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Our Ref: DOC14/127605

Department of Planning & Environment  
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Sent via email to: Peter McManus, Senior Planner, Industry, Key Sites & Social Projects  
<[Peter.McManus@planning.nsw.gov.au](mailto:Peter.McManus@planning.nsw.gov.au)>

Dear Mr McManus

## **EXHIBITION OF DEVELOPMENT APPLICATION FOR THE UNIVERSITY OF SYDNEY CAMPUS IMPROVEMENT PROGRAM STATE SIGNIFICANT DEVELOPMENT – SSD 13\_6123**

Reference is made to your correspondence dated 4 July and 8 July 2014 that was received by the Heritage Division, at the Office of Environment & Heritage (OEH), on 8 July and 11 July 2013 respectively. I note that your correspondence invites the Heritage Council to include advice on the recommended conditions of consent for The University of Sydney Campus Improvement Program—State Significant Development No. 13\_6123.

On 7 July 2014, The University of Sydney forwarded a copy of Grounds Conservation Management Plan (GCMP) titled '*The University of Sydney Grounds Conservation Management Plan*' (July 2014) to the Heritage Council for its consideration and endorsement, in accordance with the Director General's Environment Assessment Requirement No. 7 Heritage. This request runs in parallel with listing The University of Sydney on the State Heritage Register.

### **RECOMMENDATION**

**As delegate of the NSW Heritage Council, the Director of the Heritage Division recommends to the Department of Planning and Environment that any future approval for The University of Sydney Campus Improvement Program staged development application SSD 13\_6123 be conditioned in the following manner:**

### **CITY ROAD PRECINCT**

The GCMP (p 129) identifies the original sections of International House G06 consisting of the rotunda and residential slab block designed by prominent architects Bunning and Madden, as being of **high** significance historically, socially and architecturally.

- a) International House G06 is to be retained in any future development application.
- b) A Conservation Management Plan is to be prepared for International House G06 and

submitted with and future development application for the City Road Precinct.

- c) The proposed envelopes of the Wilkinson buildings fronting City Road should increase in height southwards from International House at a height of RL 50.6 to a maximum height of RL 67.35, which is the height of the St Michael's development at 150 City Road, and effectively a similar height to the Carslaw building that has a height of RL 66.0, thereby establishing a relationship with the main Campus buildings fronting Victoria Park.

## MEREWETHER PRECINCT

- a) 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 8.5 metres.
- b) The setback between the proposed new student accommodation and the Darlington Road terrace row to be increased from 4 metres to 6 metres.
- c) 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. These details are to be submitted with the development application.
- d) The proposed building envelope to Butlin Avenue edge to be set back a minimum of 6 metres from the street boundary so as to retain a landscaped edge behind the 19<sup>th</sup> century palisade fence and visually significant trees, and the envelope above RL 55.85 setback a minimum 10 metres.

## LIFE SCIENCE PRECINCT

- a) Buildings 1 and 2 envelopes to be setback a minimum of 3 metres behind the outermost pedestrian gatepost.
- b) Delete the aboveground link structure between Building 1 and 2 to maintain the identified significant Visual Axis (A5) located across western side of Camperdown Campus, linking Carillion Avenue to Ross Street.

## BUILDING FABRIC SURVEY

- a) Submit with any future development application a building fabric survey of International House (G08), Macleay Building and Botany Wing (A12), R.D. Watt Building (A04), Peter Nicoll Russell Building (J02), and Old School Building Darlington (G15) for a comprehensive understanding of condition, and the requirement for conservation and repair, for assessment and approval.
- b) The building fabric survey must include a façade condition survey and a schedule of internal and external conservation and repair works.
- c) The approved schedule of conservation works must be completed to the satisfaction of the Heritage Council's Delegate prior to the issue of an occupation certificate or the commencement of the use, whichever is earlier.

## PHOTOGRAPHIC ARCHIVAL DOCUMENTATION OF THE BLACKBURN BUILDING

- a) Prepare a digital photographic archival recording and documentation of the Blackburn Building and its 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).
- b) The digital photographic archival recording and documentation must be completed to the satisfaction of the Heritage Council's Delegate prior to commencement of the works.

## HERITAGE INTERPRETATION PLAN

- a) Submit with any future development applications an interpretation plan in accordance with Heritage Division's guidelines entitled '*Interpreting Heritage Places and Items: guidelines*' and policy entitled '*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.
- c) The approved interpretation plan must be implemented to the satisfaction of the Heritage Council or its delegate prior to the issue of an Occupation Certificate or the commencement of the use, whichever is earlier.

## ARCHAEOLOGY

- a) Address archaeology with any future development applications Policy 28 of the Grounds CMP in relation to sites of historical archaeological potential.

## THE UNIVERSITY OF SYDNEY CONCEPT LANDSCAPE PLAN

- a) Submit with any future development applications, reduced building envelopes that do not encroach on significant trees and open spaces graded **exceptional** and **high** that are identified in Figure 4.3 entitled '*Grading of significance: character areas and landscapes*' of The University of Sydney Grounds Conservation Management Plan dated July 2014.



Heritage Council



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Note: there is a conflict between building envelopes, footprints and the intentions of the landscape master plan. The proposed building footprints are typically smaller than the proposed envelopes, and the concept landscape plan relies on adherence to the proposed footprints, as opposed to the envelopes.

If you have any questions regarding the above matter please contact Michael Ellis, Heritage Officer at the Heritage Division, Office of Environment & Heritage, on (02) 9873 8572.

Yours sincerely

**Rochelle Johnston**

Manager Conservation

Heritage Division

Office of Environment & Heritage

**As Delegate of the Heritage Council of NSW**

**27/08/14**