

The University of Sydney Camperdown Campus

The Health Precinct Stage 2 – the Sydney Biomedical Accelerator Building

**Request for the Secretary's Environmental Assessment Requirements
(SEARs) – State Significant Development**



October 2021

CONTENTS

1.0	EXECUTIVE SUMMARY	2
2.0	THE SBA SITE	3
3.0	THE PROPOSED SBA DEVELOPMENT	5
4.0	REGULATORY REQUIREMENTS	7
5.0	THE UNIVERSITY OF SYDNEY CONTEXT	8
6.0	OTHER USYD CAMPUS SSD DEVELOPMENTS	9
7.0	STATUTORY CONTEXT	11
8.0	RELATIONSHIP To SSD 13_6123 CAMPUS IMPROVEMENT PROGRAM	13
9.0	STRATEGIC & POLICY REQUIREMENTS	16
10.0	CONSULTATION	18
11.0	SUPPORTING INFORMATION AND INPUTS	19
12.0	COMPETITIVE DESIGN PROCESS & DESIGN EXCELLENCE	20
13.0	CAPITAL INVESTMENT VALUE	22
14.0	EXEMPTION FROM DEVELOPMENT CONTRIBUTIONS	23
15.0	PROJECT PROGRAM	25
16.0	CONCLUSION	26
APPENDICES:		27
APPENDIX A – SITE PHOTOGRAPHS		
APPENDIX B – CONCEPT BUILDING ENVELOPES		
APPENDIX C – QUANTITY SURVEYOR: CAPITAL INVESTMENT VALUE CALCULATION		
APPENDIX D – DPIE INDUSTRY SPECIFIC SEARs FOR TERTIARY INSTITUTIONS		

1.0 EXECUTIVE SUMMARY

The University of Sydney (the “University”) submits this Secretary’s Environmental Assessment Requirements (“SEARs”) request to the Department of Planning, Industry & Environment (“DPIE”) to address a **State Significant Development** proposal for the Stage 2 Health Precinct Development for a future **Sydney Biomedical Accelerator** (the “SBA”) complex on the University’s Camperdown campus, Camperdown NSW 2050.

The intention of this SEARs summary is to:

- A. Acknowledge the University’s understanding of DPIE’s *Industry Specific SEARs for Tertiary Institutions* (copy at **Appendix D**) which apply to compliant SSD applications;
- B. Provide DPIE with background information on the intended development and its contextual relationship with the adjoining Sydney Local Health District’s (the “SLHD”) Royal Prince Alfred Hospital (the “RPAH”);
- C. Inform DPIE that the SBA project will include a requested deletion of a stamped plan condition to the Campus Improvement Program SSD 13_6123 requiring a 6 metre building setback from the rear boundary with adjoining RPAH. The SLHD will provide a letter of support for this amendment to accompany the university’s SSD application;
- D. Inform DPIE of the intended joint Design Competition with the University and the Sydney Local Health District to capture both adjoining sites. The competition will be an ‘*Design Excellence Masterplan Competition*’ triggered by the *Sydney LEP 2012* and adhering to the NSW Government Architects *Design Excellence Competition Guidelines*;
- E. Request DPIE’s formal confirmation of SEARS agreement that the proposed SBA development qualifies as **State Significant Development** under the provisions of the *Environmental Planning & Assessment Regulation 2000* (the Regulation), and compliant with clause 15 and Schedule 1 of the *State Environmental Planning Policy (State & Regional Development) 2011*; and
- F. Inform DPIE that the University will also be pursuing separately an early works planning pathway for the University’s site, to be addressed under Part 5, clause 46 Universities - *Development Permitted Without Consent* under the provisions of the *State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017*.

APPLICANT:

- The University of Sydney, NSW 2006
- ABN: 15 211 513 464

PROJECT ADDRESS:

- Land within the University of Sydney’s Camperdown Campus Health Precinct, bounded by Western Avenue to the east, Cadigal Lane and St. Andrews College to the south, the Royal Prince Alfred Hospital to the west, and the University Oval No 1 to the north.
- Lot 1 in DP 1171804

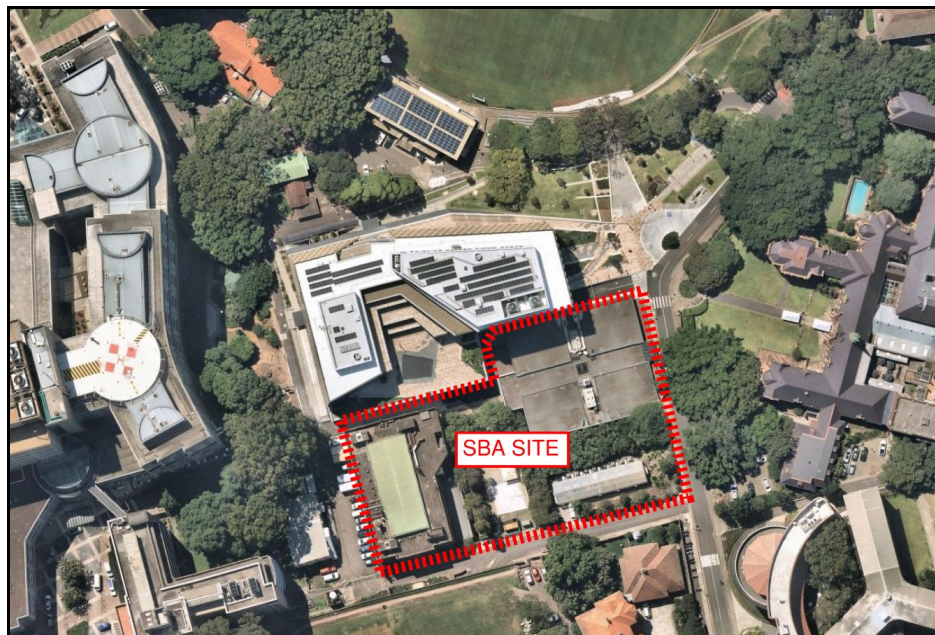
PROJECT TYPE:

- State Significant Development
- Education, Health & Safety > Educational establishment

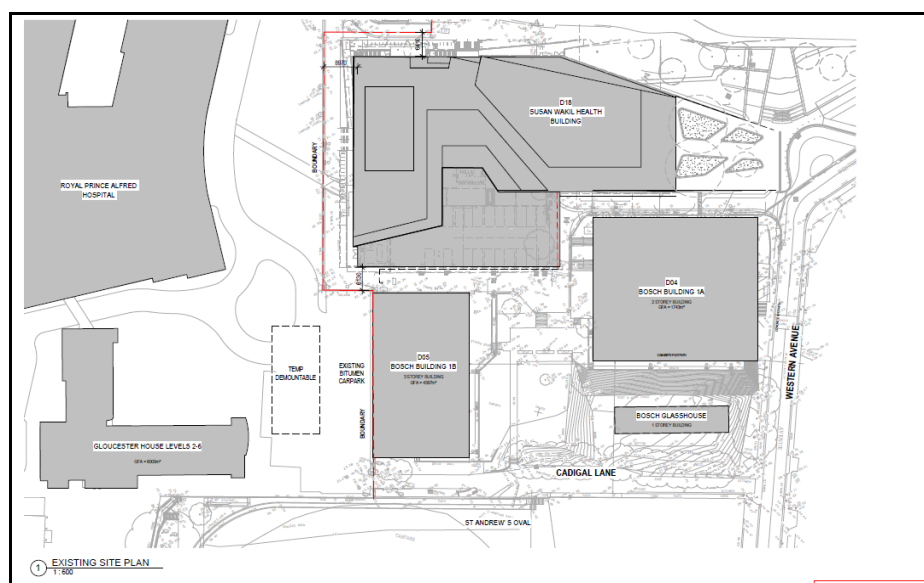
2.0 THE SBA SITE

The Health Precinct site falls within the recently approved Concept Campus Improvement Program (CIP) – SSD 13_6123. The CIP is the University's development implementation program for future campus precincts with accompanying building envelopes, and was approved by the Minister for Planning on 16 February 2015.

The SBA redevelopment site (illustrated on the plan below) is located on an underutilised part of the campus located on the corner of Western Avenue and Cadigal Lane. The site is adjacent to the Royal Prince Alfred Hospital (RPAH) to the west and close to the University's Oval number 1 to the north. The site is internal to the Camperdown campus and is unseen from any part of the public domain.



Proposed Location for SBA building, Camperdown campus

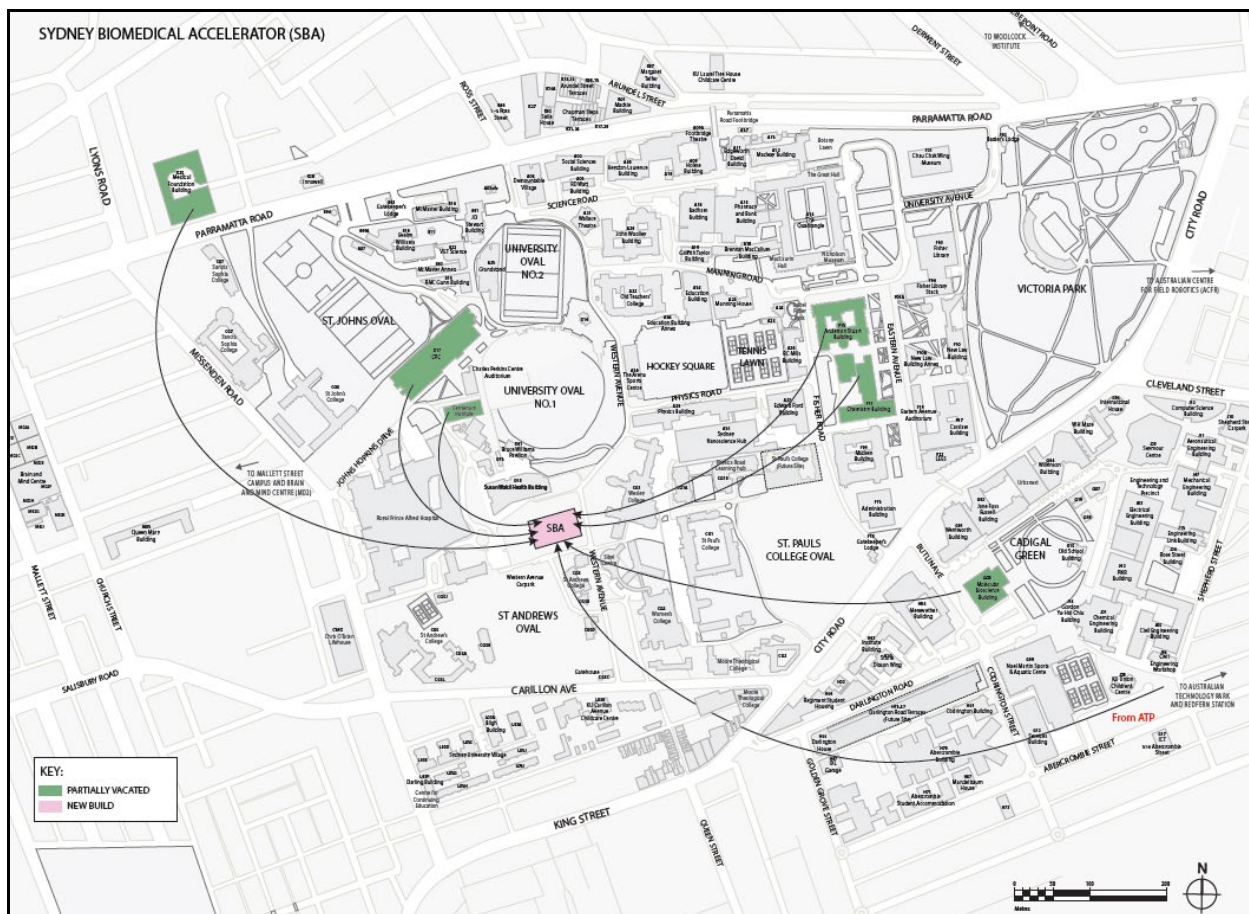


Existing Buildings Location Plan, Camperdown

The Health Precinct SBA site currently houses the Bosch 1A & 1B buildings and the Glasshouses. Removal of these buildings already has concept planning approval for demolition under SSD 13_6123, Campus Improvement Program (CIP), Sheet 2 of 40, approved by the Minister for Planning on 16 February 2016.

The Health Precinct Stage 2 SBA Building will be designed to meet the co-location and accommodation requirements of existing facilities at the Medical Foundation Building (Parramatta Road), the Australian Technology Precinct in Eveleigh, the Centenary Institute (RPAH site), and various Camperdown-Darlington campus buildings including the G08 Molecular Bioscience Building, A11 Chemistry Building, F13 Anderson Stuart Building, and the D17 Charles Perkins Building.

Many of these existing University buildings have surpassed modern and required teaching and research efficiency standards and therefore require relocation to the SBA complex.



The Health Precinct Campus Relocation Strategy

3.0 THE PROPOSED SBA DEVELOPMENT

Following the successful construction and opening of the University's Stage 1 Susan Wakil Health Precinct building, the University plans to develop Stage 2 of its Health Precinct on the Camperdown campus with the proposed Sydney Biomedical Accelerator (SBA) building. The SBA development will expand upon the recently constructed Susan Wakil Health Precinct Development Stage 1 (**SSD 7974**) which was approved by the Minister for Planning on 11 September 2018) and construction completed in September 2020.



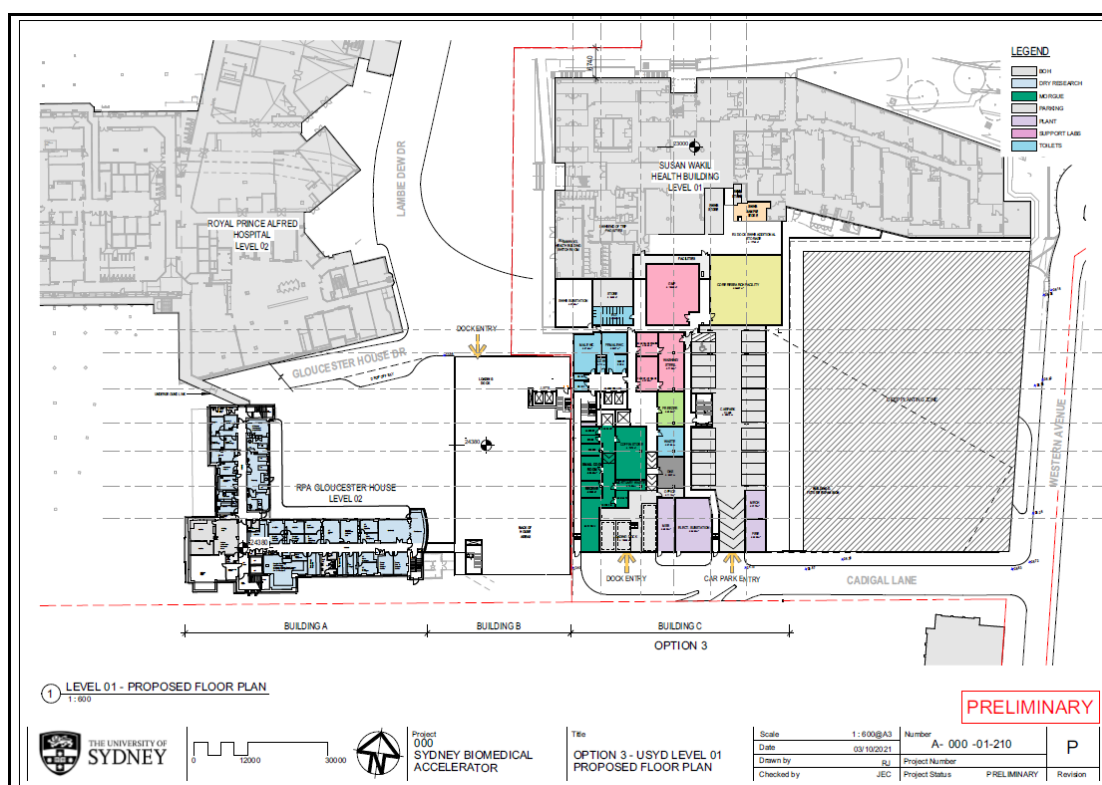
The Susan Wakil Health Building, Camperdown campus

The SBA complex will be located on the existing Bosch 1A & 1B site, will connect with the Stage 1 Susan Wakil Health building, and will also connect to a future redevelopment of Royal Prince Alfred Hospital (the “RPAH”) on the adjoining land governed by the Sydney Local Health District (the “SHLD”). The SBA is the second stage of the overall masterplan to create a world leading health precinct and will solidify the position of Camperdown as a fully enabled and integrated health, education and research catalyst precinct.

The University's vision is to create a first-in-Australia precinct that will integrate world-leading fundamental biomedical science with clinical research and innovation, building on our 137-year partnership with the RPAH and new partnerships with the rapidly emerging Tech Central precinct. The precinct will integrate fundamental research at the molecular and cellular level with clinical and patient-centred research and health outcomes would be one of few in the world and would be a global leading facility in biomedical science and health.

The new SBA building will provide (approximately) 13,160m² GFA to accommodate:

1. A new mortuary and anatomy teaching facilities.
2. A small animal research facility.
3. Several levels of Modular Wet lab research facilities (PC2 labs).
4. Core research facilities.
5. A new expanded loading dock and carparking relocated from the adjacent Susan Wakil Health Building, these facilities will serve both the SWHB and SBA.
6. Back of house and storage facilities.
7. A range of campus and public domain facilities and connections.



Concept SBA Ground Floor Plan & juxtaposition with RPA (notional plan only)

Notional concept plans for the SBA site, intended for information of the Competitive Design process, are found at **Appendix B** for information only.

The SBA will connect to, and require alterations to, the University's Stage 1 Susan Wakil Health Building (SWHB). SBA will abut directly onto the southern façade of SWHB and will be physically linked on 3 of the 4 lower podium levels including a shared outdoor forecourt space on Level 4. Once the loading docks and carparking areas are relocated into the new SBA facility, Level 1 will generally consist of Back of House general and specialised storage, equipment storage and access corridors from the SBA logistics and personal entries to the main SWHB facilities.

4.0 REGULATORY QUALIFICATIONS

4.1 University Status as Crown Applicant

Clause 226(1) of the *Environmental Planning and Assessment Regulation 2000* (the “Regulation”) provides that a development carried out by an Australian University (under the *Higher Education Act 2001*) is a Crown development. The University of Sydney is listed as an Australian University under *Schedule 1* of the *Higher Education Act 2001*.

Consequently, this SSD application by The University of Sydney is Crown development for the purposes of Division 4.6 (in particular Clause 4.32) of the *Environmental Planning & Assessment Act 1979* (the “EP&A Act”).

4.2 Qualification as State Significant Development

In accordance with clause 3 and Schedule 2 of the Regulation, and clause 15 and Schedule 1 of the *State Environmental Planning Policy (State & Regional Development) 2011* (the “SRD SEPP”), the University seeks the DPIE’s Secretary’s confirmation of, and response to, the proposed new Stage 2 SBA development of the Health Precinct on the University’s Camperdown campus:

1. Confirmation that the SBA project qualifies as State Significant Development (SSD); and
2. Request for formal confirmation of the SEARs for this SSD application.

This Project qualifies for *educational purposes* as defined by the SRD SEPP Schedule 1, Clause 15 Education Establishment and has a Capital Investment Value (CIV) of more than \$30,000,000. The CIV for the project is \$137,875,000 (details at **Appendix C**).

The project will continue to foster the *educational establishment* uses and strengths of the Camperdown campus in accordance with its land use zone *SP2 Infrastructure (Educational Establishments)* under the *Sydney Local Environmental Plan 2012*. This continued use ensures that the university serves as a primary economic and employment destination as well as a provider of choice through its role in education, research and health pedagogy. This role is also consistent with the DPIE’s document *Vision for Sydney in 2031*.

4.3 State Heritage and CIP Qualification

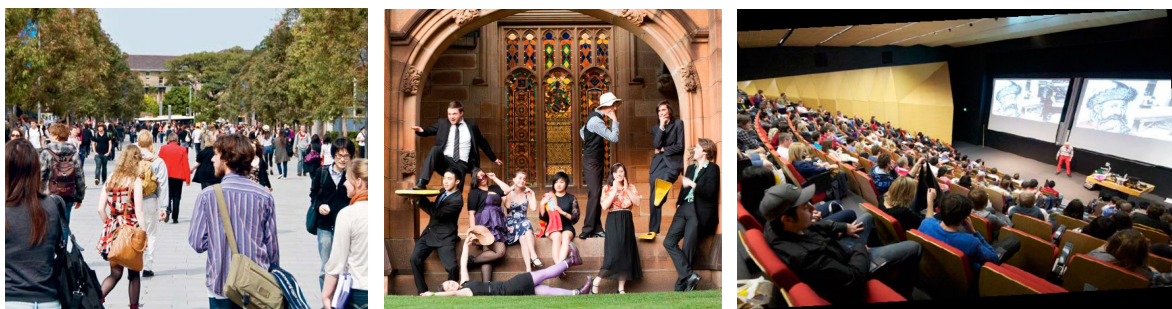
The SBA site lies within the Camperdown campus which itself is located within the City of Sydney’s *C5 University of Sydney Conservation Area* under *Schedule 5 Environmental Heritage* of the *Sydney LEP 2012*. The Camperdown campus is also listed on the State Heritage Register as part of a joint listing of the University of Sydney, University Colleges and Victoria Park (SHR No.01974).

The NSW Heritage Council has granted the University a range of Site-Specific S57(2) Exemptions for certain development, including Exemption 1 which relates to the presiding SSDD 13_6123 Campus Improvement Program affecting this campus and site:

1. Existing Approved Development

All works and activities in accordance with a current and valid development consent in force at the date of gazettal for listing on the NSW State Heritage Register (SHR), including any development application approved at the time of gazettal on the SHR.

5.0 THE UNIVERSITY OF SYDNEY CONTEXT



Located in the heart of Sydney, and on various satellite campuses throughout NSW, The University of Sydney is unique among Australia's leading universities in the breadth of disciplines it offers the following:

Student mix: The University targets a mix of between 60 and 70 per cent undergraduate student load, up to 15 per cent postgraduate research student load, and between 20 and 30 per cent postgraduate coursework student load. Our international students, from more than 130 countries, make up almost a 40% of the student body.

The University currently has 80,100 enrolments and 39,124 EFTSL. Domestic student load is targeted between 65%, and international student load (from more than 130 countries) is targeted around 35% per cent.

Employment profile: In 2020, the University employed approximately 8,900 full time staff, comprising 4,840 administrative staff and 4,060 faculty staff.

Construction and capital works activity: The University is committed to a variety of construction and capital work programs, in particular those earmarked by the Minister's approval for the Campus Improvement Program, existing building upgrade works, and regular building facilities and maintenance works. The University typically generates more than 2,000 construction jobs on major transformational projects at any one time, as well as over 200 capital works building projects. The University also employs more than 3,000 inducted contractors for facilities maintenance and related services.

Degrees of Inspiration: The University's student experience has been repeatedly recognised as the best in the country by the National Union of Students. The University encourages our students to get involved in life outside the classroom, participate in our 200+ social clubs and share their views in University decision-making.

The University also contribute to Sydney more broadly through our championship-winning sports teams, ground breaking art and music and fascinating museums - one of which houses the largest collection of antiquities in the southern hemisphere. The University's museums and art gallery attracted significant levels of visitors; for example, from its official opening on 18 November until the University end-of-year shutdown on 23 December, the Chau Chak Wing Museum attracted 15,438 visitors. The University's *Sydney Ideas* public lecture series also attracts significant visitors to hear globally prominent speakers discuss the key issues facing the world, from human rights to climate change.

6.0 OTHER CAMPUS STATE SIGNIFICANT DEVELOPMENTS

Since 2012, and as part of its capital works program and Campus Improvement Program, the University has delivered the following transformational capital project that have also qualified either as Major Projects (pre-2013) or as State Significant Developments (since 2013):



Engineering & Technology Precinct Development (SSD 8636) on Darlington campus: Redevelopment of the Engineering Building and Engineering Link Building for various engineering and technology uses (13,567m²). SSD approved by the Minister for Planning on 14 February 2019.



Health Precinct Stage 1 Development (SSD 7974) on Camperdown campus: Construction of an 8-storey building to accommodate the University's relocated Faculty of Health Sciences, the Faculty of Nursing and Midwifery and the Central Clinical School (21,198 m²). SSD approved by the Minister for Planning on 11 September 2018.



Chau Chak Wing Museum (SSD 7894) on Camperdown campus: Construction of a 5-storey museum (7,700 m²). SSD approved by the Minister for Planning on 23 February 2018.



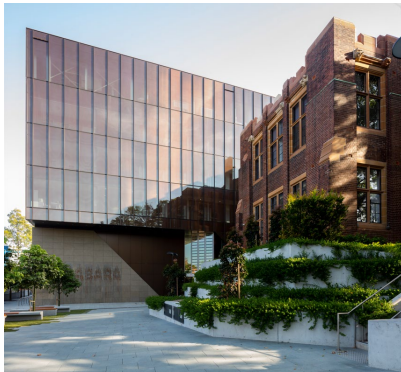
Regiment building (SSD 7417) on Darlington campus: Construction of a 7-storey building to accommodate mixed use educational establishment & affordable student accommodation (15,092m²). SSD approved by the Minister for Planning on 2 November 2017



F23 Administrative building (SSDD 7055) on Camperdown campus: Construction of a 5-storey staff and administrative building and public domain works (9,800 m²). SSD approved by the Minister for Planning on 22 December 2016.



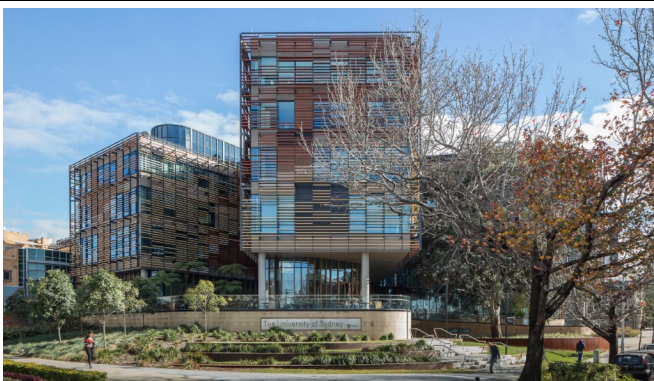
LEES1 Science building (SSD 7054) on Camperdown campus: Construction of an 8 storey Science research and teaching facility (9,800 m²). SSD approved by the Minister for Planning on 22 December 2016.



Faculty of Arts & Social Sciences (SSD 7081) on Camperdown campus: Construction of a 6-storey Arts & Social Science building and public domain works (7,200 m²). SSD approved by the Minister for Planning on 16 December 2016.



Australian Institute of Nanoscience (SSD 5087_2011) on Camperdown campus: Construction of a new 4 level Nanoscience building (10,540m²). SSD approved by the Minister for Planning on 15 October 2013.



Abercrombie Business Precinct & Student Accommodation (MP 07_0158) on Darlingtown campus: New 6 level Business School building (28,200m²), 2 basement parking levels for 82 spaces, and new 3 level student accommodation building (5,900m²). Approved by Planning Commission on 16 November 2012.

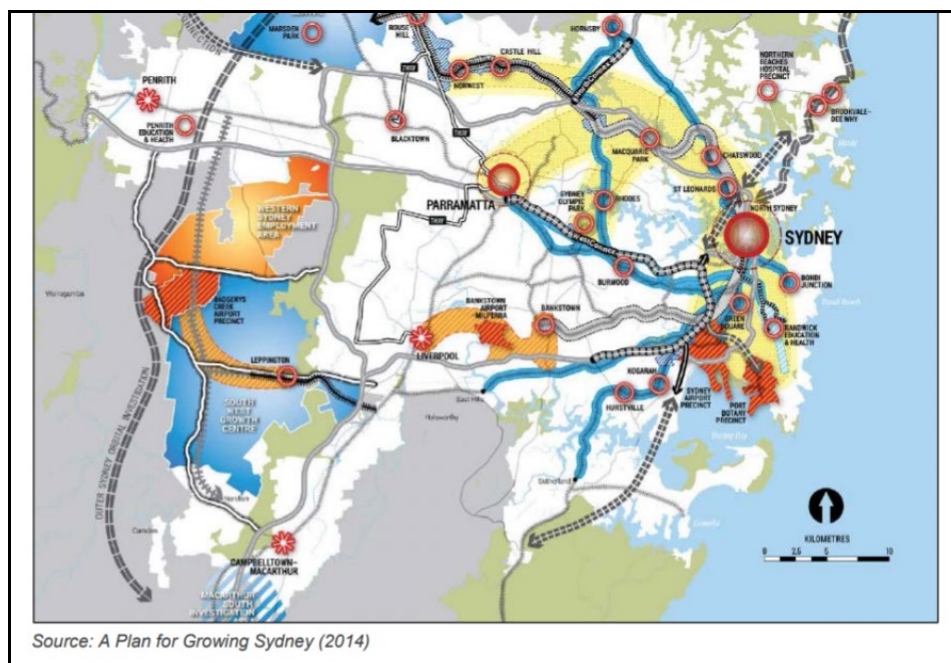


Charles Perkins Centre (MP 09_0051) on Camperdown campus: Construction of a new 8-storey Centre for Obesity, Diabetes and Cardiovascular Disease building (45,000m²). MP approved by the Minister for Planning on 26 October 2010.

7.0 STRATEGIC CONTEXT

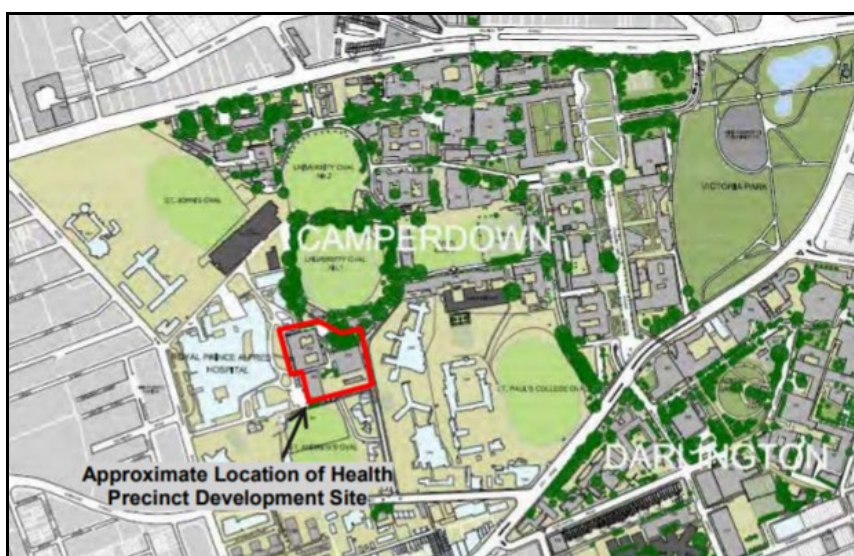
Regional Context: The University of Sydney's Camperdown Campus is located within the **City of Sydney** Local Government Area (LGA), and forms part of the city's 'Central Business District' (CBD) illustrated in the Plan extract from the *Metropolitan Plan – 'A Plan for Growing Sydney' 2014*.

A Plan for Growing Sydney identifies the University of Sydney as one of the key 'Knowledge Assets' of NSW. It is identified as a major activity precinct for education, research and technology based jobs within Sydney's Central Subregion.



A Plan for Growing Sydney 2014 (source DPIE)

Local Context: The University of Sydney's Camperdown Campus shown below is situated on the western edge of the Sydney CBD. Camperdown Campus is approximately 33 hectares in area. The site is in the western portion of the Camperdown Campus, at the interface with Royal Prince Alfred Hospital.



University of Sydney Camperdown Campus Health Precinct

Strategic Cumulative Impact: The SBA project offers the cumulative benefit of combining and collaborative Health and Research facilities between the University of the Sydney and the adjoining RPAH. Both the University and RPAH will develop a collaborative Concept proposal for the adjoining sites, but intend to lodge separate SSD applications for development within our respective sites.

This benefit meets the State Government's *A Plan for Growing Sydney 2014*, in particular:

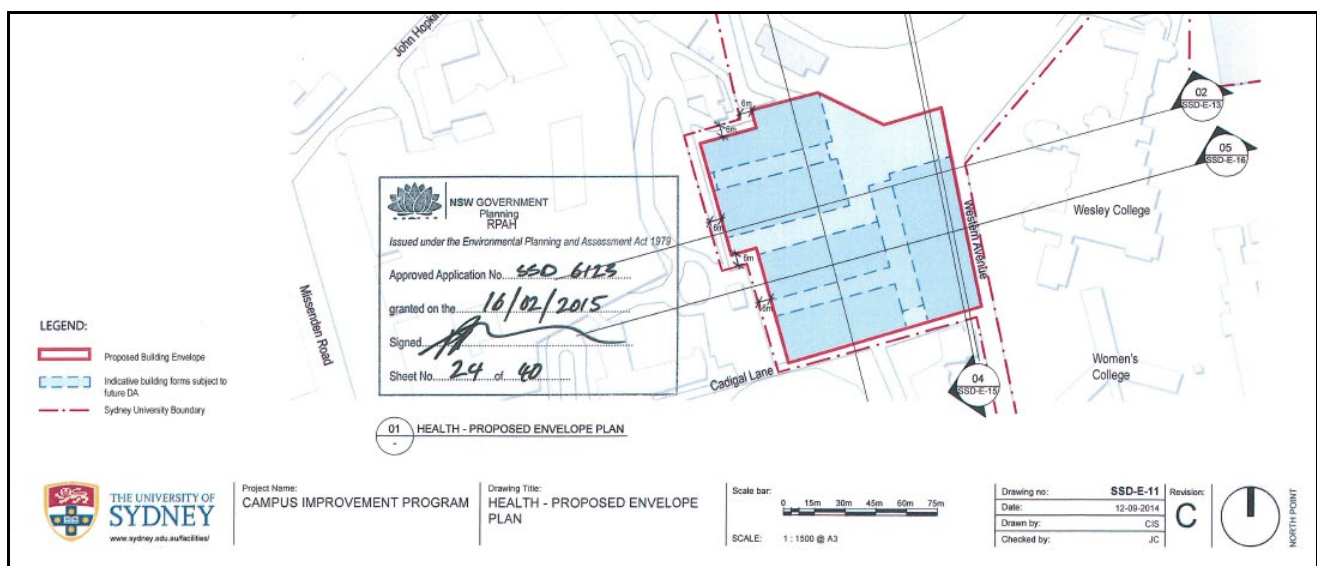
- **Direction 1.9:** Support priority economic sectors: International education and research is identified as a “priority industry” in the plan. This is reflected in the establishment or recognition under the plan in the establishment of the “Broadway and Camperdown Health and Education Precinct”, the plan encourages the adoption of “appropriate” planning controls as a means of creating conditions that foster and encourage growth within specialise and priority industries as key to strengthening the economic role of the City.

8.0 RELATIONSHIP TO THE CONCEPT CAMPUS IMPROVEMENT PROGRAM SSD 13_6123

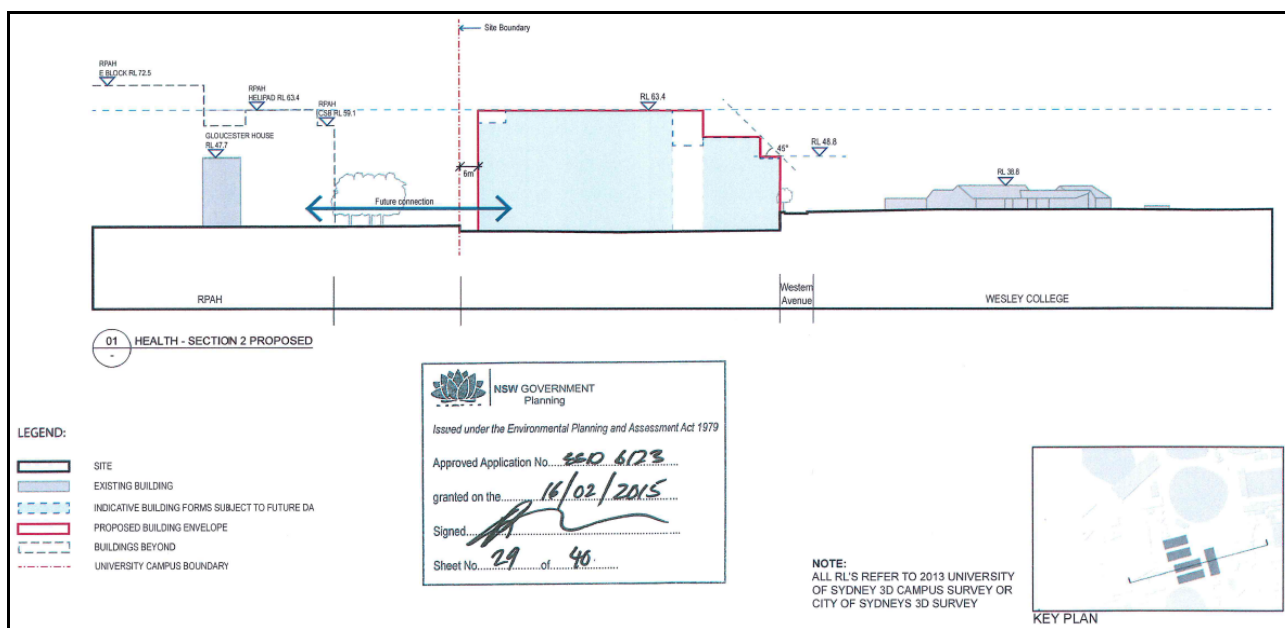
The University has adopted the Campus Improvement Program (CIP) for the Stage 1 implementation strategy of development and infrastructure to the Camperdown-Darlington campus. The CIP is a State Significant Development that was approved by the Minister for Planning (SSD 13_6123) on 16 February 2015.

The CIP provides a total of six campus precincts with appropriate building envelopes, generic University land uses, transport and access arrangements, landscape concepts, heritage and design principles for the University's campus. The proposed Health Precinct Stage 2 SBA development is located within the approved Health Precinct CIP envelope.

The proposed SBA complex is designed to fit within the University's SSD approved CIP for the Health Precinct with the minor exception of common boundary building setback from the adjoining RPAH site. The SSD application for the SBA site will address a proposal to delete the CIP SSD 6123 condition (on stamped Plans SSD E-11 to E-16) requiring a 6 metre building setback from the common SLHD property boundary with the RPAH. This request will include a submission of support by SLHD and will facilitate the potential for future connection (building and external pedestrian) between the University's and SLHD's future development sites.



Approved CIP – SSD 6123 - Camperdown Health Precinct



Section: CIP Approved Health Precinct – Cadigal Lane

The Minister's approval of the CIP SSD13_6123, includes (but is not limited to) the following relevant and specific conditions to the Health Precinct, against which the SBA proposal will demonstrate compliance in the SSD application:

Gross Floor Area

A6. The maximum additional gross floor area allowed by this approval for new built form within building envelope development sites of the Campus Improvement Program within each precinct is detailed in the following table:

Precinct	Total Additional Gross Floor Area
Merewether Precinct	63,400 sqm
City Road Precinct	62,800 sqm
Engineering Precinct	42,500 sqm
Health Precinct	56,700 sqm
Life Sciences Precinct	37,250 sqm
Cultural Precinct	2,000 sqm

Car Parking

A9. Total on-campus (Camperdown and Darlington Campuses) car parking provisions shall not exceed 2,800 spaces at the completion of all future development approved under the Campus Improvement Program.

Built Form and Urban Design

B3. Future building demolition, site layout and architectural design of future development shall be generally consistent and have regard to the following:

- Camperdown Darlington Campus Strategy Plans at Appendix C of the EIS (as amended by the RtS);
- Design Principles at Appendix F of the EIS; and
- Campus Improvement Program 2014-2020 State Significant Development Application (SSD 13_6123), Urban Design Justification, prepared by Cox Richardson and The University of Sydney, dated June 2014.

B1. Design Excellence

- a) Consent must not be granted to a new building or to external alterations to an existing building unless the consent authority has considered whether the proposed development exhibits design excellence in accordance with the requirement in the *Sydney Local Environmental Plan 2012* and The City of Sydney's *Competitive Design Policy* (December 2013).

B8. Landscaping All future development applications for new built form must include detailed landscape plans identifying the vegetation to be removed or relocated and the location of replacement and additional landscaping, and must be generally in accordance with the approved landscape concept in Condition A4 of Part A of Schedule 2 and The University of Sydney Grounds Conservation Management Plan, dated July 2014.

B14. All future development applications for new built form that involve the demolition or alteration of existing items of heritage significance shall include a heritage interpretation plan in accordance with NSW Heritage Branch guidelines titled 'Interpreting Heritage Places and Items: guidelines' and policy titled 'Heritage Information Series: Heritage Interpretation Policy' for assessment and approval.

Traffic, Access and Car Parking

B16. All future development applications for new built form must include a detailed assessment of the traffic and transport impacts associated with the future development and shall address, but not limited to:

9.0 STATUTORY & POLICY REQUIREMENTS

9.1 State Legislation and Policy

The EIS report accompanying the SSD project will address the relevant provisions of:

- Environmental Planning and Assessment Act 1979
- Heritage Act 1977
- State Environmental Planning Policy (State and Regional Development) 2011;
- State Environmental Planning Policy (Educational Establishments & Child Care Facilities) 2017;
- State Environmental Planning Policy (Infrastructure) 2007;
- State Environmental Planning Policy No. 33 – Hazardous and Offensive Development;
- State Environmental Planning Policy No.55 – Remediation of Land; and
- Biodiversity Conservation Act 2016.

9.2 City of Sydney

The EIS report accompanying the SSD project will address the relevant controls and guidelines of the:

- *City of Sydney LEP 2012*; and
- *City of Sydney Development Control Plan 2012*.

9.3 SSD 13_6123

The EIS report accompanying the SSD project will address the:

- relevant conditions of the Minister's consent for the Concept Campus Improvement program SSD 13_6123; and
- *S83D(2) Status of staged development applications and consents of the Environmental Planning Assessment Act 1979*.

9.4 University of Sydney Design Standards

The purpose of the University's Design Standards is to inform architects and other consultants when preparing planning and project documents for the University.

The University's *Architectural Standard* provides:

- details of the University's minimum requirements for Planning and Architectural Design;
- a reference document to enable consistency with the design and engineering objectives; and
- support of the University's Vision for the built environment and world's best practice.

The standard addresses key objectives:

- Quality architectural design which responds, enhances and complements the environment.
- Appreciation of the heritage context and cultural history of the campuses.
- Value for money in all aspects of the project.
- The design of low maintenance buildings and environments.
- Longevity in life of construction and a whole of life approach to design.
- Standardisation of space, to minimise individual specialisation of spaces.
- Flexible space design, to future proof building usage for expansion or adaption to new uses.
- Safety in design.

Other design considerations the proposed design of development will address includes:

- General vehicles, service vehicles, cycle and pedestrian access arrangements.
- Car parking (including visitors and accessibility requirements).
- Bicycle storage or parking including end of journey facilities.
- Heritage and Conservation considerations.
- Landscape design and Arborist considerations.
- Waste management – handling requirements, collection points.
- Passive and active Security systems.
- Lighting – Internal & external.
- Building and public domain signage including statutory & way finding.
- DDA and Accessibility to all areas.
- Adequate, accessible & serviceable plant space and services reticulation.
- Safety in Design consideration for construction, operation & maintenance.
- Environmental design in relation to security & crime prevention.

10.0 CONSULTATION

The building envelope for the greater Health Precinct was developed through extensive consultation with Government agencies and adjoining landowners including various University Colleges and the Sydney Local Health District.

Adjoining landowners to the project site are limited. To the west is the Royal Prince Alfred Hospital (RPAH) with whom the University is in constant dialogue with in the development of the co-joining Health development initiatives. To the East is Wesley College, providing residential accommodation for students studying at the university. To the south is a small building which encompasses Harper Building, Gillespie Hall and Angus Hall. The building is operated by St Andrews College, which also provides residential accommodation for university students. To the North is the University Oval Number 1 Grandstand. This is a University owned asset and the operators are informed about the future development.

The University understands the DPIE's SEARs are formulated cognisant of relevant Government agency requirements and that further consultation between the University of those NSW agencies may be required in the development of the SSD project.

11.0 SUPPORTING INFORMATION AND INPUTS

The University recognises the level of documentation required to inform the project applications. It has therefore facilitated the engagement of a number of specialist consultants to assist in preparing design documentation. This will include specific matters such as architecture, town planning, heritage, access, traffic, structural engineering, quantity surveyor cost estimates, Building Code of Australia compliance, landscaping and urban design. The University will engage:

- an Architectural consultancy to develop concept and detailed design solutions.
- a Town Planning/Urban Design company to assist in establishing the strategic, statutory planning matters for consideration in preparing an EIS report.
- a Heritage consultant to address the impact of the project in consideration of the Camperdown campus State Heritage listing and the University Conservation Area.
- a Transport and Traffic company to prepare an 'Access Strategy' to respond to the existing and proposed traffic, servicing, parking and pedestrian arrangements for the site, and in consideration of surrounding access arrangements;
- a Utilities review and Survey to project the capacity of utilities supply to service both sites and to identify where upgrade of utility services is required;
- a Flooding Study of the campus (City of Sydney's Johnston's Creek and Blackwattle Bay Catchment Studies);
- a draft 'Communications and Community Consultation Strategy' that will be developed into the SSD application; and
- various other relevant consultant documents including arborist, accessibility, archaeology, ESD and BCA disciplines.

Furthermore the following University policies/strategies will be addressed in the SSD design:

1. The University's **Disability Inclusion Action Plan 2019-2024** designed to promote accessibility to and through the campuses as well as to and through campus buildings.
2. The University's **Wangara Murra - Bunga Barrabuga Strategy** promotes Aboriginal and Torres Strait Islander participation, engagement, education and research.
3. The University of Sydney **Sustainability Strategy 2020**: a commitment to a revitalised institutional focus on sustainability that delivers solutions to the interconnected problems facing our shared future. The Strategy aims to ensure all new buildings, are designed to be resource and cost efficient.
4. The University's **Sustainable Transport & Mobility Plan 2018** which promotes sustainable, healthier and more cost-effective and active travel modes: walking and cycling. It supports linkages and access to public transport, to make mobility and transport more affordable and reduce dependence on motor vehicle use.
5. The University's **Art in Public Realm Strategy 2018** which aims to achieve the highest standard of art and cultural initiatives on campus. The strategy identifies a process for the selection of artists, artworks, locations and partnerships. work closely with artists to harness the University's resources to realise their vision.

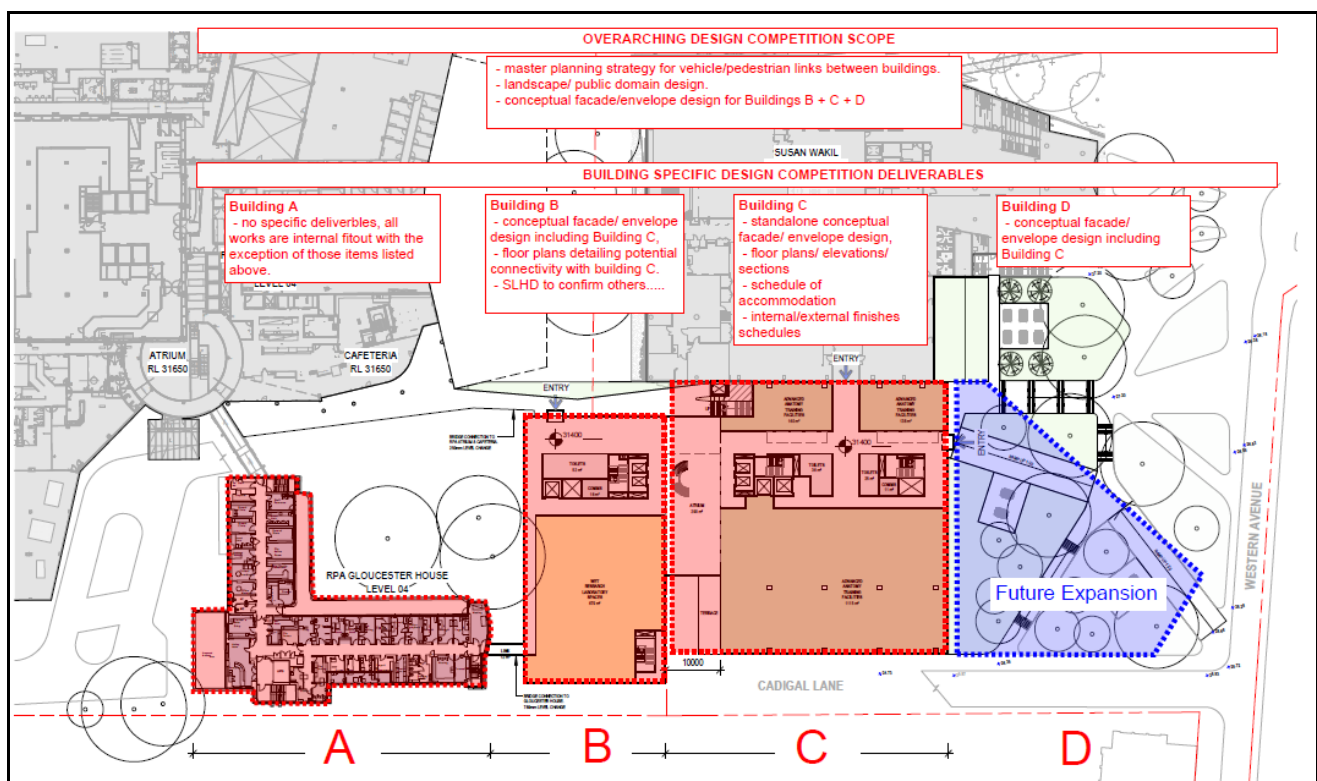
12.0 COMPETITIVE DESIGN PROCESS AND DESIGN EXCELLENCE

The new Stage 2 SBA Health Precinct development will exceed a building height of 25 metres above ground level. The SSD approved CIP building envelope for the Health Precinct permits a building up to a maximum height of 42.6 metres above the lowest point of ground level (the approved CIP envelope).

Sydney Local Environmental Plan 2012 (clause 6.21 (5)) is the planning instrument that triggers a requirement for proposed new buildings outside the Central Sydney jurisdiction that are over a height of 25 metres (above natural ground level) and/or over a CIV of \$100 million, to require a competitive design process to be completed to the satisfaction of the consent authority. In this case, the consent authority for the SSD Stage 2 Health Precinct SBA development will be the Minister for Planning.

The NSW Government Architects Office (GAO) *Design Excellence Competition Guideline* is the policy that guides how design competitions will be conducted for State Significant Development proposals.

Due to the proximity of the proposed buildings by both the University and the SLHD Sydney Local Health District (for Royal Prince Alfred Hospital), both the university and SLHD are proposing to conduct a joint Design Competition process which will address our respective sites as illustrated by the Notional Plan below:



Competitive Design Deliverables

The University and SLHD intend to convene an ***Design Excellence Masterplan Competition*** designed in accordance with the NSW Government Architects Office (GAO) *Design Excellence Competition Guideline*. This will involve the following steps:

1. Preparation of a:
 - a) A *Design Excellence Strategy* addressing:
 - i. The location and extent of each competitive design process;
 - ii. The type of competitive design process(es) to be undertaken;
 - iii. The number of designers involved in the process(es); and
 - iv. How architectural design variety is to be achieved across large sites;
 - b) A *Competitive Design Brief*. The brief will set out details about the conduct of the competitive process brief, as well as fees and/or prizes offered to participants in the competition.
2. Invite a minimum of three (3) experienced and appropriately qualified architectural competitors to participate in the process. Each competitor must be a person, corporation or firm registered as an architect in accordance with the *NSW Architects Act 2003*, or for interstate or overseas competitors' eligibility for registration with their equivalent association.
3. The University and SLHD in conjunction with GANSW will convene a Competition Jury of appropriately qualified persons. The jury will include at least two (2) representatives nominated by the consent authority and two (2) nominated by GANSW. .
4. A presentation of each competitive submission will be made to the jury. Copies of each submission will also be made available to the consent authority.
5. The selection panel will prepare an Architectural Design Competition Report detailing competition process, assessment, rationale for preferred design, and recommendations for design amendments or conditions in the attainment of design excellence. This final report will be submitted to the consent authority as part of the project application.
6. The Competition Jury will determine the outcome of the selection process.
7. The consent authority will consider whether University's competitive design process has clearly demonstrated the attainment of design excellence and an appropriate design outcome.

The University of Sydney and SLHD intend on commencing the Design Competition late 2021 with the successful architect to be awarded by March/April 2022. Allowing for a substantial design development period, the University is targeting to submit the SSDA mid-2023 then subsequently engage a Contractor mid-2024, and occupy the building in mid-2026.

13.0 CAPITAL INVESTMENT VALUE

The University has engaged an independent Quantity Surveyor Slattery to prepare Capital Investment Value estimates to confirm the project's qualification as a State Significant Development.

The *Environmental Planning & Assessment Regulations 2000* (Clause 3) provides the following definition for CIV:

capital investment value of a development or project includes all costs necessary to establish and operate the project, including the design and construction of buildings, structures, associated infrastructure and fixed or mobile plant and equipment, other than the following costs —

- (a) amounts payable, or the cost of land dedicated or any other benefit provided, under a condition imposed under Division 7.1 or 7.2 of the Act or a planning agreement under that Division,
- (b) costs relating to any part of the development or project that is the subject of a separate development consent or project approval,
- (c) land costs (including any costs of marketing and selling land),
- (d) GST (within the meaning of *A New Tax System (Goods and Services Tax) Act 1999* of the Commonwealth).

The QS report prepared by *Slattery* is included at **Appendix C** and concludes the following CIV for this project:

Health Precinct SBA Stage 2 – **\$137,875,000** excluding GST.

14.0 EXEMPTION TO DEVELOPMENT CONTRIBUTIONS

The University will be seeking an exemption in its SSD application to the payment of section 7.11 and 7.12 development contributions for the Stage 2 SBA redevelopment of the Health Precinct, Camperdown campus.

The University's position in relation to the payment of contributions has been clarified in previous submissions, being that no contributions should be paid having regard to the following reasons:

- Clause 226(1) of the Regulation provides that a development carried out by an Australian University (under the meaning of the *Higher Education Act 2001*) is a Crown development.
- The University of Sydney is listed as an Australian University under Schedule 1 of the *Higher Education Act 2001*. Consequently, this DA is a Crown development for the purposes of Division 4 of the EP&A Act.
- The University provides a major public service leading to significant benefits for the public in terms of essential community services and employment opportunities.

In relation to the Stage 2 SBA redevelopment of the Health Precinct on Camperdown campus, the University will be seeking exemption from paying section 7.11 and 7.12 contributions under the City of Sydney's Development Contributions Plan having regard to the above reasons as well as on the following grounds:

1. **No increase in demand for services and facilities:** The Stage 2 SBA redevelopment of the Health Precinct is a relocation and consolidation strategy that brings together the current fragmented University Health faculties and schools together onto one site through a multi-functional and flexible development. All existing faculties / schools either already exist or visit and utilise the facilities on the Camperdown campus. Consequently, this development will not generate a demand for additional services and amenities. The fragmented nature of the current arrangements is shown on page 4 of this report.

Accordingly, the development seeks to consolidate existing activities spread out across the University' campuses, resulting in no population "nett increase" to warrant the collection of section 7.11 and 7.12 contributions to offset increased demand of local services or infrastructure.

2. **Public benefit:** The Stage 2 SBA redevelopment of the Health Precinct will provide a significant material public benefit to the wider public. It will provide linked services and facilities with the adjoining Royal Prince Alfred Hospital and will also provide services and consulting rooms available to the public.

Where the Crown is proposing to provide a public service with significant public benefits, exemption from contributions is supported by Planning Circular (DUAP Circular D6) relating to Crown Development Applications, noting that:

“Crown activities providing a public service or facility lead to significant benefits for the public in terms of essential community services and employment opportunities. Therefore, it is important that these essential community services are not delayed by unnecessary disputes over conditions of consent. These activities are not likely to require the provision of public services and amenities in the same way as developments undertaken with a commercial objective”.

3. **Other benefits provided by University:** The University already provides an extensive array of material public benefits over and above its core focus on education and research. These include public access to and use of the University’s libraries, spaces for cultural events, community facilities such as child care centres, sporting facilities (including an aquatic centre), playing fields and stadiums, entertainment spaces, retail facilities and professional services, and large areas of open space. The University also provides significant infrastructure services upgrade throughout the campus including stormwater. These are analogous to the public amenities and services which the Council provides for its local government area.

Given the proposed development by the University constitutes development by a non-profit organisation, provides a distinct community benefit through a world class Health precinct accessible by the public, does not invoke additional worker or staff population, and provides a significant quantum of budgeted/financed infrastructure works already dedicated by the university on campus, the proposed development therefore qualifies for exemption from the City of Sydney’s Development Contributions Plan.

15.0 PROJECT PROGRAM

The University anticipates the following SBA Projects timeframe to facilitate commencement to completion of construction and occupancy of the SBA building:

Phase 1 – Development of Reference Design + Design Competition	Programme – milestones
12-14 weeks of User Group Workshops to develop the Project Brief and Reference Design.	June 2021 to October 2021
Design Competition Tender + Assessment + Approval Period	November 2021 – April 2022
Successful Architect awarded	April 2022
Phase 2 - Design Development – 40% DD – SSDA	Programme – milestones
Engage design consultant team	April 2022 – July 2022
Design Development to 40% DD	July 2022 – March 2023
SSDA Submission Period	March 2023 – December 2023
SSDA Approval	December 2023
Phase 3 – Design Development – 70% DD (Tender Docs)	Programme – milestones
Progress Design Development by UI to circa 70% DD.	March 2023 – September 2023
Main Building Works Tender + Clarifications + Assessment	September 2023 – April 2024
Main Building Works Contract Awarded	April 2024
Phase 4 – Project Delivery – Main Building Works	Programme – milestones
Site Possession to Main Works Contractor	April 2024
Construction Period (24 months)	April 2024 to October 2025
Occupation	Q1 2026

16.0 CONCLUSION

This submission supports a request for the DPE's Secretary's Environmental Assessment Requirements (SEARs) to accept the Health Precinct Stage 2 Sydney Biomedical Accelerator building as State Significant Development and to provide the University with a list of requirements to be addressed in the State Significant Development application and Environmental Impact Assessment report.

This University's submission and request for SEARs are considered justified for the following reasons:

- The application is made by a Crown authority, namely The University of Sydney.
- This major project qualifies as State Significant Development under *SEPP (State and Regional Development) 2011* and will attract a capital investment value of \$154M which is well in excess of \$30 million.
- This major project is designed to complement and comply with the Concept Campus Improvement program SD 13_6123 approved by the Minister for Planning on 16 February 2015, albeit subject to minor boundary setbacks as addressed and supported in this submission.
- In 2020, the University employed over 8,900 permanent staff, and generated over 6,000 jobs in the areas of construction, facilities, maintenance and services. The proposed SSD will continue to create new construction and administrative employment opportunities through the proposed development and associated infrastructure; The project will further promote the University as a principal health, education, research and visitor destination.
- This SSD will further promote the University as a principal education, research, as well a significant destination to national and international markets;
- The project will have a flow on effect to the adjoining Sydney Local Health District and Royal Prince Alfred Hospital, as well as local business centres and residential communities including Newtown, Glebe, Redfern, and Broadway.
- The University is a key employment contributor to the NSW economy, not only as a major employment centre, but also as an employment provider through its annual rollout of graduates. A great proportion of these graduates will directly contribute to the Sydney and NSW economies.

APPENDIX A

SITE PHOTOGRAPHS



Bosch 1A to be demolished



Rooftop view of Bosch 1A from Susan Wakil Health building



Rear of Bosch 1B and end Cadigal Lane



Susan Wakil Health Building – view from Western Avenue / Cadigal Lane



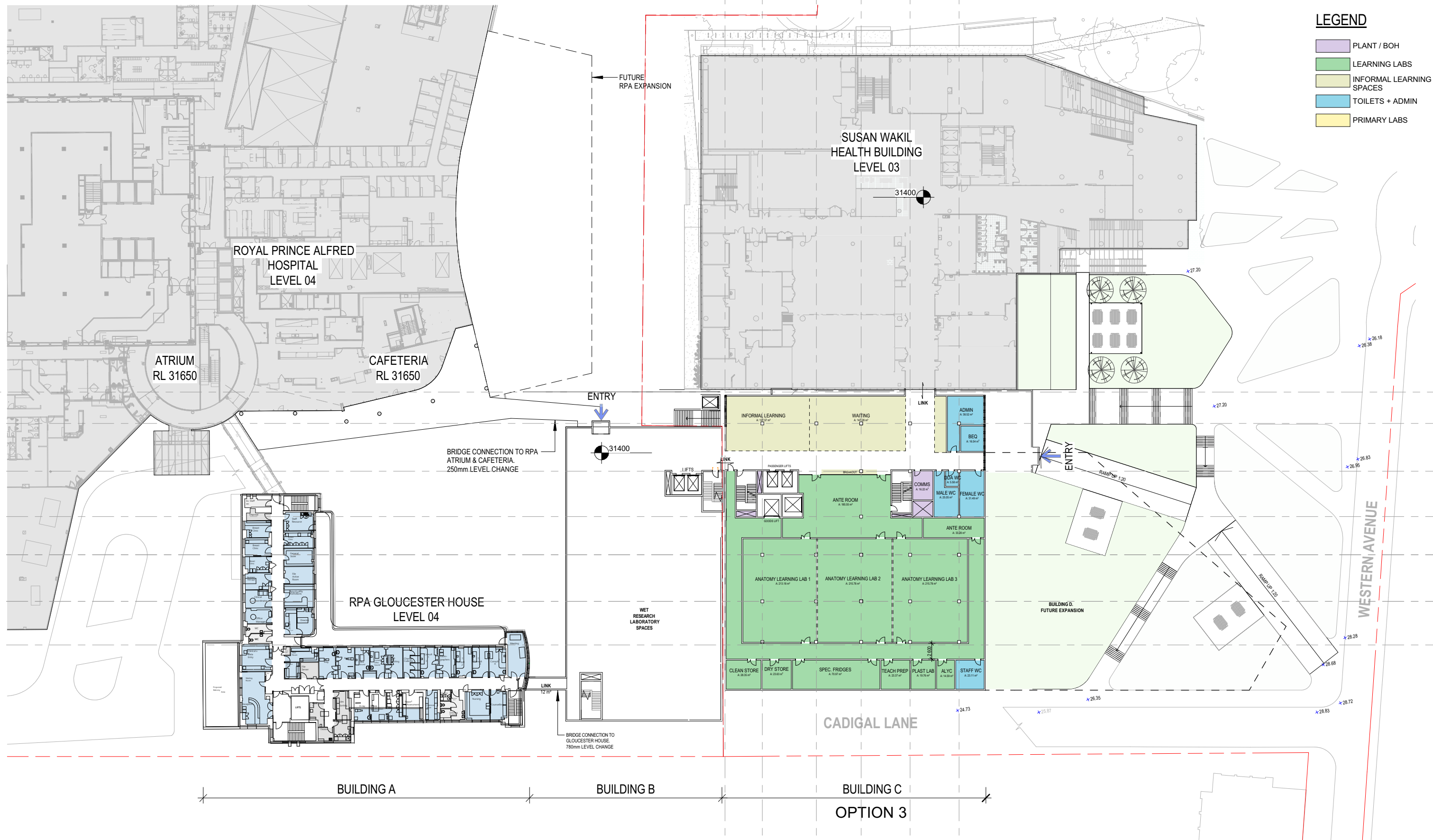
Bosch 1B to be demolished



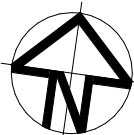
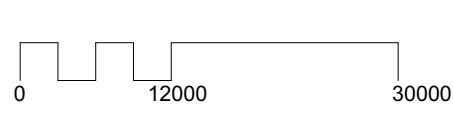
SBA development site

APPENDIX B

CONCEPT BUILDING ENVELOPES (SUBJECT TO FUTURE COMPETITIVE DESIGN PROCESS)



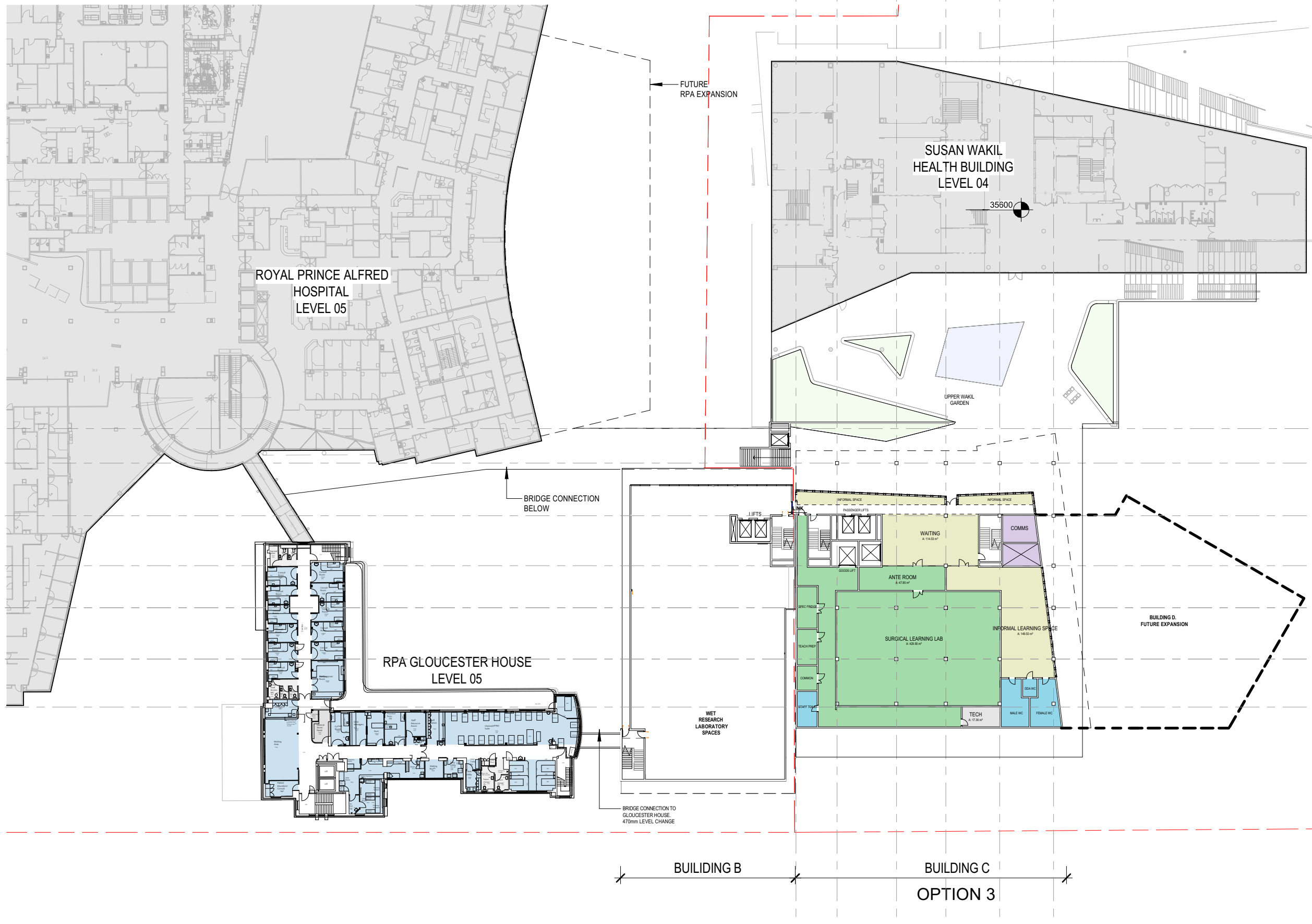
1 LEVEL 03 - PROPOSED FLOOR PLAN
1 : 600



Project
000
SYDNEY BIOMEDICAL
ACCELERATOR

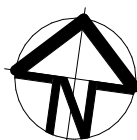
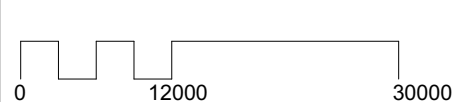
Title
OPTION 3 - USYD LEVEL 03
PROPOSED FLOOR PLAN

Scale	1 : 600@A3	Number	A- 000 -03-212	P
Date	03/10/2021	Project Number		
Drawn by	RJ	Project Status	PRELIMINARY	
Checked by	JEC	Revision		



1 LEVEL 04 - PROPOSED FLOOR PLAN
1 : 600

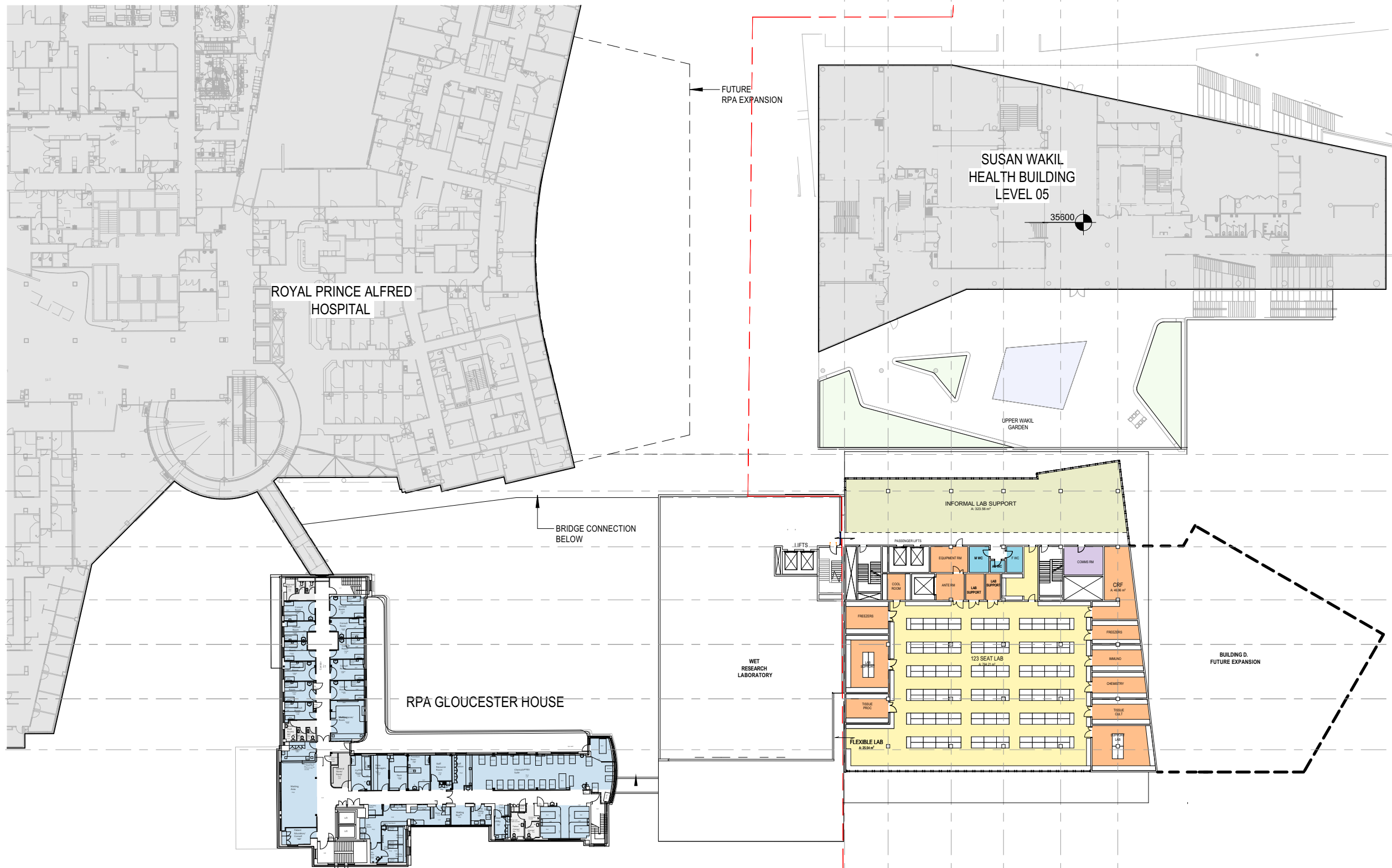
PRELIMINARY



Project
000
SYDNEY BIOMEDICAL
ACCELERATOR

Title
OPTION 3 - USYD LEVEL 04
PROPOSED FLOOR PLAN

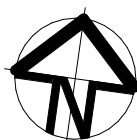
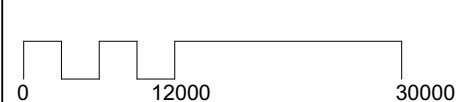
Scale	1 : 600@A3	Number	A- 000 -04-213	P
Date	03/10/2021	Project Number		
Drawn by	RJ	Project Status	PRELIMINARY	
Checked by	JEC	Revision		



LEGEND

- BREAKOUT / INFORMAL SPACE
- BOH
- DRY RESEARCH
- PLANT
- PRIMARY LABS
- STORAGE
- SUPPORT LABS
- ADMIN / TOILETS

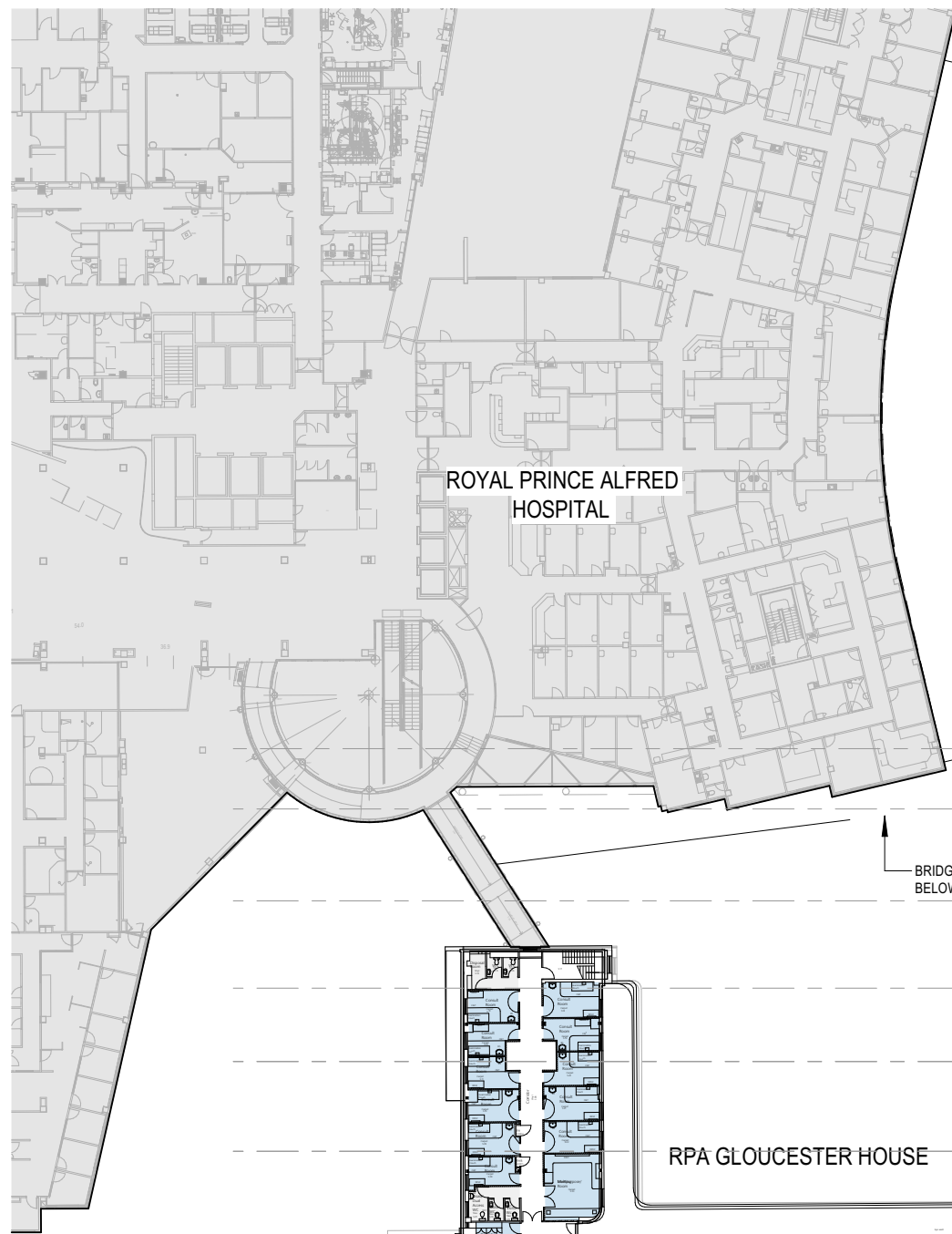
1 LEVEL 05/06/07 - PROPOSED FLOOR PLAN
1 : 600



Project
000
SYDNEY BIOMEDICAL
ACCELERATOR

Title
OPTION 3 - USYD LEVEL 05
PROPOSED FLOOR PLAN

Scale	1 : 600@A3	Number	A- 000 -04-213	P
Date	03/10/2021	Project Number		
Drawn by	RJ	Project Status	PRELIMINARY	
Checked by	JEC	Revision		

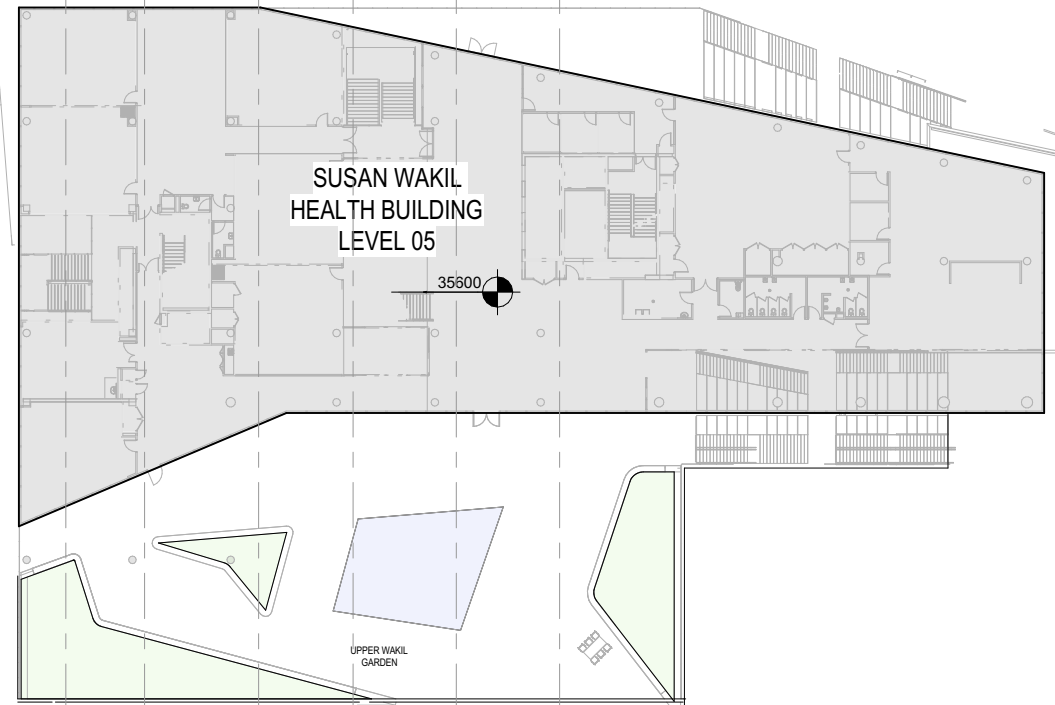


ROYAL PRINCE ALFRED
HOSPITAL

RPA GLOUCESTER HOUSE

BRIDGE CONNECTION
BELOW

FUTURE
RPA EXPANSION



SUSAN WAKIL
HEALTH BUILDING
LEVEL 05

35600

UPPER WAKIL
GARDEN



INFORMAL LAB SUPPORT
A. 323.38 m²

PASSENGER LIFTS

EQUIPMENT RM

W MC

LAB SUPPORT

LAB SUPPORT

CRP

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

PREZERS

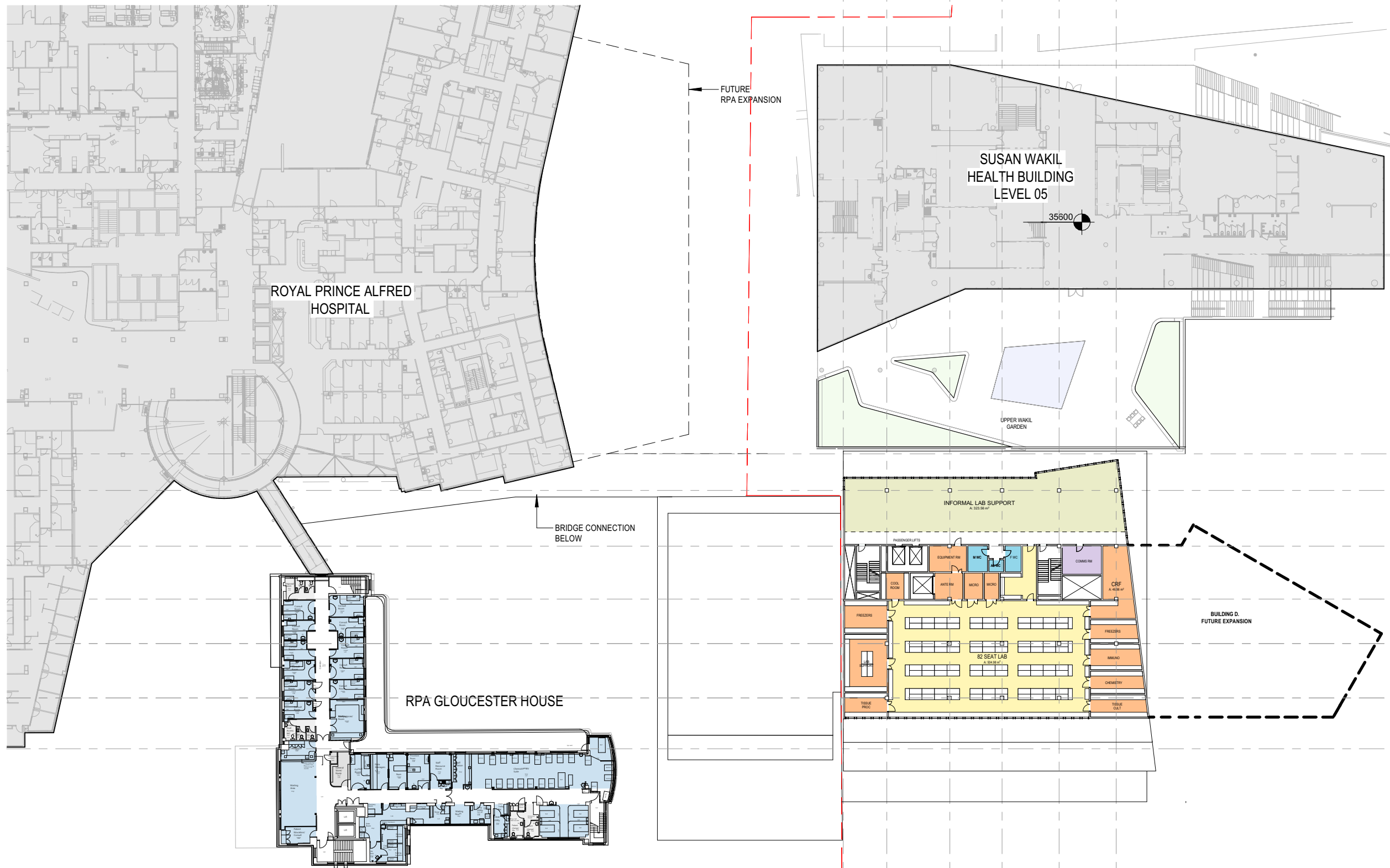
PREZERS

PREZERS

PREZERS

PREZERS

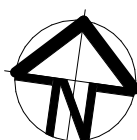
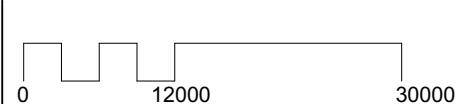
PREZERS



LEGEND

- BREAKOUT
- BOH
- DRY RESEARCH
- PLANT
- PRIMARY LABS
- STORAGE
- SUPPORT LABS
- ADMIN / TOILETS

1 LEVEL 05/06/07 - PROPOSED FLOOR PLAN
1 : 600



Project
000
SYDNEY BIOMEDICAL
ACCELERATOR

Title
OPTION 3 - USYD LEVEL 07
PROPOSED FLOOR PLAN

Scale	1 : 600@A3	Number	A- 000 -04-213	P
Date	03/10/2021	Project Number		
Drawn by	RJ	Project Status	PRELIMINARY	
Checked by	JEC	Revision		

PRELIMINARY

APPENDIX C

QUANTITY SURVEYOR: CAPITAL INVESTMENT VALUE CALCULATION

Ref 21350 - CIV - Rev 3

14 October, 2021

The University of Sydney

Via email adam.goff@sydney.edu.au

Attention Adam Goff

Dear Adam,

**Sydney Biomedical Accelerator
Estimate of Capital Investment Value**

We wish to advise our current estimated Capital Investment Value (CIV) for the construction of the proposed development at The University of Sydney to be \$137,875,000 excl. GST as set out below:

Building Cost	\$116,761,000
External Works & Services	\$814,000
Escalation	\$2,419,000
Consultant Fees	\$14,190,000
FF&E	\$3,300,000
LSL	\$391,000

The CIV has been calculated in accordance with the definition contained in Environment Planning and Assessment Regulation (Capital Investment Value), 2000,

We trust that the enclosed meets your requirements, however, should you require any clarification or further information please do not hesitate to contact us.

Yours faithfully,
Slattery Australia Pty Ltd



Hamish Dobson
Associate
hd.lm.
encl.

Functional Area	Scope	GFA (m2)	Rate (\$/m2)	Total (\$)
Enabling Works		Note		Excluded
Main Building Works				
Basebuild Structure	Cold Shell	13,160	1,850	24,346,000
Façade		5,055	3,250	16,429,000
Research - Small Animal Facility	Fitout	1,440	6,000	8,640,000
Research - Mortuary & Advanced Anatomy Training	Fitout	3,700	6,000	22,200,000
Research - Wet Research Labs	Fitout	3,838	6,000	23,030,000
Research - Wet Research Labs Support	Fitout	362	5,500	1,989,000
Research - Decontamination & Sterilisation	Fitout	60	6,000	360,000
Research - Core Facilities	Fitout	200	6,000	1,200,000
Research - GMP Room	Fitout	120	6,000	720,000
Non Research - Back of House / Loading Dock / Carpark	Fitout	2,264	2,000	4,528,000
Non Research - Plant	Fitout	901	800	721,000
Non Research - End of Trip / Amenities	Fitout	275	3,500	963,000
Vertical Transportation				
Passenger Lifts (Level 1 - Level 6)	2 No. Lifts			742,000
Goods / Service Lifts (Level 1 - Level 6)	2 No. Lifts			1,220,000
Project Specific Provisions				
Interface works with Susan Wakil Building		Item		350,000
Sound vibration control to façade		Item		150,000
Allowance for ESD Initiatives (5 Green Star Rating)		Item	3.0%	3,213,000
Total Building Cost (at October, 2021)		13,160	8,420	110,801,000
External Works & Services		Item		814,000
Total Building and External Works & Services Cost (at October, 2021)			8,481	111,615,000
Design Contingency		Note		Excluded
Contract Contingency		Note		Excluded
Client Contingency		Note		Excluded
Cost Escalation Allowance		Item		2,419,000
Total Construction Cost (at February, 2026)			8,665	114,034,000
Consultants Fees		Item		14,190,000
Authority & Headworks Charges		Note		Excluded
Long Service Levy		Item	0.35%	391,000
Loose Furniture, Fittings & Equipment		Item		3,300,000
ICT / AV		Item		3,840,000
Relocations & Operational Readiness		Item		2,120,000
Total End Cost (at February, 2026)			10,477	137,875,000

This cost plan is based on preliminary information and therefore should be regarded as indicative only of the possible order of cost. All components of the cost plan will require confirmation once further documentation is available. Refer to the accompanying letter for details of basis of cost plan and exclusions from above costs.

APPENDIX D

DPIE INDUSTRY SPECIFIC SEARs FOR TERTIARY INSTITUTIONS

Planning Secretary's Environmental Assessment Requirements



Tertiary institutions

Application

These assessment requirements apply to eligible applications¹ for development that is specified in schedule 1, clause 15(3) in *State Environmental Planning Policy (State and Regional Development) 2011*.

Development details

Application number	
Project name	
Project description	
Location	
Applicant	
Date of issue	

Content and guidance

Any Environmental Impact Statement (EIS) must meet the minimum form and content requirements as prescribed by Schedule 2 of the *Environmental Planning and Assessment Regulation 2000* (EP&A Regulation) and the *State Significant Development Guidelines*.

Relevant policies and guidelines can be found at <https://www.planningportal.nsw.gov.au/major-projects/assessment/policies-and-guidelines>.

Key issues and documentation

Issue and Assessment Requirements	Documentation
<p>1. Statutory Context</p> <ul style="list-style-type: none">Address all relevant legislation, environmental planning instruments (EPIs) (including drafts), plans, policies and guidelines.Identify compliance with applicable development standards and provide a detailed justification for any non-compliances.If the development is only partly State significant development (SSD) declared under clause 8(1) of the State and Regional Development SEPP,	<ul style="list-style-type: none">Address in EIS

¹ Industry-specific SEARs only apply to SSD applications other than those that:

- would be designated development but for the Act, section 4.10(2), or
- are partly prohibited by an environmental planning instrument (EPI), or
- are wholly prohibited by an EPI, to the extent permitted by the Act, section 4.38(5), or
- are a concept development application for State significant development.

Planning Secretary's Environmental Assessment Requirements



Tertiary institutions

<p>provide an explanation of how the remainder of the development is sufficiently related to the component that is SSD.</p> <ul style="list-style-type: none"> Address the requirements of any approvals applying to the site, including any concept approval or recommendation from any Gateway determination. 	
<p>2. Capital Investment Value and Employment</p> <ul style="list-style-type: none"> Provide a detailed calculation of the capital investment value (CIV) of the development, prepared by a qualified quantity surveyor. Provide an estimate of the retained and new jobs that would be created during the construction and operational phases of the development, including details of the methodology to determine the figures provided. 	<ul style="list-style-type: none"> Cost Summary Report
<p>3. Design Quality</p> <ul style="list-style-type: none"> Demonstrate how the development will achieve: <ul style="list-style-type: none"> design excellence in accordance with any applicable EPI provisions. good design in accordance with the seven objectives for good design in <i>Better Placed</i>. Where required by an EPI or concept approval, or where proposed, demonstrate how the development has been subject to a competitive design process, carried out in accordance with an endorsed brief and Design Excellence Strategy. Recommendations (from the jury and Design Integrity Panel) are to be addressed prior to lodgement. In all other instances, demonstrate that the development has been reviewed by the State Design Review Panel (SDRP). Recommendations are to be addressed prior to lodgement. 	<ul style="list-style-type: none"> Design Excellence Strategy (where design excellence is required by an EPI) Competition Report (where a competitive design process has been held) Design Review Summary (where the project has been reviewed by the SDRP)
<p>4. Built Form and Urban Design</p> <ul style="list-style-type: none"> Explain and illustrate the proposed built form, including a detailed site and context analysis to justify the proposed site planning and design approach. Demonstrate how the proposed built form (layout, height, bulk, scale, separation, setbacks, interface and articulation) addresses and responds to the context, site characteristics, streetscape and existing and future character of the locality. Demonstrate how the building design will deliver a high-quality development, including consideration of façade design, articulation, activation, roof design, materials, finishes, colours, any signage and integration of services. Assess how the development complies with the relevant accessibility requirements. 	<ul style="list-style-type: none"> Architectural drawings Design Report Survey Plan Building Code of Australia Compliance Report Accessibility Report
<p>5. Environmental Amenity</p> <ul style="list-style-type: none"> Address how good internal and external environmental amenity is achieved, including access to natural daylight and ventilation, pedestrian movement throughout the site, access to landscape and outdoor spaces. 	<ul style="list-style-type: none"> Shadow Diagrams SEPP 65 Verification Statement SEPP 65 Assessment

Planning Secretary's Environmental Assessment Requirements



Tertiary institutions

<ul style="list-style-type: none"> Assess amenity impacts on the surrounding locality, including lighting impacts, solar access, visual privacy, visual amenity, view loss and view sharing, overshadowing and wind impacts. A high level of environmental amenity for any surrounding residential or other sensitive land uses must be demonstrated. Provide a solar access analysis of the overshadowing impacts of the development within the site, on surrounding properties and public spaces (during summer and winter solstice and spring and autumn equinox) at hourly intervals between 9am and 3pm, when compared to the existing situation and a compliant development (if relevant). For applicable developments, provide an assessment of the development against SEPP 65 and the <i>Apartment Design Guideline</i>. 	<ul style="list-style-type: none"> View Analysis Pedestrian Wind Environment Assessment
<p>6. Visual Impact</p> <ul style="list-style-type: none"> Provide a visual analysis of the development from key viewpoints, including photomontages or perspectives showing the proposed and likely future development. Where the visual analysis has identified potential for significant visual impact, provide a visual impact assessment that addresses the impacts of the development on the existing catchment. 	<ul style="list-style-type: none"> Visual Analysis Visual Impact Assessment
<p>7. Public Space</p> <ul style="list-style-type: none"> Demonstrate how the development maximises the amount, access to and quality of public spaces (including open space, public facilities and streets/plazas within and surrounding the site), reflecting relevant design guidelines and advice from the local council and the Department. Demonstrate how the development: <ul style="list-style-type: none"> ensures that public space is welcoming, attractive and accessible for all. maximises permeability and connectivity. maximises the amenity of public spaces in line with their intended use, such as through adequate facilities, solar access, shade and wind protection. maximises street activation. minimises potential vehicle, bicycle and pedestrian conflicts. Address how Crime Prevention through Environmental Design (CPTED) principles are to be integrated into the development, in accordance with <i>Crime Prevention and the Assessment of Development Applications Guidelines</i>. 	<ul style="list-style-type: none"> Public Space Plan (as part of the Design Report) CPTED Report
<p>8. Trees and Landscaping</p> <ul style="list-style-type: none"> Assess the number, location, condition and significance of trees to be removed and retained and note any existing canopy coverage to be retained on-site. Provide a detailed site-wide landscape plan, that: 	<ul style="list-style-type: none"> Arboricultural Impact Assessment Landscape Plan

Planning Secretary's Environmental Assessment Requirements



Tertiary institutions

<ul style="list-style-type: none"> ○ details the proposed site planting, including location, number and species of plantings, heights of trees at maturity and proposed canopy coverage. ○ provides evidence that opportunities to retain significant trees have been explored and/or informs the plan. ○ demonstrates how the proposed development would: <ul style="list-style-type: none"> ▪ contribute to long term landscape setting in respect of the site and streetscape. ▪ mitigate the urban heat island effect and ensure appropriate comfort levels on-site. ▪ contribute to the objective of increased urban tree canopy cover. ▪ maximise opportunities for green infrastructure, consistent with <i>Greener Places</i>. 	
<p>9. Ecologically Sustainable Development (ESD)</p> <ul style="list-style-type: none"> • Identify how ESD principles (as defined in clause 7(4) of Schedule 2 of the EP&A Regulation) are incorporated in the design and ongoing operation of the development. • Demonstrate how the development will meet or exceed the relevant industry recognised building sustainability and environmental performance standards. • Demonstrate how the development minimises greenhouse gas emissions (reflecting the Government's goal of net zero emissions by 2050) and consumption of energy, water (including water sensitive urban design) and material resources. 	<ul style="list-style-type: none"> • ESD Report
<p>10. Traffic, Transport and Accessibility</p> <ul style="list-style-type: none"> • Provide a transport and accessibility impact assessment, which includes: <ul style="list-style-type: none"> ○ an analysis of the existing transport network, including the road hierarchy and any pedestrian, bicycle or public transport infrastructure, current daily and peak hour vehicle movements, and existing performance levels of nearby intersections. ○ details of the proposed development, including pedestrian and vehicular access arrangements (including swept path analysis of the largest vehicle and height clearances), parking arrangements and rates (including bicycle and end-of-trip facilities), drop-off/pick-up-zone(s) and bus bays (if applicable), and provisions for servicing and loading/unloading. ○ analysis of the impacts of the proposed development (including justification for the methodology used), including predicted modal split, a forecast of additional daily and peak hour multimodal network flows as a result of the development (using industry standard modelling), identification of potential traffic impacts on road capacity, intersection performance and road safety (including pedestrian and cyclist conflict) and any cumulative impact from surrounding approved developments. 	<ul style="list-style-type: none"> • Transport and Accessibility Impact Assessment • Construction Traffic Management Plan • Green Travel Plan or equivalent

Planning Secretary's Environmental Assessment Requirements



Tertiary institutions

<ul style="list-style-type: none"> ○ measures to mitigate any traffic impacts, including details of any new or upgraded infrastructure to achieve acceptable performance and safety, and the timing, viability and mechanisms of delivery (including proposed arrangements with local councils or government agencies) of any infrastructure improvements in accordance with relevant standards. ○ measures to promote sustainable travel choices for employees, residents, students and visitors, such as connections into existing walking and cycling networks, minimising car parking provision, encouraging car share and public transport, providing adequate bicycle parking and high quality end-of-trip facilities, and implementing a Green Travel Plan. ● Provide a Construction Traffic Management Plan detailing predicted construction vehicle movements, routes, access and parking arrangements, coordination with other construction occurring in the area, and how impacts on existing traffic, pedestrian and bicycle networks would be managed and mitigated. 	
<p>11. Biodiversity</p> <ul style="list-style-type: none"> ● Assess any biodiversity impacts associated with the development in accordance with the <i>Biodiversity Conservation Act 2016</i> and the <i>Biodiversity Assessment Method 2020</i>, including the preparation of a Biodiversity Development Assessment Report (BDAR), unless a waiver is granted, or the site is on biodiversity certified land. ● If the development is on biodiversity certified land, provide information to identify the site (using associated mapping) and demonstrate the proposed development is consistent with the relevant biodiversity measure conferred by the biodiversity certification. 	<ul style="list-style-type: none"> ● Biodiversity Development Assessment Report or BDAR Waiver
<p>12. Noise and Vibration</p> <ul style="list-style-type: none"> ● Provide a noise and vibration assessment prepared in accordance with the relevant NSW Environment Protection Authority (EPA) guidelines. The assessment must detail construction and operational noise and vibration impacts on nearby sensitive receivers and structures and outline the proposed management and mitigation measures that would be implemented. 	<ul style="list-style-type: none"> ● Noise and Vibration Impact Assessment
<p>13. Ground and Water Conditions</p> <ul style="list-style-type: none"> ● Provide an assessment of the potential impacts on soil resources, including related infrastructure and riparian lands on and near the site. ● Provide an assessment of the potential impacts on surface and groundwater resources (quality and quantity), including related infrastructure, hydrology, aquatic and groundwater dependent ecosystems, drainage lines, downstream assets and watercourses. ● Provide an assessment of salinity and acid sulfate soil impacts. 	<ul style="list-style-type: none"> ● Geotechnical Assessment ● Surface and Groundwater Impact Assessment ● Salinity Management Plan and/or Acid Sulfate Soils Management Plan

Planning Secretary's Environmental Assessment Requirements



Tertiary institutions

<p>14. Stormwater and Wastewater</p> <ul style="list-style-type: none"> • Provide an Integrated Water Management Plan for the development that: <ul style="list-style-type: none"> ○ is prepared in consultation with the local council and any other relevant drainage or water authority. ○ details the proposed drainage design for the site including any on-site treatment, reuse and detention facilities, water quality management measures and the nominated discharge points. ○ demonstrates compliance with the local council or other drainage authority requirements and avoids adverse impacts on any downstream properties. • Where drainage infrastructure works are required that would be handed over to the local council, or other drainage authority, provide full hydraulic details and detailed plans and specification of proposed works that have been prepared in consultation with, and comply with the relevant standards of, the local council or other drainage or water authority. 	<ul style="list-style-type: none"> • Integrated Water Management Plan
<p>15. Flooding Risk</p> <ul style="list-style-type: none"> • Identify any flood risk on-site having regard to adopted flood studies, the potential effects of climate change, and any relevant provisions of the <i>NSW Floodplain Development Manual</i>. • Assess the impacts of the development, including any changes to flood risk on-site or off-site, and detail design solutions and operational procedures to mitigate flood risk where required. 	<ul style="list-style-type: none"> • Flood Risk Assessment
<p>16. Hazards and Risks</p> <ul style="list-style-type: none"> • Where there are dangerous goods and hazardous materials associated with the development provide a preliminary risk screening in accordance with SEPP 33. • Where required by SEPP 33, provide a Preliminary Hazard Analysis prepared in accordance with <i>Hazardous Industry Planning Advisory Paper No.6 – Guidelines for Hazard Analysis</i>. • If the development is adjacent to or on land in a pipeline corridor, report on consultation outcomes with the operator of the pipeline, and prepare a hazard analysis. 	<ul style="list-style-type: none"> • Preliminary Hazard Analysis
<p>17. Contamination and Remediation</p> <ul style="list-style-type: none"> • In accordance with SEPP 55, assess and quantify any soil and groundwater contamination and demonstrate that the site is suitable (or will be suitable, after remediation) for the development. 	<ul style="list-style-type: none"> • Preliminary Site Investigation <p>If required:</p> <ul style="list-style-type: none"> • Detailed Site Investigation • Remedial Action Plan • Preliminary Long-term Environmental Management Plan

Planning Secretary's Environmental Assessment Requirements



Tertiary institutions

<p>18. Waste Management</p> <ul style="list-style-type: none"> Identify, quantify and classify the likely waste streams to be generated during construction and operation. Provide the measures to be implemented to manage, reuse, recycle and safely dispose of this waste. Identify appropriate servicing arrangements for the site. If buildings are proposed to be demolished or altered, provide a hazardous materials survey. 	<ul style="list-style-type: none"> Waste Management Plan Hazardous Material Survey
<p>19. Aboriginal Cultural Heritage</p> <ul style="list-style-type: none"> Provide an Aboriginal Cultural Heritage Assessment Report prepared in accordance with relevant guidelines, identifying, describing and assessing any impacts for any Aboriginal cultural heritage values on the site. 	<ul style="list-style-type: none"> Aboriginal Cultural Heritage Assessment Report
<p>20. Environmental Heritage</p> <ul style="list-style-type: none"> Where there is potential for direct or indirect impacts on the heritage significance of items of environmental heritage, provide a Statement of Heritage Impact and Archaeological Assessment (if potential impacts to archaeological resources are identified), prepared in accordance with the relevant guidelines, which assesses any impacts and outlines measures to ensure they are minimised and mitigated. 	<ul style="list-style-type: none"> Statement of Heritage Impact Archaeological Assessment
<p>21. Social Impact</p> <ul style="list-style-type: none"> Provide a Social Impact Assessment prepared in accordance with the <i>Social Impact Assessment Guidelines for State Significant Projects</i>. 	<ul style="list-style-type: none"> Social Impact Assessment
<p>22. Infrastructure Requirements and Utilities</p> <ul style="list-style-type: none"> In consultation with relevant service providers: <ul style="list-style-type: none"> assess the impacts of the development on existing utility infrastructure and service provider assets surrounding the site. identify any infrastructure upgrades required on-site and off-site to facilitate the development and any arrangements to ensure that the upgrades will be implemented on time and be maintained. provide an infrastructure delivery and staging plan, including a description of how infrastructure requirements would be co-ordinated, funded and delivered to facilitate the development. 	<ul style="list-style-type: none"> Infrastructure Delivery, Management and Staging Plan
<p>23. Bush Fire Risk</p> <ul style="list-style-type: none"> If the development is on bush fire prone land, provide a bush fire assessment that details proposed bush fire protection measures and demonstrates compliance with <i>Planning for Bush Fire Protection</i>. 	<ul style="list-style-type: none"> Bush Fire Assessment

Planning Secretary's Environmental Assessment Requirements



Tertiary institutions

24. Aviation <ul style="list-style-type: none">• If the development proposes a helicopter landing site (HLS), assess its potential impacts on the flight paths of any nearby airport, airfield or HLS.• If the site contains or is adjacent to a HLS, assess the impacts of the development on that HLS.	<ul style="list-style-type: none">• Aviation Report
25. Construction, Operation and Staging <ul style="list-style-type: none">• Provide details of existing (if relevant) and proposed operations, including staff and student numbers.• If staging is proposed, provide details of how construction and operation would be managed and any impacts mitigated.	<ul style="list-style-type: none">• Address in EIS
26. Contributions and Public Benefit <ul style="list-style-type: none">• Address the requirements of any relevant contribution plan(s), planning agreement or EPI requiring a monetary contribution, dedication of land and/or works-in-kind and include details of any proposal for further material public benefit.• Where the development proposes alternative public benefits or a departure from an existing contributions framework, the local council, the Department and relevant State agencies are to be consulted prior to lodgement and details, including how comments have been addressed, are to be provided.	<ul style="list-style-type: none">• Address in EIS
27. Engagement <ul style="list-style-type: none">• Detail engagement undertaken and demonstrate how it was consistent with the <i>Undertaking Engagement Guidelines for State Significant Projects</i>. Detail how issues raised and feedback provided have been considered and responded to in the project. In particular, applicants must consult with:<ul style="list-style-type: none">○ the relevant Department assessment team.○ any relevant local councils.○ any relevant agencies.○ the community.○ if the development would have required an approval or authorisation under another Act but for the application of s 4.41 of the EP&A Act or requires an approval or authorisation under another Act to be applied consistently by s 4.42 of the EP&A Act, the agency relevant to that approval or authorisation.	<ul style="list-style-type: none">• Engagement Report

Planning Secretary's Environmental Assessment Requirements



Tertiary institutions

Version details

Version Number	Publication Date	Notes
1	1 July 2021	-