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Our File No: 10/22079
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Department of Planning & Infrastructure
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Sent via e-mailed to: Peter McManus, Senior Planner, Industry, Key Sites & Social Projects
<Peter.McManus@planning.nsw.gov.au>

Dear Mr McManus

**RE: EXHIBITION OF DEVELOPMENT APPLICATION FOR THE UNIVERSITY OF SYDNEY CAMPUS
IMPROVEMENT PROGRAM 2014-2020 STATE SIGNIFICANT DEVELOPMENT – SSD 13_6123**

Reference is made to your correspondence dated 24 January 2014 that was received at the Heritage Division on 28 January inviting the Heritage Council to make further comment on the abovementioned staged development application.

The University of Sydney requested the Heritage Council on 19 February 2014 to formally consider for its endorsement the University of Sydney's Grounds Conservation Management Plan (2013), which has been revised and updated in response to the Director-General's Environmental Assessment Requirement – No. 7 *Heritage*.

The Heritage Council is currently reviewing the University of Sydney's Grounds Conservation Management Plan (GCMP) and will provide the University with comments.

However, it is noted that the GCMP does not include the identification and significance grading of the Colleges that are inextricably linked to the heritage values of the University.

Generally, it takes 4-6 weeks to review a conservation management plan (CMP) and additional time for the applicant to satisfactorily address any comments. Then after the comments have been addressed, a further 4 weeks for the CMP to be considered for endorsement by the Heritage Council. Further details on the endorsement process are available on the Office of Environment and Heritage website at <http://www.environment.nsw.gov.au/Heritage/conservation/managementplan.htm>

As per the Director-General's Environmental Assessment Requirement *No. 7 Heritage*, following the review and endorsement of the GCMP, the Heritage Council will be in a position to provide further detailed advice on recommended conditions of consent and to confirm whether the proposal accords with the endorsed GCMP policies, particularly in relation to building envelopes.

Furthermore, the proposed development consists of envelopes defining limits to future buildings; however the impacts of these buildings can only be fully evaluated once definitive proposals are in place.

Nonetheless, the Heritage Council's initial advice and recommended conditions of consent is as follows:

RECOMMENDATION

That any future approval for the University of Sydney Campus Improvement Program 2014-2020 staged development application SSD 13_6123 be deferred for receipt of amended development application documents that accord with:

A – CITY ROAD WEST MEREWETHER PRECINCT (Institute Building & Superintendent's Residence)

- A heritage curtilage to be established for the Institute Building and Superintendent's Residence to protect views to the buildings and assist in maintaining its heritage significance.
- The volume and scale of future development needs to be carefully considered in relation to the heritage curtilage.
- The west wing of the Institute Building to be retained.
- Sufficient space between new development and the Institute Building must be maintained to preserve the visual integrity of the latter and its relationship to the Superintendent's Residence and boundary fences.
- The *Merewether – Proposed Envelope Plan* (dwg no. SSD-C-11) to be amended to accord with an appropriate heritage curtilage for the Institute Building and Superintendent's Residence.
- The 19th century palisade fence and brick boundary wall around the Merewether-Institute Building site is to be retained and conserved as part of the proposed development.
- Submit with any future development proposal for the precinct, a conservation management plan for Institute Building and Superintendent's Residence and a heritage impact statement.

A – CITY ROAD WEST MEREWETHER PRECINCT (Darlington Road South)

- The proposed height of new student accommodation at the rear of Darlington Road terrace row to be reduced from the proposed 11.3 metre height to 8.6 metres.
- The setback between the proposed new student accommodation and the Darlington Road terrace row to be increased from 4 metres to 6 metres.

B – CITY ROAD EAST PRECINCT

- International House, consisting of the rotunda and residential slab block, is of state heritage significance, and is to be retained as part of the development proposal.
- A heritage curtilage to be established for the International House to protect views to the building and assist in maintaining its heritage significance.
- Submit a conservation management plan for International House and a heritage impact statement.

C – ENGINEERING PRECINCT

- The University of Sydney confirmed that the Peter Nicoll Russell Building (1966, 1970 Anchor, Mortlock, Murray and Wooley), which is identified as High significance, is to be retained. However, the *CIP 2014-2020—Buildings for Demolition Proposed* plan indicates the PNR Building is proposed for demolition and should be amended to indicate the building is to be retained.

Furthermore, that any future approval for the University of Sydney Campus Improvement Program 2014-2020 staged development application SSD 13_6123 be conditioned in the following manner:

USE OF HERITAGE CONSULTANT

- a) An experienced heritage consultant is to be commissioned to work with the consultant team throughout the design development, contract documentation and construction stages of the project. The nominated heritage consultant is to be involved in the resolution of all matters where existing significant fabric and spaces are to be subject to preservation, restoration, reconstruction, adaptive reuse, recording and demolition. The nominated heritage consultant is to be provided with full access to the site and authorised by the applicant to respond directly to the Heritage Council of NSW or its delegate where information or clarification is required regarding the resolution of heritage issues throughout the project.

Evidence and details of the above commission on the above terms are to be provided to the Heritage Council prior to commencement of work on site.

BUILDING FABRIC SURVEY

- a) Submit with any future development application for assessment and approval, a building fabric survey, for a comprehensive understanding of condition, and the requirement for conservation and repair of the following buildings:
- International House (G08);
 - Macleay Building and Botany Wing (A12);
 - R.D. Watt Building (A04);
 - Peter Nicoll Russell Building (J02);
 - Old School Building Darlington (G15); and
 - J.D. Stewart Building (B01).
- b) The building fabric survey must include a façade condition survey and a schedule of internal and external conservation and repair works.

Reason: A Building Fabric Survey is to be undertaken for existing buildings identified for refurbishment or alternations, which are ranked either exceptional or high significance in the University of Sydney's Grounds Conservation Management Plan (2013).

DIGITAL PHOTOGRAPHIC ARCHIVAL DOCUMENTATION

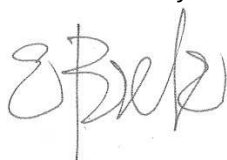
- a) Prepare a digital photographic archival recording and documentation of the following buildings and their curtilage in accordance with the NSW Heritage Office guidelines *How to Prepare Archival Records of Heritage Items* (1998) and *Photographic Recording of Heritage Items Using Film or Digital Capture* (2006):
- International House (G08);
 - Macleay Building and Botany Wing (A12);
 - R.D. Watt Building (A04);
 - Peter Nicoll Russell Building (J02);
 - Old School Building Darlington (G15);
 - J.D. Stewart Building (B01); and
 - Blackburn Building (D06).

HERITAGE INTERPRETATION PLAN

- a) Submit with and future development application an interpretation plan in accordance with NSW Heritage Branch guidelines titled 'Interpreting Heritage Places and Items: guidelines' and policy titled 'Heritage Information Series: Heritage Interpretation Policy' for assessment and approval.
- b) The interpretation plan must:
 - i. Detail how information on the history and significance of the University of Sydney will be provided for the public and include pictures, texts, and detailed designs for its implementation.
 - ii. Include significance themes, including the development of the University and residential colleges.

The Heritage Council request the opportunity to review any further documentation that may address any likely heritage impacts, and provide comment on the response to submissions. If you have any questions regarding the above matter please contact Michael Ellis at the Heritage Division, Office of Environment and Heritage on (02) 9873 8572.

Yours sincerely



06/03/2014

Ed Beebe
A/Manager Conservation
Heritage Division
Office of Environment & Heritage
As Delegate of the Heritage Council of NSW