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Megan Fu
Principal Planner, Social and Infrastructure Assessments
Department of Planning & Environment
Via Major Projects Planning Portal

By email: Megan.Fu@planning.nsw.gov.au

Dear Megan,

**USYD and RPA Sydney Biomedical Accelerator Project
Advice on SSD-55388456 – Environmental Impact Statement**

Thank you for your correspondence dated 21 November 2023 inviting the City of Sydney Council ("the City") to comment on the above application.

The application seeks consent for the following:

- Construction of an eight-storey building, known as the Sydney Biomedical Accelerator (SBA), that is proposed to be used for research and teaching purposes associated with the university and hospital.
- The proposed building is located adjacent to the recently constructed Susan Wakil Health Building (SWHB) and is connected on levels 1 through 4, including a central courtyard, and has some shared facilities.
- Construction of bridge connections to Gloucester House and RPA Hospital.
- Campus domain upgrades and associated landscaping works.
- Vehicle access via Lambie Dew Drive to Missenden Road.
- Remediation of the development site to make it suitable for the proposed uses.
- A modification to the Campus Improvement Program has been sought concurrently under SSD-6123-Mod 2.
- A modification to the SWHB has been sought concurrently under SSD-7974-Mod 3.

The proposed development is the result of an Invited Architectural Design Competition won by Denton Corker Marshall.

Demolition of the existing buildings was undertaken under Development Consent D/2022/997 approved by the City.

The City has reviewed the Environmental Impact Statement and its appendices and wishes to provide the following comments for your consideration.

Clarification of Use and Facilities

Insufficient information has been submitted regarding the proposed use of the facility, including the installation of radiological equipment or use and storage of radioactive substances.

Confirmation is required regarding the use of radioactive substances within the facility and the measures to be implemented within the facility to mitigate any potential impact to human health.

Additionally, the proposed specification and layout of physical containment laboratory spaces should also be identified as part of the application.

Campus Improvement Program Envelope

The City notes that the proposed building breaches the maximum permitted building envelope established in the Campus Improvement Program approved 16 February 2015. A concurrent modification application (SSD-6123-Mod 2) has been lodged to modify the approved Health Precinct envelope. No objection is raised.

Heritage

The proposed development is likely to have an acceptable impact in terms of the potential heritage impacts, except for the proposed link bridge to the Section 170 listed Gloucester House from building B. The proposed linking bridge is likely to have some visual impact, although insufficient detail has been submitted to properly assess this element.

Additional details should be prepared, at an appropriate scale, i.e., 1:20 / 1:50 / 1:100 of the proposed link bridge including:

- details of the bridge design;
- the connection between the balustrade of Gloucester House and the bridge;
- the northern and southern elevations of the bridge; and
- details of the materials, finishes and colours keyed to the elevations.

Should the application be approved, the recommendations in Section 8.1 of the Statement of Heritage Impact Statement prepared by OCP dated 17 October 2013 relating to site inductions, skilled tradespersons and unexpected finds should be imposed as conditions of consent.

Landscaping

Detailed landscape plans have not been submitted as part of the application. The Landscape Design Report, prepared by Arcadia, dated September 2023 does not provide sufficient detail or clarity to properly assess the design and viability of the

proposed landscaping. It is noted that several plan, section and detail extracts are also illegible and that there are several discrepancies between the landscape report and architectural plans that should be resolved. Further details are required on this matter.

Landscape Design

It is noted that the proposed landscaping is predominantly located on structure and therefore concern is raised regarding the viability and longevity of the proposed landscaping, particularly in the absence of adequate details to ensure soil depth and volumes are appropriate, adequate irrigation and drainage is provided, and ongoing maintenance has been considered.

Landscaped 'veil'

The proposed veil of planting located on both the inside and outside of the raking vertical plane of the glazed northern facade to assist cooling the building is supported, however, the design has not been resolved at this stage. There are various discrepancies between the architectural and landscape design reports and the submitted architectural plans.

The following details should be provided:

- Coordinated landscape design package including B&W landscape plans, drawn to scale, with levels (SSL, RL and TW), sections and details.
- Details for each planter type including soil depth, drainage and irrigation profile, species, and how the planters are fixed to the either side of the facade.
- Clarification as to whether the design includes wires and climbers.
- Clarification as to whether the planters with cascading species located on the outside of the façade can be safely accessed for ongoing landscape maintenance.
- A maintenance strategy that includes any relevant maintenance methodology for safe working at height such as access requirements, location of any anchor points, gates, and transport of materials and green waste.
- A plan outlining the intended strategy for decommissioning and replacing planting should the landscaping fail.

Western Avenue Forecourt and the "Hill"

Landscape plans for the western avenue forecourt and the 'Hill' have not been provided. The landscaped areas would be located predominantly on structure. Again, additional details should be provided to ensure that sufficient soil depth and volume is provided to support the various proposed landscaping zones and canopy trees.

Tree planting within the 'Hill' includes predominantly palms and ferns with no new trees. Consideration should be given to planting canopy trees within this location to contribute to urban canopy cover targets.

Consideration should also be given to providing canopy tree cover to shade the proposed triangular courtyard "Kangaroo Lawn" to improve the amenity of this space.

The plans include a series of stairs and ramps, however, a reference states that these are to be resolved under a separate application to modify the SWHB. This should also be resolved and addressed as part of this application to ensure that the provision of accessible paths of travel can be accommodated without having unanticipated impacts on the proposed landscaping. The plans should include all relevant levels (RL, SSL and TW) and gradients.

The proposed tree planting along the Western Avenue forecourt is located within raised planters with close centres. Consideration should be given to the placement of trees to ensure canopy suppression is minimised.

Southern Level 4 Terrace

Details should be provided to ensure that the design of the roof terrace is compliant with respect to National Construction Code barrier heights to prevent falls. Furniture should be fixed and located clear of the terrace edge to prevent people climbing near the edge.

Gloucester House Courtyard

Confirmation is required that the proposed WSUD raingarden swale does not require level changes that may adversely impact the TPZ or SRZ of Tree T54 proposed to be retained.

Urban Design

The architectural design and expression of the proposed building is supported, however, additional detail is required to clarify and understand the design resolution of certain elements.

Landscaped planters along the eastern and western elevations adjacent to the raked northern facade are shown in the submitted montages, however, have not been detailed in the submitted architectural plans (refer to figure 1 & 2 below). Should the intent be to wrap around the landscaped planters than the architectural plans should be amended to detail this element and ensure the feasibility of the proposed landscaping as addressed additionally above.

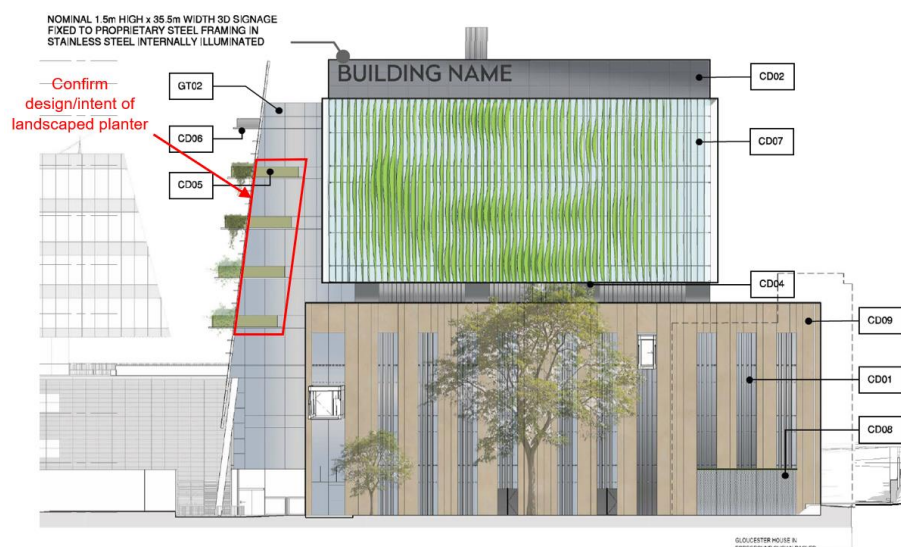


Figure 1: Extract from eastern elevation (D0353 A05_1102, DCM)

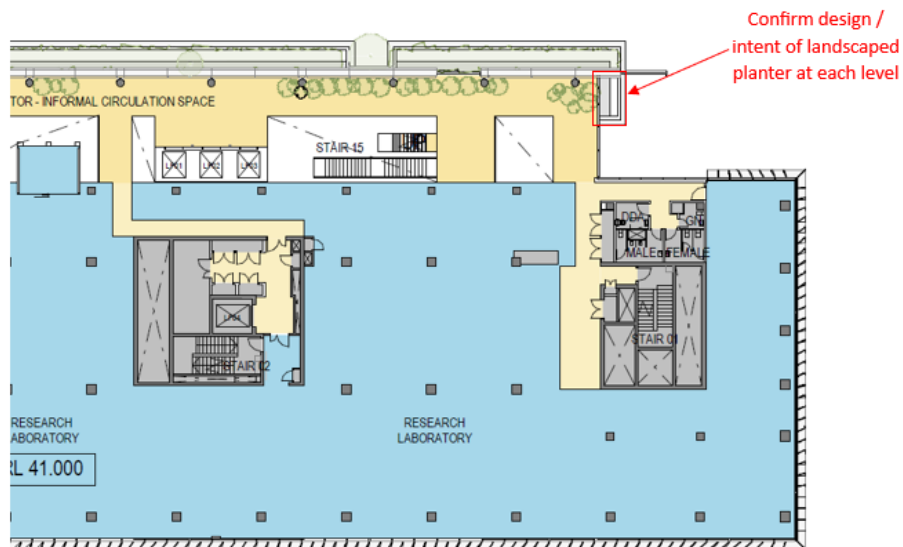


Figure 2: Extract from level 05 plan (D0353 A05-051, DCM)

As referenced above, additional details for the design of the bridge connection from building B to Gloucester House are also required to ensure this element does not adversely impact the heritage significance of Gloucester House.

Stormwater Management and Flooding

The site is identified as flood prone land and is subject to flooding. There is potential for the proposed loading dock to be inundated. A suitably sized strip drain (in 1% AEP - 6 L/sec) has been proposed to protect the loading area from inundation, however, no details have been provided regarding maintenance.

The following additional information is also required:

- **Stormwater Concept Drainage Design** - A stormwater concept plan should provide design details for the requested OSD by Sydney Water at the DA stage to demonstrate compliance with the AS/NZS 3500.3.2022, including sections showing gravity discharge. The sections through the OSD shall show all relevant levels and water quality system within the OSD, if applicable.
- **Stormwater Quality Assessment** - A certificate and/or report from MUSIClink and the electronic copy of the MUSIC Model must be submitted with the stormwater quality assessment report for review and approval. The report shall include the company contact details and add comments in the Comments section to explain the failing parameters. A catchment plan, aligned with the landscape plan, and a diagram shall be submitted to support the MUSIC modelling. The City of Sydney (City) has adopted a MUSIClink for assessing Water Sensitive Urban Design (WSUD) compliance for developments. A stormwater quality assessment for the proposed development must comply with the City's specific modelling parameters, as adopted in MUSIClink.
- **Flood Report** - The report should be amended to detail the maintenance requirements for the strip drain proposed to be installed to protect the loading area from inundation.

Should the application be approved, appropriate conditions should be imposed to implement the recommendations of the flood study. In addition, the recommendation should be amended, or a condition imposed, to require the proposed strip drain protecting the loading area to be subject to regular maintenance.

Traffic and Transport

Vehicle Access

Vehicle access to the SBA and SWHB is proposed to be relocated through the adjoining Royal Prince Alfred Hospital site (RPA) from Missenden Road, via Lambie Dew Drive. An appropriate restriction should be registered on the relevant property titles to ensure that legal access to the SBA and SWHB is established and maintained in perpetuity.

Loading

The proposal to consolidate the loading facilities between the SBA and SWHB is supported. The loading facilities would not be able to accommodate more than four trucks at a time without blocking the adjacent lane. A loading and servicing plan for both buildings should be prepared prior to occupation. It is important that plan considers the staging of the works given SWHB is already in operation to ensure that temporary solutions do not impact the surrounding road network.

There is potential for conflict between people walking along Cadigal Lane and heavy vehicles manoeuvring. This potential conflict should be further addressed by:

- undertaking a road safety assessment;
- restricting loading dock access during peak hours;
- providing a wider footpath along the southern side of Cadigal Lane;
- planning the campus domain works in a way that encourages people walking to take alternate routes, directed away from the loading dock access; and
- providing signage to warn people walking about heavy vehicle servicing movements.

Bicycle Parking

The proposed development requires the removal of 28 visitor bicycle spaces from the western side of the SWHB which will need to be replaced as part of the proposed development. The location of the replacement spaces needs to be identified. Consideration should be given to requiring the installation of temporary spaces nearby during the construction of the SBA to ensure that adequate bicycle parking is maintained for the SWHB until the proposed shared bicycle spaces and facilities are delivered.

The quantity of bicycle parking is considered adequate. It is noted that amendments are proposed to the Sydney Development Control Plan 2015 regarding bicycle parking. In particular, adequate space should be provided for alternate larger bikes such as 3-wheelers and e-cargo bikes which are becoming more popular.

Construction Access

Construction vehicles accessing the site will likely impact the intersections along Missenden Road. The City therefore requires a Construction Traffic Management Plan to be prepared and submitted to council for approval prior to any works commencing.

Land Contamination

The Detailed Site Investigation (Contamination) prepared by Douglas Partners dated July 2023 identified several sources of potential contamination and recommended additional site testing and the preparation of the Remediation Action Plan (RAP). Should the application be approved, suitable conditions should be imposed to implement the submitted RAP prepared by Douglas Partners dated 31 July 2023.

Waste Management

The size, number of bins and layout of the waste storage area potentially limits bin access and manoeuvrability. Generally, bins should not be stored more than two rows deep without an aisle between. Further, the layout provided in the Waste Management Plan (WMP) prepared by Waste Audit does not account for the columns and walls shown in the architectural plans. The WMP specifies that general waste is to be collected three times per week and other waste only once or twice per week.

The architectural plans should be amended to specify the layout of the waste storage area with waste bins drawn to scale. The size of the waste area may need to be increased to improve the layout and access within the waste area. More frequent collections may be required if a larger area cannot be accommodated.

Public Art

The proposed public art should comply the City's Interim Guidelines of Public Art in Private Development. A Detailed Public Art Plan for the proposed development should be produced and referred to the Public Art Advisory Panel, if required.

Infrastructure Contributions

Should the application be approved, a condition of consent would be required requiring the payment of a section 7.11 contribution calculated in accordance with the City of Sydney Development Contributions Plan 2015.

The resolution of the above issues and receipt of additional information requested may necessitate the recommendation of additional conditions of consent that may be required.

Should you wish to speak with a Council officer about the above, please contact Michael Stephens, Senior Planner, on 9265 9333 or at mjstephens@cityofsydney.nsw.gov.au.

Yours sincerely,



Bill MacKay
A/Executive Manager Planning and Development