
SCOPING REPORT: PROPOSED ROSS STREET MULTI-FACULTY TEACHING & LEARNING HUB BUILDING, CAMPERDOWN CAMPUS

STATE SIGNIFICANT DEVELOPMENT

April 2023

1. SCOPING REPORT REQUEST:

This Scoping Report to the NSW Department of Planning & Environment (DPE) is submitted by The University of Sydney (USYD) as landowner and applicant for proposed development.

This Scoping Report addresses an intended **State Significant Development** (SSD) proposal for the **Ross Street Multi-Faculty Teaching & Learning Hub** building, located on the northern edge of the Camperdown Campus at the Ross Street entrance site, and which is currently occupied by a demountable teaching facility.

The intention of this Scoping report is to:

- Provide the DPE with background information on the intended site development and contextual relationship with adjoining uses;
- Seek DPE's agreement for the USYD submitted SEARs request and obtain the DPE Secretary's agreement to the proposed development qualifying as **State Significant Development** under the provisions of the *Environmental Planning & Assessment Regulation 2021* (the Regulation), and section 2.6 and Schedule 1 of *State Environmental Planning Policy (Planning Systems) 2021*;
- Inform DPE that the proposed development fully complies with the already approved concept, use, footprint and building envelope for this site as prescribed by the Campus Improvement Program (SSD 6123), as approved by the Minister for Planning on 16 February 2015;
- Confirm that the proposed development does **not** require a Competitive Design Process as prescribed by Clause 6.21D of the Sydney LEP 2012, as the proposed development does not exceed 25 metres in height above ground level, and does not exceed \$100 million in capital investment value; and
- Inform DPE that the SSD will not include or address any early works removal and relocation of the existing single storey demountable teaching facility and removal of any redundant services existing on site, as these will be dealt with utilising the *Universities - Development Permitted Without Consent* pathway in compliance with Section 3.47 of the *SEPP (Transport & Infrastructure) 2021*.

This Scoping report is structured in response to DPE's *Industry Specific SEARS – Tertiary Institutions* (copy at **Appendix A**).

2. THE APPLICANT:

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

The University of Sydney (USYD) is the Camperdown campus land owner and the applicant for this project and the Camperdown campus. The University was founded in 1850, is Australia's first University and has an international reputation for outstanding teaching, as a centre of research excellence and as an active and engaged community leader. With 71,000 local and international students, the University offers high quality undergraduate and postgraduate courses in a comprehensive range of disciplines across 6 faculties and 3 schools.

3. PROJECT DESCRIPTION:

The proposed **Ross Street Teaching & Learning Hub** is a multi-disciplinary General Teaching Space (GTS) that is proposed to be constructed to accommodate the identified shortfall of quality teaching space across the University post Covid 19. The facility will adopt a teaching at scale methodology that allows the University to transition to an increased ratio of face to face teaching (from online teaching) in accordance with its strategic plan and recent foreign legislative changes.

The development site area is approximately 1,273m² and currently contains a number of temporary single storey demountable buildings (Demountable Village) adjoining Ross Street, Science Road and Parramatta Road in the University's Camperdown campus. The site does not contain any known significant flora or fauna. The SSD will not include or address the relocation of the Demountable Village and capping of any on-site redundant services, as these will be addressed through a separate planning pathway.

The proposed building will consist of approximately 5,800m² of GFA over 5 floors, be located within the existing CIP1 approved building envelope, and will achieve a maximum building height of approximately 24m above the existing ground level. The typology of spaces will predominantly consist of large flat floor seminar rooms, plantroom, circulation space and supporting food and beverage offering on Level 1.

Key deliverables:

- Teaching spaces that test learning at scale, with a minimum capacity of 60 students and at least one 'as-large-as-possible' classroom for Connected Learning at Scale (CLaS) style teaching, noting that maximum class sizes (i.e. structure-free floor plate) are restrained by the building envelope and a target area allocation of 3.5-3.8m² per student.
- A building that is futureproofed – a skeleton that is scalable, provides uniformity and supports multiple configurations.
- Teaching spaces that are consistent and easy to use.
- Students that want to learn on campus and stay – aided by visual transparency of spaces, visual proximity to other students and activities, and supporting food and beverage.
- A ground plane that prioritises the pedestrian creating a safe entry to campus (noting a traffic assessment needs to be completed to ensure pedestrian safety).
- A development that enhances the University's stock of accessible spaces.

The development will require supporting services infrastructure, power amplification via new kiosk substations and modifications to the existing fire hydrant main. It is also proposed that works will take place on both Ross Street entrance and Science Road to improve pedestrian and vehicle safety.

The proposed **Ross Street Teaching & Learning Hub** is not intended to accommodate any permanent staff. However, it will satisfy the need for additional general teaching and learning space that is currently oversubscribed through Central Timetabling. It is envisaged that the building will be capable of accommodating up to 1,500 existing students and 30 existing staff.

It is anticipated that the construction of the project will employ approximately 1,300 construction workers across the life of the project with a peak attendance of 100 workers on any one day.

4. PROJECT ADDRESS:

The proposed Ross Street teaching Hub is located at the northern edge of the Camperdown campus, fronting Parramatta Road and sited at the east side of the Ross Street gates.

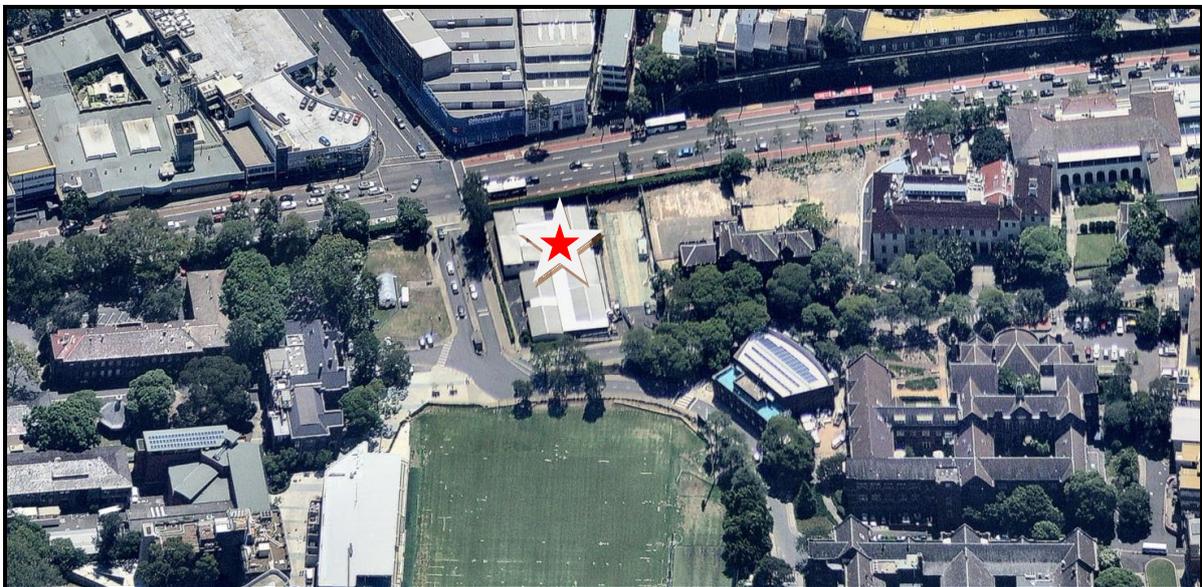


Fig 2: Site Location on Camperdown Campus



Demountable Village (the site) and Ross Street entrance to Camperdown campus



Demountable Village (the site) and Faculty of Arts & Social Sciences Building (backdrop)



Western Avenue looking north to Parramatta Road & Ross Street



Ross Street view looking south to Camperdown Campus entry

The site lies opposite predominantly commercial and retail uses on the north side of Parramatta Road, which will have a view of the new building.



Parramatta Rd Commercial operations left of Ross Street (L), right of Ross Street (R)

5. RELATED DEVELOPMENT - THE UNIVERSITY OF SYDNEY CAMPUS IMPROVEMENT PROGRAM SSD 6123:

This University of Sydney’s proposed Ross Street Teaching & Learning Hub site is designed to fit within the University’s SSD approved *Campus Improvement Program* (the “CIP”) Concept Plan for the Life Sciences Precinct on Camperdown campus (SSD 6123, approved by the Minister for Planning on 16 February 2015) - refer to Figure 1 below:

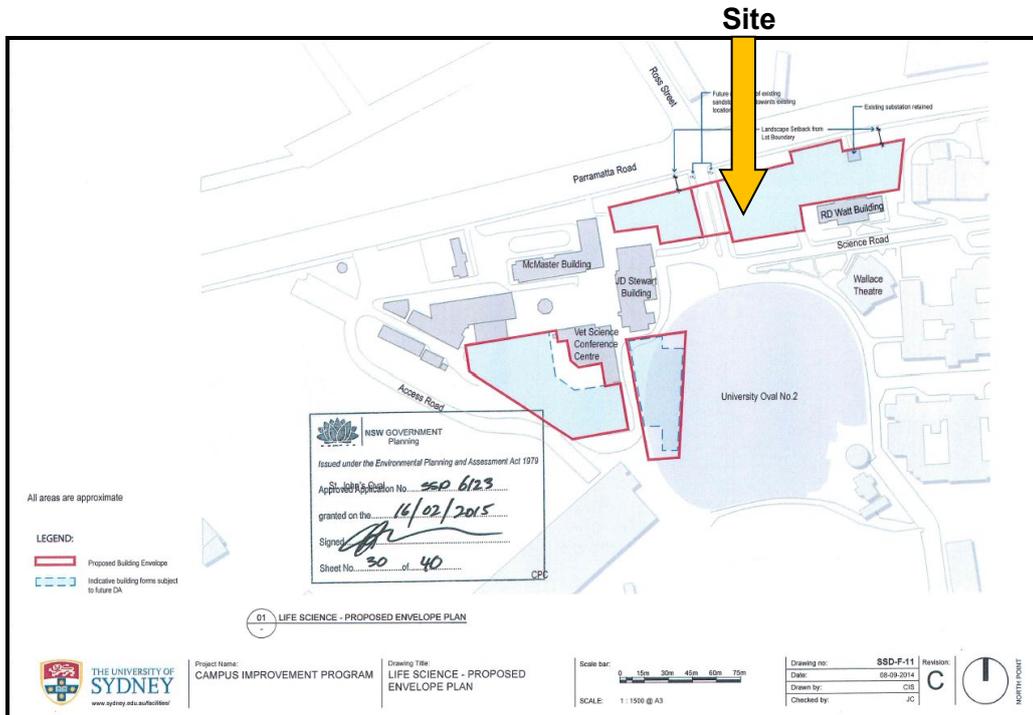


Figure 3: Approved CIP envelope – Life Science precinct – SSD 6123

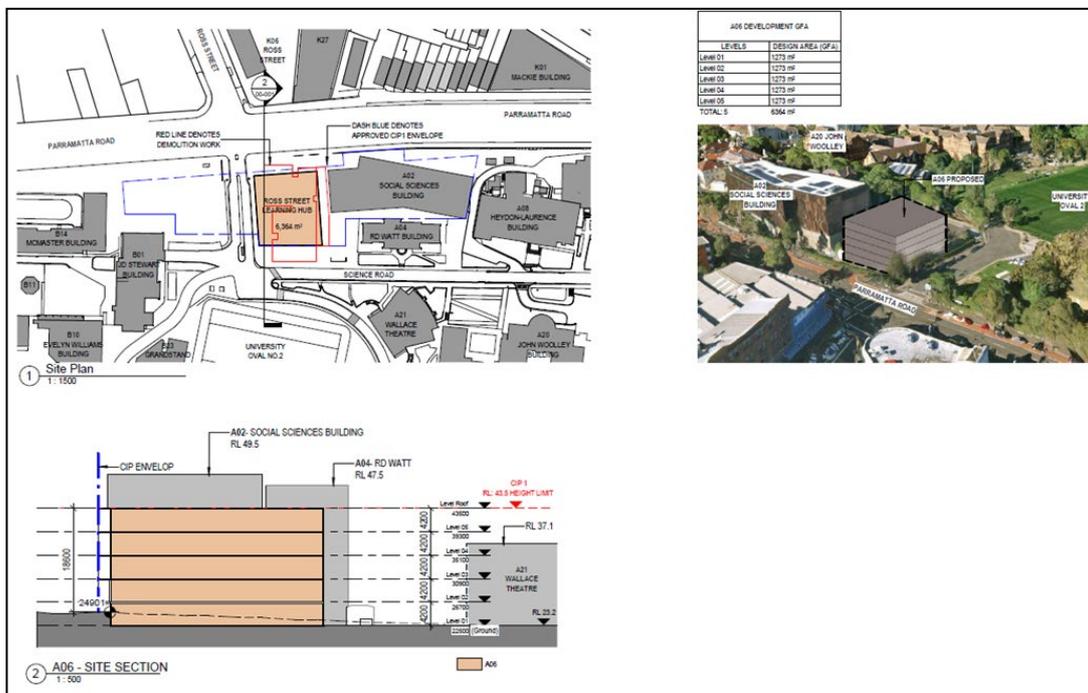


Figure 4: Proposed building envelope with CIP overlay – SSD 6123

The site is located on land described by property title as Lot 1 in DP 1171804.

6. PROJECT TYPE:

The project is for a tertiary institution with a capital investment value of more than \$80.5 million and therefore qualifies as State Significant Development as defined by clause 2.6(1)(b) of the *SEPP (Planning Systems) 2021* including *Schedule 1 State Significant Development - general, 15. Educational establishments*. The proposed development does not include any student accommodation:

15 Educational establishments

(3) Development for the purposes of a tertiary institution, including an associated research facility, that has a capital investment value of more than \$50 million.

(4) This section does not apply to development that consists only of development for the purposes of campus student accommodation within the site of a school or tertiary institution.

(5) This section, as in force immediately before the commencement of *State Environmental Planning Policy (Educational Establishments and Child Care Facilities) Amendment 2021*, Schedule 2 continues to apply to a development application made but not finally determined before the commencement.

(6) In this section—

campus student accommodation has the same meaning as in *State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017*.

tertiary institution has the same meaning as in *State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017*.

7. INDUSTRY SPECIFIC SEARs:

As the SSD project use is for tertiary teaching and research, this project volunteers the following industry specific SEAR for Tertiary Institutions – copy at **Attachment A**.

8. STRATEGIC CONTEXT:

8.1 Sydney Local Environmental Plan 2012

The University of Sydney's project site in Camperdown Campus is located within the **City of Sydney** Local Government Area (LGA). The site is zoned *SP2 Infrastructure (Educational Establishment)* under the Sydney LEP 2012.

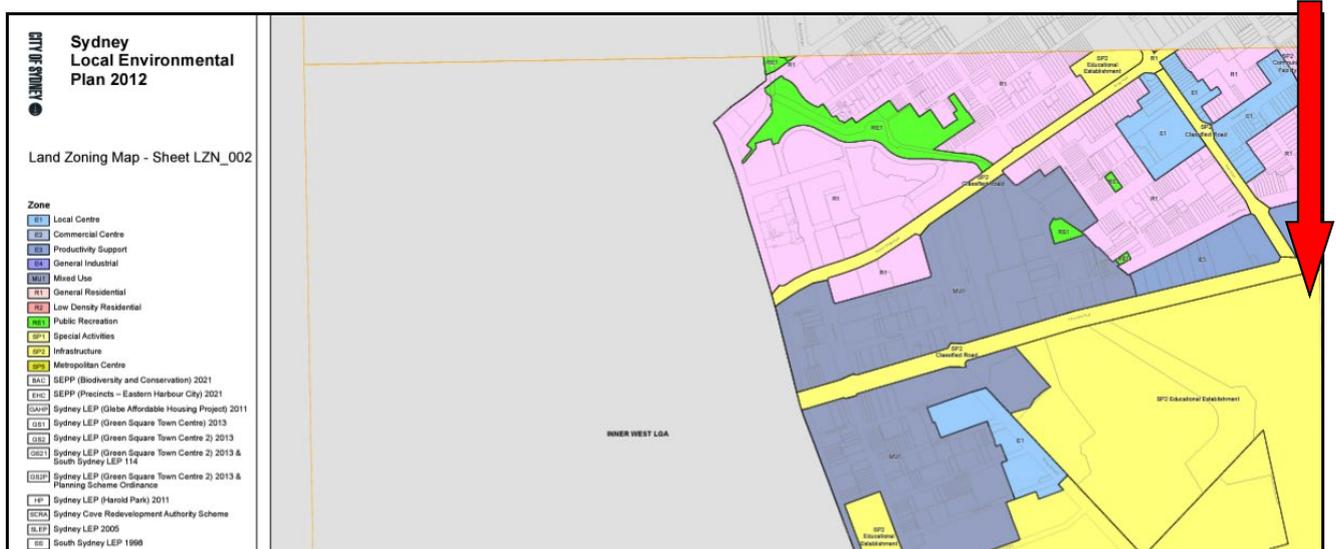


Figure 3: Sydney LEP 2012 land use zoning (source City of Sydney Council)

8.2 The Greater Sydney Region Plan

The proposed development will be consistent with *A Metropolis of Three Cities – the Greater Sydney Region Plan*, as it seeks to enhance tertiary education land uses at the University Camperdown campus, being a key asset of the Innovation and Eastern Economic Corridors identified under the Plan.

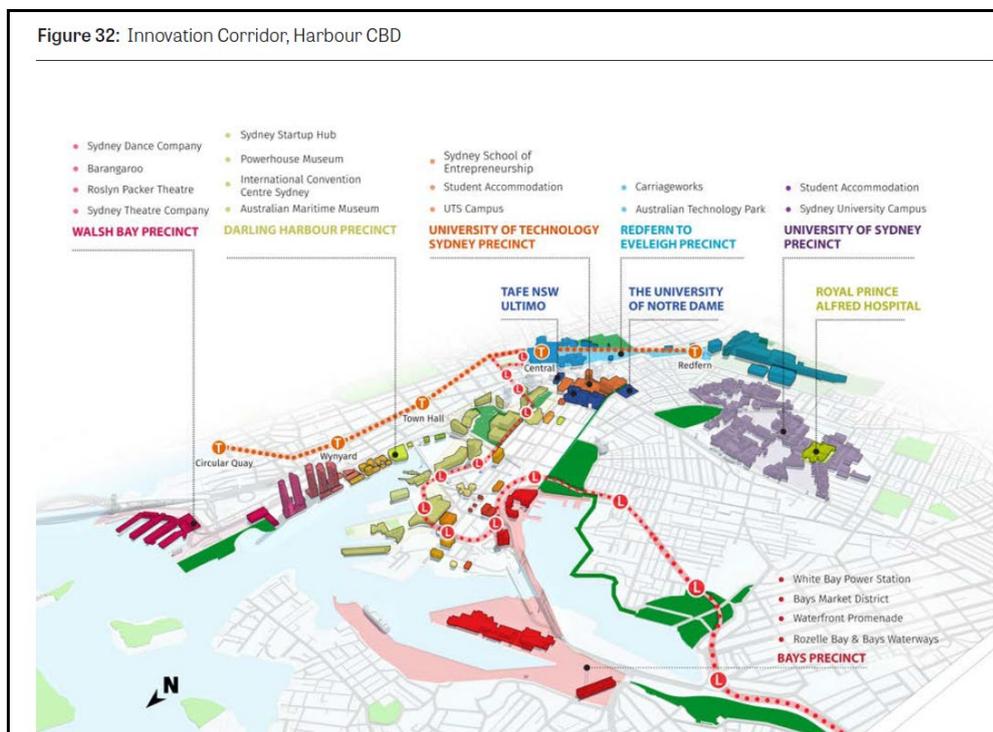


Figure 4: Innovation Corridor (source City of Sydney Council)

8.3 The Eastern City District Plan Sydney Region Plan

The proposed development will be consistent with the *Eastern Sydney District Plan* (GSC March 2018), as it will support the continuing growth of the Camperdown-Ultimo Health and Education Precinct by fostering growth in internationally competitive economic sectors and precincts; knowledge intensive jobs; supports changing technologies and contributing to creating a 30-minute city (source Planning Priority E8 Growing and investing in health and education precincts and the Innovation Corridor).

8.4 Tech Central and the Camperdown Node

The USYD Camperdown campus contributes to the *Tech Central* located within the Camperdown Node. Early planning conducted by the parties referred to the Camperdown Health, Education and Research Precinct (CHERP). The CHERP includes other education and research institutions, and supporting local industries. The principal objective of the CHERP is to build upon the existing education and research strengths of these stakeholders to create an area of international standing with a diverse and engaging public realm. The CHERP establishes the intention to deliver the University's Ross Street Teaching Hub.

8.5 Camperdown-Ultimo Place Strategy

The Greater Sydney Commission's (GSC) *Camperdown-Ultimo Collaboration Area Place Strategy* envisages an internationally competitive health, education, research and innovation area between Haymarket and Camperdown. The 2036 Vision Statement for the Camperdown-Ultimo Collaboration Area establishes the goal to deliver:

- High growth sectors, new jobs and new investment.
- Economic and social contribution to NSW.
- Major contribution to research, discovery and innovation.
- Excellence in research and industry collaboration.
- Authenticity, character, outstanding architecture, engaging streetscapes and built environment.
- Under Action 27, the project meets the Place Strategy objective of providing a multi-faculty teaching hub within the Camperdown activity node.

9. COMPETITIVE DESIGN PROCESS:

A Competitive design Process is not required under Clause 6.21 of *Sydney Local Environmental Plan 2012*, as the proposed development neither exceeds a height of 25 metres above ground level, nor does it exceed a capital investment value of \$100 million.

Notwithstanding, the proposed development will be designed by qualified architectural professionals under the auspices of the University's Design Excellence process.

10. STATUTORY CONTEXT:

The Environmental Impact Statement (EIS) that will be prepared to accompany the SSD application will address relevant statutory and environmental planning instruments including:

- Environmental Planning and Assessment Act 1979;
- Environmental Planning and Assessment Regulation 2021;
- Heritage Act 1977;
- State Environmental Planning Policy (Policy Systems) 2021;
- State Environmental Planning Policy (Transport and Infrastructure) 2021;
- State Environmental Planning Policy (Resilience & Hazards) 2021;
- Biodiversity Conservation Act 2016;
- Sydney Local Environmental Plan 2012; and
- Sydney Development Control Plan 2012.

11. ENGAGEMENT

The development site is contained within the University's Camperdown campus and adjoins Parramatta Road footpath (owned by the City of Sydney Council) and Parramatta Road (an arterial road owned by Transport for NSW).

A mixture of commercial and other university properties are situated on the opposite (north) side of the site on Parramatta Road and will have a visual impression of the proposed new building.

All relevant Government agencies and immediately adjoining uses will be consulted during the preparation of the SSD application. Furthermore, the University understands the SEARs will be forwarded to the City of Sydney, Transport for NSW, and the Heritage Office NSW for comment (the latter of which is a member of the University Heritage Advisory Group). The University will undertake a program of further consultation as directed by the SEARs.

12. CAPITAL INVESTMENT VALUE:

The CIV for Ross Street Teaching & Learning Hub is estimated at a total of **\$80.5M** and can be summarised below:

- Building cost - \$60M
- Consultants, design and project management - \$13.5M
- Infrastructure, roadways and public domain - \$7M

The University recognises the definition of Capital investment Value as including 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. CIV does not include land costs, costs incurred by a separate project application, or GST.

13. TIMEFRAME:

Below is the adopted notional timeframe for delivery of the project (attachment B):

- Phase 1 – Consultant Procurement – Q2 2023 – Q2 2023.
- Phase 2 Design Development to SSDA submission – Q3 2023 – Q4 2023
- Phase 3 SSDA Review and Determination – Q1 2024 – Q2 2024
- Phase 4 Procurement of Principal Building Contractor and Design Finalisation – Q2 2024 – Q1 2025
- Phase 5 Enabling Works Package, Demolition, Services Diversion, Earthworks – Q2 2024 – Q3 2024
- Phase 4 Main Building Works to occupation – Q4 2024 – Q1 2026.

14. PROPONENT CONTACTS:

The University looks forward to DPE's response on this Scoping report.

Please direct your response and comments to the University of Sydney's Town Planner Stephane Kerr via email stephane.kerr@sydney.edu.au or mobile 0412661742.

ATTACHMENT A

Industry Specific SEARS – Tertiary Institutions

