CAMPUS IMPROVEMENT PROGRAM 2014–2020

STATE-SIGNIFICANT DEVELOPMENT APPLICATION (SSD 13_6123)

SEPTEMBER 2014

SUPPLEMENTARY RESPONSE TO SUBMISSIONS

THE UNIVERSITY OF SYDNEY

KEY ISSUES - CIP RESPONSE TO 2ND ROUND OF AGENCY SUBMISSIONS SEPTEMBER 2014

This report addresses the latest August 2014 issues raised by submissions on the Campus Improvement Program (CIP) from:

- City of Sydney Council (CoS)
- NSW Heritage Council (HC)
- Sydney Local Health District (SLHD) incorporating the Royal Prince Alfred Hospital (RPAH)
- Sydney Airport (SA)

New items introduced by these agencies during the 2nd round of public notification are labelled as 'NEW'.

RtS: Reference in this report to 'RtS' means the University of Sydney's 'Response to Submissions' report dated June 2014.

ISSUE	THE UNIVERSITY OF SYDNEY- CIP RESPONSE
1. STRATEGIC VISION: Need for a campus-wide approach and strategic vision for future improvements. (CoS)	In response to current State Government Strategic policy, the University's Camperdown and Darlington Campus is recognised by the *draft Metropolitan Strategy's for Sydney to 2031*, specifically its significant contribution to the *Global Sydney - Broadway and Camperdown Education & Health* precinct. There are a number of Campus Improvement Program (CIP) specific strategies that support the draft Metropolitan Strategy objectives: • Facilitating Sydney's centre of excellence in education, research and health; • The University as a key employment contributor to the NSW economy producing approximately 18,000 graduates each year, a great proportion of which directly contribute to the Sydney and NSW economies; and providing employment destination campuses with significant levels of employment in education/research, administration, and numerous construction facilities and maintenance programs;

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	• The CIP will directly invest $1,396,400,000 into the local economy and which in turn will produce flow-on economic benefits to surrounding communities, Global Sydney, and to the NSW economy as a whole; • Provision of up to 4,000 affordable student accommodation beds on or near campus, which provides higher residential densities close to transport and services, whilst freeing up private rental stock to the wider housing market. The University's CIP strategic framework is driven by the University's *White Paper 2011-2015* and associated policies and strategies. The CIP provides a campus wide strategic approach in defining future precinct building envelopes, landscaping concepts, access and parking arrangements, and infrastructure requirements for the period 2014-2020. We refer to the CIP EIS Sections 2, 3, 4 & 6, dated January 2014, which addresses the University's strategic framework, and the CIP Precincts' relationships between proposed building footprints, open space, and access/connections. The CIP strategic framework will allow the University to plan, budget and stage future development/infrastructure with a degree of certainty.
Concern about streetscape impacts along King Street, City Road and Parramatta Road (CoS).	The University acknowledges the City of Sydney's interest and focus on the presentation of campus buildings to the streetscapes of King Street, City Road, and Parramatta Road – i.e. the public domain. The University refers back to the CIP Urban Design Analysis (June 2014) which includes a robust review of streetscape perspectives, photomontages and urban design justification for the building envelopes fronting those streets. The developed design of each CIP building will occur at future detailed Application stage and will incorporate a thorough and rigorous architectural resolution.

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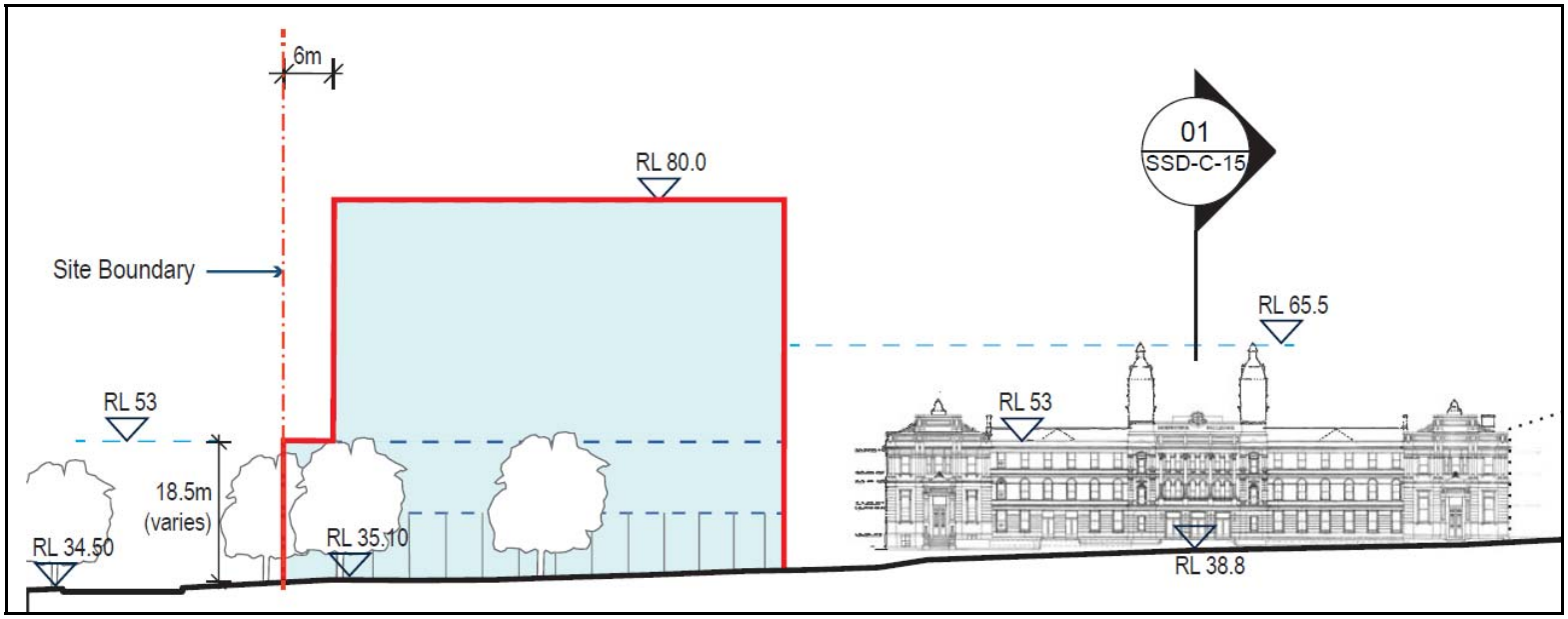
2. MEREWETHER PRECINCT: The City of Sydney (CoS): • Clarifies its position for RL53 as a **podium limit**, and <u>not</u> as a maximum building limit. • Supports a predominant building at this location • Emphasises podium limit not to exceed RL53, consistent with lowest parapet level of Institute Building.	• Noted • Noted • **Agreed – Amended Plans SSD-B-12, C-12, C-14:** The proposed Podium envelope height is lowered from RL55.85 to RL 53.
The Merewether building appears to penetrate the Obstacle Limitation Surface (OLS) for Sydney Airport – 80m AHD (SA)	**Agree – Amended Plans SSD-B-12, B-13, C-12, C-14:** The Merewether and Wentworth building envelopes are reduced to RL80 to comply with the OLS datum.



Merewether Precinct – Profile from City Road looking south

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Retain the Institute's 1880's rear Wing (CoS). Proposed building above to be built to maximum height of opposite wing. (CoS)	**Disagree:** (Repeated from RtS page 38) The Institute CMP rates the Ground Floor of the West Wing as having Considerable Significance, but the upper floor additions are ranked as being of Little Significance relative to the whole building. The merits of demolishing the upper floors, retaining the ground floor and then constructing additional floors, would be of little heritage value. The University has concluded that construction of a new wing will produce a more sympathetic outcome for the Institute Building. **Agreed:** The proposed rear wing 'Building Envelope' will match the maximum height of the existing rear wing opposite.
Retain a landscape setting behind Darlington wall.	**Clarification:** The current Darlington wall acts as a retaining wall above Darlington Road, from approximately 2m at the south-east junction of Darlington Road and Butlin Avenue, up to 6m at the western end. As can be seen on the aerial photo (overleaf), the space at the upper level behind the Institute Building is predominantly used for car parking and road ways. As previously submitted, the proposal is to remove as much on grade parking and roadways as possible to increase the size, quality and amenity of campus open space in the future redevelopment. The retaining wall will mostly be demolished and rebuilt due to the instability of the current structure. As part of the reconstruction, it is proposed that in some instances built form will replace the wall for access, servicing and activating the Darlington Road where and if applicable. The upper retained level behind (ground level of) the Institute Building is intended to be converted to landscaped open space. The removal of the Storie Dixson Building will increase landscaped open space by approximately 705m^2.

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	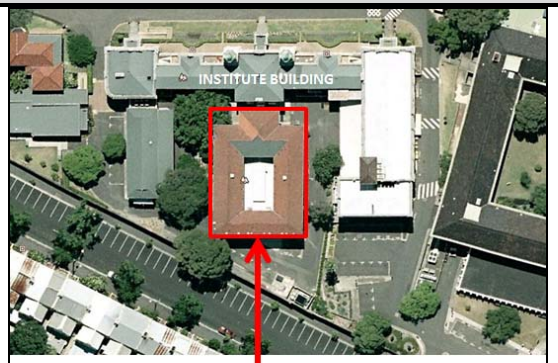 **Landscape Area behiond Darlington Wall**
Proposed Regiment building envelope (RL73.3) does not match Moore Theological College height of RL 70.6.	**Agreed – Amended Plan SSD-C-12, C-13:** The University had agreed to this height limit. However the respective approved height to adjoining Moore College had not been updated on the CIP plans. Drawings SSD-C-12 and C-13 are therefore amended and resubmitted to reflect this agreed amendment to the maximum envelope heights attaining RL70.6.
The height of the Regiment Building should be reconsidered. Transition in height from 2-3 storeys Darlington Road to max podium level of RL of Superintendent's Residence. (CoS)	**Disagree:** The Regiment site is a significant 'flat iron' shaped site, located at the junction of City and Darlington Roads. With a change in road alignment at this junction, and the termination of the predominantly 2-3 storey retail context of King Street Newtown, City Road marks the gateway and western approach to the University Camperdown Campus and the City as a whole. This gateway will be seen as an integral element to the City skyline beyond.

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	The DA approved Moore Theological College site sets the precedent for, and reinforces, this gateway position. The CIP therefore proposes that the redevelopment of the Regiment site achieve a maximum building envelope commensurate with Moore Theological College opposite on City Road.  **City Road Perspective – Moore College and Regiment envelopes**
Development at the rear of the Darlington Road terrace houses should be subservient to the scale of the terraces at the street frontage. The envelope retains the same height as the ridge of the existing terraces. Heights should be lowered to equate with eave/gutter heights, rather than roof ridge heights, approximating to RL 45.0 at the southern end falling to RL 39 at the Codrington Street/Butlin Avenue intersection. (CoS)	**Clarification**: The University's commitment to provide affordable student housing on campus responds positively to both State Government and City of Sydney policy objectives of increasing the supply of affordable housing in Metropolitan Sydney. Every endeavour should be pursued by consent authorities in encouraging the attainment of this objective. The proposed student accommodation building envelope fronting Darlington Lane will be subservient to the roof ridge heights of the existing Darlington Terraces behind (fronting Darlington Street). This is illustrated by the superimposed elevations of the proposed housing concept against the rear elevation of the Darlington Terraces – refer to diagrams at **Attachment A**.

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Lower the building envelope from 11.5m to 8.5m in height (NEW Heritage Council).	From the surrounding public domain, pedestrians will barely be able to see a direct juxtaposition of the Terrace additions against the backdrop of the existing Darlington Terraces. These views are further diminished by the significant scale of the Economics & Business Building at RL50 (south) on Darlington Lane. Consequently the recommendation for a numerical height limit to the Terrace additions is both unnecessary and unreasonable in this instance. **Disagree:** A reduction of the building envelope height to 8.5m will effectively remove 1 storey from each building envelope block, and consequently a reduction of new affordable student accommodation by one-third. The University is committed to providing affordable housing which can only be effectively achieved by funding projects that are financially efficient and viable. Such projects need to achieve a certain scale and number of beds in order to lower operating costs to economic. Reducing bed numbers so significantly can have a detrimental effect to this development to the point that it may no longer be financially viable.
Options for adaptive reuse of the Darlington terraces should be considered prior to establishing whether additional floorspace is appropriate. (CoS)	**Clarification**: The proposal intends to maintain current student accommodation stock within the existing Darlington Terraces, and to integrate new affordable housing stock to the rear of the Terraces. During 2013, the University spent $2 mill on refurbishing the existing terraces for continued affordable student accommodation use. The construction of additional floor space at the rear of the Darlington Terraces will enable the University to minimise the adaptive reuse of the existing terrace houses, thereby retaining as much of their original layout and internal building fabric as possible. This will lessen the adverse impact on the heritage significance and fabric of the terrace housing.
Issues of privacy overlooking and shadowing (Darlington Terraces) are inadequately addressed in the position of this envelope. (NEW CoS)	**Clarification**: (Reasons repeated from RtS page 40): The Darlington Terraces building envelope was amended in June 2014 by removing sections of the potential building footprint to ensure that adjoining privately owned houses receive adequate solar access to their rear yards, as per the City of Sydney DCP 2012 (section 4.1.3 – Residential Amenity).

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	Furthermore, the new affordable housing will not be treated in the same manner as individual residential flat units. Each building will allow for students to have access to common areas, many of which will be housed in the original Darlington Terraces and also benefiting from satisfactory levels of direct solar access. Privacy mitigation between all Darlington Terraces and privately owned neighbouring dwellings will be addressed at future Application stage.
Retain the brick wall and palisade fence around the Merewether and Institute buildings. (NEW Heritage Council)	**Agreed:** The Merewether Precinct will retain the original brick wall and palisade fence, where appropriate, along Darlington Road, Butlin Avenue and City Road, except for those limited instances where future building components require direct ground floor accessibility. Details for retention of the perimeter fence and wall will be addressed as part of future applications. This intention is supported in the CIP Assessment of Heritage Impact report (pp 22) and the HIA report by Tanner Kibble Denton (CIP Appendix D, pp 114-115), recommending the following action: 1. *The maximum amount of 19th century palisade fencing around the Merewether site should be retained and conserved as part of the development. The clear need for partial demolition needs to be demonstrated in the detailed designs for the Merewether site."*
Setback the building envelope 6 metres from Butlin Avenue instead of a 'nil setback'. (NEW Heritage Council)	**Clarification – Amended Plan SSD-C-11:** The Merewether Precinct 'building envelope' represents the area within which future buildings, open space, landscaping and access arrangements can be accommodated. Appropriate building setbacks from Butlin Avenue will be addressed and designed as part of a future detailed design application and will respond to existing site conditions including existing trees and heritage fence elements (see comment above). To clarify this intention, and to avoid further confusion, the words 'Nil Setback' are removed from the CIP Merewether Building Envelope Plan drawing SSD-C-11.

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The proposed Molecular Sciences Building (G08) should be reduced in height to RL 65 and in the form of a podium tower design. (CoS)	**Disagree:** The G08 height RL74.7 is retained for the following reasons: • The height steps down from the Wentworth envelope (RL80) on City Road. • The envelope already establishes a 6 metre setback (DWG SSD-C-17) and a podium (DWG SSD-C-16), with tower above, consistent with the adjoining Wentworth site. • The site lies opposite the Noel Martin Aquatic Centre. This building does not rely upon solar access into the gym/pool complex and therefore overshadowing of the building is not considered to be an issue. • Neither the campus public domain, nor Cadigal Green, will be adversely or unreasonably affected by this scale of development.
3. CITY ROAD PRECINCT: The proposed buildings on the Wilkinson and International House sites should: (CoS) a) be reduced in height to a maximum of RL65-67; and	**Disagree:** (Refer to the RtS City Road Precinct envelope height planes that were amended and reduced in June 2014). From the eastern campus precinct end, four notional tower elements are proposed to incrementally step up from: • RL56.5 east – announcing the junction of Cleveland Street and City Road and pedestrian gateway to Darlington campus; • a 2nd notional tower at RL67.35 to match the new St Michaels tower; • a 3rd central tower at RL84.6, and • finally a 4th notional tower back down to RL67.35 (west) to again match the new St Michaels tower. These tower elements are in keeping with other tower elements in the city skyline that can be seen from various viewpoints, i.e. the Fraser and the University's Carslaw buildings. The variation in envelope heights is designed to produce architectural variety and interest along City Road with appropriate tower form separation, rather than a uniform street wall height.

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	The scenographic nature of the built form along City Road (the pedestrian-scale podium with the setback tower elements above) has been studied quite thoroughly through various photomontages along City Road in the CIP Urban Design Review.  The CIP shadow analysis demonstrates the built forms will ensure that a satisfactory level of solar access to Cadigal Green (to the south) is retained.
b) not incorporate a cantilever or colonnade from City Road. A generous setback and strong building edge is recommended	**Disagree:** The requirement for a 6-metre setback originates from the City of Sydney's principal submission dated March 2014. The CIP City Road Precinct provides opportunities of delivering a colonnade, on University land, to accommodate the 6-metre setback requirement from City Road footpath, and to provide the benefits of:

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	a) weather protection for pedestrians along City Road including those travelling into and between the City Road Precinct buildings; b) in effect, a widened footpath to the City's existing City Road; and c) safety for pedestrians along City Road with the colonnade providing protection from vehicles. Whereas the University agrees to provide a form of colonnade setback for reasons stated above, it does not agree to a whole building envelope setback of 6 metres from the University property boundary fronting City Road. This requirement is both unnecessary and unreasonable in consideration of the City Road streetscape context. The colonnade is part of the podium which consistently runs along City Road and provides a strong pedestrian-scale building edge with tower elements setback above. **Precedent – St Michael's College 150 City Road:** The City of Sydney recently approved the DA for St Michael's College student accommodation building (D/2012/1658), on 26 February 2013. This site directly adjoins the CIP City Road Precinct's Wilkinson building to the west. The Council's DA approval includes a 1.7 metre setback from its street property boundary on City Road at the junction with the Wilkinson Building, to reflect an existing heritage fence line. Consequently, a full building setback of 6 metres to the Wilkinson site, without any cantilever above, would produce an undesirable urban design precedence and discontinuity between the adjoining buildings. The alternative is to align the City Road Precinct building footprints in line with the St Michael's development at that site junction. The appropriate solution for building alignment and setbacks will be fully addressed in the future detailed designed Application for this Precinct/ site.
The University's RtS refers to producing a 6 metre setback from City Road, yet the precinct envelope plans refer to "Nil Setback" in the area.	**Amended Plan SSD-B-11** (see comments above). To clarify the University's intention, and to avoid further confusion, the words 'Nil Setback' are removed from the CIP City Road Envelope Plan drawing SSD-B-11.

<table>
<tr><th>ISSUE</th><th>THE UNIVERSITY OF SYDNEY- CIP RESPONSE</th></tr>
<tr><td>Demolition of International House is not supported
(NEW CoS)
(HC)</td><td>Disagree: Attachment B of this submission provides a detailed rationale for the demolition and redevelopment of International House site (repeated from the University's RtS pages 68-71, dated June 2014).

Redevelopment of the International House site will strongly contribute to the urban quality of the group of new buildings and the streetscape fronting City Road. Redevelopment will also enable the legibility of the 'gateway' into the Darlington campus at the intersection of City Road and Cleveland Street to be greatly improved (which is an urban issue the CoS supports).</td></tr>
<tr><td>4. ENGINEERING PRECINCT:
The CoS submission opposes the three (3) principal components of the University's growth strategy for the Faculty of Engineering and Information Technology (FEIT) Precinct: namely the redevelopment of the Chemical Engineering building (J01); the redevelopment of the service courtyard adjoining the Civil Engineering building; and the development of the University's Rose Street car park fronting Shepherd Street.</td><td>The City of Sydney's objection effectively quashes the University's essential growth requirements for the FEIT precinct.
Attachment C of this submission:
a) addresses the importance of Faculty of Engineering and Information Technology (FEIT) Precinct to the University of Sydney, in particular in providing buildings to world class teaching, learning and research standards; and
b) provides a detailed rationale for the demolition of the Chemical Engineering Building (J01) as a key element of the precinct upgrade.</td></tr>
<tr><td>The proposed Demolition of the Chemical Engineering Building is not supported. (CoS)
The Chemical Engineering Building is classified as being of high heritage significance. Its demolition is inconsistent with the policies of the grounds Conservation Management Plan. (CoS)</td><td>Disagree: Reference is made to Policy 13 (p.114) in the University's Grounds Conservation Management Plan:
<table><tr><th>Fabric</th><th>Qualification</th></tr><tr><td>All fabric identified to be conserved graded 'High' (section 4.0)</td><td>Except where alteration or removal is essential for continuing historical use as a University, essential for the maintenance of the place, or to make a better reconstruction of a component previously reconstructed.</td></tr></table>Attachment C of this submission provides a detailed rationale for the demolition of the Chemical Engineering Building (J01) as a key element of the precinct upgrade.</td></tr>
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	The Heritage Impact Assessment report for the Engineering Precinct (Graham Brookes & Associates concludes on pp.61: *"The loss of the highly significant 1960s Chemical Engineering Building (J01) component of the Precinct is unfortunate in heritage terms, but can be supported if it becomes an effective mechanism to achieve the broader upgrading and continuity of the remaining significant buildings and important circulation spines within the Precinct."*  **Chemical Engineering Building facing the Boardwalk**
The proposed building envelope (chemical Engineering site) will intrude on views of Cadigal Green from the boardwalk's northwest splay. (CoS)	**Disagree:** The building envelope's northwest splay, when viewed from the Boardwalk, is at a rising topography towards the Green. Existing high growth vegetation defines the northwest perimeter of the Engineering precinct and obscures pedestrian views to Cadigal Green (see photo overleaf). Further on, the junction of Boardwalk and Maze Crescent provides a sense of arrival at Cadigal Green.

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	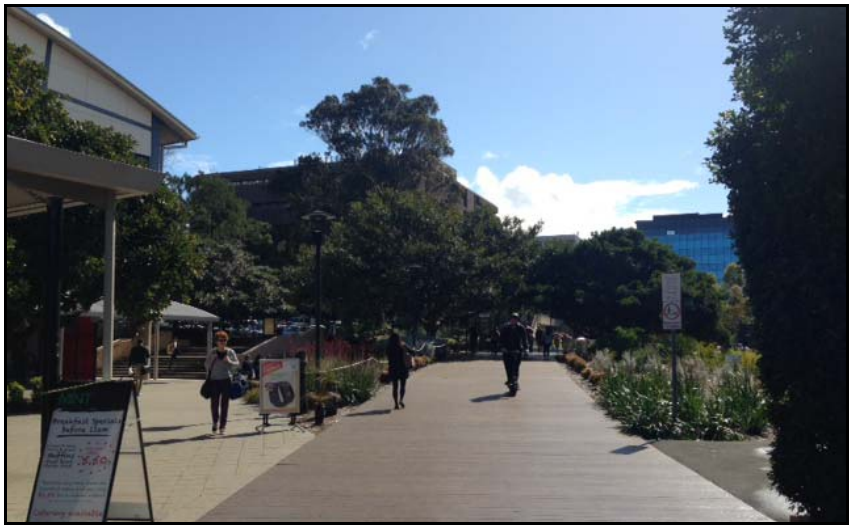 **Pedestrian View Along Boardwalk Looking Northwest** **Amended Plan SSD-D-11:** The Chemical Engineering envelope is amended by setting back the northern footprint to interpret the former Darlington Road alignment through campus. The CoS has verbally encouraged this initiative. This vista will be incorporated into the future design brief for the redevelopment of the Chemical Engineering site. 

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The proposed building envelope will result in the loss of canopy trees between the Civil and Chemical Engineering buildings. (CoS)	The site contains a group of Melaleuca trees, located within the Engineering's outdoor parking, service and loading area. This area does not comprise campus "public domain". Pedestrian access here is discouraged due to the prevalence of service vehicle movements.  The CIP proposes an upgraded Service Station to service Darlington campus on this site. These trees are not identified as 'High' or 'Exceptional' on the University's Grounds Conservation Management Plan (Cultural Legacy Heritage). Reference is made to the CIP EIS document on **Tree Management** (section 5.3.2 – pp23) which clarifies the University's Tree Management Policy and seeks to maintain and increase campus planting.
A Conservation Management Plan should be prepared for the Engineering precinct as a whole.	**Reference:** The CIP Heritage Impact Assessment report for the Engineering Precinct, prepared by Graham Brookes & Partners, provides a detailed overview of the evolution of the Engineering precinct, including the Precinct's individual components and statements of heritage significance.

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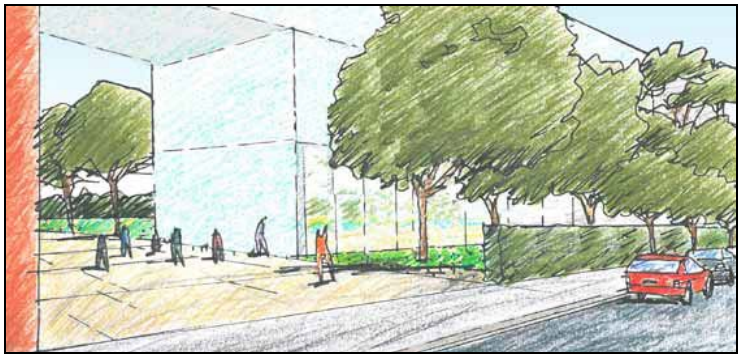
Trees fronting Shepherd Street (NEW CoS): Following submissions from residents, the City now recommends the retention of the mature grove of trees and a detailed investigation into establishing appropriate building setbacks.	**Disagree:** The City of Sydney's original submission 11 March 2014 did not raise any objection with the proposed development on the Rose Street car park. This position has now changed due to resident submissions. The Engineering Rose Street Car Park building envelope was amended (June 2014) to set the building envelope back from Shepherd Street, reinforce pedestrian connection to the existing landscaped courtyard behind, retain a row of Eucalypts trees on the car park site, and provide further planting of street trees along the Shepherd Street footpath (RtS page 7 & 24). This amendment is supported by the CIP Concept Landscape Plan (pp 44-45) and CIP Urban Design Review (pp 98-100). Refer also to **Attachment C – FEIT Growth Strategy.** 
5. HEALTH PRECINCT: Concern with Health Precinct envelope and footprint (SLHD): • Height is not commensurate with RPAH building height. The height does equate to the RPAH height fronting Missenden Road RL72.5; however this height drops down to RL63.4 to the rear (east) where helipad is present. • Building setbacks recommended from the common boundary between RPAH and University. Although not dimensioned, these appear to be about 10-12 metre setbacks. This is driven	**Agreed – Amended Plan SSD-E-11, 12, 13, 14, 15 & 16:** On 11 September 2014, the University and SLHD met to discuss issues raised in the SLHD submission. The meeting resolved to agree on a number of CIP Health Precinct building envelope revisions. Agreed amendments to the CIP Health Precinct include the following (refer to drawings SSD-E-11 to16):

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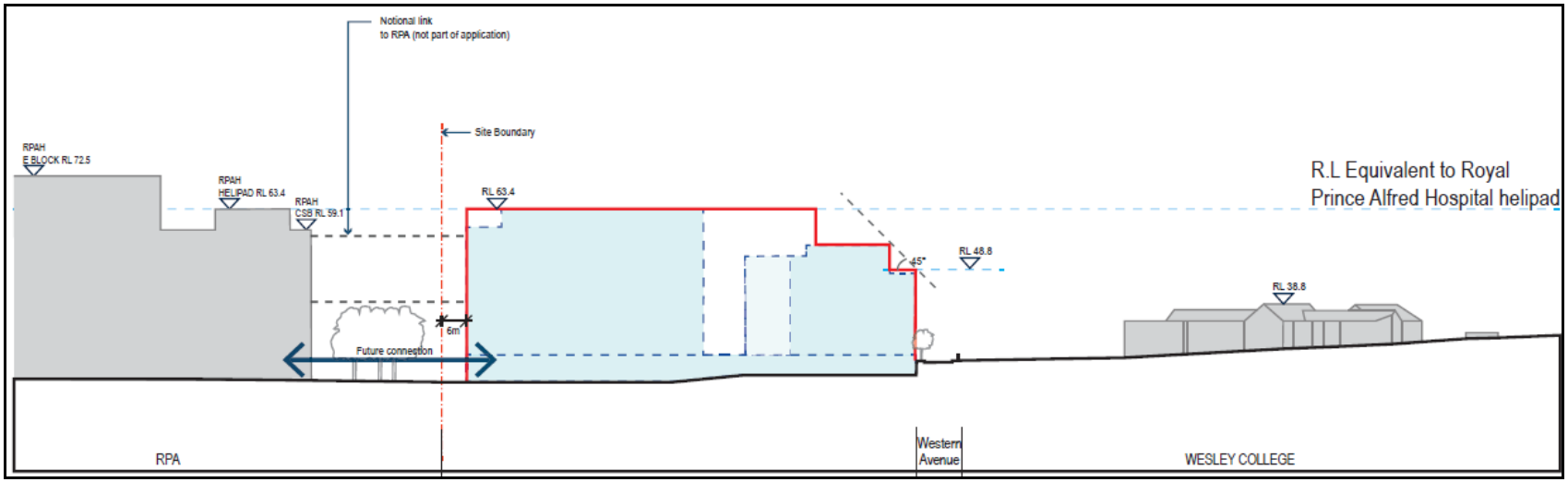
by a notional future RPAH Inpatients Extension building which would be built close to the University boundary.	1. The Health precinct building footprint is to be set back from all RPAH eastern boundaries with University land by a minimum of 6m. 2. The height of the building envelope will be reduced from RL 72.5 to RL 63.4 which equates to the RL height of the RPAH Helipad. 3. The section marked "*notional link to RPAH (not part of application)*" (plan SSD-E-13) reflects the potential for RPAH and the University sites to connect respective buildings.



Health Precinct Section fronting Cadigal Lane

Shadows falling on Gloucester House and future Inpatient building (SLHD).	Shadow plans (already submitted) demonstrate additional mid-winter shadows to façade Gloucester House at 9am, and will cease by latest at 11am. At mid-winter noon, additional shadows will fall on the service lane that separates RPAH from the Blackburn and Bosch buildings. The CIP Health Precinct shadow plans demonstrate satisfactory levels existing and additional mid-winter solar access on all surrounding land, and comply with the City of Sydney DCP solar access requirements.

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Loss of views towards Cityscape from existing patient building (east facing) (SLHD).	Views from the upper levels of the RPAH building will be retained, as well as from the northern end of the Clinical Services building.
6. LIFE SCIENCES PRECINCT: The extent of the proposed building west of the Ross Street gates should be further set back behind the sandstone pillars. (NEW - CoS) Building Envelopes 1 and 2 be setback 3 metres behind the pedestrian gatepost (NEW HC)	**Disagree:** The proposed Life Science building envelope setback from Parramatta Road complies with that suggested by the City of Sydney in its principal submission dated March 2014 (see image below). The City of Sydney has now changed its position in seeking a significant building setback behind the current location of the sandstone pillars fronting Parramatta Road.  **City of Sydney Principal Submission March 2014** (annotated by CIS) The pillars are currently setback 10.36 metres behind the campus northern boundary along the Parramatta Road footpath. To further setback the building envelope behind these pillars will restrict the site to unacceptable levels. More importantly, to use the sandstone gate pillars as the basis for determining the building setback would be historically misleading.

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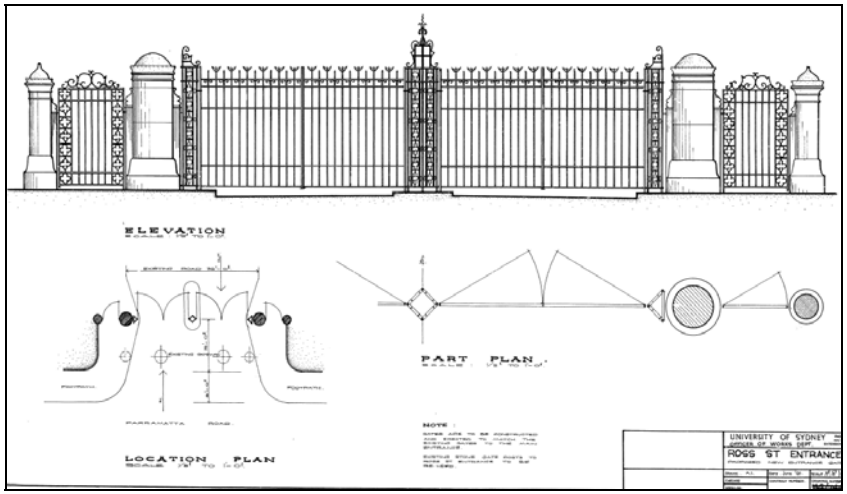
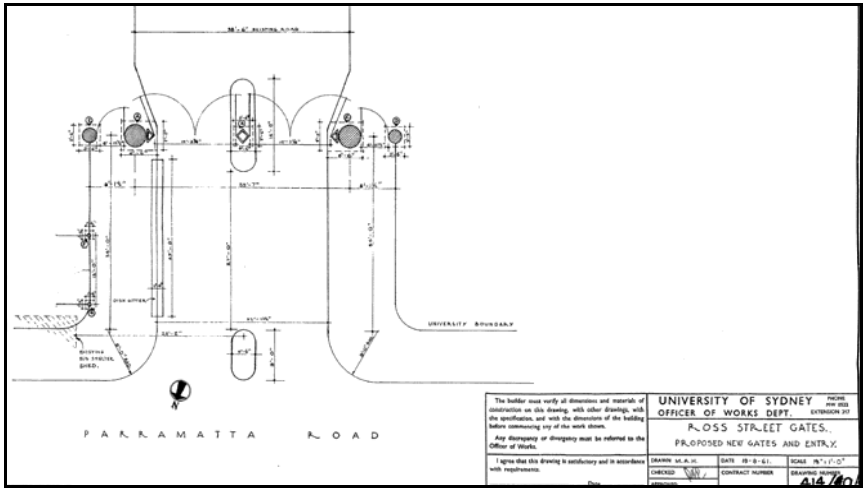
	The pillars were dismantled and relocated in 1961 from an original setting on the Parramatta Road boundary to their current location. The 2 plans below illustrate an initial 1960 design concept for a 4.5 metre setback, and the approved 1961 setback of 10.36 metres. The plans were part of the widening of the campus' Ross Street entrance roadway. **Recommendation:** The University proposes that the sandstone pillars be relocated forward of the current Life Science Precinct building envelope alignment to Parramatta Road, as close to the original position as practical, thereby satisfying the City of Sydney's intentions.



Draft Proposal – Setback of Gates 1960



Approved Plan – Setback of Gates 1961

University of Sydney Archival records – Historic Setback of Ross Street gates and sandstone pillars

The southern extent of Envelope 1 is not supported as it will block views of the significant JD Stewart Building from Ross Street entry, as per page 36 of Council's principal submission. (CoS)	**Disagree**: The combination of the City of Sydney's request for a northern setback from Parramatta Road boundary (described above), and a southern setback from Regimental Drive, effectively quashes any prospect for a reasonably dimensioned Building 1 envelope on this site and therefore renders the site undevelopable.

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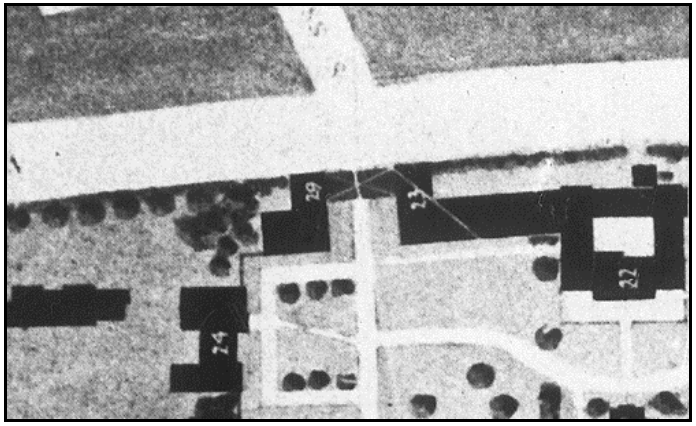
	There are currently very limited oblique views of the JD Stewart Building from the Ross Street gates. The JD Stewart Building was designed to be the western termination of Science Road; it was not designed to address nor be seen from Parramatta Road, as is evident in Wilkinson Master Plan (1921).
 **Ross Street entrance – source Google Maps**	 **Extract - Wilkinson Master Plan 1921**
The height of the Ross Street envelope be lowered to the main ridge of the RD Watt building – RL 40 (CoS)	**Disagree:** (Repeated from RtS submission June 2014). The topmost ridge of the RD Watt building is RL 47.5 and not RL40. The Life Sciences building envelope was amended (June 2014) by lowering the envelope height 6 metres to RL 43.5 between Ross Street entrance and the western curtilage of the RD Watt building. The residual envelope height is retained at RL49.5 in front of RD Watt. Council's issue is the retention of the view of the rear of RD Watt building from Parramatta Road. The building was designed to be seen primarily from Science Road; the rear view from Parramatta Road being incidental. Archival photographs show that the McMillan Building (constructed c.1961, demolished in 2012) obscured this view (see photo overleaf).

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	The RD Watt building was never designed to be seen from Parramatta Road.  **Former McMillan Building**
Delete the aboveground link structure between Building 1 and 2 to maintain significant Visual Axis across western side of Camperdown Campus (NEW – HC)	**Disagree:** The Wilkinson Master Plan 1921 envisaged a similar footprint for building envelopes 1 and 2, and a connecting link between the two. The overhead built connection will provide external benefits of a covered and framed gateway for the Ross Street gateway as well as a framed vista through to Oval 2 behind and beyond. The design and requirement of an overhead built connection will be designed at the future Application stage.

ISSUE	THE UNIVERSITY OF SYDNEY- CIP RESPONSE
7. PROCUREMENT & DESIGN COMPETITION PROCESSES: Competitive Design Process (CoS). All Development Applications to the City of Sydney must address the Sydney LEP 2012 Competitive Design Procedures (where applicable).	The University of Sydney recognises the inherent value that good architecture can bring to the campus. Throughout its history the University has been fortunate to have buildings designed by the finest architects who have produced many memorable buildings. Due to this legacy, and the fact that University campuses are regarded as some of most highly ranked urban spaces in the world, The University of Sydney attracts the best architects and designers to design its new buildings and open spaces. The University has established over 15 panels of professional disciplines through open tender procurement process in 'design and construction', including (but not limited to) BCA consultants, Quantity Surveyors, Engineers (structural, civil and traffic), Town Planners, and Architects. These panels will ensure the standard of design work will be high as well as innovative. The architects and designers on the panels have been selected on the basis of doing consistently excellent work and good previous experience at the University or within the University sector. Specific to the discipline of 'Architecture', the University has established 7 panels of specialists comprising: • New Builds (<$10M); • New Builds ($10M+); • Refurbishments (<$10M); • Refurbishments ($10M+); • Specialist Labs; • Specialist Health; and • Heritage. The design competition process using selected architects will produce innovative and exciting designs as the architects in competition with one another will have a further incentive to produce excellent designs to height of their powers.

ISSUE	THE UNIVERSITY OF SYDNEY- CIP RESPONSE
	Attachment D details The University of Sydney's Procurement Policy and Competitive Design Methodology, which comply with: • NSW Government Procurement Policy (Office of Financial Management) • NSW Government Code of Practice for Procurement • NSW Government Procurement Guidelines – Tendering Guidelines The administering of the University's Procurement Policy includes an independent probity advisor selected from the NSW Government Pre-Qualification Scheme to ensure transparency, adherence to probity, and compliance with University processes. The University's Competitive Design Methodology complements and satisfies the City of Sydney's Competitive Design Procedures.

CIP ATTACHMENTS AND AMENDING PLANS:

Attachment A: **Darlington Terraces – Concept Envelopes**

Attachment B: **Heritage Case – Proposed Demolition & Redevelopment of International House**

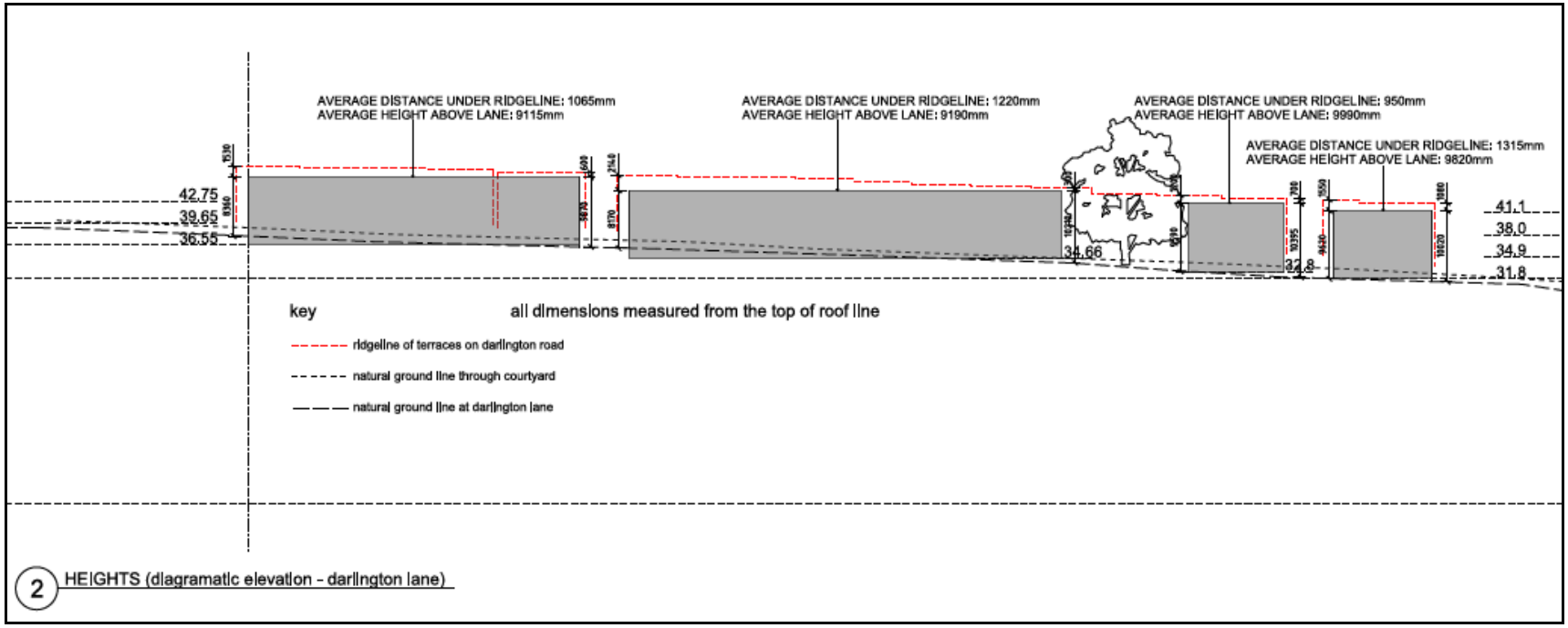
Attachment C: **Growth Strategy Faculty of Engineering and Information Technology Precinct**
Heritage Case – Proposed Demolition & Redevelopment of Chemical Engineering Building

Attachment D: **University of Sydney Competitive Design Strategy & Process**

Attachment E: **Amending CIP Plans**

ATTACHMENT A

Darlington Terraces – Affordable Student Accommodation Additions
Concept Envelope Diagrams



Concept Elevation Profile illustrating Darlington Terraces below the Existing Terraces Ridgeline (red dotted line)

Photomontages illustrating Concept Darlington Terraces Additions

Issue: *The direct juxtaposition between existing Terraces and envelope additions will not be visible from the surrouidng publiuc domain.*

ATTACHMENT B

Heritage Case: Proposed Demolition & Redevelopment of International House

[Source: RtS page 68-71].

The following arguments are presented in justifying the proposed demolition of International House and redevelopment of the site:

1. Adaptive Reuse:

International House, designed in the mid-1960s to accommodate Colombo Plan students, was modelled on the traditional style of a university college: small single bedrooms, shared bathrooms and common dining, study and recreational areas.

The sponsors of International House struggled to raise funds for the project and, as a consequence, interior spaces, architectural details and finishes, particularly in the student accommodation block, were kept to a bare minimum. There is little of architectural quality in the dormitory block that is not readily evident in numerous other high rise rental accommodation constructed elsewhere in Sydney in the 1960s.

Adaptive reuse of International House would be a financial challenge. The current layout of the existing student accommodation, consisting of a nine storey dormitory block of small bedrooms and communal bathrooms, a block of 2 bedroom units and a three storey circular block housing common eating and recreational areas, **is not efficient and does not meet current requirements in affordable student accommodation.** A significant amount of funding will be required to continue the use of the existing building use as student accommodation for long term use, and to bring this building in line with current student accommodation trends, standards and codes.

In the first instance, to address the strategic needs of the University, which is to provide **affordable** student accommodation, bed numbers would have to be increased to make the building efficient, so as to drive down rental cost. To do this, the building envelope would need to be extended. This could mean removing facades and extending parts of buildings, an extremely costly and complicated exercise. Further it would require significant upgrades and replacements of services, including; a full lift replacement, new electrical cabling throughout, new ICT cabling throughout, a new hydraulic system and, potentially, further structural work. The roof membrane would require replacement as water penetration is currently only being dealt with by band-aid measures. A detailed look at code compliance would be required which would have further major cost implications. Funds would most definitely need to be spent on painting and internal refurbishments including fixtures, furnishings and equipment to make the accommodation comparable and competitive with current student accommodation in the market. The extensive scale of the necessary upgrade and extension of the building would require International House to be shut down for an extended and extensive period of time making this option further less feasible.

The University would not contemplate adaptive re-use of International House as a feasible option long term. The building does not meet the University's strategic intent of providing affordable student accommodation for the following reasons:

1. It is not efficiently designed and would require more floor area to make it financially viable (removing facades and extending floor plates)
2. It does not cater for current trends in student accommodation – which is generally self-catered, and would require redesign
3. It has come to the end of its life, and without major services upgrades is not useable.
4. It would require extensive and invasive works that have risk due to the age of the building
5. It would put beds out of circulation for extended period of term for little return once back online,

2. Response to National Trust listing:

The first stage of International House (the rotunda) has been listed by the National Trust. The proposed redevelopment of International House responds to the following themes of heritage significance identified by the National Trust:

Significance	CIP Response
Historical significance: Designed to provide independent, inexpensive housing modern accommodation that to accommodate students of both sexes as well as domestic and international origins.	The University notes that the rotunda does not provide any accommodation; this is provided in the adjoining slab building. The University seeks to construct modern and affordable student housing that not only will accommodate all cultures, sexes and origins, but which can integrate into other university teaching/learning and support facilities and thereby provide sustainable buildings that will contribute to the University student village atmosphere.
Social significance: Past and present associations with the nationalities studying at the University.	The University's program for future student accommodation will continue to provide an affordable range of accommodation to serve all students from all nationalities, cultures and backgrounds who attend the University.
Aesthetic significance: Late 20th century International style designed by Bunning & Madden in 1967.	The University acknowledges the rotunda building, which serves as a common area and arrival to International House, has some fine detailing. Whereas the student accommodation itself, housed in the adjoining residential slab building, offers minimal finishes and details of aesthetic significance.

Significance	CIP Response
	Due to the financial constraints at the time of construction the design effort went into the public spaces in the Rotunda, rather than the accommodation areas. Today the rotunda building is barely visible from the public domain or campus due to existing walled boundaries and mature vegetation. The University notes other genres of rotunda buildings found around Sydney including: 1. The former St Margaret's Chapel, now the Object-Australian Centre for Design, Bourke St Surry Hills (1958 – Ken Woolley) 2. The Roundhouse at UNSW 3. The Australian Academy of Science's Shine Dome, Canberra (1959 – Roy Grounds) 4. MLC Centre, Sydney (particularly the travelling salesman club on Martin Place) 5. Australia Square, Sydney (1961-67, Harry Seidler 6. Gazebo Apartments, Kings Cross 7. Mandalay Apartments, Manly
Landmark significance: Landmark position on a major road heading into the Sydney CBD	The proposed CIP site redevelopment will also produce a landmark building for this site, which will provide: 1. a principal City Road 'gateway' to the University of Sydney; 2. a building designed to modern spatial requirements and standards, as well as facilitate a principal pedestrian arrival to the Darlington campus; and 3. an interpretation of the former Darlington Road alignment, as strongly encouraged by the City of Sydney Council.

3. Urban Form & Context

When it was built International House addressed the corner of City Road, Cleveland Street and Darlington Road with a strong urban form; the three storey rotunda juxtaposed with the nine storey dormitory block behind being the visual focus at this corner. This created a gateway building. At the time, International House was bounded on either side by two storey terrace houses, was relatively grand in scale, and terminated the vista looking west along City Road.

Today the site's context is very different. The construction of the adjoining Seymour Centre and the SIT buildings, the demolition of adjoining terraces, the construction of a robust wall around the site, and the growth of the fig trees fronting City Road have all diminished the visual prominence of International House in the current urban landscape.

The future plans for University's CIP City Road Precinct (from Cleveland Street to Butlin Avenue) will create a different urban context, in that the CIP intends to:

- activate the City Road frontage;
- provide through-site links from City Road to the Darlington campus (Cadigal Green and the Engineering Precinct) behind;
- create a continuity of development in scale and form that links City Road through to Broadway;
- establish a University 'gateway' and more legible pedestrian connection from the intersection of City Road and Cleveland Street into the heart of Darlington campus; and
- reinterpret the former alignment of Darlington Road through the above-mentioned pedestrian connection between Seymour Centre and the International House site (this initiative is strongly supported by City of Sydney Council).

The CIP City Road precinct proposes a stronger, increased mass and scale of buildings fronting City Road. This will be characterised by a consistent podium, providing weather protection along the footpath, through site and accessible links to the Darlington campus, and separated tower elements offering architectural expressions and visual interest.

The proposed building envelope on the International House site will address the intersection of Cleveland and City Road at a scale appropriate to the proposed City Road streetscape, again providing the importance the site requires.

4. Recommendation of the Heritage Impact Assessment (HIA):

The HIA report (2013) prepared by Tanner Kibble Denton Architects suggests a number of items that should be retained should the building be demolished, including:

- photographic archival recording
- interpretations as part of the any future redevelopment
- boundary stone located within the International House site is to be retained in a similar location

The University is in agreement with the implementation of these recommendations.

ATTACHMENT C

Growth Strategy: Faculty of Engineering & Information Technologies (FEIT)
Heritage Case: Proposed Demolition & Redevelopment of Chemical Engineering Building

1. The redevelopment of the FEIT Precinct is a priority for the University of Sydney

The Faculty of Engineering & Information Technology (FEIT) is located in a self-contained precinct within the Darlington campus and is a principal contributor to The University of Sydney's reputation for national and international academic ranking, research excellence, student intakes, working relationships with industry, and advanced technology. The FEIT's five schools are all ranked within the top 50 in the 2013 QS World University rankings.

In the increasingly competitive education and research climate, combined with a potential deregulated market, The University of Sydney's vision is to provide its students with state of the art buildings designed to world class teaching, learning and research standards. The rapidly changing use of technology and the growing importance of E-learning techniques mean that inflexible, function specific spaces are no longer best suited to university teaching requirements.

The University and the FEIT have identified opportunities for investment in infrastructure that will allow it to continue its internationally recognised work in more suitable facilities.

Unlike many conventional buildings the various FEIT buildings were designed and constructed in the late-1960s and 1970s to accommodate specific teaching and research facilities. The University's present challenge is to provide teaching, learning and research facilities of World-class standard within the boundaries of the FEIT, and in close proximity to those other faculties with which it shares similar synergies (e.g. Faculty of Business and Faculty of Architecture).

The redevelopment of the FEIT is a high priority for the University with funds committed for further design development and early works in line with a business case that identifies the educational benefits of an investment of over $200 million over the next 10 years.

2. Chemical and Bimolecular Engineering Building (J01)– a strategic redevelopment opportunity

The site of the Chemical and Bimolecular Engineering (J01) and Gordon Yu-Hoi Chiu (J14) buildings is in a strategic location and their redevelopment is essential to realising the overall upgrade of the FEIT Precinct.

The Chemical Engineering Building is the least adaptable building within the Engineering Precinct. The building has major structural deficiencies and the floor plates are extremely inefficient. The demolition of the Chemical Engineering Building (J01) together with the Gordon Yu-Hoi Chiu Building (J14), in the second stage of the Engineering Precinct upgrade, will provide the University with an opportunity to construct modern and World-class common teaching facilities that address the current and future FEIT needs. The new building will also facilitate improved pedestrian and service spines and connections and, more importantly, enable the remaining core of the significant late-Modern REIT buildings to be retained and adaptively reused.

These two buildings have been identified for demolition and redevelopment under the CIP for the following reasons:

a) Their configuration and construction mean the buildings offer limited opportunities for re-use and reconfiguration as demonstrated in the specific points below:

   i. Building J01 was designed and built specifically for the purpose of Chemical and Bimolecular teaching and research. This is reflected in the enormous amount of services infrastructure and reticulation that runs through the building (refer to Figures 1-4 below. The ability to reconfigure the building through refurbishment is severely restricted due to the services embedded throughout the building.

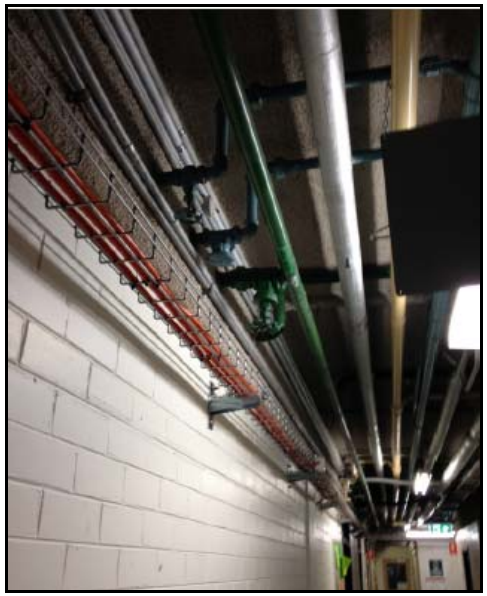


Figure 1 – Building J01:
General Building Corridors

Figure 2 -Building J01:
Services reticulation and equipment through rooms

Figure 3 – Building J01 Services Reticulation

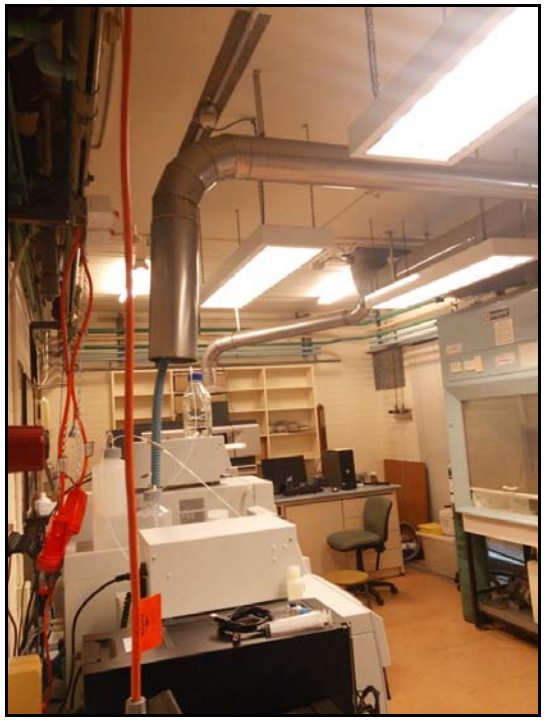


Figure 4 – Building J01 Embedded Equipment

ii. The current building floor plate is heavily compartmentalised making it extremely inefficient. Refurbishing this building would be very expensive due to the number of load bearing internal walls and the amount of services alterations and internal reconfiguration required. Refer to Figure 5 below for an example of a floor plan demonstrating compartmentalisation of the building layout.

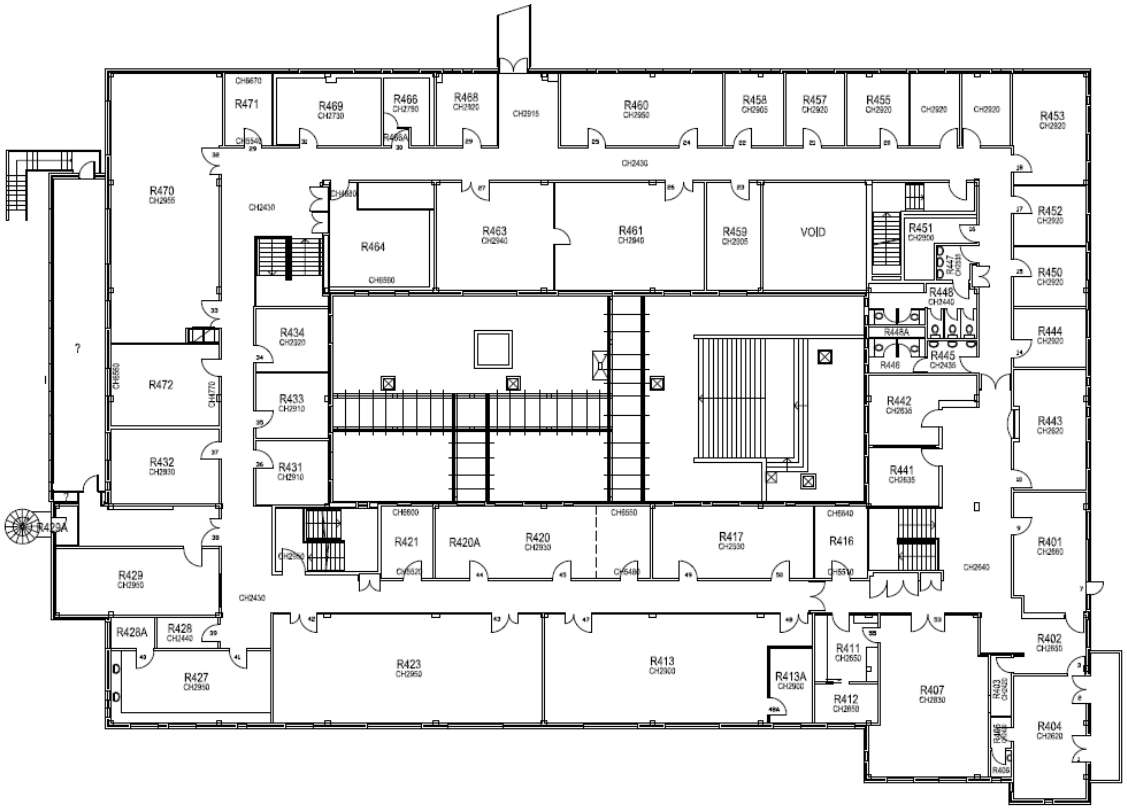


Figure 5 – Building J01 Typical Floor Plan

b) Given their age and period of construction, the building fabric suffers from likely compliance deficiencies including Fire Separation safety, building roof defects which pose operational issues, and the likelihood of asbestos and lead paint throughout the building. Consequently, refurbishment and upgrade works would pose significant financial burden on the existing fabric of the building, before even beginning to consider current requirements for the spatial redesign in bringing these spaces to modern teaching and research standards.

In consideration of the existing limitations of Building J01 and its strategic internal location within the Darlington Campus (as outlined below) the university has concluded that the most cost effective, safest, and spatial efficient outcome is for the Chemical and Bimolecular Engineering Building (J01) to be demolished and redeveloped.

Redevelopment of the J01/J14 sites offer a number of strategic opportunities compared to other locations within the FEIT Precinct including:

a) The site will provide an integrating gateway into the FEIT Precinct. The location of the proposed new building will better address the adjacent major pedestrian Boardwalk (from the Shepherd Street entrance) and the Cadigal Green, and will enable the reinstatement of the former alignment of the Darlington Road. (Refer Figure 6, below.) Note also that the existing buildings are inward facing and provide no integration with external address spaces within the FEIT Precinct;

b) No impact on neighbouring areas. The internal nature of this development site is critical in being able to realise a larger scale development with no adverse impact on the amenity of residential neighbours; and

c) The development of this site will enable the remaining core of the significant late-Modern buildings in the FEIT Precinct to be retained and progressively upgraded.

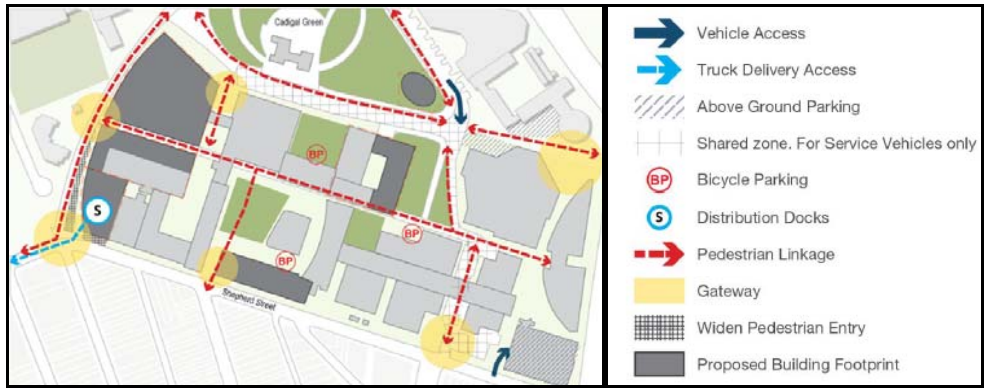


Figure 6 - FEIT Precinct– proposed CIP building footprints and upgraded pedestrian connections (EIS pp 63)

It is for the above reasons that the Heritage Impact Assessment report for the Engineering Precinct, prepared by Graham Brookes & Associates (p.61) has concluded:

"The loss of the highly significant 1960s Chemical Engineering Building (J01) component of the Precinct is unfortunate in heritage terms, but can be supported if it becomes an effective mechanism to achieve the broader upgrading and continuity of the remaining significant buildings and important circulation spines within the Precinct."

3. Rose Street Car Park (fronting Shepherd Street) - critical expansion space and enabling infrastructure

The Rose Street car park site is critical to the expansion of the faculty and staging of the redevelopment of the FEIT Precinct. Future redevelopment of the FEIT infrastructure will require the refurbishment and upgrade of a number of buildings, to enable the retention of other significant buildings within the FEIT Precinct. To facilitate this refurbishment, additional permanent spaces need to be created for future expansion. This additional space also has a role to play in allowing the FEIT Precinct upgrade to be staged without impacting the ongoing teaching and research operations of the faculty.

The proposed modest redevelopment will provide this critical additional space and unlock space in existing buildings for refurbishment. This site is the only one within the FEIT Precinct that allows for the retention of all active and functional open spaces. The building envelope for the Rose Street Car Park site has been amended with building setback to retain a row of Eucalypt trees within the University's existing car park, as well as provide for further planting of appropriate trees along Shepherd Street footpath. This initiative has been designed, following community consultation, to mitigate any privacy invasion to surrounding dwellings and to create a landscaped buffer to the FEIT Precinct.

4. Unique precinct with key linkages

The FEIT Precinct is unique in that FEIT is the only faculty to be housed within a purpose built collection of buildings. The proposed Rose Street car park building and proposed building on the site of the Chemical Engineering Building (J01) will be sensitive to the character and constraints of the precinct.

The FEIT Precinct is located in close proximity of the Faculty of Architecture and the soon to be opened Business School in the Abercrombie Building, providing unique opportunities for collaboration, linking and amenity to an increasing number of double degree students and researchers.

Without this component of the CIP development program, these opportunities will be severely compromised and will effectively reduce and sterilise the attractiveness and contribution of the Faculty of Engineering and Information Technology, and The University of Sydney, to future students .

ATTACHMENT D

University of Sydney Competitive Design Strategy & Process

[report to be sent under separate cover]

ATTACHMENT E

SCHEDULE - Amending CIP Plans – September 2014

CIP Plan number & Title	Amendment / Reason
City Road Precinct	
• SSD-B-11 – Rev C	Plan amended to delete reference to 'Nil Setback' on City Road.
• SSD-B-12 – Rev C	Reduced Wentworth Envelope height to RL 80 - compliance with Sydney Airport OLS contour. Reduced Merewether Podium to RL 53 – to match Institute Building parapet
• SSD-B-13 – Rev B	Reduced Wentworth Envelope height to RL 80 - compliance with Sydney Airport OLS contour.
• SSD-B-14 – Rev A	Section demonstrating potential colonnade, podium and setbacks
Merewether Precinct	
• SSD-C-11 – Rev C	Removal of 'Nil Setback' to Darlington Road, Butlin Avenue and Darlington Lane
• SSD-C-12 – Rev C • SSD-C-13 – Rev C • SSD-C-14 – Rev C	Regiment - Maximum building envelope reduced to RL70.3 commensurate with approved height of adjoining Moore Theological College Merewether – Reduced podium height to RL 53 – to match Institute Building parapet height. Merewether – reduced Building Envelope to RL 80 - compliance with Sydney Airport OLS contour.
Engineering Precinct	
• SSD–D-11 – Rev C	Northern Chemical Engineering site boundary setback to interpret former Darlington Road alignment
Health Precinct	
• SSD–E-11 – Rev C	Health Precinct Site Plan – Envelope revision agreement with SLHD
• SSD–E-12 – Rev B	Section – Envelope revision agreement with SLHD
• SSD–E-13 – Rev B	Section – Envelope revision agreement with SLHD
• SSD–E-14 – Rev B	Section – Envelope revision agreement with SLHD
• SSD–E-15 – Rev B	Section – Envelope revision agreement with SLHD
• SSD–E-16	Section – Envelope revision agreement with SLHD
Life Science Precinct	
• SSD-F-11 – Rev C	Proposed relocation of Ross Street sandstone pillars towards original location.