



South Sydney
Development Control Plan 1997
Amendment
Part G: Special Precinct No.8 –
University of New South Wales Paddington
Campus (Greens Road Paddington)



April 2006

This amendment commenced operation on 28 April 2006

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Introduction

The University of New South Wales (UNSW) Paddington Campus has been the site of various educational facilities since the 1890s, including the College of Fine Arts since 1990. The site occupies the whole street block bounded by Greens Road, Napier Street, Albion Avenue and Selwyn Street, Paddington. It is located adjacent to Oxford Street and Victoria Barracks. It is one of the many institutions in the mixed use neighbourhoods that make up the intense activity and diverse urban fabric of the suburbs surrounding the Sydney CBD.

The campus comprises 8 buildings of various ages and conditions with minimally landscaped inter-building spaces used for circulation and leisure. The site is within the Paddington Urban Conservation Area and is surrounded by large street trees, particularly within the two open spaces formed by part road closures in Napier and Selwyn Streets.

Area to which the plan applies

This Development Control Plan (DCP) applies to the UNSW Paddington Campus located at Greens Road Paddington as shown in Figure 1. The real property description is Lot 1 DP 826022.

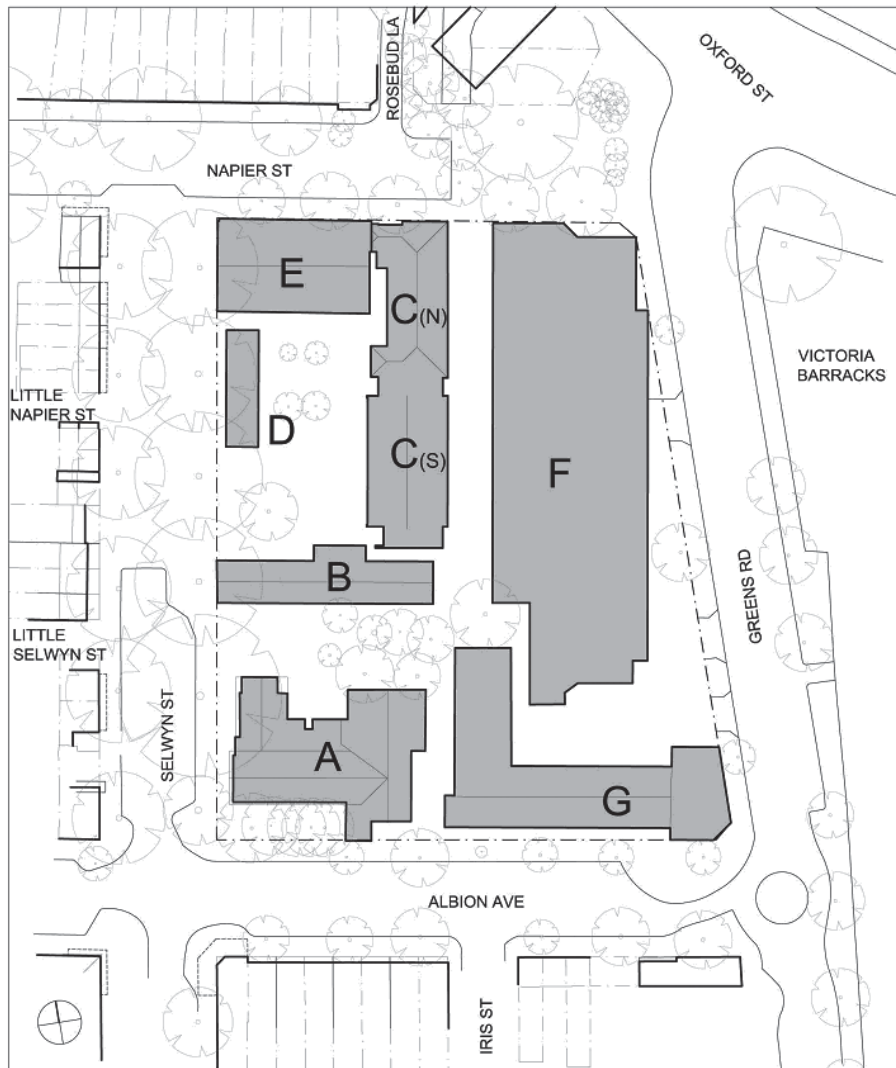


Figure 1 - UNSW Paddington Campus

Commencement

This amendment to the DCP was adopted by the Council of the City of Sydney on 10 April 2006. The DCP commenced operation on 28 April 2006.

Relationship to other Environmental Planning Instruments and Development Control Plans

This DCP is to be used in conjunction with South Sydney Local Environmental Plan 1998 and South Sydney Development Control Plan 1997-Urban Design.

The provisions of this DCP amendment provide guidance on the development of the UNSW Paddington Campus Greens Road Paddington. The provisions constitute a new Special Precinct No. 8 within Part G, and complement the provisions of the DCP.

Where there is any inconsistency between this DCP and the applicable Local Environmental Plan (LEP), the LEP will prevail.

Where there is any inconsistency between this part of the DCP and any other part of the DCP, the provisions of this part will prevail in so far as they apply to the development of UNSW Paddington Campus at Greens Road Paddington

Objectives

The objectives of this DCP are as follows.

- 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.
- To provide increased certainty to the community and UNSW on the future use, capacity, scale, form and character of the site.
- To identify key urban design and planning principles.
- 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.

8.1 Planning and Design Principles

The DCP documents the planning and design principles that will determine the future form of development of the site. The principles establish the key parameters that ensure that future individual development projects on the campus contribute to achieving the overall desired future character of the campus and its compatibility with its neighbourhood in built form and functioning.

Objectives

- To allow the campus to continue to be a key institution within its inner Sydney local area, as part of the existing array of other health, sport, military, church and educational facilities, and to change over time to cater for changing educational needs.
- To maximise the campus' relationship with the business, retail, cultural activity, residential community and public transport routes of Oxford Street.
- To develop the campus to be consistent with the scale and character of the site, its neighbourhood, and its historic and future role as an educational facility.
- To change the orientation of the campus from Selwyn Street towards Oxford Street and Greens Road.
- To design the campus to have benign edges to its residential neighbours and active edges along Greens Road and the Napier Street road closure.

Provisions

- 8.1.1 Future growth and change of educational facilities are to upgrade and reshape the campus to the pattern and form of buildings and open space indicated in Figures 2 - 4 (and as detailed in other Sections).
- a) Building A is to be retained as a heritage building.
 - b) Building B may be demolished.
 - c) Building C (South) may be demolished.
 - d) Building C (North) is to be retained as a heritage building.
 - e) Building D may be replaced by a larger and more efficient building.
 - f) Building E is to be retained.
 - g) Building F may have one additional floor added and may be expanded to the property boundary along Greens Road.
 - h) Building G may be replaced by a larger and more efficient building.
- 8.1.2 The pattern of buildings is to create a central courtyard open space area to contain campus outdoor activity and provide on-site circulation (see Figure 4).
- 8.1.3 The main address of the campus is to be focussed towards Oxford Street, as indicated in Figure 4, comprising:
- a) new pedestrian entries from Greens Road and Napier Street road closure, with direct routes leading to all campus uses and facilities, and
 - b) vehicle parking and servicing from existing access points on Greens Road.
- 8.1.4 Only minor controlled pedestrian access is to occur to the on-site open space from Selwyn Street between 8am and 9pm Monday to Friday and 8am and 4pm Saturday, with no access on Sundays. Only emergency exit will occur outside these times.

- 8.1.5 The size and design of the minor controlled pedestrian access shall prevent access by any vehicle other than emergency vehicles. The location shall be opposite Little Selwyn Street, and not directly opposite a residential property.
- 8.1.6 Any direct access for buildings located on Selwyn Street, Selwyn Street road closure, Napier Street and Albion Avenue is to serve only emergency needs (except for 'artists in residence' apartments, see Section 8.2).
- 8.1.7 All development is to implement:
- i) heritage conservation principles (see Section 8.8),
 - ii) sustainable development principles, particularly in terms of water and energy conservation,
 - iii) 'safety by design' principles, and
 - iv) equal access to all facilities as required by legislation, UNSW policies and City of Sydney Access DCP 2004.

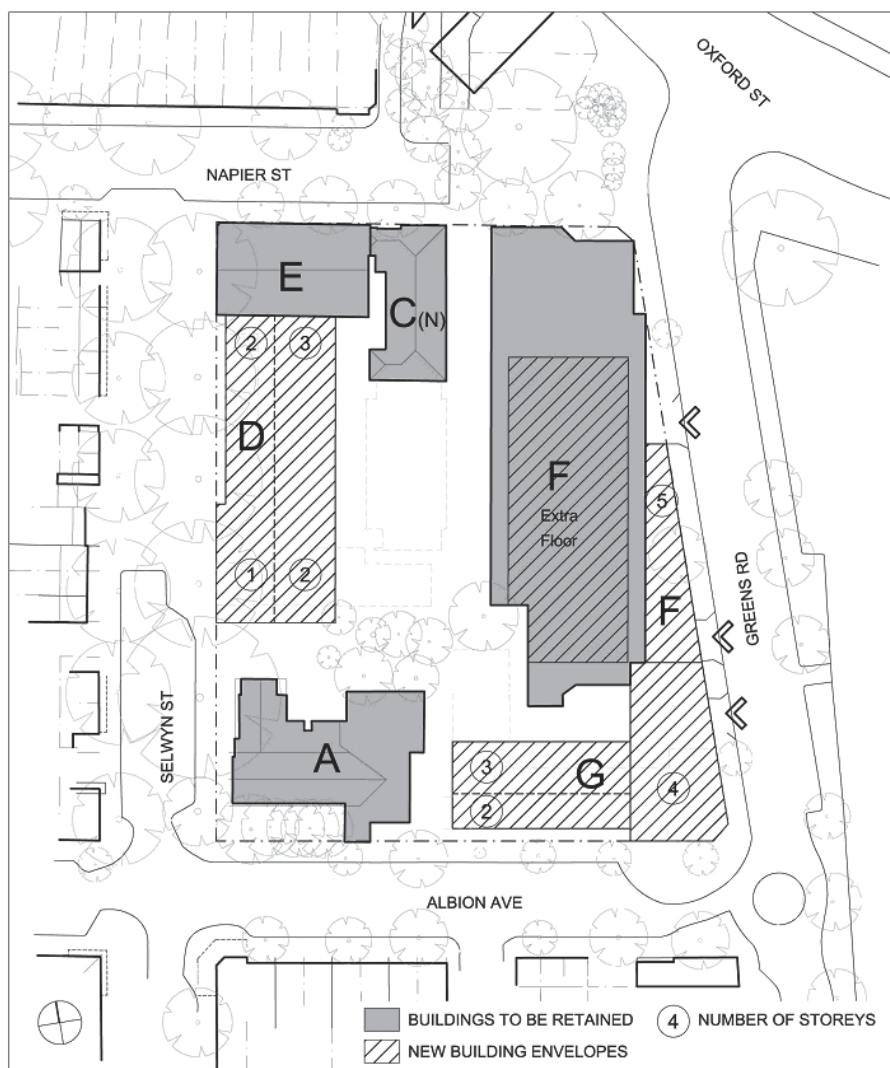
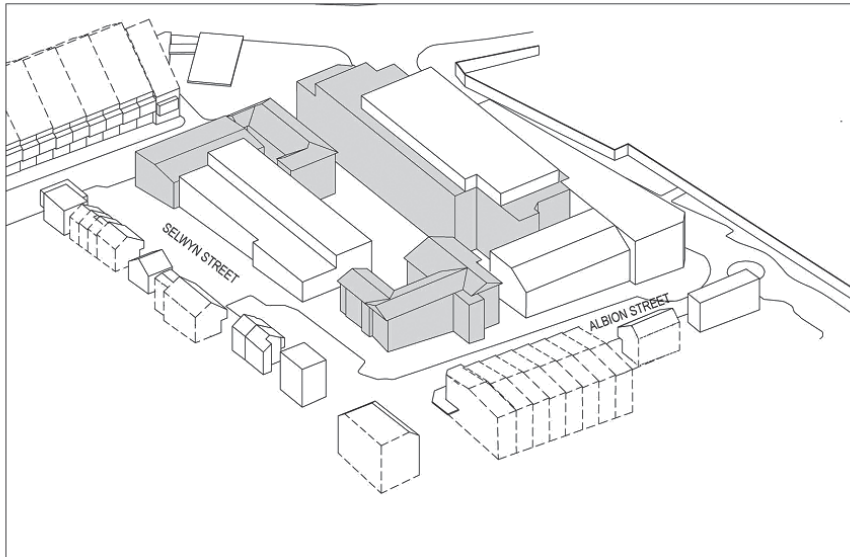
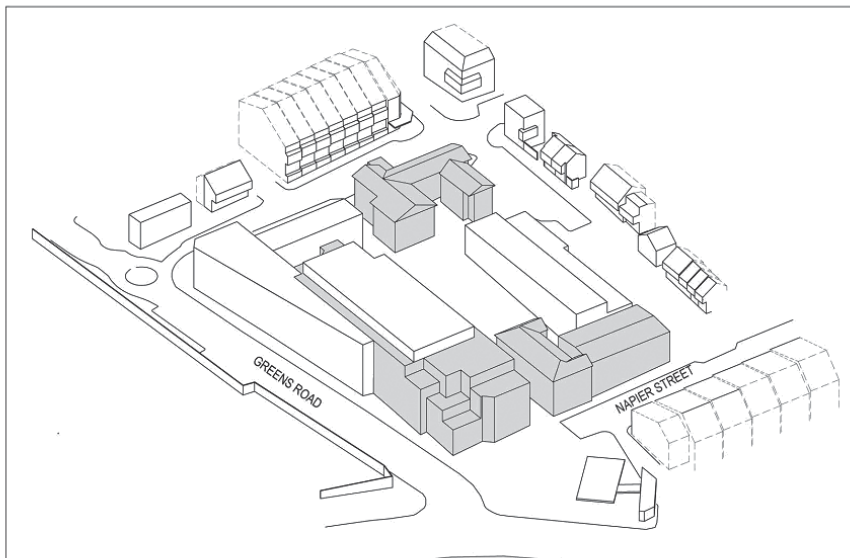


Figure 2 - Future Building Envelopes



AXONOMETRIC SELWYN STREET - ALBION AVENUE



AXONOMETRIC GREENS ROAD - NAPIER STREET

Figure 3 - Future Campus Form

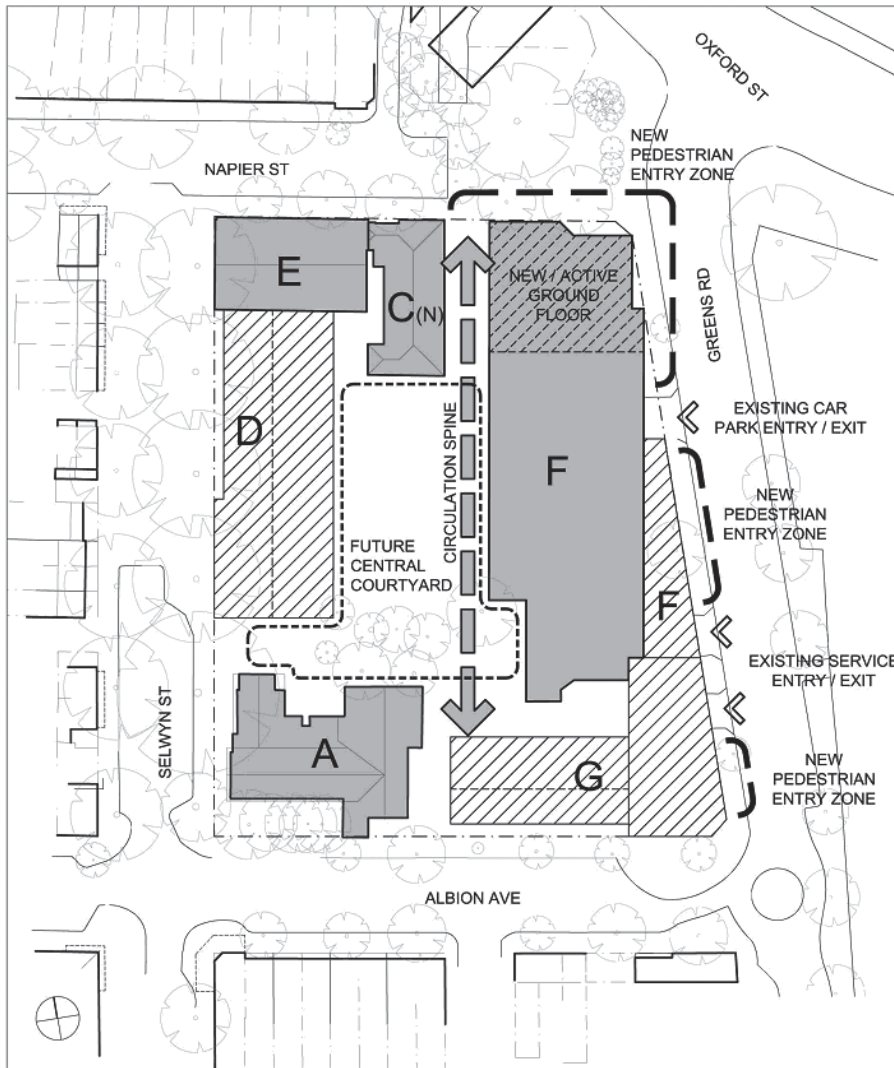


Figure 4 - Future Circulation and Open Space

8.2 Land Use

All uses will be for educational purposes or ancillary and incidental uses as permissible in the LEP. The distribution of uses across the site will be subject to detailed space planning by UNSW to satisfy changing educational needs. The DCP includes provisions to balance the need for flexibility in locating various uses as the campus evolves and protecting amenity of the adjoining residential properties.

Objectives

- To provide for the site to be used for a full range of educational and ancillary and incidental uses.
- To distribute uses on the site to support the orientation of the campus towards Oxford Street, Napier Street road closure and Greens Road.
- To protect the amenity of the adjoining residential uses.

Provisions

- 8.2.1 Major active uses, high volume uses and public uses (such as library, gallery, student facilities, retail and administration) are to be located with direct or easy access off Greens Road, Napier Street road closure or the internal pedestrian routes. None of these uses are to be accessed off Selwyn Street, Selwyn Street road closure, Napier Street and Albion Avenue.
- 8.2.2 Uses fronting Selwyn Street and Albion Avenue are to comprise quiet study, research and/or teaching activities, without direct access other than for emergency routes.
- 8.2.3 'Artists-in-residence' apartments may adjoin and be accessed from Selwyn Street, Selwyn Street road closure, Napier Street and Albion Avenue, but are not to provide general through access to the campus.
- 8.2.4 Any proposed new gallery is to have direct access from Greens Road or Napier Street road closure or the circulation spine, and is not to be located in Building A or new proposed Building D.
- 8.2.5 The existing car parking at ground level in the northern end of Building F is to be replaced by active or public oriented uses, foyers and the like, as indicated in Figure 4.

8.3 Building Design and Form

Objectives

- To ensure that future new and upgraded buildings will suit educational needs while maintaining the amenity of the adjoining public domain and residential uses.
- To establish building alignments that define the public domain and building bulk that is consistent with neighbourhood form and character.
- To achieve high quality architectural design, balancing the heritage qualities of the conservation area and the site with the design features of a contemporary university campus.

Provisions

- 8.3.1** All buildings (including roofs and plant) are to be within the maximum building envelopes indicated in Figures 5, 6 and 7.
- 8.3.2** Building alignments are to comply with the alignments and setbacks indicated in Figure 5.
- 8.3.3** All buildings are to provide direct address to, and active ground floor edges along, the on-site open space or Greens Road or Napier Street road closure (whichever is relevant).
- 8.3.4** Buildings are to comply with heritage conservation principles as detailed in Section 8.4.
- 8.3.5** New and upgraded buildings are to be of high architectural quality and incorporate facade modulation, articulation, fenestration and materials that are appropriate for a contemporary university and compatible with heritage conservation policies.
- 8.3.6** New and upgraded buildings are to achieve 5 stars under the Green Star rating system through optimal materials selection, building depth, solar orientation and control devices, ventilation systems, construction systems and fitouts.

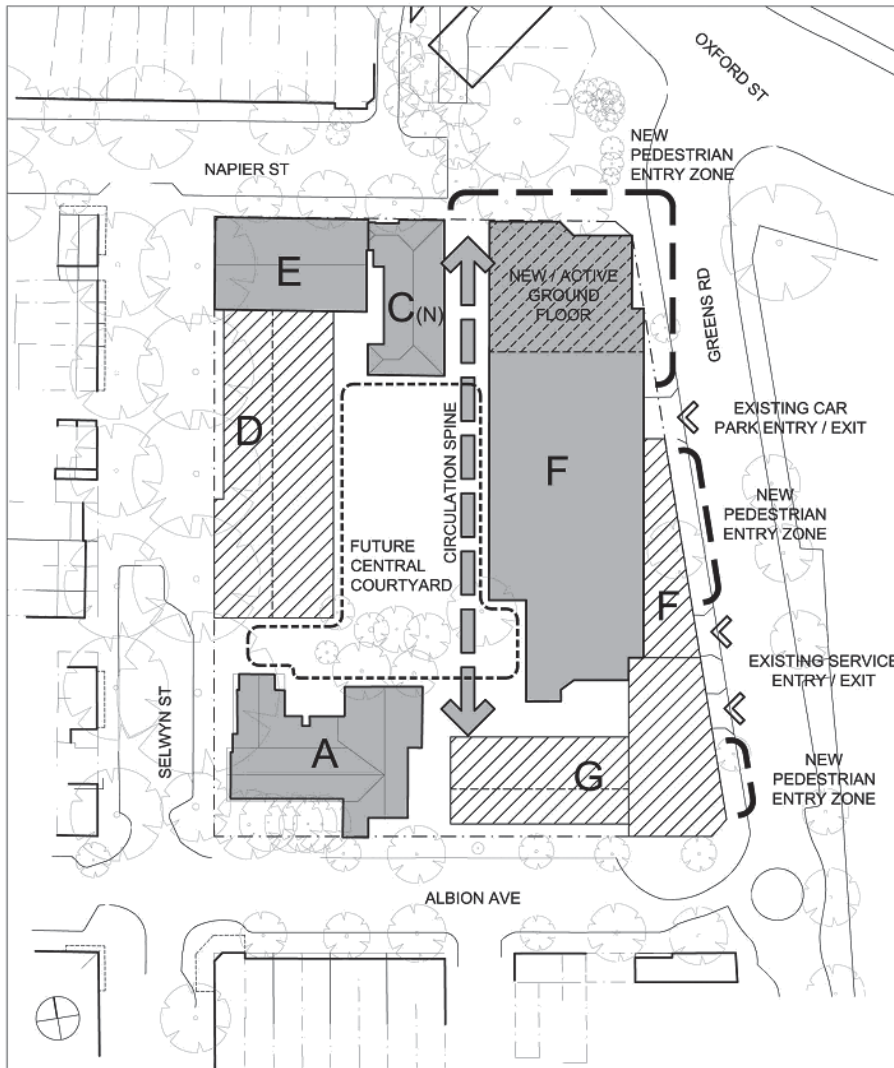


Figure 5 - Future Building Alignments and Setbacks

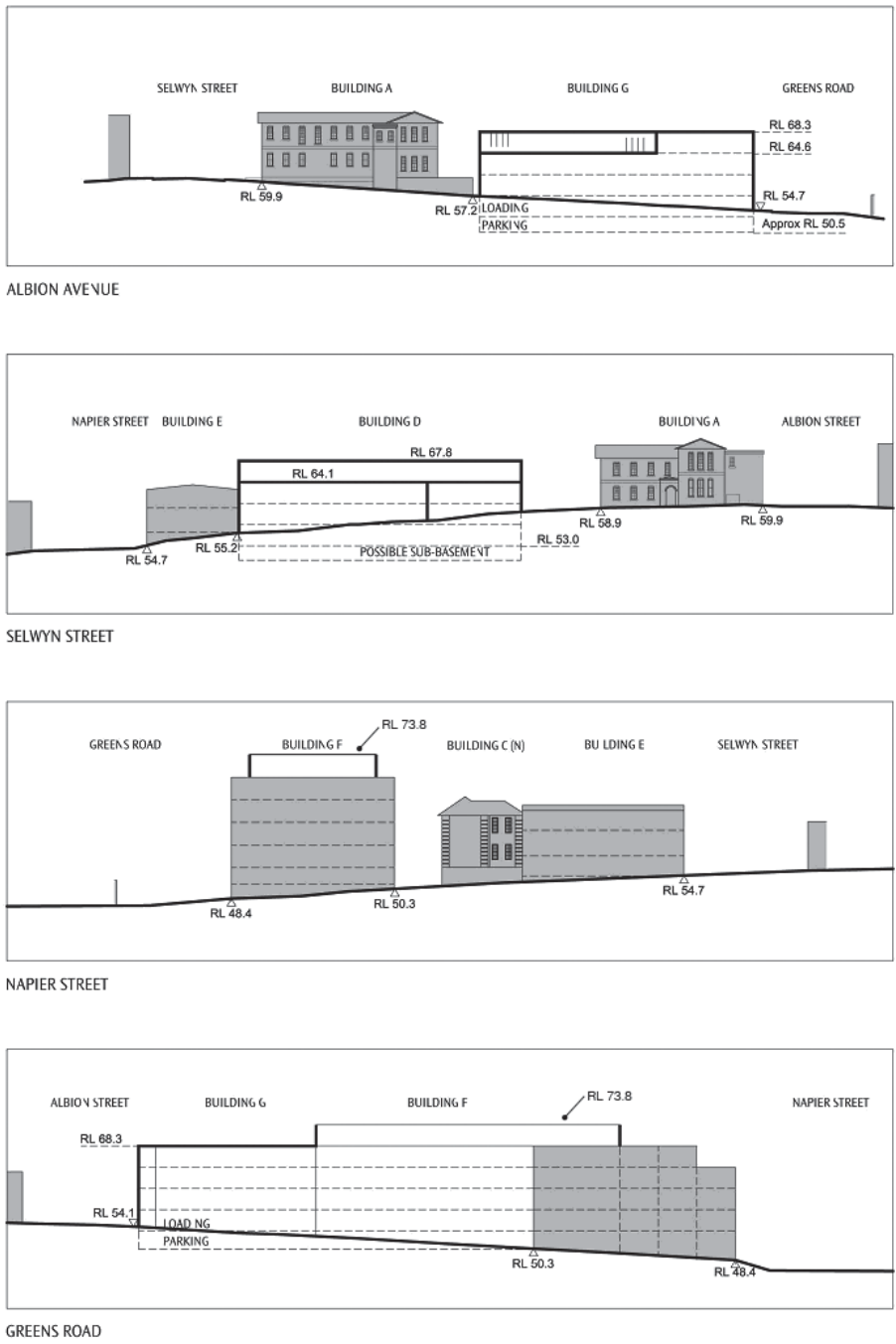
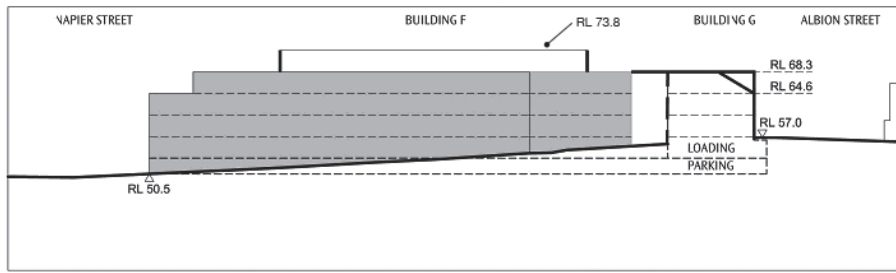
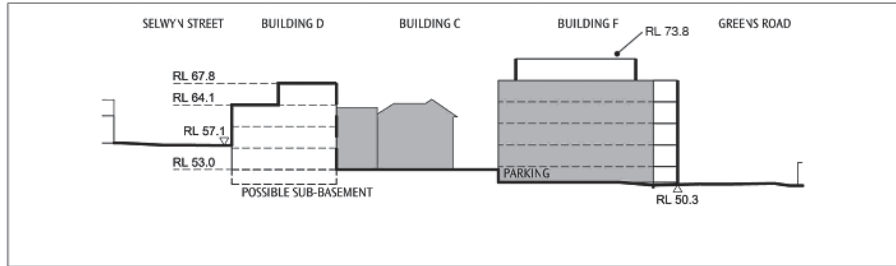


Figure 6 - Future Building Alignments and Heights



SECTION A-A



SECTION B-B

Figure 7 - Future Building Alignments and Heights

8.4 Heritage

Heritage values and context are key aspects of the campus and its future development. It is located within the Paddington Urban Conservation Area and is partly underlain by Busby's Bore which is an item of environmental heritage. Two buildings on the site are identified as items of environmental heritage: the 1894 former Albion Street School (Building A) and 1925 former Infants School/ Technical High School building (Building C(North)). The site is also in the vicinity of other defined heritage items such as terrace houses and the Oxford Street heritage streetscape. (refer to LEP listings)

The DCP content sets a basis for future planning and design to fully consider heritage significance of these items and areas, and ensure that new development is compatible.

Objectives

- To conserve the heritage significance of the site by retention of heritage buildings and their adaptive reuse in accordance with the Burra Charter and best conservation practice.
- To ensure that new buildings are of an appropriate form, scale, siting and detailed design to be compatible with the heritage significance of the site and the conservation area within which the campus is located.

Provisions

- 8.4.1** The 1894 former Albion Street School (Building A) is to be retained. Its future use and development is to be based on a Conservation Management Plan that identifies the significance of the item and its elements and recommends appropriate uses, design details, and building works, with long term maintenance work and strategies.
- 8.4.2** The 1925 former Infants School (Building C (North)), also known as Sydney Technical High School building, is to be retained. Its future use and development is to be based on a Conservation Management Plan that identifies the significance of the item and its elements and recommends appropriate uses, design details and building works, with long term work and strategies.
- 8.4.3** The Conservation Management Plan is to consider the setting, pattern of development and significant uses, the educational context and their heritage values. Heritage curtilages should be identified and any landscape elements.
- 8.4.4** Any works within the vicinity of Busby's Bore are to comply with the management recommendations within:
- (i) NSW State Heritage Inventory – Busby's Bore Database No 4571074 File No:495026, and
 - (ii) NSW State Heritage Register – Busby's Bore Database No 5045164 File No:S90/03388, S92/01455, HC 33455.
- 8.4.5** Detailed external design and materials of new and refurbished buildings are to be compatible with the heritage significance of the site and conservation area.

8.5 Residential Amenity

Objectives

- To protect the amenity of residential uses in the mixed use neighbourhood.

Provisions

- 8.5.1 The address of the campus, circulation routes and major activity areas are to be refocussed away from Selwyn Street and Selwyn Street road closure towards Oxford Street, Greens Road and Napier Street road closure.
- 8.5.2 Active uses on campus are to be located to minimise impacts on amenity of adjoining residential uses (see also Section 8.2).
- 8.5.3 New buildings are to maintain or improve solar access to principal living rooms and 50% of outdoor living areas of residential properties between 9am and 3pm in midwinter.
- 8.5.4 In the detailed design and construction of buildings, noise emissions and light spill are to be managed to minimise impacts on amenity of adjoining residential uses.
- 8.5.5 Balconies or outdoor decks on facades adjoining the public domain are to be restricted to Napier Street east of Rosebud Lane and Greens Road.

8.6 Public Domain and Open Space

The campus itself contains no public domain nor is new public domain proposed in the future. The on-site open space is for circulation and leisure activities of the students and staff. Public access to the campus is generally available during operating hours.

The public domain around the campus is owned and managed by Sydney City Council. Overtime the Council, UNSW and the community will work together to maintain and appropriately upgrade the public domain to suit the needs of the mixed use neighbourhood.

Objectives

- To protect the quality of the surrounding public domain.
- To provide on-site open space that is appropriate in form and design for its use by the campus community and that supports the overall campus layout and functioning.

Provisions

- 8.6.1** The public domain of Selwyn and Napier Streets, Selwyn Street road closure and Albion Avenue is to be protected.
- 8.6.2** The public domain of Napier Street road closure and Greens Road is to be upgraded to suit re-orientation of the campus to these areas.
- 8.6.3** New and upgraded buildings are to protect the existing street trees, unless part of a Council plan to re-landscape the public domain.
- 8.6.4** Campus buildings and uses are to protect the quality and useability of the surrounding public domain for the whole community by appropriate scale and alignments (see Figures 5, 6 and 7).
- 8.6.5** The design details of the building/public domain interfaces are to provide appropriate transparency, and optimise safety, security, privacy, passive surveillance and design aesthetics.
- 8.6.6** The central courtyard is to be built at various levels to provide access to ground floors as they step up the sloping site (see Figures 6 and 7).
- Approximately RL 53 at the northern end to provide address to Buildings C(N), D and E.
 - Approximately RL 57.5 at the southern end to relate to the ground level around Building A.
 - Intermediate levels may be provided to improve functioning, accessibility and design aesthetics.
- 8.6.7** The circulation spine is to provide for equal access to buildings and throughout the open space. Mechanical devices may be required in the open space or in adjoining buildings.

8.7 Community Facilities

The general public and community currently access the campus and some buildings, in particular the library and Ivan Doherty Gallery, and during community events by UNSW. This public access and community use will continue.

Objectives

- To allow the campus to continue to be used for appropriate community uses without adversely affecting the amenity of adjoining residential properties.

Provisions

- 8.7.1 Public access to the campus is to be from Napier Street road closure and Greens Road (see Figure 4), and for limited hours from Selwyn Street (see Section 8.1.4).
- 8.7.2 Buildings and the on-site open space used for community uses are to focus public activity away from Selwyn Street and Albion Avenue.
- 8.7.3 On-site parking is to be available for public use in conjunction with community uses on the campus after 6pm weekdays and at weekends.

8.8 Staging

Development works on campus will occur when UNSW has a need for new or up-graded facilities and funding is available. The timing and phasing of works are unknown. Individual developments will be designed to implement the relevant aspects of the DCP.

Objectives

- To provide for flexibility in the phasing of development to suit UNSW's educational and funding regimes.
- To provide opportunities to redevelop parts of the site in separate stages.
- To provide a staging that achieves the re-orientation of the campus towards Oxford Street and Greens Road in the early stages of development

Provisions

- 8.8.1 New and up-graded buildings are to occur in stages within the building envelopes referred to in Sections 8.1 & 8.3.
- 8.8.2 Development of the campus is to incrementally achieve the reorientation of the spatial pattern of uses, access and circulation referred to in Sections 8.1 – 8.4. The reorientation of the campus towards Oxford Street and Greens Road is to occur in the early stages of development.
- 8.8.3 Construction works are to minimise disruption to the adjoining residential properties and the ongoing operation of the campus.
- 8.8.4 A construction management plan is required to be lodged with any development application for the site.

8.9 Transport, Traffic and Access

Both UNSW and the Council of the City of Sydney are committed to encouraging sustainable transport. The campus should optimise the potential of nearby public transport routes and surrounding dense mixed use areas to promote non-vehicular travel by students, staff and visitors.

Council's roads, footpaths, bike routes and on-street parking system, within the Local Area Traffic Management Plan for the neighbourhood, need to cater for the mixed use nature of the area. Traffic and parking management needs to support the proposed reorientation of the campus towards Greens Road and discourage campus related traffic in Napier and Selwyn Streets and Albion Avenue. The on-street parking regime needs to discourage campus related parking. Short stay parking needs to be provided on the western side of Greens Road adjoining the campus to provide for convenient and efficient drop off and pick up.

Objectives

- To ensure that future development of the campus promotes sustainable transport such as walking, public transport and cycling for the campus community and visitors.
- To ensure that vehicular traffic to the campus, including service vehicles, is compatible with the road capacity of the neighbourhood and does not adversely affect amenity of adjoining residential properties.

Provisions

- 8.9.1** All vehicular access to the campus is to use the existing car park and loading dock entrances off Greens Road. No vehicle access from Selwyn Street is permitted other than emergency vehicles.
- 8.9.2** All loading activities are to occur within the on-site loading docks.
- 8.9.3** Car parking provision on-site is to only cater for essential campus needs and is to be located under Building F, a future redevelopment of Building G, and possibly the central courtyard as indicated in Figure 8. Total future car spaces are anticipated to be approximately 120 if required.
- 8.9.4** Car parking is to be available for visitors for special events and community uses on campus after 6pm weekdays and on weekends when required.
- 8.9.5** Car parking is to be underground or screened by other uses to avoid its visibility from the public domain.
- 8.9.6** Bike facilities are to be provided in accordance with South Sydney DCP 11, in secure and convenient locations (such as within the basement and other locations with easy access from Greens Road and Napier Street road closure).
- 8.9.7** Pedestrian entrances to the campus are to be concentrated at the north-eastern corner of the site from Oxford Street, Greens Road and the Napier Street road closure.
- 8.9.8** The existing UNSW COFA transport access guide is to be updated by UNSW as access arrangements and pedestrian and bicycle facilities are improved.
- 8.9.9** No loading access to the site shall occur from Selwyn Street, either directly into the site or from a loading zone.

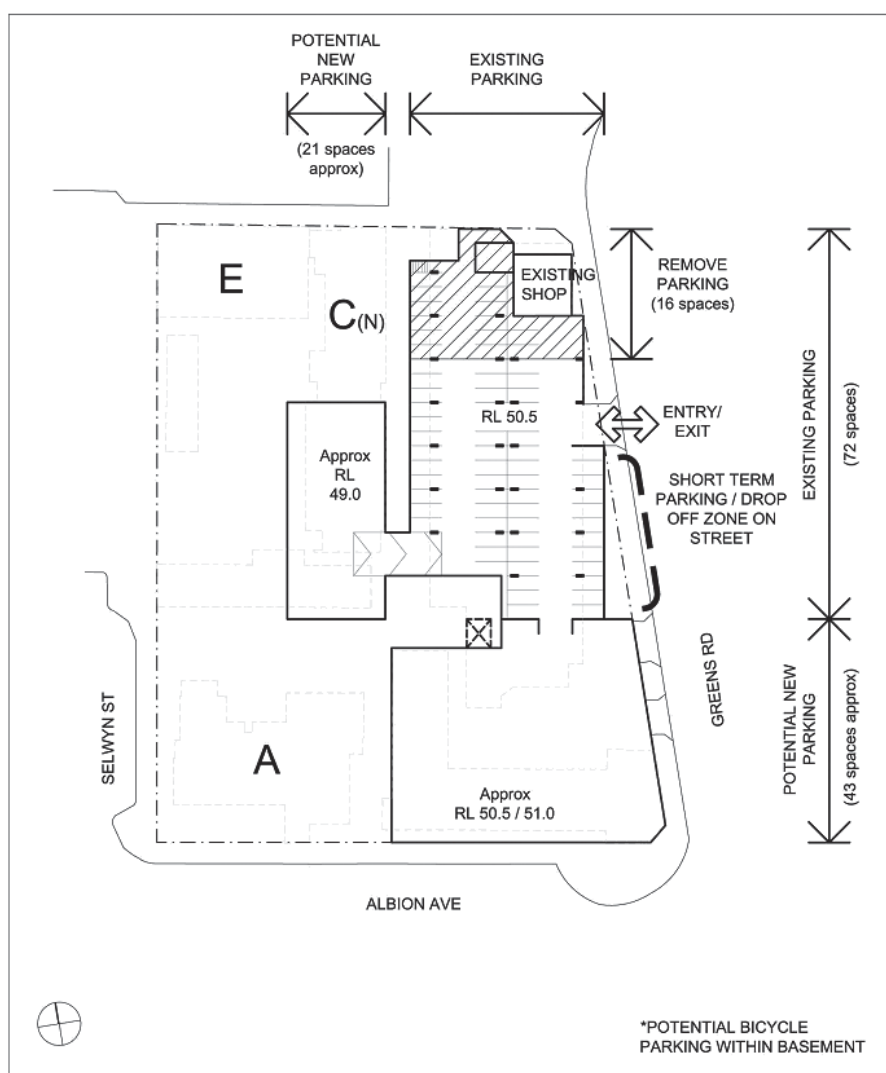


Figure 8 - Future Potential Parking