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Dear David

**RE: University of Sydney, Campus Improvement Program 2014-2020
(SSD 13_6123) – Further Submission**

Thank you for your letter dated 4 July 2014 and the accompanying information, being the University of Sydney's response to submissions on the above mentioned application.

The City has reviewed the University's response and attached to this letter is our further submission for your consideration.

The University of Sydney is an integral part of the urban image of Sydney. The campus enjoys a unique position, setting and architectural quality that is not offered by the other universities in Sydney. The City is committed to an outcome that allows the University to develop and intensify without compromising the heritage and landscape value the campus presents to the wider City.

The City maintains through our principal submission and this further submission that the success of any future development depends on the strength of a comprehensive structure plan/framework for the campus. This overarching structure plan is still lacking in the CIP presented.

The University should develop a strong structure plan that defines a sequence of spaces within the campus. Each space should have a clear program and the building envelopes designed in a way to define the space and support that program. The structure plan should consider the diversity of spaces needed within the campus and their connectivity to the urban context outside the University walls. The internal, external, existing and proposed spaces should be considered as a whole.

The Structure Plan should sit above the level of the precinct based landscape concept plans or building envelopes already provided by the University. Many of the key concerns raised by the City in regard to building form, height, setback and footprint arise from the absence of this higher level piece of work.

Our particular concerns relate to the presentation of the Sydney University campus to regionally significant roads and view corridors along City Road, King Street and

Parramatta Road, and to the local contexts on Darlington Road and Shepherd Street.

Future detailed development applications for educational establishment that have a capital value less than \$30 million and any non-educational buildings and uses such as student accommodation and commercial tenancies, which are not strictly educational in nature, should continue to be submitted to the City of Sydney for approval as has been the case to date.

Should you wish to speak with a Council officer about the above, please contact Alistair Smith, Senior Planner, on 9265 9333 or at ASmith@cityofsydney.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'GJahn', written in a cursive style.

Graham Jahn AM
Director
City Planning | Development | Transport

University of Sydney Campus Improvement Program 2014-2020

SSD 13_6123

Further Submission to NSW Planning and Infrastructure
25 August 2014





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25 August 2014

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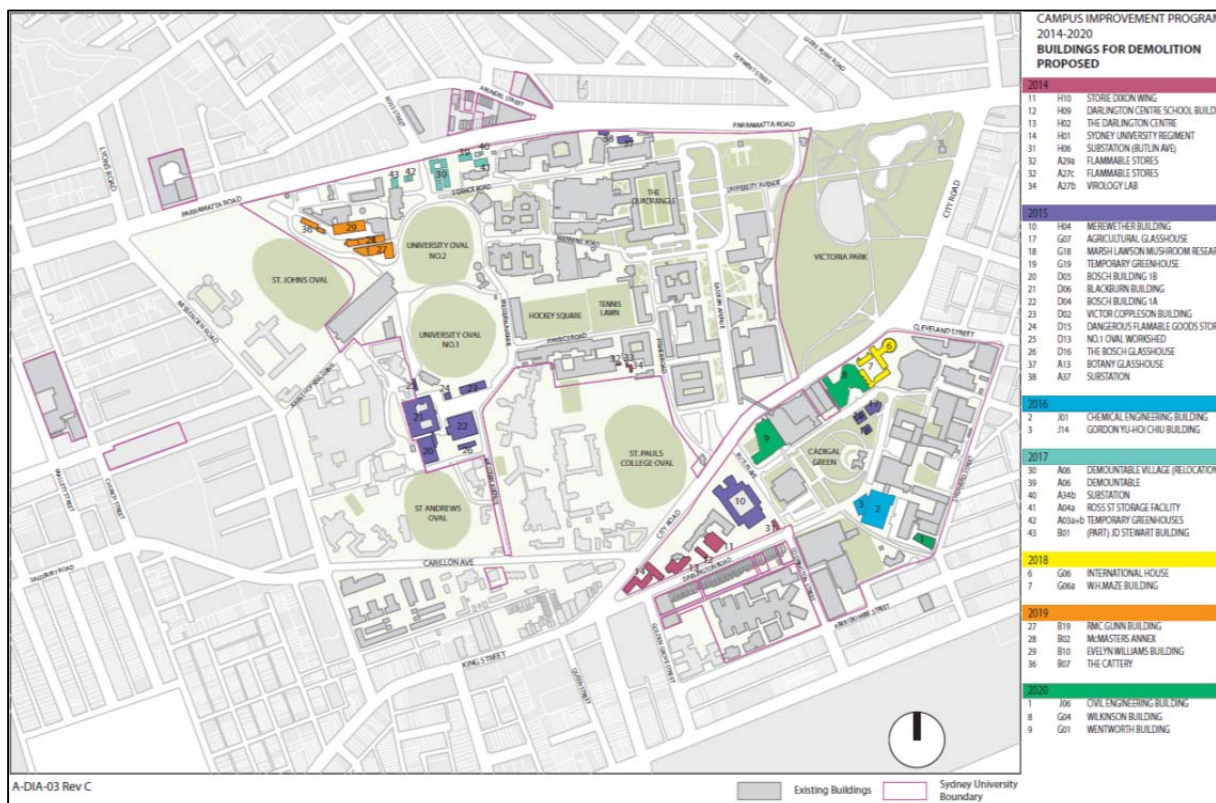
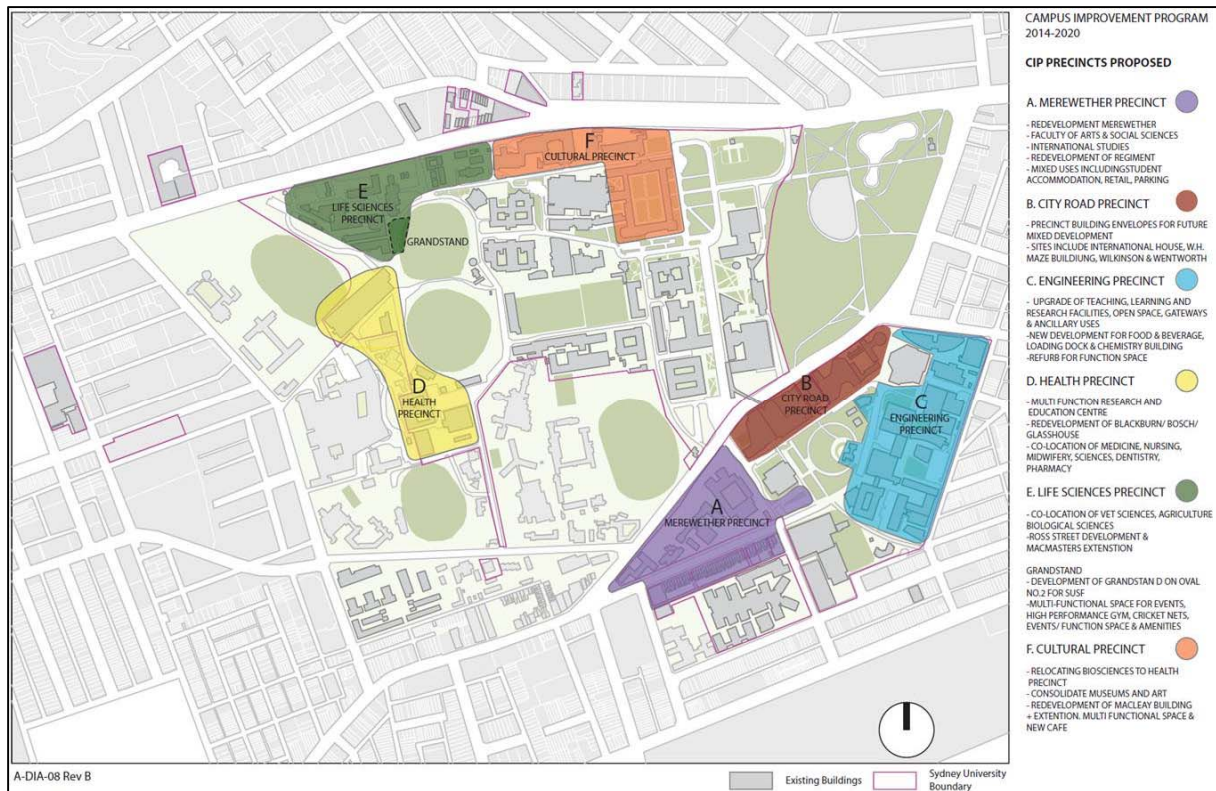


Figure 1.(top) - Proposed Development Precincts

Source: Proponent SSD Application

Figure 2.(bottom) – Proposed Buildings for Demolition

Source: Proponent Response to Submissions SSD Application

1.0 Executive Summary

The City of Sydney Council has been consulted and provided a principal submission dated 5 March 2014 in regard to the state significant development application (SSD 13_6123) for The University of Sydney's proposed Campus Improvement Program 2014-2020 (CIP).

The development application (DA) relates to a staged concept proposal which sets out a program for future development within the University's Camperdown and Darlington Campuses through until 2020. This includes concept building envelopes, built form diagrams and indicative land uses focusing on 6 precincts across the University.

The University provided a detailed response to the principal submissions from the public and other agencies, which included the following additional information:

- Urban Design Review of the CIP
- Concept Landscape Plan
- Replacement CIP drawings
- Replacement CIP shadow diagrams
- Grounds Conservation Management Plan (Revised)
- CIP Assessment of Heritage Impact

This document is the City of Sydney Council's further submission on the additional information and revisions made to the CIP. Due to the significant degree of additional information and revisions provided, new points of submission have been made.

Despite consideration and determination of the CIP, the City of Sydney should remain the consent authority for all Stage 2 detailed design educational establishment development applications that have a capital value less than \$30 million, and for all non-educational buildings and uses such as student accommodation and commercial tenancies.

Section 2.0 provides a list of the City's **Recommendations**, addressing (i) recommendations sought by the City throughout the consultation and the formulation of the CIP that remain unaddressed or contrary to the City's requests (ii) additional recommendations addressing, but not limited to, review of the University's additional information and revisions provided in response to submissions.

Section 3.0 provides some **Overarching Comments** to the University's response to submissions.

Section 4.0 provides copies of the complete responses from City of Sydney internal units.

2.0 Recommendations

2.1 Recommendations contained in the City of Sydney's principal submission, which despite the University's response, the City continues to seek

(Additional justification and discussion of these recommendations is provided in the City's original submission)

Recommendation:

A competitive design process should be undertaken for subsequent detailed development applications involving the City of Sydney and according to City policies.

The CIP continues to provide reference to the University conducting its own competitive design process. The City has in place a Competitive Design Policy and has employed a Design Excellence Co-ordinator. All detailed development applications triggering a competitive design process under the Sydney LEP 2012 should be subject to the City's competitive design procedures.

Merewether Precinct

Recommendation

The proposed Merewether Building (Envelope 4) should incorporate a maximum podium level of RL53.

This recommendation was incorrectly stated in the City's original submission as a total height of the building being RL53. The City supports this building being a predominant building on the Darlington Campus. However, the City seeks a building with a distinct podium and tower form, with a maximum podium level of approximately RL51-53 consistent with the lowest parapet level of the Institute Building. The entire building envelope should be setback from City Road in line with the "Indicative Building Form" represented in the CIP plans, and the tower form must be setback from the Institute Building as the current envelope dwarfs the significance and setting of the Institute Building. The maximum podium height and minimum setback for the tower form should be defined now as part of a Stage 1 application.

Recommendation

The proposal should maintain and enhance the landscaped setting, curtilage, and form of the Institute Building. The 1880s rear wing should be conserved and the proposed building above that wing should be built to a maximum height determined by the opposing wing.

The Institute Building should only be obscured from City Road by vegetation in the foreground and not by building elements extending forward of it.

As noted above, the proposed envelopes surrounding the Institute Building (and Superintendent's Residence) dwarf the significance and setting of the building and must be readdressed.

The response and the proposal continue to seek to demolish the entire 1880's rear wing, which is not supported. The building Envelope 2 should retain a landscape setting behind sections of the Darlington Road wall.

Recommendation

The height of the proposed Regiment Building (Envelope 1) should be reconsidered. Architectural features to the building and a transition in the height and mass from street level, particularly 2-3 storeys at Darlington Road and a maximum podium level of approximately RL48 adjacent the Superintendent's residence to the north east, is more appropriate.

The University's response is that the proposed envelope matches that of the Moore Theological College opposite. This is incorrect. The Moore Theological College approval has a maximum plant RL70.60 (or building height of approximately 27.7m) and careful street wall treatment to a maximum of approximately RL62.8 - RL66.5. The University proposes RL73.3 (approximately 31-32m) for the Regiment Site, approximately 3m above the maximum plant level of the Moore Theological College.

The Regiment Site marks an important transition from King Street to the Campus, and with the Moore Theological College frame views to the city CBD. Previous comments from the City to the University have sought that proposed development of the Regiment Site be of a lower scale to that of the Moore Theological College approval, and particular attention be provided to compatibility with the surrounding scale of existing development.

The City recommends greater consideration needs to be given to the surrounding context and the scale of the proposed building envelope design, particularly in relation to the Superintendent's residence and the existing development on the upper end of King Street and on the opposite side of Darlington Road. Locality Statement 2.3.5 Principle (i) of the Sydney DCP 2012 states:

New University Development adjoining the surrounding neighbourhoods is to step down to the scale of those streets and the predominant scale of adjoining heritage conservation areas.

Recommendation

Development to the rear of the terraces on Darlington Street (Envelope 3) should be subservient to the scale of the terraces at the street frontage. Options for adaptive reuse of the terraces should be considered prior to establishing whether additional floor space is appropriate.

The University acknowledge this in the written response, yet retain the envelopes to the same height as the ridge of the existing terraces. In order to maintain the setting of the terraces, and minimise overshadowing and privacy impacts, these heights should be lowered to equate with the eave/ gutter heights, rather than the roof ridge heights, approximating to RL 45.0 at the southern end falling to RL 39 at the Codrington Street/Butlin Avenue intersection.

Issues of separation in terms of privacy, overlooking and shadowing are inadequately addressed in the position of this envelope. The shadow diagrams presented in the CIP would suggest that the envelope receives little to no solar access to the northern elevation due to its proximity to the rear of the existing terraces.

Recommendation

The proposed Molecular Bioscience building should be reduced in height to RL65 and in the form of a reduced street wall or podium/tower design.

The University states that this building envelope is not part of the application in the original application, but removes this reference and style of line annotation in the response plans (refer Dwg No. SSD-C-16 Rev A). The proposed RL74.7 for the Molecular Bioscience building and the G08 Car park (Envelope 5) should be reduced to RL65-RL67 with a reduced street wall or podium height of approximately 51-53 derived from the Envelopes 4 and 2 opposite.

City Road Precinct

Recommendation

The height of the proposed Wentworth Building should be reduced to a maximum of RL65-RL67. The proposed envelope should also comprise a reduced street wall or podium height onto Butlin Avenue of RL53 and a setback of 6 metres onto City Road.

The University response retains the maximum height of RL83.10 and a podium of RL55.85 which are not supported. However, a setback of 6m from City Road has been adopted and a 6m setback from Butlin Avenue retained, which will aid pedestrian movement. The splay form resulting to the northern end of Butlin Avenue will enhance linkage to the Camperdown Campus.

It is noted that the Urban Design Review sketches (pages 60, 70 & 72) incorrectly depict the podium built form extending out to the edge of the footpath on City Road and over the footpath as a colonnade to Butlin Avenue. This depiction is inconsistent with the principal precinct building envelope plans, and is not supported. Such a design solution would create dark and echoing spaces instead of a strong edge and generous footpath. Columns are disruptive to pedestrian movement and confuse the delineation of public and private space.

Recommendation

The demolition of International House is not supported.

This recommendation is altered from the City's principal submission of providing justification for its demolition. Demolition of International House is inconsistent with the Policies of the Grounds Conservation Management Plan that recommends the conservation of buildings of high significance. International House should be retained and conserved and a Conservation Management Plan should be developed for building complex so as to effectively manage its significance.

Recommendation

The height of the proposed towers at the Wilkinson Building and International House should be reduced to a maximum height of RL65-RL67 and incorporate a setback of 5.5 metres onto City Road.

The University's written response refers to producing a 6 metre setback from City Road, yet the precinct envelope plans refer to "Nil Setback" in this area. Notwithstanding the previous recommendation to retain International House, the City supports the University's written response to provide a setback of 6m all City Road and recommended a setback of 5.5m to provide additional footpath space in its principal submission. An increased setback, commensurate with that proposed for the Wentworth Building further to the west, will allow for increased pedestrian usage and the provision, protection and retention of street trees. The plans should be amended to provide this setback.

The City's principal submission discourages a cantilever or colonnade to City Road (Sydney DCP 2012 cl 3.2.5). As generally the university campus buildings do not provide weather protection and crime prevention through environmental design (CPTED) would generally discourage such structures. A generous setback and strong building edge is the recommended design response.

Engineering Precinct

Recommendation

The proposed demolition of the Chemical Engineering Building is not supported. The proposed alterations to the Electrical Engineering Building should be designed with regard to the impact upon the original building. A Conservation Management Plan should be developed for the Engineering Precinct as a whole and identified significant modernist buildings should be retained and conserved.

The Chemical Engineering Building is classed as being of high heritage significance and as such the City does not support its demolition which is inconsistent with the policies of the Grounds Conservation Management Plan. Notwithstanding this recommendation, the proposed envelope will intrude on views to Cadigal Green from the boardwalk's north-west splay, and result in the loss of existing canopy trees between the Civil and Chemical engineering buildings.

The University's response acknowledges the design response necessary for the proposed alterations to the Electrical Engineering Building which is supported, and amends the buildings proposed for demolition (Dwg A-DIA-03 Rev C) to retain the PNR Building and the Mechanical Engineering Building in total.

Health Precinct

Recommendation

Retention of the Blackburn Building is preferable. In the event of demolition an archival recording is required.

This recommendation is altered from the City's principal submission in seeking retention of the building. Whilst it would be preferable to retain the building, the difficulties of adaptive re-use associated with the Medical Faculty are acknowledged. In the event that approval is granted to its demolition a condition is required that there be an archival recording.

Retention of important canopy trees to the west of the current Blackburn building and north of the current Bosch building will be priorities at detailed design.

The reduction in maximum envelope height to match that of the RPA Hospital is an improvement. The reduction in indicative building widths will improve circulation and adaptability of buildings, and the reduction in built form to the north allows for improved solar access, viable landscaped outdoor areas and retention of existing trees.

Life Sciences Precinct

Recommendation

The southern extent of the proposed building west of the Ross Street gates (Envelope 1) should be reduced and a setback for the envelope from Parramatta Road established behind the line of the sandstone pillars of the Ross Street Gates.

In the University's response the building footprint has been revised to be set back from Parramatta Road and the height of this western element reduced, which are positive changes in response to the recommendation in the City's principal submission. However, the envelope extends forward of the sandstone gate pillars towards Parramatta Road, which is strongly opposed.

The southern extent of Envelope 1 is not supported as it will block views of the significant JD Stewart Building from the Ross Street entry and impact on its visual curtilage. The southern extent of Envelope 1 should be reduced as shown on the sketch (page 36) of the City's principal submission.

Demolition is supported only of the less significant c1957 northern wing of the JD Stewart Building and there must be an archival recording prior to demolition.

Recommendation

The height of new buildings east of Ross Street gates should be lowered such that it is no higher than the main ridge of the RD Watt Building (RL40). As per the previous recommendation, a setback for the envelope from Parramatta Road should be established behind the line of the sandstone pillars of the Ross Street Gates. The section of building in between the RD Watt Building, the substation and Hayden – Laurence building is not supported. The location and size of the McMaster Building western addition should be reconsidered in light of CMP prepared for the building.

In the University's response Envelope 2 has been setback from the Parramatta Road frontage at the western and eastern ends and has been lowered by 6m between the Ross Street entrance and western curtilage of the RD Watt Building, which are both improvements. However, the setback of the building footprint from Parramatta Road should be continuous and not protrude to the Parramatta Road boundary just west of the substation. The proposed envelope should not extend forward of the sandstone pillars of the gates. A continuous setback will ensure the retention of the character of the University, where buildings, apart from gate houses, are setback from perimeter boundaries.

The University's response refers to the Ridge of the RD Watt building being RL47.5, but this refers only to the upper most tower element and not the main ridge as

referenced in the City's submission. The City continues to seek that the sections of the building envelope in between the RD Watt Building, the substation, and Hayden – Laurence building are deleted from the proposal as they will otherwise be considerably taller than the RD Watt Building and visually dominate as well as block views identified as being of moderate significance.

The previously proposed McMasters building addition has been deleted in the revised plans in response to the City's comments, which is supported.

Recommendation

There should be no above ground bridge/link over the Ross Street gates.

Although not expressly stated in the City's principal submission, the comments and sketches provided sought this outcome. The gates, including vehicular gates with recessed pedestrian gates are an important feature of the University. To ensure that the gates retain their prominence, building envelopes on the either side should be setback a minimum of 3m from the outermost piers of the pedestrian gates (not 2m as proposed) so they do not visually encroach on the gates. This will also enable some landscaping to soften the impact of the new buildings.

There should also not be an above ground bridge/link as this will block important views, and detract from the character of the gates which have been identified as being of exceptional significance. The above ground link will also be out of character with the entry gates to the University from external roads, none of which have such bridges.

Recommendation

The extent of the additions to the grandstand should ensure retention of significant views specified within the Grounds CMP. The re-designed grandstand should ensure retention of existing views and the setting of the nearby JD Stewart Building.

The University's response acknowledges that this will be addressed and the indicative built forms respect the scale of the JD Stewart building which is supported.

Cultural Precinct

Recommendation

Future development applications for works to the Macleay and Edgeworth David Buildings should be supported by a HIS addressing their impacts.

The University's response supports this recommendation and appropriate conditions of any Stage 1 approval can address this.

Transport and Parking

Recommendation

The quantum of parking at the University should not exceed an agreed amount of car parking for the full CIP development. A closure method and strategy for existing at grade car parking spaces should form part of any development consent to ensure that all surface parking is removed prior to occupation.

The University's response is accepting of this recommendation and appropriate conditions of any consent and requirements for any detailed design application should be adopted.

Recommendation

A minimum of 1 bicycle parking space per 10 students/staff is to be provided, based on peak occupancy rates. An additional secure bicycle cage parking area should be provided in the western campus area.

The University's response is accepting of this recommendation and appropriate conditions of any consent and requirements for any detailed design application should be adopted.

Recommendation

A minimum number of bicycle parking spaces related to the number of beds within the student housing should be provided. These rates should be based on the requirements of the site, experience of other student accommodation providers and on the City of Sydney parking controls and the NSW Guideline for Walking and Cycling.

The University's response is accepting of the figure of 1 bicycle space per 2 beds for student accommodation projects, which is consistent with the discussion provided in the City's principal submission and supported.

Recommendation

Motorcycle parking is to be provided in accordance with the Sydney DCP rates of 1 per 12 car parking spaces for developments that provide on-site parking. The University should liaise with the City of Sydney to develop an appropriate ratio for other end-of-trip facilities, including personal lockers, change rooms and shower facilities.

This recommendation is altered from the City's principal submission in support of the University's response which seeks to provide motorcycle parking in accordance with

the Sydney DCP rates of 1 per 12 car parking spaces for developments that provide on-site parking.

Recommendation

Target modal splits to the site need to be identified and appropriate measures identified to show how these targets will be achieved throughout the course of the development.

The University's response is brief and relies on the fact that limiting car parking provisions provide a car mode target and the other modes naturally increase. While this statement is not refuted, the City continue to seek that desirable and achievable modal targets for travel are clearly identified that promote active and public transport. These targets can then be monitored and targeted responses adopted for achieving them.

Recommendation

Provision of shared pedestrian / cycling access along the existing boardwalk between Shepherd Street and Darlington Road shared zone and allowing for an east-west cycling connection through Victoria Park should be investigated. Access to bus stops on Parramatta Road should be reviewed as part of the Access Strategy, including potential upgrades to facilities and connections.

2.2 Additional recommendations

Urban Design

Recommendation

Maximum building heights of RL65-RL67 for building envelopes on the Darlington Campus (including the allowance for plant and a potential exception for the tower form to the Merewether Building).

The University's response has adopted a definition of "building envelope" consistent with that of the City of Sydney LEP 2012, which includes lift overruns and plant. This definition is supported and as such the previous City recommended maximum RL's for many of the envelopes are amended to RL67 commensurate with the maximum height of plant in the St Michaels approval.

However, it is noted that all of the University's plans present in elevation the entire building facade on the St Michaels site as RL67.35 and make numerous references to building envelopes being commensurate in height and scale to it. The representation

of the building height and scale on the plans is somewhat incorrect as the St Michaels building is approved to a maximum parapet height of RL64.425 (almost 3 metres lower than depicted), but with the maximum lift overrun to RL67.350. Despite the comparison stated, the majority of the envelopes in the City Road and Merewether Precincts proposed by the CIP extend above the approval height for the St Michaels development and the majority are larger in width and depth such that they are not commensurate with its height and scale.

Consent Authority

Recommendation

Despite consideration and determination of the CIP, the City of Sydney should remain the consent authority for all Stage 2 detailed design educational establishment development applications that have a capital value less than \$30 million, and for all non-educational buildings and uses such as student accommodation and commercial tenancies.

Applications that fall outside of the schedule of State Significant Development and those that are not strictly educational in nature, should continue to be submitted to the City of Sydney for approval as has been the case to date.

Many of the campus areas identified for significant redevelopment are located adjacent to principal arterial roads and City roads and near the interface of the University Campus with surrounding residential areas. The City is best placed to provide the site specific assessment of such development applications.

Developments that are not distinctly for educational purposes and do not provide a distinct community benefit can place significant additional demand on Council infrastructure including nearby open space, footpaths, roads and aquatic facilities and should be subject to the *City of Sydney Development Contributions Plan 2006* through a development application to the City (addressed in greater detail below).

Contributions

Recommendation

The current policy in the *City of Sydney Development Contributions Plan 2006* towards Crown development is maintained. Crown developments including university development continue to be considered on its individual merits.

The policy for Crown development is defined in Section 2.13 of the *City of Sydney Development Contributions Plan 2006*. Section 2.13 provides that Crown development will generally be treated in the same manner as private development. This includes

allowing Crown development the opportunity to argue the case for a merit exemption (in accordance with Section 2.14). An example includes development provided on a non-profit basis that provides a 'distinct' community benefit. Development that could potentially meet these criteria includes student housing by or on behalf of the University that provides below market (subsidised) rents. However, it is equally possible there may be other instances where university development provides development that provides a community benefit that is of a general nature rather than a distinct nature or provides very limited community benefit.

Any such development that does not provide a distinct community benefit can place significant additional demand on Council infrastructure including nearby open space, footpaths, roads and aquatic facilities. City of Sydney facilities booking data indicates university students are one of the largest users of nearby Council facilities. This, in turn, generates significant additional costs for Council. In such instances, it is not appropriate that surrounding resident be required to subsidise university students' use of council facilities via development contributions exemptions. This would be a perverse outcome of any blanket exemption.

Trees

Recommendation

Setback to Shepherd Street for new building Envelope 1 in the Engineering Precinct to be investigated further and increased to retain grove of mature Eucalyptus trees.

The City has received a number of letters and submissions from local residents seeking the retention of this grove of trees. The University has amended its building envelope in response to submissions, but from the information provided only seeks to retain one of the three rows of Eucalyptus trees on University land. The City supports the retention of the mature grove of trees and a detailed investigation is required to establish the appropriate building setback required to retain the trees.

Recommendation

A condition of any approval requires a Tree Retention Plan (Preliminary Arboricultural Report) for the entire CIP site to be developed by an AQF Level 5 Arborist.

This information is to be used by planners, architects, engineers and designers to develop the design layout so that the highest value trees can be protected and retained in a way that their viability will not be compromised.

Recommendation

A condition of any approval requires that prior to any detailed design an AQF Level 5 Arborist is engaged to determine suitable setbacks to trees (including street trees) to be retained, and an Arboricultural Impact Assessment report is submitted with any detailed design application.

The information is to be used by planners, architects, engineers and designers in assessing a development application. Consideration must be given to above and below ground setbacks and to developing suitable demolition and construction methods. Works that are likely to have a detrimental impact on trees to be retained will not be supported.

Recommendation

Prior to any application being determined detailed Landscape Plans for each Precinct demonstrating replacement planting where trees have been proposed for removal are required. Plans to indicate compliance with the aims and objectives of the City of Sydney Urban Forest Strategy and are to be submitted to the City for assessment.

Recommendation

Any street tree planting on Council land must be approved by the City and be in accordance with the Street Tree Master Plan.

Excavation

Recommendation

All excavation should be expressly excluded from any Stage 1 approval. Excavation will form part of any detailed design application with appropriate setbacks established to ensure retention and establishment of large tree canopy cover and mitigation of adverse impacts on heritage items.

3.0 Over-Arching Comments

3.1 Campus-wide Approach & Strategic Vision

The University has responded to the City's request for a campus-wide approach and strategic vision in providing:

- a. A campus-wide Concept Landscape Plan by Clouston Associates
- b. An Urban Design Review of all precincts addressed in the CIP

Both of these assessments have provided some valuable refinement and improvement to the CIP. However, concerns are still raised with respect to the landscape and precinct design plans following the generation of the original CIP building envelopes rather than shaping their positions and locations.

There are number of areas of conflict between the proposed building envelopes and indicative building footprints. The success of many of the landscape spaces identified in the concept landscape plan rely on the adherence to the indicative building footprints rather than the envelopes. Similarly, the proposed envelopes provide limited opportunities for replacement canopy trees to comply with the aims and objectives of the City's Urban Forest Strategy (i.e. an increase in the average total canopy cover to 27.13% by 2050).

The City is not adverse to an increase in height of development in the precincts addressed by the CIP, but there should be commensurate improvements in public and private open space and connectivity across the campuses. The developments must respond appropriately to their context, and where possible improve the public domain.

As outlined in 2.0 Recommendations, there are undesirable relationships to important elements of heritage, and public domain improvements, which need to be addressed in finalising the location, form and scale of building envelopes.

3.2 Further Amendments

A number of plan sheets in Appendix C of the CIP have not been resubmitted in the response to address amendments including, buildings to be demolished, building envelopes and indicative building forms. Consideration of plans for approval will require further cross-checking and consistency across all plans which are the subject of the CIP.

4.0 Complete responses from City of Sydney internal units

4.1 Heritage (Darlington Campus)

General comments

- Prior to the commencement of any works, an archival quality photographic recording should be undertaken in line with Heritage Council guidelines; This should capture the Campus at a point in time and should not be limited to demolished building
- Interpretation strategies should be developed and Interpretation should form part of the Campus Programme but particularly of any future redevelopment involving demolition of buildings.
- Moveable items such as a plaque commemorating the opening of buildings should be retained and conserved within the development, and incorporated into interpretive devices.

Merewether Precinct – (Institute and Regiment)

Discussion

The proposed development envelopes create unacceptable negative heritage impacts on the Institute Precinct including the Institute Building and the Superintendent's House, and the landscape setting of the precinct. The HIA for the Merewether Precinct prepared by Tanner Kibble Denton reaches the same conclusion.

Recommendations

The proposal should be amended based upon the following recommendations:

- Conservation Management Plans for the precinct as a whole and for individual buildings need to be developed to guide the development of appropriate envelopes.
- Curtilages need to be established for the Institute precinct to protect significant views, maintain the visual prominence of significant buildings and structures, to enhance their heritage significance and to conserve the significant landscape setting.
- All key view corridors need to be identified to conserve and enhance visual connectivity between the historic Institute precinct and the Darlington Road terraces.
- Pending the curtilage studies, the following should apply to the proposed envelopes for the Merewether Precinct:

- No building envelope (at any level) should project forward of the main front alignment of the Institute building.
- Building 1 envelope (Regiment):
 - The historic property boundary between the Institute precinct and the Regiment site should be retained and the Building 1 envelope should not protrude northward of this alignment.
 - The existing view corridor from City Road to Darlington Road aligning with the early Darlington Road gateway should be maintained to conserve and enhance visual and pedestrian connectivity with Darlington Road and the Golden Grove Heritage Conservation Area.
 - The separation distance of Building 1 from the Superintendent's residence is inadequate and an appropriate curtilage around the Superintendent's residence should be established.
 - The height of Building 1 envelope is excessive when viewed in the context of the Institute building and the Superintendent's residence. The height of the Building 1 envelope on the regiment site should not exceed RL 67 (25 metres) and should step down in the vicinity of the Superintendent's residence so as to maintain the visual prominence of the residence, to a height coinciding with the eaves gutter level of the residence, approximately RL 48.0.
 - A separation distance is required between the envelopes of Building 1 and Building 2 so as to retain the view corridor between the Institute Building and the Superintendent's residence from the City Road forecourt through to Darlington Road.
- Building 2 envelope:
 - The south-western rear wing of the Institute building should be conserved and not demolished. Any proposed building above that wing should be built to a height determined by the opposing wing.
 - Pending the heritage justification for proposed demolition of the Storie Dixon wing, the formation of a traditional courtyard space defined by the tree wings of the Institute building is supported. The footprint of Building 2 envelope should not protrude into the courtyard that is proposed for the rear of the Institute building.
 - The proposed height of Building 2 envelope of RL 45.5 as it extends into the curtilage of the Institute building is excessive and should be lowered to ensure that the proposed landscaped quadrangle space is on grade with the original ground levels around the Institute building.
 - The footprint of Building 2 envelope should retain a landscaped edge behind sections of the Darlington Road wall.
 - A separation distance is required between the envelopes of Building 1 and Building 2 so as to retain the view corridor between the

- Institute Building and the Superintendent's residence from the City Road forecourt through to Darlington Road.
- The proposed stepped heights of Building 2 envelope at the Darlington Road edge of RL44.2 and RL 48.2 are excessive, and a lower height should be adopted that responds to the height of the Darlington Street terraces, and maintains oblique views to the Institute building from the street.
 - All key view corridors need to be identified to conserve and enhance visual connectivity between the historic Institute precinct and the Darlington Road terraces.
 - o Building 4 envelope:
 - Building 4 envelope should be set back behind the main front alignment of the Institute building, and no part of the envelope should cantilever forward of this alignment. If the building is built to the current envelope, the impact on the significant landscape setting of the precinct will be adverse.
 - The significant vista identified in the Concept Landscape Plan looking northeast from the corner of the Institute building down Maze Crescent toward Cadigal Green should not be obstructed by the proposed cantilever of Building 4.
 - The proposed maximum height of the Building 4 envelope of RL 83.10 will result in overbearing and overshadowing of the Institute building. To maintain the prominence of the Institute building, the proposed maximum height of the Building 4 envelope should be lowered to sit beneath the lowest parapet level of the Institute building, approx. RL 51.0.
 - The footprint of Building 4 envelope at the Butlin Avenue edge should be set back from the street boundary so as to retain a landscaped edge behind the 19th century palisade fence. The setback indicated on the indicative plan on page 40 of the Concept Landscape Plan may not be adequate to support the size of the tree canopy indicated on that plan.
 - The separation distance of Building 4 from the Institute building should ensure the view corridor and pedestrian link is maintained through to Darlington Road and that an adequate heritage curtilage is provided around the Institute building.
 - o All 19th century palisade fencing around the Merewether precinct including the City Road and Butlin Avenue sections and the small return into Darlington Road, and remnant stone base walling should be retained and conserved. The heritage justification for any demolition needs to be clearly demonstrated.

- The Darlington Road polychromatic wall and gateway pillars should be conserved. Sections of the landscaped edge within the wall should also be conserved. This edge has been identified as significant in the Concept Landscape Plan.
- Existing early gates should be retained as a pedestrian access points, thereby maintaining earlier view corridors into, and through, the precinct.
- The two sculptures in the Merewether courtyard should be retained and conserved in a suitable location on the University campus.
- The proposed buildings should have a common basement to maximise open space on the site, however this basement should not intrude into any significant landscape area.
- Concept Landscape Plan - Merewether Precinct
 - The Concept Landscape Plan should identify the following existing significant view corridors for conservation:
 - The view corridor into the Institute precinct looking south along City Road from outside the Wentworth building, and
 - View corridors through the Institute precinct from the City Road forecourt through to Darlington Road. A number of these coincide with historic gateways along the Darlington Road edge and should be maintained as pedestrian links through the precinct.
- The extent of the proposed demolition of the significant 19th century palisade fencing along the Butlin Avenue indicated on pages 40 and 41 to form an entry court into the Institute precinct conflicts with its assessed level of significance, the recommendations of the Grounds Conservation Management Plan and the Concept Landscape Plan that identify the wall along Darlington Rd as significant and to be conserved. The visual connectivity is not dependent the opening indicated.
- The proposed Building 4 envelope should be amended to retain the significant vista identified in the Concept Landscape Plan looking northeast from the corner of the Institute building down Maze Crescent to Cadigal Green. Building.
- The removal of surface car parking is supported

Merewether Precinct - Darlington Road Terrace Housing

Discussion

The scale of proposed development envelopes creates negative heritage impacts on the Darlington Road terraces and their setting, and on the historic character of Darlington Lane. The HIA for the Darlington Road Terrace Housing prepared by Ian Kelly reaches similar conclusions.

Recommendations

The proposal should be amended based upon the following recommendations:

- Building 3 envelope pending a curtilage study:
 - To conserve the setting of the Darlington Street terraces and avoid adverse impacts upon their rear open space and Darlington Lane, the proposed envelopes for Building 3 terraces should be subservient in scale to the terraces, consistent with the objectives and provisions of Sydney Development Control plan 2012 Section 3. The proposed envelope heights match the roof ridge heights of the terraces, varying from RL47.7 at the southern end to RL 40.9 at Butlin Avenue. In order to maintain the setting of the terraces, and minimise overshadowing and privacy impacts, these heights should be lowered to equate with the eave gutter heights rather than the roof ridge heights, approximating to RL 45.0 at the southern end falling to RL 39 at the Codrington Street/Butlin Avenue intersection. The footprints of the envelopes should be modulated to ensure that solar access is maintained to the rear wings of the terraces and to courtyard spaces between these and the proposed buildings.
 - The separation between existing and proposed of approximately 4 metres cannot provide meaningful and courtyard spaces with good solar access and deep soil planting without demolition of the rear portions of the terraces. The courtyard spaces need to be enlarged by the provisions of additional modulations in the footprints and breaks between the proposed buildings and by coincidence with the narrow light wells of the terraces.
 - The interpretation of the original subdivision pattern should be notated as a design objective on the envelopes to be further delineated in the new buildings at the detailed design stage.
 - Building 3 should provide a heritage benefit to the terraces by accommodating new building services, equitable access and kitchen facilities for the proposed café function (Nos.86 & 87) outside of the heritage items. Where this approach is not feasible, such interventions will require careful detailing in accordance with the CMP policies to minimize any adverse physical impacts.
 - The most appropriate use for the terraces is to continue the historic use. The proposed use as student housing with supporting retail uses in several of the terrace is supported subject to a more detailed assessment of heritage impacts generated by compliance with the Building Code of Australia.

City Road Precinct

Discussion:

The Grounds Conservation Management Plan 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. The HIA for the City Road Precinct prepared by Tanner Kibble Denton expresses concerns for the heritage significance of International House and the original section of the Wentworth Building *'The demolition of the original sections of International House and the Wentworth Building is a negative heritage impact both in terms of the loss of the buildings and on the University of Sydney campus as a whole.'*

Recommendations:

- The proposed demolition of International House G06 is not supported and is inconsistent with the Policies of the Grounds Conservation Management Plan that recommends the conservation of buildings of high significance. International House should be retained and conserved and a Conservation Management Plan should be developed for building complex so as to effectively manage its significance. The HIA for the City Road Precinct prepared by Tanner Kibble Denton expresses concerns for the heritage significance of International House.
- The heritage justification for the proposed demolition original section of the Wentworth Building and the Wilkinson Building, both identified as having moderate significance, needs to be demonstrated.
- The proposed 6 metre setback of the Wentworth building envelope at the intersection of City Road and Butlin Avenue should be increased to meet the front alignment of the Institute building so as to ensure that the view corridor into the Institute precinct is retained.
- The proposed envelopes of the Wilkinson buildings fronting City Road should increase in height southwards from International House at a height of RL 50.3 to a maximum height of RL 67.35, which is the height of the Urbanest development at 150 City Road, and effectively a similar height to the Carslaw building that has a height of RL 66.0, thereby providing a relationship with the main Campus buildings fronting Victoria Park.
- The interpretation of the original alignment of Darlington Road as a pedestrian link is supported. Interpretation of its historic significance should be incorporated into the landscape design of this link.
- The Lloyd Rees portrait bust within the Wilkinson School of Architecture should remain with the Faculty if it is relocated to a new site.

- The Phil Jones Garden and plaque should be incorporated into the new development, preferably within any future Union development.

Engineering Precinct Darlington Campus

Discussion

The Engineering precinct is significant as a fully planned university campus in the modernist tradition, by the prominent architectural firm Anchor, Mortlock and Murray. The precinct's high quality 'Brutalist' style buildings, the planned relationships of built form to open space, significant courtyard spaces, and the interconnecting concourses and walkways, remain for the most part, intact.

The most significant components as identified in the Grounds Conservation Management Plan p 129 and the Heritage Impact Statement include:

- Chemical Engineering Building J01 by Bryce Mortlock of Anchor, Mortlock and Murray which is assessed as being the earliest purest 'Brutalist' building at the University.
- Peter Nicol Russel Building J02 by Stuart Murray of Anchor, Mortlock and Murray.
- Electrical Engineering building J03 by Bryce Mortlock of Anchor, Mortlock and Murray.
- Civil and Mining Engineering Building J05 by Bryce Mortlock of Anchor, Mortlock and Murray.
- The Engineers Lawn
- Peter Nicol Russel Courtyard including its memorial sculpture, and cast iron column
- Connecting elevated concourses, wings and pedestrian walkways.

Recommendations:

- A Conservation Management Plan should be developed for the Engineering Precinct as a whole so as to effectively manage its significance. The identified significant modernist buildings, interrelationships and landscape elements and plantings in this precinct should be retained and conserved, included on the S170 register, and individual Conservation Management Plans adopted as a matter of priority prior to any consolidation of the proposals. Development within the Engineering Precinct should take careful note of the original architectural and structural characteristics and connectivity's within the Engineering Precinct as part of the design development phase.
- The Chemical Engineering Building J01 designed by Anchor, Mortlock and Murray and assessed as being of high significance, and the earliest purest

'Brutalist' building at the University, should be conserved. The proposed demolition of J01 is inconsistent with the Policies of the Grounds Conservation Management Plan that recommends the conservation of buildings of high significance. Its conservation is also supported by the Heritage Impact Statement by Graham Brooks and Associates.

- The proposed adaptations and additions to the Electrical Engineering building J03 and the Civil and Mining Engineering Building J05, both by Anchor, Mortlock and Murray need to respect the architectural character and integrity of the original design within the framework of a conservation management plan.
- Building 1 envelope:
 - The impact of the proposed Building 1 (new Chemical Engineering) envelope to RL 33.6 upon the adjacent Golden Grove Heritage Conservation Area requires further analysis. The level of impact may be mitigated by the setback from the Shepherd Street frontage and the landscape plantings proposed within the setback zone. The dimension of the Shepherd Street setback should be determined by a curtilage study to ensure that the setting of the historic development within the adjacent City of Sydney Golden Grove Heritage Conservation Area (HCA) is conserved and enhanced. The dimension should also be determined by an assessment of adequacy for the retention of the existing group of trees that provide an important visual buffer for the HCA.
- Building 2 envelope:
 - Notwithstanding the recommendation above that the Chemical Engineering Building J01 should be conserved, the proposed envelope of the replacement building will intrude upon views of Cadigal Green from the Boardwalk approaches.
 - The envelope should retain the legibility of the Darlington Road alignment.
 - The height of the proposed building within the envelope should be carefully modulated to avoid over scaling of the late 20th century Engineering complex.
 - The planning and design of the new building should respect the planning and circulation principles inherent in the way that the existing building is connected into the main circulation spine known as "Engineers' Walk". Its architectural expression should respect the late 20th century Engineering complex and its planned spatial relationships with the nearby significant Engineering Precinct buildings.
- Buildings 4 and 5 envelopes:
 - The proposed envelopes should be carefully considered within the framework of a conservation management plans for the Electrical Engineering building J03 and the Civil and Mining Engineering Building J05.

- The planning and design of the extensions to the two existing buildings J03 and J05 should respect their architectural character and integrity of the original design as well as the connections to the main circulation spine through the Precinct.
- The legibility of the Darlington Road alignment needs to be maintained through the Merewether /Engineering/City Road precincts.
- Former roadways originating from the Victorian subdivision of the area that have been obscured as a result of the progressive expansion of the Engineering Precinct should be redefined as pedestrian links wherever this is feasible so as to reconnect the City of Sydney Golden Grove Heritage Conservation Area with the western portion of the suburb of Darlington within the campus.

Comments outside the Darlington Campus:

The Concept Landscape Plan should identify the Wilkinson's view corridor from St Pauls College across the Physics building and Hockey Square that has been identified in the grounds Conservation Management Plan.

4.2 Heritage (Camperdown Campus)

Ross Street West Envelope

The building footprint has been revised to be set back from Parramatta Road, which is a positive change.

The extent of the Ross Envelope is not supported as it will block views of the significant JD Stewart Building from the Ross Street entry and impact on its visual curtilage. The envelope of the new building should be setback as shown on the sketch that has been prepared. Demolition of parts of the JD Stewart Building should be confined only to the less significant c1957 northern wing which should be archivally recorded prior to demolition.

Ross Street East Envelope

This forms part of the Science Road Precinct which has been constantly adapted to and added to in order to provide a range of teaching needs since the 1880s. There is an overall homogeneity of masonry buildings, colour, texture and scale with irregular "advances and recesses" of facades. The brush box and pale trees assist in creating a landscape setting of the buildings.

The amended Life Sciences building envelope has been lowered by 6m between the Ross Street entrance and western curtilage of the RD Watt Building which is an improvement.

The setting back of the building footprint from Parramatta Road should be continuous and not protrude to the Parramatta Road boundary just west of the substation. This is to ensure that character of the University where buildings, apart from gate houses, are setback from perimeter boundaries.

There is still concern about the sections of the building envelope in between the RD Watt Building, the substation and Hayden – Laurence building will visually dominate these buildings particularly the substation and be considerably taller than the RD Watt Building as well as block views identified as being of moderate significance. These sections should be deleted from the proposal.

Ross Street Gates

These are an important feature of the University and feature vehicular gates with recessed pedestrian gates. To ensure that the gates retain their prominence, Building Envelopes on the either side should be setback a minimum of 3 m behind the outermost piers of the pedestrian gates (not 2m as proposed) so they do not visually encroach on the gates. This will also enable some landscaping to soften the impact of the new buildings.

There should also not be an above ground bridge/ link connecting the proposed Ross Street West and East buildings as this will block important views, and detract from the character of the gates which have been identified as being of exceptional significance. The above ground link will also be out of character with the entry gates to the University from external roads, none of which have such bridges.

McMaster West Addition

This has now been excluded from the proposal.

Grandstand

This is supported subject to any reconfiguration of the Regimental Road as result of the location of the grandstand does not impact on the eastern facade or the setting of the JD Stewart Building. This is likely to require the shared roadway road to be relocated further to the south-east and away from the facade of the building.

Aboriginal Archaeology

As part any approval the applicant should be advised that they are to address with future development applications the recommendations of the Aboriginal Heritage Due Diligence Report by GML dated October 2013

Historical Archaeology

As part any approval the applicant should be advised that they are to address with any future development applications Policy 28 of the Grounds CMP in relation to sites of historical archaeological importance.

4.3 Landscape

Sydney University Concept Landscape Plan-General Comments

- There is a general conflict between building envelopes, footprints and the intentions of the landscape master plan. The proposed building footprints are typically much smaller than the proposed envelopes, and the landscape concepts rely very much on adherence to the proposed footprint, not the envelope. Building envelopes should be reduced to match the proposed envelope, to ensure the viability of the landscape proposals.
- The landscape plan would benefit from an analysis of the intensity of use and type of activities undertaken in each outdoor space, in order to formulate a management plan and guide any future design proposals. This would identify the spaces under the most pressure, locations for temporary events, opportunities for ecological enhancement, spaces requiring design modifications and so on.
- A plan has been included that identifies significant trees, and is extracted from the Conservation Management Plan. Whilst this is supported, an accurate, survey-based assessment by a qualified Arborist should also be integral to this master plan. The combined assessment of the significance and condition of each tree should inform the master plan.
- The landscape master plan disregards the Colleges on the basis of ownership, however they should be considered at least on a strategic level. The College spaces are integral to the function and aesthetic of the university, providing sports facilities, borrowed views, and affecting movement.
- A strategy for implementation of the landscape proposals should be included in the Landscape Plan.

Darlington Campus

- The 'Gateway' that is identified in front of the proposed chancellor's building would only have the potential for success if the proposed footprint is implemented, not the proposed envelope. If the building is built to the envelope, the significant space to City Road will be compromised.
- The junction of Eastern Avenue, City Road and Butlin Avenue should be considered a major node, and an opportunity to connect the two campuses. The master plan proposals should respond more to this, enabling future designs of this space to recognise the high pedestrian priority. The sketch views on pages 70 & 72 illustrates the Wentworth building extending further than the suggested envelope to create a colonnade over the footpath. In addition, the proposed undercroft would present a dark, echoing space to the intersection, instead of a strong built edge and generous landscape space. The envelope of the Wentworth building should recede substantially away from this corner, and not encroach over the footpaths to enable a generous pedestrianized open space.
- Significant walls- The diagrams on pages 26 & 28 of the Landscape Plan identify the heritage sandstone wall along Darlington Rd as significant and worthy of retention. However, it is not identified in the text on page 27, and is the subject of the conflicting requirements for new buildings, new entrances, and the conservation of the wall itself. Further development of the overall master plan proposals in this area is required to confirm the resolution of these conflicting requirements.

Engineering Precinct

- The modifications to the envelope at the Shepherd Street entrance appears to retain the front row of trees, however still comes quite close. In consultation with an Arborist, the envelope should be pushed back further away from Shepherd Street to ensure trees are not only retained but are retained within a good quality space.

4.4 Trees

The following documents have been reviewed:

- Sydney University Concept Landscape Plan prepared by Clouston Associates, Document Number S14 – 0047, Issue D and dated 01/07/14.
- University of Sydney Campus Improvement Program Plans (Amended State Significant Development Drawings), Drawing package SSD 13_6123, Rev B and dated July 2014.

- Urban Design justification prepared by COX Richardson with University of Sydney's Campus Infrastructure and Services Department and dated June 2014.
- CIP Response to public submissions document dated June 2014.
- Revised Grounds Conservation Management Plan prepared by The Planning Team Campus Infrastructure Services Dated July 2014.
- The University of Sydney: Camperdown & Darlington Campuses – Tree Management Procedures (2008).

Comments are made in consideration of the following City of Sydney policies, plans and documents:

- Sustainable Sydney 2030
- Greening Sydney Plan
- Urban Forest Strategy
- Tree Management Policy
- Register of Significant Trees
- Generally:
- Concerns are raised in relation to the quantity of trees that are likely to require removal.
- Concerns are raised in relation to the medium/long term impacts to trees nominated for retention where the works appear to be indicated within the Tree Protection Zones (as nominated in AS 4970 'Protection of trees on development sites'). Issues such as altered drainage patterns, soil moisture, significantly reduced sunlight, root loss, substantial canopy pruning, damage from piling rigs and other machinery, soil compaction, demolition of adjacent structures etc. need assessment and consideration by an AQF Level 5 Arborist prior to detailed design development. It is essential that the location, design and configuration of proposed buildings and structures be developed in liaison with an Arborist.
- Concerns are raised in relation to the limited opportunities for replacement (large) canopy trees. These trees require adequate unconstrained above and below ground space to develop to full potential.
- Precinct specific and detailed Landscape Plans are required to determine compliance with the aims and objectives of the Urban Forest Strategy (i.e. an increase in the average total canopy cover to 27.13% by 2050).

Comments in relation to CIP Response to submissions:

The CIP response (No 7) acknowledges the previous concerns raised in relation to the removal of Eucalyptus trees in Shepherd Street and states that the University has revised the plans to include a setback from the Shepherd Street frontage to retain a number of the Eucalyptus trees.

It is not clear how many trees are to be retained nor is it clear if the setbacks will be adequate to retain trees that will be viable into the future. The City requires more specific information in this regard. It should be noted that the removal of the Eucalyptus trees along the Shepherd Street frontage and any impact to street trees are not supported.

The CIP response (No 14) in relation to landscaping and green buffer zones states that the CIP 'seeks to retain and upgrade the landscape canopy over the Darlington and Camperdown campuses'. There is no clarity in this statement - the submitted documentation appears to indicate tree removal therefore the canopy is not being retained and overall long term percentage of canopy upgrade is not clear.

The CIP response to Issue 35 is that setbacks have been increased in various locations (City Road, Butlin Avenue, Shepherd Street and Ross Street). The City is concerned about the dimensions (above and below ground) of these setbacks i.e. are they adequate to support planting and canopy trees that will provide appropriate screening and softening of the structures.

Specific Areas of Concern:

Precinct 1 – Life Sciences

Concerns, comments:

- Loss of existing trees along the eastern side of the Ross Street entrance internal roadway.
- Impact of the notional building footprint on the Brush Box trees and existing hedge along the Parramatta Road frontage to the west of the Ross Street entrance.
- Concerns in relation to the impact to the existing 'high' significance tree located between the JD Stewart building and the proposed notional building footprint. Setbacks, ground treatments etc.
- Loss of trees located within the notional building footprint (footprint west of oval 2, currently Evelyn Williams Building, McMasters Annex and RMC Gunn Building).
- The proposed tree planting is not clear. The potential to replace lost canopy is not clear.
- Macleay Building - located to the east of the 'Life Sciences' Precinct (not included on the Concept Landscape Plan – Precinct Plans). Concerns in relation to impact on very large Fig on Parramatta Road frontage from demolition of existing small outbuildings and to canopy (required pruning may be substantial) in relation to proposed building.

Precinct 2 – Health

Concerns, comments:

- Removal of several (possibly 8) canopy trees (mainly Plane trees) currently located in the lawn area to the north of the Bosch Building.
- Potential impact to canopy trees located to the west of the notional building footprints adjacent RPA property. Development Impact Assessment required when developing design for buildings.
- Proposed tree planting not clear? Potential to replace lost canopy or smaller courtyard trees proposed? Appears to be some potential for planting of canopy trees on western side of Western Avenue (already trees on eastern side?).

Precinct 3 – City Road and Merewether

Concerns, comments:

- Maze car park area not included on Concept Landscape Plans - Precinct Plan - Merewether Precinct. Several mature trees located in this area.
- Arborist to nominate setbacks to significant existing trees along Butlin Avenue frontage of notional building footprint. Setbacks must be such that trees will be viable into the medium/long term.
- Tree Protection plans required for significant trees located at corner of Butlin Avenue and City Road.
- Viable retention of existing high significance Corymbia located to the north west of the Merewether Building is questioned. An Arborist shall be involved in design development to ensure viable retention.
- Large Eucalyptus on Darlington Road frontage to be viably retained – not clear if this is intended? Arborist to be involved in design development to ensure viable retention.
- Other -
- Existing Fig trees along City Road frontage nominated for retention with management. These may require a Tree Protection Plan during construction.
- Darlington Lane upgrades – concerns are raised in relation to the impact of the proposed works on the existing large Eucalyptus and Ilex trees to be retained. Arborist to be involved in design development to ensure the viable retention of these trees. Increased setbacks may be required.
- City Road frontages – Concerns raised in relation to lack of potential for planting of canopy trees in conjunction with proposed structures- relying on street tree planting?

Precinct 4 – Engineering

- Concerns, comments:
- Some of the Tallwoods/vegetation on the existing car park frontage now to be retained. In this regard an Arborist is to be involved in design development to ensure viable retention.
- Concerns in relation to proposed canopy loss in the areas to the north of the existing pedestrian link particularly between the existing Civil Engineering and Chemical Engineering buildings.

City of Sydney Register of Significant Trees (2013):

Darlington Campus –

Section 16.01 Merewether Institute surrounds:

- The Figs located along Butlin Avenue (between Darlington Road and City Road) are listed on the register. These trees have a high retention value and it is critical that prior to any development of detailed designs that an AQF Level 5 Arborist is engaged to provide information that can inform the locations/construction techniques etc. and establish the required setbacks to the trees to be retained in a way that will not compromise medium-long term viability.

Camperdown Campus –

Section 33.04 Parramatta Road frontage:

- The proposed building to the north of the Macleay Building is likely to have a significant impact (canopy and root system) on a very large Fig that is part of the listing on the register. This tree has a high retention value and it is critical that prior to any development of detailed designs that an AQF Level 5 Arborist is engaged to provide information that can inform the locations/construction techniques etc. and establish the required setbacks to the trees to be retained in a way that will not compromise medium-long term viability. Given the extent of the existing canopy it is unclear how this building can be constructed without a substantial amount of canopy pruning (and likely also root pruning) that is not likely to be supported by the City.

Street trees:

- All street trees (Council and University owned) adjacent to development works should be identified and shown on plans.
- Street trees must be included in arboricultural assessments and reports.

- Nil setbacks have been provided between proposed buildings (ranging from 5-13 metres in height) and property boundaries, affecting both existing trees and new tree planting. These setbacks should be amended to minimise the impact on street trees.
- Any street tree planting on Council land must be approved by the City and be in accordance with the Street Tree Master Plan.

4.5 Strategic – Contributions

The policy for Crown development is defined in Section 2.13 of the *City of Sydney Development Contributions Plan 2006*, copied below. Section 2.13 provides that Crown development will generally be treated in the same manner as private development. This includes allowing Crown development the opportunity to argue the case for a merit exemption in accordance with Section 2.14 (also copied below). An example includes development provided on a non-profit basis that provides a 'distinct' community benefit. Development that could potentially meet these criteria includes student housing by or on behalf of the University that provides below market (subsidised) rents. However, it is equally possible there may be other instances where university development provides development that provides a community benefit that is of a general nature rather than a distinct nature or provides very limited community benefit.

Any such development that does not provide a distinct community benefit can place significant additional demand on Council infrastructure including nearby open space, footpaths, roads and aquatic facilities. City of Sydney facilities booking data indicates university students are one of the largest users of nearby Council facilities. This, in turn, generates significant additional costs for Council. In such instances, it is not appropriate that surrounding resident be required to subsidise university students' use of council facilities via development contributions exemptions. This would be a perverse outcome of any blanket exemption.

In view of this, I suggest the City recommend a blanket exemption not be adopted and the current policy in the *City of Sydney Development Contributions Plan 2006* towards Crown development be maintained, that is, Crown development including university development continue to be considered on its individual merits.