



Peter McManus
Technical Specialist
Department of Planning & Environment
320 Pitt Street
SYDNEY NSW 2000

Sent by email to: Peter.Mcmanus@planning.nsw.gov.au

Dear Mr McManus

REGIMENT MIXED-USE REDEVELOPMENT PROJECT, AT THE UNIVERSITY OF SYDNEY, DARLINGTON CAMPUS – SSD 7417.

Reference is made to your correspondence dated 6 March 2017 received at the Heritage Council of NSW (the Heritage Council) on the 9 March 2017 inviting comment on the Regiment Mixed-Use Redevelopment Project at The University of Sydney, Darlington Campus; including advice on recommended conditions of consent.

This staged State Significant Development (SSD) application no. 7417 follows the development consent granted for SSD no. 6123 Concept Proposal for The University of Sydney Campus Improvement Program 2014-2020.

The subject site includes the Superintendent's Residence and is adjacent to the Institute Building, both of which are ascribed a ranking of *high* significance in *The University of Sydney Grounds Conservation Management Plan* dated January 2016 (2016 Grounds CMP). The 2016 Grounds CMP identifies that a component/building ascribed a ranking of *high* or *exceptional* significance fulfils criteria for State listing.

In terms of the ranking of *high* significance ascribed to the Institute Building, it is recommended that an appropriate curtilage and public domain is maintained around this building, and the proposed Regiment building is setback, at least to align with the architectural plan grid coordinate no. 35 from the current grid coordinate no. 37.

In addition reduction in the building form is recommended to maintain an appropriate visual separation between the Institute Building and the proposed Regiment building, and to accord with the intent of condition of consent (SSD no.6123) Design Excellence no. B1b):

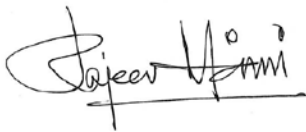
In considering whether proposed development exhibits design excellence, the consent authority must have regard to the following matters: ii) whether the form...will improve the quality and amenity of the public domain.

Furthermore, the supporting montage (ref no. 10107_DA083) included in the architectural drawing set entitled *Photomontage – Main Entry & Superintendent's Residence*, prepared by Nettleton Tribe Partnership Pty Ltd does not appear to be true. This montage indicates a wide view corridor would be achieved between the proposed Regiment building and the Institute Building, but this depiction is not consistent with the proposed architectural plans.

The Heritage Council, therefore, recommends that the architectural plans be amended to show the proposed Regiment building being setback, at least to align with the architectural plan grid coordinate no. 35; and the relevant montage be revised to reflect this amendment. The montage should be prepared, in accordance with the Land & Environment Court's Photomontage Policy.

If you have any questions regarding the above matter, please contact Michael Ellis, Senior Heritage Officer at the Heritage Division, Office of Environment and Heritage on 9873 8572 or Michael.Ellis@environment.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Rajeev Maini', with a horizontal line underneath.

Rajeev Maini
Acting Manager Conservation
Heritage Division
Office of Environment & Heritage
As Delegate of the Heritage Council of NSW
7 April 2017