



Our Ref: DOC17/504480

Ms Karen Harragon
Director
Social and Other Infrastructure Assessments
Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

By email: megan.fu@planning.nsw.gov.au

Dear Ms Harragon

RE: Notice of Exhibition – Health Precinct Stage 1 Development, The University of Sydney, Camperdown Campus (SSD 7974)

I refer to your letter dated 9 October 2017 inviting comments from the Heritage Council of NSW and advice on recommended conditions for the above State Significant Development application for the Health Precinct Stage 1 Development located at The University of Sydney, Camperdown Campus. Key elements of the proposal include:

- site excavation and earthworks to accommodate the proposed building footprint.
- construction of a new nine level education building (including a plant level), comprising teaching spaces, offices, research and clinical space, meeting rooms, support areas, car parking and associated plant for the co-location of the Faculty of Health Sciences, the Faculty of Nursing and Midwifery and the Central Clinical School.
- associated tree removal, landscaping works and utilities and infrastructure connection works.

The University's Camperdown and Darlington campuses are currently not listed on the State Heritage Register (SHR) and there are no SHR items within the proposed development site or within the vicinity of the site. However, it is noted that a nomination for Sydney University to be listed on the State Heritage Register (along with site specific exemptions agreed to by the University which exempt all works and activities in accordance with a current and valid development consent in force at the date of gazettal) will be going to the Heritage Council meeting on 6 December 2017 as a 'Recommendation to List'.

The DA including the Environmental Impact Statement (EIS) prepared for the Susan Wakil AO Health Building, Health Precinct Stage 1, dated September 2017, prepared by URBIS and the Statement of Heritage Impact (SoHI) dated August 2017 prepared by Ian Kelly, Heritage Consultant for Campus Infrastructure and Services, have been reviewed, and the following comments are provided:

- The EIS notes that the proposed development has been designed to ensure that the footprint and building form of the development would be fully contained within the previously approved SSD 6123 Campus Improvement Program Stage 1 building envelope. SSD 6123 involved a concept plan that identified campus development including a range of land uses and precinct building envelopes and was approved by the Minister of Planning on 16 February 2015.

No comments are, therefore, provided on the proposed built envelope, scale and footprint of the development as it will be fully contained within the previously approved SSD 6123 envelopes.

- The Heritage Division has reviewed the assessment provided by the SoHI and raises no objection to the proposed development. The SoHI addresses the requirements of the SEARS in relation to heritage. It includes an assessment of the impacts of the proposed development on the heritage items on the site (including the Blackburn Building), adjacent heritage items, the cultural landscape, significant views, potential Aboriginal and non-Aboriginal archaeology and the character and heritage of the University of Sydney, University Colleges and Victoria Park as connected landscapes, against the policies in the updated The University of Sydney Grounds Conservation Management Plan, 2017 (GCMP). The SoHI states the proposed development will reinforce connections visually and physically between its immediate neighbours and the rest of the University thereby improving its overall character. It is further noted that the final design is a result of a competitive design process consistent with the City of Sydney's *Invited Competitive Design Alternatives Process* and a Design Peer Review in pursuit of design excellence standards.
- SSD 7974 includes reports, Archival Photographic Heritage Recording Blackburn Building, University of Sydney, dated August-September 2017 prepared by Heritagephotos Pty Ltd and a Heritage Interpretation Strategy, dated 31 August 2017, prepared by Urbis, to satisfy Conditions of Consent for previously approved applications. These reports are mitigation measures for the demolition of the Blackburn Building (1931-33). These documents are considered to adequately meet the requirements of the SSD conditions.
- It is noted that the intent of the Interpretation Strategy is to inform and guide interpretation planning and further work is required to develop and implement interpretation as part of the project. It is, therefore, recommended that if the project is approved, DPE should include the following conditions regarding interpretation:

A Heritage Interpretation Plan with implementation details and designs, based on the Heritage Interpretation Strategy Blackburn Building University of Sydney, dated 31 August 2017 prepared by Urbis is to be submitted for assessment and approval.

The recommendations of this Heritage Interpretation Plan, once approved, must be implemented, to the satisfaction of DPE, prior to the issue of an Occupation Certificate or the commencement of the use, whichever is earlier.

- The SEARs included a requirement to 'address any archaeological potential and significance on the development site and the impacts the development may have on this archaeology.' The SoHI section 6.6 'Potential Historical Archaeology' has considered archaeological work and reports over the past decade and notes that the GCMP concludes "the potential for archaeology, either Aboriginal or European, is considered to be low." (GCMP, p.81). The site for the SWAOHB was heavily excavated for the construction of the Blackburn Building (1931-33) and additional ground disturbance occurred when the adjacent Bosch buildings and forecourt were built in the 1960s. It is concluded that the historic archaeology potential of the site is Low, due to the site having been heavily disturbed.

The above Archaeological conclusion is considered reasonable. However, the Heritage Division recommends if the project is approved that DPE should include a condition regarding unexpected finds that would be 'relics' within the meaning of the NSW *Heritage Act 1977*. The following condition is recommended:

The Proponent must ensure that if substantial intact archaeological deposits and/or State significant relics are discovered, work must cease in the affected area(s) and the Heritage Council of NSW must be notified in accordance with s.146 of the Heritage Act 1977. Additional assessment and approval from DPE may be required prior to works continuing in the affected area(s) based on the nature of the discovery.

If you have any questions regarding the above advice, please contact Shikha Jhaldiyal, Heritage Officer, Heritage Division, Office of Environment and Heritage, at email shikha.jhaldiyal@environment.nsw.gov.au or on telephone: 9873 8545.

Yours sincerely



10/11/2017

Katrina Stankowski
A/Manager, Listings
Heritage Division
Office of Environment & Heritage
As Delegate of the NSW Heritage Council