

The University of Sydney  
Business School  
Abercrombie Precinct  
Redevelopment

Response to Department of  
Planning's comments

July 2012

# Contents

- 01 Introduction
- 02 Response to DoPI comments
- 03 Further Design Developments

This document intends to demonstrate how the design proposals for the Abercrombie Precinct Redevelopment have been amended since the Part3A Preferred Project Report submission in April 2012. It shows how comments from the Department of Planning and Infrastructure have been incorporated and highlights some of the other main amendments. Further details can be found in the student accommodation and the landscaping drawings and reports.

## Response to DoPI comments

### DoPI comment:

The transparent facade treatment of the terraces on Levels 4 and 5 of the business school building is considered to add unnecessary bulk to the proposed design of the new business school building. The department requests that this facade design feature be further refined to reduce its influence on the bulk of the built form whilst maintaining the character of the development's overall facade.

### Architectural response:

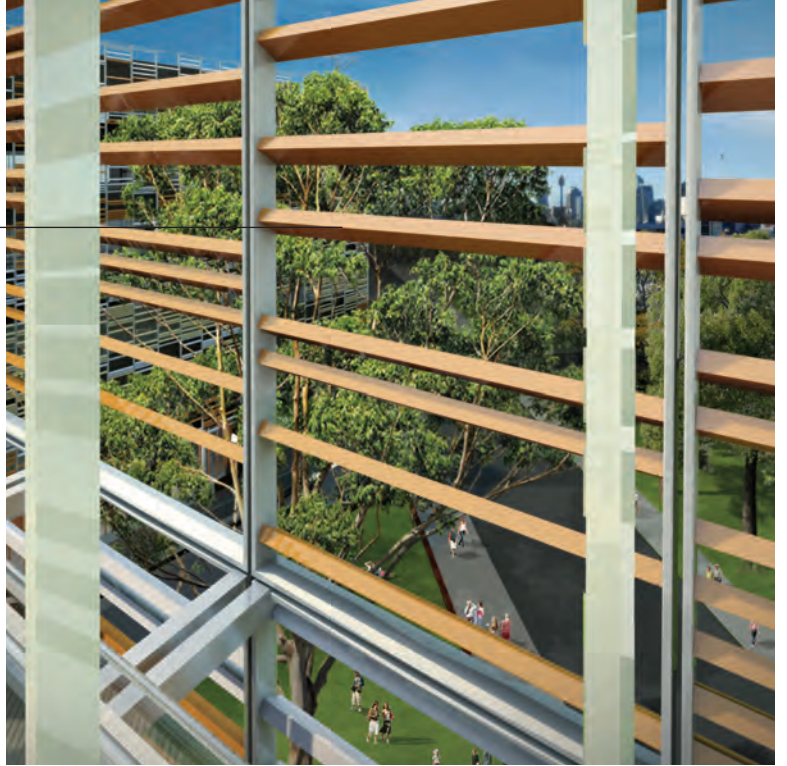
The continuity of the façade screen extending to the upper levels on the two front blocks is fundamental to the integrity of the architectural value proposition. The front blocks provide presence and articulate the 'screened box' design concept while framing the tree and announcing the entrance to the building. When viewed from street level the impact is minimised through the angling of the baguettes. This allows a maximised exposure of sky from street level while providing the necessary shading to both the terrace and the internal spaces at the uppermost levels of the building. A play of light will occur on the baguettes as the sunlight varies in intensity and direction. The greenery of the landscaped terraces will also be visible from the ground to highlight further the openness.

*Main entrance perspective*



## Response to DoPI comments

Screening permeability to sky maximised with angled baguettes



*Main entrance perspective*



## Response to DoPI comments

### DoPI comment:

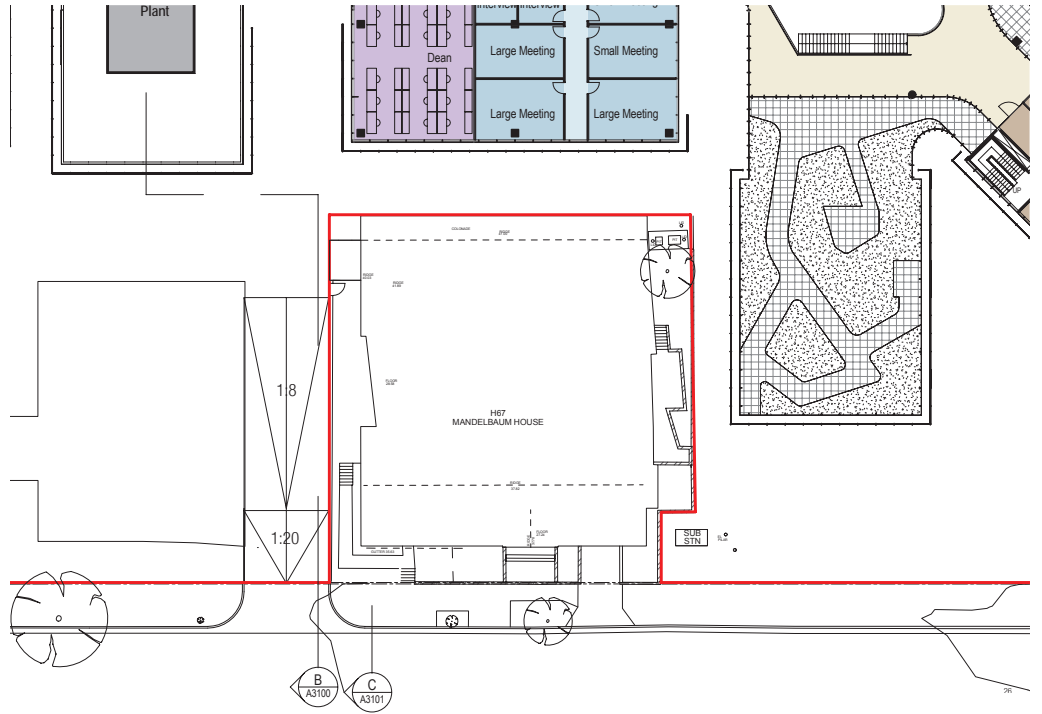
‘The upper level of the business school building, located immediately behind Mandelbaum House, should be setback back to minimise overshadowing impacts on the existing adjacent residential college.’  
and

‘Minimal consideration has been given to the potential impacts of the redevelopment on Mandelbaum House. Greater consideration and justification is required in response to the potential amenity and privacy impacts generated by the proposed development, including the significant overshadowing impacts on Mandelbaum House.’

### Architectural response:

A terrace has been introduced at level 4 (the uppermost level) of the block nearest Mandelbaum House. The terrace, which creates a 3m setback, is to be treated in the same way as the front building terraces near the Dean’s unit and the dining area where the ceramic baguettes continue as a screen to roof level . This is envisaged to increase daylight penetration when compared to the original Part 3A proposals. Overlooking is minimised through this ceramic baguette screen which can further be angled to both reflect light into the terrace area and create privacy for Mandelbaum House.

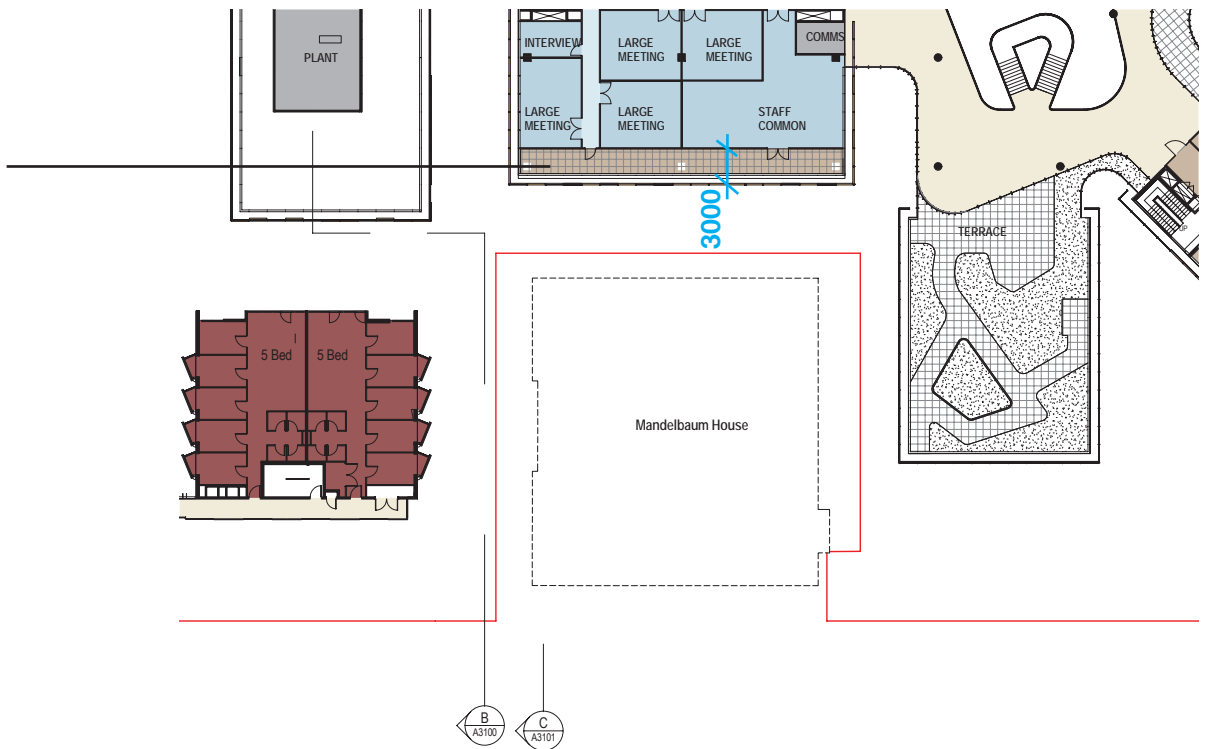
## Response to DoPI comments



Client: THE UNIVERSITY

4th floor plan at April submission

proposed terrace



Revised 4th floor plan

## Response to DoPI comments

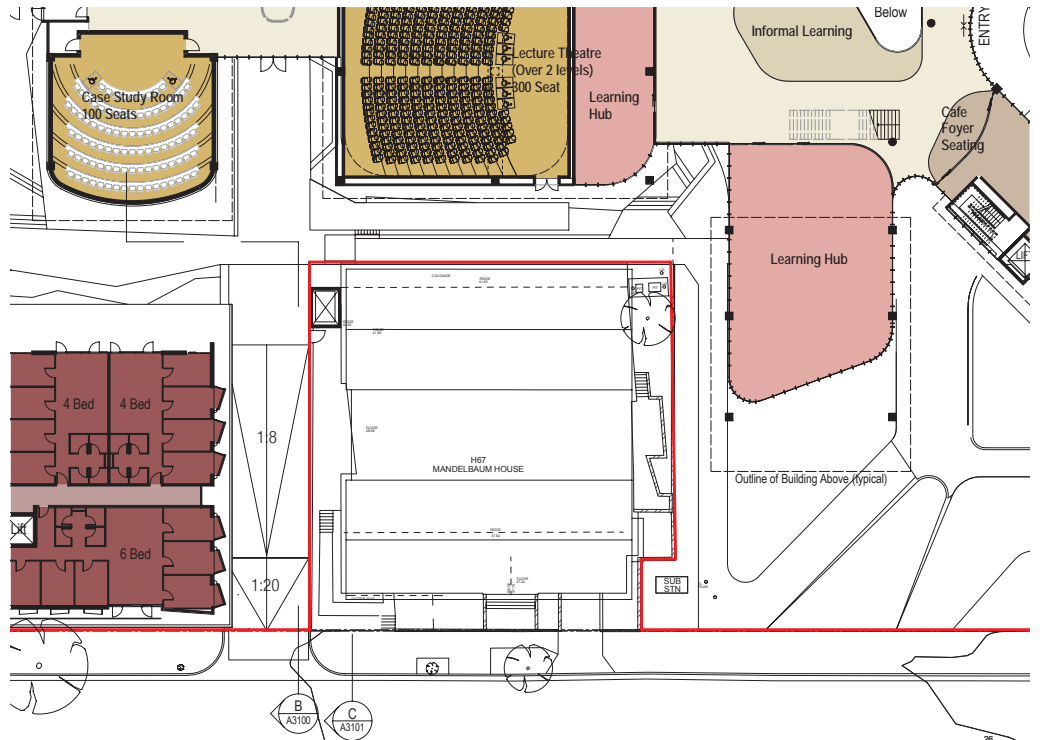
### DoPI comment:

Consideration should be given to increasing the setback of the proposed basement car park vehicle access to a minimum 3.0 m from the existing property boundary of Mandelbaum House. Should the proposed basement car park access be retained in this location on Abercrombie Street, the increased setback will allow for the either retention of the some of the existing Crow Ash trees and/or the establishment of a suitable mature replacement species, which will ensure that the existing green outlook from the existing residential college is maintained.

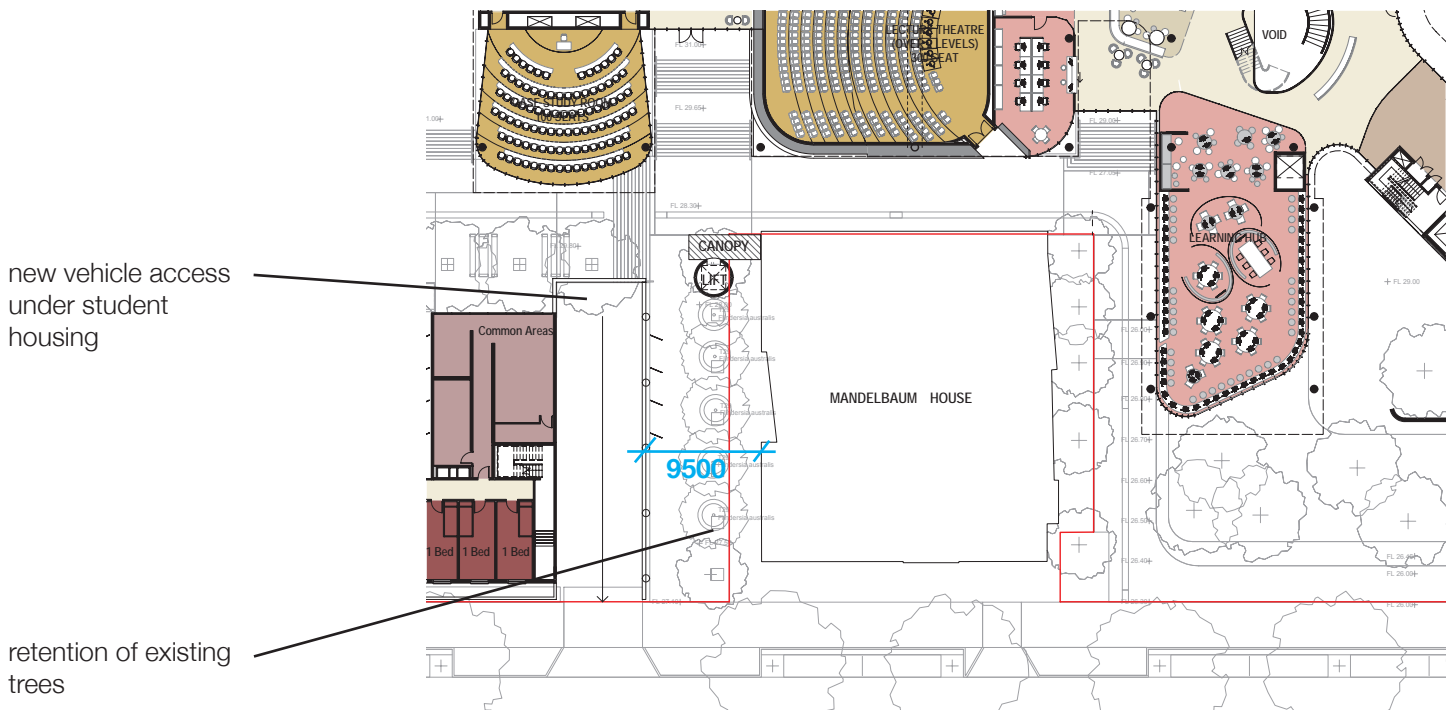
### Architectural response:

The vehicle access ramp is now positioned within the student housing building. This allows for a setback of 9.5m from Mandelbaum Façade to the student accommodation building façade. This enables the retention of existing trees and provides a more open pedestrian access route through the site. Furthermore, vehicle noise will be minimised as the ramp is entirely enclosed within the student housing.

## Response to DoPI comments



Ground floor plan at April submission



Revised Ground floor plan

# 03

## Further Design Development

### Joinery Shop

The proposal now uses the memory of the Joinery Shop as an interpretation of the original shape recreated and incorporated within the façade, adding a point of interest to the landscaping adjacent to the student housing.



*Joinery Shop 'memory'*



*Material references*

Dark cast molded bricks  
as Trompe-l'Oeil



Aluminum Frame for  
windows openings

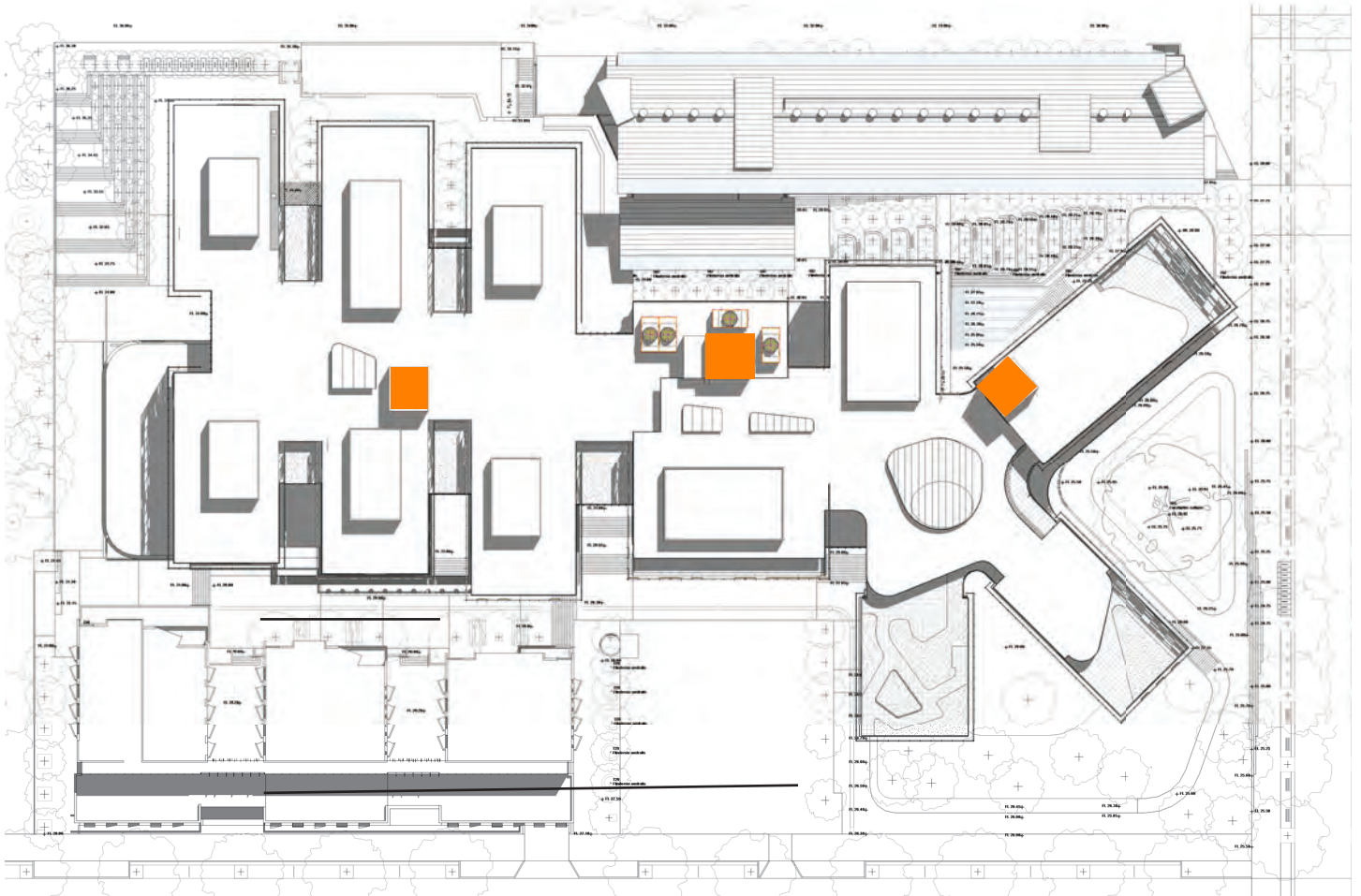


Glass windows +Molded  
Trompe-l'oeil

### Lift Machine Rooms

The scheme now incorporates Lift Machine Rooms on the roof. These are set in towards the centre of the site to minimise visibility from the streets.

Lift Machine Room



Woods Bagot  
Level 2 60 Carrington Street  
Sydney NSW 2000  
Australia  
Telephone +61 2 9249 2500  
Fax +61 2 9299 5592

