efficiency light fittings
 - Natural ventilation proposed to common circulation areas;
- The library and lecture theatres will be fitted with high efficiency air conditioning systems.
- The lighting within the library and Faculty Building will be designed to improve flexibility and allow for areas of lighting to be switched off when the space is not in use.

7. Summary of Key Issues

7.2 Environmentally Sustainable Design (Continued)

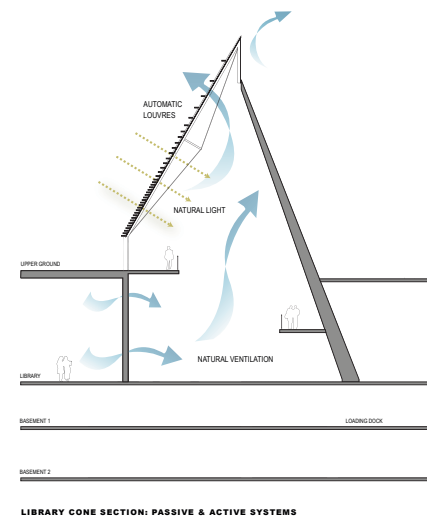
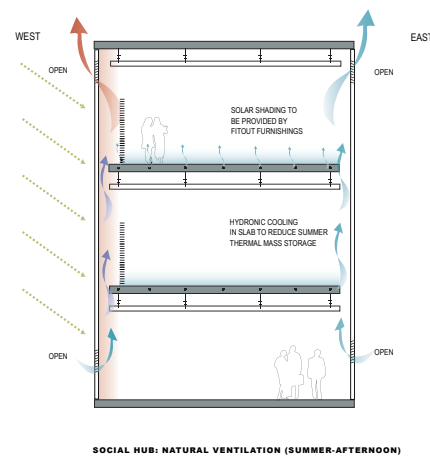
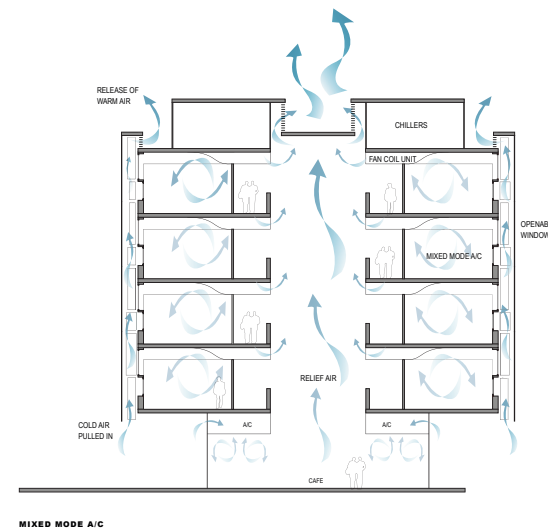
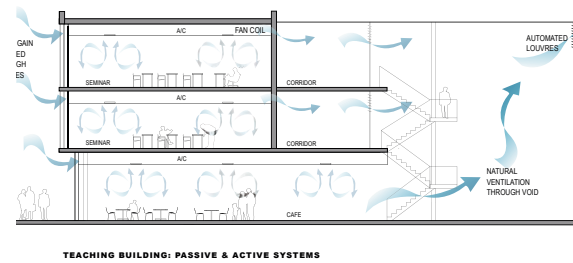
- Transport initiatives
- The University is well serviced by public transport, including bus services along Parramatta and City Roads, and train services from Central, Redfern and Newtown Stations.
- The development does not propose any increase in the quantum of parking provided at the University. Car parking provided in the Faculty of Law Building will allow at grade parking that is dispersed throughout the campus and which conflicts with pedestrian activity to be relocated. However, 16.2 % of parking spaces have been sized for small cars. This is to encourage the use of smaller, more efficient cars, which emit smaller quantities of Greenhouse gases.
- Bicycle use will be encouraged by providing ample bicycle parking, which will be readily available to building occupants and visitors. Showers and changing room facilities will also be provided.

Building materials

- In order to reduce waste and maximise building efficiencies, the base building and tenancy fitout for the Faculty of Law Building will be fully integrated.
- Minimised use of toxic materials such as PVC.
- Wherever possible all timber used on the project will be specified from plantation forests or recycled sources in an attempt to reduce pressure to log old growth forests. This will include formwork for concrete construction.
- Dedicated storage areas will be provided for the separation, collection and recycling of office consumables (paper, glass, plastics, metals and organic (compostible) materials), to reduce waste going to landfill.
- Construction materials such as concrete and steel will contain some proportion of recycled materials, where possible.

Land use and ecology initiatives

- The design intent of the law faculty is to minimise the ecological impact of the building and maximise the enhancement of the site for both the new and existing buildings.
- Emission reduction initiatives
- The design intent of the Faculty of Law Building is to use refrigerants that have an ozone depletion factor of zero.
- The specification of thermal insulants will avoid the use of ozone depleting substances in either manufacture or composition.
- The Faculty of Law Building will ensure that no beam of light will be directed beyond the site boundaries or upwards without first falling on a surface with the express purpose of illuminating that surface.
- The use of AAA rated tap fittings ensures that not only is less potable water consumed but there is also a reduction in the amount of water leaving the site reducing the load on the municipal sewage system.
- The Faculty of Law Building aims to reduce stormwater runoff through rainwater collection.



Water conservation initiatives

- Measures to be incorporated into the design of the Faculty of Law Building to reduce the water demand of the development include:
- All toilets 6/3L dual-flush
- Hand basins, taps and showers AAA fitting
- Rainwater collection and re-use for toilet flushing and/or irrigation.
- In order to reduce the consumption of potable water for landscape irrigation, the irrigation system will comprise subsoil drip systems and automatic timers with soil moisture override for maximum watering efficiency.
- Air cooled chillers will be used, which eliminate the need for cooling towers.

7. Summary of Key Issues

7.3 Design Quality

The development of the Faculty of Law Project design is an outcome of a thorough approach by the University to ensure that the design framework and brief for the project reflects the University's goals and vision and the University was able to select the most suitable design and design team from an international field of candidates.

Campus Planning Strategy 2003

The Camperdown and Darlington Campus Planning Strategy June 2003 provides a planning framework of drivers, objectives and planning principles to guide the ongoing development and maintenance of the physical environment of both the Camperdown and Darlington Campuses of The University of Sydney. The strategic drivers of the Strategy are:

- Enhancing the campus environment
- Engaging the community
- Supporting academic excellence

Competitive Design Process

The University of Sydney prepared and undertook an International Design Competition in 2003 for three major projects being:

- Public Domain Upgrade Project
- Faculty of Law Building Project
- USYD Central Building Project

In relation to the Faculty of Law Building Project, the subject of this application, an advertised open public Expression of Interest was called in July 2003. The short-listed firms included:

- 3xNielsen (Denmark)
- Axel Schultes Architekten in association with Stanisic Associates (Berlin)
- Bligh Voller Nield (Sydney)
- Donovan Hill in association with GHD (Brisbane)
- fjmt Architects (Sydney)
- Foster and Partners in association with Hassell Pty Ltd (London)

The University of Sydney judged the competition with the assistance of an Independent Design Review Panel, consisting of three design professionals including the NSW Government Architect (Chris Johnson), the professor of Landscape Architecture from the University of New South Wales (Prof. James Weirick), and the Chair of Architecture at the University of Sydney (Prof. Tom Heneghan). fjmt Architects were the successful tenderers for the Faculty of Law Building Project and Jeppe Aagaard Anderson, Tinka Sack and Turf Design were the successful bidders for the Camperdown Campus Public Domain upgrade works. JAAA + TS & Turf Design and fjmt have subsequently collaborated on the landscape design for the Faculty of Law Project.

Design quality and built form

The proposed development encourages interaction with the Camperdown Campus and the public domain. The Faculty Building and the Teaching Building are very much externally focused (distinct from the Fisher Library Book Stack and Sandstone Heritage Buildings on Eastern Avenue which are internally focused). The proposed development captures the amenity of the site and surrounding campus grounds and contributes to the Campus amenity and the combined quality of built form (both contemporary and historical).

Relationship to Victoria Park

When viewed from Victoria Park, the proposed Faculty Building (raised academic and administrative offices component) sits comfortably within the height context of the two adjoining buildings (Carlaw to the south and the Fisher Library Book Stack to the north). The use of setbacks, articulation, massing and the choice of materials will reduce the visual presence and bulk of the Faculty Building when viewed from the park.

The façade of the Faculty Building, podium and Library as seen from Victoria Park will be interesting and active. The extensive use of glass will enable occupants of the building to enjoy the outlook and amenity of the park. At the same time, the Faculty Building will activate the built edge to the park and enable through site visual links penetrating the campus.

The varied façade proposed comprising operable timber louvres; operable aluminium louvres; fixed precast louvres and clear glazing will provide an attractive contrast to the dark bronze façade of the Fisher Library Book Stack.



Campus Planning Strategy 2003

Opportunities for new build are shown in blue. The Faculty of Law site is in foreground



View from Victoria Park

7. Summary of Key Issues

7.3 Design Quality (Continued)

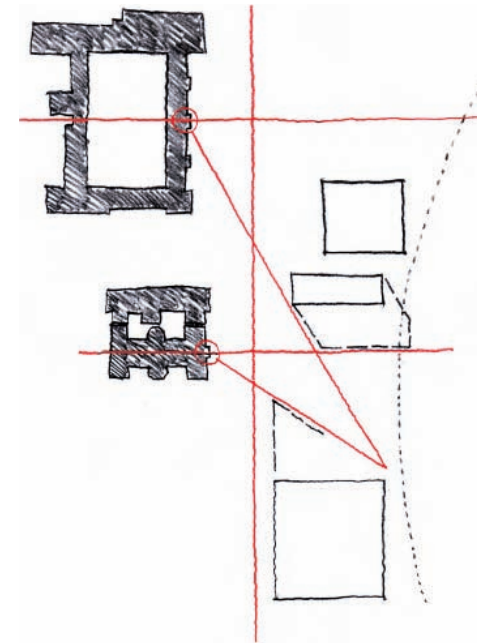
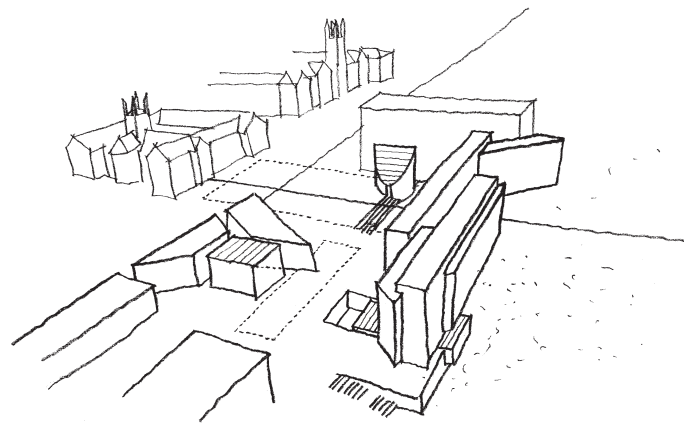
Interaction with the Campus and Eastern Avenue

The Teaching Building continues the height and form of the adjoining Eastern Avenue Auditorium and Theatre Complex to the south. This part of the development responds to the lower scale of buildings in Eastern Avenue and the pedestrian thoroughfare along Eastern Avenue frontage.

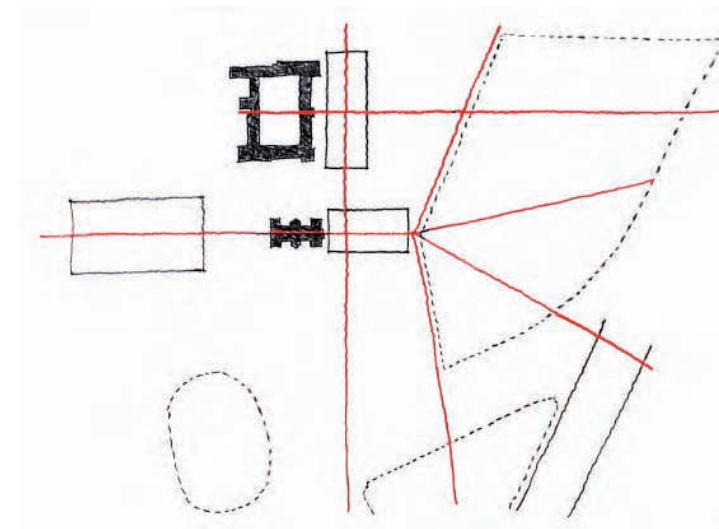
The landscaped forecourt located at the same level as Eastern Avenue will unify, welcome and orientate visitors both to the Camperdown Campus (either from Eastern Avenue or from Victoria Park) and the project site. The landscaped space will be aligned with the extension of Wilkinson's planning axis through the Anderson Stuart Building from Hockey Square.

Materials and finishes

The materials and finishes used on the building facades (particularly the extensive use of glazing and operable louvres) will create a sense of liveliness at and around this site. Visitors, student and teachers will be seen from below moving throughout the buildings and visa versa. The building facades will also be manipulated at random where occupants adjust the shading by moving louvres and ventilation via window arrangements adding activity and interest. The materials chosen will also project a lightweight feel to the site (timber louvres, aluminium frames) compared to the heavy black walls of the Fisher Library Book Stack and the sandstone structure of the Heritage Buildings on Eastern Avenue.



Axis and vistas



Axis / connectivity

Architectural and urban design philosophy

The design approach for the University of Sydney Faculty of Law Building has been generated from a series of Design Principles established through a detailed understanding of the site.

The design seeks to create a contemporary sense of place that will provide Law with a lively and engaging legal precinct with strong connections to its campus environs and rich architectural heritage, whilst welcoming and projecting its values and principles to the wider community to reinforce its connection to the city.

The building is articulated into a series of individual elements which communicates the function and vision of the Law Building. This "assembly of parts" approach reduces the visual bulk of the new development to respect the scale and quality of its neighbours and focuses attention on the various distinctive turrets, parapets, clock towers and lanterns which provide the recognisable character of these important heritage buildings.

Design principles

The following design principles have been established for the proposal for the Faculty of Law Building:

Axis / connectivity

A fundamental consideration is to create a landscaped forecourt at the heart of the Camperdown Campus to unify, welcome and orientate visitors to the Faculty of Law, Library and Teaching Spaces. This attractive landscaped space, aligned with the extension of Wilkinson's axis through the Anderson Stuart Building from Hockey Square, will be a sunlit place for the informal exchange of ideas and debate amongst students and staff, and the location for passive recreation, events and ceremony. This landscaped amenity will therefore provide an appropriate identity for the Faculty of Law but also gather the precinct into a cohesive campus context, and reinforce and reveal the significance of the University's built heritage.

This axis continues through the proposed Law Building into Victoria Park to embrace the city whilst opening and revealing the main eastern facade of the Anderson Stuart Building to enable greater public appreciation; similar to that afforded by the recent pedestrian upgrades within the Park with respect to the Quadrangle Building.

7. Summary of Key Issues

7.3 Design Quality (Continued)

Gateway

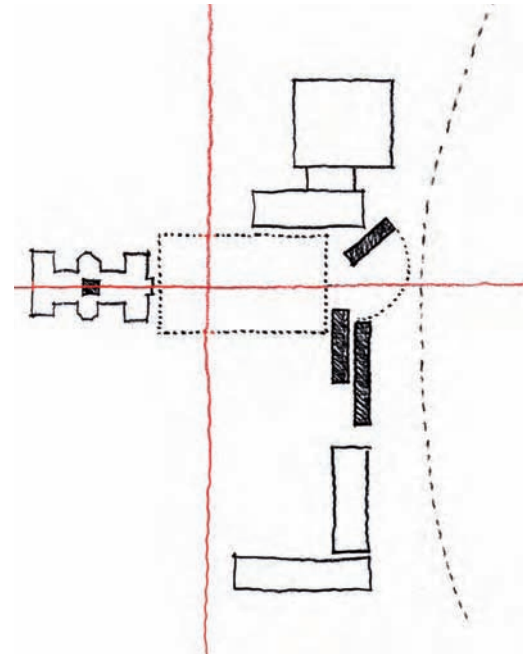
The proposed Faculty of Law Building must not only respond to its immediate campus environment but open and form a “gateway” to the city.

The linear Faculty Building element is orientated north-south to define the campus edge with Victoria Park. Rather than form an impenetrable barrier, the building is lifted above the groundplane with its northern section splayed providing an “open door” orientated towards the city, reinforcing the connection of law with the CBD’s legal precinct and wider society. The “negative” formed by the opening of this element provides a glazed bridge link opening the vista to the Anderson Stuart Building.

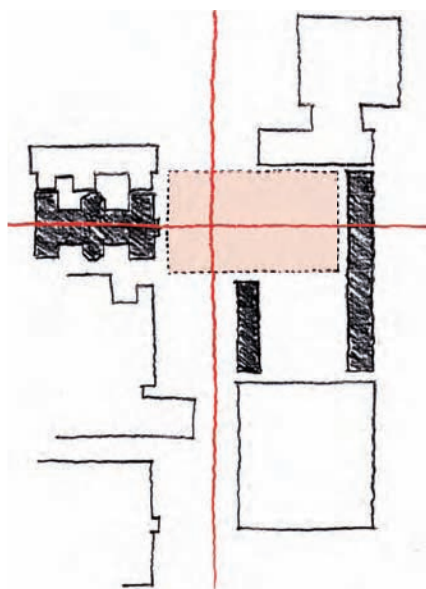
Open space and edge

A landscaped open space will form the Complex’s heart and the Faculty’s commitment to campus life. This new forecourt will also provide an important public space to the east of the Anderson Stuart Building to enable a greater appreciation of this finely detailed gothic revival building, and also offer important visual connection to the Main Quadrangle Building. A convergence of axes is thereby created between the Quadrangle clocktower and the extension of the Wilkinson Hockey Square/Anderson Stuart Building axis within the open space. This open space is further extended into Victoria Park and reoriented towards the city by the “open door gateway” expression of the linear Faculty Building.

As with any major public open space the definition of its edge is important to creating appropriate civic amenity. The Eastern Avenue alignment, which interprets Petersham Ridge, is important in providing connection to University Place. The definition of this important axis at its eastern edge is provided by the Eastern Avenue Auditorium and Seminar Complex. This reinforcement is continued by the triangular general teaching component of the new Complex which also splays back to open to the newly formed public open space and acts as a counterpoint to the “open door gateway” of the linear Faculty Building. This splayed form provides a contemporary axis towards the Anderson Stuart Building, connecting with Wilkinson’s axis at the main entry of this important heritage building. The width of the public steps that rise from Victoria Park to the new forecourt are defined by the Fisher Library Book Stack and the southern facade of Anderson Stuart to further make reference and reinforce Wilkinson’s planning principles that still largely characterise the urban quality and arrangement of the campus.



Gateway



Open space and edge



Campus abstraction - sandstone heritage

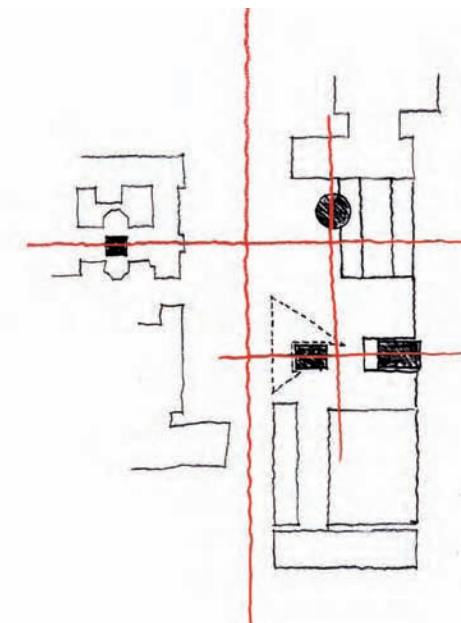
In a similar manner to the provision and detailing of public open space which provides contemporary interpretation of the landscape and setting to the traditional Quadrangle, materials, alignments and scale have been carefully considered to draw reference from the campus’s traditional heritage. The open space forms a podium setting for the articulated parts of the new Complex, Library, Moot Court and Teaching gathered by the linear Faculty Building to form a cohesive whole. Delineation of elements with articulation of landscape and paving reinforces existing and unfulfilled planning axes from Wilkinson’s vision. Contemporary alignments and circulation from the adjacent Eastern Avenue Auditorium and Seminar Complex, Carslaw Building and the Fisher Library Book Stack further inform this placement and articulation of landscape and architectural forms.

The podium, finished in masonry, presents a contemporary edge to Victoria Park, interpreting Petersham Ridge that similarly formed the base and setting of the University’s traditional landmarks of the Quadrangle and Anderson Stuart Buildings.

Primary elements - library, Moot Court & teaching

Gathered within the forecourt that provides definition to the new Law Building, the Anderson Stuart Building and the wider precinct, are the primary elements or “symbolic rooms” of the Faculty that characterise the new development as a place of legal teaching, research, learning and debate. These elements provide unique expression of the specific function of the Law Building differentiating it from other campus buildings.

The Library, Moot Court and Teaching spaces are thereby elevated in visual and architectural importance. They provide balance to the interstitial spaces, courtyard and terraces so that formal and informal learning can coexist. This is pivotal to the facilitation of natural interaction and debate, meeting and exchange between students and staff which may occur within, or be removed from, the formality of the seminar room, Moot Court and Library to provide a complete tertiary educational experience.



Primary elements

7. Summary of Key Issues

7.3 Design Quality (Continued)

Precinct connection

As with any campus development, the success of the new facility will be its ability to inform and enhance the buildings around it, to establish a cohesive precinct of common purpose and ambition. The Law Building will respond and improve upon the attributes of the neighbouring developments.

A primary consideration therefore of the proposed design has been to bring together the general teaching space into a cohesive and related element where staff and students can easily move between teaching space provided as part of the Law Building, and that immediately adjacent, via multi level access.

The Library component of the new building includes a connection to Fisher at level 1 with possible further connections and levels 1 and 2 following a future upgrade of Fisher Library. The Podium and stairs of the Law Building have been shaped to approximately follow the existing ground thereby affecting only existing partial windows in the Fisher facade. The approach to the interface between Fisher and the new Forecourt has been to maintain the integrity of the existing Fisher facade which, while dominating the surrounding area is finely crafted.

Landscape design principles

Public Domain Landscape

The design intent of the Landscape proposal for the Camperdown Campus is to transform a vehicular-based campus into a distinct pedestrian district creating a cohesive plan, which brings clarity to an eclectic and complex University setting.

Following the physical ridge of the University along Eastern Avenue, the Ramblas of Barcelona and Havana have inspired the design of this campus axis. The University buildings reflect the history of the site and this is respected in the Public Domain's design. The design provides a distinctive yet functional structure that marries the diverse spatial mix of the campus grounds.

Robust details from quality materials with the ability to develop a rich patina becoming more beautiful over time are inherent in the design. Views towards the city are amplified and maintained. Accessibility for all students is achieved as integral to the design.

The Law Forecourt

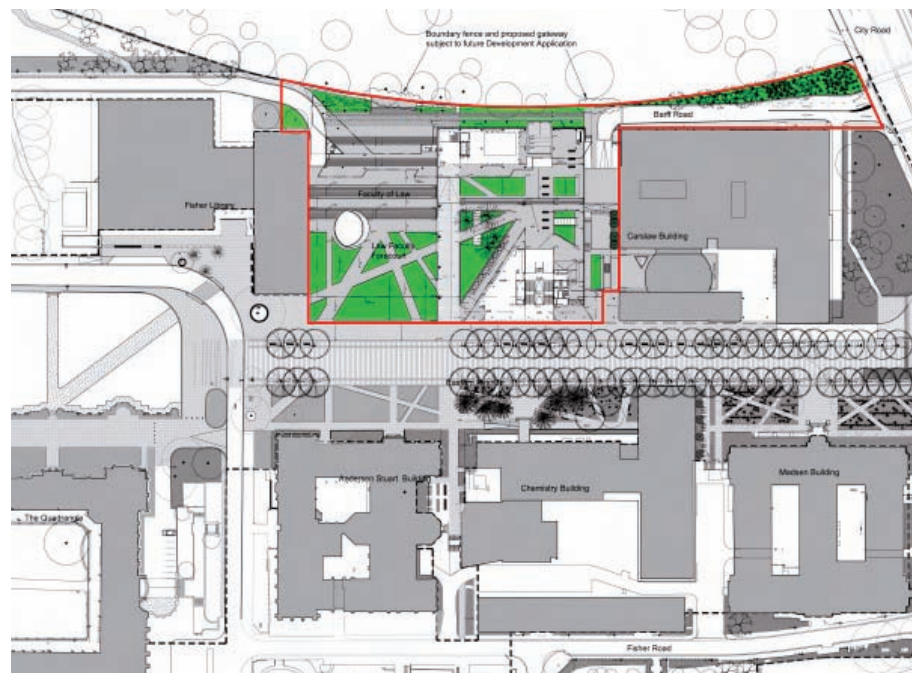
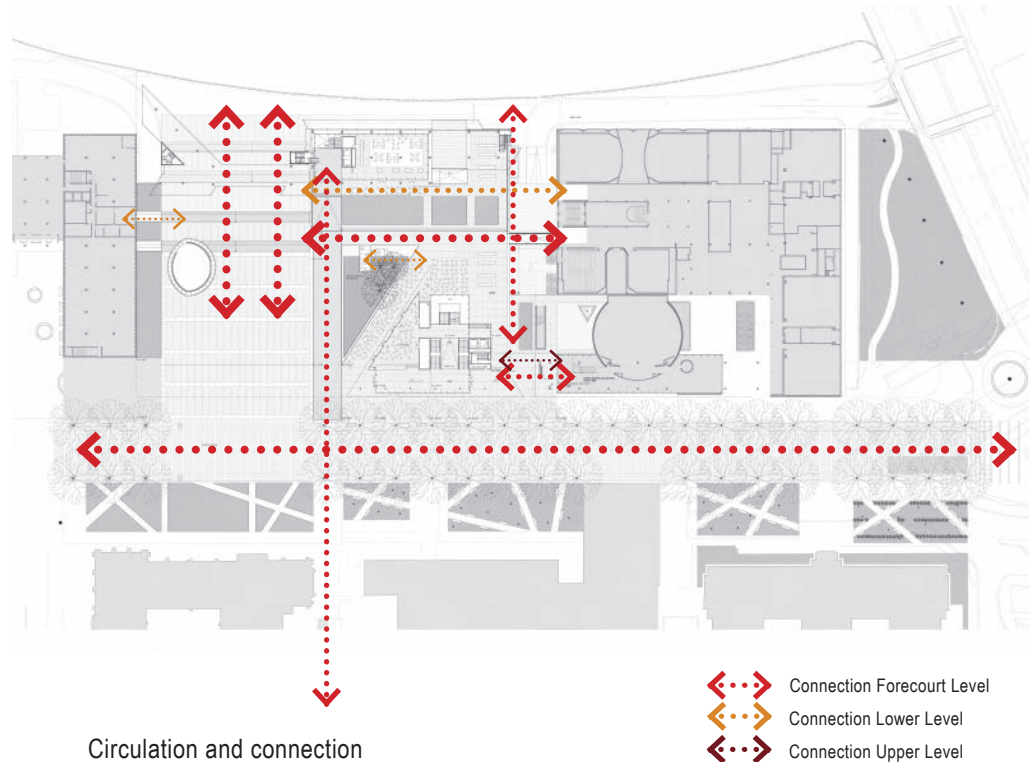
The Law Forecourt is defined by a large elegant square that can be used for a multiple of uses. The Forecourt links the Anderson Stuart Building and Eastern Avenue with the Faculty of Law Building as well as stairs leading to Victoria Park. Simply paved with diagonal walkways that connect key entrances, the Forecourt can be used for special, larger university events as well as for daily congregation of the student body. The areas between the walkways offer larger grassed expanses for sitting and lounging.

To the forecourt's south, the new café is bounded by a raised triangular planter containing several Jacaranda trees and soft turf. The walls of the planters act as informal seating areas, complimenting the movable chairs of the neighbouring café, as well as taking advantage of the winter sun. A paved area south of these planters with granite bench sitting places provides a smaller gathering space.

The lower space between the new Law Building and the Carslaw Building will be planted with 3 tall flowering trees. Along the Law Building's Barff Road facade, a structural lawn is placed between the building and Victoria Park. This lawn has four lines of granite pavement providing a path for service and emergency vehicles. Thus, it is accessible to necessary vehicles while still maintaining the qualities of a pedestrian zone. The area is bounded to the east with the fence along Victoria Park.

Barff Road

Barff Road has been reconfigured for two-way traffic providing access to the new central underground parking station at the Law Building. Vehicular access is available from the north to the northern parking entry and from the south to the northern boundary of the Carslaw Building. A pedestrian-only zone is maintained between the building and Victoria Park. Reconfigured footpaths and tall eucalyptus trees encourage pedestrian movement along Barff Road as well as help soften Carslaw's facade.



Landscape

7. Summary of Key Issues

7.4 Social and Economic Issues

Development Principles

The following points have been identified as key reasons the University seeks to develop the site:

- Relocate the Faculty of Law from the Sydney CBD to the Camperdown Campus to support the University's shift in the educational requirements for Law degrees
- Intensify activities within the core of the University
- Improve the Library Services on Campus and to the Faculty of Law
- Provide compliant access through the site from a major pedestrian thoroughfare
- Locate the Faculty of Law in a prestigious address amongst other distinguished buildings
- Create public domain improvements by relocating on grade car parking across campus to basement car parking on the Faculty of Law Building site
- Provide additional public domain space with a vibrant forecourt
- Activate the University's frontage to Victoria Park via the Barff Road frontage
- Upgrade existing teaching facilities within the site.

In addition the proposed development is likely to have a positive social and economic impact as:

- The students and staff of the University will benefit from new high quality and upgraded teaching and learning facilities
- the strategic placement of activities (Law Library, café and restaurant, student rooms, Moot Court etc) at the centre of University activity and thoroughfare will attract activity outside normal working and study hours
- the wider community will benefit from the upgraded educational facilities provided by the University of Sydney
- it will increase the site population and intensify the use of a currently underutilised part of the Camperdown Campus
- it will increase passive surveillance of the immediate public domain from all levels of the building
- it will consolidate the Faculty of Law by combining the current CBD and Camperdown Campus educational facilities
- it will provide well designed, usable and high quality public domain and recreational facilities

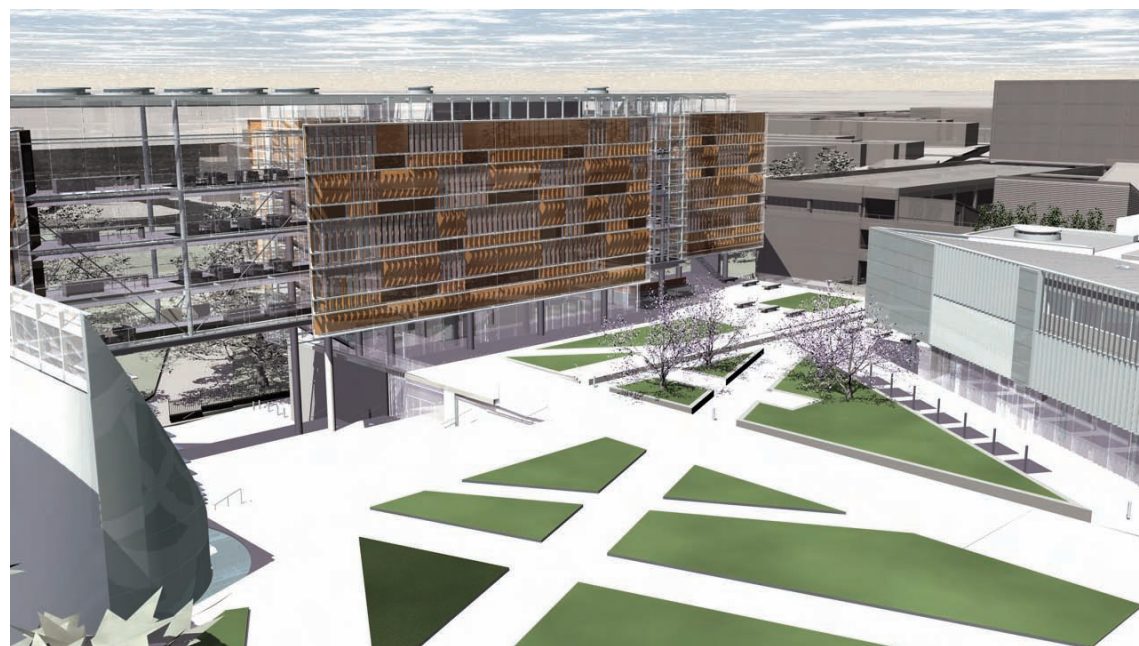
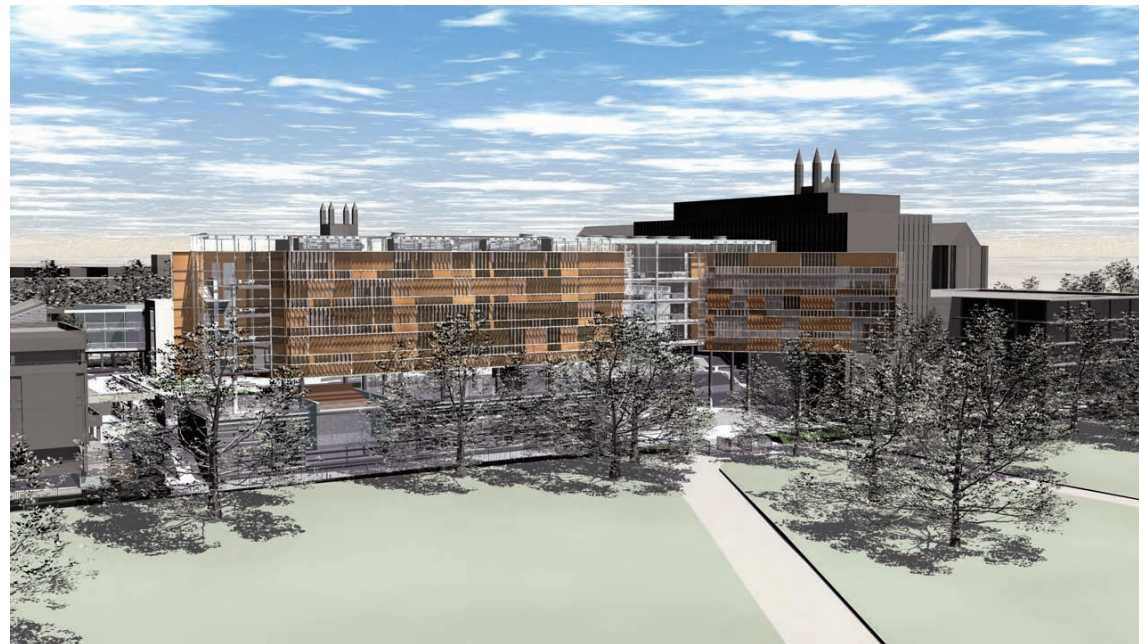
- it will provide equitable access to the Camperdown Campus and to facilities within the proposed development
- it is an integral step to the implementation of the Campus Planning Strategy which has broad reaching social and economic objectives (principally, significant public domain improvements with the relocation of at grade car parking to an underground carpark below the site)
- during construction the proposal will generate employment within the construction industry and for its suppliers
- it will generate long term direct employment on the site
- it presents opportunities for related businesses to co-locate within the broader locality with the specialised and upgraded Law facilities and Library.

Improvements to amenity

The purpose of incorporating two levels of basement car park into the Faculty of Law Building is to relocate 420 at grade car parking spaces currently spread across the Camperdown Campus. The resulting public space freed from parking will be upgraded and pedestrianised as part of the Camperdown Public Domain Upgrade to improve pedestrian amenity on the campus. There will be no net increase in car parking on Campus as a result of this development proposal.

The proposed development incorporates numerous through-site links and pedestrian routes resulting in a highly permeable and readily accessible pedestrian area. JAAA+TS & Turf Design provide the following description of the circulation and connection design: The design of the forecourt has been carefully considered to weave in with the existing connections to the site, both from the major 'ramblas' of Eastern Avenue, and the surrounding building such as Carlaw and the Eastern Avenue Auditorium and Lecture Theatre Complex. These routes include:

- A primary and secondary east-west through-site link between Eastern Avenue, Barff Road and Victoria Park
- A direct east-west pedestrian route into the Faculty Building and Law Library entrance from Eastern Avenue
- A primary and secondary link at podium level and level 2 between the site and the Carlaw Building



7. Summary of Key Issues (Continued)

7.4 Social and Economic Issues (Continued)

- Two secondary links at podium level and level 4 between the site and the Eastern Avenue Auditorium and Lecture Complex
- Direct pedestrian link between Fisher Library Book Stack and the new Law Library at Level 1
- Enhancement of the Eastern Avenue priority thoroughfare
- Pedestrianisation in the form of a shared zone on Barff Road at the frontage of the Faculty Building.

Access has been provided for people with disabilities into the subject building and to all floors and amenities within the building. In particular, wheelchair accessible paths of travel have been provided through principal ground floor entrances to lifts to the library, lecture theatres, seminar rooms, moot court, office areas and amenities on upper and lower levels of the building. Some key provisions include:

- Continuous accessible path of travel between Barff Road and Eastern Avenue via lift access
- Ramped or at grade access to each building and between buildings
- Automatic doors or increased door widths
- Generous corridor widths of up to 2000mm
- Generous circulation space at outdoor common domain, foyer areas, entrances, lobbies and at the cafe
- Appropriate parking spaces located close to lift access
- Provision of wheelchair seating spaces in tiered lecture theatres on the accessible entrance level and adjoining other fixed seating as well as wheelchair access for lecturers
- The Moot Court and Support Rooms are designed on one level with ramped access to the bench area
- The Library areas on Level 1 and 2 (mezzanine area) provide a single level area throughout with a lift and stairway to facilitate access to the upper mezzanine level and 1200mm between rows of shelving
- Inbuilt assistance listening devices will be provided
- Accessible toilets will be provided throughout the development.

Moot Court and Conferencing

The development will include a full electronic courtroom facility for use by the University and the public. The University intends to use the courtroom to train students in the use of electronic court facilities, to hone students representation skills in moot court scenarios and host international mooting competitions in the facility. The facility will also be available for outside organisations to take advantage of an established electronic courtroom for specialised hearings.

The teaching and lounge areas of the proposed development will be included in the University's venues available for use for conferences and functions. This venue is anticipated to be attractive due to the concentration of high quality facilities including modern auditoria and seminar rooms, carparking, function space as well as proximity to the historic University core.

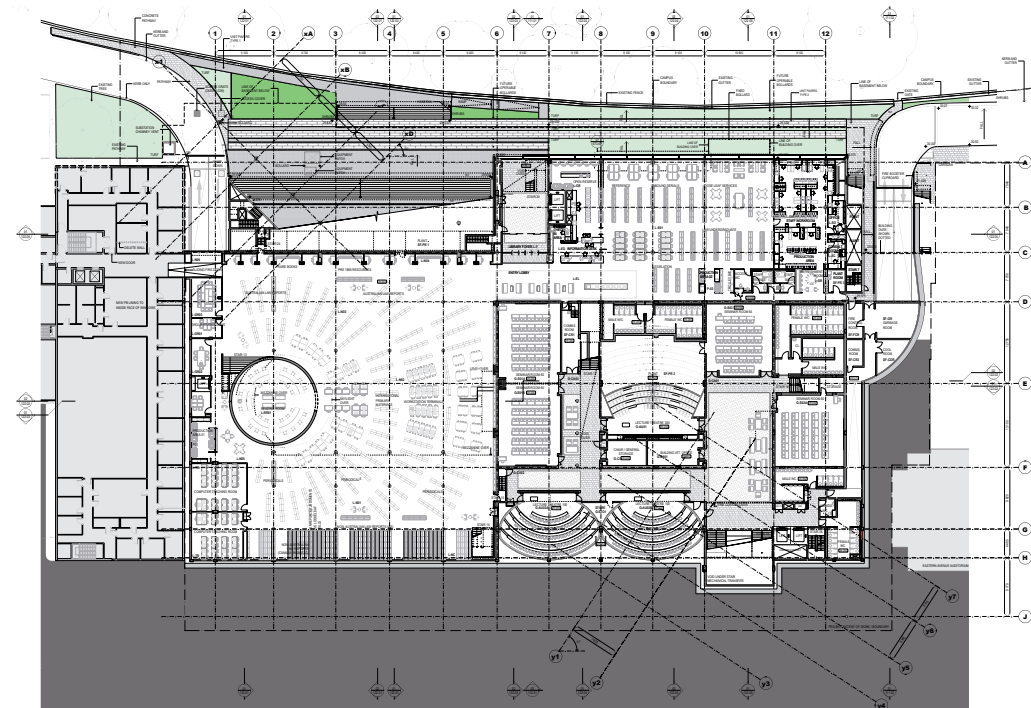
Safety and Security

Through the enhancements to the amenity of the precinct of the proposed development to improve casual monitoring, increased security surveillance and careful consideration of CPTED issues in the design, the proposed Law Faculty Project will improve the safety and security of the public and the University community on the site and in the surrounding precinct.

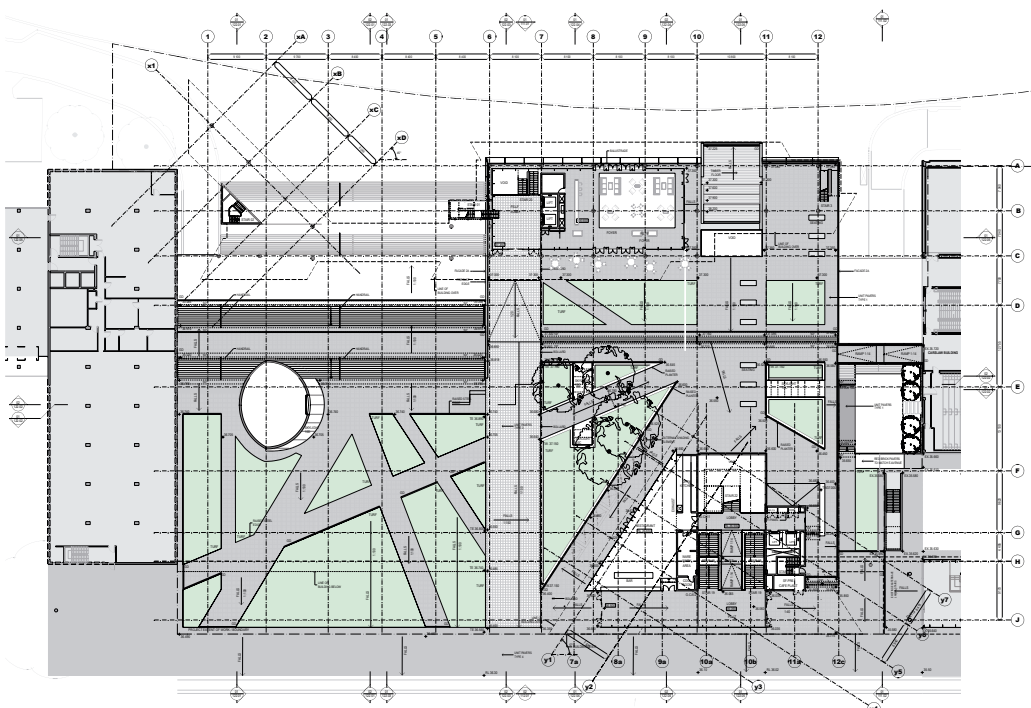
Vehicular access

Currently road access is provided to Barff Road via University Avenue and the gates at Parramatta Road. It is proposed to provide a new vehicular access directly from City Road to Barff Road which will involve the construction of a new signalised intersection at City Road. The new signalised intersection is not the subject of this application.

Combined vehicular entry /exit to the basement car parking levels of the Faculty of Law Building is provided at two points directly off Barff Road. North-eastern and south-eastern access points will be separated by operable bollards on Barff Road (for emergency vehicle, service vehicle and pedestrian access only) to facilitate a new shared pedestrian and emergency vehicle zone located between the Law Building and Victoria Park and prevent vehicles short cutting through the Campus.



Level 1 plan



Level 3 plan



8. Conclusion

The proposed Faculty of Law Building, consisting of the Faculty Building, the Teaching Building, the new Law Library and the two level basement car park provides improvements to the University and surrounding environment in the following respects:

- It provides high quality teaching facilities
- It includes sound practice principles in relation to ESD
- It provides a high quality urban and architectural design solution for a prominent University site
- it has distinctive architectural character and scale that will be an appropriate addition to the urban landscape of the University, particularly the Barff Road façade
- it improves access and circulation within the Camperdown Campus
- it provides high quality public domain spaces and facilities for the broad University community
- the future occupants will be offered a high standard of work place and learning amenity, in terms of solar access, privacy, natural ventilation and acoustics.

A detailed assessment of the relevant planning issues has revealed that the proposal has significant merits and does not result in any additional material impacts to the adjoining properties and the public domain not already envisaged by the Stage 1 DA. Furthermore through the demonstration of a high quality urban and architectural design, the proposed building and site works will contribute positively to this unique and special urban learning precinct. Assessment of the proposal against the relevant planning controls demonstrates that it is generally consistent with the objectives and relevant development standards contained in LEP 1998 and development guidelines/controls contained in DCP 1997. The proposed development is consistent with the Stage 1 DA Conditions of Consent and will allow the successful implementation of the CPS, the University's desired future vision for redevelopment of the Camperdown and Darlington Campuses.