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24 August 2018

Ms Karen Harragon

Social and Other Infrastructure Assessments
320 Pitt Street
Sydney NSW 2000

Dear Karen,

RESPONSE TO SUBMISSIONS (BUILT HERITAGE) SUPPLEMENTARY LETTER - LINDFIELD LEARNING VILLAGE

INTRODUCTION

Urbis has been engaged to prepare this response to submissions for State Significant Development Application SSD8114, which involves additions and alterations to the former UTS Ku-ring-gai Campus (originally the William Balmain Teachers College). The subject site is located on Eton Road in Lindfield and is identified as an item of local heritage significance by Ku-ring-gai Council, item: 1422 (Ku-ring-gai Local Environmental Plan 2015).

This response is provided primarily to address the submission from Ku-ring-gai Council (section 3.3) which notes that *a Heritage Impact Assessment of the proposed landscape design for the building surrounds has not been provided (p55 HIS, Urbis, 7 June 2017). The retention of the natural bushland setting is considered fundamental to the historical significance of the item (p32, HIS, Urbis, 7 June 2017).* Accordingly, the following is provided to assess the potential heritage impacts of the proposed landscaping works. Additional heritage matters raised in the responses to submission have been addressed in previous documentation (as listed below).

This letter is an addendum to both the Heritage Impact Statement (HIS) prepared in June 2017 and the Response to Submissions prepared in November 2017 by Urbis. Reference should be made to the HIS for a full description, history and assessment of significance for the site.

In order to address bushfire related matters and permit a school for 350 students to be opened for Term 1, 2019, the SSD8114 has been amended as follows:

- Removal of the childcare centre from the SSD application.
- Creation of phase development within the previously proposed construction stages. The purpose of this letter is to provide comment from a heritage perspective on the amended application, specifically as it relates to Phase 1 as outlined below.

PROPOSED WORKS

External Works (Landscape)

In order to establish a 100m APZ around the perimeter of the Partial School, Urbis has been advised that partial tree removal will be required across portions of the site as illustrated in Figure 1.

In addition, there will be some new landscaping to the immediate north of the building and roundabout to allow outdoor play by students as detailed in the landscape concept plan prepared by DesignInc (refer Appendix A).

Further, in order to establish an appropriate fire buffer around the building the area to the north east of the building is designated as IPA Parkland. This requires that the ground be covered with grass to ensure that fire does not spread through an understorey of vegetation.

Internal Works

A fire wall is proposed to separate Phase 1 from the section within the APZ.

This letter relies on the information provided in the following documents:

- Lindfield Landscape Management Plan prepared by Kleinfelders, August 2018
- Lindfield Phase 1 School Development Landscape Package prepared by DesignInc and dated 28 August 2018 including:
 - LA-0000 REV 5 PHASE 1 SCHOOL COVER SHEET AND DRAWING REGISTER
 - LA-1000 REV 3 PHASE 1 SCHOOL MATERIALS, FINISHES AND PLANTING SCHEDULES
 - LA-1001 REV 6 PHASE 1 SCHOOL LANDSCAPE TREE PROTECTION PLAN AND OVERALL LANDSCAPE PLAN (SHEET 1 OF 2)
 - LA-1002 REV 6 PHASE 1 SCHOOL LANDSCAPE TREE PROTECTION PLAN AND OVERALL LANDSCAPE PLAN (SHEET 2 OF 2)
 - LA-2010 REV 4 PHASE 1 SCHOOL KINDERGARDEN OUTDOOR PLAY LANDSCAPE PLAN
 - LA-2020 REV 4 PHASE 1 SCHOOL ROOFTOP OUTDOOR PLAY LANDSCAPE PLAN
 - LA-5100 REV 2 PHASE 1 SCHOOL TYPICAL PLANTING DETAILS
 - LA-5200 REV 4 PHASE 1 SCHOOL TYPICAL DETAILS
 - LA-5300 REV 3 PHASE 1 SCHOOL SEATING SOFTFALL DETAILS
 - LA-5400 REV 3 PHASE 1 SCHOOL PLAY ELEMENTS DETAILS

ASSESSMENT OF HERITAGE IMPACT

It is understood that the only works in addition to those previously assessed in the HIS dated June 2017 include the tree removal as detailed in **Figure 1**, proposed landscaping to the north of the building, grass in the IPA Parkland and the temporary fire wall to separate the partial school from the sections of the building within the APZ. These are assessed individually below. The previous assessment set out in the HIS dated June 2017 is considered to apply to all other works proposed in the amended application. Pending the completion of all stages of construction, which would see the building fully utilised for its sympathetic purpose, the heritage outcome would be the same as previously assessed.

Landscaping

Preamble

A landscape philosophy has been developed in consultation with Bruce Mackenzie to reflect his original design intent. The below points are summarised from the meeting minutes (dated 29 March 2017 2.30pm) with Bruce Mackenzie (Minutes transcribed and provided by DesignInc). It is noted that the below points were made prior to the finalisation of the current scheme including the application of the 100m APZ (discussed below).

- *BM stated that almost nothing was planted on campus. The whole campus mainly used existing flora. There were very small section of infill planting only.*
- *BM stated Planter beds failed due to drainage failure. BM believed the drainage may have been fixed and beds replaced.*
- *BM suggested a Native plant selection and palette limited to the Lindfield area can serve as a learning opportunity for students.*
- *BM stated that there is No existing plant list as they were all of the site.*
- *BM noted that the Roof garden design intent and implementation was different to the landscape surrounding the building. The roof and courts were based around people, providing more detail and interest and were planted accordingly with ground cover.*
- *Bruce has no issue with hybrid plant selection DI (DesignInc) can use.*
- *BM stated that he was happy to support our proposal.*

Tree Removal

In order to establish a 100m APZ around the perimeter of the Partial School, Urbis has been advised that significant tree removal will be required across portions of the site as illustrated in Figure 1. It is appreciated that the subject proposal to remove the trees will allow for the implementation of the Phase 1 School, which will accommodate the student intake for 2019 while the appropriate measures for the reuse of the remainder of the school, from a bushfire perspective, are to be developed.

It is noted that part of the design intent for the place was that the building responded to and was nestled within an untouched landscape setting. The significance of the site is therefore directly vested in the relationship between the building and the landscape. It is understood that the design for the campus included the retention of existing flora and that areas of bushland in close proximity to the building including the courtyard between Stages 2 and 4 were protected during construction. Chris Betteridge of Musecape has previously assessed the landscape elements on the site (for input into the City Plan Heritage Assessment from 2004). Chris identified a number of landscape elements of exceptional significance for their integration with the bushland setting. Further, the following quote regarding the landscape significance of associated with the subject has been sourced from the assessment of significance for the item prepared by CityPlan Heritage in June 2004:

The significance of the carefully designed relationship between the College and the natural environment cannot be underestimated. The consideration given to the integration of the buildings into the site with as little impact on the existing topography/landforms, and native vegetation as possible, was the result of a clear and conscious effort to integrate the built and natural environments. The fact that this goal was successfully achieved in the building of the College, and the impact this had on contemporary design and landscape architecture, gives the College a high degree of significance for its ability to successfully demonstrate the attributes of an influential design in the development of Australian Architecture and Landscape Architecture in the second half of the 20th Century. In this respect the UTS Ku-ring-gai Campus was quite different from some other contemporary tertiary educational institutions such as the Mitchell College of Advanced Education at Orange, which was developed on a highly modified former agricultural college site.

Bruce MacKenzie's landscape design for the UTS Ku-ring-gai Campus is a fine demonstrator of his philosophy that existing contours, rocks and trees can be the main determinants of composition. His intervention was "just sufficient to make [the landscape] more habitable so that the marks of change are barely discernible".

The often-subtle juxtapositions between built elements and soft landscaping and remnant bushland on the site demonstrate the careful attention to detail that went into the landscape design. This is reflected in the great variety of outlooks achieved from internal spaces.

The proposed tree removal has been considered in the context of the exceptionally significant landscape setting of the building which is characterised by untouched native bushland. In order to minimise and mitigate impacts of the tree removal, the minimum number of trees necessary to ensure appropriate fire protection would be removed. It is appreciated however that this constitutes substantial number of tree plantings within the APZ zone.

It is noted that although the majority of the trees within the immediate context of the school would be removed. The plan below shows that some of the largest trees on the site would be retained. This includes some trees in close proximity to the building. All façades of the building would remain visible in the context of some native trees within the site. It is specifically noted that there is a concentration of retained trees around the entry to the north east and the highly characteristic eastern façade. Further, it is not proposed to remove any trees to the central courtyard between Stages 2 and 4. This space is identified as an exceptionally significant space by Chris Betteridge and it is understood that it was protected during the construction of the building and the ground untouched, the proposed works would be in line with this intent.

As such, although the landscaping within the APZ around the site would be thinner than that existing and that in the wider setting, the building would remain legible in the context of a natural bush setting. It is understood that 1800mm chain link fences would be constructed to protect trees during construction works.

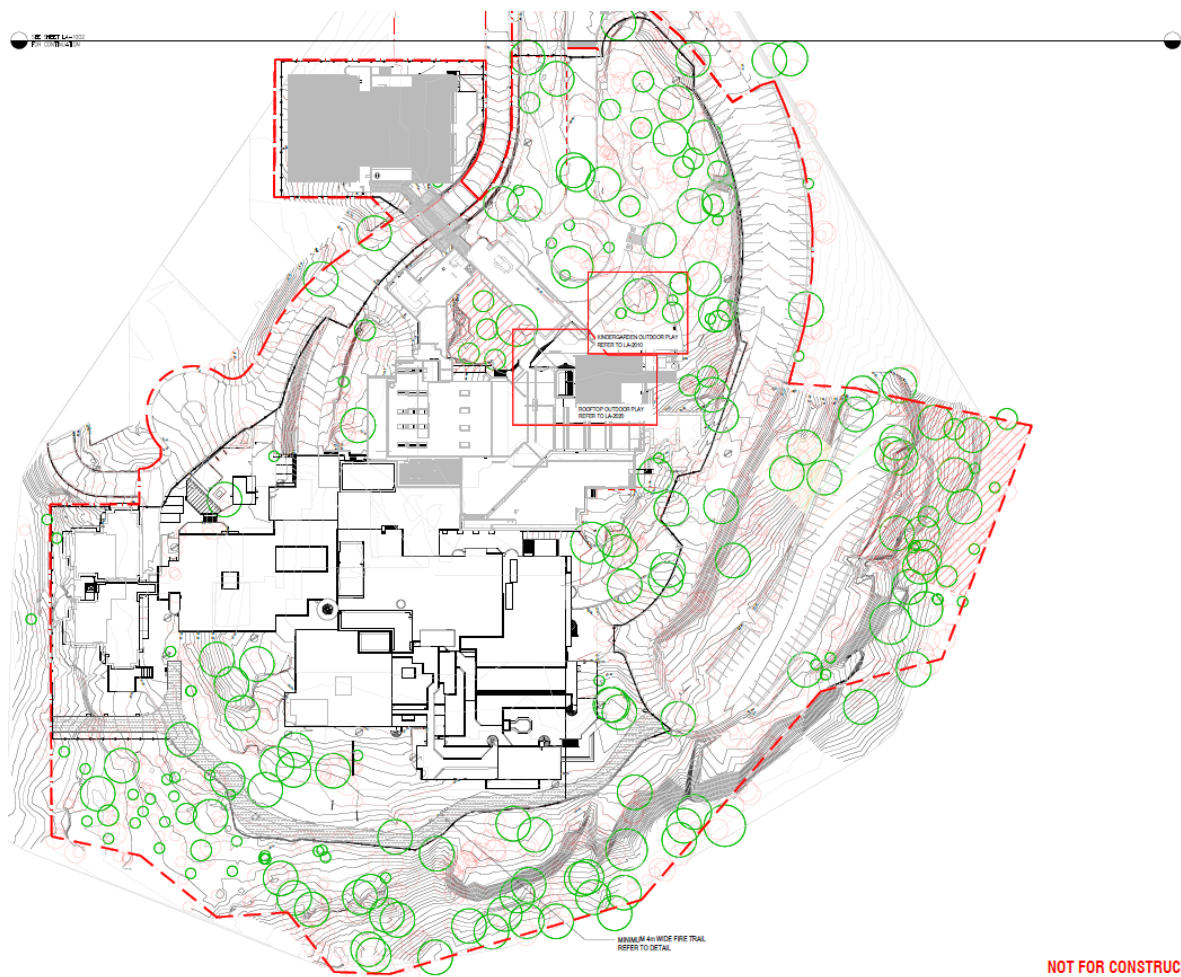
The subject proposal to remove trees within the zones will only allow use of the northern section of the buildings (phase 1). It is however noted that the use of the remainder of the site still requires solutions in response to bushfire threat. The current proposal has the potential to irrevocably impact on the setting without any guarantee of enabling the full future use and without any understanding of the cumulative impact of the further stages of works (the solution for which is to be developed). Nevertheless, the proposed school provides a use for the place which will ensure its long-term maintenance and operation. The site is surplus to the needs of UTS and is the only current option for a use.

Further, it is noted that the proposal is in accordance with strategy 17 of the Conservation Strategy prepared by GBA which notes:

17 Careful management of the bushfire asset protection zones will be required to retain as much of the bushland character as possible, within constraints for controlling fuel loads under the tree canopies. New fire fighting vehicle access routes across the bushland frontage of any new or existing development should be limited to fire trails in preference to public roadways.

It is appreciated that some clearing is required to be undertaken to control fuel loads. At this stage, it is considered that the character of the setting and the original landscape intent would remain appreciable although altered. Future options to address the bushfire requirements of the southern portion of the building will be subject to rigorous assessment to ensure that the site is not denuded of its historic landscape setting. All effort should be taken to maintain the greatest extent of planting feasible in future stages.

Figure 1 – Landscape plan showing proposed tree removal for APZ.



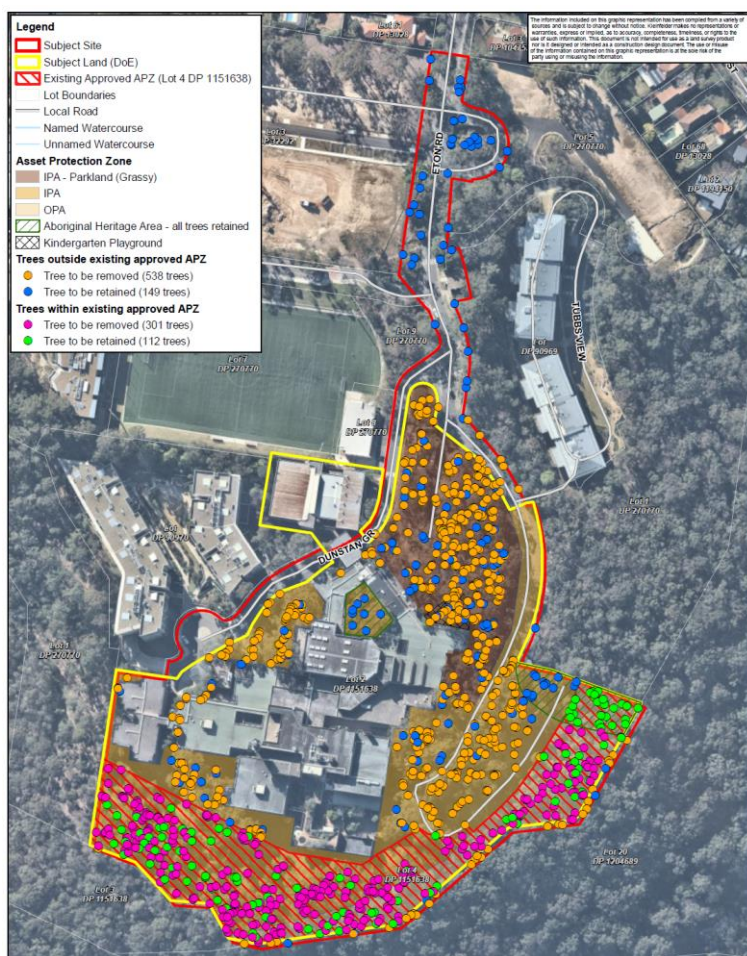
Source: DesignInc

IPA - Parkland

In addition to the above and in accordance with section 3.2 of the Landscape Management Plan, an IPA Parkland has been assigned to the area to the north east of the building as shown in the image below. The area is shown as a dark brown shaded area and would include mowed grass and garden beds. This is proposed in preference to mulch which constitutes the alternate option for ground cover in an IPA Parkland.

In accordance with Urbis' recommendation to ensure that the setting retains an unmanicured/natural setting, it is proposed to utilise native grasses wherever possible. This includes in sloped areas towards the boundaries of the site. However, some areas are required to be covered with Buffalo turf. The more sympathetic option of native grasses has been discounted in such areas as it is understood that this type of grass is the only option for asset protection in the areas closest to the building.

Figure 2 – Proposed tree removal plan showing area for IPA – Parkland.



Source: Kleinfelder Landscape Management Plan August 2018

Landscaped Area – Kindergarten Play Area

There will be a new landscaped area to the immediate north of the building and adjacent to the roundabout to allow outdoor play by students in the kindergarten rooms adjacent.

The space is located adjacent to a significant and characteristic façade. In order to retain the existing character of the setting i.e. a natural bush setting, the tree removal works for the APZ does not propose complete tree removal in this area. Similarly, although soft fall paving would be introduced, the outer margin of the play area will have retained native planting, which would be infilled with new plants to match surrounding. This would be the dominant feature when the space is viewed from the significant roundabout area. A proportion of the remaining space would be covered with playground mulch. This would be sympathetic to the natural setting. In addition, the central roundabout also incorporates native plantings with fire retardant properties.

The most significant play equipment in this area would be a new slide. In addition, moveable climbing tree, seats and balance beams are proposed. These would not detract from the significant façade behind. The existing bike racks in this area would be reused however they would be relocated to the opposite side of the path. The relocation will have no additional heritage impact.

The kindergarten play area is proposed to be surrounded by a compliant fence. The proposed fence is a black palisade. The materiality would be black or charcoal, sympathetic to detailing on the building (matching the frames) and sympathetic to the surrounding landscape. The proposed fence is only 1200mm high and the height and semi open character will ensure that it does not obscure views to the façade behind, including the characteristic concrete hoods which are significantly higher on the associated façade.

This space would be accessed directly from the Kindergarten rooms adjacent. There are three sliding doors existing on this façade, and two bays of windows. All three sets of sliding doors would be reused (however replaced to match existing in accordance with the hazardous materials requirements). The windows closest to the front door will be retained (however the frame would be replaced to match existing in accordance with the hazardous materials requirements). The remaining bay of windows has four glazed sections. One of these would be lowered to the ground to provide access to the landscaped area. The profile and materiality of the new door will match those adjacent. No works are proposed to the associated concrete hood top facilitate the entry. This is a minor change to the façade and the door would be read in the context of a façade which already has existing sliding door access to the same outdoor area and with similar proportions.

Figure 3 – Proposed Kindergarten play area.

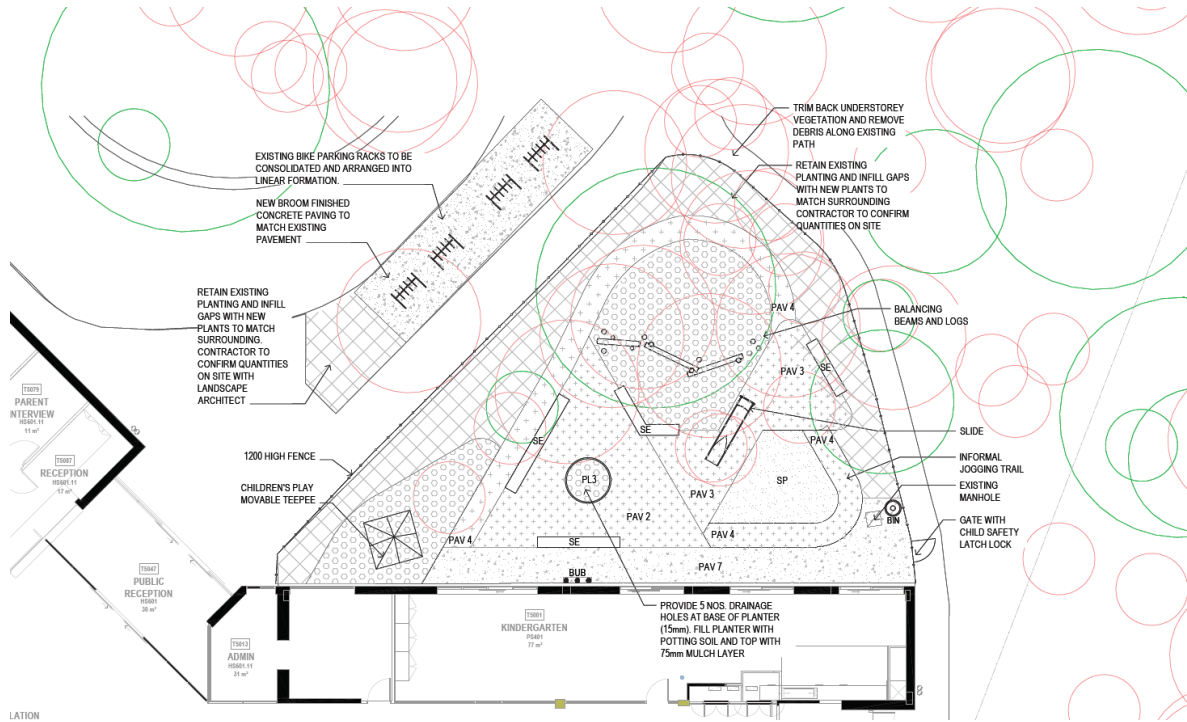


Figure 4 – View towards area for proposed play area.



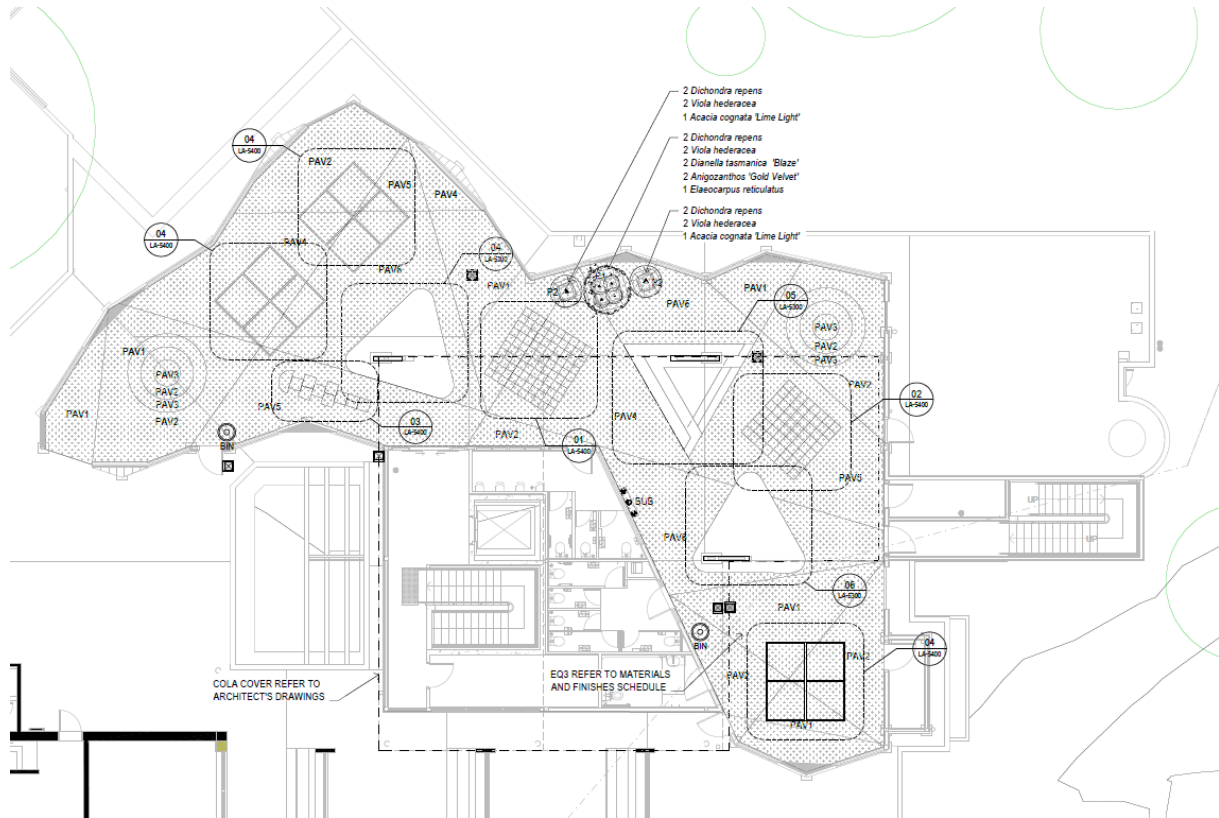
Landscaped Area – Roof Outdoor Play

There will be a new landscaped area to the Level 7 roof space. The proposed external structure enclosing the space was assessed in the previous HIS. The below assessment only considers the detailed landscape design which has been developed since the submission of the original SSD package.

It is proposed to apply brightly coloured soft play and complex patterns to this space. This includes large chess boards and snakes and ladders. It also includes triangular seats in bold colours. It is appropriate that these items are confined to the roof space. The location of these items would ensure that they do not have the potential to dominate the characteristic facades of the item. They would be concealed from view by the rooftop enclosure which was previously assessed, and which has sympathetic gray/silver outer faces.

A cluster of trees is proposed to the northern boundary of the play area in line with the intent to establish a synonymous relationship between the landscape and the building.

Figure 5 – View towards area for proposed play area.



Temporary Fire Wall

There is a fire wall proposed on the alignment of the fire protection zone. The fire wall would intersect key spaces including the cafeteria and the central circulation spine. It would present as an ad hoc addition. Notwithstanding this, it is recognised as a necessary measure to ensure the school is able to function and is therefore an acceptable impact provided the balance of site works are completed in the future, which would allow the removal of the fire wall. Furthermore future works should ensure that any physical impacts from fixings etc are made good, to match the original.

A methodology is being prepared for the installation of the fire wall in conjunction with Urbis such that it is entirely reversible. The fire wall would require the removal of a section of the parquetry flooring in the cafeteria such that there is no timber connection to the areas outside the fire protection. The minimum necessary amount of parquetry will be removed to allow for the construction of the wall. It would be salvaged and stored on site for reinstatement when the fire wall is removed.

RECOMMENDATIONS

The recommendations set out in the HIS dated June 2017 are reiterated below in relation to the revised application:

- A methodology should be prepared for the cleaning of the concrete in consultation with the heritage consultant.
- A genuine effort must be made to retain the extant timber ceiling of the existing library area. A methodology should be prepared for the removal and salvage of the ceiling and its reinstatement, after the installation of services. A methodology should also be prepared for the installation of services through the ceiling such that removal of fabric is minimised;
- There is one set of spiral stairs towards the southern boundary of the building (Construction Stage 1 area) between level 2 and 3 which is understood to require removal as it does not satisfy BCA standards and is not required to connect the home bases. As this stair constitutes original, characteristic fabric it is recommended that it is not removed as proposed, but that it be locked and retained in situ for potential future reuse.
- Detailed design development should be subject to ongoing and demonstrated heritage consultant input as a condition of consent. Areas for further design development which should be subject to heritage consultant input include but are not limited to the following:
 - Application of any coloured panels to the facades;
 - Landscaping including play equipment in courtyards and application of shade structure/s;
 - Opportunities for retention of built in furniture;
 - Areas for application of new floor finishes (epoxy, bright coloured carpet).

The below recommendations were also set down as part of the Response to Submissions prepared by Urbis in 2017:

- Urbis proposes that a series of methodologies be prepared for the proposed works as a condition of consent such that items of work including the reticulation of services through the ceiling of the library have no significant irreversible impacts on the significant fabric.
- It is proposed that a Schedule of Conservation Works be prepared in response to a condition of consent.
- It is proposed that an Interpretation Strategy be prepared in response to a condition of consent.
- It is proposed that a Photographic Archival Recording be prepared in response to a condition of consent.

- Urbis proposes that the preparation of a Heritage Implementation Strategy be stipulated as a condition of consent (to be completed before the issue of a Construction Certificate) to ensure the appropriate integration of new building and landscape elements with the existing. The Implementation Strategy must achieve full and sympathetic design resolution for the following:
 - The design of the bus bay awning that must extend from the characteristic half height concrete wall which currently bounds the bus bay.
 - The landscaping solution for the void within the bus bay which must ensure protection of the significant species in the context of the reduced void size. This may require arborist input.
 - The treatment of each piece of built in furniture in the context of the new school.
 - The reticulation of new services through the library ceiling which must achieve retention of a large proportion of the original ceiling fabric (detailed methodology).
 - The application of different carpets through the building. Different carpet colours may be used to differentiate different home bases however the strategy must utilise green carpet to match existing as the predominant floor finish (in currently carpeted areas). Specifically, the green carpet must be used in the main circulation corridors, particularly Level 5. A sample of any new carpet (green and otherwise) should be provided to the heritage consultant for approval before the carpet is ordered.
 - The treatment of original lighting which should be retained in situ wherever possible and which should be carefully salvaged for reuse within the building if it is not possible to retain in situ.
- It may be determined that retention of original lighting in situ is not possible with the proposed configuration of the spaces. It is considered appropriate that a condition of consent stipulates that original light fittings should be retained in situ where possible and upgraded, where light fittings cannot be retained in situ they should be carefully salvaged for reuse within the building. It is proposed that the above is incorporated within the implementation strategy.

In addition to the reiterated recommendations, the following is noted with regard to the subject proposed works:

- Future options to address the bushfire requirements of the southern portion of the building (in conjunction with phase 2) should be subject to rigorous assessment to ensure that the site is not denuded of its historic landscape setting and to mitigate impacts to the setting. All effort should be taken to maintain the greatest extent of planting feasible in future stages.
- Significant fabric affected by the temporary fire wall (specifically the parquet floor within the cafeteria), should be salvaged and stored for reinstatement in accordance with the *Schedule of Significant Elements* prepared by Urbis (August 2018).

- Details of the firewall and method of installation should be provided to the heritage consultant for review and approval. Where possible, fixings to off-board concrete sections must be minimised, fixings to ceilings and floors are preferred. The fire wall is considered temporary and must be removable. Any fixings are required to be made good to match existing and in conjunction with heritage and specialist advice.

CONCLUSIONS

The majority of the works have been assessed under the HIS dated June 2017 and the same conclusions summarised herein apply. This letter addresses only Phase 1 and the additional works including the tree removal, landscaping and fire wall. This assessment is provided in response to the submission from Ku-ring-gai Council. Additional heritage matters raised in the responses to submission have been addressed in previous documentation.

While the holistic use of the site is preferred, it is appreciated that the amended application facilitates the alteration of the previously proposed construction staging to allow for the implementation of a Partial School in the short term (which meets RFS requirements), until strategies for the treatment of the balance of the site are finalised. It is understood that the implementation of a Partial School is necessary to ensure that the site can accommodate the immediate requirements of the Department of Education whilst allowing for the expanded holistic use as a school in the future. This is in accordance with Urbis' assessment that the meaningful adaptive reuse of a place is necessary in ensuring its conservation and ongoing maintenance which is of the utmost importance.

The only physical works to implement the Partial School would be the fire wall separating the school from the remainder of the building, which is currently located within the APZ, tree removal within the APZ and minor landscaping works to the north of the building for a play area. The minor landscaping works to the north have been assessed herein as having no heritage impact. The fire wall would intersect key spaces including the cafeteria and would present as an ad hoc addition, however it is recognised as a necessary measure to ensure the school is able to function and is therefore an acceptable impact provided the balance of site works are completed in the future which would allow the removal of the fire wall and subject to the recommendation above.

Whilst the impact of the tree removal is acknowledged, the tree removal is required to satisfy RFS and without it the implementation of the Phase 1 school is not feasible. A genuine effort has been made to ensure that as much of the existing bushland character as possible is able to be retained and it is further noted that the broader landscape setting would be retained, albeit altered, and will continue to contribute to the significance of the place.

Yours sincerely,

A handwritten signature in cursive script, appearing to read "L. Carnier".



Alexandria Barnier
Senior Consultant