

## PROJECT DESCRIPTION

### REDEVELOPMENT OF UNSW COFA CAMPUS (INCLUDING NEW IVAN DOUGHERTY GALLERY)

#### GREENS ROAD, PADDINGTON

##### Background

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 document the agreed 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.

##### Part 3A

The Minister's declaration of the project under clause 6 of State Environmental Planning Policy (Major Projects) 2005 was sought by UNSW in a letter dated 20 May 2008. Subsequent advice was received from the Department of Planning (letter dated 13 June 2008) confirming that the

project was in fact a Major Project. The responsibility for the preparation of the Director General's Requirements and assessment of the Project Application was delegated to the City of Sydney.

### **Site**

The location of the College of Fine Arts is illustrated in Figure 1 below.

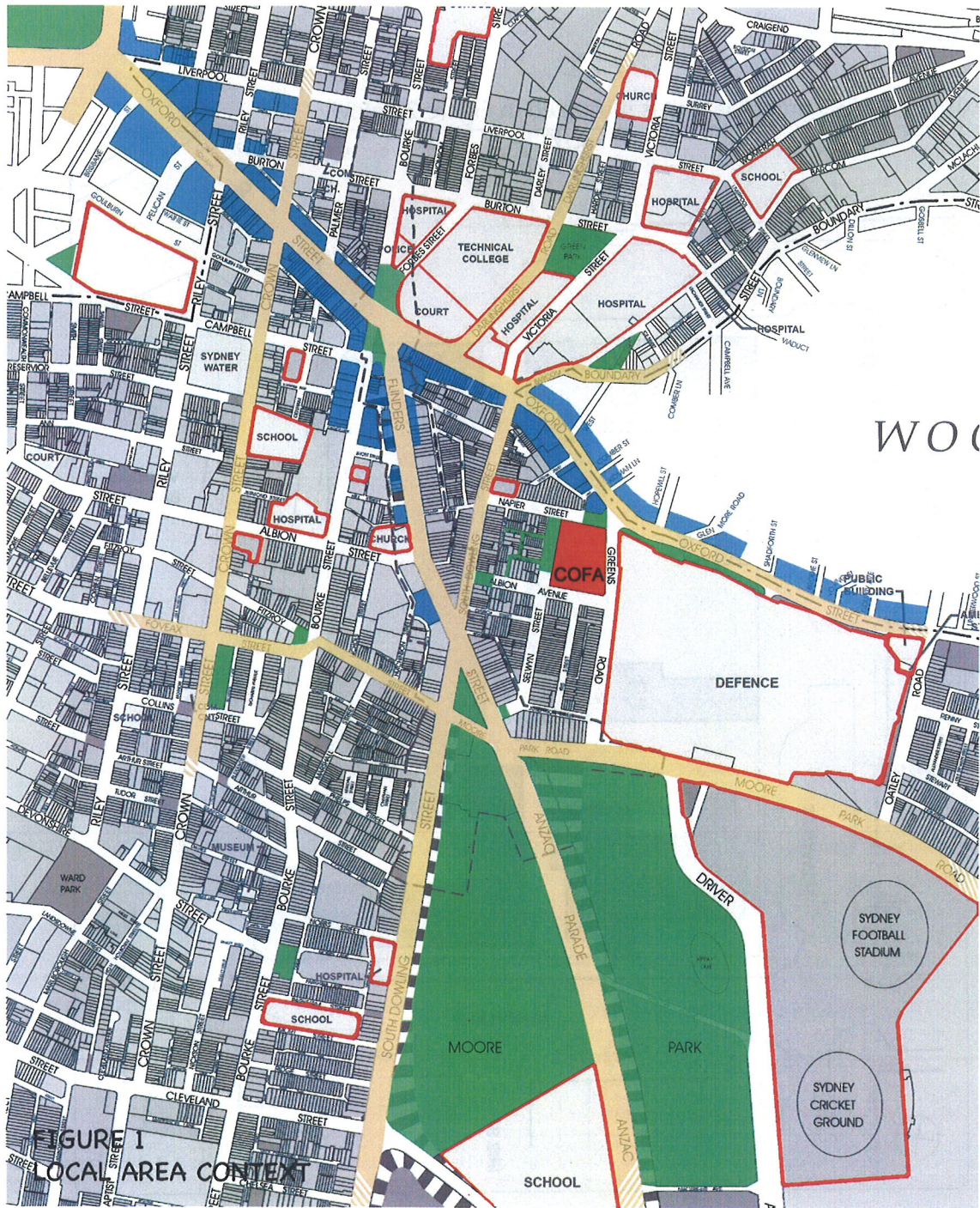


FIGURE 1  
LOCAL AREA CONTEXT



## Existing COFA Campus

The existing COFA campus layout is illustrated in Figure 2 below.

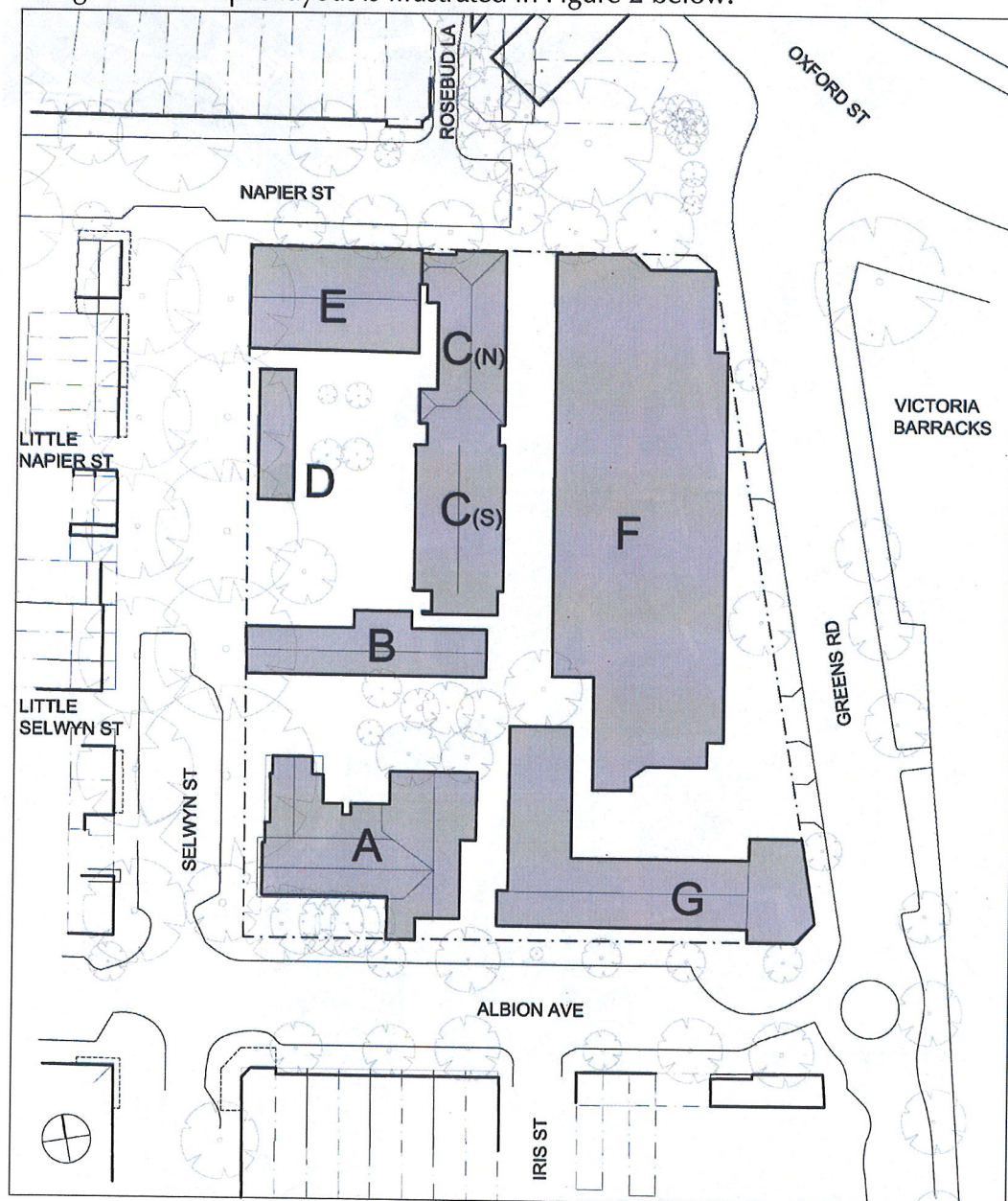


Figure 2 – Existing campus

## Proposed Development

An overview of the proposed redevelopment is illustrated in Figure 3. Drawings prepared by Architectus were provided with UNSW's letter to the Director General on 20 May 2008. These drawings further illustrate the extent of the project at this stage.

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
- 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.



**Figure 3 – Proposed development**