

SSD Submission Response

UNSW - Biological Sciences Project
May 21, 2015

prepared for Brookfield Multiplex
by Black Beetle pty ltd

Introduction

This report forms part of the response to the comments received on the DPE submission for the proposed Biological Sciences project at UNSW Kensington Campus and addresses the landscape architectural component of the comments.

In particular, comments addressed under the Randwick Development Control Plan 2013 - Legibility and Landscape (part 1.), Public Domain (part 6.) and Design excellence - Landscape Comments (part 8.)

Accompanying this report are revised plans include title blocks as requested in the DPE response. The revised landscape plans are

- BSP-BB-LA-CP00 - Key Plan
- BSP-BB-LA-CP01 - Botany Street General Arrangement Plan
- BSP-BB-LA-CP02 - Western Entry General Arrangement Plan
- BSP-BB-LA-CP03 - Gate 11 Samuels Building South Entry General Arrangement Plan

Other revisions of the design have also been undertaken as the design development process has developed.

CP01 changes as follows:

- Reduction of terrace
- Inclusion of lawn on upper terrace
- Removal of concrete bleachers
- Retention of existing brick wall along Botany St boundary
- Removal of additional path through lawn on lower terrace

CP02 changes as follows:

- entrance ramp to BioScience building widened to 3m.

CP03 changes as follows:

- Cobble crossover at Gate 11 entrance introduced.

1. Randwick Development Control Plan 2013

Legibility

The existing underpass through the Samuels Building (F25) does not provide a clear and dignified route towards the northern portion of the campus and significant open space areas such as the Michael Brit Gardens. The proposal should provide a greater emphasis on the pedestrian access at the intersection between the Chancellery Walk and East Mall and in effect compliment the ceremonial importance of the Chancellery Forecourt areas. Furthermore, the proposed ramp on the western side of the southern wing of the Biolink Building (D26) would benefit from a site-link of a more appropriate width (eg. 6 metres or greater in width) in order to provide greater definition to the circulation spaces and when servicing a greater number of students/staff entering and exiting these areas. The ramp will in effect act as the critical path to buildings D26 and E26 given it offers the shortest distance from the East Mall pedestrian pathway. The softening of the built form by providing landscaping elements along the eastern edge occupies a large portion of the Chancellery Walk and reduces the legibility of the pedestrian footpath movements to the northern side of the campus.

Black Beetle response:

The intersection between the Chancellery Walk and East Mall is part of the overall University master plan and way finding strategy.

Black Beetle disagrees with widening the path to 6m and propose a compromised 3m wide path is (see attached) in order to maintain an active / passive green pocket space amongst the existing hardscape pedestrian links (Chancellery Walk and East Mall) and buildings. The 3m path is significant and should read as a secondary accessible path to the building entrance rather than the main pedestrian through link for the University, in addition the Chancellery Walk is also an overland flow path that cannot be impeded. This green space is the forecourt to the building and is designed to activate and encourage staff and student use, it also provides students and staff with an extension of the internal informal learning and study space and not just a pedestrian access way. The proposal does not erode or affect the existing pedestrian pathway or sight lines along Chancellery Walk. Similarly, the proposed landscaping does not impact on the eligibility of the western entry to the building.

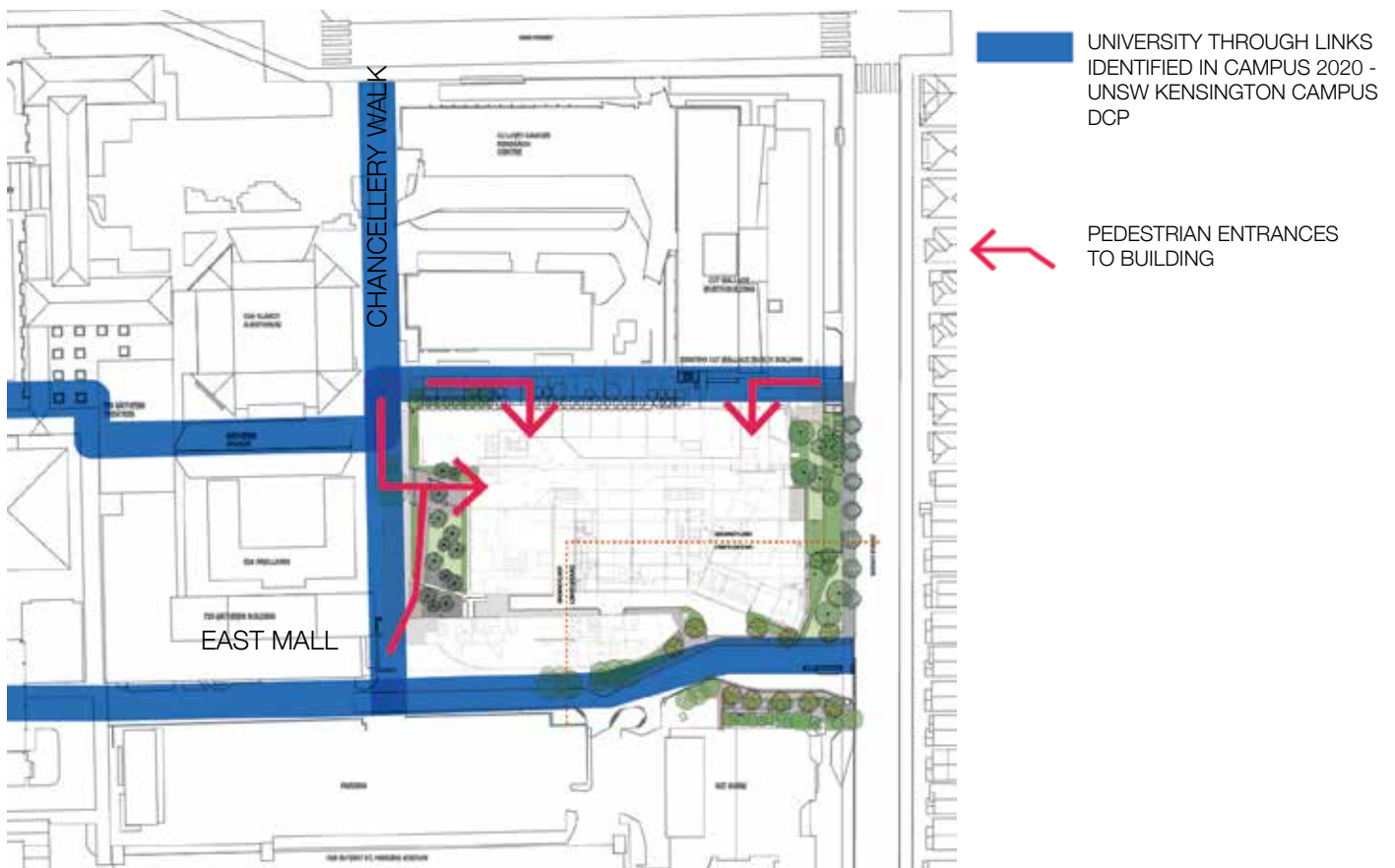


FIG.1.0 - SITE THROUGH LINKS AND PROPOSED BUILDING ENTRANCES

Randwick Development Control Plan 2013

Landscape

Part 4.2.5 refers to the existing trees to the north-western corner of the Biolink Building (D26) which are identified as 'highest retention priority' as per figure 5.6(a) and the northern portion of the Biolink Building as 'landscape tradition areas - preserve within guidelines' as per figure 5.6(b). The statement of environmental effects and attached arborist report details the removal of 31 trees along the northern portion of the Biolink Building (D26) to accommodate new decking and retail/student services component.

Black Beetle response:

The trees identified as 'highest retention priority' and 'high retention priority' as per figure 5.6a have been retained, trees proposed to be removed are identified as 'other trees'. Note the majority of these trees to be removed are weeds (Umbrella Trees), which can be removed without consent and are classified as invasive environmental weeds.

The proposed selection of palms (*Livistona australis*) to the western courtyard provides a continuation of the existing palms (highlighted as 'high retention priority' in figure 5.6a). It also provides an opportunity to establish a significant grove of palms along the Chancellery Walk, supporting legibility of this entry.

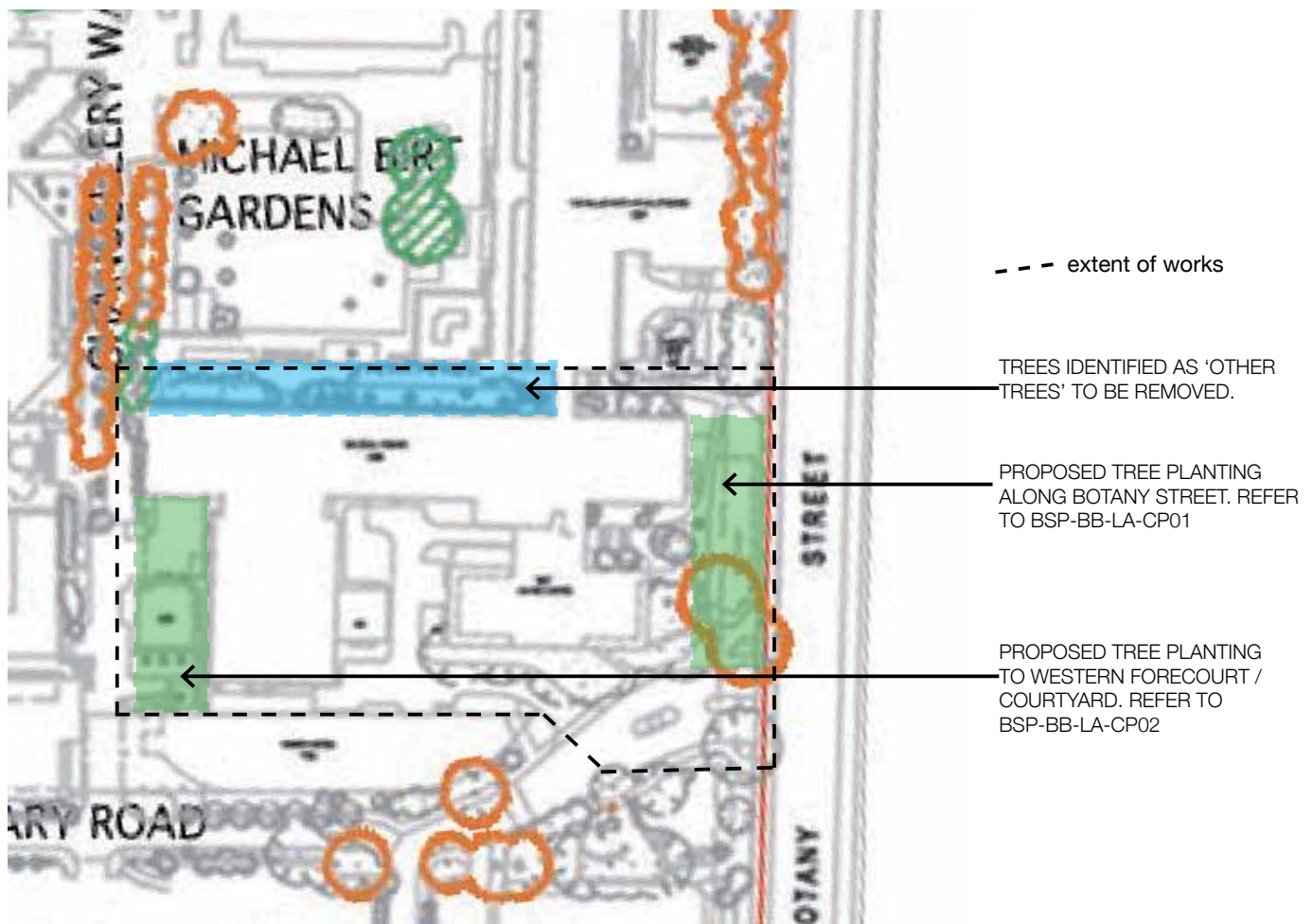


FIG.2.0 - EXTRACT FROM CAMPUS 2020 - UNSW KENSINGTON CAMPUS DCP FIGURE 5.6A

6. Public Domain

In line with previous suggestions regarding improved legibility and activation of campus gateways at Botany Street, it is recommended that differentiated threshold treatment at Gate 11 is introduced in order to not read as a public road going through the campus, and to provide a continuous and safe pedestrian footpath.

Black Beetle Response:

A differentiated treatment of cobblestones has been proposed as part of the Gate 11 enabling works to replicate the cobbled pavement at the existing Gate 11. (refer to FIG. 3.0 below). It has also been advised from the structural engineers it can not be brought forward towards Botany Street due to the concrete protective slab to be installed over existing below ground services in this location. The proposed location matches the existing treatment at Gate 2 of the University.

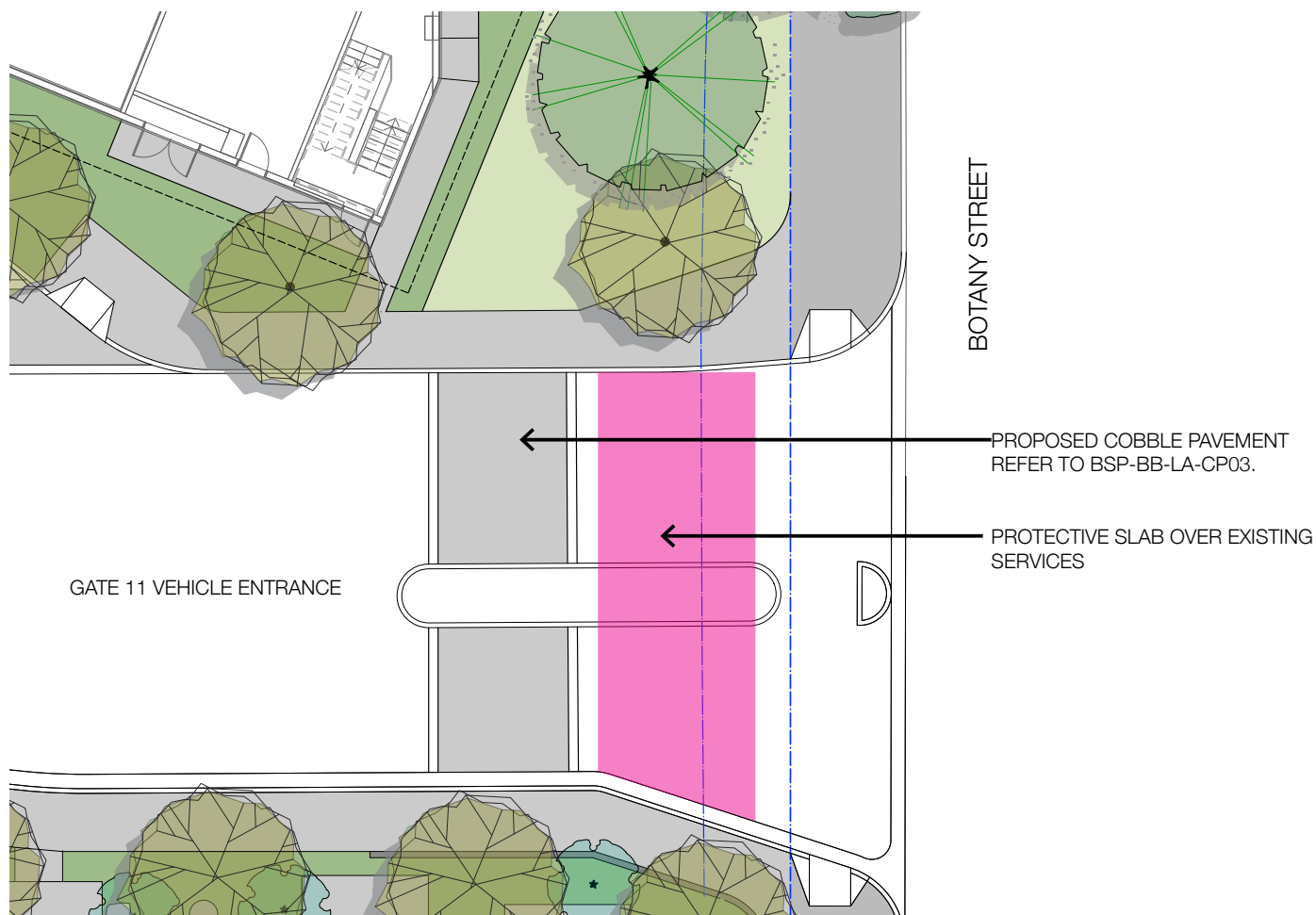


FIG.3.0 - EXTRACT FROM BSP-BB-LA- CP03.

8. Design Excellence

Landscape Comments

The Arborists Report has assessed a total of 59 trees, and while numerous large Gums within the site, along the length of the Botany Street frontage, as well as others towards the Wallace Worth development have already been removed as part of major drainage and infrastructure works, there are several Brush Box's remaining in the Botany Street footpath, comprising three to the south of the existing entry/exit, with a further four to the north of the access (T12-15), with these four shown as being removed to allow for a B Class Hoarding.

These trees are part of a formal avenue planting, so provide a positive contribution to the streetscape, and if retained, would also assist in minimising or softening the impact of such a large building on the public domain.

However, they are not significant examples of the species, so for a development of this size, we could reluctantly allow them to be removed and replaced with additional street trees of the same species as has been shown, with conditions requiring that the applicant cover all costs for this.

Black Beetle Response

The street trees are to be replaced with *Lophostemon confertus* with additional trees to contribute and continue the streetscape character of a formal avenue planting. The proposed replacement trees are in accordance with council street tree master plan.

Part 4.0 of the Arborists Report identifies that the footprint of the proposed works will encroach 100% into each and every tree's Tree Protection Zone (TPZ), with the majority of these being weeds anyway (Umbrella Trees, T16-26, 33-46), which can all be removed without consent, irrespective of these works, as they are classified as invasive environmental weeds.

There are several other established, more desirable native trees within the site, along the western edge of the works, such as T27-32, that would also need to be removed, and while the UNSW DCP identifies some trees around/adjacent the north-west corner of the site as having either 'high' or 'highest' retention priority, Council would not object to removals here given a combination of the following factors:

- the large scope of works;
- the fact that any benefit they currently provide to amenity or the local environment is restricted to this specific area of the site;
- and the landscape scheme shows the amount of planting and green space in this area will actually be increased compared to what is currently provided, and should adequately cater for the loss of any existing canopy cover.

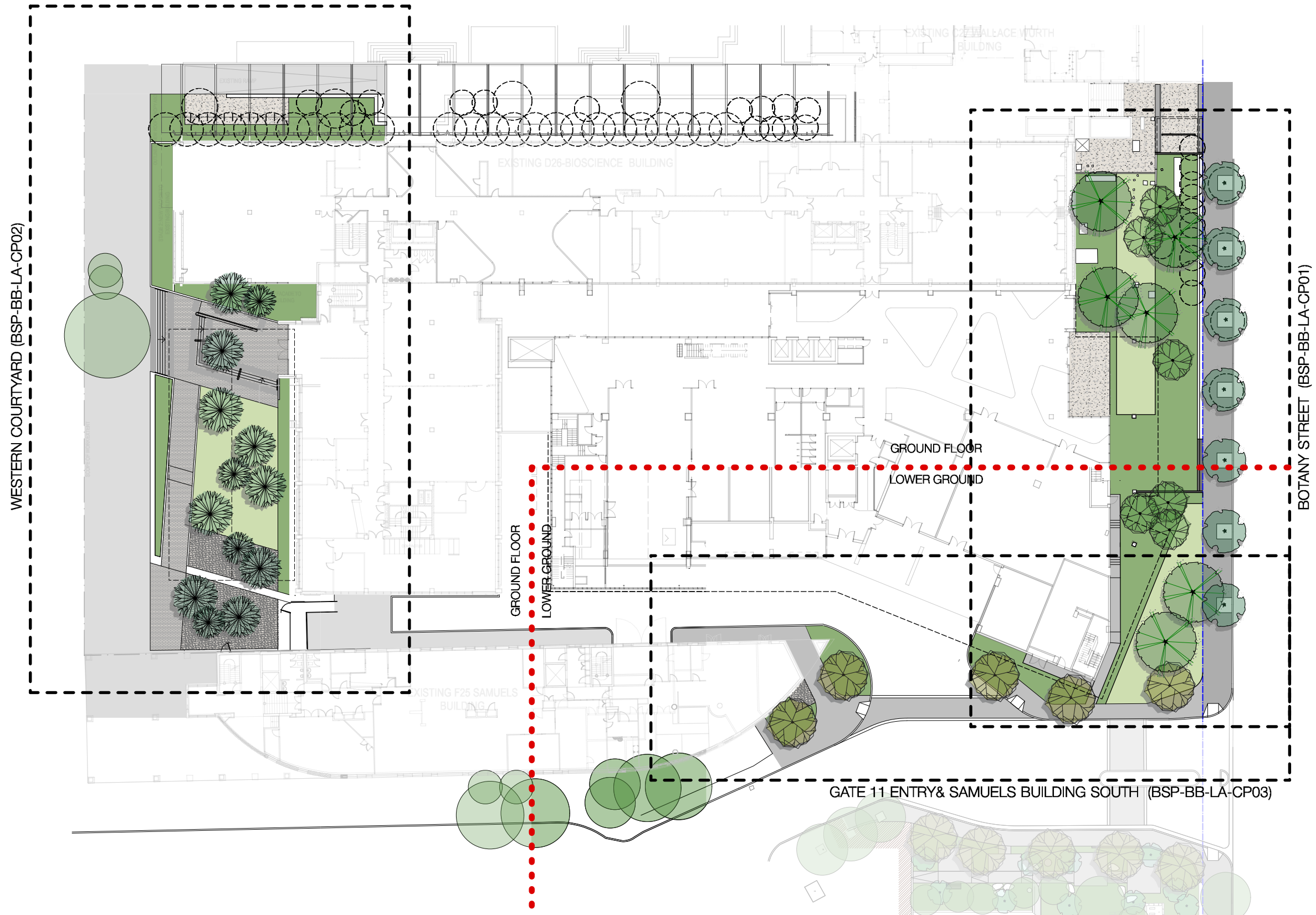
While some native Tree Ferns are shown for transplanting elsewhere in the site, Council would not formally require this, and would consent to their removal. The Design Intent describes 3 major Landscape Components:

- Botany St & Eastern Courtyard;
- Western Courtyard and Chancellery Walk;
- Gate 11 Entry/Samuels Building South

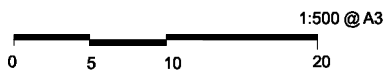
The project intends to provide a functional and usable setting for the Biological Sciences Precinct that will activate and encourage use of the buildings and surrounds, with plant selection to blend seamlessly with existing, established palettes.

Black Beetle Response

Noted



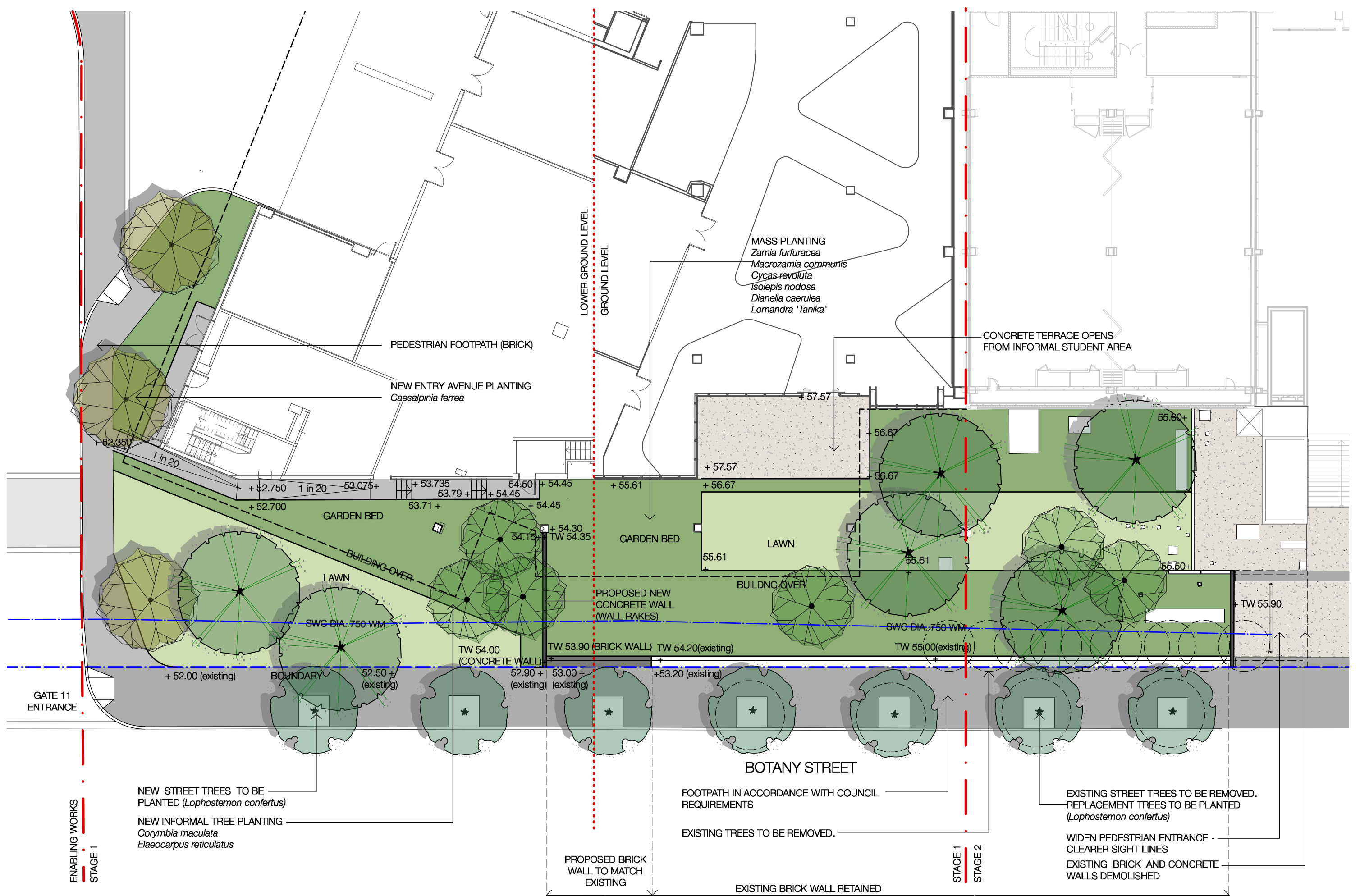
REV:	DATE:	DOCUMENT STATUS/ AMENDMENTS
P1	08.12.14	For Coordination
P2	21.12.14	For Coordination
P3	15.01.15	For Coordination - Draft SSD
P4	30.01.15	SSD Submission
P5	14.05.15	SSD - Response



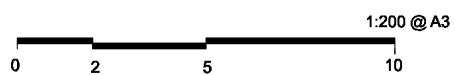
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PROJECT
Biological Sciences Renewal Project
UNSW
KENSINGTON NSW
DRAWING TITLE
Key Plan

Drawn GB/IK	Date 24.10.14
Architect Authorised IK/GB	Scale 1:500 @ A3
Client Brookfield Multiplex	Status For Information
JOB NUMBER BB 1090	DRAWING NUMBER / ISSUE BSP-BB-LA-CP00/ P5

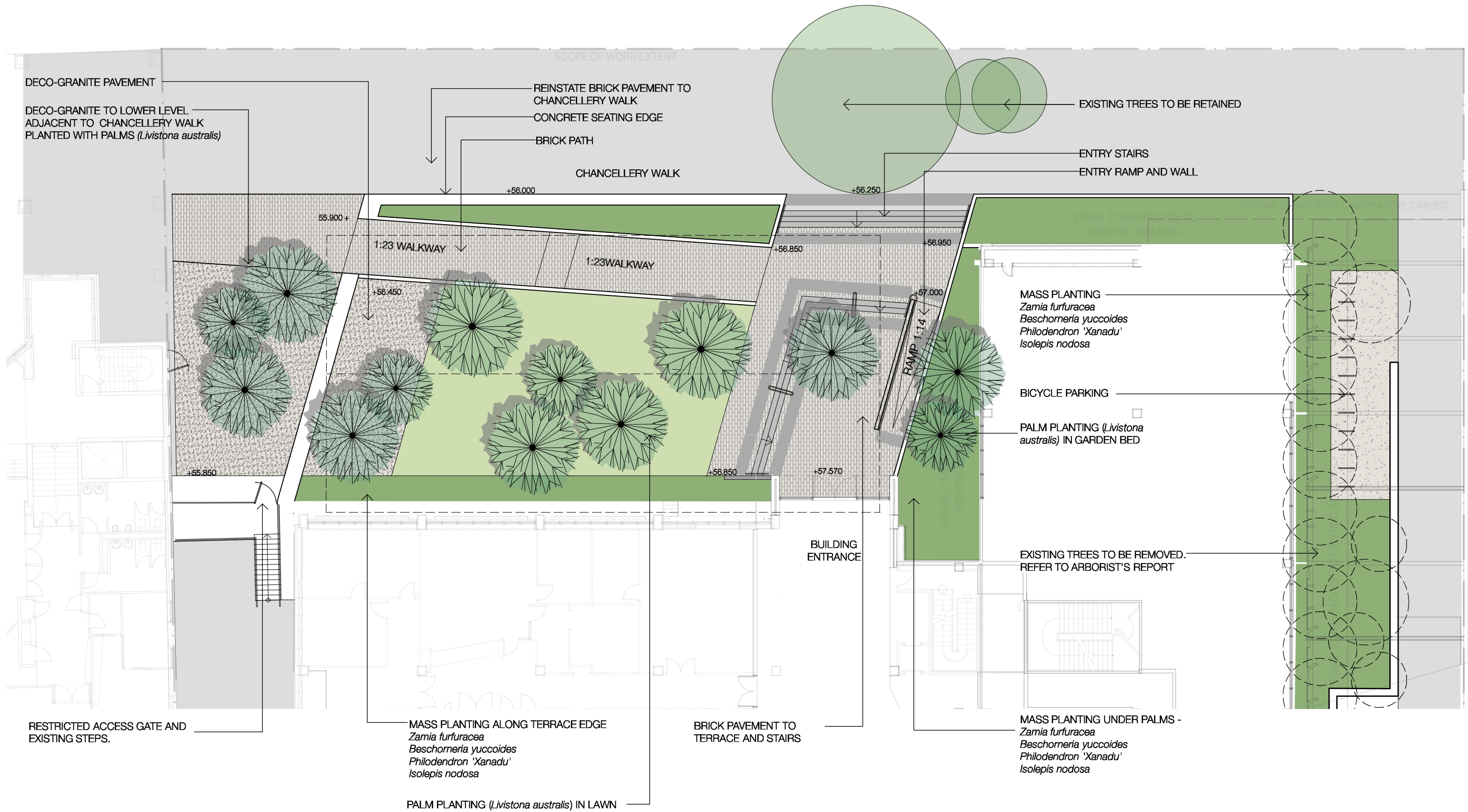


REV:	DATE:	DOCUMENT STATUS/ AMENDMENTS
P18	23.03.15	Sydney Water Asset - Revised Landscape Plan
P19	16.03.15	For Discussion- Revised Landscape
P20	14.04.15	For Discussion- Revised Landscape
P21	13.05.15	For Comment & Review
P22	14.05.15	SSD Response

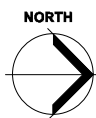


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PROJECT	Drawn GB/IK Architect Authorised IK/GB Client Brookfield Multiplex	Date 24.10.14 Scale 1:200 @ A3 Status For Coordination
DRAWING TITLE	JOB NUMBER BB 1090	DRAWING NUMBER / ISSUE BSP-BB-LA-CP01 / P22



REV:	DATE:	DOCUMENT STATUS/AMENDMENTS
P5	18.11.14	For Information
P6	08.12.14	For Information / DRAFT SSD
P7	15.01.15	For Coordination
P8	30.01.15	SSD Submission
P9	14.05.15	SSD Response



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PROJECT
Biological Sciences Renewal Project
UNSW
KENSINGTON NSW
DRAWING TITLE
West Entry - General Arrangement Plan

Drawn GB/IK	Date 24.10.14
Architect Authorised IK/GB	Scale 1:200 @ A3
Client Brookfield Multiplex	Status For Information
JOB NUMBER BB 1090	DRAWING NUMBER / ISSUE BSP-BB-LA-CP02 / P9



REV:	DATE:	DOCUMENT STATUS/ AMENDMENTS
P4	15.01.15	For Coordination
P5	20.01.15	For Coordination - Revised Kerb Alignment
P6	20.01.15	For Coordination - Revised Substaion 29 layout
P7	30.01.15	SSD Submission
P8	14.05.15	SSD -Response

1:200 @ A3

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PROJECT	Drawn GB/IK Architect Authorised IK/GB Client Brookfield Multiplex	Date 24.10.14 Scale 1:400 @ A3 Status For Information
DRAWING TITLE Gate 11 / Samuels Big South Entry	JOB NUMBER BB 1090	DRAWING NUMBER / ISSUE BSP-BB-LA-CP03 / P8