

29 November 2012

Department of Planning
GPO Box 39
Sydney NSW 2001

Dear Sir/Madam

Charles Perkins Centre – Heritage Assessment on proposed new S75W (MP_09_0051)

The following heritage advice is provided in relation to the current Section 75W modification to convert the existing construction access road to a permanent road on the University of Sydney site that will primarily service the Charles Perkins Centre building (CPC).

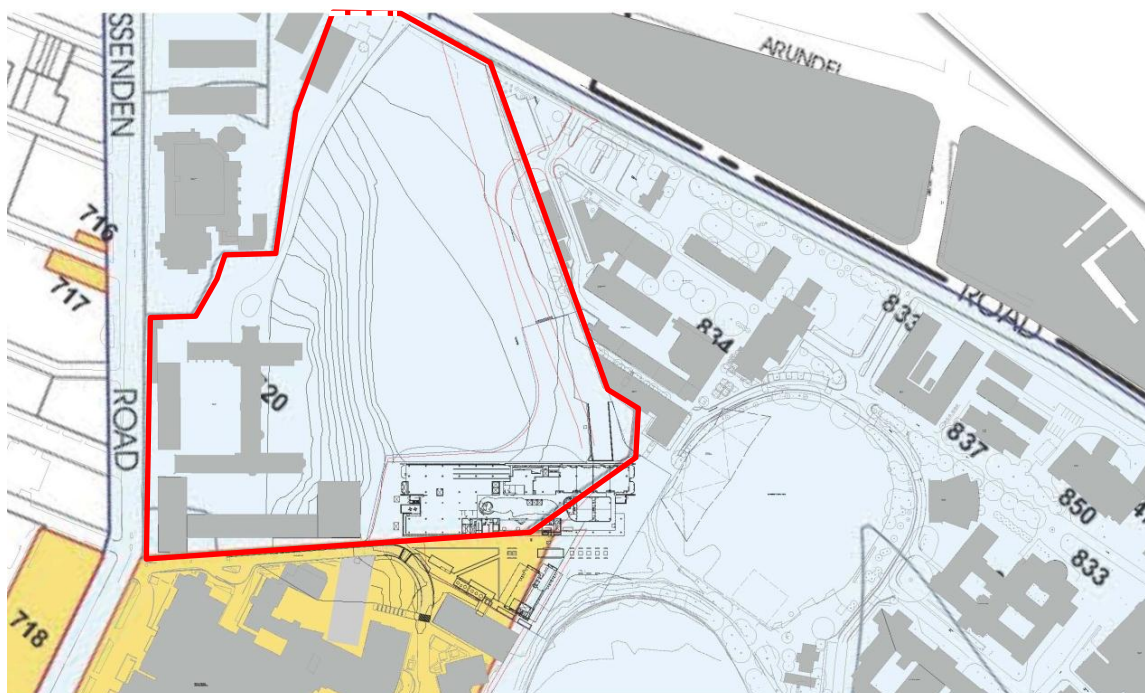
Sections of the alignment of the construction road have previously been approved as part of the permanent access way, being the entrance section off Parramatta Road to its junction with Orphans School Creek Lane approximately (30m within the site), and also a section approaching the building's basement. The alignment of the mid-section of the construction access has been approved for construction purposes and is the subject of this Section 75W modification.

This advice considers the heritage impacts of this proposal on the University of Sydney and St John's College. Background information to the proposal is provided below along with mitigation measures for this S75W modification.

Background Information

There are several heritage items in the vicinity of the new CPC building, and it is also within the boundary of the University of Sydney Conservation Area. The current and proposed heritage curtilage of St John's College is highlighted on the current LEP (Figure 1) and draft LEP (Figure 5) below in relation to the footprint of the new CPC building.

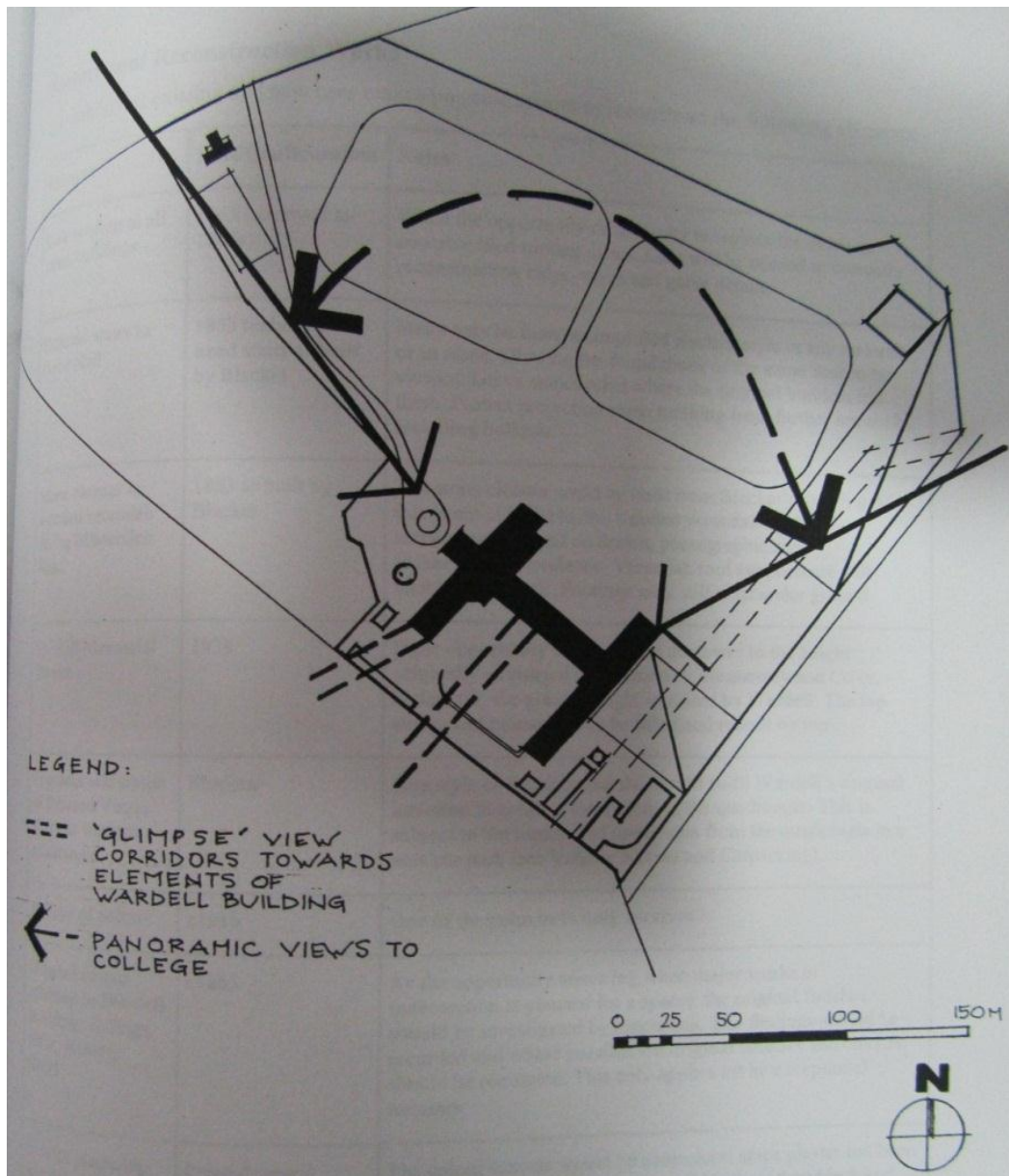
FIGURE 1 – CURRENT HERITAGE MAP, 1998



[Source: South Sydney Local Environmental Plan 1998, Heritage map]

St John's College is the second oldest University College in Australia and has been in continuous occupation of this site since 1863. It is heritage listed under the SS LEP 1998 (No. 720). In 2001 Clive Lucas Stapleton and Partners prepared a Conservation Management Plan for St John's College. The CMP provides conservation guidelines for St John's College within the University and it identifies significant view corridors towards the College noting principal views are from the north and north-east (Figure 1).

FIGURE 2 – VIEWS AND VISTAS PLAN (FIGURE 6.1 FROM 2001 CMP)



[Source: Clive Lucas Stapleton and Partners 2001:100]

On 29 June 2010 the MP_09_0051 was approved by the Department of Planning for the new CPC building on the University of Sydney site. A heritage impact statement was submitted with the application that considered the heritage impacts of various heritage items and conservation areas, including St John's College. Various other background reports on aboriginal cultural heritage, archaeology and tree assessment were also prepared as part of that application.

An Addendum to the 2001 CMP for St John's College was prepared by Noel Bell Ridley Smith in 2010, as part of the major project application. The Addendum acknowledged approval of the CPC building and its impact on removal of significant panoramic views to the south-west from the University towards the College. A portion of land was sold by the College to the University, so the CPC building is sited fully on University land.

Section 5.2.2 in the 2010 CMP Addendum considers the retention of significant views for the College:¹

All of the significant views identified in the original Conservation Plan at Figure 6.1 have been maintained in the works carried out to date. The principal views are from the north and north east and particularly from Parramatta Road and the original entry avenue. The new Hintze Building erected in the (BG) landscape area shown in Figure 6.3 of the Conservation Management Plan has preserved view corridors of the early buildings from Missenden Road and new development on the southern boundary should where possible continue that principle in relation to the original building and early wings.

Panoramic views from the south east will no longer be available due to development of the CODCD Medical Research Building². This development, approved but not yet constructed has significantly affected the panoramic view identified in the Conservation Management Plan at Figure 6.1. This development which is outside the College site has also affected the (CP) landscape zone adopted in the Conservation Management Plan which recommended a ground level car park and low vegetation in this area.

Changed view lines in relation to the proposed Stage 2 Masterplan should take into account in the design of this building along Missenden Road and John Hopkins Drive. A review of the impact of new developments on the University and Hospital grounds should form part of the establishment of any new understanding of the significant views available.

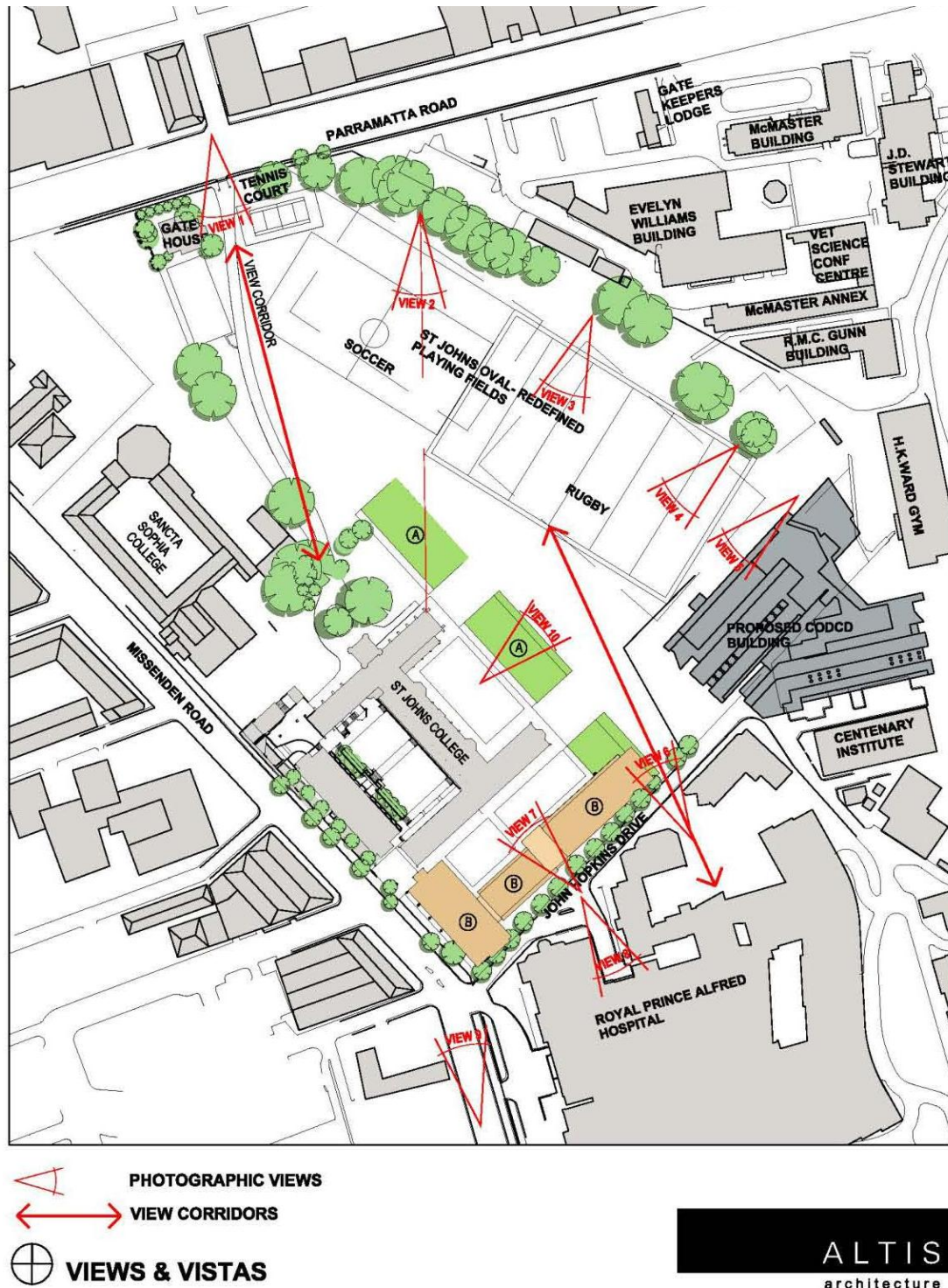
Views and Vista Plan

Accurate view lines and vistas to and from the College have been plotted on a new survey incorporating the more recent changes to the site and surrounding sites. Remaining significant views identified on this plan should be protected and enhanced in any future redevelopment or master planning. (See Figure 15)

¹ Noel Bell Ridley Smith + Partners 2010:23

² Re-named to the Charles Perkins Centre (CPC)

FIGURE 3 – VIEWS AND VISTAS PLAN (FIGURE 15 FROM 2010 ADDENDUM)



[Source: Noel Bell Ridley Smith + Partners 2010:24]

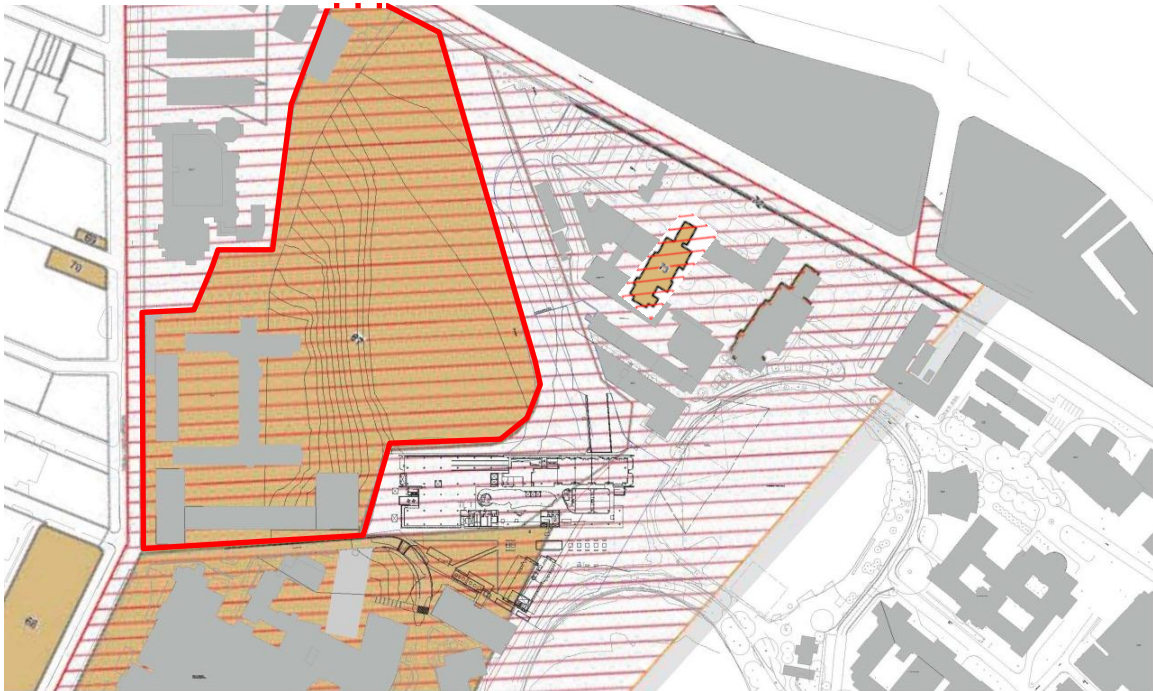
St John's College new curtilage is described as Lot 2 in DP 1124852 (Figure 4), which has been updated against the DSLEP 2011 curtilage for the College's local heritage listing (Figure 5).

FIGURE 4 – LOT 2 IN DP 1124852



[Source: Department of Lands 2012]

FIGURE 5 – DRAFT HERITAGE MAP, 2011



[Source: Draft Sydney Local Environmental Plan 2011, Heritage map]

On 13 October 2011 the MP 09_0051 (Mod 1) was approved by the Department of Planning to amend the building footprint and reduce the height by one storey. These changes further altered views from the college to the north-east. Additional Aboriginal Archaeological Investigation and Archival Recording (Building 92) were required as part of this approval.

On 23 March 2012 the MP 09_0051 (Mod 2) was approved by the Department of Planning for amendments to the building footprint, which altered the orientation of the building and improved views from the college to the north-east. Urbis Heritage provided a Heritage Assessment with this modification and was satisfied that the revised building alignment protected and enhanced the views and vistas identified in the CMP Addendum.

The current consideration for the permanent configuration of the access road has come out of the inadequacy of the previously contemplated access via Orphans School Creek Lane, and the opportunity the proposed alignment presents in terms of an open, safe and integrated road/bike and pedestrian access linking a significant campus building to the Parramatta Road frontage.

Heritage Assessment

This heritage assessment considers the potential impacts of the construction road if made a permanent access road to the CPC building, and if so, what mitigation measures may be required to minimise potential impacts to the heritage significance of St John's College and the University of Sydney.

The proposed plan to make the construction road permanent (Figure 7) includes new landscaping along its western boundary and around the new CPC building.

The 2001 CMP and 2010 CMP Addendum for the College identified two significant views and vistas: views from the University to the College, looking south-west; and views from the College to the University, looking north-east.

If made permanent the access road will not adversely affect views to the College from the University, which will be retained across the open space north and east of the College. Vistas of the College building are obtained from various other areas around the University; however they do not have any historic associations, rather unplanned vistas between buildings and from taller campus buildings.

Views from the College to the south-east have been affected by the siting of the new CPC building and these impacts have been assessed in the 2010 CMP Addendum and the revised views and vistas plan (Figure 5 below). Mitigation measures for the new CPC building as part of heritage impact assessment for the major project application included new landscaping around the building and the interface between other campus buildings.

Views from the College to the north-east have been affected by the removal of several mature trees for the new construction access road, which now form a 'gap' in the vista when looking towards the University. For some time these mature trees have formed a 'green buffer', which has enhanced the setting of the College. To mitigate the loss of the mature trees from this 'gap' in the College's vista to the University, it is recommended that new plantings in this area (shown as Area No. 1 on Figure 7 below) include mature trees, and that landscape advice is sought in relation to appropriate species.

The road does not impact on the view corridor between the College and the Gate House on Parramatta Road.

FIGURE 6 – SIGNIFICANT VIEWS TO AND FROM COLLEGE



FROM PARRAMATTA ROAD TO THE COLLEGE; TO BE RETAINED



FROM COLLEGE TO GATEHOUSE & PARRAMATTA ROAD; TO BE RETAINED



FROM COLLEGE, LOOKING NORTH-EAST TOWARDS UNIVERSITY & CPC BUILDING UNDER CONSTRUCTION AT 'GAP'

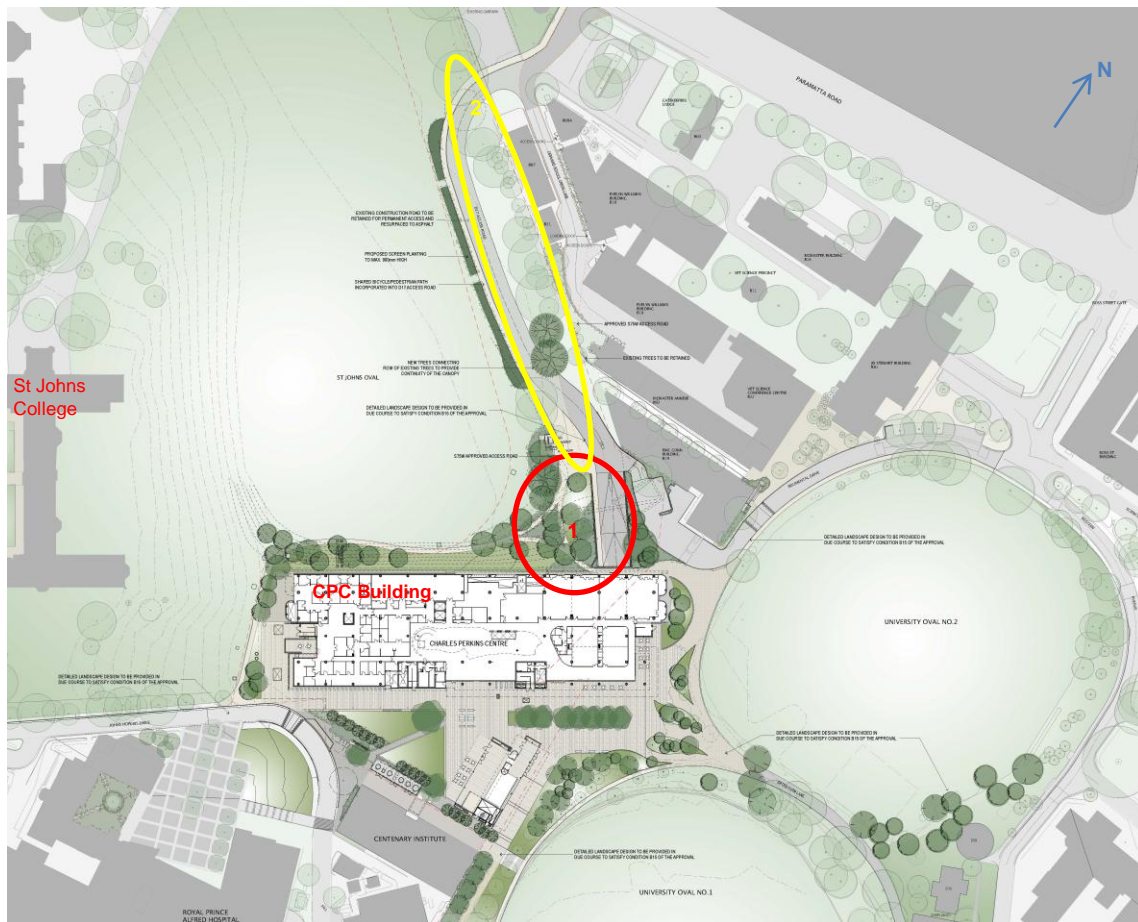


VIEW FROM RMC GUNN BUILDING LOOKING SOUTH-WEST TOWARDS THE COLLEGE & CPC BUILDING AT 'GAP'

To further mitigate the visual impact of the access road when viewed from the College, low-scale planting is recommended on the south-west side of the road (between the road and the sporting fields, No. 2 on the plan above). Low-scale planting in this area, rather than mature trees, would retain the existing large canopy on the north-east side of the road and not lessen the depth and location of the 'green buffer', as identified in the revised views and vistas plan (Figure 7).

The current temporary access road is concrete. If made permanent, a darker surface would be more appropriate to the setting of the College and University, such as an applied dark finish to the concrete or asphalt layer over the concrete.

FIGURE 7 – PROPOSED S75W PLAN



[Source: Francis Jones Morehen Throp 2012]

Conclusion

This Heritage Assessment concludes that the conversion of the existing construction access road to a permanent access road is acceptable from a heritage view-point. Proposed mitigation measures that have been recommended to the Project Architect to retain significant views and vistas to and from St John's College (and which have been incorporated with the proposal) include:

1. New mature plantings be established within the area (marked Area No.1 on Figure 7) to mitigate the loss of mature trees within a gap in the College's vista to the University. Landscape advice should be sought in relation to appropriate species.
2. Low-scale planting is recommended on the south-west side of the access road (between the road and sporting fields as shown as Area No. 2 on Figure 7).
3. A darker surface to the road to be considered as a more appropriate setting to the College and University such as an applied dark finish or asphalt layer over the existing concrete surface.

Please contact the undersigned with any enquires on 8233 9994.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Stephen Davies', followed by a comma.

Stephen Davies
Heritage Director