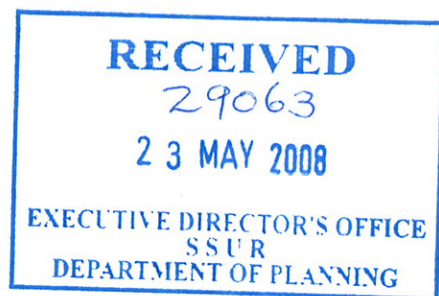


20 May 2008

Director-General  
Department of Planning  
GPO Box 39  
SYDNEY NSW 2001

Attn: Jason Perica



# UNSW



PROFESSOR  
FREDERICK G HILMER AO  
VICE-CHANCELLOR  
AND  
PRESIDENT

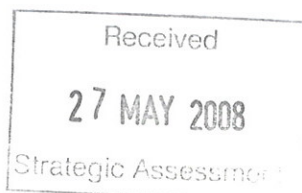
## REDEVELOPMENT OF UNSW COFA CAMPUS INCLUDING NEW IVAN DOUGHERTY GALLERY GREENS ROAD PADDINGTON

The University of New South Wales (UNSW) Paddington Campus has been used as an educational facility for 110 years. Its pattern of buildings has evolved over time to reflect the changing needs of the institutions occupying the site. This evolution is set to continue as UNSW seeks to adapt the site for its future needs. At present it houses the University's College of Fine Arts (CoFA).

In 2006 City of Sydney adopted a site-specific development control plan (DCP) to guide the future evolution of the campus. South Sydney DCP 1997 Part G: Special Precinct No 8 – University of New South Wales Paddington Campus (Greens Road Paddington) identifies planning and design principles, and a long-term pattern of built form and open space for the site. The future pattern incorporated into the DCP provides UNSW, local residents and Council with a clear view of the campus' optimal form and capacity and the likely impacts. It aims to produce a "best fit solution", particularly in terms of bulk, scale and siting of buildings along the street boundaries of the site. It also aims to avoid incompatibilities between the campus activities and their impacts, and the amenity of residential properties in the mixed use neighbourhood.

The DCP (copy attached) has the following objectives.

- a. *To provide planning and design concepts for the site as a university campus that documents the agreed and desired future use and character of the site, optimising the needs of UNSW and its compatibility with its neighbourhood in built form and functioning.*
- b. *To provide increased certainty to the community and UNSW on the future use, capacity, scale, form and character of the site.*
- c. *To identify key urban design and planning principles.*
- d. *To provide appropriate solutions for:*
  - *maximum building envelopes for redevelopment over time*
  - *an optimal pattern of buildings and open spaces*
  - *the distribution of uses*
  - *public domain interfaces, and*
  - *an integrated approach to transport, parking and servicing.*



In 2007, UNSW ran an architectural design competition for a new art gallery and teaching facilities on the site based on the principles in the DCP. The winner was Architectus, who have now been engaged to prepare the application for consent. Following the generosity of a benefactor we are now keen to realise this work.

### **Proposed Development**

In brief the project comprises:

- demolition of existing Block C South in the centre of the site, to enable the creation of a new central open space and the expansion of below-ground car parking
- demolition of existing Blocks B and D along Selwyn Street and replacement by new Block D comprising:
  - mixed teaching uses
- alterations and additions to Block F (along Greens Road), including:
  - the new Ivan Dougherty Gallery with access from the Greens Road/ Napier Street corner
- removal of extraneous additions to heritage listed Blocks A and C North, and public domain improvements within the site.
- The CoFA project will assist in implementing the City of Sydney's existing cultural precinct along Oxford Street as identified in Sustainable Sydney 2030, with an emphasis on creative industries and cultural activities.

Attached drawings prepared by Architectus illustrate the extent of the project at this stage. The capital investment value of this work is in excess of \$30m.

### **Permissibility**

The proposed works are permissible under South Sydney Local Environmental Plan (LEP) 1998 and South Sydney DCP, the relevant planning instruments. The site is zoned Special Uses 5 under clause 15, which encourages provision of community facilities, services, utilities or transport facilities. It provides flexibility in development by allowing all university uses (including ancillary and incidental uses) to be permissible with consent. Development which is permissible on adjoining or adjacent land is also permissible, which in the case of the CoFA site is Local Recreation (Zone 6a), Business (Zone 3) and Residential (Medium Density) (Zone 2b).

As noted above, the site-specific DCP was prepared in consultation with the community following an initial draft Master Plan that was commenced in 2005. Due to the late-2005 amendments to the legislative basis of master plans within the NSW planning system, the Master Plan was refined as a DCP that was adopted by Council and came into force on 28 April 2006. The proposal complies with the planning instruments.

### **Part 3A**

Pursuant to Part 3A of the Environmental Planning and Assessment Act and Schedule 1 Group 7 (Health and Public Service Facilities), specifically Clause 20 (educational facilities) of State Environmental Planning Policy (Major Projects) 2005, we seek the Minister's declaration under clause 6 of the policy regarding the approval/consent authority for this project and the steps required to obtain planning approval.

Further, in view of our timeline for early determination of this matter to suit our financial arrangements, we also request the Director-General's requirements for this project.

We can advise that a number of discussions have already been held with the City of Sydney regarding this project, and can confirm that we have no objection if Council was to undertake the assessment of the application on behalf of the Department/Minister. In addition we can advise that a community consultation program is also being organised, with the assistance of Council, to ensure a successful outcome for all concerned.

Should you require further information, please contact Silvija Smits (CONICS) representing UNSW on (02) 9283 9003.

Yours sincerely

A handwritten signature in black ink that reads "Fred Hilmer". The signature is written in a cursive, flowing style.

Frederick G Hilmer AO  
Vice-Chancellor and President