



THE UNIVERSITY OF
SYDNEY

STATEMENT OF ENVIRONMENTAL EFFECTS

The University of Sydney

G02 Jane Foss Russell Building – **MP 05_0164 MOD 3**

96-148 City Road, Darlington (Lot 1 DP 790620)

Internal Infill of Level 4 Void



Prepared by

The University of Sydney
Campus Infrastructure & Services

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S75W APPLICATION DOCUMENTATION

The S75W documentation, assessed by this SEE report, includes:

- Completed Major Project modification form (DPE on-line)
- Land Owner's Consent
- Level 4 Architectural Plans (existing and proposed) by Geyer (Refer to Drawings 001 and 002, dated April 2015)
- Construction cost estimate
- BCA Statement

1. EXECUTIVE SUMMARY

This Statement of Environmental Effects (SEE) report has been prepared by Stephane Kerr, Town Planner and Project Director Campus Improvement Program, Campus Infrastructure & Services at The University of Sydney.

The University of Sydney is deemed to be Crown pursuant to section 88 of the *Environmental Planning & Assessment Act 1979*, and pursuant to clause 226 of the *Environmental Planning & Assessment Act Regulation 2000*.

THE S75W APPLICATION

This SEE report addresses the proposed modification of the Major Project consent for the University's Jane Foss Russell (JFR) building at 96-148 City Road, Darlington (the University's Darlington campus).

The JFR building was approved by the Minister for Planning as MP 05_0184 on 8 August 2006, and with subsequently modifications on 9 December 2006 (Mod 1), and 20 June 2007 (MOD 2).

The proposed modification is to remove the connecting stairwell between Levels 3 and 4, infill an internal void on Level 4, and to occupy this area with student administrative floorspace for *educational establishment* purposes.

The infill produces an additional floorspace of 85m². The proposal will not affect the external appearance, or the internal circulation, of the host building and therefore will not be visible from any other surrounding properties. This application recommends that public exhibition or notification is not necessary in this instance.

THE SITE

The Jane Foss Russell (JFR) building is located on the northern edge of the University's Darlington campus, fronting City Road. The building is connected to an overhead footbridge that connects the University's Camperdown and Darlington campuses. The site is owned by The University of Sydney.

STATUTORY

The proposed works are assessed under *the Sydney Local Environmental Plan 2012* the *Sydney Development Control Plan 2012*. The proposed works fully comply with Council instruments and policies. The site is not heritage listed, does not adjoin any heritage item and is not contained within a Conservation Area. The proposal is not *integrated* or *designated* development.

CONCLUSION

The proposed for internal building additions to the Jane Foss Russell building at 96-148 City Road (University Darlington campus) is concluded to comply with relevant City of Sydney instruments and policies and is therefore worthy of development consent.

2. SITE LOCATION & DESCRIPTION

2.1 SITE LOCATION

The Jane Foss Russell (JFR) building at 96-148 City Road is located on the northern edge of the University's Darlington campus, fronting City Road. The building is connected to an overhead footbridge that connects the University's Camperdown and Darlington campuses. The site is owned by The University of Sydney.



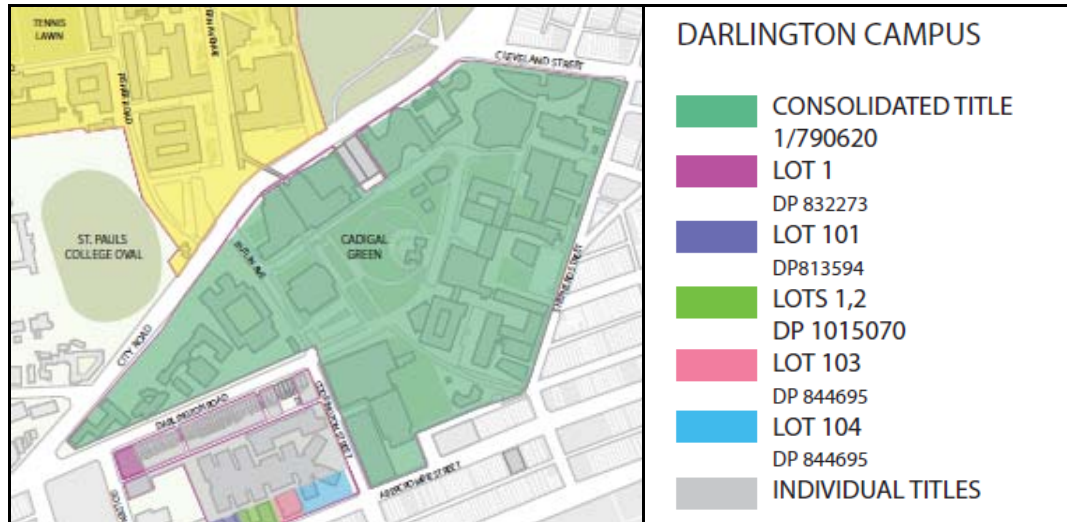
FIGURE 1: DARLINGTON CAMPUS SITE LOCALITY (SOURCE SIX MAPS)

FIGURE 2: JANE FOSS RUSSELL BUILDING FRONTING CITY ROAD



2.2 PROPERTY TITLE

The building and land is owned by The University of Sydney. The University has provided consent to the lodgment of this S75W application. The property title of the subject site is **LO1 1 DP790620**.



2.3 SITE USE AND PROPOSED WORKS

Currently the Jane Foss Russell building predominantly accommodates Student Administrative Services, as well as ground and 1st floor University cafes, student gallery, and retail facilities surrounding a plaza. The SciTech library occupies the lower floors of the building.

The Minister for Planning's consent is sought to amend the Major Project MP05_0164 for the Jane Foss Russell building at 96-148 City Road Darlington by the following internal building alterations and additions:

- Deletion of the connecting stairwell between Levels 3 and 4; and
- Infill of the internal Level 4 void.

The stairwell connection levels 3 & 4 are no longer required. Pedestrian access to Level 4 will be via lift and fire stairwell in cases of emergency.

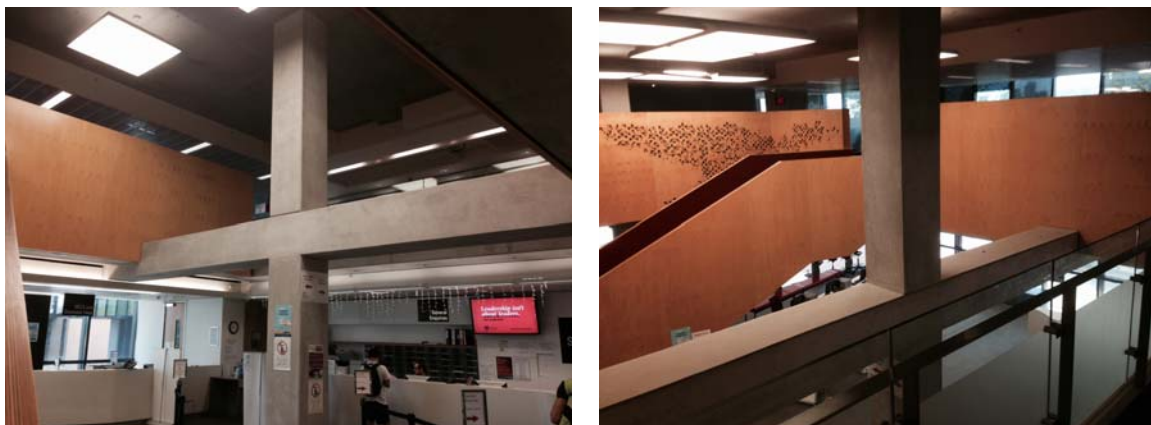


FIGURE 3: PHOTOS – VIEW FROM LEVEL 3 (LEFT) AND 4 (RIGHT)

2.4 ADDITIONAL FLOOR SPACE

The infill of the Level 4 will provide an additional 85.88 m² of floorspace (7.8m x 11.01m). The GFA for Level 4 is currently 1,626 m² and will increase to 1,711.88 m² by this modification. This additional floorspace will be converted to, and is not designed for, any additional population to the building or campus.

The City of Sydney LEP 2012 does not apply any floor space density controls to The University of Sydney's Camperdown and Darlington campuses.

2.5 PAST APPROVALS

The site and building is subject to the following past approvals:

9 June 2006	The JFR building was approved by the Minister for Planning as MP 05_0184 for " <i>Approval for Construction of a new seven storey building (USyd Central Building) containing a mixture of uses incorporating, student support services, food outlets, retail, external plaza and a library.</i> "
9 December 2006	MOD 1 to MP05_0184 is approved for the amendment to the wording of condition <i>C2 Interpretation Strategy</i> .
20 June 2007	MOD 2 to MP05_0184 is approved for the amendment to the wording of condition <i>B5 Plaza Design</i> and <i>C2 Interpretation Strategy</i> .

2.6 TRANSPORT & FACILITIES

Bicycle storage is located in close proximity to the JFR building throughout the Darlington campus – along Maze Crescent, Codrington Street, and opposite the Noel Martin Aquatic Centre.

All service deliveries to and from the JFR building will continue to operate via the Maze Crescent service road.

The site is well serviced by regular and accessible public transport networks, including train services from Redfern Station, located approximately 900 metres northwest (11 minutes' walk estimated by Google Maps), and approximately directly in front of City Road bus stops (352, 370, 422, 423, 426, 428, L23, L28, and M30) travelling in both directions.

3. SUMMARY PLANNING INSTRUMENTS, CONTROLS & GUIDELINES

S. 79C "Evaluation: (1) Matters for consideration" of the EP&A Act 1979 states:

"S.79C Evaluation –

- (a) the provisions of:
 - (i) any environmental planning instrument, and
 - (ii) any draft environmental planning instrument that is or has been placed on public exhibition and details of which have been notified to the consent authority, and
 - (iii) any development control plan, and
 - (iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph),
- that apply to the land to which the development application relates,"

The proposed internal building works/fitout to Level 4 of the JFR building is designed and assessed in response to the following relevant environmental planning instruments (EPIs) and guidelines as summarised below: -

- Sydney Local Environmental Plan 2012
- Sydney Development Control Plan 2012

3.1 SYDNEY LOCAL ENVIRONMENTAL PLAN 2012 (SLEP)

The Sydney Local Environmental Plan 2012 (SLEP 2012) provides the local statutory planning provisions and controls to the site. The relevant SLEP 2012 provisions, applicable to this DA, are contained in table below:

SLEP Provision	S75W Response
Aims of SLEP 2012	<p>The proposed infill to JFR Level 4 will enhance and support the tertiary educational facilities available in the City of Sydney.</p> <p>The proposal satisfies the LEP <i>Aims:</i> <i>(b) to support the City of Sydney as an important location for business, educational and cultural activities and tourism;</i> <i>(f) to enable a range of services and infrastructure that meets the needs of residents, workers and visitors,</i> <i>(h) to enhance the amenity and quality of life of local communities,</i></p>
Zoning and Land Use	<p>The JFR building lies within the University's Abercrombie Business Precinct, Darlington campus.</p>

SLEP Provision	S75W Response
	<p>The site is zoned <i>SP2 Educational Establishment</i>. Development that is permissible with development consent are: <i>“The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose”</i>.</p> <p>The proposed infill of the JFR Level 4 for purposes of University student administrative services is ordinarily incidental to the educational establishment use of the University.</p>
Building Height	No maximum building height applies to the site. The Level 4 infill does not affect the existing building height.
Floor Space Ratio	No maximum floor space ratio (FSR) applies to the site. The Level 4 infill is located within the approved JFR building footprint.
Heritage Conservation	The proposed internal works, and the JFR building, are not located within a heritage item site or any conservation area.

3.2 SYDNEY DEVELOPMENT CONTROL PLAN 2012 (SDCP)

The proposed building additions and alterations are designed in response to the following relevant provisions and controls of the SDCP.

SDCP Provision	S75W Response
Section1 Introduction 1.11 Development contributions and planning agreements.	The proposed works marginally increases the building GFA (85m ²) but does not increase the building or campus population. Furthermore the proposed use of the Level 4 building infill is consistent with the current and approved use of the building. Consequently this SEE report concludes that no developer contributions should apply to this DA.
Section 2 Locality Statements.	There is no 2.1 Central Sydney Locality Statement that applies to the site.
Section 3 General Provisions.	There are no controls for building works and fitouts to existing educational establishment buildings.
Section 4 Development Types.	There are no controls for building works and fitouts to educational establishment commercial buildings.
Section 5 Specific Areas.	There are no controls for building works and fitouts to existing educational establishment buildings
Section 6 Specific Sites.	The site is not identified as a <i>Specific Site</i> .

3.3 CREATING PLACES FOR PEOPLE: AN URBAN DESIGN PROTOCOL FOR AUSTRALIAN CITIES 2012

The Urban Design Protocol for Australian Cities relates to urban design from a national to site level. It discusses best practice urban design from various points of view including productivity, sustainability, liveability and governance. Key points from the protocol relevant to this application are highlighted in **bold**:

- Productivity and sustainability – the JFR building and Darlington campus is **well connected with a range of public transport options, well connected to the surrounding area and connected to jobs, facilities and services**;
- Liveable Communities - the JFR building void infill will provide a **comfortable, vibrant, safe and walkable environment** by increasing lighting, prioritising walking and cycling, **places to meet people and accessible to all people**.

The proposed S75W application is consistent with relevant provisions of the Government's urban design protocol.

4. ENVIRONMENTAL, SOCIAL OR ECONOMIC IMPACTS

The proposed removal of the internal stairwell and infill of the Level 4 void within the JFR building at 96-148 City Road, Darlington campus, will not result in unacceptable environmental, social or economic impacts, for the following reasons: -

- a) The proposed works satisfy, and do not alter, the external design appearance, and intended population of the host building;
- b) The proposed works ensure a continuation of *educational establishment* facilities for staff, students and visitors alike.
- c) The proposed works will satisfy relevant BCA health and safety requirements and relevant Australian Standards.

5. THE SUITABILITY OF THE SITE FOR DEVELOPMENT

The JFR building is suitable for internal building additions for reasons including:

- (a) The proposed use and works are permissible under Sydney LEP 2012 land use zone provisions (*Zone SP2 Educational Establishment*) and other relevant clauses.

- (b) The proposed use and works complement the existing educational establishment use of the building.
- (c) The proposed works complies with all relevant aspects of the Sydney LEP 2012 and relevant DCP guidelines.

6. THE PUBLIC INTEREST

The public interest is best served by the orderly and economic use of land for purposes permissible under the relevant planning regime and predominantly in accordance with the prevailing planning controls.

The proposed building works will attract a number of public benefits including: -

- a) Complementing existing *educational establishment* use of the building.
- b) Supporting student services to the campus.
- c) Accessible from and supported by excellent public transport facilities and pedestrian walking distances.
- d) Providing employment opportunities through construction activities.

7. CONCLUSION

This application is for the proposed modification of consent MP05_0164 by the removal of the internal stairwell and infill of the Level 4 void within the Jane Foss Russell building at 96-148 City Road, Darlington campus.

The proposed use and building works are assessed under *the Sydney Local Environmental Plan 2012* the *Sydney Development Control Plan 2012*. The proposed use and building works fully comply with Council instruments and policies.

The proposed internal demolition and building additions are concluded to comply with relevant City of Sydney instruments and policies and are therefore worthy of development consent.