

City Road and Eastern Avenue Entrance Urban Design Context Report



THE UNIVERSITY OF
SYDNEY



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INTRODUCTION

The purpose of the Urban Design report is to describe the urban design analysis and proposed framework for this important entrance of the university. This in turn provides high level design principles to inform the architectural response to the built form at the intersection of City Road and Eastern Avenue, Camperdown. The report also responds to the requirements of the “Built Form” analysis as required in the SEARS.

The Urban Design report, it to be read in conjunction with the following documents:

- The Environmental Impact Statements for F23 and LEES, prepared by Urbis.
- Architectural Drawings and specifications as prepared by:
 - i. F23: Grimshaw Architects
 - ii. LEES: HDR / Rice Daubney Architects
- Architectural Design report as prepared by:
 - i. F23: Grimshaw Architects
 - ii. LEES: HDR / Rice Daubney Architects
- Heritage Impact statement as prepared by: Campus Infrastructure Services

Morphology of the University campus

The University of Sydney is an example of the ‘campus’ style planning that became the typical model from the mid-nineteenth century that coincided with the emergence of planned cities. Most Australian universities are located on campus. Typical of the ‘campus’ model is the staged continual change which is evidenced by the growth spurts over the life of the University.

The University of Sydney Camperdown/Darlington Campus has had six identifiable development stages. Refer Figure 1.1

- Establishment Phase 1855 to 1900.
- Expansion Phase 1900 to 1919.
- Interwar 1920 to 1945 which featured the 1920 masterplan by Leslie Wilkinson and the Victoria Park land swap agreed in 1924 and implemented by 1933. This led to an increase in development around a realigned road to City Road which later became known as Eastern Avenue.
- The Post war expansion 1950 to 1975 which saw the re-zoning of Darlington and University campus expansion into this suburb and doubling of the floor space. This led to Eastern Avenue becoming the major focal point and connection between Camperdown, Darlington and Redfern Station.
- The two decades 1975 - 1995 in which reduced funding from the Commonwealth and introduction of HECs saw student numbers increase with the addition of a couple of buildings.
- The current period 2000 to 2015 which has seen the redevelopment of the campus and implementation of much of the Strategic Masterplan and Landscape Masterplan prepared by Conybeare Morrison in 1993.

1. UNIVERSITY MASTERPLAN CONTEXT

F23 AND LEES 1 SITES

The campus masterplan has been evolving ever since the Act to incorporate the campus in October, 1850, came into being.

Following the construction of the Great Hall and the East Wing between 1855 and 1863 (Figure 1.3), which established the stylistic template for the campus at that time, WL Vernon was asked in 1910 to prepare a general plan for development of the University Grounds. His successor George McRae prepared another plan in 1913.

In 1915 Walter Burley Griffin was appointed to prepare a masterplan which was described as an “admirable harmonious scheme” but a plan which ignored the existing boundaries with the RPA and colleges. In 1920, Professors Leslie Wilkinson, Madsen and Craig presented their report entitled “A plan showing suggested scheme for development” to the University Senate. This masterplan showed two additional buildings and a new road on the east (city) side aligned to south with the Quadrangle and Medical School. These proposed buildings were located in what was at that time part of Victoria Park and in 1924 the University negotiated a land swap with the City of Sydney Council which expanded the University further into the Park in exchange for the strip of land along Parramatta Road.

The construction of a series of buildings in the 1950s and 60s, including Chemistry, Edgeworth David, Carlsaw and Fisher Library established the “east front” campus character by the construction of the new road to City Road (Eastern Avenue). The Chemistry building was notable because of its modernist materials and because the building

footprint projected beyond the building line established by the Anderson Stuart (1883-1922) and Madsen (1939-1944) buildings (Figure 1.2).

The next phase of campus construction was funded by Commonwealth triennial grants to Australian tertiary institutions. The Bio-Chemistry and Microbiology Building (1970), the Wentworth Building (1972) and the Seymour Centre (1975), built with funds from the Seymour Foundation, epitomized this era of campus expansion.

As part of this continuing growth on the Darlington campus an elevated pedestrian walkway was built over City Road (from the Wentworth Building to land in front of the Carlsaw Building), “physically linking” the University’s Darlington and Camperdown campuses.

Changes were made to the Eastern Avenue alignment at City Road to construct a new loop road in 1973 to connect with Butlin Avenue, Darlington.

In 1993, anticipating further development of the University campus, Conybeare Morrison was commissioned to prepare a University Strategy Plan (1990), followed by a Landscape Master Plan (1993).

Following the Conybeare Morrison Landscape Masterplan (1993), Jeppe Aagaard Andersen won the design competition in 2003 to prepare a Public Domain Concept for the Camperdown Campus to transform a vehicle based campus into a “distinct pedestrian district”. Eastern Avenue was transformed into the University’s major north south pedestrian zone linking the Camperdown and Darlington campuses. As part of these works the

Wentworth pedestrian overpass was demolished and replaced by a new overpass connected to the Jane Foss Russell building; cars entering the Camperdown campus were diverted from Eastern Avenue to Fisher Road; the old University gates were transferred to the City of Sydney, who reconstructed the gates in their original location at the entrance to the University’s former grand drive up through Victoria Park; and a large entry plaza created off City Road (Figure 1.6).

In 2008 Cox prepared the Campus 2020 Masterplan which was informed by a set of strategic principles identified by DEGW for delivering an environment to support continuous improvement in quality teaching and learning, investment in world class research, attraction of the best students and fostering engagement with the community and alumni.

The preparation of the Campus Improvement Program (CIP) in 2012-13 established a set of development guidelines for sites across the campus for delivering from 2014-2020.

The F23 and LEES 1 design framework has been informed by the evolving campus master planning context, which identifies the gateway sites on Eastern Avenue at City Road (Fig1.2), as a key campus gateway and critical to the transition and connection between the tradition of the Camperdown campus and the “campus of the future” on the Darlington campus.

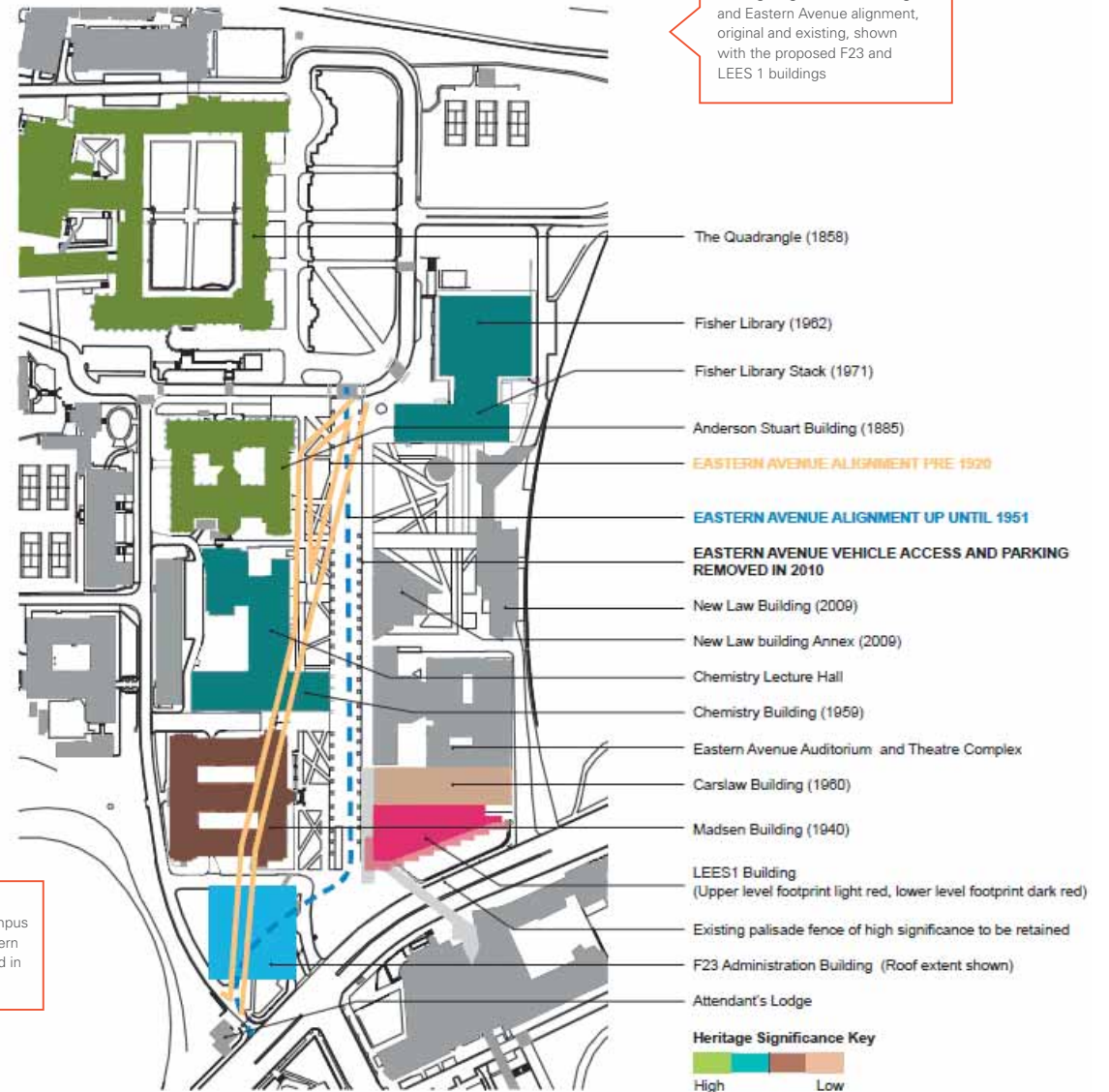
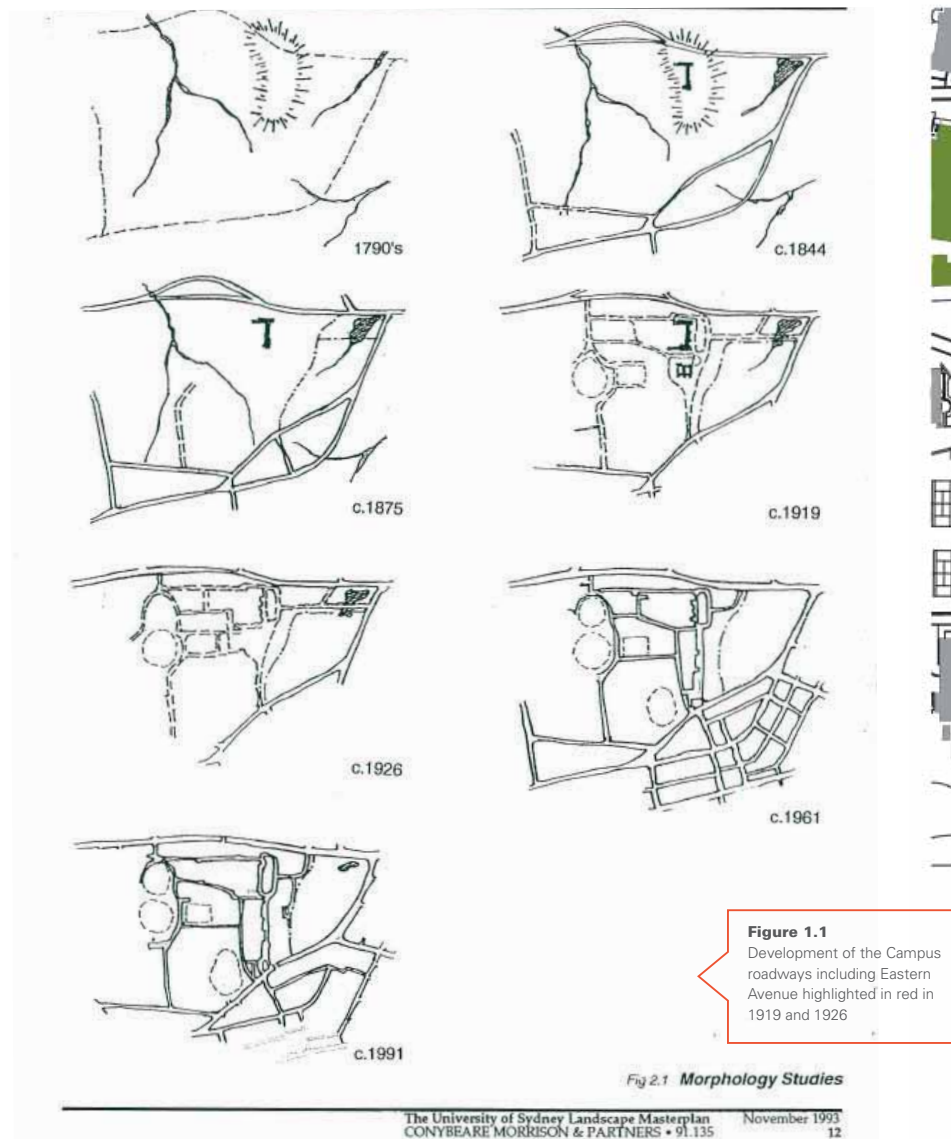


Figure 1.2
Heritage Significance Rankings and Eastern Avenue alignment, original and existing, shown with the proposed F23 and LEES 1 buildings

Figure 1.3
Photo at corner of
Broadway and City Road
looking west towards the
Quadrangle c.1870

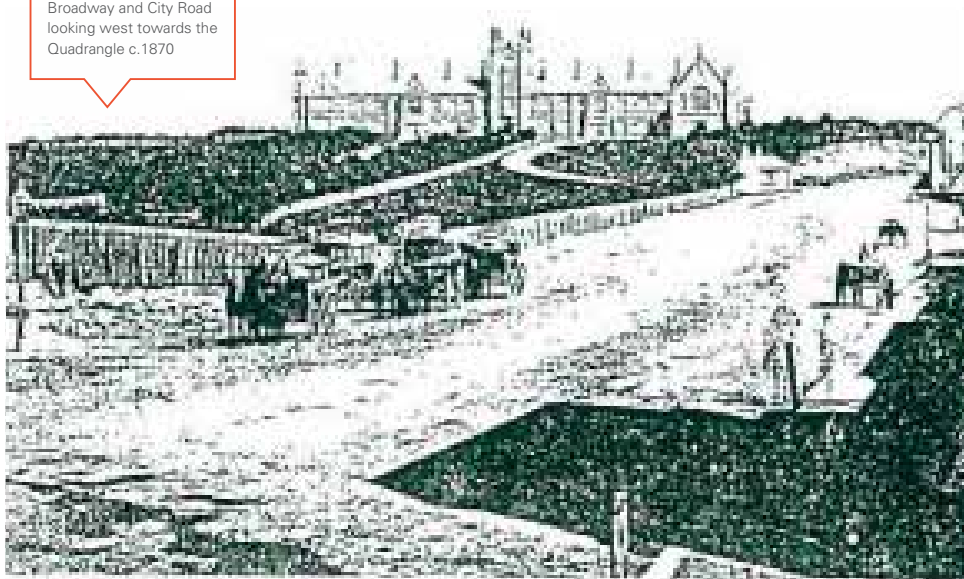
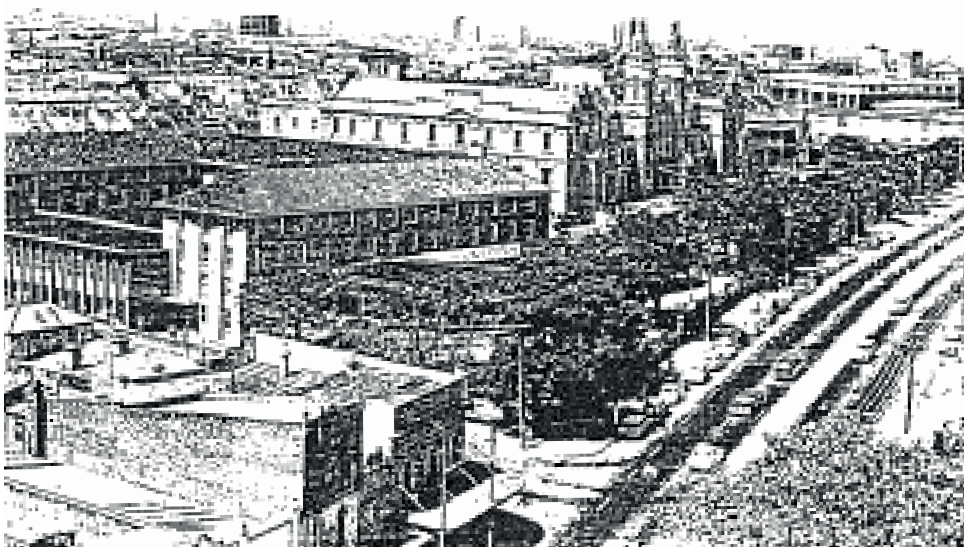


Figure 1.4
Eastern Avenue looking north along Eastern
Avenue towards Quadrangle 1973.

Figure 1.5
View of City Road looking south west towards new
Merewether Building and Institute Building 1973



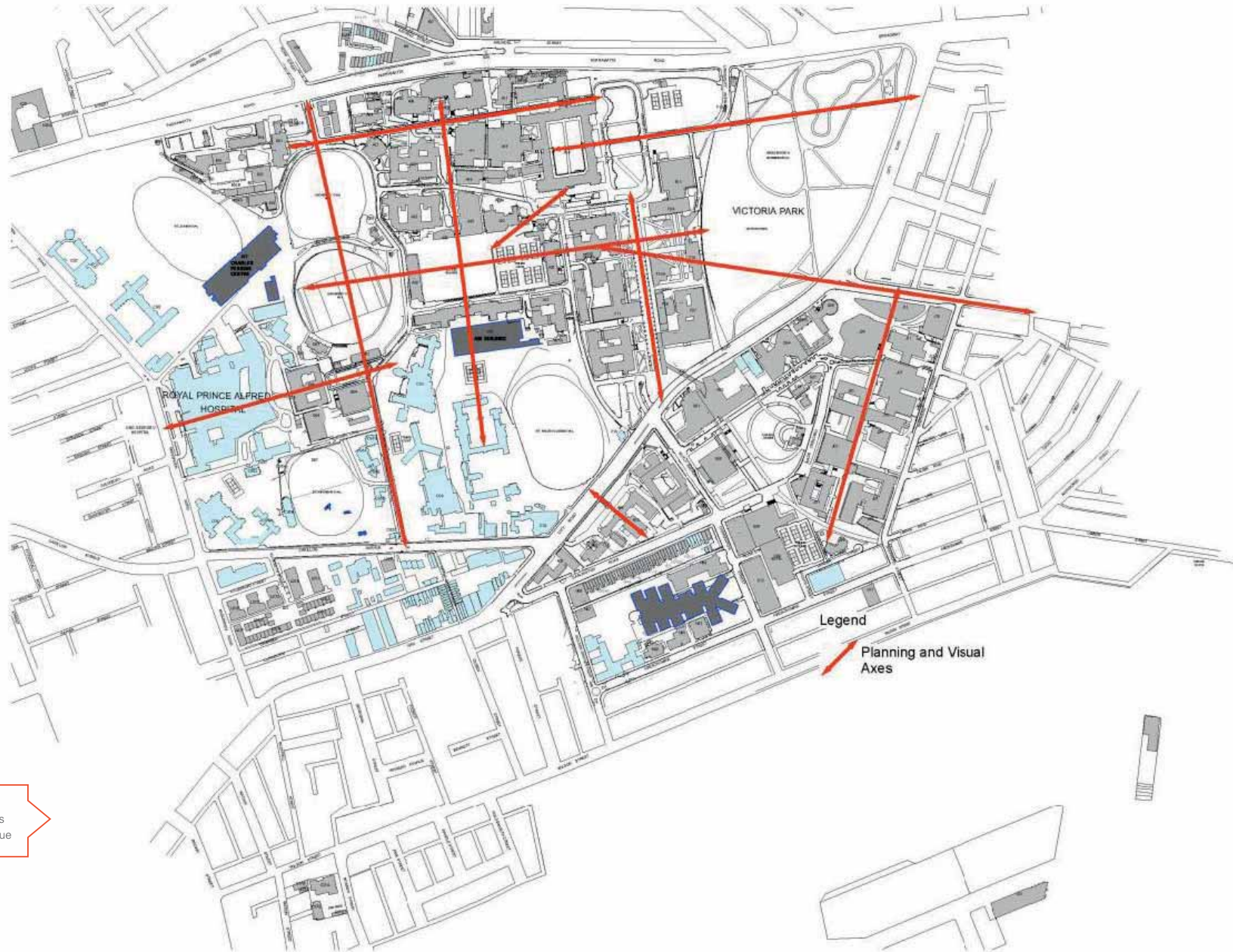
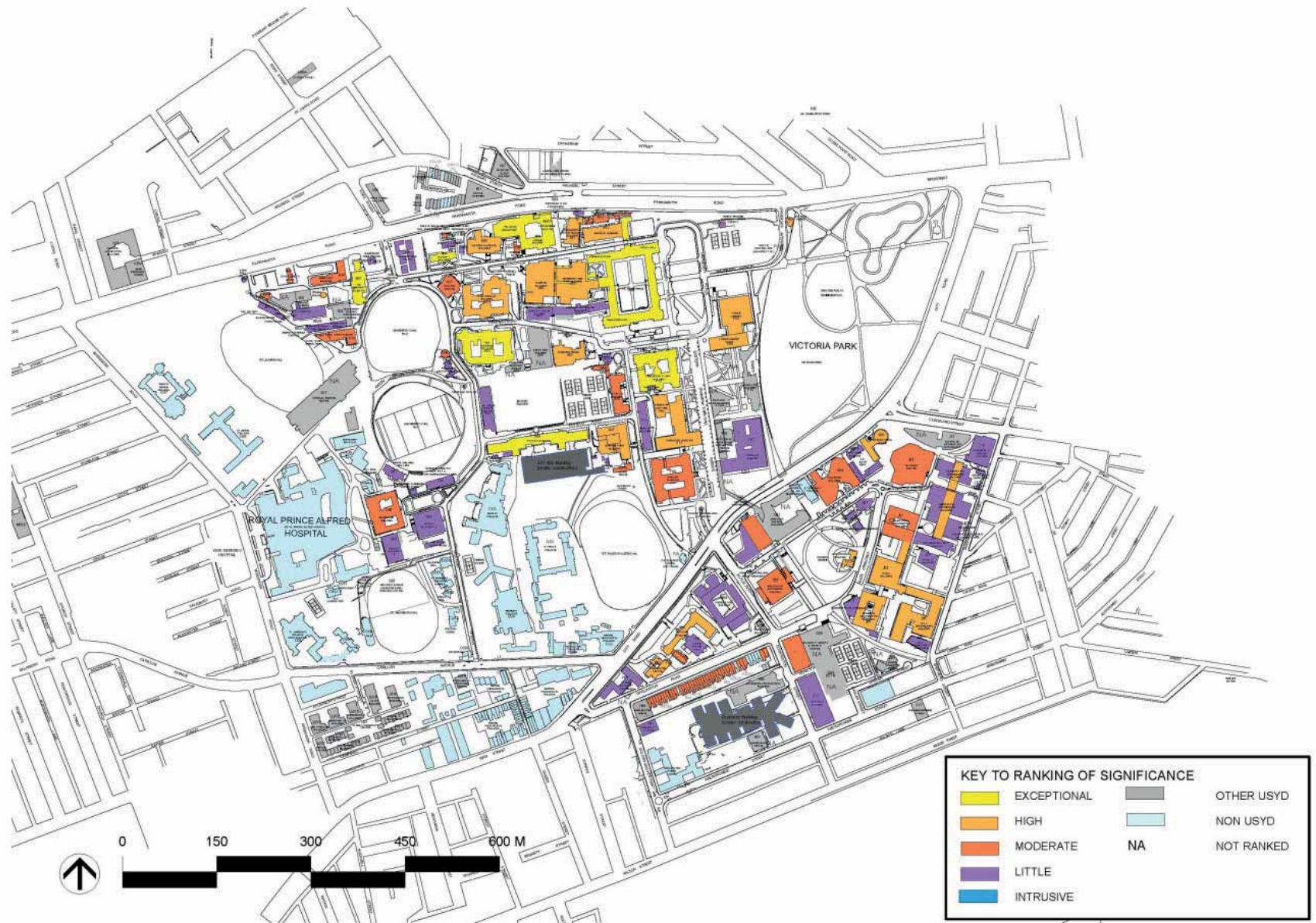


Figure 1.6
Planning and visual axis
showing Eastern Avenue

Figure 1.7
Heritage Significance
rankings from
Grounds Conservation
Management Plan
2014



2. CAMPUS IMPROVEMENT PROGRAM 2014-2020

The Campus Improvement Program was prepared in 2012-13 to guide project approval process and delivery. It provides a development control framework for the delivery of a seven year program of new building, access, public domain and infrastructure works in specified locations across the campus from 2014 to 2020

The CIP program does not incorporate the gateway areas adjacent to City Road, or the F23 and LEES 1 sites, as agreed with the DoPI. These sites were not deemed to constitute a 'precinct', and was subject to a separate Urban Design Study.

3. DESIGN COMPETITION 2015

In 2015 the University held a design completion for the two buildings, inviting architects from the Universities pre-qualified architectural panel. (Figure 1.11)

The winner of the competition was Warren and Mahony Architects, with Building Studio.

At that time, the brief was to refer and respond to the University masterplan prepared by FJMT architects.

As a result of the competition and wider consultation process (in particular the Heritage Council), and the review of the design outcome, the University commissioned an international design completion to review the urban design principals across the campus, with particular emphasis on the junction of Eastern Avenue, City road and Butlin Avenue: The 'City Road Connection Zone'.

An outline of the University's Design Excellence Process is provided in Appendix 1 of this report.

4. INTERNATIONAL IDEAS AND DESIGN COMPETITION AN INTEGRATED CAMPUS

The 'City Road Connection Zone', one of the most significant gateways to the University, was now the subject of an international ideas and design competition. It sought to address the challenge of delivering an integrated campus including the important contribution to be made by the future intended buildings on the F23 and LEES sites.

The Competition Brief highlighted the significant "transition" and "integration" role of the City Road gateway location, and the importance of delivering a strong connection between the "heritage and tradition" of the Camperdown campus and the "campus of the future" opportunity on the Darlington campus.

Two local and two international architectural teams were invited to participate in the ideas and design competition.

The competition sought to build on previous campus masterplanning. It sought a detailed focus on the integration across City Road and opportunity to deliver a rich, diverse and activated public domain to define and articulate this important gateway, connector while also signalling the campus of the future.

The four submissions delivered:

- a range of options for delivering a connected the campus, addressing the major barrier presented by City Road.

- principles and initiatives for a campus connected to the surrounding urban fabric
- placemaking strategies integrating the University's rich heritage, its surrounding communities and neighbours, (including the deep cultural connection of the Aboriginal and Torres Strait Islander communities to this area) and the vision for future partnerships
- built form interface principles
- activation strategies and principles

Gehl Architects won the competition. On the basis of the ideas and principles generated from this competition, together with feedback regarding the original winning reference scheme prepared by Warren and Mahoney, a further competition was run (which Warren and Mahoney took part in) under the University's Design Excellence Process. The winners of this process (F23- Grimshaw and LEES 1- HDR Rice Daubney) have effectively progressed the original reference scheme against Gehl Principles and comments received from authorities throughout the early consultation process.

5. GEHL ARCHITECTS AND SYDNEY UNIVERSITY PLACEMAKING PARTNERSHIP – FRAMEWORK & PROCESS

Gehl Architects highlighted important short, medium and long term opportunities to “facilitate life between buildings” and build on the “rich history and place foundations” of the campus to deliver a globally recognised learning and people place. (Figure 1.9)

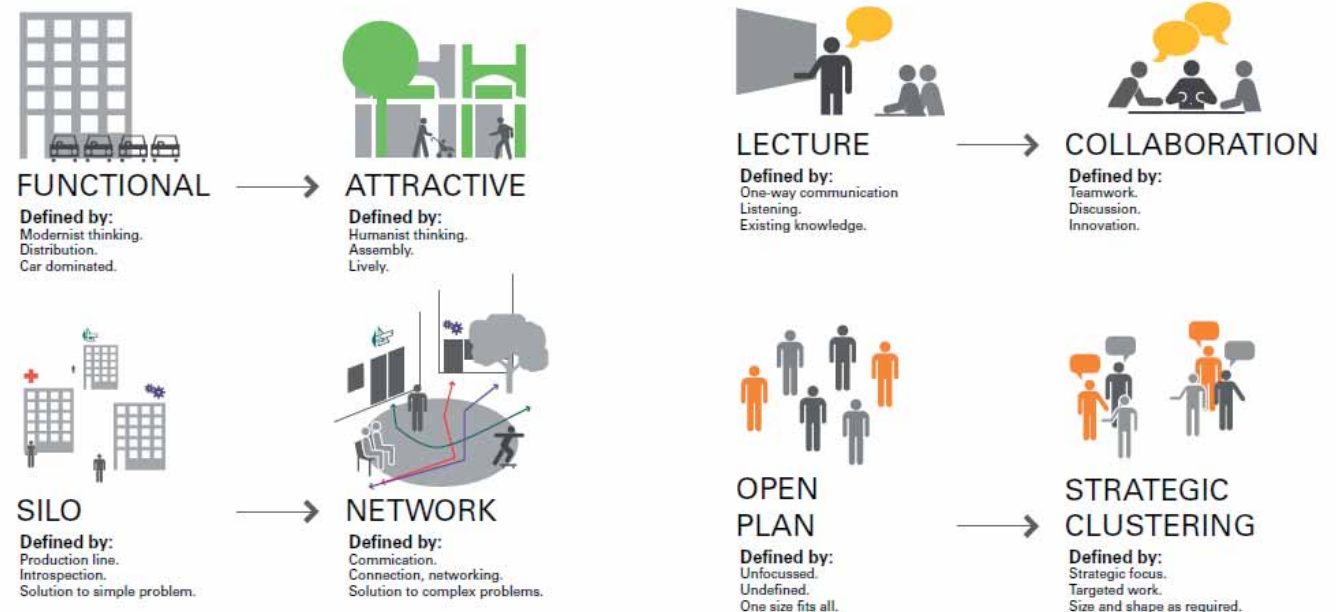
The Gehl proposal to develop a strategy for the campus which “puts people first” to deliver a lively attractive, safe and sustainable and healthy campus led to the University’s decision to engage Gehl Architects to develop a campus wide placemaking framework to guide future planning design and development.

The development of a set of principles to integrate the University’s functional learning, teaching and research needs in an integrated contemporary urban design and development context, is key to informing the delivery an integrated campus of the future.

A campus of the 21st Century

The 21st century campus is moving from being an internalised field of functional silos to a recognisable place with a public and private network that supports a lively campus culture connected to its surrounding context.

Figure 1.8
Diagram showing the key characteristics for a University campus in 2016



Key principles of the University of Sydney Campus Planning

1. A great campus tied to a global city

2. A network of great links and spaces

3. A university in mind and body

4. New buildings reflect the university's direction

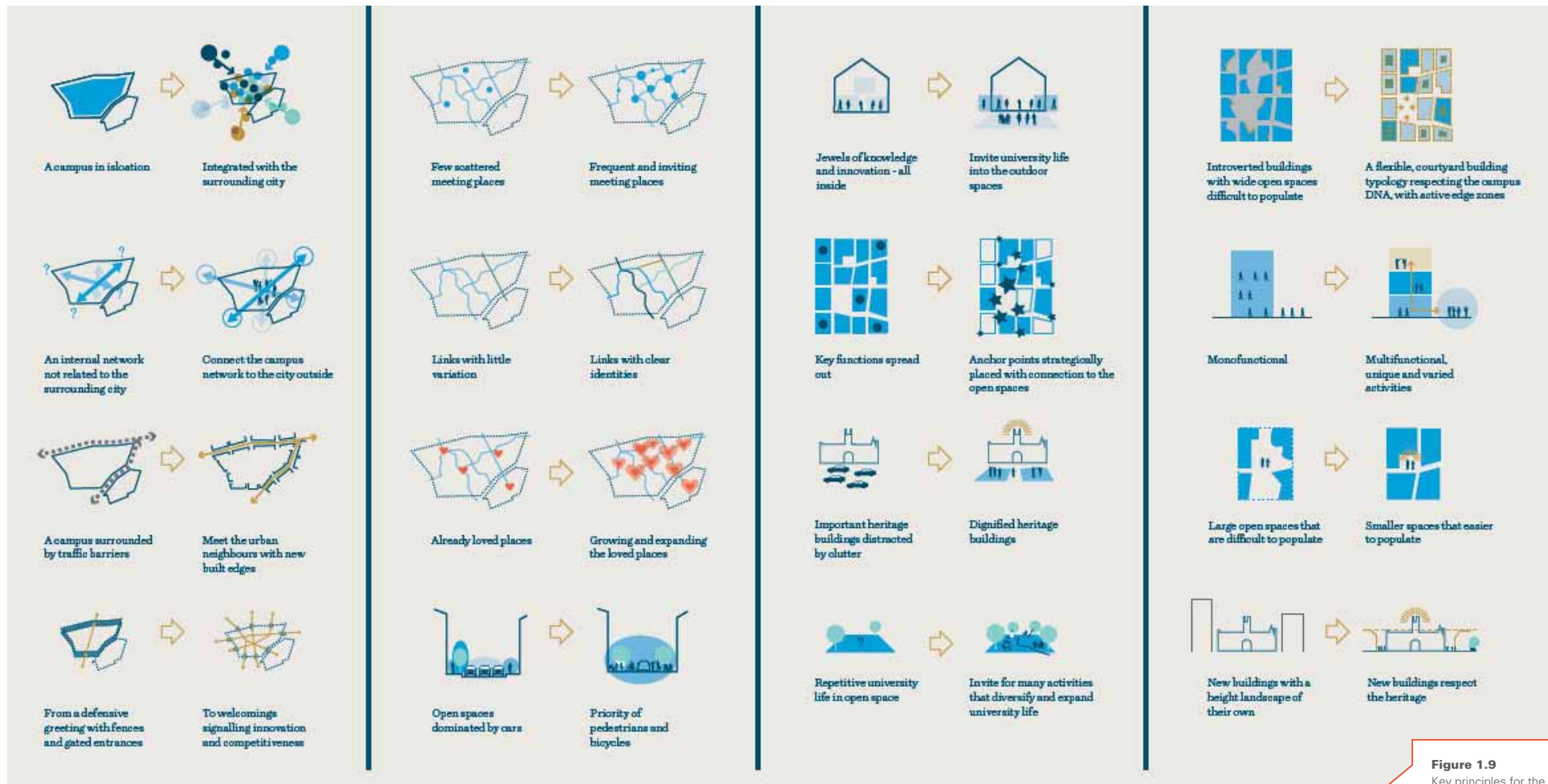
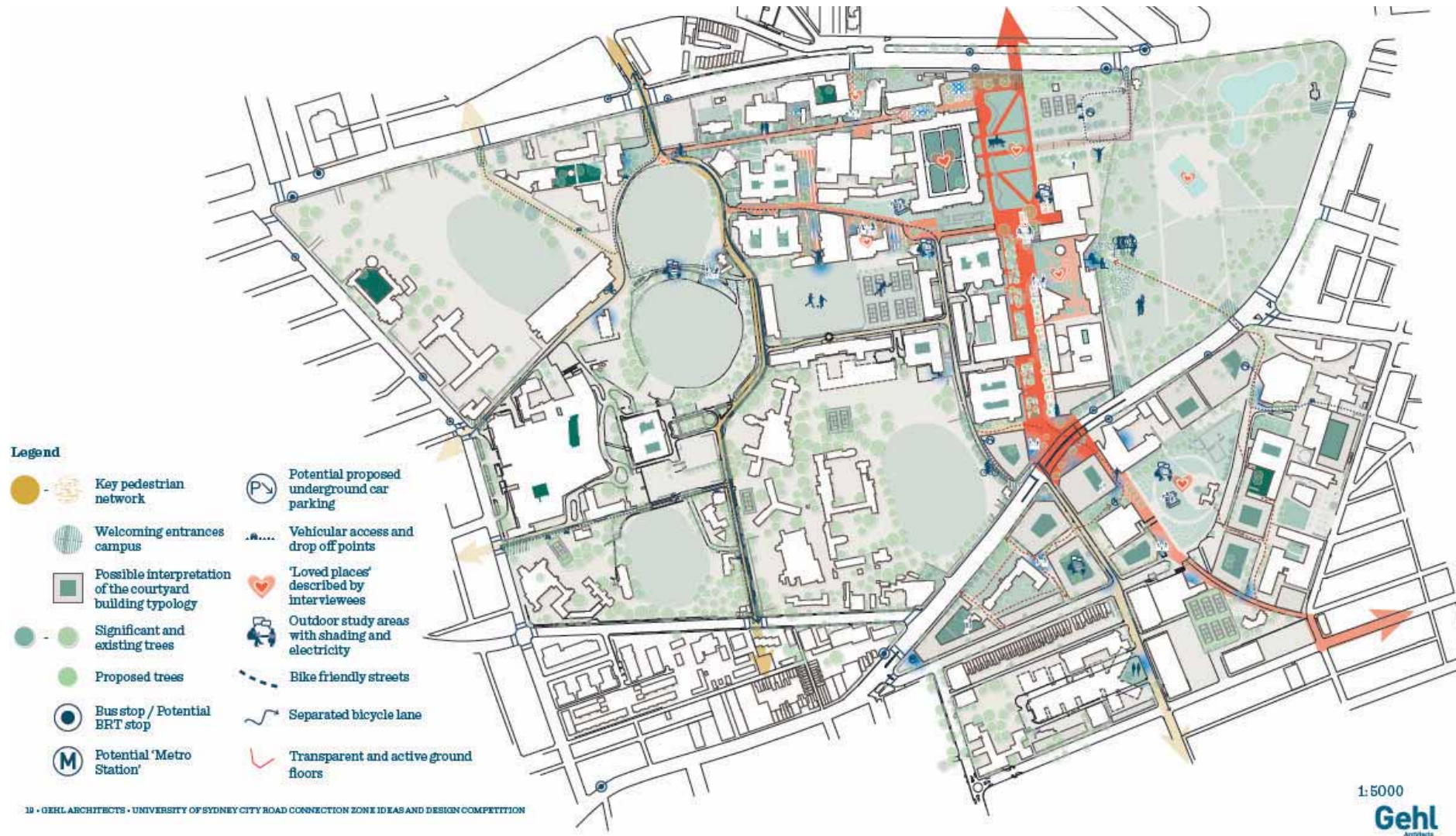


Figure 1.9
Key principles for the University
of Sydney Campus Planning

Public Space Plan – great links and spaces integrating campus and the city

Figure 1.10
Public Space Plan prepared
by Gehl Architects showing
the Eastern Avenue is a
major pedestrian route



Gehl Architects will partner with the University's Campus planning team and the architectural teams for F23 and LEES 1, to develop a gateway at City Road which reflects the principles above, welcoming people and surrounding neighbours to the campus while also expressing the University's commitment to excellence and innovation.

The design development process for F23 and LEES 1 will be undertaken in conjunction with placemaking strategies and concepts being developed by Gehl Architects for the campus and for this key gateway. The process is illustrated on the right:

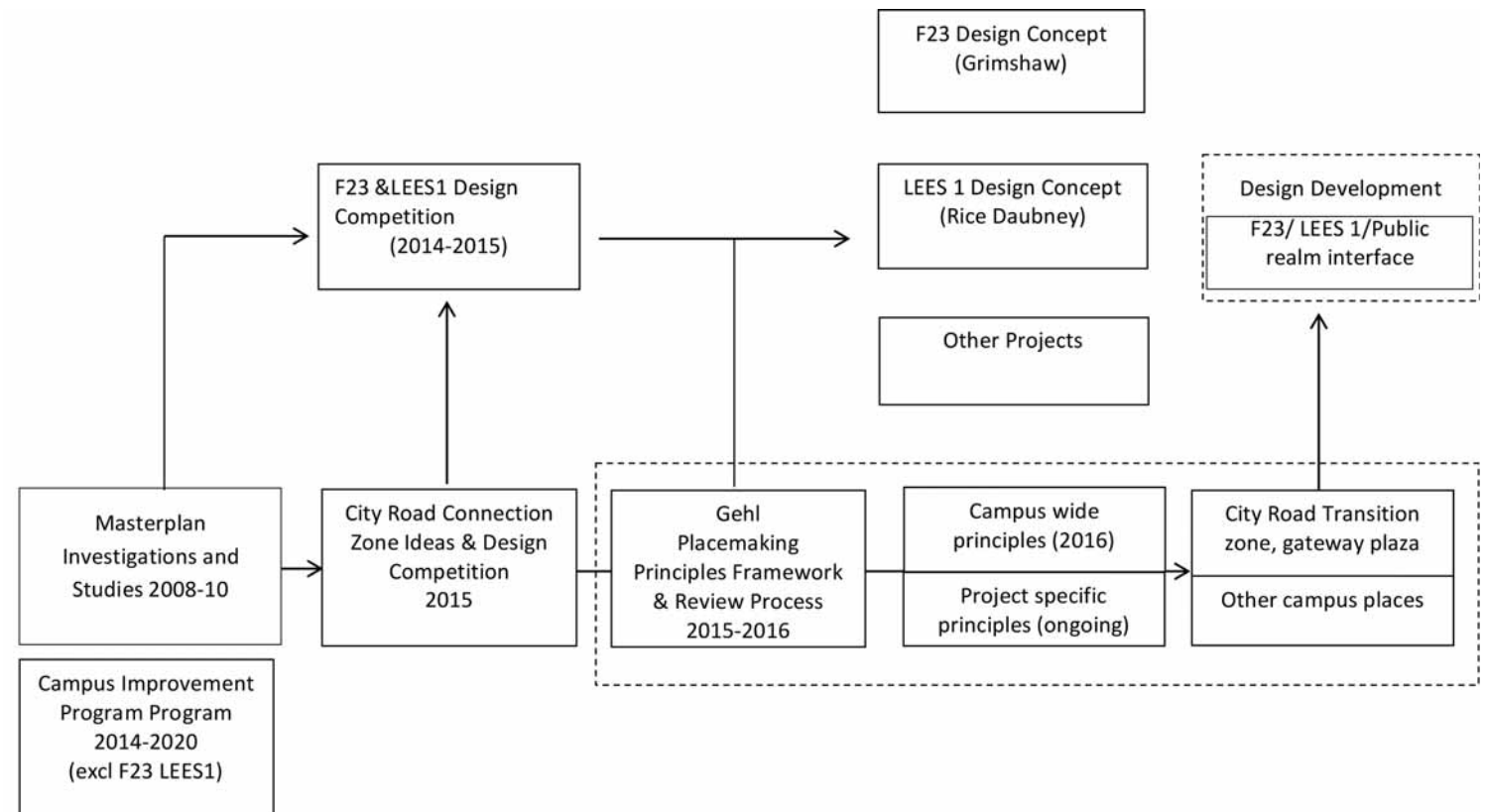


Figure 1.11
Design process for F23 and LEES 1

6. PRINCIPLES FOR “NEW PLACE” AT KEY CAMPUS GATEWAY

ANALYSIS AND DESIGN RESPONSE

The F23 and LEES 1 sites present an important opportunity to deliver two buildings as a coordinated, cohesive entry to an integrated University campus.

The two sites seek to deliver a place which reinvigorates the gateway location and the important place it creates for the community, comprising industry partners, staff, students, visitors and the neighbouring communities.

The gateway location will play a key role in connecting the traditions of the Camperdown campus to the “campus of the future”, on the “urban renewal ready” Darlington campus. The capacity for an integrated campus, connected to surrounding neighbourhoods, with jobs, services and cultural and creative activities, is one which will support new models of learning, research, industry and innovation partnerships.

As part of collocating teams, currently dispersed across the campus into a new collaborative workplace, the F23 building is an important catalyst for change. It plays an important part in facilitating the University leadership team’s commitment to innovation and cultural change. (Figure 1.12)

The LEES 1 building which consolidates teaching and research teams in the Life, Earth and Environmental Sciences disciplines. Its focus on transparency and connectedness, delivers a building which puts “science on display” at the University’s front door, responding to the University’s strategy to engage with the broader community and to attract the best research and industry partners. (Figure 1.13)

F23 Admin Building – Relocations within campus

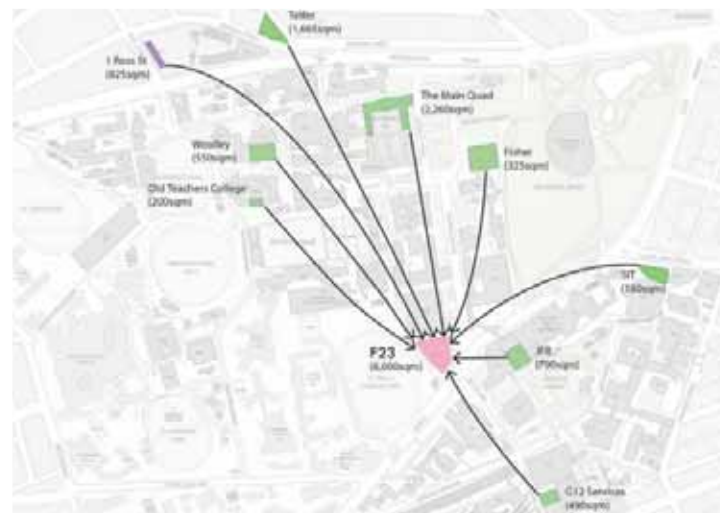


Figure 1.12
Campus Plan showing the proposed relocations into F23

LEES – Relocations within campus

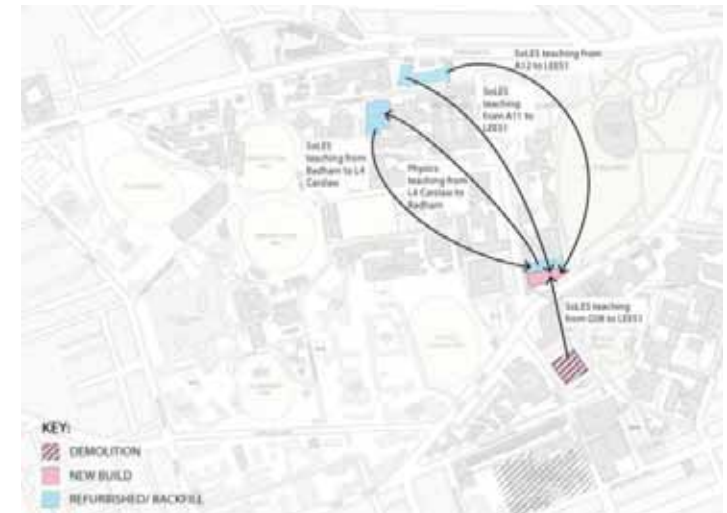


Figure 1.13
Campus Plan showing the proposed relocations of Science teaching facilities

Design of the F23 and LEES 1 buildings is being undertaken by Grimshaw Architects and Rice Daubney, respectively. They have prepared detailed architectural reports, listed below, which articulate their design response to the campus context, to the University’s vision and the “opportunity to deliver two buildings as a coordinated, cohesive entry to the University of Sydney”:

- Architectural Design Report for LEES 1 Building, prepared by HDR / Rice Daubney
- Architectural Design Report, Prepared by Grimshaw

The architectural design reports, referred to above, set out in detail the site analysis and design principles which have informed the development of both built form concepts, and their relationship to the public

domain, the heritage context and positioning the campus for the future.

This report highlights design analysis and response which responds to the campus context, the Gehl design principals and the University’s vision for the future.

ANALYSIS

Built form

How buildings respond to SEARS

The design of the proposed F23 and LEES 1 has been developed from concept to developed design giving consideration to context and site, heritage context and curtilage, alignment and vistas, and public domain.

The site as shown on Figure 1.14 has a diagonal frontage with City Road, which is main highway to the south from the City. The site is the main gateway for pedestrian access through the Darlington Campus from Redfern Station. The site has a number of existing buildings including the stripped gothic revival Madsen and late modern Chemistry and Carslaw Buildings.

Figure 1.14
Aerial view showing the location for the proposed F23 and LEES 1

Context and Site



Figure 1.15 Existing view from Butlin Avenue to the F23 site with Madsen in the centre and Carslaw on the right



Heritage

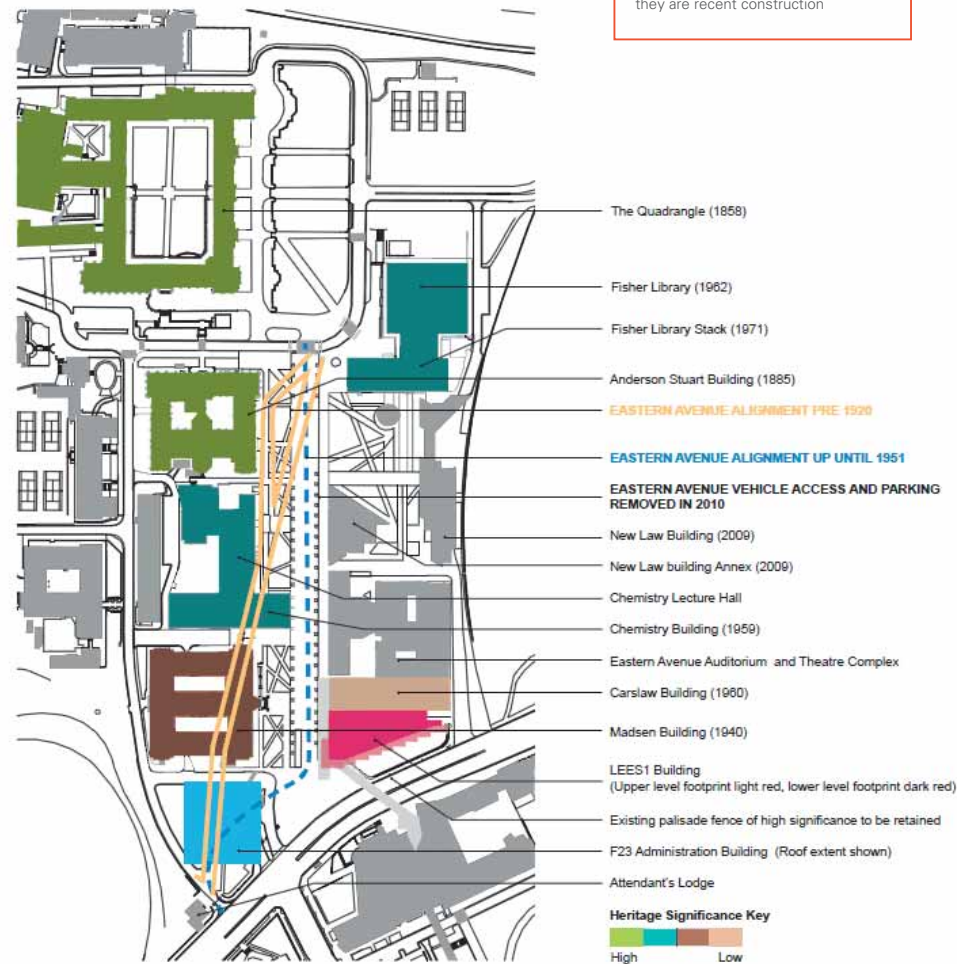




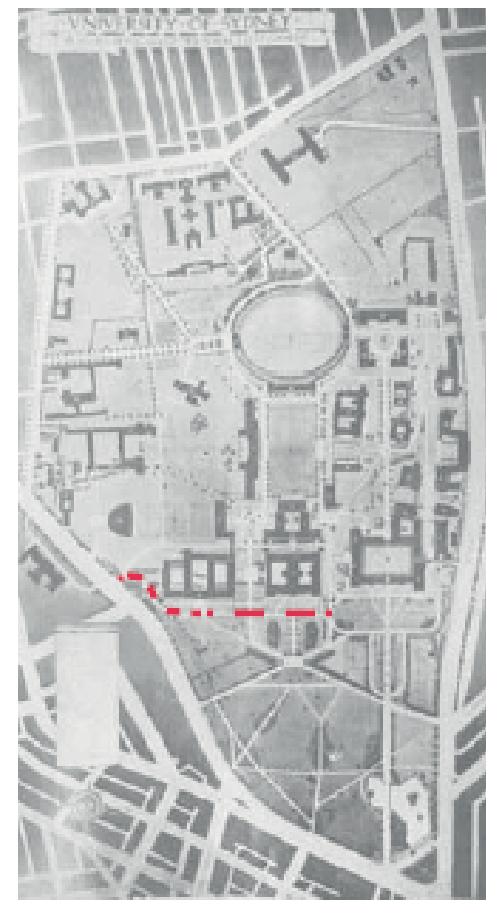
Figure 1.18
1919 Plan of Building and grounds as existing. Note the alignment of the boundary with Victoria Park and City Road Entrance. Note the shaded building outlines are the proposed new buildings from the Government Architects (George McRae) Office masterplan of 1913 (Source: Harris, K. R., 1930, 'The Work of Leslie Wilkinson' in Art in Australia, Plate 4)

Figure 1.19
Aerial Photo c1930 showing the original boundary with Victoria Park and entrance from City Road



Figure 1.19
Aerial photograph of the University of Sydney and Victoria Park (c.1943) showing progress of the Madsen Building prior to construction of eastern Avenue and new entries on City Road. (Source: City of Sydney Archives)

Figure 1.21
Professor Leslie Wilkinson's Master Plan, 1920 to be compared Figure 1.17 and 1.20. Figures 1.17 to 1.21 show the development of the campus between 1920 and 1943 demonstrating the incremental change typical of development on the Campus. (Source: Harris, K. R., 1930, 'The Work of Leslie Wilkinson' in Art in Australia, Plate 4)



Alignment and Vistas

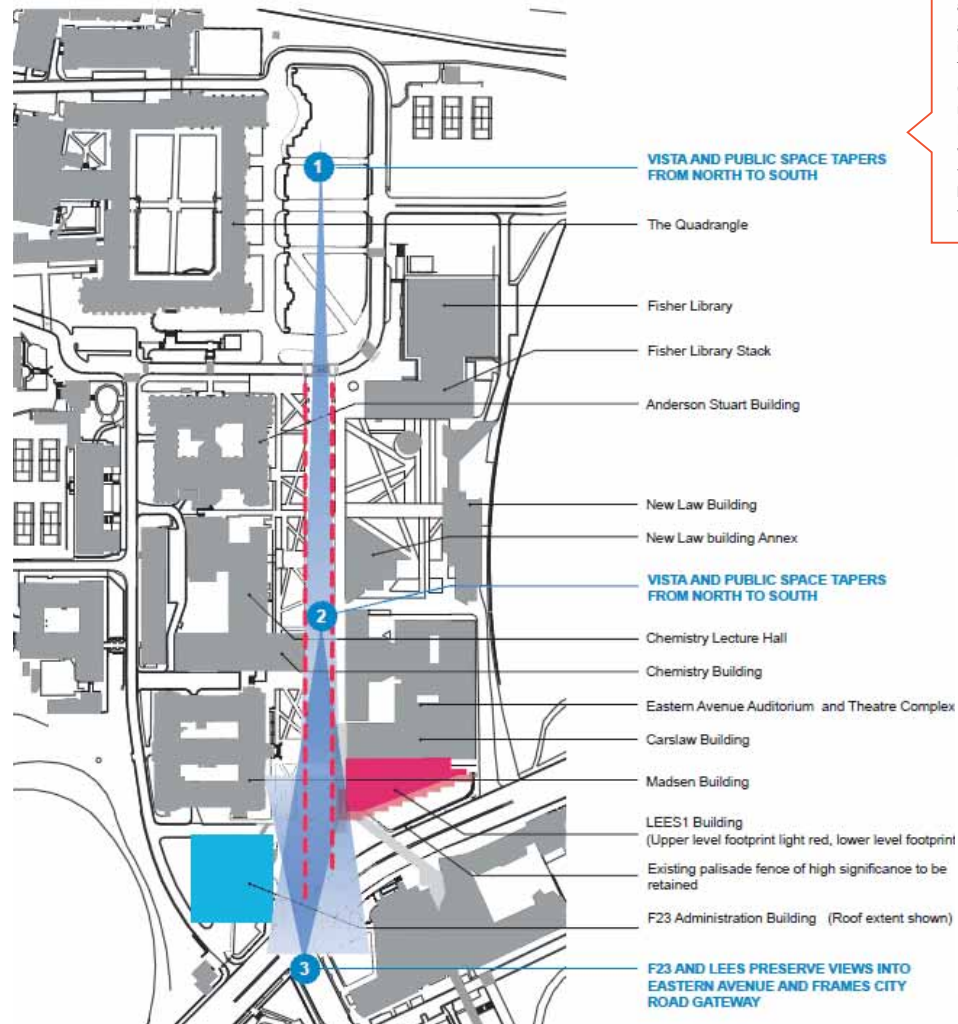
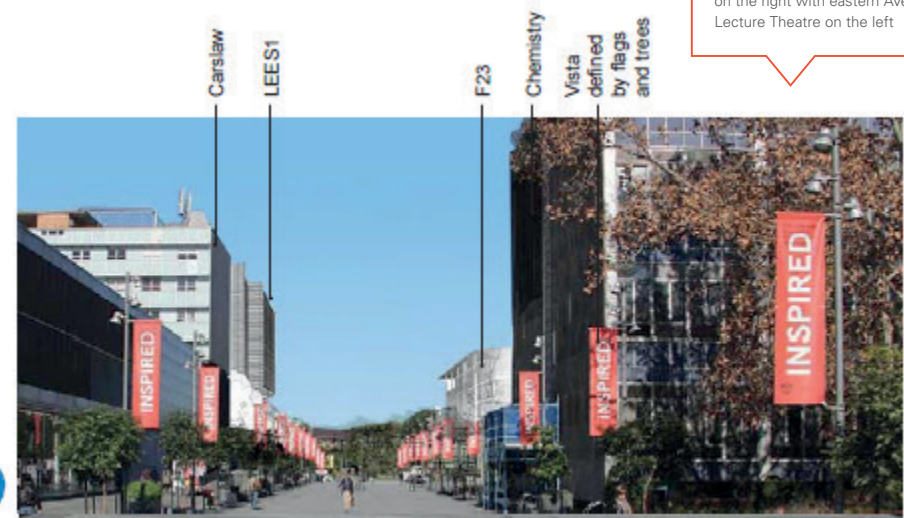


Figure 1.22

Plan showing existing buildings and Eastern Avenue with the proposed footprints for F23 and LEES 1. The view alignment and building alignment are shown. Eastern Avenue is identified as a significant axis and view vista. The western alignment with the front of the Great Hall is a historic alignment that will be retained with F23 footprint. The view of the Madsen Building from City Road is a desirable view that becomes obvious when viewed from outside the Jane Foss Russell Building but this view is not an identified view vista in the Grounds Conservation Management Plan



Public Spaces

Figure 1.24

Site Plan for F23 and LEES 1 showing existing and proposed outdoor 'rooms' and new entrance from City Road to Eastern Avenue

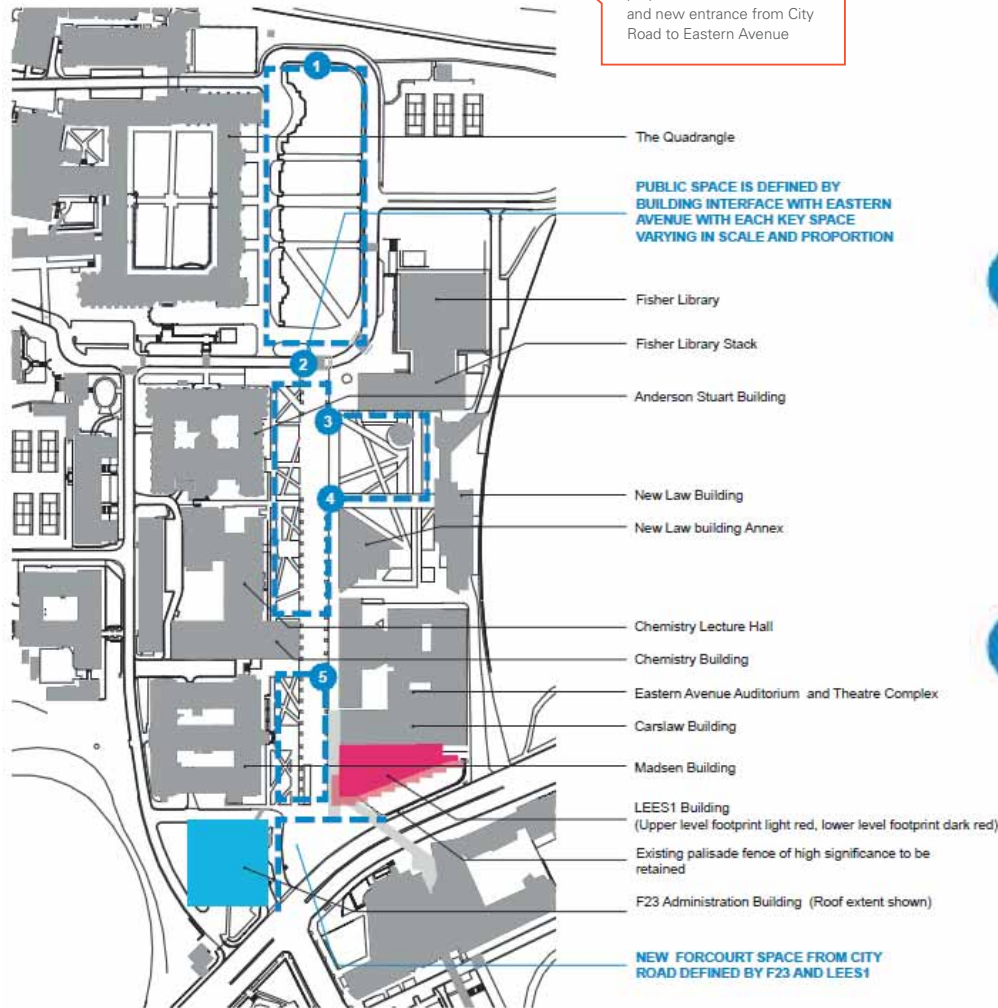


Figure 1.25

View 4: Chemistry Building from Eastern Avenue. Note how madsen is completely screened from view. View 5: Madsen Building with City Road and the Institute Building in the distance



DESIGN RESPONSE

The site analysis for the site shows the opportunity for the creation of a space or 'open room' on the intersection of Eastern Avenue and City Road. The architect proposes to face the arrival areas of both F23 and LEES1 facing this intersection. This will also create a perception of enclosure in the space between Madsen and Carslaw (Figure 1.27). Thus a new formal pedestrian arrival apron is proposed for the splayed junction between Eastern Avenue and City Road. This will involve the removal of the 1950s gates and relocation of the Victoria Park gates to another location on Barff Road (Figure 1.29).

Figure 1.26
'Cultural soft landscape significant trees and types of open spaces and landscapes. This shows the trees along City Road on the LEES1 site as being ranked 'high' and 'moderate'. (Source: P90 Grounds Conservation Management Plan 2014)

Campus Morphology and Eastern Avenue

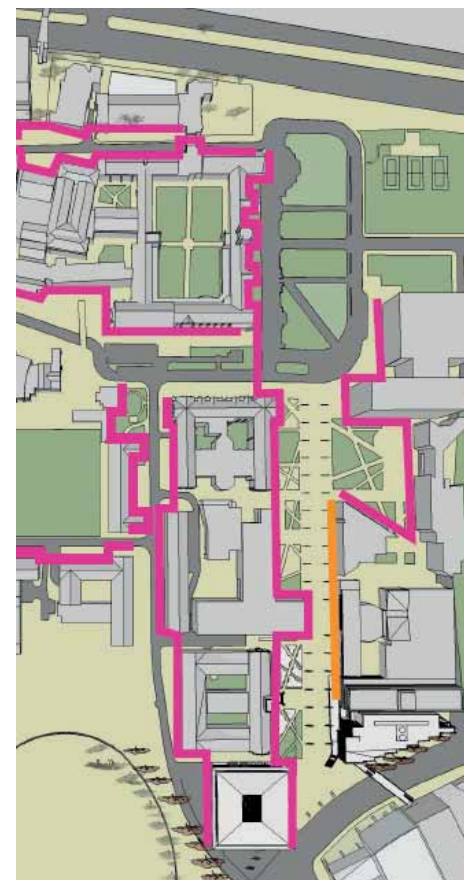


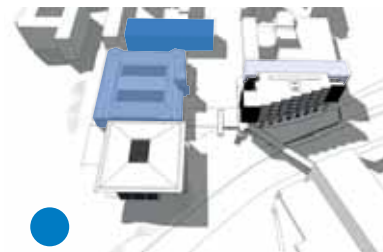
Figure 1.27
Proposed and existing building alignment. The proposed alignment shows the F23/LEES 1 'gate'

Figure 1.28

View west along City Road looking towards LEES 1 and F23 in the background. This view shows the retained significant trees



Heritage context and response



- A** Chemistry Building of high historical significance being notable early example of curtain wall construction.
- B** F23 aligns to predominant face of Madsen Building, respecting the heritage alignment.
- C** Madsen Building of moderate historical significance.
- D** Carslaw Building of low historical significance.
- E** Attendants Lodge of high historical significance. A University building located at the end of the original Fisher Road, and later gifted to St Paul's College.
- F** Heritage fence line repositioned.

Figure 1.30

View of F23 and LEES 1 from Butlin Avenue looking across intersection with City Road. Note the use of transparent screen on F23 and edge of LEES 1 on the right creating an obvious 'gateway' to Eastern Avenue

Figure 1.29

Site plan for the F23 and LEES 1 showing adjoining buildings and proposed setbacks. Note the alignment between the Madsen 'tower' and F23

Response to public domain context

F23 and LEES 1 Response to Public Domain context

Extract LEES 1 Urban Design report for F23 and LEES 1 Projects, Feb 2016

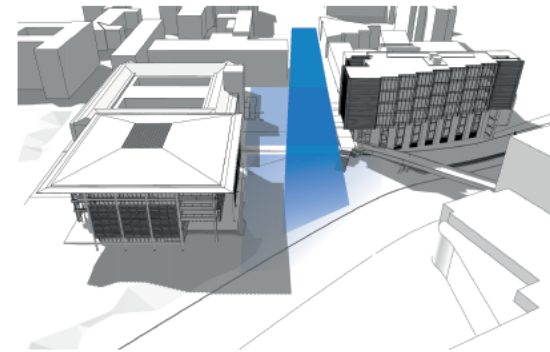
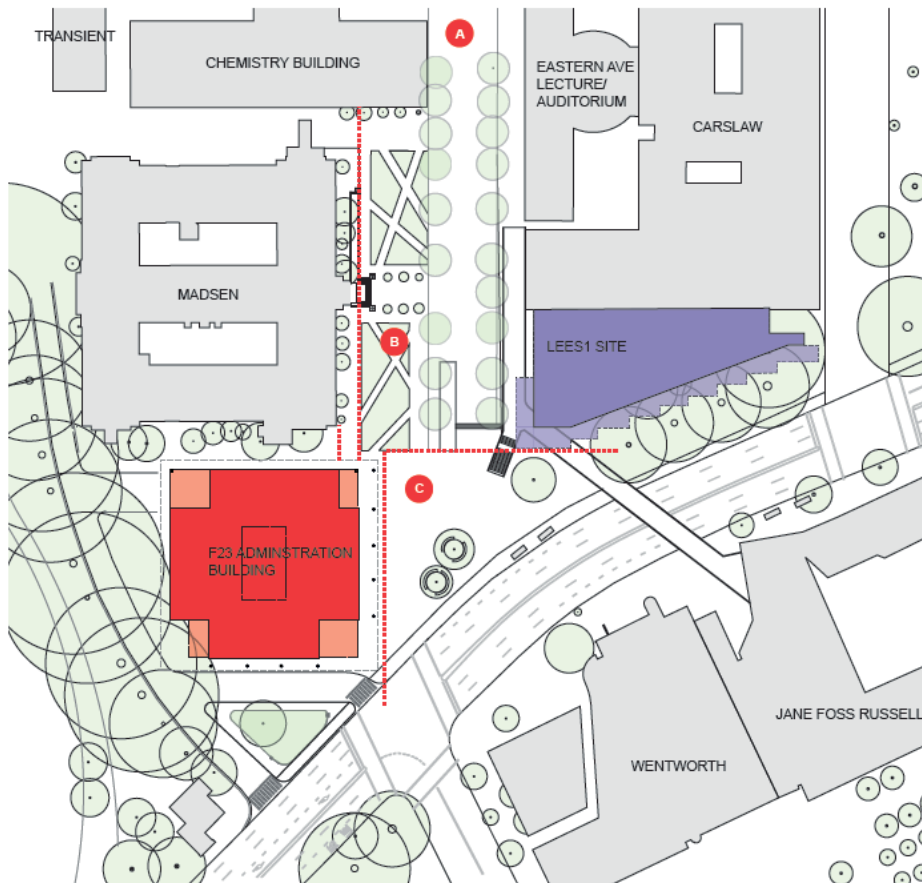


Figure 1.31

Site Plan for F23 and LEES 1 showing the open space facing City Road enclosed on two sides to define the entrance the 'entrance' to Eastern Avenue. The lighter shade blue indicates a new outdoor 'room' created for the Madsen Building frontage which faces LEES 1. The LEES 1 has been designed with an overhanging 'edge' with F23 and reinforce the view corridor

- 2** DEFINE PUBLIC REALM
- A** Maintain Eastern Avenue pedestrian access and connection to public spaces adjacent to Chemistry, Law School and the Quad.
- B** F23 aligned with Madsen Building, providing wider vistas down Eastern Avenue
- C** Relationship of F23 and LEES1 to define City Road edge of Campus and frame entry to Camperdown campus.



Figure 1.32

View facing north east to F23 (foreground left) and LEES 1 (centre) from City Road. Note contrast between F23 and LEES 1 facades is deliberate device to create a 'gate' to Eastern Avenue

F23 and LEES 1 design interface and relationship
framing Eastern Avenue, setting the principles for a link to the Darlington Campus and a transition from the old to the new



Figure 1.33

Axonometric view west of F23, LEES 1, Madsen, Carlsaw Building and proposed entrance to City Road with the entrance and outdoor 'room' for madsen shown hatched and shaded

The creation of a new "place" at the City Road campus gateway, as one of a series of "landscaped rooms" along Eastern Avenue, restores the importance of this significant campus entry (Figure 1.31 and 1.33). The opportunity to deliver an energised, future focussed gathering place in front of the new administrative heart of the University will be a key focus of ongoing work. The respectful intervention of the two contemporary building design concepts will be refined in the ongoing design development process to deliver both high quality built form and rich placemaking outcomes.

The welcoming internal and external spaces of F23 alongside the transparent "science on display" character of the LEES 1 building establishes the

parameters for a vibrant and campus gateway and link between the heritage character of the Camperdown campus and the future campus which will be realised on the Darlington campus.

7. GEHL PLACEMAKING

ONGOING PUBLIC DOMAIN DESIGN DEVELOPMENT AND PLACEMAKING PROCESS

The Gehl placemaking scope of work incorporates the broad range of University and campus objectives, informing the development of a placemaking framework to guide the design of public places and built form. It includes activation strategies and engagement with our neighbours, partners and the broader community.

It also responds to the Wingara Mura strategy, which seeks to integrate the rich cultural history of the Aboriginal and Torres Strait Islander into the campus life, as part of the placemaking and public realm outcomes. To date that strategy has highlighted the importance of welcoming places, gathering places, porous places, burred edges and the capacity to change and evolve over time, all key principles placemaking as well as responding to the Wingara Mura strategy.

To date, the design teams have developed a set of building edge design principles which respond to the Gehl strategies including:

- Transparency and connectivity between internal and external spaces
- Buildings in the round, with opportunities for activation and engagement with public realm
- Visual connections which optimise opportunities for “learning on display”
- Welcoming places which invite people in
- Internal and external gathering places to encourage activity and diversity
- Encourage people to walk or cycle

The Gehl team will work with the project teams to develop a place strategy which enhances the campus, which reflects its commitment to innovation and excellence and which connects today's campus to the future at a creative new gateway to the campus.

8. CONCLUSION

The F23 and LEES 1 building design concepts have been developed, by the respective design teams, in response to the overall campus context, the evolved campus masterplan and detailed analysis of site constraints and opportunities associated with this significant gateway location.

The project specific architectural reports detail the design rationale for each building, its response to location and context and the contribution to the location's gateway function.

This report highlights the University's commitment to a holistic approach to campus place making outcomes and focussed integrated design development and review process.

The engagement of Gehl Architects to develop a campus wide placemaking framework and implementation process, to deliver design excellence and a rich campus experience focussed on the life between buildings, will incorporate detailed consideration of the campus arrival place, and the two buildings which define that gateway, as a key priority.

Other references:

1. Urban Design Report for F23 and LEES 1 Projects, February 2016
2. Urban Design Report for LEES 1 Building (Rice Daubney) Feb 2016
3. “LEES 1 Project - Architectural Design Statement: Eastern Avenue Cantilever” March 2016
4. F23 Design Excellence Report, (Grimshaw) Feb 2016

Appendix:

1. CIS Design Excellence Process

APPENDIX

SUMMARY OF CIS DESIGN EXCELLENCE P FOR THE F23 and LEES PROJECTS

CIS DESIGN EXCELLENCE POLICY

1. The University of Sydney is committed to ensuring that design excellence outcomes are delivered on all infrastructure projects.
2. The University's Campus Infrastructure & Services (CIS) department is responsible for the Design Excellence Review Process with all project teams, and to support them in ensuring that the delivery of design excellence outcomes on all new and refurbishment projects on the campus is achieved.

Design Excellence Criteria

3. The CIS project teams are responsible for ensuring that the Design Excellence Policy is adhered to and informs the architect selection, the design process, and the final design outcome.
4. Project teams are responsible for ensuring that the University's Design Excellence principles (aligned with those of the *Sydney Local Environmental Plan 2012* – Clause 6.21), take into account the campus context, and deliver the highest standard of architectural, urban and landscape design, and consideration of the following criteria:
 - (a) a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,
 - (b) whether the form and external appearance of the proposed development will improve the quality and amenity of the public domain,
 - (c) whether the proposed development detrimentally impacts on view corridors,
 - (d) how the proposed development addresses the following matters:
 - the suitability of the land for development,
 - the existing and proposed uses and use mix,
 - any heritage issues and streetscape constraints,
 - the location of any tower proposed, having regard to the need to achieve an acceptable relationship with other towers (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form,
 - (e) the bulk, massing and modulation of buildings,
 - (f) street frontage heights,
 - (g) environmental impacts, such as sustainable design, overshadowing and solar access, visual and acoustic privacy, noise, wind and reflectivity,
 - (h) the achievement of the principles of ecologically sustainable development,
 - (i) pedestrian, cycle, vehicular and service access and circulation requirements, including the permeability of any pedestrian network,
 - (j) the impact on, and any proposed improvements to, the public domain,

- (k) the impact on any special character area,
 - appropriate interfaces at ground level between the building and the public domain, and
 - integration of landscape design.

THE F23 AND LEES DESIGN PROCESS

5. CIS applies competitive design processes for all major projects in ensuring that design excellence outcomes are achieved.
6. The following competitive design excellence and peer review processes were undertaken during the design process of the F23 Administrative Building and LEES Building projects (both *State Significant Development* projects):

Stage 1: A Concept Design competition was held to inform the initial concept/reference design including SEARs application to the Department of Planning & Environment (DPE);

Stage 2: A Design and Construction Competition was held, with a combined architect and contractor team. The tendered design was based on the Stage 1 winning concept design, together with design / project brief changes reflecting feedback from Government agencies at SEAR stage

Stage 3: Independent Peer Review: Independent architecture and heritage peer reviews were undertaken by Howard Tanner AM LFRAlA (awarded heritage architect who is also listed on the University's CIS pre-qualified panel) to provide external, non-Government Agency professional design advice, and to test the designs against the Design Excellence Criteria as outlined in the previous section.

Stage 1: Concept Design/Reference Scheme:

7. The design competition processes for F23 and LEES projects was in the form of an invited architectural design competition for the development of a concept reference scheme. The invitation was extended to the following four (4) architectural companies, all listed on the University's pre-qualified Architecture Panel for 'Buildings over \$10M', with demonstrated design excellence in the fields of laboratories, large complex buildings, civic and University buildings, as follows:
 - PTW Architects
 - Cox Richardson
 - Warren & Mahony
 - FJMT
8. The design competition was a University paid invitation to ensure the architects were able to dedicate appropriate resources, to produce design outcomes worthy of a significant university gateway project.

Judging of Concept Design Competition:

9. A CIS evaluation Committee was established, chaired by independent architect **Paul Berkmeier** (then National President of the Australia Institute of Architects). The full committee members were:

- Paul Berkmeier Chair
- Michael Tawa University Professor at the Faculty of Architecture
- Alan Crowe CIS Design Manager, Architect
- Victoria Bolton CIS, Architect
- Sharon Roes CIS, Precinct manager
- Jasmine Chambers Representative from the Faculty of Science
- David Pacey Secretary to University of Sydney Senate

10. The Committee assessed all schemes against the design excellence criteria and recommended the selection of Warren & Mahony Architects to prepare the concept reference scheme.

11. The Warren & Mahony reference scheme was developed in response to rigorous and ongoing design reviews held by the independent design manager on each of the projects, together with the CIS design review panel, and eventuated in the package being forwarded to the Department of Planning & Environment (DPE) in seeking Secretary Environmental Assessment Requirements (SEARs), and in confirming the project as a State Significant Development.

12. By letter dated 28 May 2015, DPE confirmed that both projects qualified as SSD and forwarded comments provided by other Government agencies regarding the formal documentation and preparation of the SSD application.

13. In its correspondence and through conversations, DPE encouraged the University to consider a number of design amendments, as expressed by the City of Sydney Council and the Heritage Council, including (but not limited to):
- a. Deletion of the extension of the City Road footbridge across Eastern Avenue in order to preserve the heritage, conservation and urban design significance of Eastern Avenue;
 - b. Building setbacks and re-alignments;
 - c. Preservation of significant and mature trees along City Road and Fisher Road

Stage 2 Design & Development:

14. As a consequence of the significant design reconsiderations sought by various Government agencies, as outlined above, it was seen by the University to be a major change to the brief in terms of site constraints and built form, and therefore the University decided to produce an amended brief and a Stage 2 design competition.

15. Due to the delay to the programme as a result of the brief changes, the Stage 2 competition was held as a design and construct submission, to ensure not only design excellence but also certainty in delivery.

16. Invitations were extended to six (6) contractual companies across the two projects. Warren and Mahony (the original design competition winners) were invited to resubmit. The following architects submitted competition design proposals:

- Warren and Mahony (original design competition winners)
- Grimshaw architects
- Nettleton Tribe
- Fitzpatrick and Partners
- Lahznimmo architects
- HDR Rice Daubney
- Woods Bagot

17. A Tender Evaluation Committee was established comprising professional disciplines and faculty representatives to review the tenders. The panel was chaired by independent Greg Incoll, Managing Director Sagent P/L.

Alongside the evaluation team were independent expert advisors together with the Design Excellence Review Panel. The Design Excellence Review Panel provided independent architectural, urban design and heritage commentary and advice to the evaluation committee.

Design proposals were also reviewed against the criteria as set out in the University's Design Excellence Policy and the embedded principles, together with the University's *Design Standard for Building and Architecture*.

18. The Tender Evaluation Committee resolved to award the successful contracts as follows:

a. Grimshaw architects for the F23 Administration building

The final design excellence evaluation report commented:

"With a commitment to excellence in the design development process, the proposal can deliver a landmark building, and an effective gateway element which marks the transition between the traditional Camperdown campus, and a new integrated town centre and learning campus in the Darlington precinct. It has the potential to enhance the University's brand and reputation"

b. HDR/Rice Daubney architects for the LEES building

The final design excellence evaluation report commented:

"Superior design outcome and the design team are clearly more skilled and experienced..... effective planning solutions, superior to the reference design."

"Creative response to defining "front door" and effective sense of arrival."

"Delivers internal planning design excellence outcomes."

19. Overseeing the Stage 2 process was Probity Advisor Sarah Mullens from O'Conner Marsden to observe, review and provide guidance on the probity framework and processes associated and undertaken with the project, and to provide opinions and guidance.

External Consultation process

20. During the design development stage of the projects, consultation was held with the City of Sydney and the executive board of the NSW Heritage Council.

The appointed architects presented their developed schemes, demonstrating the design changes that had occurred from the original reference design as requested by the agencies, and explained their design approach and responses and how they had achieved design excellence.

Some further design comments were provided by both agencies, which were considered by the University and the architects, and were responded to in revisions to the final proposals.

Stage 3: Independent Peer Review

To ensure the advice from the Government Agencies and the Design Review Panel had been adequately and appropriately addressed, and that design excellence had in fact been achieved, CIS engaged a highly regarded and award winning architect with extensive heritage expertise, Howard Tanner AM LFRAIA.

21. The peer review included a number of round table discussions with each of the project architects, the project design managers and CIS architects resulting in the final design proposals submitted as the SSD's.

Ongoing design review process

22. CIS are committed to an ongoing design review process, to ensure design intent, quality, detailing and project delivery is consistent with the aspirations of Design Excellence.

Conclusion

23. The University concludes that this design competition process and independent architecture and heritage peer review have resulted in final designs for both projects that acknowledge and satisfactorily resolve those design issues raised by the City of Sydney and the NSW Heritage Council.
24. The University believes the design excellence and design competition processes has achieved noteworthy and meritorious design outcomes for both buildings.
25. The proposals both responded positively to the advice provided by the Government agencies during SEAR and pre-SSD lodgement phases, and in meeting the design excellence criteria established by both the University and the *Sydney LEP 2012*.



THE UNIVERSITY OF
SYDNEY

