
**PROPOSED CONCEPT PLAN
AND
PRELIMINARY ASSESSMENT REPORT**

**ABERCROMBIE STREET PRECINCT
UNIVERSITY OF SYDNEY**

November 2007

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UNIVERSITY OF SYDNEY

prepared for

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by

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1. Overview

This report provides a synopsis of the proposed Concept Plan and the Preliminary Assessment Report relating to the future development of the Abercrombie Street Precinct of the University of Sydney for a variety of university purposes. The precinct is an important component of the proposed improvements to the University campus over the next 10 years foreshadowed in *Campus 2020*. The first stage of works within the precinct will comprise major new facilities for the Faculty of Economics and Business.

This report includes a:

- description of the site and context (Section 2),
- synopsis of the proposed Concept Plan (Section 3),
- identification of the planning and environmental issues which apply to the precinct and to the Concept Plan (Section 4), and
- conclusions (Section 5).

The report has been prepared to assist the Minister for Planning and the Director General make decisions about the project in relation to Part 3A of the Environmental Planning and Assessment Act and State Environmental Planning Policy (Major Projects) 2005. It is considered that the proposal is clearly of the scale and significance which satisfies the criteria within State Environmental Planning Policy (Major Projects) 2005.

The future development of the precinct is anticipated to comprise in the order of 50,000-60,000m² in GFA. The total project budget will be in the order of \$150-200 million. This clearly meets the threshold criteria for *education facilities* of \$30 million within Schedule 1 of the SEPP (ie within Group 7 Health and Public Service Facilities, Clause 20 Education Facilities).

The preparation of a Concept Plan is considered to be appropriate as the future use and built form is best resolved for the precinct as a whole and not just for individual buildings or phases of redevelopment. The Concept Plan would provide a framework by applying and integrating the:

- University's master planning principles for its whole campus,
- University's needs for the precinct,
- site's physical context and its opportunities and constraints,
- City of Sydney's planning policies for the area, and the
- Redfern-Waterloo Authority's planning policies for the area.

The precinct is located in a strategic position towards the edge of the campus and adjoining its mixed use neighbourhood. The Concept Plan would provide a critical level of certainty for the University, the community and relevant State and local agencies. The Concept Plan would allow finalisation of the precise location of, and design brief for, the Stage 1 building or buildings for the Faculty of Economics and Business.

2. Site and its Context

2.1 The Precinct

2.1.1 Location and Context

The University of Sydney is an important component of Sydney's role as a global city. The main campus is located approximately 3 kilometres from the heart of the CBD and in the "Global Economic Corridor" identified within the Sydney Metropolitan Strategy. The University is a major source of activity within the corridor with over 45,000 students and over 6,000 staff. The employment, technology, intellectual and international focus of the campus is well supported by the mixed use neighbourhoods which surround it. Strong linkages exist, and will grow over time, with other universities and other employment and research activities in the corridor.

The University is also closely related to the residential, social and community life of this part of inner Sydney. Access to the campus from its catchment and the CBD is well supported by the networks of road, rail and bicycle infrastructure in the area.

The Abercrombie Street precinct is generally bounded by Darlington Road to the north, Codrington Street to the east, Abercrombie Street to the south and Golden Grove Street and Darlington Public School to the west (see Figure 1). The precinct is part of the main University campus, adjoining the mixed use neighbourhood of Darlington and other parts of the University fronting City Road, Shepherd Street and Abercrombie Street further to the east.

The precinct is strategically located in relation to key parts of the campus. The main core of student facilities is being concentrated at 'Sydney Central' on City Road. Major up-grades to the public domain are creating new open air activity areas and a 'Cross Campus Connection' one block to the east of the precinct which will better link the Darlington and Camperdown sections of the campus.

The site is opposite the university gym, pool and other sport facilities on Codrington Street. The land opposite on Darlington Road includes the Merewether Building and The Institute Building which include much of the current facilities used by the Faculty of Economics and Business and broader university and conference facilities. Other redevelopment opportunities will unfold in this area when the Faculty moves to the redeveloped Abercrombie Street Precinct as a result of the proposed Concept Plan.

The precinct is located on a major pedestrian route from Redfern Station to the campus which includes Abercrombie and Codrington Streets to City Road.

The precinct is also at the outer edge of the "operational area" of the Redfern-Waterloo Authority (see Figure 2). Codrington Street forms a major link between the University and North Eveleigh and to a proposed pedestrian bridge over the railway between North Eveleigh and the Australian Technology Park. Both of these are strategic sites within the Redfern-Waterloo Authority area on which major redevelopment for a mix of uses have occurred, or will occur in the near future.



Location & Context

-  University Boundary
-  Development Boundary



3.1 LAND USE STRATEGY FOR RWA'S STRATEGIC SITES



NOT TO
SCALE



REDFERN STATION UPGRADE & CONCOURSE
CURRENTLY BEING INVESTIGATED



CIVIC SPACE



PREDOMINANTLY BUSINESS



PREDOMINANTLY RESIDENTIAL



MIXED BUSINESS & RESIDENTIAL



PREDOMINANTLY CULTURAL & ARTISTIC



COMMUNITY, EDUCATION &
RECREATION



RAILWAY USE



PUBLIC & PRIVATE OPEN SPACE



POTENTIAL PEDESTRIAN & CYCLE BRIDGE



PEDESTRIAN & CYCL E LINKS
TO BE REINFORCED

2.1.2 Site Description

The land proposed to be the subject of the Concept Plan is documented on Figure 3.

2.1.3 Land Ownership

The majority of land is owned by the University of Sydney. The Council of the City of Sydney owns Rose Street, Darlington Lane and Boundary Lane (see Figure 3).

Seven privately owned terrace houses on Darlington Road which are generally regarded as part of the precinct have been excluded from the proposed Concept Plan.

2.1.4 Existing Uses and Improvements

The land is currently used for a mix of university uses. The main buildings and uses include the following.

- Terraces houses (2 storeys) on Darlington Road used for student housing and university offices (Figure 4)
- The Faculty of Economics and Business on Codrington Street, Rose Street and Darlington Lane (2- 5 storeys) (Figure 5)
- Temporary demountable buildings used for Geosciences between Codrington Street, Rose Street and Boundary Lane (Figure 6)
- A small informal park at the corner of Codrington and Abercrombie Streets (Figure 6)
- Mandelbaum House (3- 4 storeys), a residential college on Abercrombie Street (Figure 7) with access from Boundary Lane (Figure 16)
- The Shepherd Centre, a school for deaf children (1 storey) on Abercrombie Street (Figure 8) with access from Boundary Lane (Figure 16)
- Child care centre (1 storey) on Abercrombie Street (Figure 8) with access from Boundary Lane
- University garage (former IXL factory, 2 storeys) on Golden Grove Street and Darlington Lane (Figure 17)
- Darlington House, a student residence (5 storeys) on corner of Golden Grove Street, Darlington Road and Darlington Lane (Figure 10)
- University carpenters workshop and book depository between Rose Street and Boundary Lane (Figure 14 -16)
- parts of the site are used for open storage, grounds depot and parking



Proposed Concept Plan
Area and Land Ownership

- Dept. Education Owned
- Privately Owned
- USYD Owned
- Council Owned
- Proposed Concept Plan



Figure 4 – Darlington Road



Figure 5 - Codrington Road



Figure 6 – Abercrombie Street



Figure 7 – Abercrombie Street – Mandelbaum House



Figure 8 – Abercrombie Street – Shepherd Centre and Mandelbaum House



Figure 9 – Abercrombie Street – Childcare and Public School



Figure 10 - Golden Grove Street



Figure 11 – Darlington Lane



Figure 12 – Darlington Lane – rear of terraces



Figure 13 – Darlington Lane – Economics and Business Building



Figure 14 - Rose Street



Figure 15 - Rose Street – carpenter's workshop and demountables



Figure 16 – Boundary Lane



Figure 17 – University garage (former IXL Building)

2.1.5 Physical Environment

The site was fully developed for urban purposes by the late 1800s with terrace houses and small factories. Little natural environment exists. Scatter trees of varying sizes, types and quality exist on the University grounds, including in the rear yards of the terrace houses. Good quality street trees exist on Darlington, Codrington, Abercrombie, Golden Grove and Rose Streets.

The precinct has a total slope of 17 metres from Darlington Road/Golden Grove Street corner (approx RL 41) to Abercrombie Street/Codrington Street corner (approx RL 24). The slope is fairly consistent with benches established where buildings exist or have existed in the past.

Drainage is well catered for by existing stormwater gutters within the roadways and underground pipes.

2.1.6 Circulation Systems

The precinct is well served by a circulation system based on the existing road patterns. All buildings are addressed from the street and many have addresses from two streets or lanes.

The primary element of the pedestrian system is Codrington Street as a main route from Redfern Station to the campus as a whole and the main address for the existing Economics and Business Building. This will be strengthened by the proposed pedestrian bridge from Codrington Street at North Eveleigh.

The primary road element is Abercrombie Street which is a 'sub-arterial' road through the neighbourhood. Codrington Street and Darlington Road are important vehicle routes for local traffic which is mainly university-generated. Rose Street and Boundary Lane do not serve important traffic roles, mainly now functioning as university service access and for on-street parking.

All surrounding streets and Rose Street provide on-street parking.

2.2 Planning Context

The planning and development of the precinct is guided by a number of State and local environmental policies, plans and guidelines as contained in the following documents.

- State Environmental Planning Policy (Major Projects) 2005
- State Environmental Planning Policy No 55–Remediation of Contaminated Sites (SEPP 55)
- South Sydney Local Environmental Plan 1998 (LEP 1998)
- South Sydney Development Control Plan 1997 (DCP 1997)
- South Sydney DCP 11 – Transport Guidelines (1996)
- City of Sydney Access DCP 2004
- City of Sydney Heritage DCP 2006

Redfern-Waterloo Authority plans:

- Redfern-Waterloo Built Environment Plan (Stage 1) (August 2006)
- Redfern-Waterloo Human Services Plan (December 2005)
- Redfern-Waterloo Employment and Enterprise Plan (May 2006)
- Redfern-Waterloo Contributions Plan 2006 (May 2007)
- Redfern-Waterloo Affordable Housing Contributions Plan (May 2007)

2.2.1 Key Local Planning Controls

South Sydney Local Environmental Plan 1998 (LEP 1998)

Zoning

Within this main statutory plan the site is zoned Special Use “University” (see Figure 18).

The relevant Objectives of the zone are:

- (a) to facilitate certain development on land which is, or is proposed to be, used by public institutions, organisations or council to provide community facilities, services, utilities or transport facilities, and
- (b) to allow other ancillary development which is incidental to the primary uses specified on the map,

The permissible uses on the site are:

The particular land use indicated in red lettering on the map, or land uses which are ancillary or incidental to that land use; development which may be carried out ... on adjoining or adjacent land in the same or a different zone; roads; temporary buildings.

All other uses are prohibited other than “exempt development”.

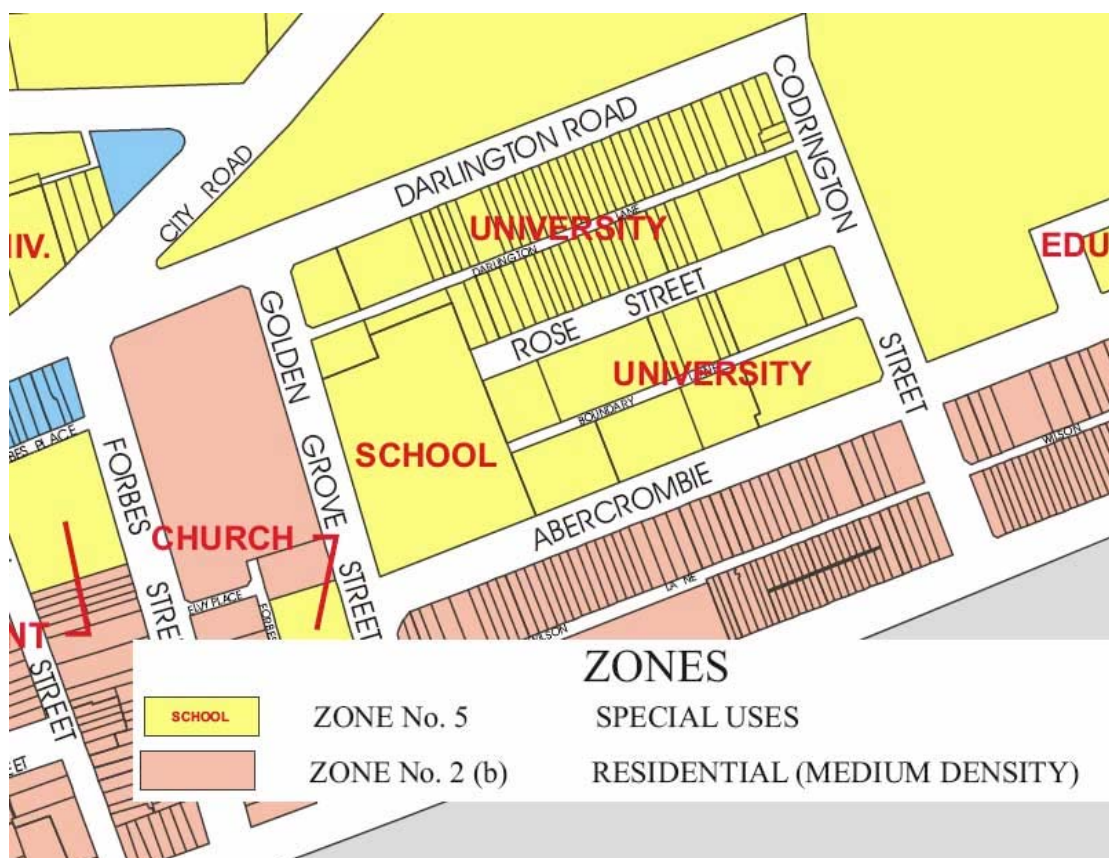


Figure 18 – South Sydney LEP - Zoning

Heritage Conservation Controls

The precinct is affected by all the LEP's heritage clauses which aim to:

- conserve environmental heritage of the area and investigate and record sites which have archaeological potential
- provide public involvement in the conservation of heritage matters
- ensure any development is sympathetic to heritage significance of the area

Under Clause 23 the consent authority is required to assess the heritage significance of heritage items and the impact of proposed development on heritage items and their settings. The terrace houses in Darlington Road are all identified as items (see Figure 19).

Clause 23A the consent authority is required to assess the heritage significance of conservation areas and the impact of proposed development on the area. The precinct is within the Golden Grove Conservation Area (see Figure 19).

Clause 23B requires that buildings over 50 years old be assessed for heritage significance and potential impacts of the proposal on such buildings be considered. Both the former IXL building and the carpenters workshop are subject to such assessment.

Clause 24 requires that the potential impact of development within the vicinity of items and conservation areas is assessed, including impacts on heritage significance, curtilages, settings and views to, and from, the heritage items in the vicinity.

Given the long history of development on the site, the potential for archaeological significance and material needs to be assessed (Clause 27).

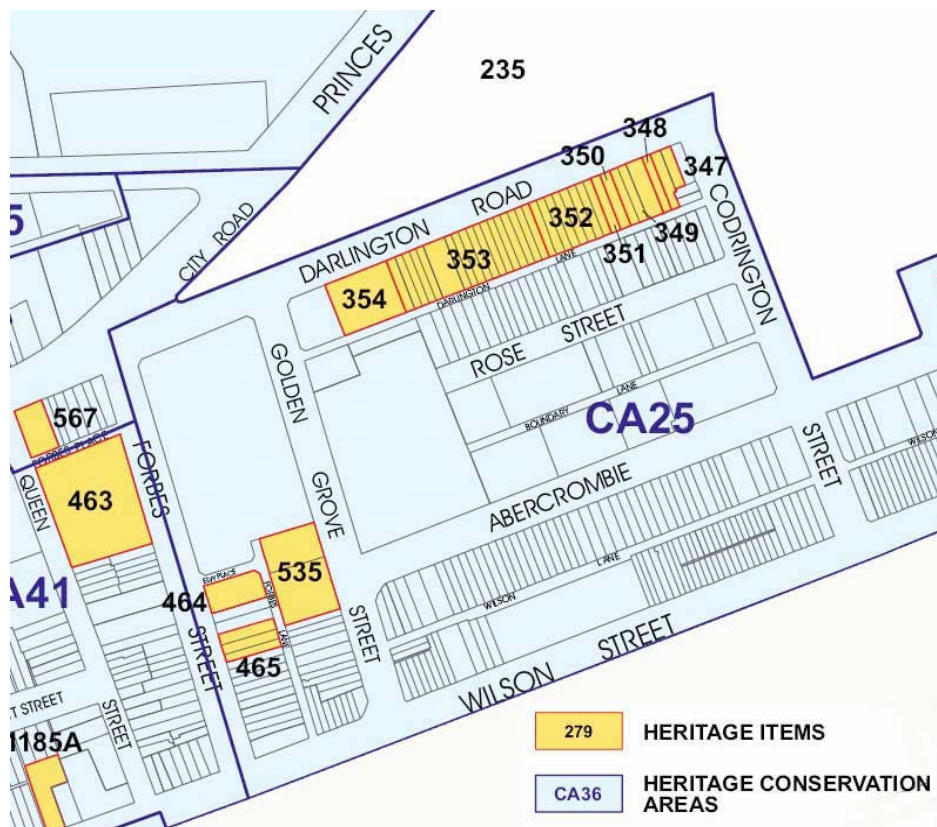


Figure 19– South Sydney LEP – Heritage

Built Environment Design Principles (Clause 28)

In determining applications for development the consent authority is required to consider the following key principles:

...whether the development:

- (a) *has been designed to reinforce and protect local topography and setting, and*
- (b) *reinforces and enhances the streetscape and character of the locality, and*
- (c) *is compatible with the scale and design of neighbouring development, and*
- (d) *has been designed with adequate provision for intended occupants and those in vicinity of site of the proposed development, in terms of:*
 - (i) *privacy, and*
 - (ii) *access to sunlight, and*
- (e) *has been designed to be energy efficient in terms of natural:*
 - i) *lighting, and*
 - ii) *ventilation, and*
 - iii) *heating and cooling, and*
- (f) *establishes and enhances the public domain, and*
- (g) *has been designed so as to preserve predominant view lines and vistas enjoyed from parks, reserves, roadways, footpaths and other areas of public domain, and*
- (h) *encourages complementary land uses and activities.*

South Sydney Development Control Environmental Plan 1997 (DCP 1997)

Maximum height and floor space controls in the area are set out in the DCP. However on land zoned 'Special Uses' no maximums are defined (see Figures 20 & 21). The Built Environment Design Principles and the heritage conservation provisions of LEP 1998 become the major determinants of the appropriate built form and quantum of floor space within the precinct.

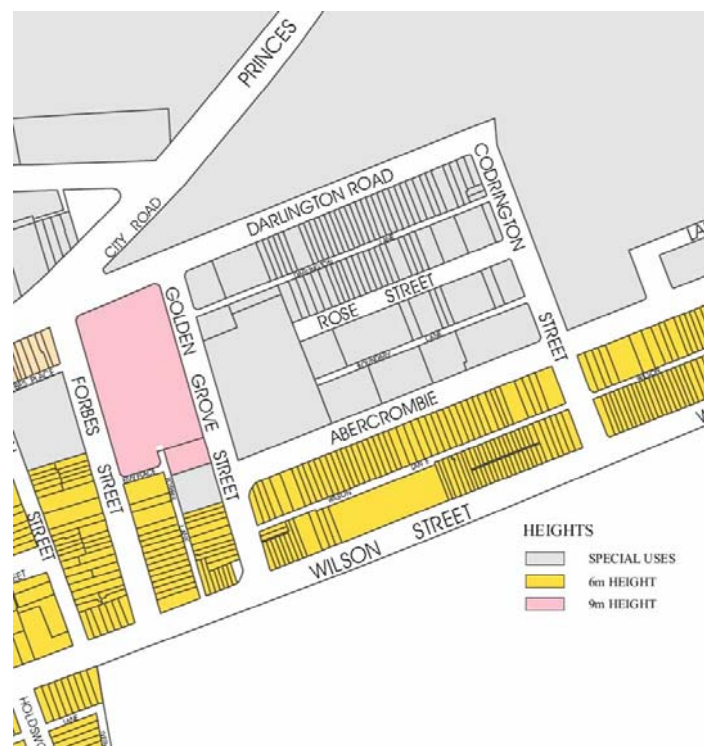


Figure 20 – South Sydney DCP - Maximum Height

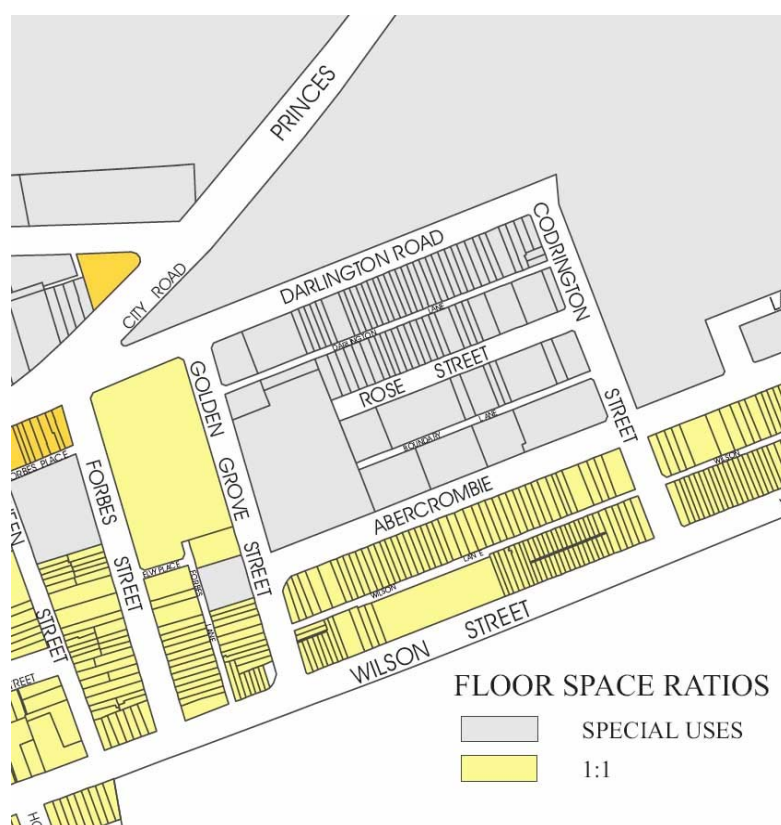


Figure 21 – South Sydney DCP – Maximum FSR

The DCP also includes principles and provisions for the following. The relevant provisions will need to be addressed in the proposed Concept Plan for the precinct.

Urban Design such as:

- reinforce and protect the City's urban form,
- reinforce land form and dominant topography,
- distinctive building design that maintain vistas and create picturesque streetscapes,
- incorporate 'fine grain' textures that enhance historic character,
- create places and enclosure,
- emphasise neighbourhood identity, community life and street living,
- developments on large redevelopment sites create new block and street patterns integrated with existing grids,
- development reinforces edges and block and street patterns of the City,
- provide a variety of accessible open spaces to expand the open space networks,
- development must be designed for ecological sustainability, and
- be sensitive to and responsive to environmental capacity of area in terms of energy efficiency, environmental amenity, stormwater and transport.

Public Domain such as:

- development contributing to thematic character of urban villages,
- through site links,
- key nodes and gateways,
- public art,
- active street frontage,
- streetscape and pedestrian improvements, and
- landscaping.

Social Planning Design Criteria such as:

- maximising access for occupants and general public,
- be of human scale and provide active frontages,
- urban design of development reflects cultural diversity of precincts,
- include public artworks and incorporate art in public spaces,
- development to relate to capacity of existing infrastructure, including roads, public transport and open space systems,
- ensure appropriate community infrastructure is available within development or in locality,
- development identifies and responds to opportunities that benefit local community and provide measures that mitigate against negative impacts,
- development promotes social and economic conditions of local community, and
- improvements are designed to cater for security and prevent crime.

Environmental Design Criteria such as energy efficient site layout.

2.2.2 Redfern-Waterloo Authority Planning Controls

The precinct is within the operational area of the Redfern-Waterloo Authority however it is not a defined Strategic Site and hence the Built Environment Plan does not apply.

The Authority's *Human Services Plan* (December 2005) and *Employment and Enterprise Plan* (May 2006) includes policies on these issues which need to be addressed in the preparation of the Concept Plan.

Development within the precinct which is declared as Part 3A projects will also be subject to the Authority's *Contributions Plan 2006* (May 2007) and *Affordable Housing Contributions Plan 2006* (May 2007). However there are options within the Plans for exemptions or in lieu contributions. The University and the Authority will need to work together so that the project satisfies the relevant provisions of the two Plans.

3. Proposed Concept Plan

3.1 Objectives for the Precinct

The University's ambition of 1:5:40 is being pursued within its *Campus 2020* strategic vision to up-grade campus infrastructure and facilities. This ambition relates to being the top university in Australia, within the top five in Asia Pacific region, and within the top 40 globally. The *Campus 2010 Program*, which is the first phase of works, has the following key objectives.

- *Providing an environment to better support the University's learning, teaching, student experience and community engagement activities.*
- *Delivering design excellence and flagship properties.*
- *Achieving the highest possible environmental sustainability.*
- *De-institutionalising the campus by presenting a more inviting facade to the community.*
- *Ensuring that the benefits of the program touches as many members of the University community as possible.*

These objectives will continue to be pursued as the University plans the next phase of major works as part of *Campus 2020*, of which the redevelopment of the Abercrombie Street Precinct is a major component.

The key objectives for the Abercrombie Street Precinct include the following.

- Develop major new facilities for the Economics and Business Faculty to supplement and up-grade the faculty's existing building on Codrington Street to establish a world class business school.
- Integrate the precinct with the remainder of the campus.
- Build on recent campus-improvement projects which provide spatial and functional order to the Darlington section of the campus.
- Respond to the potential generated by redevelopment of the nearby former Eveleigh rail yards.
- Maximise the yield of the precinct while also recognising the neighbourhood scale and character.
- Establish links to the adjoining Institute Building precinct on Darlington and City Roads.
- Encourage public permeability for the precinct.
- Respect the heritage significance of the precinct, especially the Darlington Street terraces.
- Provide underground car parking to replace surface car parking within precinct streets and on nearby parts of the campus.
- Avoid adverse impacts on adjoining residential areas and the neighbouring public school.
- Identify an optimal solution for the precinct and establish planning policies and controls to enable efficient implementation through subsequent design and development control activities.
- Achieve high quality design and sustainable outcomes.

3.2 Synopsis of Proposed Concept Plan

At this stage the content of the Concept Plan is being formulated based on the opportunities and constraints of the precinct, the planning controls, the University's master planning vision for the campus, and the requirements of the Faculty of Economics and Business.

The likely contents of the Concept Plan are identified below.

Figures 22 to 25 include indicative options being considered. These illustrate potential general scales and layouts for the precinct.

Planning and Design Principles

Overarching principles will be articulated to achieve the objectives for the precinct (as stated above), particularly to integrate the precinct with the campus as a whole and the surrounding neighbourhood.

Land Uses

A broad range of university uses are being considered, including teaching and research facilities, general purpose theatres, university housing, university services, ancillary retail and parking.

A total capacity of approximately 50,00 - 60,000 m² of GFA.

The existing community facilities (the child care centre and Shepherd Centre) and university housing will be retained on the site, either within the existing or new buildings, or relocated within the vicinity.

Non-core university uses (such as student services, or uses which have a community orientation or non-university clients) are being considered as the main uses along the lower levels of Abercrombie Street to provide a community interface and street level activity.

Building Design and Form

The proposed built form will be set by a series of building envelopes, including maximum heights, setbacks and indicative maximum floor plates.

At this stage 4 storey buildings on Abercrombie Street frontage, 5-7 storeys in the middle of the site, and 2 storeys in the rear yards of the terrace houses are being considered.

Design principles to achieve quality design and any particular needs of the campus or neighbourhood will be articulated.

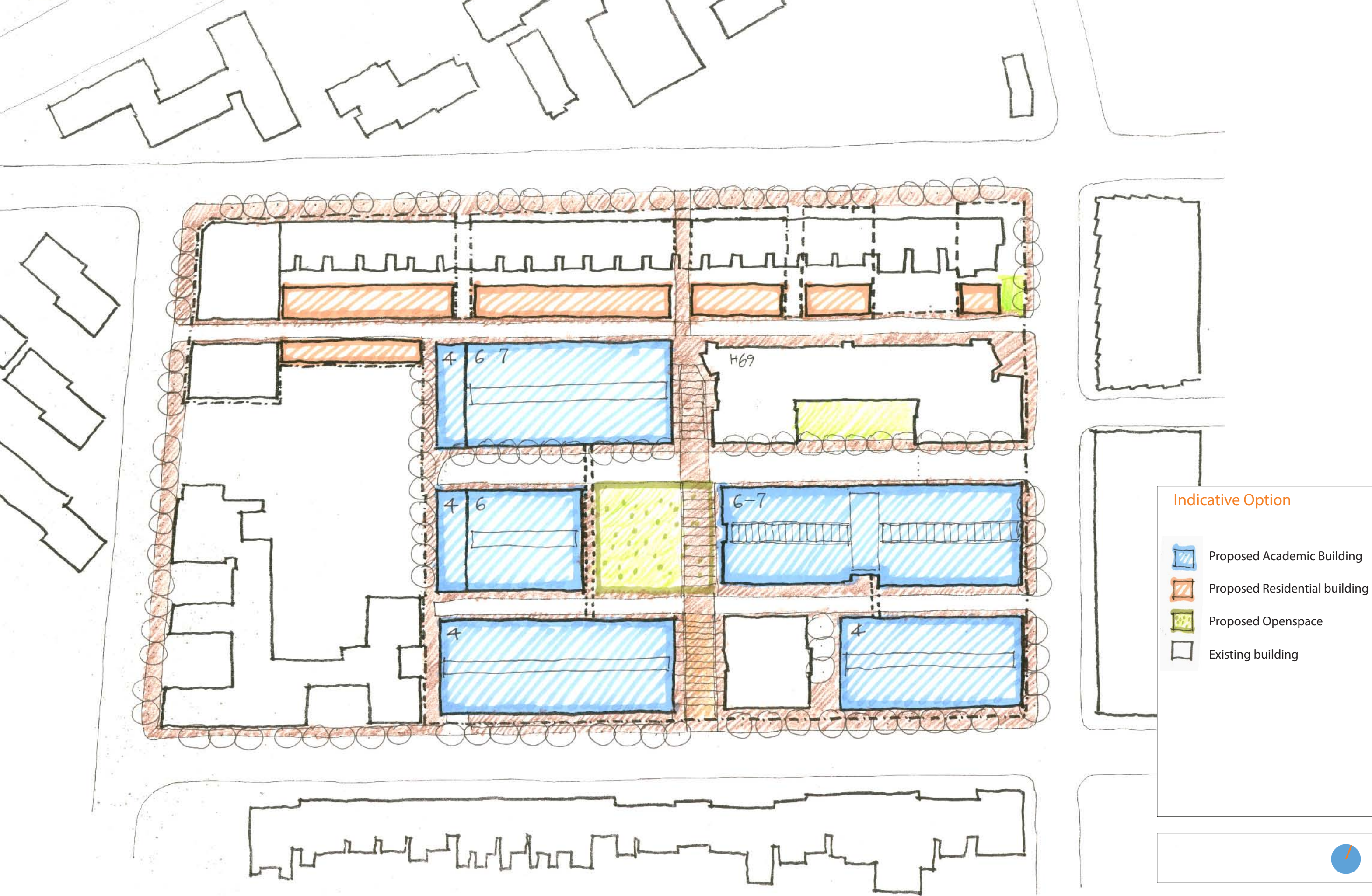
Policies for environmentally sustainable buildings will be included, such as the Green Building Council's 5 star ratings.

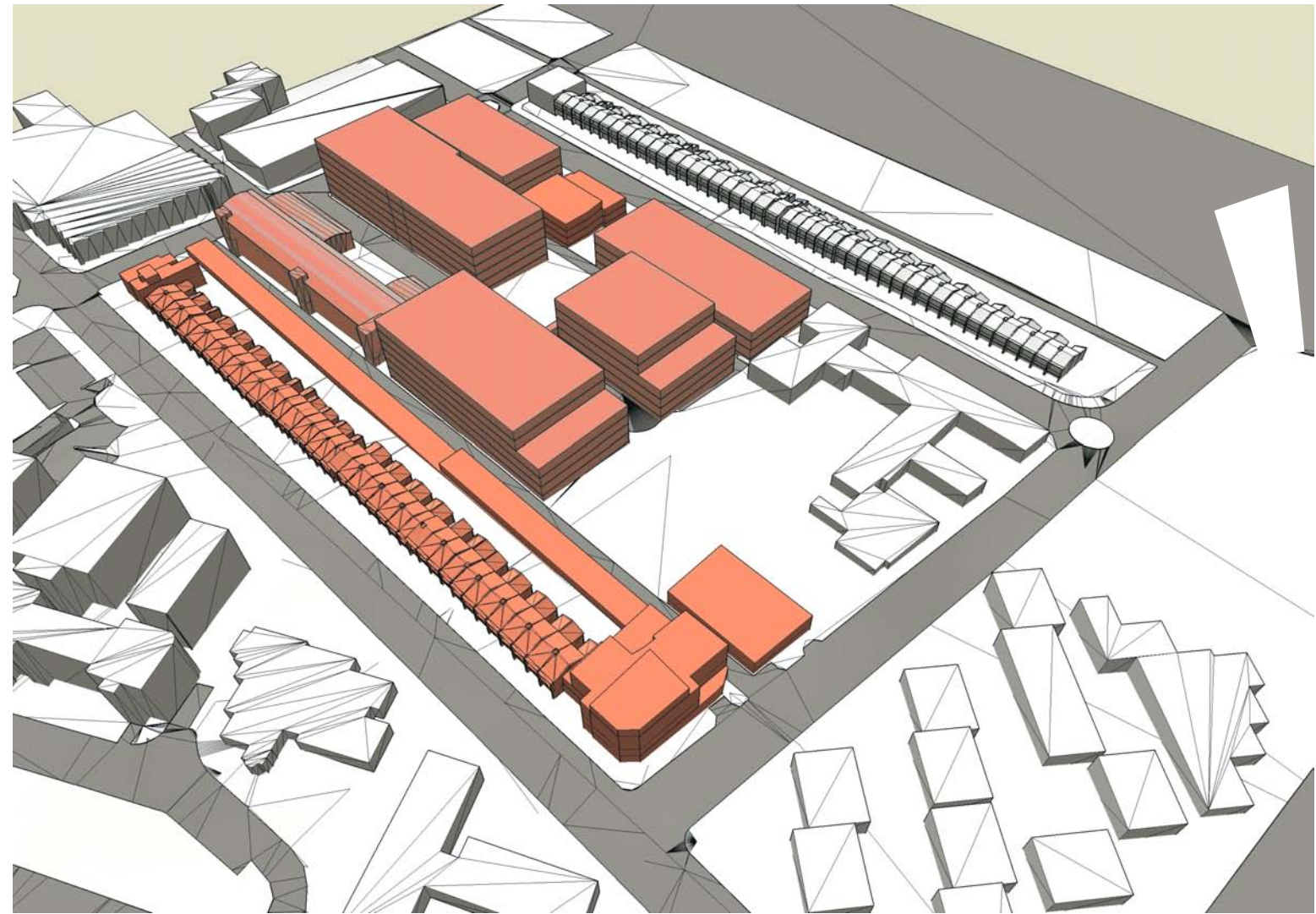
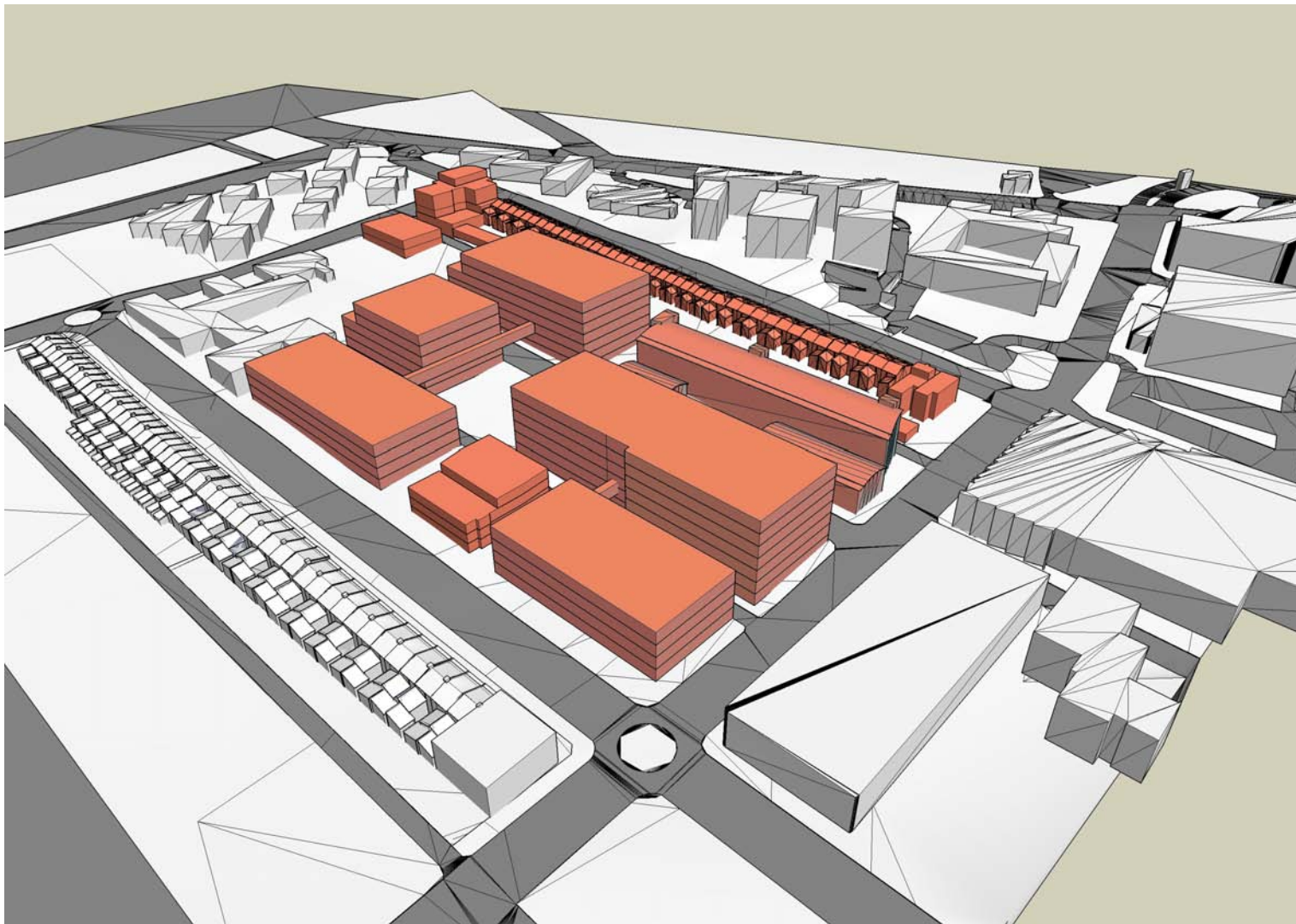
Heritage

Conservation of the key elements of significance, such as the Darlington Street terraces and the road alignments will be a core aspect of the precinct.

The overall form will maintain or be compatible with those aspects of the significance of the Golden Grove Conservation Area which are relevant to the Concept Plan area.

The archaeological potential and policies for its management will be identified.

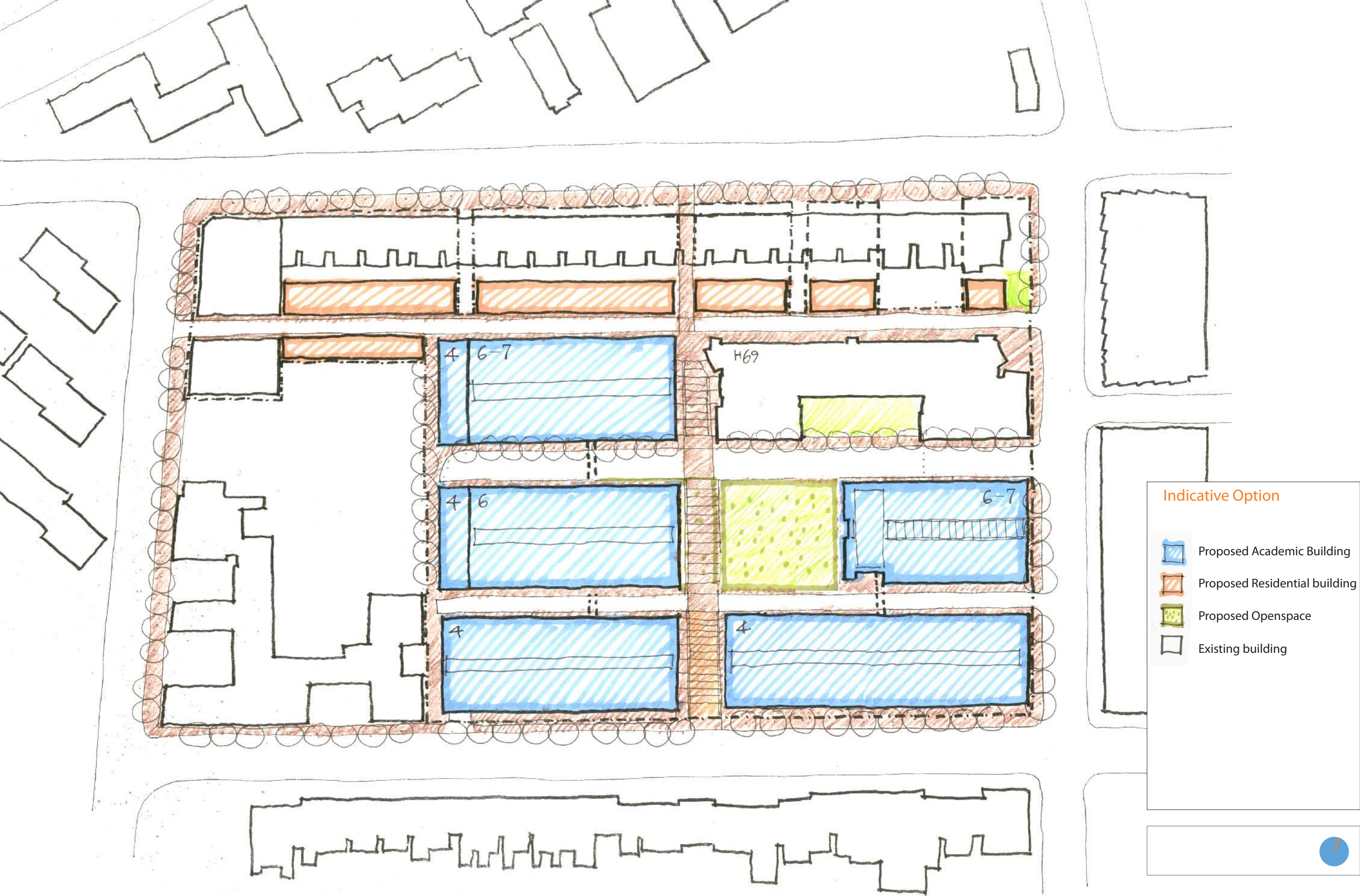


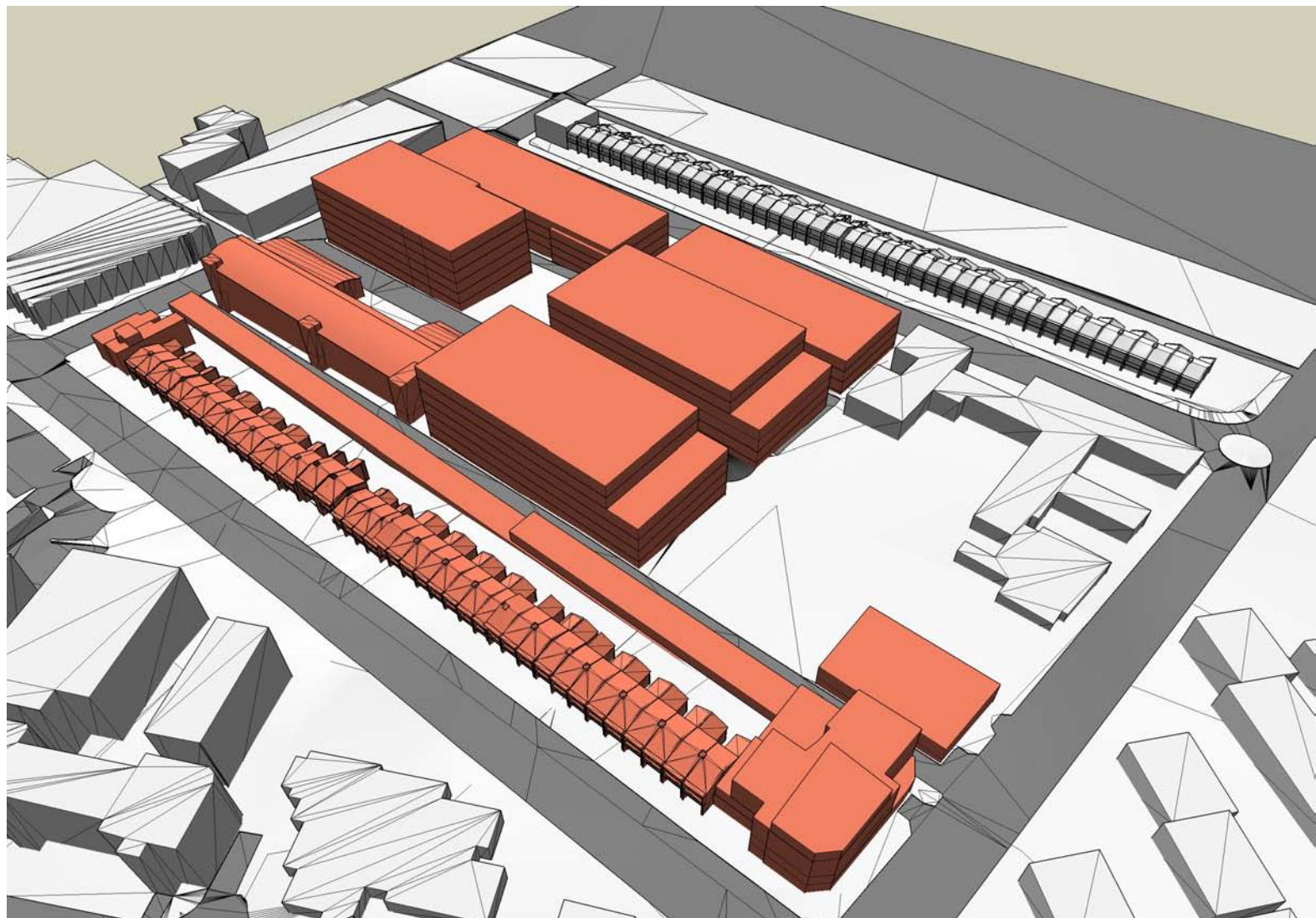
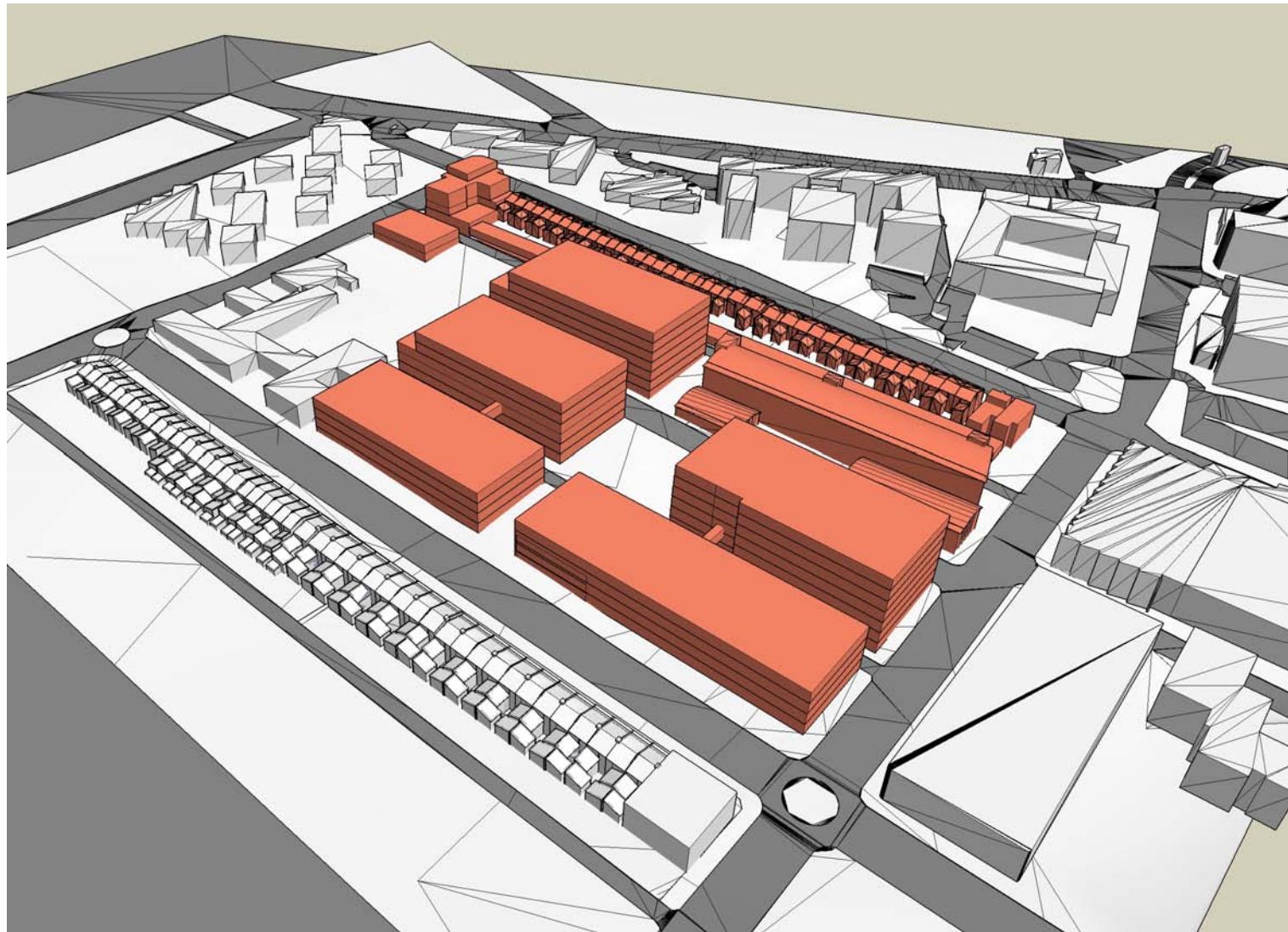


3D VIEW S



Building Envelopes





3D VIEW S

 Building Envelopes

Public Domain and Open Space

A permeable network of public domain in the precinct will be established to relate to the building form and to connect the precinct to the campus and its broader neighbourhood.

Codrington Street will be strengthened as the major address of the precinct. At this stage a mid-block pedestrian route from Abercrombie Street to Darlington Road and an internal node of open space are being considered as two new structuring elements. These would support a new public domain and circulation role of the two internal streets (Rose Street and Boundary Lane). Darlington Lane would remain a shared vehicle and pedestrian route.

Open space and pedestrian routes will be publicly accessible, for the use of the university community and neighbourhood generally.

Landscape principles for the public domain will be identified.

Transport, Traffic and Access

The transport policies for the precinct will be based on its high accessibility to the Redfern Station and to City Road, which are the University's two main public transport links. The proposed new bridge (pedestrian and bikes) over the rail line linking to Codrington Street will provide third major movement route. A pedestrian oriented campus is a key objective of the University generally. Major pedestrian routes will therefore be fundamental to the overall form of the precinct.

Abercrombie Street as the main road through the neighbourhood provides the opportunity to route vehicular traffic. Underground car parking of approximately 300 spaces within the redevelopment will enable removal of some surface parking. Vehicle access through the main areas of the campus will thus be reduced.

The quantum of development and resultant traffic generation is expected to be within the capacity of the neighbourhood.

Infrastructure

Any required new infrastructure to achieve the objectives for the precinct will be identified, including any agreements with the Redfern-Waterloo Authority in relation to contributions or works in lieu. At this stage no significant augmentation of service utilities are considered necessary.

Implementation

The likely phasing of development of the precinct will be identified.

Appropriate planning processes for subsequent development proposals will also be identified. Major works such as Phase 1 for the Faculty of Economics and Business may be foreshadowed as a Part 3A Project due to its scale, or proposed as a Part 4 Development Application based on the adopted Concept Plan.

Other works are likely to be identified as being appropriate to be dealt with under Part 4. Appropriate works include:

- fit-outs and any changes of use of existing buildings,
- alterations and minor additions to existing buildings,

- new short term uses, buildings, services or structures required prior to sites being developed under an approved Concept Plan,
- minor works within the Precinct which would assist the site preparation towards the major redevelopment, such as site service relocation, demolition of non-heritage buildings, removal of hazardous material and minor excavation works,
- general service up-grades to provide for future capacity and maintenance requirements,
- ESD initiatives including stormwater recycling and detention facilities, and
- like proposals.

4. Planning and Environmental Issues

The planning regime for the site, its physical characteristics and context, and the nature of the proposed development type and scale all combine to generate the planning and environmental issues that the proposed Concept Plan is likely to generate. The issues identified at this stage are addressed below. The Environmental Assessment Report will present a complete coverage once the Concept Plan is finalised and the full assessment undertaken.

4.1 Uses and the University

The proposed uses are all university uses and important for the future growth and quality of the University of Sydney in delivering its strategic objectives. Most proposed uses already exist on the site or nearby. They are appropriate on the site. They are all permissible under the zoning.

4.2 Redevelopment and the Neighbourhood

The precinct is located at the edge of the main campus and its adjoining mixed use neighbourhood. University uses are a long term aspect of the existing neighbourhood.

The Concept Plan will set a scale, density, form and level of traffic generation which ensures that the redevelopment will relate well to the surrounding land uses, built form and character.

The Concept Plan will devise built forms, a pattern of uses and circulation systems which:

- conserve the heritage significance of the area,
- relate to the topography and setting,
- reinforce and enhances the streetscape and character of the locality,
- are compatible with the scale and design of neighbouring development,
- focus on amenity of intended occupants and those in the vicinity, and
- establish and enhance the public domain.

In particular, the scale and siting of buildings on the edges will relate to the 2 - 4 storeys on the opposite sides of the streets. Solar access to adjoining properties will be protected.

Community-oriented uses located on the edges and/or on pedestrian routes will activate the streets. Pedestrian permeability and public domain improvements will benefit the broader community. Traffic management will be such to minimise adverse impacts.

4.3 Heritage Conservation

The heritage items and conservation area will be major influences on the proposed content of the Concept Plan. Retention and adaptive re-use of the Darlington Road terraces will be assured. The future of the former IXL factory and carpenters workshop will be dependent on further assessment of their heritage significance. Their incorporation into the overall built form is possible depending on their significance. The significance of the Golden Grove Conservation Area will be respected, as is required by LEP 1998.

However it should be noted that the Council's Statement of Significance of the Golden Grove Conservation Area recognises that the University is a long term feature of the Conservation Area and that the significance of the Area is variable, with its integrity being lost in parts.

Rose and Codrington Streets are only rated as “C”, compared to Abercrombie Street’s “B” rating and Darlington Road’s “A” rating. Numerous “detracting” buildings are identified in this part of the Conservation Area. Indeed the “Recommended Management” policies includes a proposal to adjust the boundary to exclude the area of the Concept Plan from the Conservation Area (ie north of Abercrombie and west of Codrington Streets). Darlington Road is also recommended to be a heritage streetscape.

These policies allow some moderation of a rigid imposition of heritage-based design approaches for the precinct as a whole.

4.4 Built Form

A built form will be devised to provide a “contextual fit” for the precinct. Buildings will scale down in height at the edges, especially on Abercrombie Street and to respect the Darlington Street terraces. Building setbacks will also respect existing character, especially on Abercrombie Street. Higher buildings which are likely in the centre of the precinct will not adversely affect surrounding areas.

Floor plate dimensions will need to respond to the needs of university uses. However the apparent bulk can be reduced by setbacks, massing, modulation and articulation, and landscaping.

Adverse impacts on solar access and privacy for adjoining uses can be avoided.

4.5 Traffic and Parking

The majority of movement related to the precinct will be pedestrian. This will build on existing pedestrian patterns in the area.

The underground parking in the precinct is seen as a major benefit for the surrounding area as it will replace existing surface car parking. This will enable better use of parts of the campus grounds for future development, landscaping, better respect of curtilages of heritage buildings.

Traffic generation is not expected to have an adverse impact on the performance of the sub-arterial or local roads and intersections. The majority of traffic related to the proposed development already exists as the uses are being moved from other parts of the surrounding area.

4.6 Public Domain

The proposed public domain will extend the existing grid within the neighbourhood and precinct itself. The size, pattern and character will relate to its function and to that of the adjoining buildings. Public use will be promoted.

Landscape concepts will relate to the structure, function and character of the public domain and neighbourhood generally.

4.7 Site Capability

Analysis of the precinct’s capacity is under way. For example, an assessment of potential contamination on the site is being carried out. Due to the long history of urban use, predominantly residential and university, major contamination is not expected. Suitable

processes and strategies for the development assessment and construction phases are available.

Other geotechnical issues or drainage do not appear to present difficulties for redevelopment or raise environmental issues.

4.8 Infrastructure

It is understood that existing utilities and services are available to cater for the proposed quantum of development.

The issue of infrastructure contributions which may be levied by the Redfern-Waterloo Authority will be resolved by the University and Authority, dependent on the scale and type of development set out in the Concept Plan and the provisions of the Authority's Contributions Plan.

The provisions of the Authority's Affordable Housing Contributions Plan will be similarly addressed.

4.9 Council's Vision for the Area

The proposal will comply with the vision set by Council in LEP 1998 and DCP 1997.

4.10 Land Ownership

Within the precinct the university owns most of the land.

Five privately owned terraces houses on Darlington Road have been excluded from the Concept Plan. However the existing heritage protection and processes in LEP 1998 provide an adequate basis for their future conservation. The likely scenario for the university-owned terrace houses in the Concept Plan will not affect the private ownership.

Council's ownership of Rose Street, Darlington Lane and Boundary Lane within the precinct will be fully addressed in the Concept Plan. The current and future role of the streets for circulation, their heritage significance, development scenarios and tenure arrangements will be addressed. An optimal solution can be resolved by the University and Council.

5. Conclusion

The University of Sydney is continuing to pursue its vision as a high quality academic institution with a focus on improving the campus. A new focus is the future of the Abercrombie Street precinct which needs to consider:

- University's master planning principles for its whole campus,
- University's needs for the precinct,
- site's physical context and its opportunities and constraints,
- City of Sydney's planning policies for the area, and the
- Redfern-Waterloo Authority's planning policies for the area.

From a planning perspective, there are an array of policies and controls which apply to the precinct. However there are no development standards to provide clarity. An integrative analysis and design process is required to identify optimal built form and environmental outcomes.

Key aspects of the planning process will be LEP 1998's the Built Environment Design Principles, the heritage issues and policies for the Golden Grove Conservation Area and the terraces along Darlington Road, and the relationship of the new built form and public domain to the heritage significance and to the neighbourhood generally. The planning issues are all best resolved for the precinct as a whole, not for an individual building or phase of development.

Therefore the most appropriate way of documenting the optimal solution for the precinct and testing its environmental impacts is the preparation of a Concept Plan. Such a Plan would also provide a sound basis for the siting of, and other briefing issues for, the new Faculty of Economics and Business. It would provide a basis for other asset management and funding decisions by the University. It would also provide certainty for the community and public agencies on the type and scale of development which will occur in the precinct over time.

From the work so far there is confidence that a solution can be developed which does not raise major environmental or planning issues and satisfies the needs of the University and expectations of the neighbourhood.

The Environmental Assessment Report which would accompany the Application under Part 3A of the Act would document the objectives, issues, options, preferred solution and potential environmental impacts.