



Our ref: DOC20/581552-8

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Dear Mr Singh Shergill

### **Response to Submission comments for Lindfield Learning Village SSD 8114**

Thank you for your referral dated 17 July 2020 inviting comments from the Heritage Council of NSW on the Response to Submissions document for the above State Significant Development (SSD). It is noted that Heritage NSW is providing comments on Urbis responses to the Heritage Council Submission and Heritage Council Recommended Conditions of Consent dated 13 December 2019 in Appendix D, *Lindfield Learning Village Response to Submissions - Built Heritage*, prepared by Urbis Pty Ltd, dated 27 May 2020.

The delegate of the Heritage Council of NSW has previously provided comments to the Phase 1 Response to Submissions of SSD 8114 application. It is noted that this RtS relates to the remainder of the development Phases, including Phase 2 and 3.

This State Significance Development (SSD) application (SSD 8114) sought consent for works to the former UTS Ku-ring-gai Campus to adaptively re-use it as 'Lindfield Learning Village' (a school) that would accommodate approximately 2,100 students from kindergarten to Year 12 and a Childcare Centre. To meet its commitment to open the school on Day 1, Term 1, 2019, Department of Education (DoE) was granted partial consent for Phase 1 which would permit a school for 350 students for Term 1, 2019.

The following comments are provided to address the applicant's response to the heritage issues raised in the RtS document which have not been satisfied:

### **3.2. HERITAGE COUNCIL SUBMISSION**

#### **2. Link Road**

While the Heritage Council supported the link road under the previous design as it allowed for the operational continuity of the item while preserving the principal northern entrance area; the amended design for the extended driveway removes larger portions of the natural bushland setting and will require further investigation.

#### Urbis Heritage Response:

- Noted. Please however note that an amended design for the extended driveway has been developed which Urbis understands better responds to the traffic constraints associated with the site. This option also does not require any amendment to the significant rock cutting under the Stage 3 link. The proposed

driveway design is assessed as having an acceptable heritage impact however please see further discussion under Section 3.4 below.

**HNSW comment:** Noted, however further investigation must be undertaken by the Applicant for replacement tree planting within the context of the landscape works at the site to mitigate the removal of the 26 trees associated with the Link Road, an additional 16 trees from the original proposal.

#### 4. **Landscape works**

The proposed landscape works to the southern section of the site seek to mitigate the intrusion of the link road. The formality of the paths and spaces that extend to the site boundary fail to reflect the forms and features of the natural topography. This is considered inconsistent with the landscape philosophy of Bruce Mackenzie, the original landscape architect.

##### Urbis Heritage Response:

- DesignInc have endeavoured to make contact with Bruce Mackenzie for the purpose of workshopping the final landscape plans. Contact was made on the below dates however the offer of a meeting to finalise the Phases 2(b) and 3 landscaping was not accepted.

**HNSW comment:** Noted. Advice should be sought by a suitable qualified landscape architect to provide input into the landscape works to the southern section of the site to mitigate the intrusion of the link road while introducing a variety of landscape treatments for useable play spaces sympathetic to the original landscape philosophy of Bruce Mackenzie. This should form a condition of consent.

#### 6. **Demolition South Façade Level 1**

The removal of an area of louvres and a small section of brick wall to the south façade, graded high significance, is proposed. However, the removal of brickwork to slightly enlarge the opening is irreversible and will remove significant fabric.

It is recommended that a condition of consent be included requiring that an alternative fenestration design is recommended for the South Façade Level 1 to ensure that the existing masonry wall is preserved intact.

##### Urbis Heritage Response:

- It is appreciated that the fabric the proposed fenestration will remove is assessed to be significant. However, there is assessed to be sufficient fabric remnant in the expansive southern façade of the building to demonstrate the original character of the building.

The original monolithic design of the building is appreciated and has been retained in the overall design of LLV. However, the building and the surrounding landscape is to be used in parallel daily in accordance with the new use as a primary and secondary school. Therefore, opportunities to increase the permeability from the surrounding area have been sought in appropriate areas.

The design team is cognisant of the highly significant fenestration pattern throughout the building which is also largely characterised by concrete window hoods. Priority has been given to ensuring that the presentation of this fenestration

is almost entirely retained. The south façade of the building at Level 1 conversely comprises no individually distinctive features, rather it comprises one of two materials (brick) which characterises the building overall. The expanses of this retained fabric in all other parts of the building are considered to be sufficient to demonstrate the original and highly significant character of the building. Further, it is not proposed to introduce any materials in this area which are not already present on the site, as such the fundamental palette of materials will be retained.

**HNSW comment:** The removal of brickwork graded high significance should be avoided and the Heritage Council recommendation for condition of consent from the correspondence dated 13 December 2019 (also above) should be included in any condition of consent.

## **12. Removal of concrete wall adjacent to spiral stair**

The proposed removal of two portions of concrete wall for increased light penetration will require the removal of a substantial amount of original fabric, identified as of high significance. The removal of a substantial area of the existing concrete wall adjacent to the spiral stair will have an irreversible physical and visual impact on the significance of the item.

It is recommended that a condition of consent be included requiring that an alternative light source is designed to ensure significant fabric and views are preserved intact.

### Urbis Heritage Response:

- The design of the proposed opening through the concrete wall adjacent to the spiral stairs near Level 4 entrance to Stage 2 has been amended. The extent of the opening has been reduced by 50%. The area immediately adjacent to the staircase would be retained in its entirety and the opening to achieve light penetration through the building would be confined to the area to the north.

**HNSW comment:** The removal of two portions of concrete wall for increased light penetration will require the removal of a substantial amount of original fabric, identified in the CMP as of high significance.

This should be avoided and the Heritage Council recommended condition of consent from the correspondence dated 13 December 2019 (above) be included requiring that an alternative light source is designed

## **3.3. HERITAGE COUNCIL RECOMMENDED CONDITIONS OF CONSENT for SSD 8114 Phase 2 and 3 works:**

1. New works should be designed to be reversible in the future. Methodologies are to be prepared for all proposed internal and external works to the building to avoid irreversible impacts on the significant fabric.

### Urbis response:

- Urbis requests that the condition be further amended as follows: *'Changes which have the potential to reduce the cultural significance of the place should be designed to be reversible where possible'*.

**HNSW comment:** The condition should retain mention of significant fabric as stated below:

- *All proposed works which have the potential to reduce the internal and external significant fabric of the item must be designed to be reversible.*

2. A schedule of conservation works prepared for the remainder of the site is to be prepared for the existing building and implemented as part of the project.

Urbis response:

- o The complete schedule has been prepared by Apex Diagnostics (October 2018). It has been appended to Version 2 of the Conservation Management Plan prepared by Urbis (April 2020).

**HNSW comment:** Noted. The condition can be removed but the document must be included in the consent approval information.

If you have any questions regarding the above advice, please contact Tim Olliver, Senior Heritage Assessment Officer at Heritage NSW, on (02) 4927 3203 or [Timothy.Olliver@environment.nsw.gov.au](mailto:Timothy.Olliver@environment.nsw.gov.au).

Yours sincerely



**Cheryl Brown**  
Manager, Northern Region  
Heritage NSW  
Department of Premier and Cabinet  
**As Delegate of the Heritage Council of NSW**  
30 July 2020