



UNSW D14

College Walk, Kensington

Statement of Heritage Impact

UNSW owner and applicant
Lendlease D&C partner

Prepared for UNSW

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E	12 April 2019	Final Report for RTS submission	RL/CMJ	CMJ

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1 INTRODUCTION

1.1 Background and purpose of the report

This Statement of Heritage Impact (SoHI) has been prepared on behalf of Lendlease. It has been prepared to accompany the Development Application for the UNSW D14 development to assess the impact of the proposals on the cultural significance of heritage items in the vicinity of the development site.

The proposed development is subject to the Secretary's Environmental Assessment Requirements (SEARS) for SSD 9606. Key issues relating to heritage in the SEARS are as follows:

- Provide a statement of significance and an assessment of the impact on the heritage significance of any adjacent heritage items or conservation area in accordance with the guidelines in the NSW Heritage Manual.
- Address any archaeological potential and significance on the site and the impacts the development may have on this significance.

The preparation of this statement of heritage impact is intended to fulfil the first SEARS heritage requirement. Archaeological potential, significance and impacts are addressed in a separate report.

1.2 Response to Submissions

This revision to the SoHI has been prepared to accompany the Response to Submission (RTS), including the following comments from Randwick City Council:

It is noted that the Statement of Heritage Impacts prepared by TKD Architects does not acknowledge the encroachment of the subject site into the HCA and accordingly, in Council's view, does not adequately address the impact of the proposed building on the curtilage of the heritage items in detail.

The impact of the proposed 8-9 storey building (inclusive of roof top plant room) with a deep and long footprint on the heritage significance of the items and conservation area would be significant and potentially adverse. The Statement of Heritage Impact does not address in detail how heritage consideration has been incorporated into the design of the building than to broadly state that "The scale of the proposed building is consistent with recently completed development to the north, east and west of the conservation area". Council contends that the proposed building, cumulatively with these other developments, serve to 'box-in' the HCA and its component heritage items within the campus, further adaptive uses for these buildings. However, this façade feature is of minimal value in mitigating the height, bulk and scale of the overall building which remains excessively high at 8-9 storeys, and therefore visually intrusive close to the heritage items and conservation area. The proposed façade feature should not be used to justify the height, bulk and scale of the proposal.

The linear east-west orientation of the proposed building, particularly its south-eastern splayed corner, is considered to encroach into the curtilage of the White House. This splayed south-eastern corner of the building contains a significant degree of internal void and terrace areas which would make it amenable to reduce, if not delete its bulk and scale. Additionally, this splayed south-eastern section of the proposed building potentially will have a detrimental impact on the existing connective space and view corridor between High Street and the Quadrangle Lawn.

1.3 Methodology and terminology

This report follows the general guidelines for Statements of Heritage Impact, set out in the NSW Heritage Manual, Heritage Office and Department of Urban Affairs and Planning (1996).

This report also follows the methodology and terminology described in *The Conservation Plan*, Sydney, National Trust of Australia (NSW), 7th edition 2013 by Dr J. S. Kerr and in the Australia ICOMOS *Burra Charter*, 1999 as described below. The methodology of these documents is combined with the State Heritage Register criteria to formulate an assessment of cultural significance (refer Section 3).

J.S. Kerr's *The Conservation Plan* considers the concept of cultural significance according to three qualities: The ability of a place to demonstrate a process, event, custom or style; associational (historical) links for which there may be no surviving evidence; and formal or aesthetic qualities.

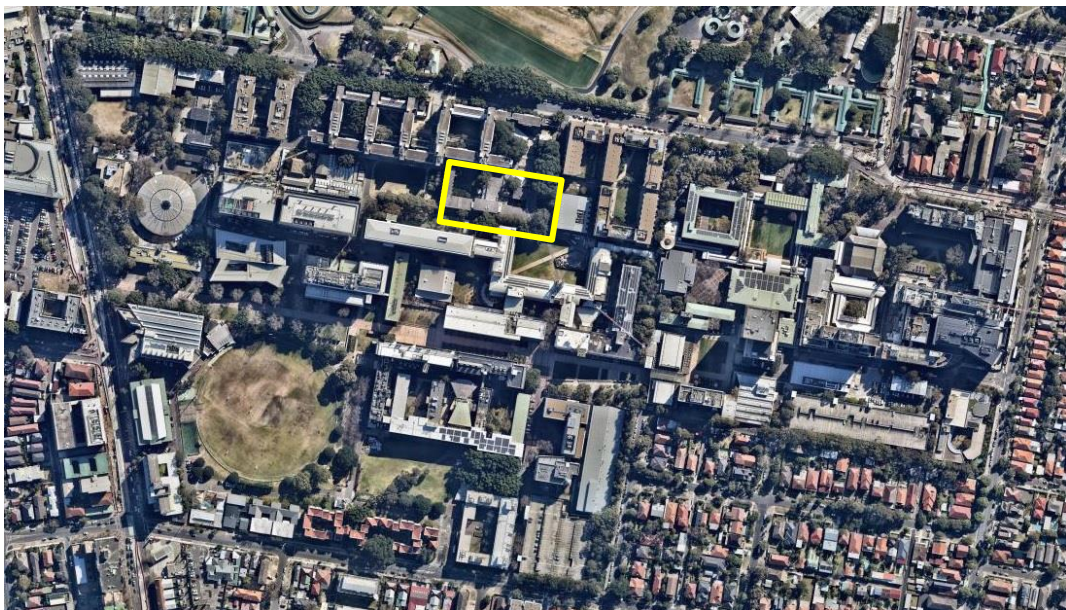
The process of assessment of culturally significant places set out in the Australia ICOMOS *Burra Charter* breaks the concept of significance into "historic", "aesthetic", "technical/scientific" and "social" categories.

1.4 Author identification

This document was prepared by Dr Roy Lumby, Senior Heritage Specialist and Megan Jones, Principal and Practice Director of Tanner Kibble Denton Architects.

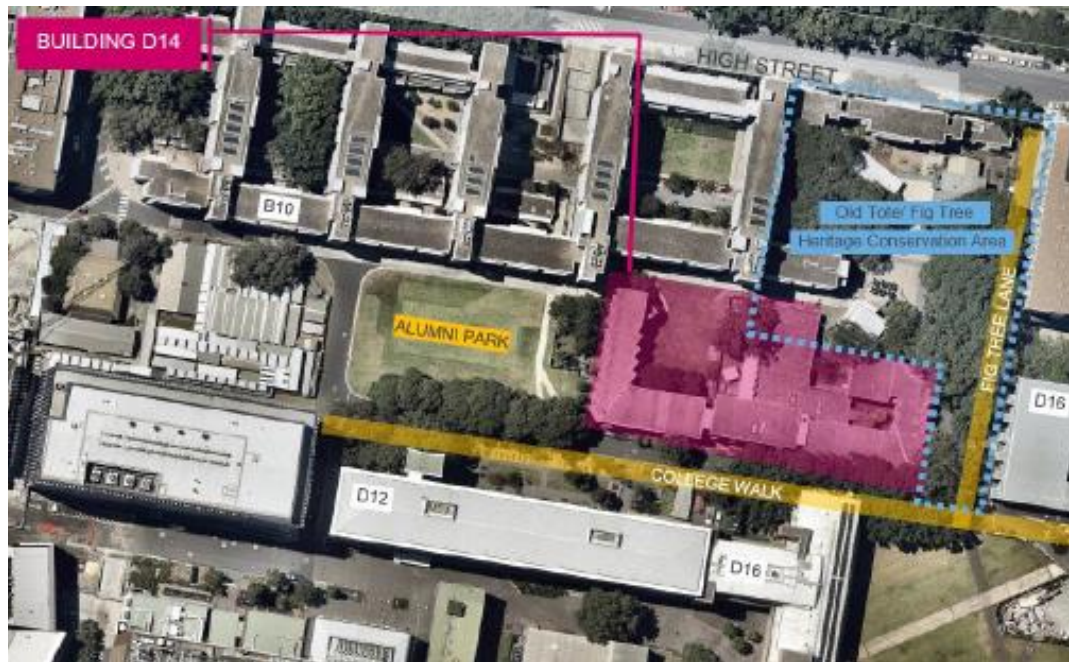
1.5 Site location and description

The subject site is located on the northern side of the University of NSW's Kensington campus. The site of the proposed development encroaches into the Old Tote/Figtree Theatre (UNSW) Heritage Conservation Area to the North and East. The existing University Hall building and courtyard wall (to be demolished under REF as part of greater masterplan works for UNSW) encroaches into the southern portion of the HCA. Refer Figure 2.



1 Location plan, not to scale.
Source: Nearmap with TKD overlay.





2 Site plan, not to scale.
Source: University of NSW.



1.6 Documentation

Documents referred to in this report include drawings and reports prepared in the office of Tzannes, architects and Aspect Studios:

Tzannes Architects

• 18026 ADDA00000	Cover Sheet
• 18026 ADDA00001	Location Plan Lower Campus
• 18026 ADDA00002	Site Plan
• 18026 ADDA20000	Ground Plan
• 18026 ADDA20M00	Upper Ground Plan
• 18026 ADDA20100	Level 1 Plan
• 18026 ADDA20200	Level 2 Plan
• 18026 ADDA20300	Level 3-6 Plan
• 18026 ADDA20700	Level 7 Plan
• 18026 ADDA20800	Plant Plan
• 18026 ADDA29000	Roof Plan
• 18026 ADDA30000	GFA Randwick Schedule
• 18026 ADDA41000	Elevation South
• 18026 ADDA42000	Elevation West
• 18026 ADDA43000	Elevation North
• 18026 ADDA44000	Elevation East
• 18026 ADDA51000	Section E-W
• 18026 ADDA52000	Section N-S
• 18026 ADDA90000	Materials & Finishes Schedule

- 18026 ADDA99000 Shadow Diagram Winter
- 18026 ADDA99010 Shadow Diagram Winter
- 18026 ADDA99020 Shadow Diagram Winter
- 18026 ADDA99030 Shadow Diagram Winter
- UNSW D14 Academic Building Planning Application SSD 9606 Response to Submissions Report

Aspect Studios:

- D14 Public Domain Response to Submissions Report
- LDDA 10001 Ground Floor Landscape Plan
- LDDA 10002 Level 1 Landscape Plan

1.7 Heritage management context

The site of the proposed development is not heritage listed. However, it is adjacent to the Old Tote/Figtree Theatre (UNSW) Heritage Conservation Area (HCA) and encroaches into the southern portion of it. Part of University Hall, which currently occupies the site, encroaches into the conservation area. The proposed development site is situated to the west of Goldstein Hall, which is not listed as a heritage item.

NSW State Heritage Register

The Old Tote/Figtree Theatre (UNSW) Heritage Conservation Area is not included in the NSW State Heritage Register.

Randwick Local Environmental Plan 2012

The Old Tote/Figtree Theatre (UNSW) Heritage Conservation Area is included in Schedule 5 Part 2 in the Randwick LEP. The individual buildings in the conservation area are not listed separately.

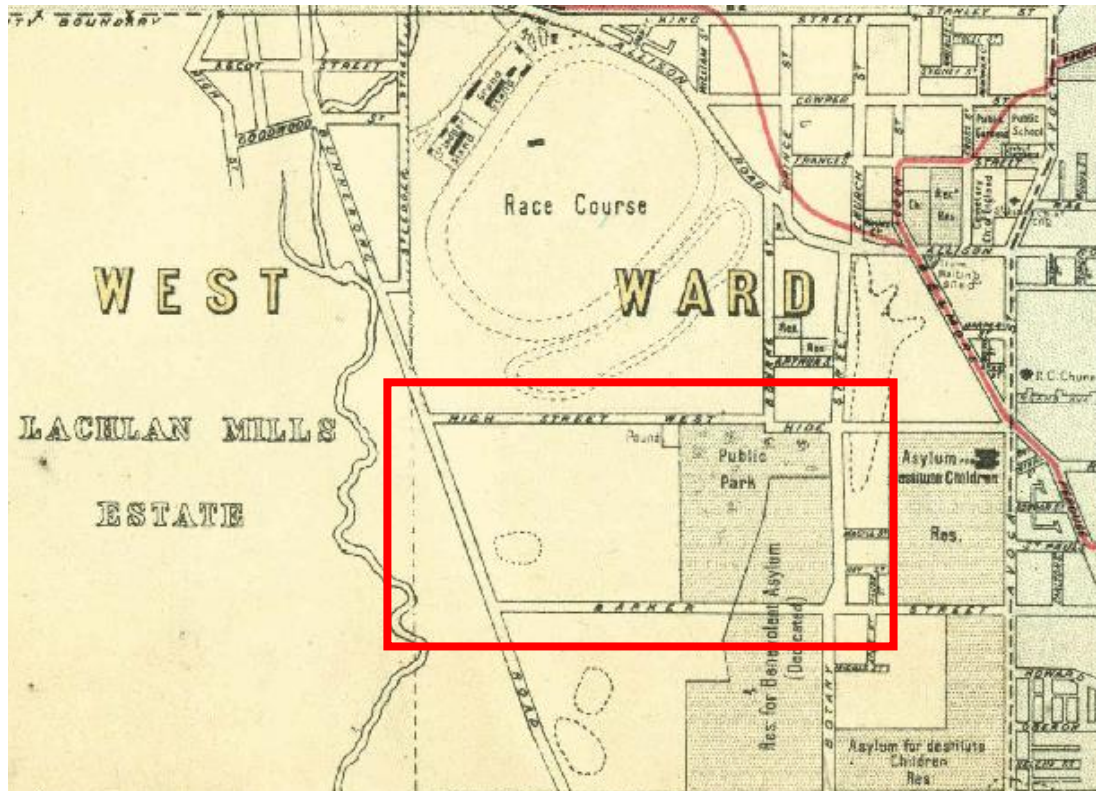
National Trust of Australia (NSW)

Neither the Old Tote/Figtree Theatre (UNSW) Heritage Conservation Area.name or individual items in the conservation area are classified by the National Trust of Australia (NSW).

2 HISTORICAL BACKGROUND

2.1 Kensington Racecourse

In August 1888 George Rowley, secretary of the Rosehill Racing Company, applied to the chairman of the Local Land Board to lease Crown land to the immediate south of Randwick Racecourse. Approval for the lease was granted in November 1889 and permission to lease 63 acres (about 25.5 hectares) was granted on 3 January 1890.



- 3 The site of the Kensington Racecourse prior to the 1889 lease grant
Source: City of Sydney Archives, Higginbotham & Robinson Map of the Borough of Randwick, circa 1885.

The Kensington Recreation Grounds Company, of which George Rowley was a shareholder, intended to establish a recreation ground where horseracing, football, cricket and other outdoor sports could be staged. It was by no means a level site – “rough hilly country, intersected by deep gullies and swamps”¹ – but after undertaking major earthworks a seven furlong racetrack, commodious grandstand, turfed areas and other facilities were completed and Moreton Bay Figs planted. The inaugural race meeting was held on 15 June 1893.² The improvements were planned and constructed under the direction of Rowley. The lease was transferred to the Rosehill Racing Company on 6 August 1894, which assigned it to the Kensington Recreational Ground Company, which was incorporated in July 1895, during 1896.³

¹ “Kensington Racecourse”, *Sydney Morning Herald*, 13 June 1893, p.6. The presumed links between the Company and the Rosehill Racing Company have not been investigated.

² Ibid.

³ Ibid

The Kensington Racecourse was a pony racing track and became a member of the Associated Racing Clubs, which included the facilities at Victoria Park in Zetland, Rosebery Park and Ascot. Meetings were held on weekdays, thus avoiding competition with Randwick Racecourse to the immediate north.

After the Racecourse had been established its site was associated on intermittent occasions with the military. In February 1896 the Medical Staff Corps completed its annual training with a general parade on the Racecourse.⁴ In 1899 the site became the camp of the New South Wales Bushmen's Contingent prior to its departure for the Boer War. Some years later the Racecourse was offered to the military, only a few days after Britain declared war in August 1914, but the camp was relocated to Liverpool two or three months later.⁵ Another military camp was established on the Racecourse site after leasing arrangements were not renewed in 1942 and the site reverted to the Crown two years later.



4 The New South Wales Bushmen's Contingent camped at Kensington Racecourse. Source: NSW State Archives image 1254_a011_a011000019r.jpg.

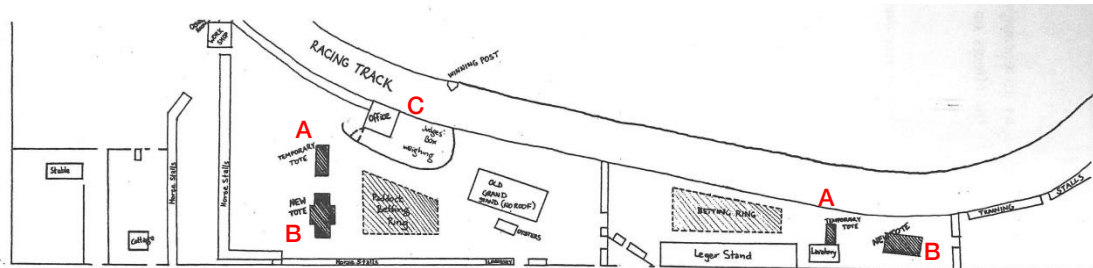
In the interim, Kensington was one of a large number of racecourses across NSW that were directed by the State government to install a totalisator during the first quarter of 1917.⁶ Two temporary hand-operated totalisators were installed at Kensington Racecourse, in what were termed "Leger and paddock", and were in operation by Anzac Day. They were replaced by new totalisators designed by prominent architects Robertson & Marks, who were responsible for totalisators at other racecourses as well. A contract was let to Moodie Brothers in January 1918 and the new totalisators came into use at the

⁴ "Military Intelligence", *Sydney Morning Herald*, 24 February 1896, p.6.

⁵ "Kensington Racecourse", *Sydney Morning Herald*, 14 August 1914, p.10; "Our Troops", *Sydney Morning Herald*, 10 October 1914, p.13. It has been claimed that the first troops left for Gallipoli from the site, which was also the campground for the 1st Battalion of the First AIF (*Report of the Council of the University of New South Wales for the year ended 31st December, 1963*, p.13).

⁶ "Totalisator To Be Installed. By March Next", *Sydney Sportsman*, 21 February 1917, p.7.

end of June that year.⁷ The eastern totalisator, in the racecourse's saddling paddock and court, has survived. Robertson & Marks designed the Leger stand at Kensington, which was constructed in 1915. It has not been ascertained when the building now known as the White House was constructed. It is noted as "office" on a plan of the Racecourse submitted to the Colonial Secretary in 1918.⁸ The building may have been designed by Robertson & Marks, whose work could be found at a number of racecourses across metropolitan Sydney.



- 5 Tracing of a plan of Kensington Racecourse submitted to the Colonial Secretary in 1918. Totalisators are shown hatched.

Source: reproduced in *Kensington Racecourse 1890-1942*.

- A Temporary totalisator
B Permanent totalisator
C Office

In more peaceful times the grounds served a variety of purposes – apart from horse racing they were used for sporting events, gatherings of community organisations and public demonstrations. During 1934 there was a great deal of opposition to renewing the lease for the Racecourse. Although Randwick Council wanted to convert the land to a park, some thought it could not afford such an endeavour while sporting groups and horse trainers supported maintaining the lease.⁹ The lease was renewed for a further seven years, and the site was extended to Barker Street. Playing fields and tennis courts were constructed for the use of amateur sporting groups (with preference given to women's sports) and schools.¹⁰

The last race meeting was held at Kensington Racecourse in December 1941. From then it was used for training purposes. The State Government decided to not to renew its lease on 9 November 1942¹¹ and the site then resumed its intermittently alternative role as a military camp and was used by a military transport unit during 1946.¹²

⁷ "General Notes", *Sydney Morning Herald*, 9 January 1918, p.8; Joseph Waugh, *Kensington Racecourse 1890-1942*, p.23.

⁸ Waugh, p.13.

⁹ "Kensington Racecourse. Trainers Oppose Closing", *Sydney Morning Herald*, 29 September 1934, p.12.

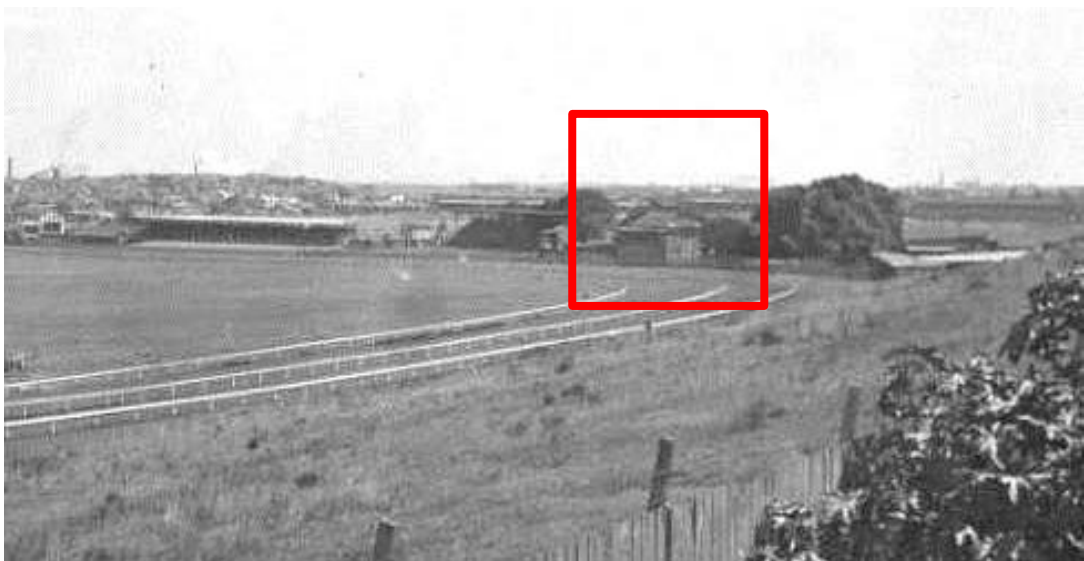
¹⁰ "Kensington Racecourse. New Playing Fields", *Sydney Morning Herald*, 14 August 1935, p.18.

¹¹ "Kensington Race Course", *Sydney Morning Herald*, 10 November 1942, p.7.

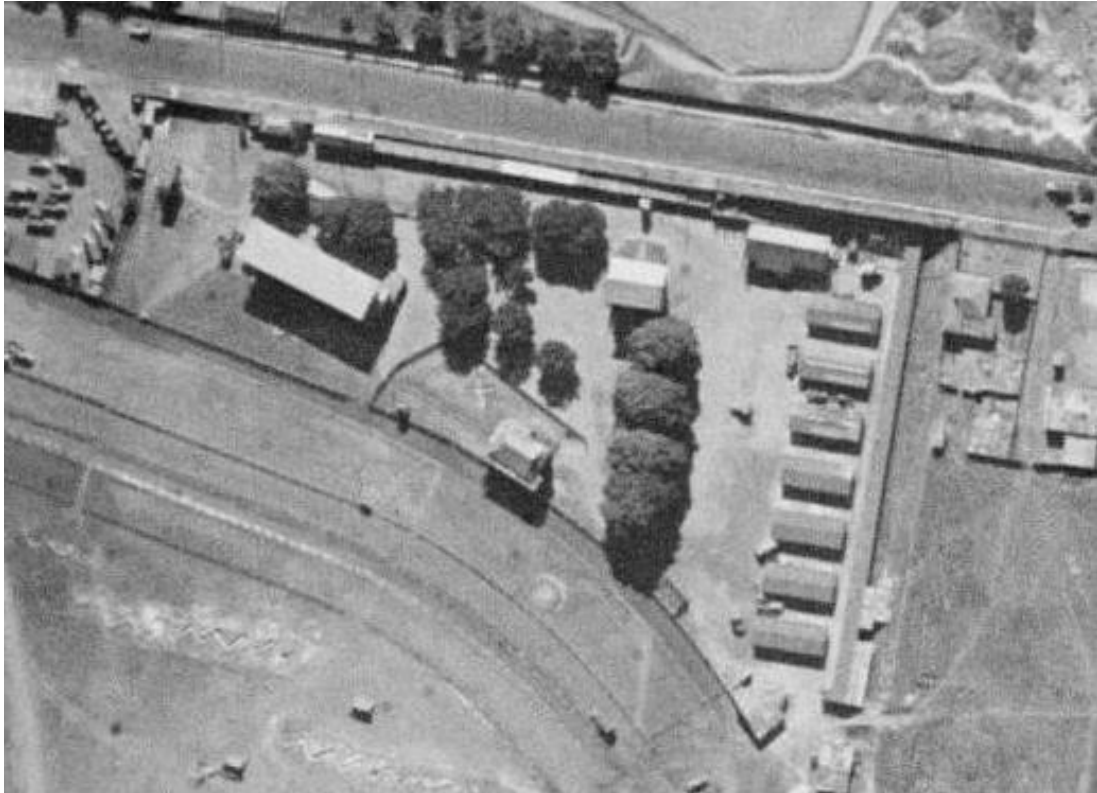
¹² "Proposed New Kensington Site for Sydney Hospital", *Sydney Morning Herald*, 28 June 1946, p.3.



6 Circa 1910 photograph of a meeting at the Kensington Racecourse.
Source: SLNSW PXE 711/295.



7 Portion of a photograph taken in February 1932. The White House is highlighted.
Source: National Library of Australia PIC/15611/2499 LOC Cold store PIC/15611 Fairfax archive of glass plate negatives – John Raymond Elliott photograph.



8 Aerial photograph of Kensington Racecourse and Randwick Oval to its east, 1943
Source: Spatial Information Exchange.

2.2 Establishment of the University

In 1946 there were serious discussions held concerning relocation of Sydney Hospital from its historic Macquarie Street site in Sydney to the Kensington Racecourse once the military users vacated the place. The proposed relocation was announced by Premier William McKell on 16 July 1946. The planned hospital was a very large and comprehensive facility containing 800 general beds, a 400 bed maternity section, a cancer research institute and an eye hospital.¹³

On the same day Premier McKell announced the government's intention to establish a new "institute of technology" as an adjunct to the University of Sydney. Its principal function was envisaged as technological research and development.¹⁴ Land was set aside at the Kensington site for its construction a year later, in July 1947. At the end of July 1948 Cabinet directed the Minister for Education, R E Heffron, to submit a bill to establish a Technical University in Sydney.¹⁵ The former racecourse site was ultimately selected because it provided about 80 acres (about 32 hectares) of unencumbered land (a portion of which was available for immediate development), reasonable proximity to the City of Sydney, the University of Sydney and Sydney Technical College, and convenient access to public transport.¹⁶

¹³ "New Hospital Site. Racecourse Site Approved", *Sydney Morning Herald*, 17 July 1946, p.4; "1,800 Bed Centre Planned", *Sydney Morning Herald*, 16 October 1946, p.4.

¹⁴ "New Institute Planned to Aid Industry", *Sydney Morning Herald*, 17 July 1946, p.3.

¹⁵ "Technical University", SM, 27 July 1948, p.2. Only part of the Kensington Racecourse site had been set aside for the "new Institute of Technology" ("Racecourse Site for Institute", *Sydney Morning Herald*, 18 July 1947, p.4).

¹⁶ "Why Kensington Land was Chosen for University", *Sydney Morning Herald*, 1 February 1951, p.2.

In the meantime the Kensington migrant depot was opened around the beginning of 1948. It provided temporary housing for 250 persons¹⁷ but seems to have enjoyed a short life. The Totalisator was used as residential accommodation during the tenure of the hostel. The White House was utilised by the hostel and a recreation hall was erected between the two early buildings

The racecourse is understood to have been “leveled” during the second half of 1949.¹⁸ Only the Totalisator building and the two storey timber office building (the White House) remained from the racecourse. The establishing Act of Parliament was passed in April 1949 and the first enrolments were accepted during the year, students being accommodated at the Sydney Technical College. In November 1949 the Council of the New South Wales University of Technology decided to order commencement of work at Kensington. The first building to be constructed was the so-called Main Building, which was officially opened in April 1955 and housed several Schools, the University administration, a lecture theatre and a cafeteria.¹⁹ While construction was underway the 40 acres (16 hectares) earmarked for the hospital development were allocated to the University in June 1952 after the decision was made to locate the facility at the Prince of Wales Hospital at Randwick instead.²⁰

Although the School of Chemical Engineering had occupied temporary buildings at Kensington from February 1953, the Main Building allowed the University to make far greater use of its nascent campus. Several buildings were constructed between 1955 and 1960, including the University’s first residential college.

2.3 Student housing

The buildings associated with the migrant hostel were put to good use in February 1953 after the establishment of a student hostel on the university campus. In August 1957 a tender was let for the construction of the first residential college, although construction had already started the month before. Basser College, which was in large part financed by the benefaction of Adolph Basser, an optician and jeweller of Polish extraction who had migrated to Australia in 1908, was officially opened on 1 July 1959.

While the construction of Basser College was underway the name of the New South Wales University of Technology was changed to University of New South Wales, on 7 October 1958.

At the meeting of the University Council held on 9 November 1959 it was resolved to locate new residential development on a site at what was then the north-eastern corner of the campus, bounded to the west by maintenance workshops.²¹ It was also where the White House, the totalisator building and the migrant hostel’s recreation hall were located.

The Government Architect was then invited to inspect the site and discuss the proposed residential college and a brief was forwarded from the University Council in July 1960.²² A sketch design was subsequently accepted. It is understood to have been a comprehensive scheme arranged around a generous courtyard that consisted of what would be Goldstein Hall to the east, Baxter College to the west and a line of residential buildings to the north. Early buildings in this area were to be demolished. Approval

¹⁷ “Governor’s Advice to New Settlers”, *Sydney Morning Herald*, 18 November 1947, p.4. According to the article the Kensington depot was “not yet complete” at this time.

¹⁸ “Work is to Begin”, *Sydney Morning Herald*, 15 November 1949, p.3.

¹⁹ Desley Luscombe, *UNSW Campus: A guide to its architecture, landscape and public art*, p.25.

²⁰ “University on a Racecourse”, *Sydney Morning Herald*, 4 June 1952, p.3.

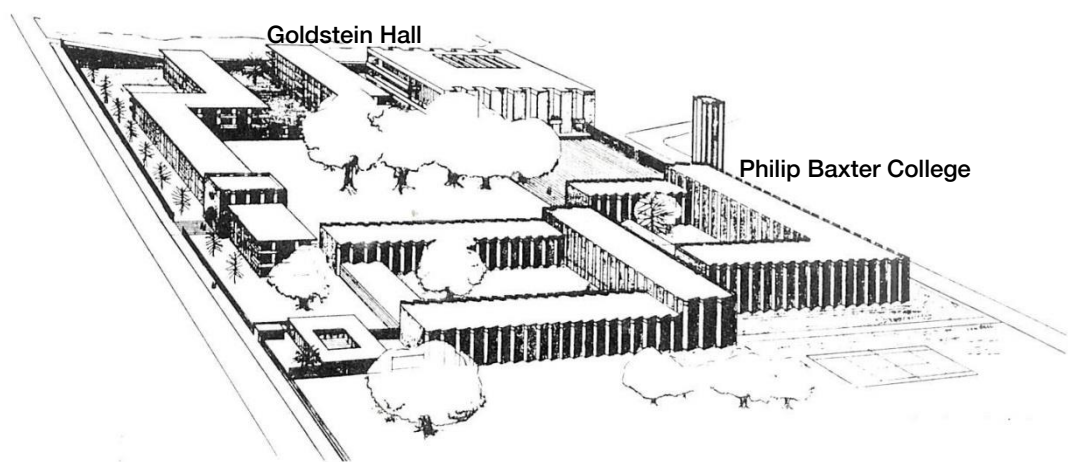
²¹ University of NSW Archive File 60/U24/2055: memorandum dated 17 November 1959.

²² University of NSW Archive File 60/U24/2055: undated correspondence Bursar to Government Architect; correspondence Bursar to Government Architect dated 14 July 1960.

was given to proceed with construction documentation of Goldstein Hall and its associated residential buildings in August 1961:²³

Goldstein Hall and the associated halls of residence were the first stage of a building group that was intended to house 650 students. The three buildings were organised about a series of enclosed courts linked by covered ways and arcades. This concept was intended to encourage students to stand and talk, and introduce a human scale within the larger campus. Goldstein Hall was designed to cater for two sittings of students accommodated by the halls of residence, the future college development, and Basser College.²⁴

Goldstein Hall, completed in 1964 was designed by the young architect Peter Hall, who had joined the Government Architect's Office in 1957 and is now better known for the interiors of the Sydney Opera House. He is also understood to have designed Philip Baxter College and International House at the University of NSW.



- 9 Perspective study of the residential colleges understood to have been accepted by the University Council at the beginning of the 1960s. Only Goldstein Hall and Phillip Baxter College were built. Source: UNSW archives – *University News*, 26 March 1962.

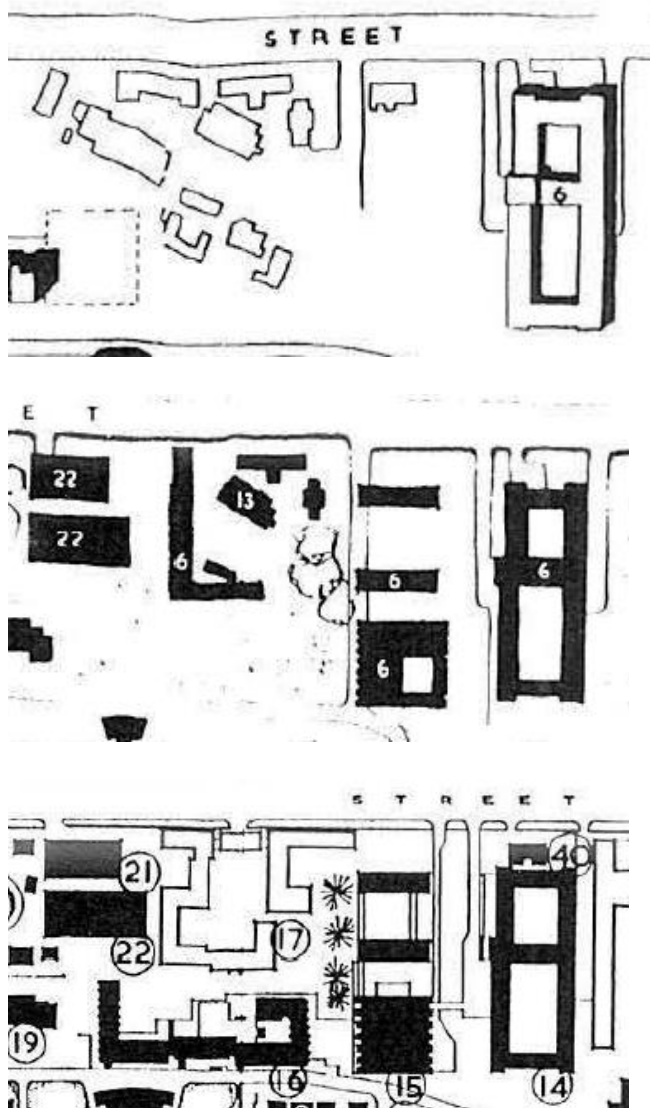
A company, Kensington Colleges Ltd, was established by the University during 1962 to receive Commonwealth funding for universities and colleges and to administer the University's own colleges. It intended to build four additional colleges.

Construction of the largest of The Kensington Colleges commenced towards the end of 1964. The completed college was officially opened by Senator John Gorton, then Minister in Charge of Commonwealth Activities in Education and Research, on 14 October 1966. The college was named in honour of chemical engineer Sir Philip Baxter (1905–1989), Professor of Chemical Engineering and university director and vice-chancellor from 1955 until 1969.²⁵ The development of Philip Baxter College required the demolition of some buildings on the site, including a house that had been part of early hostel development. The college has since been renamed University Hall.

²³ University of NSW Archive File 60/U24/2055: correspondence Bursar to Government Architect dated 21 August 1961.

²⁴ "Goldstein Hall", *Architecture in Australia*, September 1965, p.78.

²⁵ <https://www.recordkeeping.unsw.edu.au/historicalresources/onlineexhibitions/vice-chancellor.html#baxter>, accessed 5 October 2018.



10

Plan diagrams indicating development on and near the subject site in 1962 (top), 1964 (centre) and 1966 (bottom). The outline of buildings labelled 17 in the bottom diagram indicates the footprints of unrealised college buildings. University Hall is labelled 16 in the bottom diagram.

Source: Rae McLintock, *The Development of the Buildings and Grounds of the University of NSW*.



11 Circa 1963 photograph showing the subject site and buildings in the future conservation area. Source: reproduced in Claire Scobie, *Basser, Philip Baxter and Goldstein: the Kensington Colleges*.



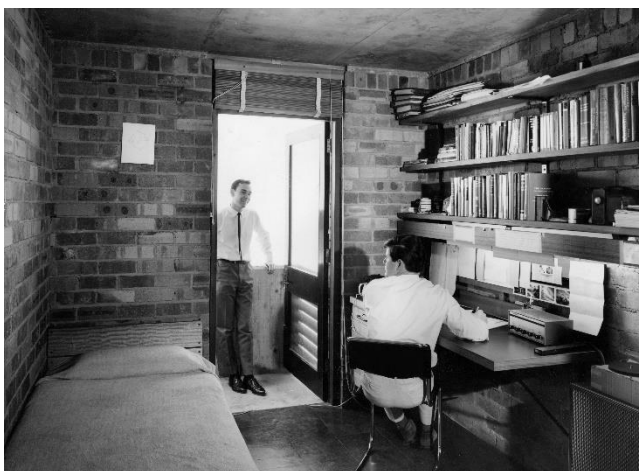
12 Early construction phase of Philip Baxter College, circa 1965.
Source UNSW Archives, Max Dupain photograph.



13 Philip Baxter College shortly after completion in 1966.
Source: University of NSW Archives, Max Dupain photographs.



14 Philip Baxter College shortly after completion in 1966.
Source: University of NSW Archives, Max Dupain photographs



15
A student room in Philip Baxter College.
Source: University of NSW Archives, Max Dupain photograph

3 HERITAGE SIGNIFICANCE

3.1 Statement of significance

The following statement of heritage significance for the Old Tote/ Figtree Theatre (UNSW) Heritage Conservation Area has been extracted from Randwick Council's website at <http://www.randwick.nsw.gov.au/planning-and-building/heritage-conservation/heritage-conservation-areas> :

Aesthetic Significance:

The precinct's three period buildings are situated in an open space, surrounded by large fig trees and other campus buildings. The orientation of the Fig Tree Theatre and the White House, diagonal to the standard north/south building grid, identifies them as earlier structures. The orientation is also aesthetically distinctive. The space which is formed by the trees and the three buildings has visual qualities which are rare on the university campus. This quality is created by the traditional gabled and verandahed building forms, nestled between the larger masses of the fig trees.

The White House and the Old Tote have considerable individual aesthetic significance as rare examples of early Federation racecourse buildings. The design and detail of the White House verandah is outstanding.

The row of fig trees leading from the High Street entry gate is an important point of arrival and orientation for the university campus.

Historic Significance:

The White House, the Old Tote and the fig trees have historical significance as surviving evidence of the use of the university site as Kensington Racecourse, from 1893 to 1941. The orientation and location of the buildings and trees remain indicative of the layout of the racecourse.

The Fig Tree Theatre also provides evidence of the use of the site as an immigration barracks in the late 1940s.

The theatre was the original home of the National Institute of Dramatic Art (NIDA) prior to its relocation to the western side of Anzac Parade.

Social Significance:

The conservation area has social significance for the university and the wider community. It provides evidence of the historical continuity of human occupation and use of the site, which is absent in other parts of the campus.

4 DESCRIPTION OF THE PROPOSAL

The proposed development consists of the demolition of University Hall (D14) and the construction of a new eight level multi-purpose building, which will accommodate the following functions:

- Faculty Space
- Student Led Space
- Centralise Teaching Space
- Retail space
- End of Trip Facilities and general amenities
- Landscaped outdoor spaces that link to Alumni Park, College Walk and the old Tote/Figtree Precinct both on the ground plane and vertically throughout the whole building

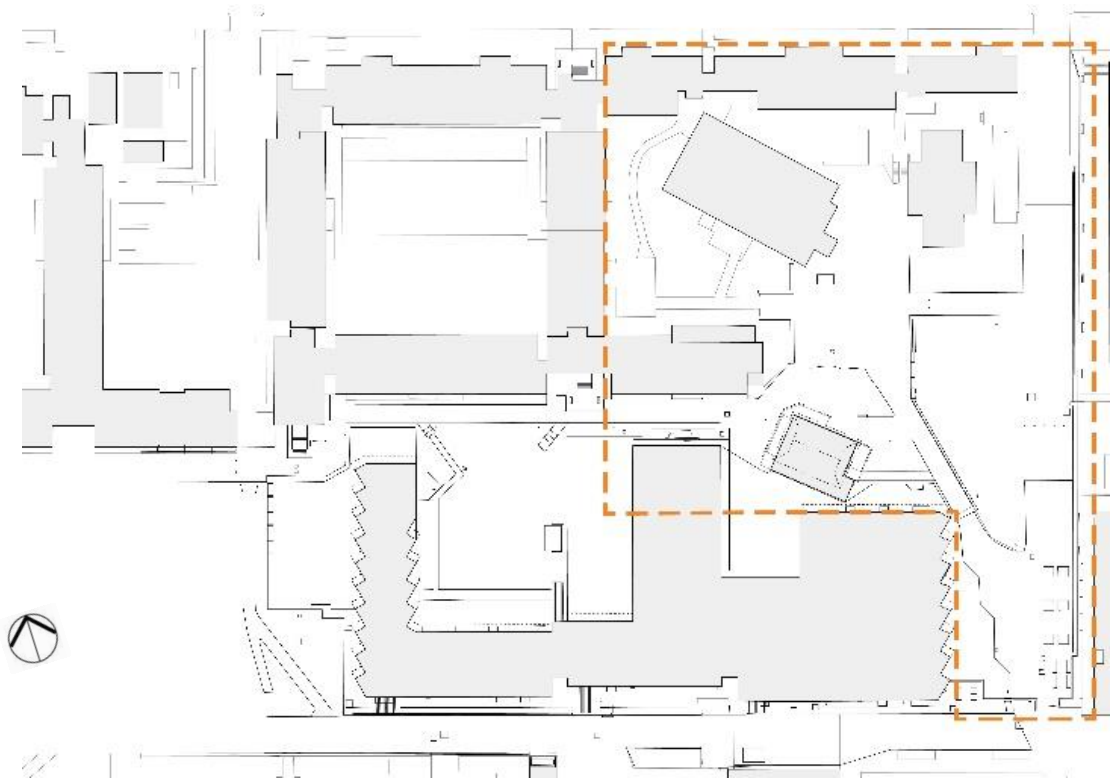
The building is to be constructed using cross laminated timber and is intended to achieve a 6 Star Green Star rating through its carbon-storing timber structure, photovoltaic cells on its roof, external solar shading and a high-performance façade.

In response to the Submissions received, the UNSW has committed to extending the project boundary up to UNSW Village to the north and Goldstein Hall to the east. This extension provides scope for a more holistic landscaped solution to integrate D14 with the Old Tote/Fig Tree Theatre Heritage Conservation Area and the Quadrangle. This will substantially improve the quality of the landscaped open space and support the masterplan initiative to establish this precinct as an important public room within the campus.

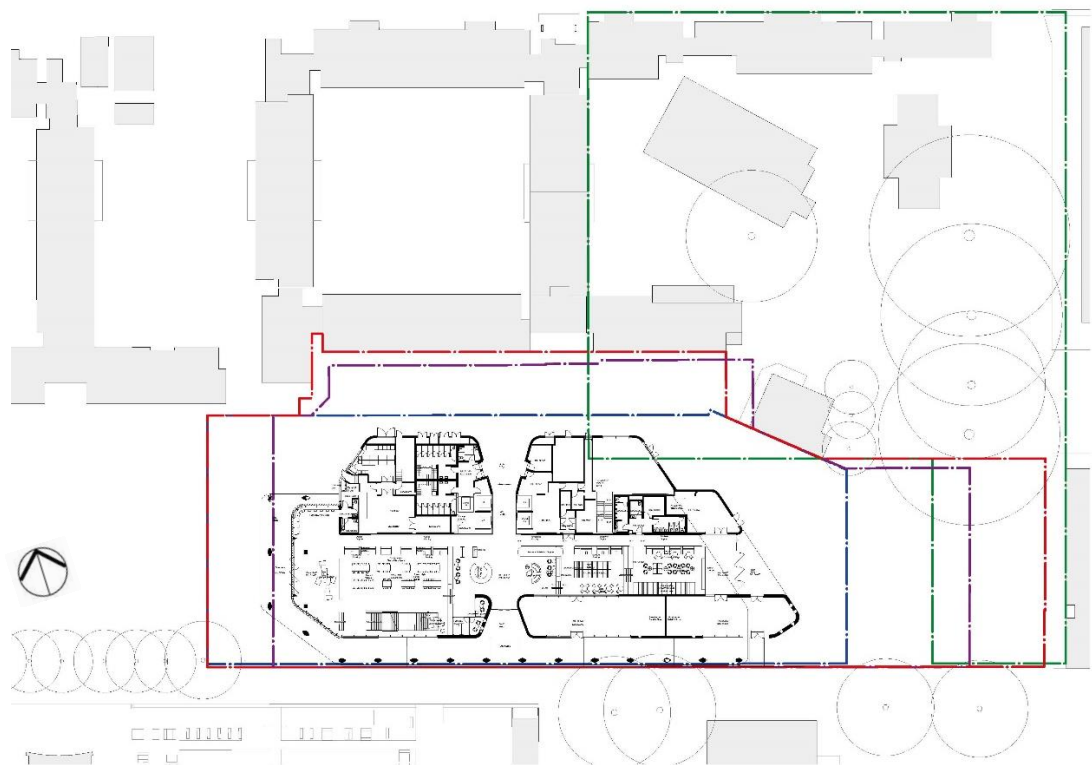
Tree #1119, marked for removal in the SSDA submission, is proposed to be replaced with a new tree to provide an encircling landscaped setting to the heritage item and a threshold between D14, thereby improving the spatial quality of the new public space.

The design of the new building and the landscaped public domain has been designed to meet the accommodation needs of the UNSW and respond to its context in relation to the Old Tote/Figtree Theatre (UNSW) Heritage Conservation Area and the adjacent buildings and open space.

The diagrams on the next page provide a comparison of the physical relationship of the existing buildings and the proposed development to the Old Tote/Figtree Theatre (UNSW) Heritage Conservation Area.



16 Existing Site Plan with location of Old Tote/Figtree Theatre (UNSW) Heritage Conservation Area
Source: Aspect Studios



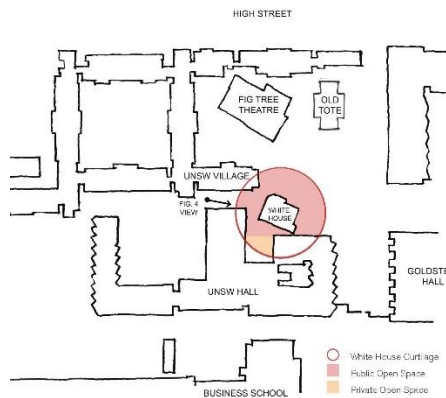
17 Proposed Site Plan with location of Old Tote/Figtree Theatre (UNSW) Heritage Conservation Area
Source: Aspect Studios

5 ASSESSMENT OF HERITAGE IMPACT

5.1 Design Considerations

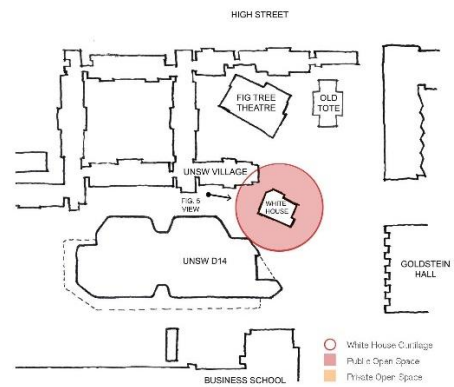
The following diagrams and text prepared by Tzannes illustrate the siting and architectural design considerations of the proposed development in relation to the Old Tote/Figtree Theatre (UNSW) Heritage Conservation Area.

Curtilage



Existing curtilage to the White House

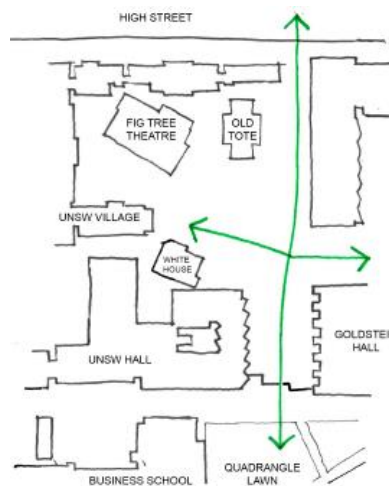
The existing University Hall and UNSW Village buildings encroach on the curtilage of the White House heritage item. The built envelope of University Hall and its private courtyard restricts sightlines to the west and south facades of the White House.



Proposed curtilage to the White House

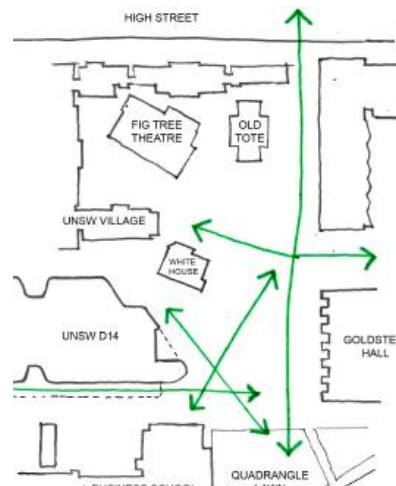
The proposed D14 building aims to re-establish appropriate curtilage to all four sides of the White House, so that it may be experienced as a building in the round. The siting of the building and splayed north east corner increases the curtilage around the item and establishes clear view corridors from Third Avenue to the west and the Quadrangle to the south. By reinstating the public open space around the White House, users may engage with the architectural form and understand the relationship to the Old Tote and Fig Tree Theatre.

Connections



Existing connections

The existing University Hall building obscures connections to UNSW Village and Third Avenue to the west. Access between the Quadrangle Lawn and Fig Tree Lane is currently limited to a small portal in a brick wall spanning between University Hall and Goldstein Hall. As there is no clear view corridor established between these areas, this precinct is currently underutilised.



Proposed connections

D14 seeks to improve the legibility of the precinct by establishing clear view corridors and redefining pathways between High Street and the Quadrangle. The proposed redevelopment is located further west than University Hall relieving the landscaped area adjacent Goldstein Hall. This facilitates movement through the conservation area and opportunities to engage with the precinct. The proposed colonnade parallel to College Walk also provides a new covered east-west connection and the increased setback to the north a more generous pathway to UNSW Village.

Bulk, Scale and Ground Plane relationship with the White House



Before and after sketch perspectives comparing the relationship of the existing University Hall building to the White House and the proposed Building D14 north-eastern terraces and the White House.



Cross section showing relationship of the proposed Building D14 north-eastern terraces and the White House.

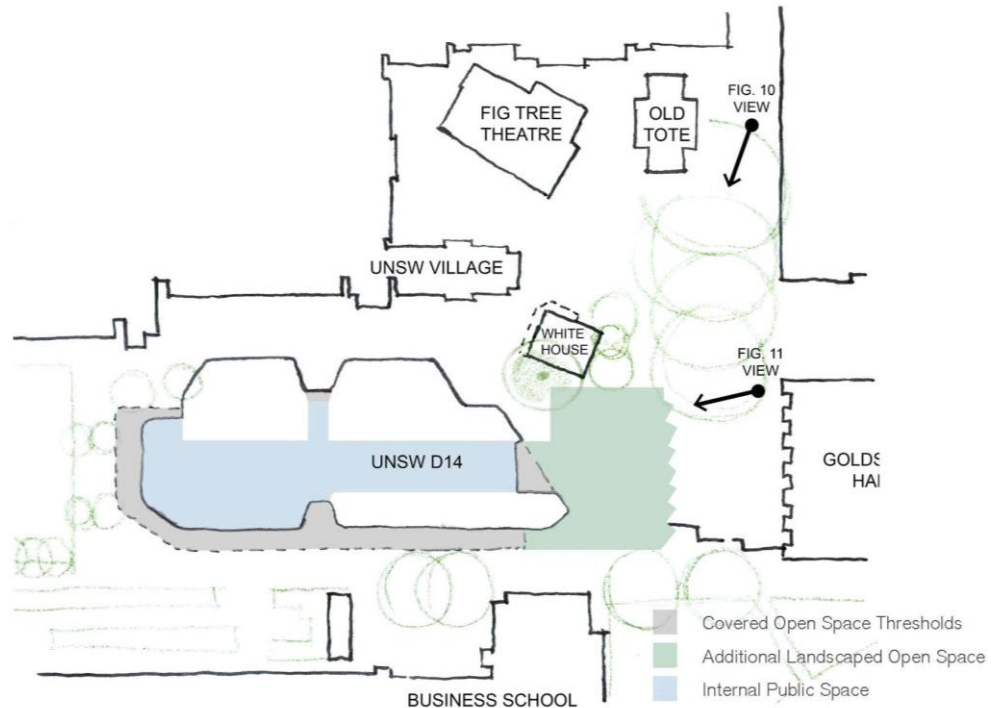
The D14 level 1 terrace, masonry bleachers and adjacent White House building create a new outdoor public room with a strong connection to the conservation area and Fig Tree Lane. This supports the masterplan initiative to create new student hubs with activation on multiple levels and a strong sense of place. It provides the university with an additional gathering space for student social activities and events.

Further to the programmatic benefits afforded by the bleachers and level 1 terrace, this architectural feature allows the ground plane to continue into the built footprint of D14. This public space provides additional high-quality landscaped area for the greater campus with a series of outdoor rooms for both group gatherings and private contemplation.

The White House verandah and balcony are key features of the heritage item and have been used to establish the height and scale of the D14 level 1 terrace. This relationship between the heritage item and proposed development creates a distinct character and sense of place within the broader context. It is envisaged that the bleachers will encourage the existing activation around the White House to continue to all sides of the building.

Increased Public Space

In response to the Submission received, the UNSW has committed to extending the project boundary up to UNSW Village to the north and Goldstein Hall to the east. This extension provides scope for a more holistic landscaped solution to integrate D14 with the Old Tote/Fig Tree Theatre Heritage Conservation Area and the Quadrangle. This will substantially improve the quality of the landscaped open space and support the masterplan initiative to establish this precinct as an important public room within the campus.



Public Space Plan

The ground floor of D14 is an extension of the external ground plane, consisting of a series of terraces that rise with the levels of College Walk. The predominant use of the ground floor is a flexible study space for all university students. Sited as a building in the round with entrances to all four sides and predominantly glazed facades, the ground floor is seamlessly connected with the surrounding public realm. The visual permeability of the facade and glazed internal partitions allows for engagement between students, patrons and the general public. The multiple entrances, retail tenancies, Level 1 terrace and north east bleachers all contribute to the active perimeter and ground plane of the building.

Increased setbacks to the White House and Goldstein Hall facilitate generous landscaped areas for public gathering and supports the masterplan initiative for a student hub within this precinct. The covered open space areas around the building perimeter provide a weather protected east-west link from Alumni park to the Quadrangle. The student led space on the ground floor also contributes to the overall amenity by providing a large internal public space.

Tree #1119 marked for removal in the SSDA submission is proposed to be replaced with a new tree to provide an encircling landscaped setting to the heritage item and a threshold between D14, thereby improving the spatial quality of the new public space.

Materiality

White House



D14



The heritage features of the White House have informed some of the timber design elements in the proposed D14 redevelopment. The exposed CLT/Glulam timber structure and batten cladding respond to the materiality and linear geometry of the weatherboards and timber fencing.

One of the key heritage features of the White House identified in the Statement of Significance is the design and detailing of the verandah. The hardwood timber trusses above the D14 colonnade take cues from the White House balcony and emphasise the important relationship between D14 and the conservation area.

Materiality - Broader ContextGoldstein Hall
Columbo House
UNSW Hall

D14



The proposed redevelopment is also sympathetic to the materiality of the broader context, addressing the established brick and concrete characteristics of adjacent buildings. In response to the strong, vertical concrete elements of Goldstein Hall along the edge of Fig Tree Lane, the concrete colonnade columns of D14 create a similar rhythm along College Walk. The proposed bleachers and concrete ribbon on the facade share similar aesthetic qualities with the brick stair and concrete datum of Columbo House. The masonry, single storey ground plane element also references the northern part of the existing UNSW Hall building on the site.

5.2 NSW Heritage Office Model Questions

The assessment of heritage impacts has been undertaken in reference to the model questions given in the NSW Heritage Office's publication '*Statements of Heritage Impacts*'.

Demolition of a building or structure	x
Minor partial demolition	x
Major partial demolition	x
Change of use	x
Minor additions	x
Major additions	x
New development adjacent to a heritage item	✓
Subdivision	x
Repainting	x
Re-roofing/re-cladding	x
New services	x
Fire upgrading	x
New landscape works and features	✓
Tree removal or replacement	✓
New signage	x

New development adjacent to a heritage item

Question: How is the impact of the new development on the heritage significance of the item or area to be minimised?

The impact of the proposed development on the Old Tote/Figtree Theatre (UNSW) Heritage Conservation Area (HCA) will be minimised by its siting relative to the conservation area, the building footprint and the high quality architectural design of the new building. Some screening will be provided by a wing of Colombo House, which has been built within the conservation area.

There will be no impact on the Racecourse Heritage Conservation Area because of its distance from the subject site and the screening effect of University buildings to the north of the subject site.

Question: Why is the new development required to be adjacent to a heritage item?

The proposed development is located on the site of an existing building, University Hall, which is to be demolished. A small part of University Hall is situated in the Old Tote/Figtree Theatre (UNSW) Heritage Conservation Area and the rest of the building is to its south. The landscaped setting of the new building extends into the HCA to enhance the ground plane connections across the HCA to the Canopus beyond.

Question: How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?

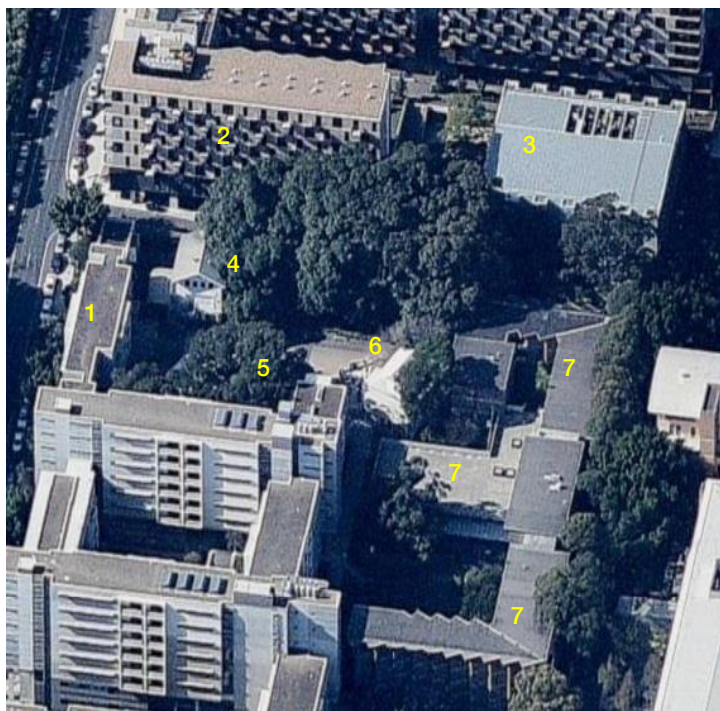
The existing curtilage of the heritage item (the Old Tote/ Figtree Theatre (UNSW) Heritage Conservation Area) will be retained and enhanced by the proposal. Open space at its southern edge will be increased, thus enhancing the item's curtilage. The curtilage allows an understanding of the architectural form and relationship of the three early buildings within it, which will not change. The landscape works proposed for the southern section of the HCA will enhance the quality and amenity of this portion of the HCA and improve the ground plane connections between High Street and the Quadrangle and increase opportunities to cross through Fig Tree Lane and the greater HCA.

Question: How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?

The proposed development will not negatively impact on existing views to the conservation area. The views of and through the Heritage Conservation Area from High Street are not impacted by the development. The opening of the site to the South by the removal of the courtyard wall (approved in the REF) and the landscaping of the southern section of the HCA will improve the visibility of the HCA and its connection to the Quadrangle Lawn and the wider Campus. The views of the White House will be improved by the development because the new building is set back from White House and terraced to reduce its scale adjacent to the White House. The views of and through the Heritage Conservation Area from High Street are not impacted by the development. The opening of the site to the South by the removal of the courtyard wall (approved in the REF) and the landscaping of the southern section of the HCA will improve the visibility of the HCA and its connection to the Quadrangle Lawn and the wider Campus.

Question: Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?

The proposed development is not known to be sited on a known or potentially significant archaeological deposit.



- 1 Colombo House
- 2 Goldstein College
- 3 Goldstein Hall
- 4 Old Tote
- 5 Fig Tree Theatre
- 6 White House
- 7 University Hall

18 The context of the Old Tote/ Figtree Theatre (UNSW) Heritage Conservation Area.
Source: Nearmap (with TKD annotation)

Question: Is the new development sympathetic to the heritage item? In what way (e.g. form, siting, proportions, design)?

The proposed development is sympathetic to the conservation area because of:

- its siting, which provides additional open space between the conservation area and the new building;
- its massing on the north-eastern façade and ground plane relationship with the White House provides an activated ground plane;

- extensive use of timber in the building structure, which complements the two-storey timber White House;
- the detailing of the façade, which modulates the mass of the proposed building and provides a sense of scale to this part of the campus;
- enhanced landscaping of its setting to improve its connection with the HCA.

Question: Will the additions visually dominate the heritage item? How has this been minimised?

The conservation area is presently enclosed on three sides by a range of multi-storey buildings. While the proposed development is taller than the building it replaces, impacts are offset by an increased distance away from the items in the conservation area, the massing of the building and its detailed resolution.

Question: Will the public, and users of the item, still be able to view and appreciate its significance?

The proposed development will improve the ability of the public and users to view and appreciate the significance of the conservation area and the individual items within it.

New landscape works and features

The proposed landscape works extends into the southern portion of the Old Tote/ Figtree Theatre (UNSW) Heritage Conservation Area adjacent to College Walk. The existing bitumen paving will be replaced by trees and understorey plantings as well as seating areas.

Question: How has the impact of the new work on the heritage significance of the existing landscape been minimised?

The row of fig trees leading from the High Street entry gate are of aesthetic significance as an important point of arrival and orientation for the university campus. The proposal will have no impact on these trees or their understorey plantings. The southern portion of open space within the HCA between University Hall and Goldstein Hall is a stark area with bitumen paving and some park style tables and chairs. The proposed landscape works will enhance this part of the HCA.

The significant tree canopy of mature figs with an understorey of mass plantings of shade tolerant exotic species within the Heritage Conservation Area will be supplemented with additional plantings of fig trees and understorey plantings within the south-eastern portion of the HCA to create a linear Fig Tree Lane linking High Street with College Walk. The portion of Fig Tree Lane to the east of the new development will be a quiet zone accessed from College Walk by a series of footpaths meandering through the lush understorey planting. Fig Tree Lane will celebrate the historic character of the precinct through a carefully considered paving selection. The significant plantings of Fig trees and understorey plantings within the to the north-east of the site will not be impacted by the proposed landscape works adjacent to the new development.

Question: Has evidence (archival and physical) of previous landscape work been investigated? Are previous works being reinstated?

The previous landscape work is not being reinstated.

Question: Has the advice of a consultant skilled in the conservation of heritage landscapes been sought? If so, have their recommendations been implemented?

The significant landscape elements within the Heritage Conservation Area will be conserved.

Question: Are any known or potential archaeological deposits affected by the landscape works? If so, what alternatives have been considered?

There are no known or potential archaeological deposits on the site.

Question: How does the work impact on views to, and from, adjacent heritage items?

The views of the Heritage Conservation Area from High Street are not impacted by the development. The opening of the site to the South and the landscaping of the southern section of the HCA will improve the visibility of the HCA and its connection to the Campus. The views of the White House will be improved by the development because the new building is set back from White House and terraced to reduce its scale adjacent to the White House. The proposed landscape works will enhance the setting and visibility of the components of the HCA.

Tree Removal or Replacement

Question: Does the tree contribute to the heritage significance of the item or landscape?

Tree #1119 (*Acacia decurrens*) is not specifically noted as a heritage item within the HCA. However, it does provide some landscape amenity value in relation to the White House.

Question: Why is the tree being removed?

The tree is proposed to be removed because it is senescent.

Question: Has the advice of a tree surgeon or horticultural specialist been obtained?

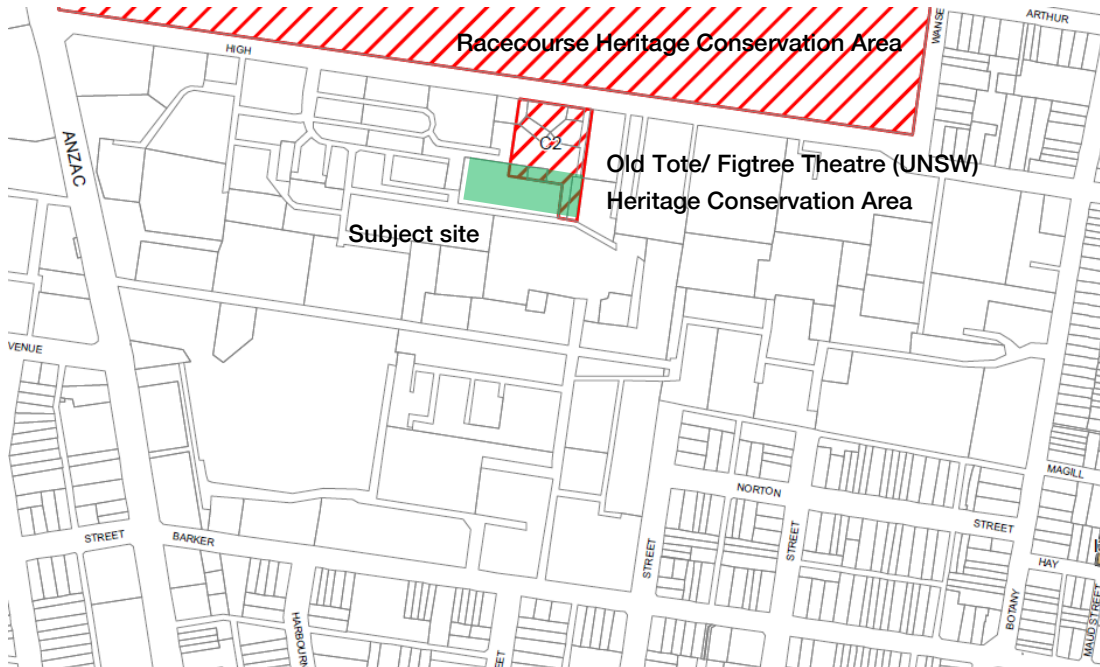
Yes. The Ents Tree Consultancy has assessed the tree and recommends its removal and replacement with an appropriately sized specimen capable of thriving in the area. Consideration of the requirements of the tree's soil volume, canopy space and general biological function and species characteristics is recommended.

Question: Is the tree being replaced? Why? With the same or a different species?

Yes. The proposed replacement tree is *Melia azedarach*, which is a small to medium, deciduous tree from 6 to 35 metres in height.

5.3 Randwick Local Environmental Plan 2012

The subject site is adjacent to the Old Tote/ Figtree Theatre (UNSW) Heritage Conservation Area, which is included in Schedule 5 of the Randwick LEP. It is also in the vicinity of the Racecourse Heritage Conservation Area.



19 Relationship of the subject site to heritage items in its vicinity.

Source: Randwick LEP Heritage Map Sheet HER_002.

Clause 5.10 of the LEP contains heritage conservation provisions. This section of the report assesses the proposed development against the relevant heritage provisions contained in Clause 5.10 of Randwick Local Environmental Plan 2012.

Provisions	Assessment
<p>5.10(1) Objectives</p> <p>The objectives of this clause are as follows:</p> <ul style="list-style-type: none"> (a) to conserve the environmental heritage of Randwick, (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views, (c) to conserve archaeological sites, (d) to conserve Aboriginal objects and Aboriginal places of heritage significance. 	<p>The proposed development conserves the environmental heritage of Randwick and the heritage significance of the Old Tote/ Figtree Theatre (UNSW) Heritage Conservation Area by minimally intruding into its boundaries and by the provision of additional open space in the vicinity of its southern section.</p> <p>There will be no impact on the Racecourse Heritage Conservation Area because of its distance from the subject site and screening resulting from University buildings to the north of the subject site.</p> <p>The subject site is not identified as an archaeological site in Schedule 5 Part 3 of the LEP</p> <p>The subject site is not identified as an aboriginal site in Schedule 5 Part 4 of the DCP</p>

Provisions	Assessment
<p>(2) Requirement for consent Development consent is required for any of the following:</p> <p>(a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):</p> <p>(iii) a building, work, relic or tree within a heritage conservation area.</p> <p>(e) erecting a building on land:</p> <p>(i) on which a heritage item is located or that is within a heritage conservation area.</p>	<p>A small section of D14 lies in the conservation area.</p> <p>A small section of the proposed development is also situated in the conservation area</p> <p>This statement of heritage impact has been written to accompany a formal development application for the proposed works at UNSW.</p>
<p>(4) Effect of proposed development on heritage significance</p> <p>The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).</p>	<p>This statement of Heritage Impact evaluates the potential impacts of the proposed development on the heritage significance of heritage items in the vicinity of the subject site.</p>
<p>5.10(5) Heritage assessment The consent authority may, before granting consent to any development:</p> <p>(a) on land on which a heritage item is located, or</p> <p>(b) on land that is within a heritage conservation area, or</p> <p>(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),</p> <p>require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.</p>	<p>Refer to the previous assessment.</p>

5.4 Response to submission from Randwick City Council

The following table provides the specific response to the comments made by Randwick City Council under the heading *Heritage*.

RCC Comments	Response
<p>It is noted that the Statement of Heritage Impacts prepared by TKD Architects does not acknowledge the encroachment of the subject site into the HCA and accordingly, in Council's view, does not adequately address the impact of the proposed building on the curtilage of the heritage items in detail.</p>	<p>Refer to revised SoHI Sections 1, 4 and 5 which address the encroachment of the development site into the HCA and the impact of the proposal on the curtilage and significance of the HCA.</p> <p>The existing curtilage of the heritage item (the Old Tote/ Figtree Theatre (UNSW) Heritage Conservation Area) will be retained and enhanced by the proposal:</p> <ul style="list-style-type: none"> – Open space at its southern edge will be increased, thus enhancing the item's curtilage. – The setting of the White House is improved because the new building is set back from White House and terraced to reduce its scale adjacent to the White House – The curtilage, which allows an understanding of the architectural form and relationship of the three early buildings within it, will not be change. – The landscape works proposed for the southern section of the HCA will enhance the quality and amenity of this portion of the HCA and improve the ground plane connections between High Street and the Quadrangle and increase opportunities to cross through Fig Tree Lane and the greater HCA.

RCC Comments	Response
<p>The impact of the proposed 8-9 storey building (inclusive of roof top plant room) with a deep and long footprint on the heritage significance of the items and conservation area would be significant and potentially adverse. The Statement of Heritage Impact does not address in detail how heritage consideration has been incorporated into the design of the building than to broadly state that <i>“The scale of the proposed building is consistent with recently completed development to the north, east and west of the conservation area”</i>. Council contends that the proposed building, cumulatively with these other developments, serve to ‘box-in’ the HCA and its component heritage items within the campus, further adaptive uses for these buildings. However, this façade feature is of minimal value in mitigating the height, bulk and scale of the overall building which remains excessively high at 8-9 storeys, and therefore visually intrusive close to the heritage items and conservation area. The proposed façade feature should not be used to justify the height, bulk and scale of the proposal.</p>	<p>Refer SoHI section 5 which addresses the heritage impact in detail, in particular:</p> <ul style="list-style-type: none"> – the scale of the proposed building is consistent with recently completed development to the north, east and west of the conservation area; – the University Hall building (to be demolished) has a greater encroachment and impact on the HCA. – the curtilage of the White House will be improved by the development because the new building is set back from White House and terraced to reduce its scale adjacent to the White House – the design (bulk, scale and detailing) of the north-eastern terraces creates an activated ground plane immediately adjacent to the White House and encourage activation on all sides of the building. – the high quality of architectural resolution of the proposed building and the extensive use of timber in its structure are sympathetic to the heritage features of the White House. The exposed CLT/Glulam timber structure, hardwood trusses and detailed cladding elements respond to the materiality and geometry of the heritage item.
<p>The linear east-west orientation of the proposed building, particularly its south-eastern splayed corner, is considered to encroach into the curtilage of the White House. This splayed south-eastern corner of the building contains a significant degree of internal void and terrace areas which would make it amenable to reduce, if not delete its bulk and scale. Additionally, this splayed south-eastern section of the proposed building potentially will have a detrimental impact on the existing connective space and view corridor between High Street and the Quadrangle Lawn.</p>	<p>The views of and through the Heritage Conservation Area from High Street are not impacted by the development.</p> <p>The opening of the site to the South by the removal of the courtyard wall (approved in the REF) and the landscaping of the southern section of the HCA will improve the visibility of the HCA and its connection to the Quadrangle Lawn and the wider Campus.</p> <p>The design (bulk, scale and detailing) of the north-eastern terraces creates an activated ground plane immediately adjacent to the White House and encourages activation on all sides of the building.</p> <p>The views of the White House will be improved by the development because the new building is set back from White House and terraced to reduce its scale adjacent to the White House. The proposed landscape works will enhance the setting and visibility of the components of the HCA.</p>

6 CONCLUSIONS

The proposed development can be supported on heritage grounds for the following reasons:

- It will enhance the curtilage of the Old Tote/Figtree Theatre (UNSW) Heritage Conservation Area (HCA)
- It will increase the open space curtilage of the conservation area in the vicinity of the White House, enabling this building to be more fully appreciated by users and visitors to the campus
- It will enhance the setting of the conservation area by the provision of open space and new landscaping
- It will improve the ground plane connections between High Street and the Quadrangle. The proposed footprint facilitates wider access with multiple opportunities to cross through Fig Tree Lane and the greater HCA
- The scale of the proposed building is consistent with recently completed development to the north, east and west of the conservation area
- The design of the new north-eastern terraces creates an activated ground plane immediately adjacent to the White House and encourage activation on all sides of the building
- The high quality of architectural resolution of the proposed building and the extensive use of timber in its structure are sympathetic to the heritage features of the White House. The exposed CLT/Glulam timber structure, hardwood trusses and detailed cladding elements respond to the materiality and geometry of the heritage item

APPENDIX A PHOTOGRAPHS OF EXISTING SITE



20 The Old Tote viewed from the western side of Goldstein Hall.



21 The White House viewed from the western side of Goldstein Hall. University Hall can be seen to the left, behind the White House. Note the proximity of the University Hall to the White House.



22 The Fig Tree Theatre.



23 Looking north across the Old Tote/ Figtree Theatre (UNSW) Heritage Conservation Area. The Fig Tree Theatre is at left, the Old Tote to the right.



24 Looking east towards Goldstein Hall from the northern side of the White House. The redevelopment of Basser College can be seen in the background.



25 This single storey Section of University Hall (D14) was designed to contain communal facilities for the college and is partly within the conservation area.



26 Relationship (and close proximity) of the White House (left) and University Hall.



27 Western wing of University Hall.



28 Part of the southern section of University Hall.



29 Looking south-east across the western court of University Hall.



30 Looking east towards the White House. Part of University Hall can be seen at right.



31 Recently completed buildings to the west of Alumni Park, which forms the western edge of the proposed development.



32 Western section of University Hall. Part of University Village is visible at upper left.



33 Goldstein Hall and Basser College, which form part of the context of the proposed development, viewed from the Quadrangle Lawn.



34 View of Fig Tree Lane from High Street (looking South). The proposed development will not change this view.



35 View of southern portion of the HCA adjacent to Goldstein Hall (looking South along Fig Tree Lane towards the Quadrangle).



36 View of southern portion of the HCA adjacent to Goldstein Hall (looking East from the White House).



- 37 Looking North from the Quadrangle towards Goldstein Hall and the HCA. The canopies of the figs are visible above the brick courtyard wall. The removal of the brick wall will improve access to the HCA and enhance its visibility from the Campus beyond.