NSW GOVERNMENT | Planning

MAJOR PROJECT ASSESSMENT: REDEVELOPMENT OF WALLACE WURTH BUILDING Proposed by UNSW (MP 09_0075)

Director-General's
Environmental Assessment Report
Section 75I of the
Environmental Planning and Assessment Act 1979

October 2010

ABBREVIATIONS

CIV	Capital Investment Value
Department	Department of Planning
DGRs	Director-General's Requirements
DITRDLG	Department of Infrastructure, Transport, Regional Development and Local Government
Director-General	Director-General of the Department of Planning
EA	Environmental Assessment
EP&A Act	*Environmental Planning and Assessment Act 1979*
EP&A Regulation	Environmental Planning and Assessment Regulation 2000
EPI	Environmental Planning Instrument
MD SEPP	State Environmental Planning Policy (Major Development) 2005
Minister	Minister for Planning
PAC	Planning Assessment Commission
Part 3A	Part 3A of the *Environmental Planning and Assessment Act 1979*
PEA	Preliminary Environmental Assessment
PFM	Planning Focus Meeting
PPR	Preferred Project Report
Proponent	University of New South Wales
RTA	Roads and Traffic Authority
RtS	Response to Submissions
SACL	Sydney Airport Corporation Limited
WWB	Wallace Wurth Building

Cover Photograph: View of the proposed building from the corner of High Street and Botany Street.

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EXECUTIVE SUMMARY

This is a report on a project application seeking approval for the substantial refurbishment of the Wallace Wurth Building (WWB), on the corner of High and Botany Streets of the University of New South Wales (UNSW) Kensington Campus. The UNSW campus is located approximately 6km south-east of the Sydney CBD, and is bound by: High Street to the north; Botany Street and Willis Street to the east; Oval Lane and Barker Street to the south; and Anzac Parade to the west. The proponent is the UNSW.

The project application seeks approval for the construction of an additional level above the west wing of the existing WWB and an expansion of the building footprint to the north and south of the existing east or "M" wing to create a new 7 storey building with a gross floor area of approximately 20,800m^2.

The Capital Investment Value (CIV) of the proposal is **$112,300,000** and the proposal would create **400** full time equivalent construction jobs and **740** full time equivalent operational jobs.

On 21 January 2010, the Director-General, as delegate of the Minister, formed an opinion that the project is a major project under Clause 19 of Schedule 1 of the *State Environmental Planning Policy (Major Development) 2005*. The Minister is the approval authority. However, the Director-General has delegated his planning assessment functions in respect of the project to Randwick City Council as contained in an Instrument of Delegation dated 21 January 2010.

The site is zoned 5 Special Uses under Randwick Local Environmental Plan 1998 (Consolidation) and educational establishments are permissible in the zone.

The proposal was exhibited from 7 July 2010 until 6 August 2010. Council received two submissions from public authorities (i.e. Roads and Traffic Authority (RTA) and Sydney Airport Corporation Limited (SACL)) and no public submissions. No objection was raised by the RTA. The SACL raised concern that the proposed height of the building would penetrate into controlled airspace which requires approval under the Airports (Protection of Airspace) Regulation 1996.

On 2 September 2010, the proponent submitted a Preferred Project Report (PPR) to address issues raised by Council and other Government authorities.

Council has assessed the merits of the project and is satisfied that the impacts of the proposed development have been addressed via the Environmental Assessment, PPR and statement of commitments, and can be adequately managed through the recommended conditions of approval.

Council is also satisfied that the site is suitable for the proposed use. The proposal in consistent with strategic planning objectives, including the State Plan, as it would provide greater investment in knowledge, innovation, research and development within universities into biomedical research. The proposal would also support the growth of the Randwick Education and Health Precinct recognised in the Sydney Metropolitan Strategy and the draft East Subregional Strategy as providing a vital economic and employment role.

Accordingly, Council considers the project is in the public interest and recommends that the project be approved, subject to conditions.

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1. BACKGROUND

1.1 THE SITE

1.1.1 Site Context and Location

The development site is part of a larger land parcel known as Lot 1 in DP 510271, which forms part of the University's main campus. The main campus is bounded by High Street to the north, Botany Street and Willis Street to the east; Oval Lane and Barker Street to the south; and Anzac Parade to the west (refer to **Figure 1**). The site is located in the Randwick Local Government Area.

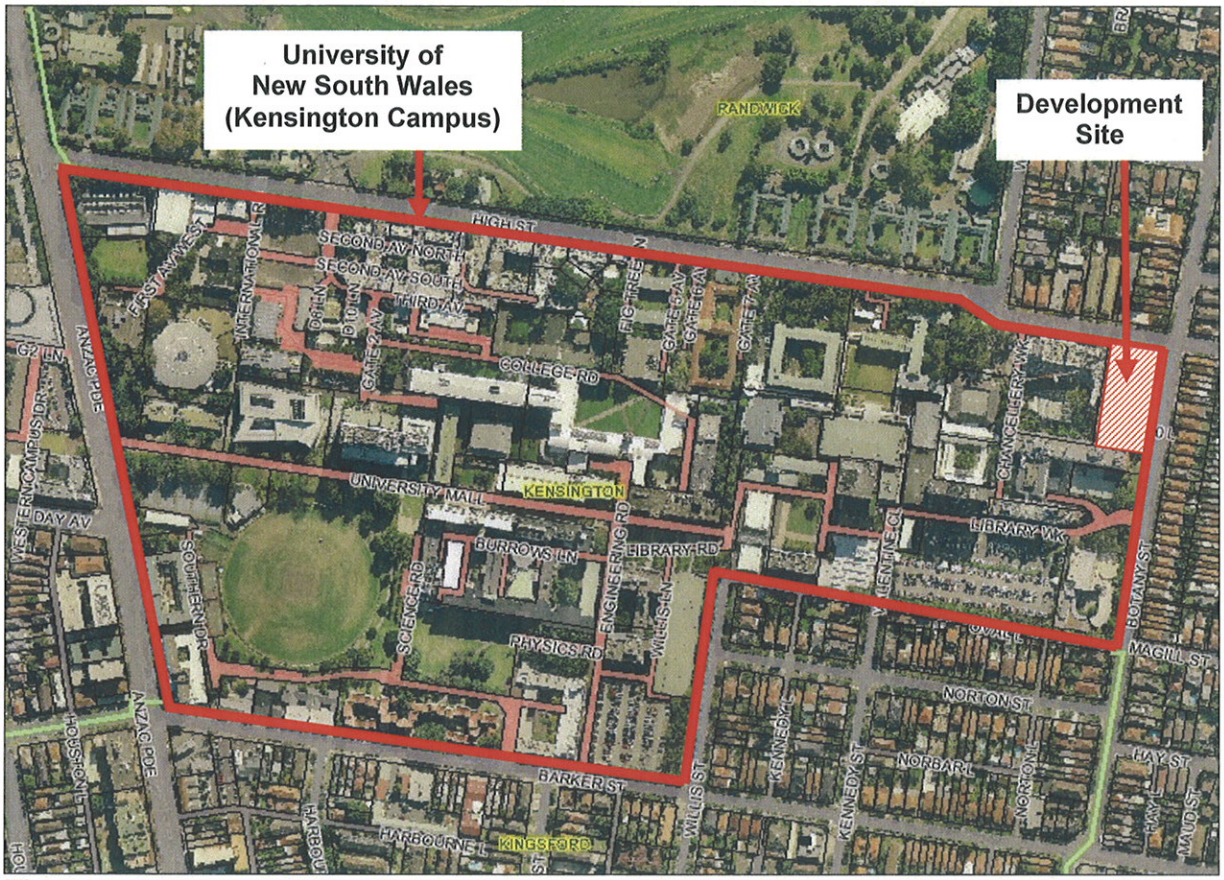

Figure 1 – Locality Plan

The main campus has an area of approximately 38 Hectares and is under the ownership of the UNSW. The site contains a variety of medium and high rise University related buildings.

The development site (refer to **Figures 1 & 2**) is located at the north-eastern corner of the main campus and is currently occupied by the following buildings:

- Wallace Wurth Building, a single storey brick building on the south-western corner of High and Botany streets (C27);
- a single storey administration building (B27); and
- a single storey dangerous goods store building (D27).

The Wallace Wurth Building comprises an original five and half storey west wing and a similar height east wing, also known as "M wing" (refer to **Figures 3 & 4**). The west wing is an elongated structure set back from Botany Street, with its long axis north/south parallel to the street. "M wing" is a smaller block adjoining the middle of the eastern

façade of the main building or west wing, extending to the easement that adjoins the Botany street boundary.

The development site is bounded by High Street to the north, Botany Street to the east, the Lowy Cancer Research Centre and Michael Birt Gardens to the west and the Biological Sciences Building to the south.

Figure 2 – Project Location/Development Site

1.2 SURROUNDING DEVELOPMENT

The subject site is enclosed by the existing UNSW ground to the west and south. To the west is the Lowy Cancer Research Centre and Michael Birt Gardens. To the south is the Biological Sciences Building. To the east, on the opposite site of Botany Street, is the mixture of semi-detached and detached dwelling houses (refer to **Figures 5 to 7**). Further to the west is the Randwick Hospital Complex that incorporates the Prince of Wales Hospital, Sydney Children's Hospital and Royal Hospital for Women. The Randwick Town Centre is located further to the east of this Hospital Complex about half a kilometre from the subject site. To the north, on the opposite side of High Street are residential flat buildings and dwelling houses.

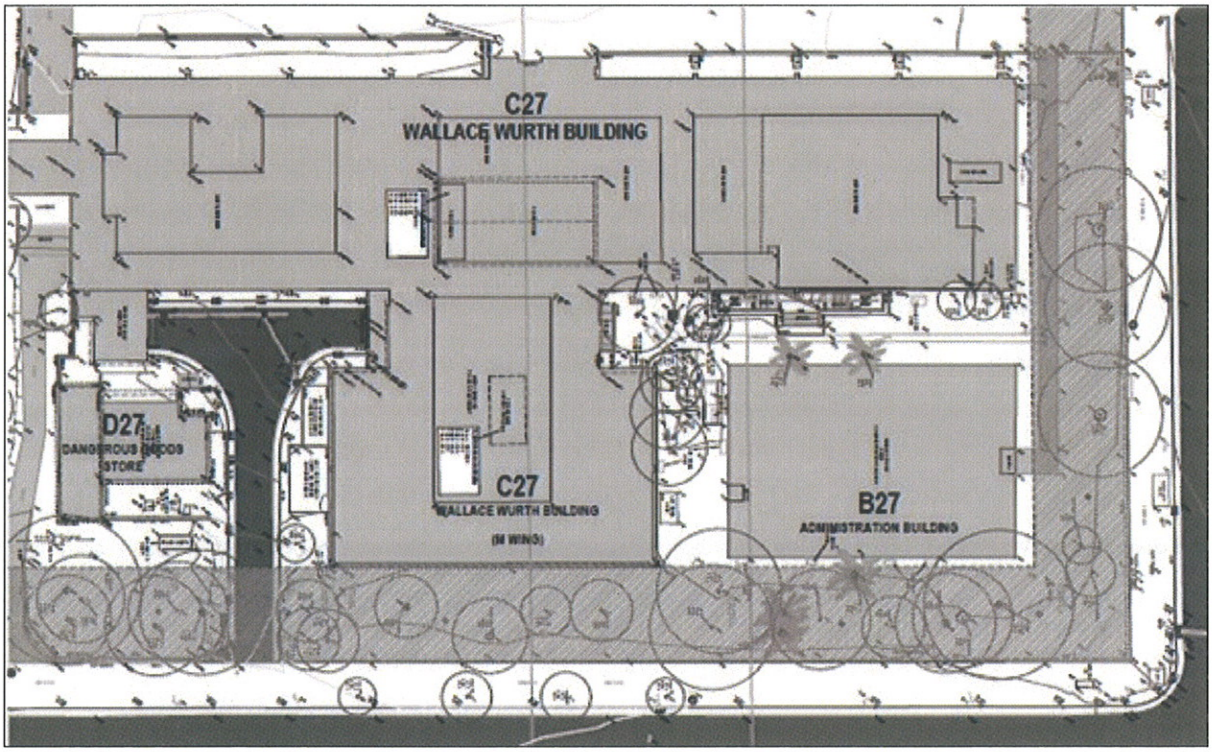

Figure 3: Existing buildings

Figure 4 – View of the existing WWB from the corner of Botany and High Streets

Figure 5 – View of the existing residential development along Botany Street

Figure 6 – View of the existing residential development along Botany Street

Figure 7 – View of the western elevation of existing WWB and adjacent Michael Birt Gardens, Lowy Cancer Research Building and Biological Sciences Building

1.3 STRATEGIC CONTEXT

1.3.1 NSW State Plan

The provision of additional learning and teaching spaces, laboratories and workshop is consistent with the relevant objectives of the State Plan to invest in knowledge, innovation, research and development within universities and contribute to the continued growth in research and teaching.

1.3.2 Sydney Metropolitan Strategy "City of Cities"

The Sydney Metropolitan Strategy, developed to support the continuing economic growth of Sydney and enhance its standing as a global city, places the Randwick City Council area in the East Subregion. The strategy sets housing and employment targets for the region at 20,000 dwellings in existing areas and 17,500 new jobs by the year 2031, which are further refined in the draft East Subregional Strategy. The Randwick Education and Health Precinct (which includes the UNSW) is also nominated as a specialised centre that performs a vital economic and employing role within Sydney. The proposal is consistent with the objectives of the Strategy and would provide additional employment opportunities and support the development of the specialised centre.

1.3.3 Draft East Subregional Strategy

The UNSW is nominated as one of Australia's foremost academic and research institutions, as well as one of the largest in terms of student numbers. Consolidating and strengthening the Randwick Education and Health Specialised Centre is also one of the key directions of the draft East Subregional Strategy.

The Subregional Strategy also targets the provision of an additional 5,900 jobs for the Randwick LGA, with approximately 2,300 additional workers contained within the Randwick Education and Health Specialised centre. The proposal would contribute to providing these additional jobs.

2. PROPOSED PROJECT

2.1 Project Description

The proposal seeks approval for the substantial refurbishment of the Wallace Wurth Building including:

- demolition of the existing single storey building on the corner of High and Botany Streets, the dangerous goods store, boundary fence, hedge, various retaining walls, kerbs and paving, removal of the existing trade waste pit and trees along High and Botany Street boundaries;
- construction of an additional level above the west wing;
- an expansion of the building footprint to the north and south of the existing east or "M" wing to create a new 7 storey building with a gross floor area of 20,739m²;
- a central atrium space to connect the floor levels of the western and eastern wings; and
- associated landscaping works along the High and Botany Street boundaries.

The Capital Investment Value of the proposal is $112,300,000 and the proposal would create 400 full time equivalent construction jobs and 740 full time equivalent operational jobs.

Figure 8 – Photomontage of the proposed building (view from the corner of Botany and High Streets)

Figure 9 – Photomontage of the proposed building (view from Botany Street)

The proposal includes the following medical research and teaching facilities:

- wet and dry research areas – including biological research areas, which will provide laboratory, write-up and equipment spaces.
- wet and dry teaching areas – including lecture theatres and seminar rooms with state of the art audiovisual facilities and small group spaces.
- special purposes areas – such as infrastructure support, animal facilities and morgue, and
- administration and plant areas.

The proposal would have the capacity to accommodate up to 1,983 people (i.e. 678 staff and 1,305 students), which represents an increase of approximately 900 people from the existing population in the WWB. The proponent has advised that the net additional staff numbers resulting from the proposal are all associated with the Institute of Virology (IOV) tenancy proposed within the building. The IOV is being relocated to the WWB from 3 separate premises around Sydney. Further, there would be no changes to student population within the campus as a result of this proposal and students accommodated in the building would be those relocated from other buildings on campus and within the existing WWB.

A summary of the existing and proposed population of the WWB is set out in Table 1 below.

Table 1 – Population

FLOOR LEVEL	POPULATION			
	EXISTING		PROPOSED	
	Staff	Student	Staff	Student
Lower Ground	4	222	5	0
Ground	39	165	3	576
Level 1	19	245	0	679
Level 2	55	158	119	50
Level 3	48	0	122	0
Level 4	48	0	130	0
Level 5	81	0	152	0
Level 6	0	0	147	0
Sub Total	294	790	678	1,305
TOTAL	**1,084**		**1,983**	
Proposed Increase: - **Staff** - **Student** - **Total**	**384 or 130%** **515 or 65%** **899 or 82.9%**			

Source: RPS (June 2010)

The proposed building will house three main types of activities: undergraduate teaching, wet research laboratories and dry research office space.

The lower ground floor level of the building consists of an existing morgue and animal facilities as well as the mechanical plant room and associated service facilities. The main teaching spaces will be located at the ground and first floor levels. The wet laboratory research spaces, administration and staff offices are located at Level 2 to Level 5 and the top floor of the building will be occupied by dry research office spaces, seminar rooms and administration offices.

Proposed landscaping and public domain works comprise:

- Removal of the existing hedge and palisade fence along High and Botany Streets and replace with native planting to create a permeable public interface as well as a sustainable landscape.
- Widening of the existing footpath on High Street to allow for the congregation of students prior to entry into the campus between the WWB and C25 building, and other pedestrians easier access to the pedestrian crossing.

A copy of the Environment Assessment is included at **Appendix A**.

2.2 Project Need and Justification

The proposal will provide a new research and teaching facility that will contribute towards ongoing growth in biomedicine research. The facility would attract and retain leading researchers and lecturers in leading edge biomedical research and would provide access to researchers from other institutions and better support to visiting academics and students.

2.3 Preferred Project Report

The proposal as exhibited was amended in respond to a number of outstanding issues raised by Council and Sydney Airport Corporation. Revised plans have also been prepared which seek to alter the configuration of the atrium at the southern end of the proposed building. The Preferred Project Report was submitted on 2 September 2010 and incorporating the following documents:

- A letter prepared by RPS dated 1 September 2010 outlines the details of the additional information.
- Revised plans showing the relocation of the planter structure along High Street away from the Sydney Water easement zone.
- Air quality and exhaust profile study to examine the exit speed of exhaust fumes and any plumes that would result from the exhaust.
- Amended plans to clarify the proposed treatment along Botany and High Street boundaries including the updated landscaped plans showing the landscape design details.
- Additional information in relation to the impact of increased staff number associated with the proposal on parking at the campus.
- Minor amendments to the overall design of the building including changes to the atrium within the southern section of the proposed building, minor changes to accommodate a fire stair to the lower ground floor and subtle cosmetic changes to the north and east elevations (i.e. additional louvres, glazing dimensions)

A copy of the Preferred Project Report is included at **Appendix B**.

3. STATUTORY CONTEXT

3.1 Major Project

On 20 April 2009, the Director-General, as delegate of the Minister for Planning, formed the opinion that the proposal is a major project under Clause 19 of Schedule 1 of the *State Environmental Planning Policy (Major Development) 2005*. The Minister is the approval authority.

On 21 January 2010 the Director-General delegated his planning assessment functions in respect of the project to Randwick City Council as contained in an Instrument of Delegation dated 21 January 2010. Council assumed responsibility for the following tasks:

- Preparation of the Director General's Environmental Assessment requirements;
- Preparation of a "Test of Adequacy" of the Environmental Assessment;
- Public consultation and notification of the Project Application;
- Preparation of the report to the Director General detailing the assessment of the Project Application; and
- Preparation of a draft instrument of approval.

The Minister for Planning continues to be the approval authority for the Project Application

On 25 January 2010, the Minister for Planning delegated responsibility for the determination of project applications under Part 3A of the *Environmental Planning and Assessment Act 1979* to the Deputy Director-General, Development Assessment and Systems Performance where:

- there are fewer than 25 submissions in the nature of objections in respect of the project application; and
- the project is not a critical infrastructure project under section 75C of the EP&A Act.

3.2 Permissibility

The development site and adjoining land is zoned 5 Special Uses under the Randwick Local Environmental Plan 1998 (Consolidation). The proposal is consistent with the relevant objectives of the zone which includes accommodating development for educational purposes. Educational establishments are permissible in the zone. An extract of the zoning map is provided below in **Figure 10**.

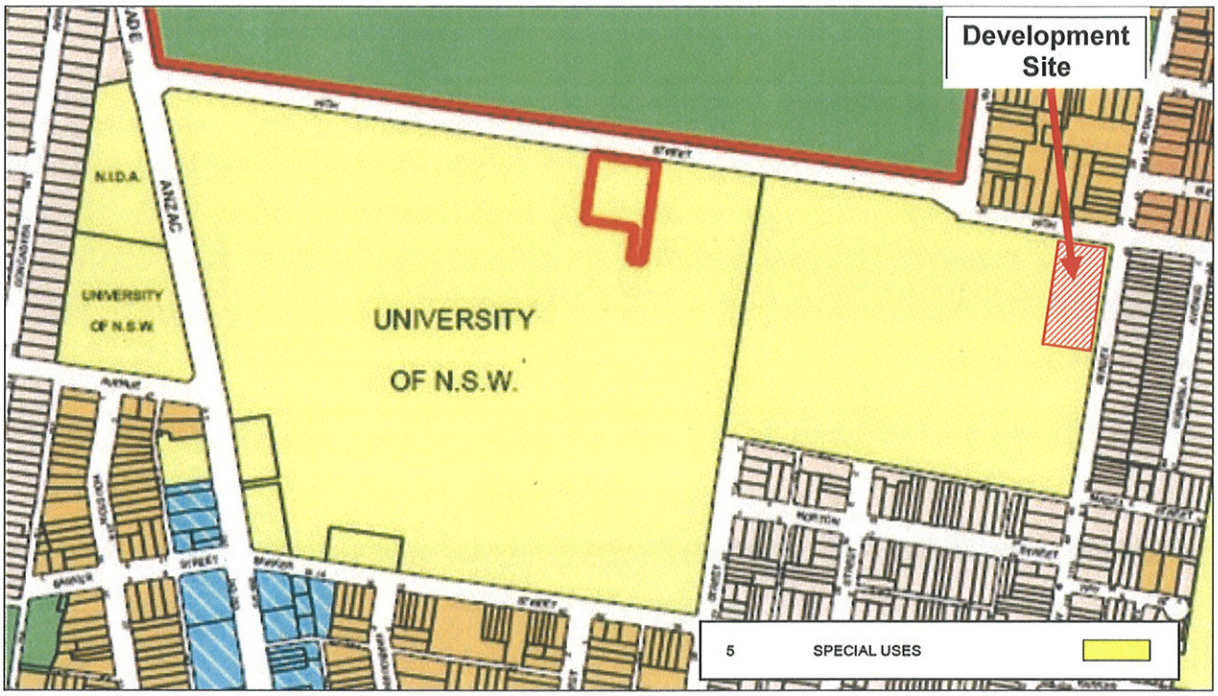

Figure 10 - Zoning Map

3.3 Environmental Planning Instruments

Under Sections 75I(2)(d) and 75I(2)(e) of the EP&A Act, the Director-General's report for a project is required to include a copy of, or reference to, the provisions of any State Environmental Planning Policy (SEPP) that substantially governs the carrying out of the project, and the provisions of any environmental planning instruments (EPI) that would (except for the application of Part 3A) substantially govern the carrying out of the project and that have been taken into consideration in the assessment of the project.

Council's consideration of relevant SEPPs and EPIs is provided in Appendix D and include:

- State Environmental Planning Policy (Major Development) 2005;
- State Environmental Planning Policy (Infrastructure) 2007;
- State Environmental Planning Policy No. 55 – Remediation of Land; and
- Randwick Local Environmental Plan 1998 (Consolidation).

3.4 Objects of the Environmental Planning & Assessment Act 179 (EP&A Act)

The Minister's consideration and determination of a project application under Part 3A must be consistent with the relevant provisions of the EP&A Act, including the objects set out in Section 5 of the EP&A Act. The relevant objects are:

(a) to encourage:

(i) the proper management, development and conservation of natural and artificial resources, including agricultural land, natural areas, forests, minerals, water, cities, towns and villages for the purpose of promoting the social and economic welfare of the community and a better environment,

(ii) the promotion and co-ordination of the orderly and economic use and development of land,

(iii) the protection, provision and co-ordination of communication and utility services,

(iv) the provision of land for public purposes,
(v) the provision and co-ordination of community services and facilities, and
(vi) the protection of the environment, including the protection and conservation of native animals and plants, including threatened species, populations and ecological communities, and their habitats, and
(vii) ecologically sustainable development, and
(viii) the provision and maintenance of affordable housing, and

(b) to promote the sharing of the responsibility for environmental planning between the different levels of government in the State, and

(c) to provide increased opportunity for public involvement and participation in environmental planning and assessment.

Council has considered the objects of the EP&A Act and considers that the application is consistent with the relevant objects. The assessment of the application in relation to these relevant objects is provided in Section 5.

3.5 Ecologically Sustainable Development

The EP&A Act adopts the definition of Ecologically Sustainable Development (ESD) found in the *Protection of the Environment Administration Act 1991*. Section 6(2) of that Act states that ESD "requires the effective integration of economic and environmental considerations in decision-making processes" and that ESD "can be achieved through the implementation of:

(a) the precautionary principle,
(b) inter-generational equity,
(c) conservation of biological diversity and ecological integrity,
(d) improved valuation, pricing and incentive mechanisms.

In applying the precautionary principle, public decisions should be guided by careful evaluation to avoid, wherever practicable, serious or irreversible damage to the environment and an assessment of the risk-weighted consequences of various options.

Council has fully considered the objects of the EP&A Act, including the encouragement of ESD, in its assessment of the application. A detailed assessment of ESD issues is contained at Section 5.5 of this report. On the basis of this assessment, Council is satisfied that the proposal encourages ESD, in accordance with the objects of the EP&A Act.

3.6 Statement of Compliance

In accordance with section 75I of the EP&A Act, Council is satisfied that the Director-General's environmental assessment requirements have been complied with.

4. CONSULTATION AND SUBMISSIONS

4.1 Exhibition

Under section 75H(3) of the EP&A Act, the Director-General is required to make the environmental assessment (EA) of an application publicly available for at least 30 days. In accordance with the Instrument of Delegation dated 21 January 2010, Council assumed responsibility for coordinating the consultation and exhibition process with Government Departments and members of the public.

After accepting the EA, Council:

- made it publicly available from 7 July until 6 August 2010:
  - on the Department's website, and
  - at the Department's Information Centre and Randwick City Council administration building.
- notified landowners in the vicinity of the site about the exhibition period by letter;
- notified Department of Planning and relevant State agencies; and
- advertised the exhibition in the Southern Courier.

This satisfies the requirements of Section 75H(3) of the EP&A Act.

4.2 Submissions

In response to public exhibition and notification of the application, Council received two submissions from public authorities and no public submissions. The issues raised are summarised below, and a full copy of the submissions is attached at **Appendix C**.

4.2.1 Roads and Traffic Authority (RTA)

The RTA has reviewed the project application and advises that the proposed development will have minimal impact on the operation of the state road network and therefore raises no objection to the development.

4.2.2 Sydney Airport Corporation Limited (SACL)

The application was referred to SACL, as the proposed height of the building including the associated structures on the roof (i.e. exhaust flue) would potentially result in permanent penetrations into controlled airspace which requires approval under the Airports (Protection of Airspace) Regulations 1996.

SACL has advised that with a maximum height of RL 95, the proposal would penetrate the Obstacle Limitation Surface (OLS) Conical Surface which is approximately 80-100m AHD across the site and the PARM Radar Surface Navigational Aid which is at approximately 62.5m AHD across the site.

Subsequently, the proponent would require approval from the Commonwealth Department of Infrastructure, Transport, Regional Development and Local Government (DITRDLG) as the proposal seeks to construct a permanent penetration within controlled air space and is considered a controlled activity.

Comment

SACL's advice is assessed in Section 5.2.

4.3 Proponent's Response to Submissions

Proponent provided a response to the issues raised in submissions (see **Appendix B**). The responses were included in the Preferred Project Report which includes the following additional information:

- Revised plans showing the relocation of the planter structure along High Street away from the Sydney Water easement zone.
- Air quality and exhaust profile study to examine the exit speed of exhaust fumes and any plumes that would result from the exhaust.
- Amended plans to clarify the proposed treatment along Botany and High Street boundaries including the updated landscaped plans showing the landscape design details.
- Additional information in relation to the impact of increased staff number associated with the proposal on parking at the campus.

Council's consideration of the issues identified in the submissions and the proponent's responses are contained in Section 5 of this report.

5. ASSESSMENT

Council considers the key environmental issues for the project to be:

- built form and urban design;
- air traffic impacts;
- environmental amenity;
- transport and accessibility impacts;
- ecologically sustainable development;
- drainage, stormwater and groundwater management;
- dangerous goods handling and storage;
- waste management;
- contamination;
- construction management;
- landscaping;
- section 94A contributions; and
- public interest.

5.1 Built Form and Urban Design

The proposed building will be located on a prominent position at the south-western corner of Botany and High Streets. The proposal comprises an additional level above the west wing of the existing building and an expansion of the building footprint to the north and south of the existing east or "M" wing to create a new 7 storey building with a gross floor area of 20,739m² and wall height of up to approximately 36m above the existing ground level (refer to **Figures 11 and 12**).

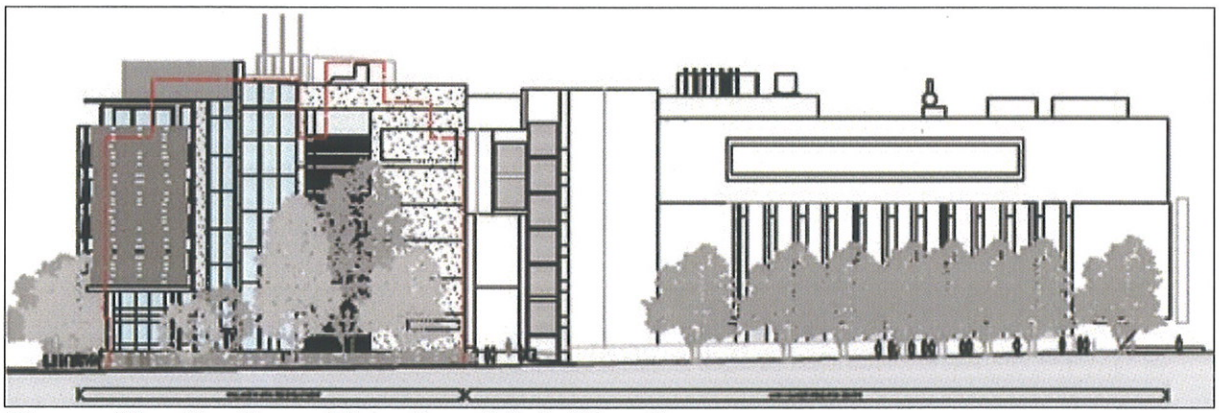

Figure 11 – Northern Elevation (High Street)

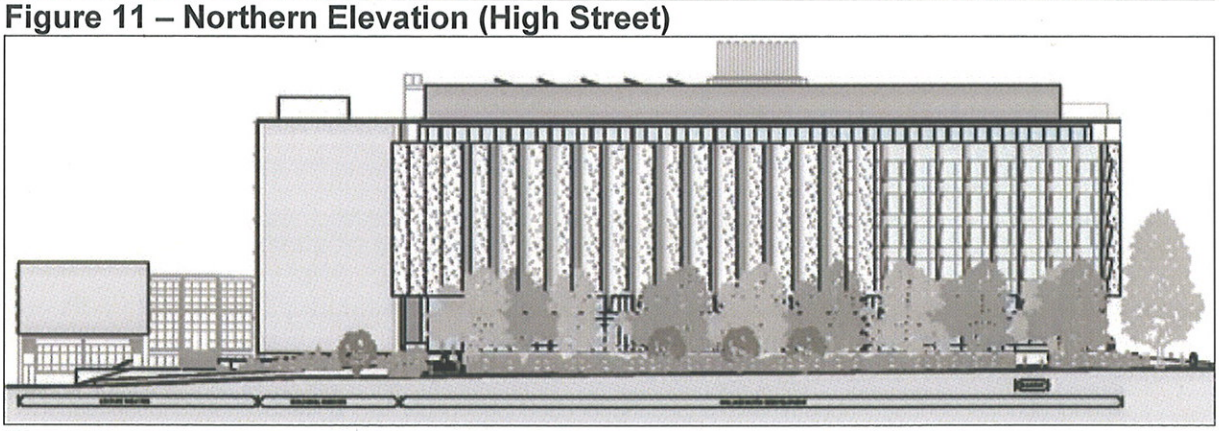

Figure 12 – Western Elevation (Botany Street)

Whilst the wall height of the proposed building exceeds the maximum wall height control of 24m under the UNSW DCP, the proposed building has been designed to match with the height and scale of the adjacent buildings (i.e. Lowy Cancer Research Building and the Biological Science Building) and is considered to be an appropriate built response to the important corner location. In addition, the plant room at the top floor level will occupy less than 50% of the building footprint, which complies with the requirement of the UNSW DCP.

The proposed building will be predominantly constructed in precast concrete panels interspersed with selected accent colours, projecting bay frames, aluminium louvres and aluminium mullions/fins. The overall design of the proposed building will consolidate the built form and tectonics of the Lowy Cancer Research Building. In general, the proposal provides a strong articulation to both High and Botany Streets to reinforce the prominent corner location and yet remain consistent in bulk and scale to the adjoining buildings. Overall, the proposal will have a modern and superior design and visual character that will enhance the streetscape in this part of the University and will also act as a gateway for those approaching the University from the Randwick Hospitals Campus and retail area to the east.

The proposal is generally consistent with the built form and character envisaged for the site and the Campus under the UNSW DCP. The proposed colours, materials and finishes of the external surfaces to the proposed buildings are considered to be acceptable and will be compatible with the adjacent development and maintain the integrity and amenity of the streetscape. Accordingly, Council considers the built form and design is appropriate for the site.

5.2 Air Traffic Impacts

The proposal is located under a flight path which is protected under the *Airports Act 1996* through height restrictions on development that may interfere with the safety, efficiency or regularity of existing or future air transport operations into or out of Sydney Airport. The OLS is the relevant control that sets height limitations and prescribes RL 51 for an OLS Inner Horizontal Surface which then steadily increases in height to create the OLS Conical Surface. The proposal is situated in the OLS Conical Surface which slopes up from 80m - 100m AHD on the site. Subsequently, at a maximum height of RL 95 (i.e. top of the exhaust flue), the proposal would penetrate this surface.

The PARM Radar Surface Navigational Aid also applies to the site and is situated at approximately 62.5m AHD across the site. The proposal would also penetrate this surface.

The proposal was forwarded to SACL for comment. SACL have delegated authority under Airports (Protection of Airspace) Regulations 1996 to approve or provide comment on proposals that do not penetrate the relevant air traffic controls or temporary penetrations, such as cranes. Permanent intrusions of the air traffic controls are considered controlled activities and require approval from DITRDLG. SACL informed Council that the proposal is considered to be a controlled activity and therefore requires DITRDLG approval.

At the time of finalising this Environmental Assessment, all relevant authorities (i.e. SACL, CASA, ASA, DITRDLG) were still assessing the project and approval had not

been issued. However, SACL advises that given the Tyree Building major project (MP09_0163) has been recently assessed on a different part of the campus, it could be considered that similar conditions are likely to be recommended by the relevant authorities as both buildings would penetrate the OLS Conical Surface and PARM Radar Surface. Council considers that this issue does not preclude project approval, subject to recommended conditions requiring the proponent to obtain DITRDLG approval prior to construction of any above ground works. Council has also recommended a condition requiring the proponent to obtain the necessary approvals from SACL or DITRDLG for the operation of construction cranes within regulated air space.

5.3 Environmental Amenity

5.3.1 Solar Access

The subject site is bounded by High Street to the north, Botany Street to the east and University grounds to the west and south. Due to the site's northerly aspect and east-west orientation, the site permits a high level of sunlight access into the proposed development.

Shadow diagrams submitted with the proponent's Environmental Assessment indicate that some overshadowing will occur to residential dwellings to the east at Nos. 57, 59 and 60 Botany Street and the rear yards of some of the properties in Eurimbla Avenue after 2pm in mid winter (see **Figure 13**).

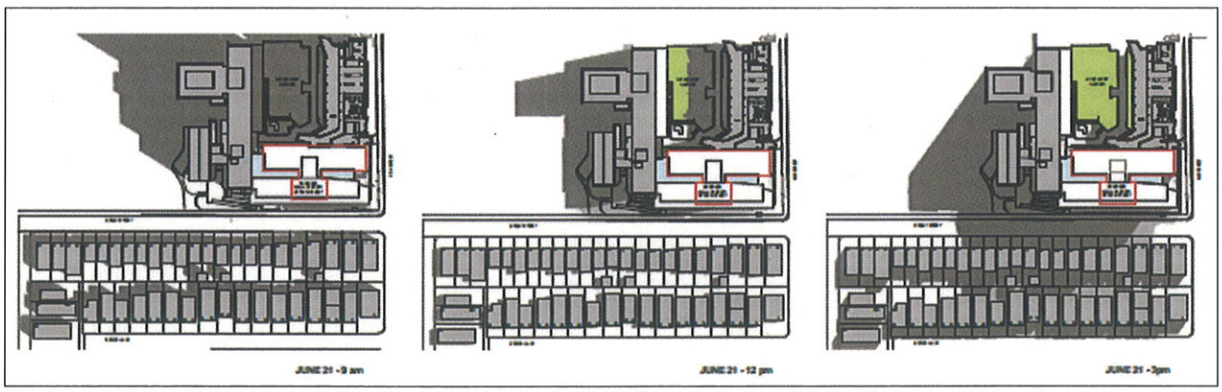

Figure 13 – Shadow Diagram Winter Solstice (9am, 12noon and 3pm)

The additional shadow impact is considered to be acceptable as these affected dwellings would retain a minimum of 3 hours of sunlight to living areas and principal landscaped spaces during the winter solstice, which complies with the relevant provisions of the UNSW DCP.

The proposal will have no additional solar access impacts on the adjoining Michael Birts Gardens.

5.3.2 Noise Impacts

Operational

The proponent has prepared a Noise Emission Assessment Report which acknowledges that during operation, there would be potential adverse noise impacts on the adjoining noise sensitive receivers from ground floor plant rooms and rooftop mechanical services plant. The acoustic assessment identifies several recommendations to mitigate these impacts including detailed acoustic design of any

proposed new plant and review of any plant to be retained and/or relocated to ensure that cumulative noise impacts from both existing plant and new plant comply with the relevant criteria.

The proponent has committed to further investigating these mitigation measures to ensure ground floor and rooftop services plant and equipment complies with relevant noise criteria. Council has therefore recommended appropriate conditions to ensure that the proponent adopts adequate mitigation measures in the detailed design prior to certification of Crown building works.

Construction
The proponent has committed to preparing a noise and vibration management plan as part of the Construction Management Plan. Furthermore, the proponent has committed to limiting construction work that generates significant noise or vibration to the hours of 9am to 12pm and 2pm to 5pm Monday to Friday and from 9am to 12 pm on Saturdays.

Council agrees with these measures and has therefore recommended conditions requiring these measures to be incorporated into a Construction Management Plan.

5.4 Transport and Accessibility Impacts

The proposal represents a significant increase in staff and student numbers with respect to the operation of the existing Wallace Wurth building, (combined increase in student and staff numbers of 899 or 82.9%). The increased student numbers are taken from other sections of the University and therefore the net increase to the campus population are the additional staff members (384 additional staff).There are no additional carspaces proposed as part of this development proposal. The proponent has provided no information on likely trip generation or modal split for travel by car and therefore no estimates for additional parking demand generated by the proposed development.

The Traffic Report submitted with the application, together with supplementary statements relating to traffic and parking, indicate that the relevant criteria for reduction in carparking demand in the UNSW Campus has been met, consistent with the parking and traffic strategy contained in the DCP-UNSW Kensington Campus. The supplementary letter from RPS to Council, dated 12 October 2010, reinforces that the key objectives of the DCP-UNSW Kensington Campus are being met. This letter also notes that the provision of additional parking on campus will not alleviate on-street parking demand. It also states that the additional staff members utilising the new facility will be relocating from other premises that do not provide on-site staff parking. It is also noted that measures are being implemented by UNSW to promote increased use of public and active transport including:

- additional bus services;
- new bus service operated by Sydney Buses connecting UNSW to Bondi Junction, Alexandria and Wolli Creek and new private service connecting the University to Redfern Station;
- provision of ticket facilities at the Anzac Parade bus stop; and
- a new carpooling scheme introduced in May 2009 for staff and students.

The current parking issues on the surrounding street network need to be considered as part of a broader parking management strategy and an overall improvement on the public transport network serving the university. The development proposal is supportable; however, consideration should be given to increasing on campus bike parking areas, car share schemes and public transport usage. Accordingly, Council has recommended conditions requiring a car share scheme to be developed, additional bicycle racks be installed, and the preparation of a work place travel plan and access guide.

5.5 Ecologically Sustainable Development (ESD)

The proposal is located within an urban footprint on a previously developed and disturbed site and would not result in loss of any threatened or vulnerable species, populations, communities or significant habitats. The site is not subject to any known effects of flooding and is not subject to bushfires. The site is also unlikely to be impacted by changes in sea level rising resulting from climate change.

A Sustainable Design report prepared by Aurecon accompanies the EA and outlines how the proposal would incorporate ESD principles in the design, construction and on-going development of the project including the Green Star rating assessment of the existing and proposed development. Although the UNSW DCP requires a minimum 5 star Green Star rating for all new buildings and refurbishments, the report has determined that achieving a 5 star rating for the subject proposal will be difficult given the existing limitations of the building services, existing building site orientations and functional space uses which are predominantly high energy intensive uses. The existing building has been assessed to have a 2 star rating and the project is committed to achieving a 4 star rating, which is considered to be a significant upgrade to the sustainability rating in comparison to the current state of the building.

The ESD measures incorporated in the proposal include:

- an internal atrium along the full length of the building to promote natural day lighting and reduce artificial lighting during daylight hours;
- high tech units and common areas are to be fitted with efficient fixtures (minimum T5 fluorescent) to reduce the ongoing energy consumption. Lighting densities are to be targeted for the relevant spaces to improve energy efficiency in operation;
- lighting controls are to be adopted for the building to switch off when spaces are unoccupied;
- daylighting sensors to the perimeter zones of the building are to be incorporated to allow lights to switch-off automatically during daytime when daylighting levels are adequate;
- motion sensors are proposed for back-of-house areas and plant spaces with manual overrides would be provided to all areas to ensure safety;
- mechanical cooling and heating systems are to be limited to the occupied zones and there will be no space heating or cooling within the atrium and circulation spaces;
- the use of sub-metering to record and measure the electricity consumption of different energy uses;
- rainwater is to be harvested from the main roof structure of the building and fed into the existing building services for site irrigation and potential toilet flushing;

- potable water usage for the site will be attributed to laboratories, basins in toilet areas, kitchen sinks and some external works for irrigation. Fixtures are to be specified to achieve a minimum 4 WELS rating where feasible for the proposed use;
- the main structure has been maintained to conserve existing materials and reduce waste;
- interior finishes will consider the concentration of Volatile Organic Compounds with products for adhesives, paints, carpets and floor sealants.

The proposal would provide a sustainable development of the site that provides both positive short-term and long-term economic and social outcomes through the improvement of the quality of educational facilities and by increasing specialised employment opportunities in Sydney. Council is satisfied that the proposal adequately incorporates ESD principles into the design of the facility and that the proposal is a sustainable use of the site. Council has recommended a condition requiring the proponent to achieve a minimum 4 star rating under the Green Star sustainability tool.

5.6 Drainage, Stormwater and Groundwater Management

Stormwater runoff from the UNSW Kensington Campus is to be managed in accordance with the Stormwater Strategy prepared for UNSW by ANA Technical Services Pty Ltd dated 28/11/2005. Recommended conditions directing the proponent to comply with this document have been included in the recommended instrument of Approval.

The geotechnical investigation lodged with this submission indicates that seepage water is likely to be encountered within the proposed depth of excavation. Those structures located below the existing ground level must therefore be suitably tanked and waterproofed and conditions to this effect have been recommended.

5.7 Dangerous Goods Handling and Storage

The proposed development will involve the relocation of the existing dangerous goods store (D27) from the existing loading dock at Gate 10. The proponent has indicated that a centralised storage for dangerous goods will be provided within the centralised loading dock area associated with the Biological Sciences Building for the whole Biomedical Precinct.

In terms of the use, storage and handling of a range of dangerous goods associated with the proposed development, Section 2.6.3 of the proponent's Environmental Assessment states that the proposal will give due regard to two key University policy and procedure instruments which apply to the handling and storage of dangerous goods, namely, *Guidelines for the Storage of Dangerous Goods at UNSW* (approved April 2002) and *UNSW Hazardous Substances Policy* (approved December 2000). In addition, all potentially dangerous goods on site will be registered under a WorkCover NSW Dangerous Goods Licence, and will be stored securely with associated Material Safety Data Sheets (MSDS) and clearly defined operating procedures for their use, and for the recovery and/or disposal of spilt chemicals and used chemical containers.

The design and management of the building will be consistent with the appropriate laboratory design and procedures, dangerous good handling and storage of

hazardous waste management controls as detailed under UNSW policies and procedures which are consistent with the relevant sections of the Occupational Health and Safety (Dangerous Goods Amendment) Regulation 2009.

The proponent's Statement of Commitments includes a commitment that the design, management and operation of the proposed building will comply with the laboratory design and procedures, dangerous goods handling and storage and hazardous waste management controls outlined in Section 2.6.3 of the proponents Environmental Assessment. This provision in the Statement of Commitments is acceptable. Additionally, a number of conditions have been recommended to augment the measures recommended by proponent.

Council is satisfied that the issues raised have been appropriately addressed.

5.8 Waste Management

Operation of the WWB will generate a variety of solid and liquid wastes including municipal solid waste, paper and chemical wastes, electronic waste and requires a range of management strategies. An integrated waste management system is currently being implemented across UNSW consistent with the University's Environment Policy.

Disposal of hazardous wastes is managed through the University's Disposal of Hazardous Waste Procedures (approved September 2003) and UNSW employs Plastech Operations Pty Ltd for the removal of hazardous substances, dangerous goods and biological hazardous waste to ensure compliance with regulatory requirements.

Construction waste will be managed through construction site management plan, approved by the University and consistent with NSW regulatory requirements.

The proponent's Statement of Commitments includes a commitment that a detailed waste management plan will be prepared to ensure that suitable waste management system is incorporated into the design of the building.

Council is satisfied that the proposed waste management arrangements are adequate and has therefore recommended conditions requiring these arrangements to be incorporated into Waste Management and Construction Site Management Plans.

5.9 Contamination

Douglas Partners have undertaken a Stage 1 contamination assessment of the subject site to assess the nature, extent and degree of soil and groundwater contamination.

The assessment essentially concludes that the subject site can be rendered suitable for the proposed redevelopment, subject to further verification at the construction stage. Accordingly, it recommends that further confirmation, inspection and possibly laboratory analysis of soils should be carried out once access to the developed parts of the site is available.

In order to ensure appropriate remediation/management strategies to address potential soil contamination are adopted, Council has recommended conditions to ensure the proper management and remediation of contaminated soil and groundwater in the subject site. Council is satisfied that there is minimal environmental concern in relation to site contamination.

5.10 Construction Management

Guidelines for management of noise, vibration, dust, soil, and erosion during construction are provided in the Construction Management Plan (CMP) prepared by Bovis Lend Lease. The proponent's Statement of Commitments provides for construction management to be consistent with the CMP and lists the general construction hours for the proposed development. These provisions in the Statement of Commitments are acceptable subject to amendments to the general construction hours and the inclusion of additional conditions to ensure that noise and vibration emissions from the construction of the development satisfies the relevant provisions of the *Protection of the Environment Operations Act 1997* and relevant standards relating to noise and vibration for construction.

Construction zones have been proposed for both the Botany Street and High Street site frontages. Both frontages also have bus stops (High Street being operational only between 3pm and 7 pm) and suitable access to these stops would need to be managed during the construction process. Resolution of the possible conflict between work zones and bus stops is something that would need to be addressed by the proponent and approved by Council and Sydney Buses before the issuing of a certificate for crown building works. Accordingly, a condition to this effect has been recommended.

5.11 Landscaping

The Arboriculture Assessment lodged with this application is generally satisfactory. Tree 4 is designated for removal; however, Council recommends that it be retained unless clear evidence in support of its removal is submitted and endorsed by Council prior to certification of Crown building works.

Tree management and landscape treatment conditions aimed at providing adequate landscaping for the development site and to maintain reasonable levels of environmental amenity have also been recommended.

5.12 Section 94A Contributions

The project is subject to the provision of Randwick City Council's Section 94A Development Contributions Plan (the Plan). The Plan authorises Council to collect a levy, being 1% of the estimated cost of development, for all development unless an exemption applies. The proposal does not fall within any of the categories that are afforded an exemption. Based on the project having a CIV of $112,300,000, the levy would be $1,123,000.

The proponent has stated that they should be exempt from the contributions for the following reasons:

- the same philosophy as the direction preventing the imposition of development contributions on projects being funded by the Commonwealth under the Australian Government's Building Education Revolution Program under Section

94E of the EP&A Act 1979, should be applied. Even though the proposed works are not funded by this program, the funding for the proposal is from the Commonwealth Government and has strict funding criteria and timeframes which the minor works in the Plan would not meet;

- the University is a not for profit organisation, and subsequently any surplus income is better redirected into research and education; and
- UNSW contributes substantially to the desired outcomes identified in the Randwick City Plan (i.e. stronger local economy).

The matters in relation to the University's request to be exempt from payment of the Section 94A levy were considered at Council's Planning Committee meeting in February 2010 where Council resolved that the levy continue to be applied to the University.

Council considers that given the development is not exempt from the levy in accordance with the Plan. This is due to the levy previously being applied to other UNSW development and that the proposal would generate additional demand on public services and infrastructure. The required payment of $1,123,000 would provide appropriate contributions to Council to provide quality and diverse public facilities to meet the expectation of the existing and future population (including residents and workers) within the Randwick Local Government Area. In this regard, an appropriate condition has been recommended requiring all Section 94A Contributions to be paid to Randwick City Council prior to certification of any Crown building works in respect of the proposed development.

5.13 Public Interest

The proposal is considered to be in the public interest as it would have significant benefits including:

- establishing an iconic building and landmark building at the gateway to the University;
- improved urban design on the site;
- significant capital investment in the medical research field;
- providing additional employment opportunities in accordance with strategic planning objectives for the State;
- delivering new and improved research facilities to advance research into biomedical science that will support advances in knowledge and understanding vital to the practice of modern medicine to benefit the wider community;
- supporting the recruitment and retention of researchers and lecturers in leading edge medical research;
- providing facilities to accommodate researchers from other institutions and give better support to visiting academics and students; and
- providing a major investment in education and research infrastructure in the Randwick Education and Health Specialised Centre.

6. CONCLUSION

Council has assessed the EA and considered the submissions in response to the proposal. The key issues relating to the proposal include: built form and urban design; environmental amenity; air traffic impacts; transport and traffic impacts; noise impacts; Section 94A contributions; ecologically sustainable development; drainage and stormwater; dangerous goods handling and storage, contamination, waste management and public interest.

Council has determined that the proposal is well designed and is considered appropriate and compatible with the surrounding built form and character of the University.

The proposal would provide an iconic and sustainable response to a key gateway site and would provide new and improved research facilities to support the growing biomedical research.

The proposal provides appropriate responses to mitigate potential impacts on the surrounding environmental amenity; transport and traffic conditions; acoustic environment; and stormwater systems.

The project is consistent with key objectives in the State Plan, Sydney Metropolitan Strategy and Draft East Subregional Strategy and would provide significant public benefits to the broader community through additional educational and research facilities to advance research into modern medicine.

Council is therefore satisfied that the impacts of the proposal can be suitably mitigated and/or managed to ensure a satisfactory level of environmental performance, pursuant to section 75J of the EP&A Act.

Accordingly, Council recommends the project application be approved, subject to conditions.

7. RECOMMENDATION

It is recommended that the Deputy Director-General, Development Assessment & Systems Performance, as delegate for the Minister for Planning:

a) **Consider** the findings and recommendations of this report;
b) **Approve** the project application, subject to conditions, under section 75J(1) of the EP&A
Act, having considered all relevant matters in accordance with (a) above; and
c) **Sign** the attached Instrument of Approval (**TAG A**).

Frank Ko
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Randwick City Council

APPENDIX A ENVIRONMENT ASSESSMENT

Refer to attached CD-ROM.