



File: SF17/31974
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Your Ref: SSD 8114

Mr David Gibson
Team Leader
Social Infrastructure Assessments
Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

Sent by e-mail to: Brent Devine <Brent.Devine@planning.nsw.gov.au>

Dear Mr Gibson

RE: Lindfield Learning Village, 100 Eton Road, Lindfield (SSD 8114) – Notice of Exhibition

I refer to your letter dated 21 June 2017 inviting comments on the above State Significant Development application including the Environmental Impact Statement (EIS) for the proposal involving the following works:

- Internal reconfiguration and refurbishment of the former UTS Ku-ring-gai Campus to create:
 - new learning spaces for the Lindfield Learning Village, accommodating approximately 2,100 students from Kindergarten to Year 12;
 - childcare facilities for 94 children; and
 - administration facilities for Aurora College (distance education);
- minor external alterations to revitalise the existing building facades;
- upgrades to the existing facilities and car parking to address the BCA and access requirements; and
- landscaping and open space throughout the site.

The the former UTS Ku-ring-gai Campus (originally the William Balmain Teachers College) is not currently listed on the SHR. However, the site was included in the priority list endorsed by the Heritage Council on 4 September 2013 under the Modern Movement theme to be progressed for State Heritage Register (SHR) listing.

The adaptive reuse for a Learning Village for primary and secondary school is compatible with the site's original use as the William Balmain Teachers College. The design of the external additions in terms of the pavilion type style, 'origami' themed character, low scale, materiality and engaging bright colour scheme will add an identifiable contemporary layer to the heavy Brutalist styled building but will maintain the unified appearance of the building's exceptionally significant exterior form and massing. As there no major change to the overall height, bulk, scale and setbacks of the building, the proposal will not impact on any significant views.

The following comments are provided:

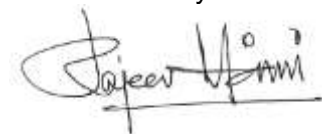
- A suitably qualified and experienced heritage consultant should be nominated for this project. The nominated heritage consultant should provide input into the detailed design resolution and conservation methodologies adopted to minimise impacts to heritage values.

- New works should be designed to be reversible in the future.
- A schedule of conservation works should be prepared for the existing building and implemented as part of the project.
- Proposed maintenance works including cleaning of the concrete facades should be guided by appropriate methods prepared by a qualified heritage consultant.
- A detailed grading of significance, from exceptional through to intrusive, should be prepared in accordance with the Heritage Council's publication *Assessing Heritage Significance 2001*, p11 to guide the design so that significant building fabric, spaces and elements are protected. These include and are not limited to the timber ceiling of the existing library area, spiral stairs between level 2 and 3 and all built in furniture. Original floor finishes including the 'green' carpet, which is integral to the design intent of connecting the interiors to the outside, should be retained or replaced as required with like for like replacement.
- An Interpretation Strategy for the building should be prepared to guide how information on the history and significance of the building will be provided for the students and the general public. The Interpretation Strategy should identify the types and locations of interpretive media that will be installed as part of this project.
- A photographic archival recording of the building should be prepared prior to the commencement of works, in accordance with the NSW Heritage Division publications *How to prepare archival records of heritage items* and *Photographic Recording of Heritage Items using Film or Digital Capture*. A copy should be provided to the Heritage Division, Office of Environment and Heritage.
- It is noted that the project's landscape philosophy was developed in consultation with Bruce Mackenzie, the original landscape architect. David Turner, as the former NSW Government Architects Branch project architect, should also be consulted so that the design intent of both architects is maintained through the project.

The Secretary's Environmental Assessment Requirements (SEARs) dated 16 December 2016 required that the EIS include an assessment of the potential archaeologically significant areas associated with the development. The EIS does not address historical archaeology. Therefore, this information should be provided prior to further consideration of the proposal.

If you have any questions regarding the above advice, please feel free to contact Shikha Jhaldiyal, Heritage Officer, Heritage Division, Office of Environment and Heritage, at e-mail: shikha.jhaldiyal@environemnt.nsw.gov.au on telephone: 9873 8545.

Yours sincerely



Rajeev Maini
 Manager, Conservation
 Heritage Division
 Office of Environment & Heritage
As Delegate of the NSW Heritage Council
 11 August 2017