Department of Planning, Housing and Infrastructure

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Sydney Biomedical Accelerator

State Significant Development Assessment Report (SSD-55388456)

November 2024

Acknowledgement of Country

The Department of Planning, Housing and Infrastructure acknowledges that it stands on Aboriginal land. We acknowledge the Traditional Custodians of the land and show our respect for Elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

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Preface

This assessment report provides a record of the Department of Planning, Housing and Infrastructure's (the Department) assessment and evaluation of the State significant development (SSD) application for the Sydney Biomedical Accelerator located at the corner of Western Avenue and Cadigal Lane, Camperdown, lodged by the University of Sydney. The report includes:

- an explanation of why the project is considered SSD and who the consent authority is.
- an assessment of the project against government policy and statutory requirements, including mandatory considerations.
- a demonstration of how matters raised by the community and other stakeholders have been considered.
- an explanation of any changes made to the project during the assessment process.
- an assessment of the likely environmental, social and economic impacts of the project.
- an evaluation which weighs up the likely impacts and benefits of the project, having regard to the proposed mitigations, offsets, community views and expert advice; and provides a view on whether the impacts are on balance, acceptable.
- a recommendation to the decision-maker, along with the reasons for the recommendation, to assist them in making an informed decision about whether development consent for the project should be granted and any conditions that should be imposed.

Executive Summary

This report details the Department's assessment of the State significant development application SSD-55388456 for the Sydney Biomedical Accelerator.

This report will be provided to the Director, Social Infrastructure Assessments, as delegate of the Minister for Planning and Public Spaces (the Minister), for their consideration when deciding whether to grant consent to the SSD.

Project

The University of Sydney (the Applicant) proposes to construct and operate a nine storey (including plant) medical research building and associated infrastructure and public domain works. The proposed building would be connected to the University's Health Precinct Redevelopment Stage 1 (now known as the Susan Wakil Health Building) and Royal Prince Alfred Hospital (RPAH) via a link bridge. The project is located at the University of Sydney Camperdown campus, corner of Western Avenue and Cadigal Lane, Camperdown and RPAH campus in the Sydney local government area (LGA).

The project has a capital investment value (CIV) of $484,235,217 and is expected to generate 775 construction jobs and 1,300 operational jobs. If approved, construction of the project is proposed to commence in 2024 and be completed by 2027.

Strategic context

The Department considers the development is consistent with the principal aims of key relevant strategies including the Greater Sydney Region Plan and Eastern City District Plan, Transport for NSW's Future Transport Strategy 2056, Infrastructure NSW's State Infrastructure Strategy 2022-2042 and the City of Sydney Local Strategic Planning Statement.

Statutory context

The project is classified as State significant development (SSD) under section 4.36 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) because it is a subsequent stage of the approved concept development application for the University's Campus Improvement Program (CIP) concept proposal (SSD-6123) and it is for the purposes of a health, medical or related research facility and has a CIV greater than $30 million. Consequently, the Minister is the consent authority for the project under section 4.5A of the EP&A Act.

The application is permissible with consent.

Engagement

The Department exhibited the environmental impact statement (EIS) from 22 November 2023 until 12 January 2024. During the exhibition period, the Department received:

- two submissions from the public (both organisations).
- a submission from the local council, the City of Sydney, commenting on the project.
- advice from five government agencies.

Submissions from two additional organisations were also provided outside of the exhibition period.

The public submissions all provided comments on the project and no objections were received.

Key concerns raised related to design, heritage, flooding, stormwater, development contributions and access.

The Applicant submitted a submissions report on 26 March 2024 to address the issues raised in submissions and agency advice.

The Applicant provided further information on 19 April 2024 to address concerns raised regarding outstanding Design Integrity Panel matters.

The Applicant provided further information on 11 July 2024 to address concerns regarding flooding, bulk gas storage details and clarifying design details.

Assessment

While the submissions report and further information addresses some of the concerns raised during the exhibition of the EIS, the Department identified the key issues to be: built form and urban design; flooding; transport, traffic and access; noise impacts; and development contributions. These issues are addressed in **Section 6**.

The Department's assessment concludes that the:

- proposed built form is acceptable given the scale is generally consistent with the building envelope approved for the project site under a concept proposal for the university campus and the built form incorporates design elements to address amenity impacts, heritage context, provide visual interest and demonstrates design excellence.
- flooding impacts have been factored into the design, including the provision of a sub-basement for overland flow, to ensure flood risk levels are maintained and an emergency management plan can manage the residual risk. This includes vertical shelter-in-place for the 1% Annual Exceedance Probability flood event and for more intense flood events, horizontal evacuation through link bridges to the RPAH, which is an evacuation centre or provides access and egress situated above the PMF to Missenden Road.

- traffic and transport impacts are acceptable as the project would result in minimal additional traffic on local streets, but a road safety audit is recommended to be undertaken to ensure that any areas of pedestrian and vehicle conflict due to the new loading dock are addressed before operations.
- noise impacts are satisfactory subject to restricted operation of the loading dock from 6am to 10pm and preparation of construction noise and vibration management plan with corrected noise management levels.
- Applicant is not required to pay development contributions as it is Crown development and the works in the relevant development contributions plan do not relate to demand generated by the project.

Conclusion

Overall, the Department's assessment concludes the impacts of the project are acceptable and can be appropriately managed or mitigated through the implementation of recommended conditions of consent. Consequently, the Department has formed the opinion that the development:

- would provide benefit for the community by delivering modern medical research facilities that supports health, education and research, delivered through the collaboration of the University of Sydney and NSW Health.
- is consistent with government strategy.
- would provide 775 construction jobs and 1,300 operational jobs.

As such, the Department considers the benefits outweigh the costs, that the project is in the public interest and is recommended for approval, subject to conditions.

Contents

1 Introduction

1.1 The proposal

The University of Sydney (the Applicant) proposes to construct and operate a nine storey (including plant) medical research building and associated infrastructure and public domain works. The proposed building will be delivered in partnership with NSW Government Sydney Local Health District (SLHD). The proposed building would be connected to the University's Health Precinct Redevelopment Stage 1 (now known as the Susan Wakil Health Building (SWHB)) and Royal Prince Alfred Hospital (RPAH) via a link bridge.

The project description and mitigation measures provided in **Section 3** and **Appendix E** of the environmental impact statement (EIS), as amended in **Appendices B** and **C** in Response to Submissions Report (RtS), are the subject of this report and will form part of the development consent if the project is approved.

An overview of the proposed development as amended is provided in **Section 2**. A summary of the key amendments made to the project since it was initially lodged with the Department is provided in **Appendix A**.

1.2 Project location

The University campuses in Camperdown and Darlington cover a combined area of approximately 49 hectares and are divided by City Road. The University has been developed progressively since its inception in the early 1850's. The campus is characterised by various low-scale and multi-storey education and ancillary buildings of varying architectural styles and expansive open space areas. A number of new buildings have been recently constructed across the campuses.

RPAH is a specialist referral hospital established in 1892. The campus occupies approximately 8.4 hectares and is irregular in shape. Missenden Road acts as the central access spine of the RPAH campus. Located on the eastern side are buildings varying in height from three to 12-storeys, including the heritage significant elements of the campus and the main part of the hospital. The RPAH's main loading dock is located at the rear of the campus, accessed from Lambie Dew Drive. Located on the western side is predominantly more modern hospital buildings varying in height between two and 10-storeys. These buildings support specialist health facilities, parking facilities and administration services.

The campuses are located approximately 2.2km south-west of the Sydney CBD and 4km north of Sydney Airport. The project site is located 750m and 950m north of Macdonaldtown and Newtown

railway stations, respectively. The project site and campuses in their regional context is shown in **Figure 1**.

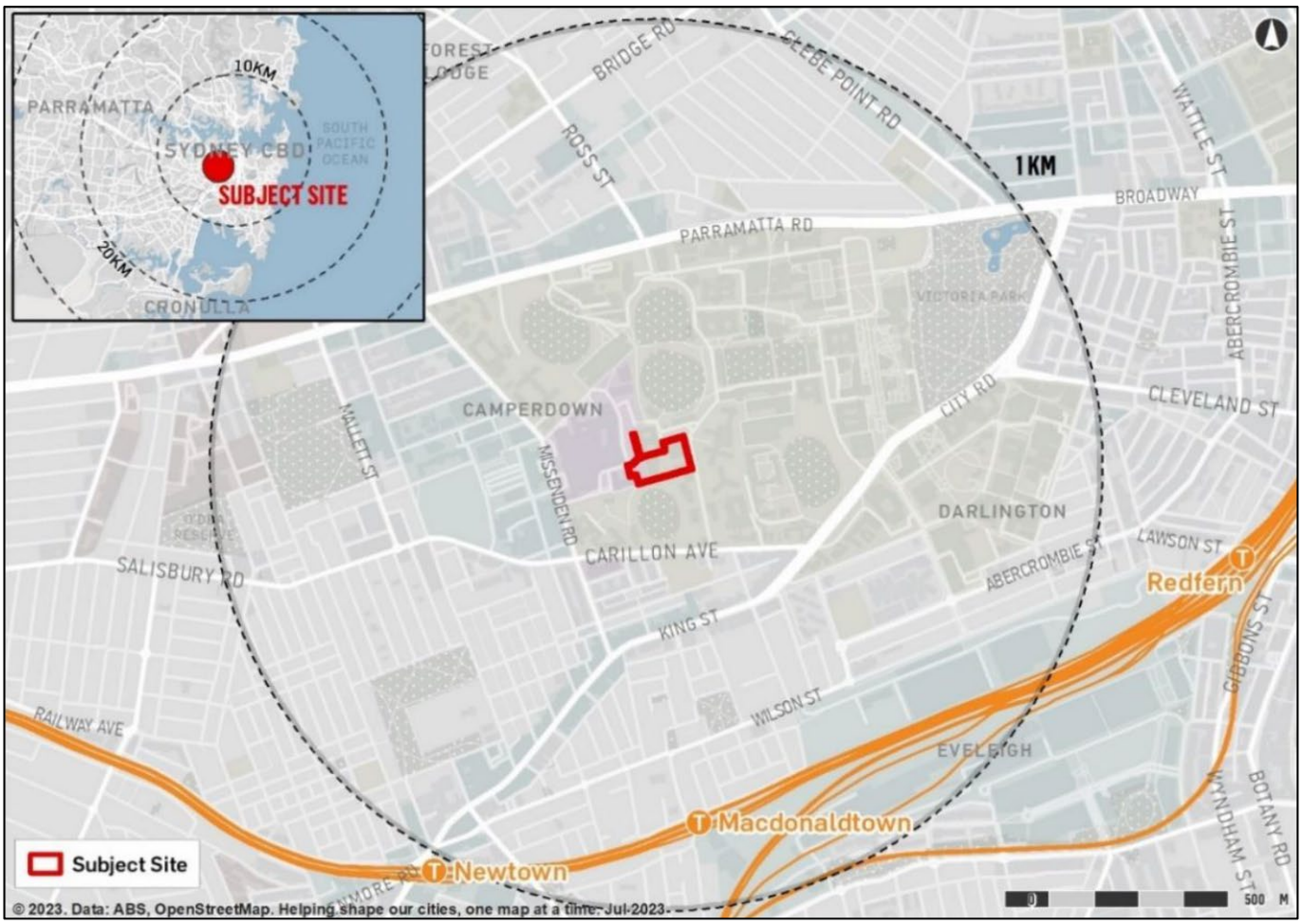

Figure 1 | Regional context map (Source: EIS)

The project is located at the western edge of the University of Sydney Camperdown campus and the eastern edge of the RPAH campus at the corner of Western Avenue and Cadigal Lane, Camperdown in the Sydney local government area (LGA).

The project site comprises small parts of both of the campuses (see **Figure 2**). The site is legally described as part Lot 1 DP1171804 and part Lot 1000 DP1159799.

The project site is bounded by the SWHB to the north, Western Avenue to the east, St Andrews College to the south and the RPAH to the west (specifically Gloucester House and Lambie Dew Drive – see **Figure 2**). Further to the north is the University Oval and to the east and south are residential colleges (**Figure 3**).

The site is currently vacant, with the former Bosch buildings located on the site being recently demolished under a separate local development approval.

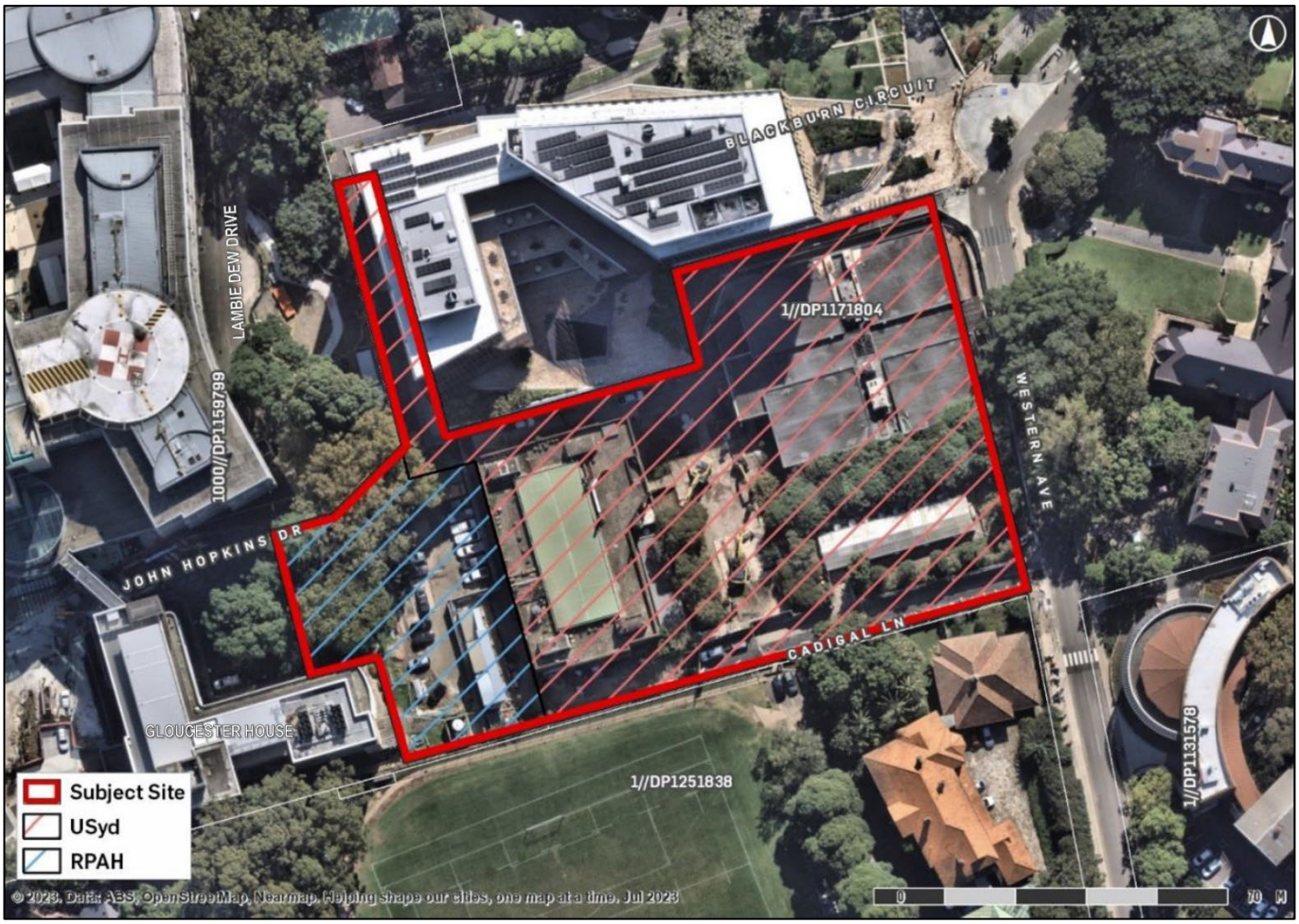

Figure 2 | Project site (Base source: EIS)

1.3 Project background

The proposed SBA complex will be a collaborative world-class biomedical research and innovation building that will integrate fundamental biomedical science with clinical research and innovation. It will be delivered in partnership by the two key stakeholders of the Camperdown Health, Education and Research Precinct (CHERP) to support both the health and educations sectors. It is consistent with government strategies, particularly the objectives of the CHERP, and the concept proposal for the University campus (refer to **Section 1.4**).

1.4 Related projects and works

Campus Improvement Program Concept Proposal (SSD-6123)

On 16 February 2015, the then Minister for Planning approved a SSD application (SSD-6123) for the University's Campus Improvement Program (CIP) concept proposal (see **Figure 3**). The CIP concept proposal approved new educational establishment building envelopes of varying height and scale

within six identified precincts. Any new built form within these precincts requires detailed development applications to be lodged with and assessed by the relevant consent authority.

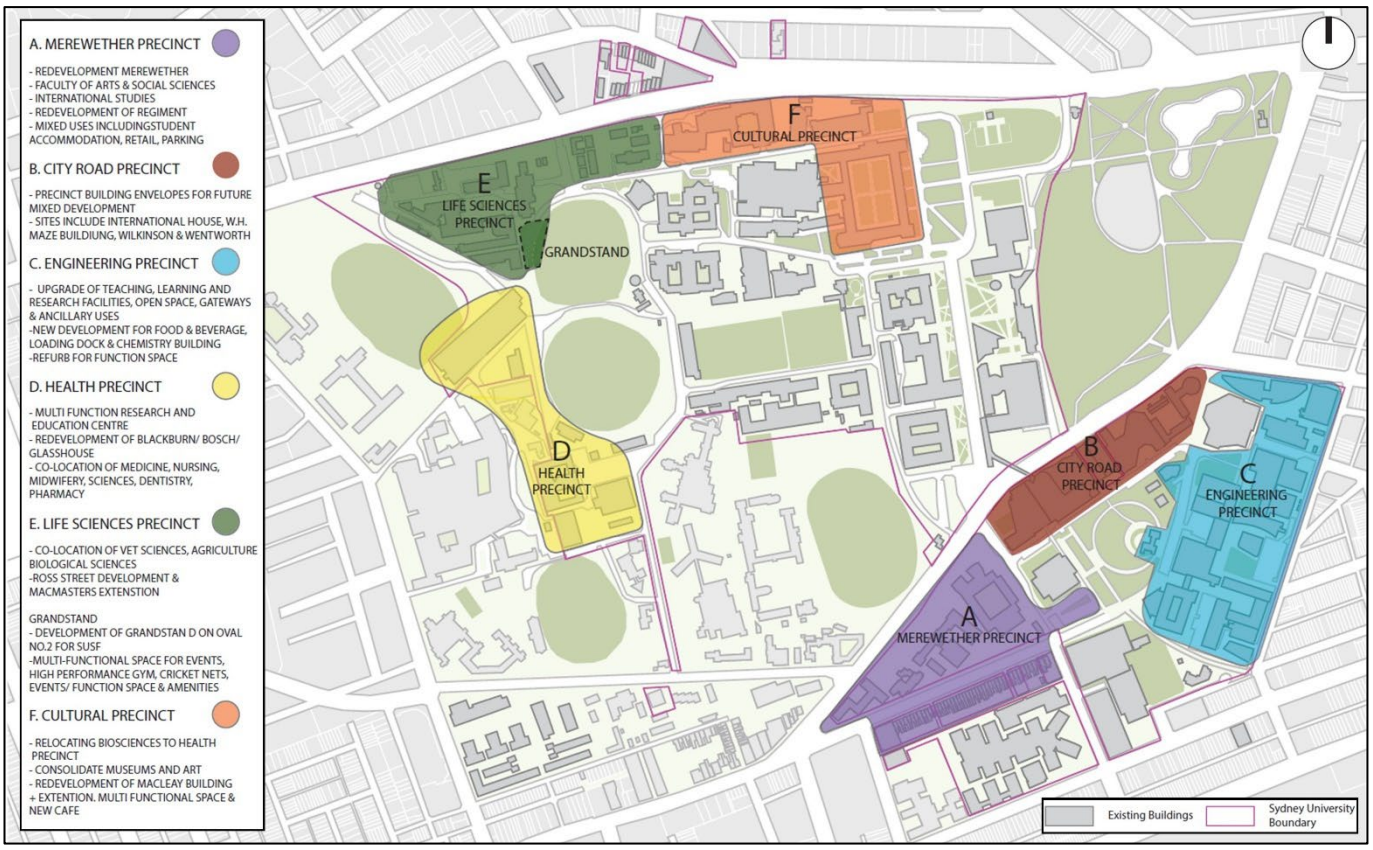

Figure 3 | CIP – approved precincts (source: SSD 6123)

The approved CIP concept proposal allows for a maximum additional gross floor area (GFA) of 264,650sqm within the approved building envelopes and an increase of approximately 10,000 new students and 400 new staff. The consent has been modified on two occasions as detailed **Table 1**

Table 1 | Summary of modifications

Modification	Description	Decision-maker	Type	Date
Mod-1	Minor amendments relating to the description of the approved project, clarification that the consent does not preclude minor development within CIP precincts outside of the building envelopes and heritage requirements for future applications.	Director	4.55(1A)	9 June 2015
Mod-2	Health precinct envelope changes.	Team Leader	4.55(1A)	26 February 2024

The subject application is within Precinct D (Health Precinct) of the approved CIP precincts plan. The CIP, as recently modified, removes the setback to the University land and establishes an approved maximum building envelope height of RL64.8 adjacent to RPAH, tapering down to RL48.8 adjacent to Western Avenue and RL44.3 to the south (see **Figures 4** to **9**). The changes included expansion of the southern tapered plane and eastern steps. The areas shown as proposed (green) now form part of the approved envelope in **Figures 4** to **9**.

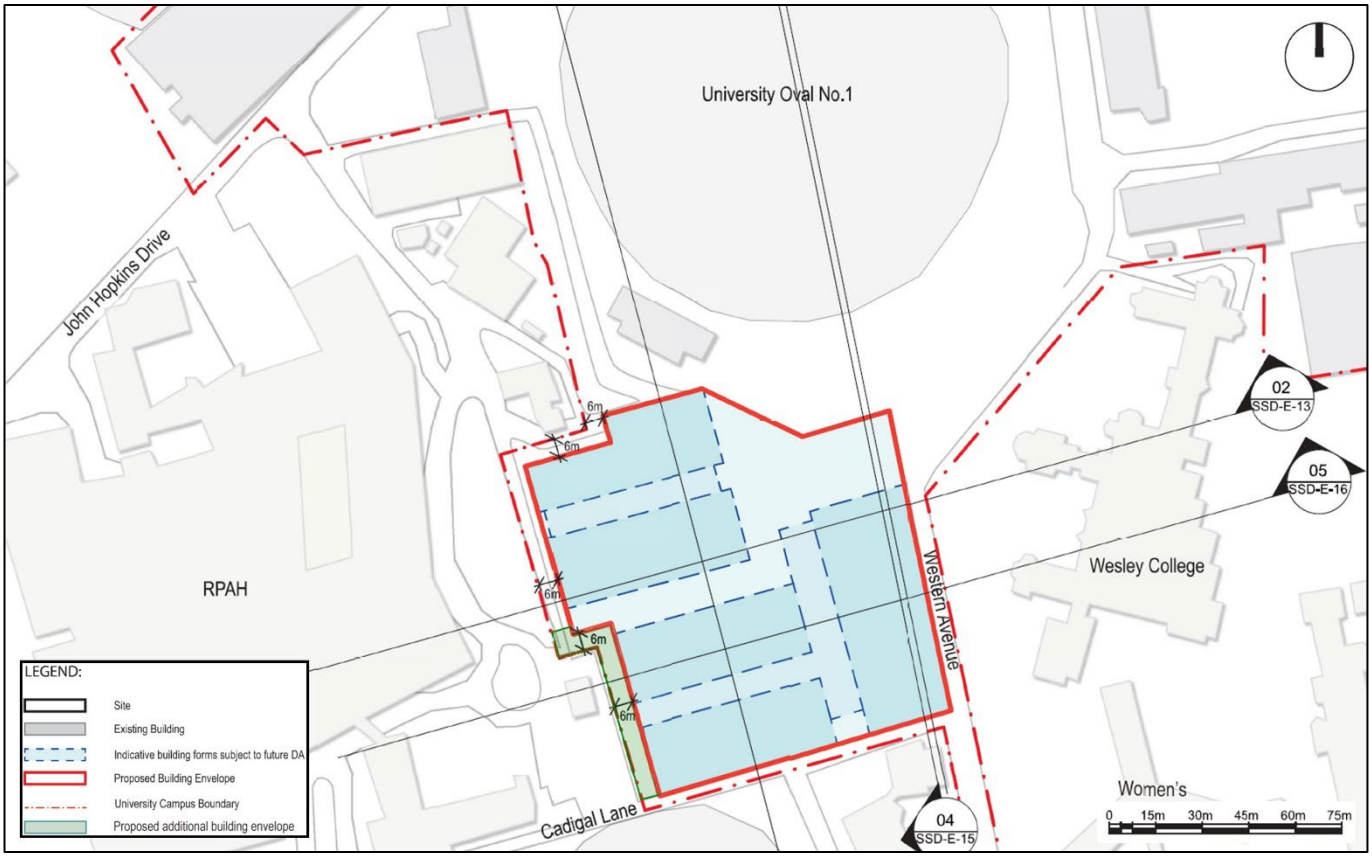

Figure 4 | CIP – approved Health Precinct building envelope footprint (source: SSD 6123-Mod-2)

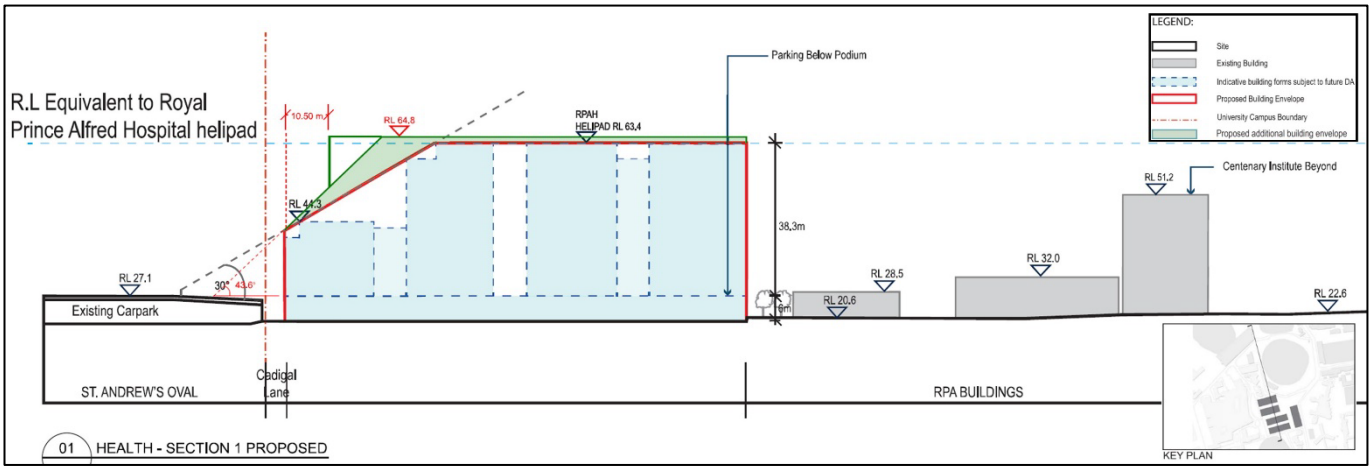

Figure 5 | CIP – approved Health Precinct building envelope – Section 1 (source: SSD 6123-Mod-2)

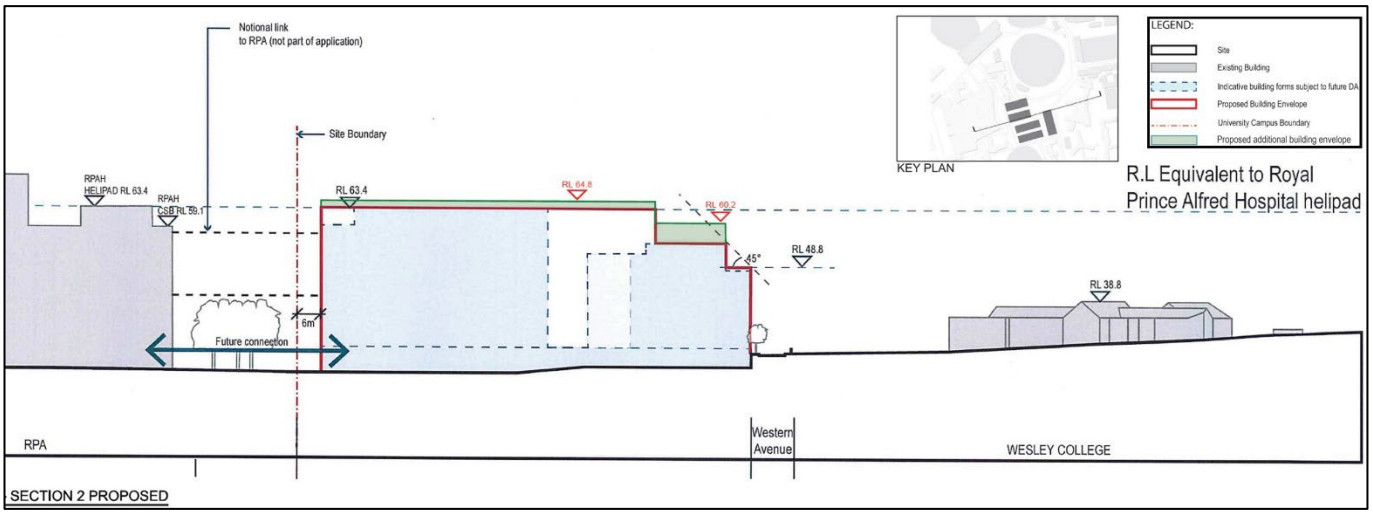

Figure 6 | CIP – approved Health Precinct building envelope – Section 2 (source: SSD 6123-Mod-2)

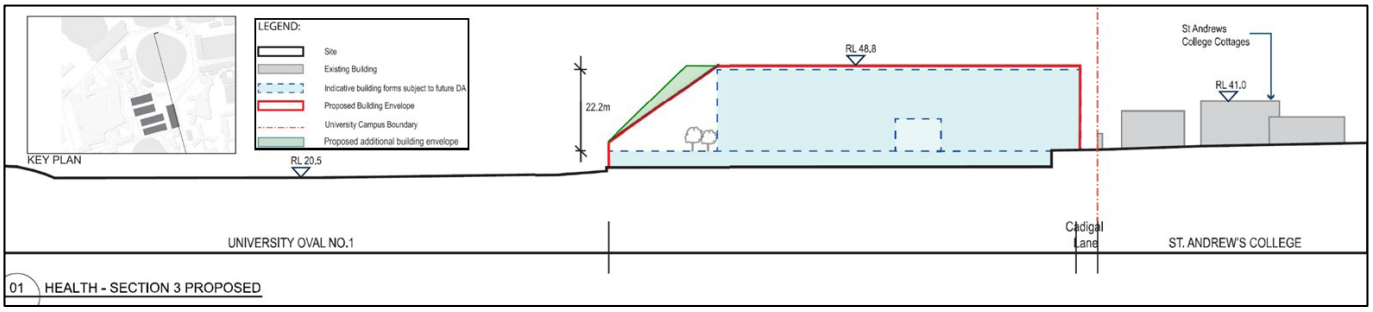

Figure 7 | CIP – approved Health Precinct building envelope – Section 3 (source: SSD 6123-Mod-2)

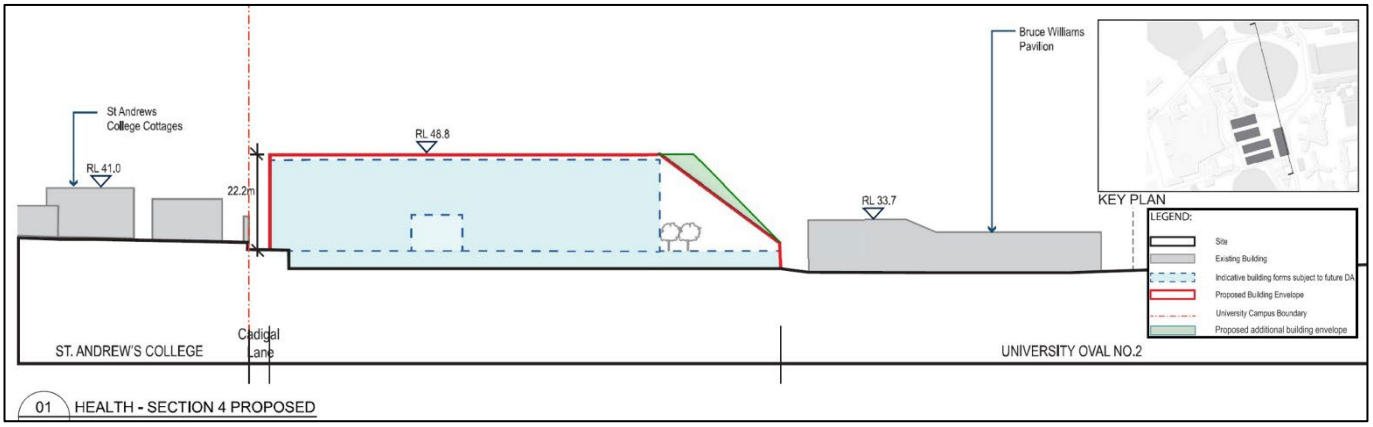

Figure 8 | CIP – approved Health Precinct building envelope – Section 4 (source: SSD 6123-Mod-2)

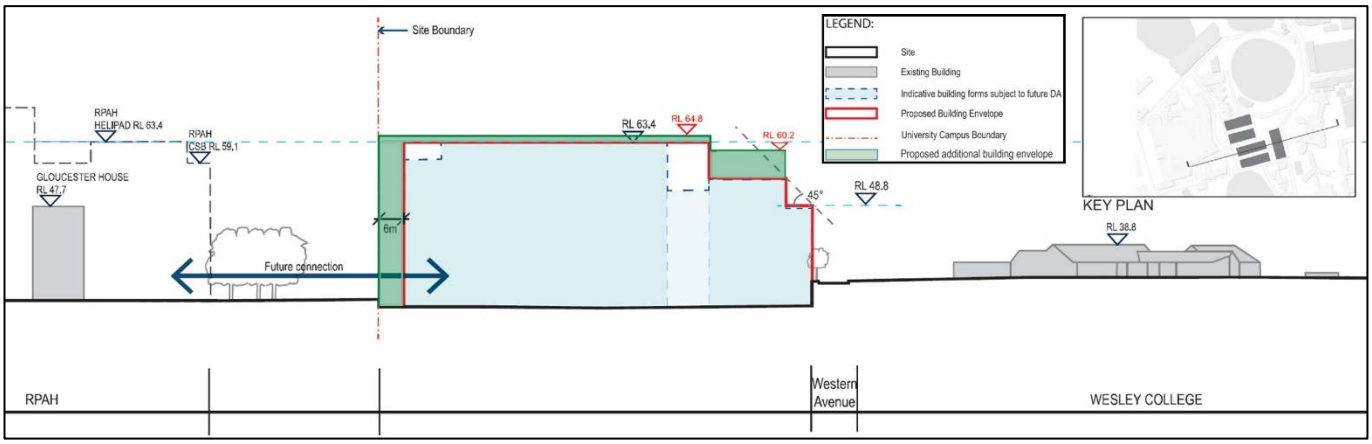

Figure 9 | CIP – approved Health Precinct building envelope – Section 5 (source: SSD 6123-Mod-2)

Health Precinct Stage 1 Development (SSD-7974)

On 11 September 2018, the then Minister for Planning granted consent for the redevelopment of the subject site (SSD-7974). The approved works include:

- site excavation and earthworks.
- construction and use of a nine level education building (including a plant level).
- landscaping works.
- building identification signage.
- utilities and infrastructure connection works.

The education building is occupied and operational.

The consent has been modified on three occasions as detailed in Table 2

Table 2 | Summary of modifications

Modification	Description	Decision-maker	Type	Date
Mod-1	Modified landscaping, including tree removal, and construction access.	Director	4.55(1A)	13 March 2019
Mod-2	Modification to extend construction hours and conditions to manage extended construction hours.	Director	4.55(1A)	6 May 2020
Mod-3	Minor external design changes	Team Leader	4.55(1A)	8 April 2024

Royal Prince Alfred Hospital Redevelopment (SSD-47662959)

On 26 September 2023, consent was granted by the Director, Regional Assessments for the RPAH Redevelopment (SSD-47662959). The approved development includes:

- tree removal, earthworks and re-routing of services.
- demolition of Building 94, the RPAH Chapel, existing helipad and ambulance drop-off canopy.
- a new 15-storey hospital building comprising new inpatient units, medical imaging, Neonatal and Women's Health Services, and a helipad to roof.
- a two-storey vertical extension over Building 89 comprising expanded Intensive Care Unit and a new façade to existing building plinth.
- a three-storey extension to the east of Building 89 comprising new operating theatres. • enhanced northern entry.
- enhanced ED entry with new ambulance drop-off canopy.
- internal refurbishment of ED and Imaging, circulation and support services.
- expansion of existing loading dock facilities.
- new hard and soft landscaping, outdoor amenity and circulation spaces.
- additional bicycle parking and end-of-trip facilities.
- installation and use of temporary helipad on roof of the Staff and Visitor Carpark, including installation of new lift access.
- re-alignment of internal road network.

A modification was recently approved for this development for minor design changes.

St John's College Private Hospital

SEARs were issued on 18 November 2022 for a concept proposal for a new private hospital building, located within the St John's College land located to the north-west of the project site, adjoining the RPAH campus. The associated SSD application is pending.

Demolition Development Application (D/2022/997)

On 21 February 2023, City of Sydney (Council) approved a development application (D/2022/997) for early works on the project site. This included the demolition of the three existing buildings on the site (Bosch 1A, Bosch 1B and the Bosch Glasshouse), the associated perimeter retaining walls and the removal of 24 trees.

The demolition works are complete.

Sewer Augmentation Works

On 13 December 2023, the Applicant approved a Review of Environmental Factors for the diversion of an existing stormwater line within the SBA development site and the adjoining RPAH.

The works are under construction.

2 Project

2.1 Project overview

The key aspects of the project are provided in detail in the Project Description chapter of the EIS and are outlined in Table 3.

Table 3 | Key aspects of the project

Aspect	Description
Project summary	Construction and operation of a nine storey (including plant) medical research building and associated infrastructure and public domain works. The proposed building would be interconnected with the SWHB and connected to RPAH (Gloucester House and RPAH Main Building) via link bridges.
Built form	Construction of a nine storey (including plant) medical research building and linkages to the SWHB and two link bridges to RPAH. The building includes two wings (IWBB and Building B).
Site area	8,600sqm
Gross floor area (GFA)	36,580sqm
Maximum building height	44.5m
Uses	Research facility and teaching, including: • physical containment level 2 (PC2) wet labs. • specialist PC3 laboratory. • dry research support spaces. • biobank facility. • a mortuary and advanced anatomy teaching. • clinical research facilities, core research facilities and workspaces.

Aspect	Description
Building capacity / population	1,953 persons, comprising: • 1,200 researchers. • 100 support staff. • 653 students.
Access	Primary pedestrian access: Western Avenue. Vehicle access: Lambie Lew Drive (to the interconnected SWHB basement). Service vehicle access: Cadigal Lane (to be widened).
Bicycle parking	Staff / researchers: 142 spaces. Students: 94 spaces.
Public domain and landscaping	Western Avenue forecourt, the Hill, landscaped terrace on Level 4, Gloucester House courtyard and green façade for northern connector
Signage	• 1 x illuminated 'Isaac Wakil Biomedical Building' building identification sign fixed to the upper levels of the building's southern façade - 35.5m wide x 1.5m high. • 1 x signage zone for a building identification sign adjacent to the building entrance at the northern façade - 2m wide x 3m high. • 1 x signage zone for a building identification sign adjacent to the building entrance from Western Avenue (eastern façade) - 6m wide x 2m high. • 1 x signage zone for an illuminated building identification sign on the upper levels of the western façade – 32m wide x 1.5m high.
Associated works	Basement sub-floor for flood management and installation of gas tanks adjoining RPAH and SWHB.
Hours of operation	24 hours seven days a week (core hours 8am to 6pm)
Remediation	Remediation of four areas of risk as per Remediation Action Plan (RAP).
Jobs	775 construction jobs and 1,300 operational jobs

2.2 Physical layout and design

The built form is a contemporary building of a similar height and scale to the SWHB. The lower level is irregular in shape as it fills in the ground level of the envelope to provide a larger podium level in conjunction with the SWHB, while the upper levels provide a more regular rectangular shape (see **Figure 10**). The buildings main entry is from Western Avenue at the 'connector', which is the junction of the SWHB and the proposed SBA building. This area also includes the key public domain spaces for the two buildings being the Western Avenue forecourt and the Hill (see **Figure 11**).

The building design incorporates setbacks, cantilevered to create variety and depth on the façade, and a veiled façade with planting to provide visual interest to the interface between the SBA and SWHB (see **Figure 11**). The building design also incorporates sculptural shade fins on the upper storeys to assist in reducing the perception of bulk and scale. The shade fins are designed to eliminate direct sunlight to the laboratory spaces, while allowing users of the labs to access views over the public domain. The colours proposed draw inspiration from leaves and plants used in smoking ceremonies to reinforce the inspiration of the pattern.

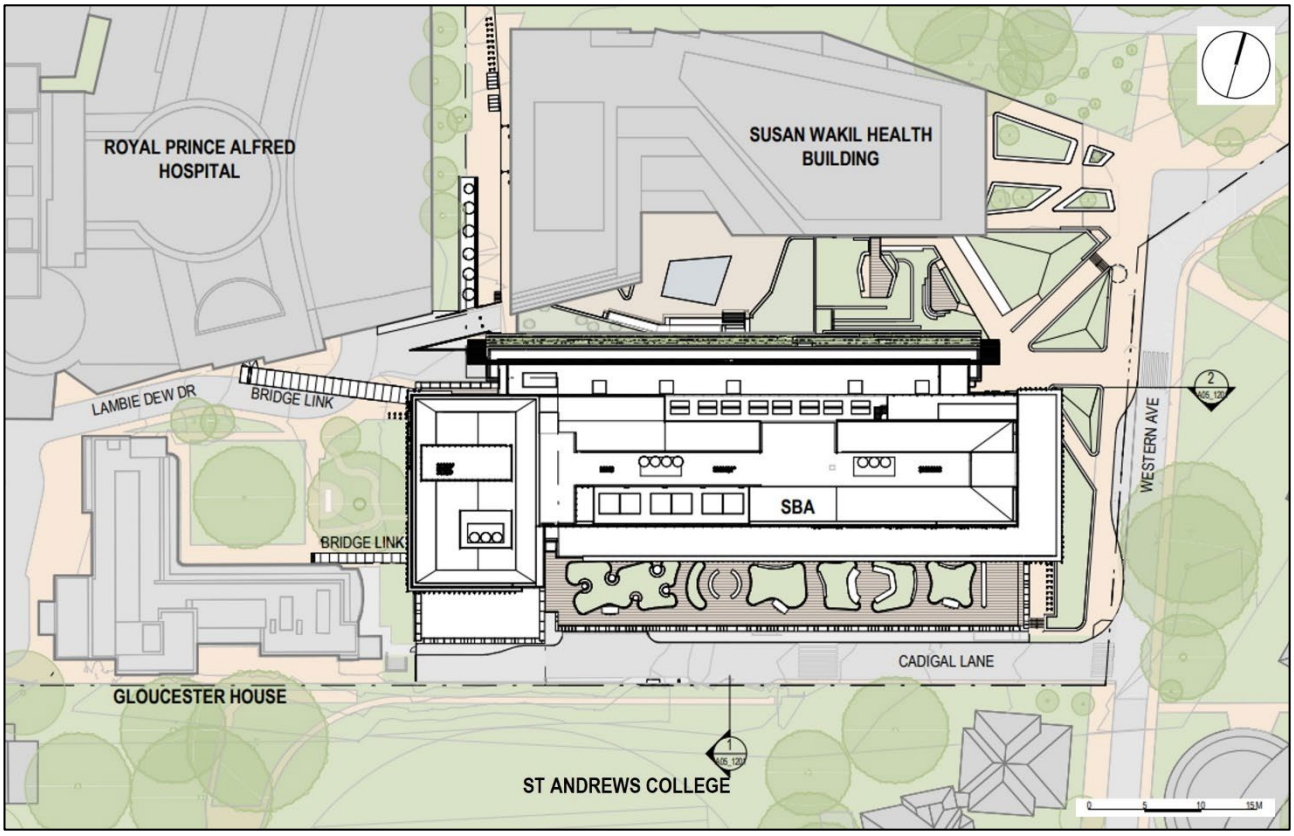

Figure 10 | Site layout (source: RFI2)

Figure 11 | Illustrative perspective of SBA (left) and SWHB (right) and forecourt (source: EIS)

2.3 Timing and sequencing

The Applicant proposes construction of the development over approximately three years, commencing in 2024 and completion in 2027. The construction would comprise the following construction stages:

- site establishment.
- remediation.
- civil works.
- structural works.
- building envelope and internal works.
- external works.
- commissioning.

3 Strategic context

The University of Sydney and RPAH form the key anchors of the Camperdown Health, Education and Research Precinct and the key objective of which is to build upon the existing health, education and research strengths of the precinct to create an area of international standing, with a diverse and engaging public realm.

3.1 Key strategic issues

The project is largely consistent with the strategies, plans and policies outlined in **Table 4**, and therefore the Department considers it appropriate for the site.

Table 4 | Summary of government strategies, plans and policies

Strategy, plan or policy	Consistency	Comments
Greater Sydney Region Plan and Eastern City District Plan	Consistent	The development would facilitate the delivery of medical research facilities to support both the education and health sectors. In particular, the proposal is consistent with the Eastern City District Plan as it would provide for a city supported by infrastructure (Planning Priority E1), provide social infrastructure to meet people's changing needs (Planning Priority E3) and result in investment in a health and education precinct (Planning Priority E8).
Transport for NSW's Future Transport Strategy 2056	Consistent	The development would provide a new facility in a highly accessible location and provide access to new employment opportunities close to public transport.
Infrastructure NSW's State Infrastructure Strategy 2022-2042	Consistent	The development would provide investment in health and education infrastructure and would enable greater research and collaboration between the sectors to improve the overall delivery of health services.
Council's Local Strategic Planning Statement	Consistent	The proposal would align development and growth with supporting infrastructure (Planning Priority 2) and support community wellbeing with social infrastructure (Planning Priority 3).

Strategy, plan or policy	Consistency	Comments
NSW Flood Inquiry 2022	Consistent	The Department has considered the findings of The NSW Flood Inquiry, commissioned by the NSW Government in March 2022 to examine and report on the causes of, planning and preparedness for, response to, and recovery from, the 2022 catastrophic flood events. The Inquiry findings were handed down on 29 July 2022, and recognised that urgent action is required to enable immediate improvements in the way NSW prepares for, responds to and recovers from events of the magnitude of the 2022 floods. The Inquiry made 28 recommendations for change. The Government response supports all 28 recommendations, either in full (six recommendations) or in principle, with further work required on implementation (22 recommendations). Recommendation 28 is relevant to essential services such as health facilities and recommends that, Government ensure: • essential services infrastructure (power, communications, water sewerage) is situated as much as possible above the flood planning level. • hospitals and medical centres are situated above the PMF to minimise disruption. The Department notes that while the building is a health service facility, the proposed building is for medical research and does provide health care services to patients. The Department has considered flooding impact at Section 6.1.

4 Statutory context

4.1 Permissibility and assessment pathway

Details of the legal pathway under which consent is sought and the permissibility of the project are provided in Table 5.

Table 5 | Permissibility and assessment pathway

Consideration	Description
Assessment pathway	**State significant development** The project is declared SSD under section 4.36 of the EP&A Act because it is a subsequent stage of the approved concept development application for the University's Campus Improvement Program (CIP) concept proposal (SSD-6123) and as it satisfies the criteria under section 2.6(1) of the Planning Systems SEPP, pursuant to section 14 of Schedule 1, as development for the purposes of a health, medical or related research facility with a CIV greater than $30 million. The proposed development on the land concerned is, by the operation of an environmental planning instrument, not permissible without development consent under Part 4 of the Act, and the proposed development is specified in section 14 of Schedule 1 of the Planning Systems SEPP.
Consent authority	**Minister for Planning and Public Spaces** The Minister is the consent authority under section 4.5(a) of the EP&A Act.
Decision-maker	**Director, Social Infrastructure Assessments** In accordance with the Minister for Planning and Public Spaces delegation to determine applications, dated 9 March 2022, the Director, Social Infrastructure Assessments may determine the application as: • Council has not made an objection to the application. • there are less than 15 public submissions objecting to the application. • a political disclosure statement has not been made for the application.

Consideration	Description
Permissibility	**Permissible with consent** The project is located within the SP2 Infrastructure - Educational Establishment and SP2 Infrastructure - Health Services Facilities zones under the SLEP. Educational establishments, including ancillary research facilities, and hospitals, including ancillary research facilities, are permissible with consent within the respective SP2 zones. Therefore, the Minister for Planning and Public Spaces or a delegate may determine the carrying out of the development.

4.2 Other approvals and authorisations

The project will not require an environment protection licence issued by the NSW Environment Protection Authority under section 42 of the *Protection of the Environment Operations Act 1997*.

Under section 4.41 of the EP&A Act, a number of other authorisations required under other Acts are not required for SSD and SSI. This is because all relevant issues are considered during the assessment of the SSD application.

Under section 4.42 of the EP&A Act, certain approvals cannot be refused if they are necessary to carry out the SSD (e.g. approvals for any works under the *Roads Act 1993*). These authorisations must be substantially consistent with any SSD development consent for the project.

The Department has consulted with and considered the advice of the relevant government agencies responsible for these other authorisations in its assessment of the project (see **Section 5** and **Section 6**). Suitable conditions have been included in the recommended conditions of consent (see **Appendix D**).

4.3 Planning Secretary's environmental assessment requirements

The Department's review determined that the EIS addresses each matter set out in the Planning Secretary's environmental assessment requirements (SEARs) issued on 8 March 2023 and is sufficient to enable an adequate consideration and assessment of the project for determination purposes.

4.4 Mandatory matters for consideration

4.4.1 Matters of consideration required by the EP&A Act

Section 4.15 of the EP&A Act sets out matters to be considered by a consent authority when determining a development application. The Department's consideration of these matters is shown in **Table 6**.

Table 6 | Matters for consideration

Matter for consideration	Department's assessment
Environmental planning instruments, proposed instruments, development control plans & planning agreements	**Appendix C**
EP&A Regulation	**Appendix C**
Likely impacts	**Section 6** -Assessment
Suitability of the site	**Section 1.3** - Project background, **Section 3** - Strategic Context and **Section 6** - Assessment
Public submissions	**Section 5** - Engagement and **Section 6** - Assessment
Public interest	**Section 5** - Engagement, **Section 6** - Assessment and **Section 7** - Evaluation

4.4.2 Objects of the EP&A Act

In determining the application, the consent authority should consider whether the project is consistent with the relevant objects of the EP&A Act (s 1.3) including the principles of ecologically sustainable development. Consideration of those factors is described in **Appendix C**.

As a result of the analyses in **Appendix C**, the Department is satisfied that the development is consistent with the objectives of the EP&A Act and the principles of ecologically sustainable development (ESD).

4.4.3 Biodiversity development assessment report

Section 7.9(2) of the *Biodiversity Conservation Act 2016* (BC Act) requires all SSD applications to be accompanied by a Biodiversity Development Assessment Report (BDAR) unless the Planning Agency Head and the Environment Agency Head determine that the project is not likely to have any significant impact on biodiversity values (as identified in the BC Act and in the *Biodiversity Conservation Regulation 2017*).

A BDAR waiver request was submitted to the Department on 18 April 2023. The Environment Agency Head and the Team Leader, Social Infrastructure, as delegate of the Planning Secretary, determined that the development is not likely to have any significant impact on biodiversity values. A BDAR waiver was granted on 8 May 2023.

5 Engagement

5.1 Exhibition of the EIS

5.1.1 Public exhibition of the EIS

After accepting the development application and EIS, the Department:

- publicly exhibited the project from 22 November 2023 until 12 January 2024 on the NSW Planning Portal.
- notified occupiers and landowners in the vicinity of the site about the public exhibition.
- notified and invited comment from relevant government agencies and City of Sydney Council (Council).

5.1.2 Summary of advice received from government agencies

The Department received advice from five government agencies on the EIS.

A summary of the agency advice is provided in **Table 7**. A link to the full copy of the advice is provided in **Appendix A**.

Table 7 | Summary of agency advice

Agency	Advice summary
Biodiversity, Conservation and Science (BCS)	BCS advised that: • a cumulative impact assessment with the recently approved RPAH redevelopment should be undertaken. • the Western Avenue underground carpark is subject to flooding and it should not be used as flood storage to support future flood proofing. • further details regarding the western overland flowpath should be provided, including culvert safety and pooling. • methodology for inflows into loading dock must be provided. • the land adjoining the overland flow path for the 1% annual exceedance probability (AEP) event and PMF flood events must incorporate all appropriate flood risk reduction measures, including open undercroft areas and essential services located above predicted flood levels. • the flood assessment must be revised to provide further details regarding the flood model, impact of the PMF event and clarify flood level impacts.

Agency	Advice summary
NSW State Emergency Service (SES)	NSW SES did not object to the proposal and provided the following comments: • the site is impacted by short duration overland flows as frequently as a 10% AEP event and may become isolated by floodwater in a 5% AEP event. • acknowledges the purpose-built sub-basement for overland flow and that the proposed development is unlikely to impact on the community's ability to respond. • recommends the substation entrance and any additional basement car parking be located above the PMF. • recommends that on-street flooding around basement carpark entries not increase. • provide further consideration of visitors and impact of overflow on surrounding streets. • ensure ongoing community awareness of flooding to site users.
Heritage NSW	Heritage NSW did not object to the proposal and provided the following comments: European Heritage • agrees with the recommendations of the Heritage Impact Statement (HIS), including that the design has considered the landscape significance of the site and the retained significant Camphor Laurel trees. • requests further details regarding the opening in Gloucester House for the link bridge. • acknowledges that the project would not impact significant views. • recommends an unexpected finds condition for the nil-low archaeological potential. Aboriginal Heritage • agrees with the outcomes of the Aboriginal Cultural Heritage Assessment Report (ACHAR), including the proposed management strategy and recommendations. • requests details of consultation with Registered Aboriginal Parties (RAPs) to confirm currency of consultation for the ACHAR. • recommended conditions for management of construction impacts, including ongoing consultation with RAPs and preparation of an Aboriginal Cultural Heritage Management Plan (ACHMP).
Transport for NSW (TfNSW)	TfNSW raised no concerns regarding the proposal and noted the project is unlikely to have a significant impact on the classified road network.

Agency	Advice summary
Fire and Rescue NSW (FR NSW)	FR NSW recommended that prior to occupation an Emergency Plan and Emergency Services Information Package be prepared for the site.

5.1.3 Summary of Council and organisations submissions

A total of three submissions were received during the exhibition period. City of Sydney (Council) provided comments on the project in its submission. Sydney Airport Corporation Limited (SACL) and Airservices Australia also provided submissions[1] commenting on the project. Sydney Water and Ausgrid provided submissions on the application outside of the exhibition period. A summary of the issues raised by Council is provided in Table 8 and further detail of the comments from the organisations are provided at Table 9 and a link to all submissions in full is provided in Appendix A.

Table 8 | Summary of issues raised by Council

Council	
Urban design and public domain	• No objection to the breach of envelope of the CIP (which was recently amended) and the architectural design and expression is supported. • Detailed landscape plans are required to assess the design, longevity, viability of the proposed landscaping, including for the western avenue forecourt and the 'Hill'. Adequate soil depth and volume as well as irrigation and drainage must be provided. • Landscaped 'veil' planting is supported but greater clarity and detail is required, including contingency if planting fails. • Consider planting canopy trees to improve canopy cover and amenity.
Heritage	• Acceptable impacts except visual impact on Gloucester House from the proposed link bridge. Additional detail required to assess impact.
Stormwater and Flooding	• Potential for loading dock to be flooded. • Further detail required for on-site detention (OSD), stormwater model and strip drain maintenance.

[1] Each petition or submission that contains the same or substantially the same text is counted as one submission in accordance with section 2.7(6) of the Planning System SEPP.

Council	
Traffic, transport and accessibility	• Legal access to the site via Lambie Lew Drive must be established and maintained in perpetuity. • Consolidated loading dock for SBA and SWHB is supported, but a loading and servicing plan is required due to potential impacts on adjoining laneway if there are more than four trucks. • Potential pedestrian and vehicle conflict at Cadigal Lane requires a road safety assessment (RSA) and restrictions for loading dock during peak periods, wider footpath, diversion of pedestrian traffic and signage. • Bicycle spaces are sufficient but temporary spaces should be provided during construction to offset those removed adjoining the SWHB and future spaces should accommodate larger bikes.
Other issues	• Clarification sought regarding use of radioactive substances and layout of physical containment laboratory. • Demonstrate appropriateness of waste storage and circulation areas • A Detailed Public Art Plan must be prepared. • Conditions recommended requiring: incorporation of HIS recommendations; incorporation of flood study recommendations; payment of section 7.11 contribution, in accordance with City of Sydney Development Contributions Plan 2015 (Development Contributions Plan); implementation of the Remediation Action Plan (RAP); and preparation of Construction Traffic Management Plan prior to commencement of works.

Table 9 | Summary of issues raised by organisations

Organisation	Submission summary
Sydney Airport Corporation Limited (SACL)	SACL advised it has no objection to the height and approved the proposed height under authorisation from Civil Aviation Safety Authority (CASA). Further approvals are required for construction cranes.
Airservices Australia	The application should be referred to SACL and Airservices Australia will advise SACL, if necessary.

Organisation	Submission summary
Sydney Water	• There is sufficient trunk capacity in the Petersham Elevated Water Supply Zone for water supply and the DN450 wastewater main that traverses the site has sufficient capacity. • Adjustment of existing DN450 wastewater main is feasible but further details must be provided at the detailed application stage. • The Applicant should continue to liaise with Sydney Water regarding stormwater requirements.
Ausgrid	Ausgrid has no objection and advised: • that there are underground cables along Cadigal Lane, Western Avenue and within the site. • ground anchors must not be installed within 300mm or pass over the top of any cable. • substation ventilation openings must meet relevant guidelines and be separated from any air intake and exhaust openings by a minimum six metres and exterior parts of the building around the openings must meet the relevant minimum fire rating levels.

5.2 Response to submissions

Following the public exhibition period, the Department asked the Applicant to respond to the issues raised in submissions and the advice received from government agencies. The Applicant provided a submissions report (RtS) to the Department on 26 March 2024.

The RtS incorporated minor design refinements and additional information to address flooding, stormwater management, tree impacts, Aboriginal cultural heritage, bicycle parking, façade maintenance, laboratory design and development contributions.

The Department published the submissions report on the NSW Planning Portal and forwarded the submissions report to relevant government agencies and Council for comment.

Council raised the following key issues:

- the straightening and regularising of sunshade blades must be justified.
- the additional research laboratory under the landscaped hill must not compromise viability of landscaping.

- impacts to retained trees during construction and need to consider alternate access to minimise pruning.
- planting of 15 trees is insufficient to maintain tree canopy and planting must be further apart on Western Avenue and use species in Council's tree species list.
- development contributions should be levied, particularly for drainage and roads as the development would have an impact on broader infrastructure and services.

BCS raised the following matters:

- terrain changes and cumulative impacts should be clearly mapped.
- flood levels if carpark was not used as flood storage should be provided.
- further details, including hydrographs, must be provided for the loading dock entry area and impact of PMF.
- further details regarding peak velocities must be provided, noting that special design and constructions might be required to ensure building is not damaged by floods, including through structural failure due to scour.
- flood and floor levels should be clearly identified in a table to demonstrate compliance with relevant requirements.
- a raised crest is recommended for the loading dock entry.
- depths during PMF should be provided to inform emergency management planning.
- access walkways over flow path must be reflected in architectural drawings.
- clarification must be provided regarding whether shelter-in-place or evacuation is the emergency response.

NSW SES noted the information and recommended that substations should be protected up to PMF and consider climate change impacts.

Heritage NSW advised that the RtS sufficiently responded to matters raised. Heritage NSW provided recommended conditions to address impacts on Aboriginal cultural heritage.

5.3 Request for further information

On 17 April 2024, the Department requested the Applicant provide further information to address detail of resolution of design refinement matters identified in the Design Integrity Report.

The Applicant provided further information on 19 April 2024 to address concerns raised regarding outstanding Design Integrity Panel (DIP) matters, including outcomes of further DIP meetings and

acknowledgement by the DIP that fundamental aspects of the winning scheme have been maintained.

On 24 April 2024, the Department requested the Applicant to provide further information to address concerns raised by BCS and flooding matters.

On 14 June 2024, the Department requested the Applicant to provide further information regarding bulk gas storage details and to clarify design details.

The Applicant provided further information on 11 July 2024 to address concerns regarding flooding, bulk gas storage details and clarifying design details.

6 Assessment

6.1 Built form and urban design

6.1.1 CIP controls

Under the CIP approval, future development is to be undertaken generally in accordance with the approved CIP plans and documents, including the approved building envelopes and design principles. The proposal is located within the recently amended Health Precinct building envelope (see **Figures 12** to **15**) at the southern end of the Health Precinct, which has an approved maximum building envelope height of RL64.8. The building envelope tapers to the east and the south. The proposal is contained within the remaining southern portion of the building envelope. A maximum total GFA of 75,500sqm is permitted within the Health Precinct building envelope under the CIP, comprising 56,700sqm of additional GFA and an existing 18,800sqm of GFA.

The portion of the building located on the RPAH land is not subject to any planning controls. The proposal seeks approval for a new nine storey building above ground (including plant), with a maximum building height 44.5 metres (RL64.7) to the top of the parapet across both the CIP controlled area and the RPAH land (see **Figures 10** and **11**) and a total maximum GFA of 36,580sqm, of which, approximately 28,900sqm is located on the CIP part of the site.

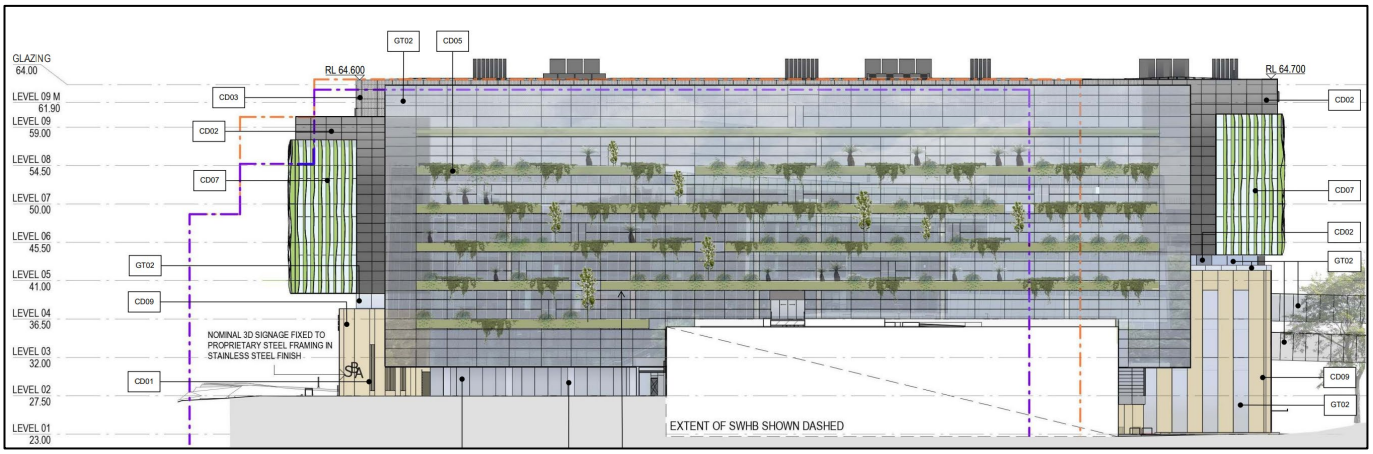

Figure 12 | Northern elevation (approved CIP envelope dashed orange) (source: RFI2)

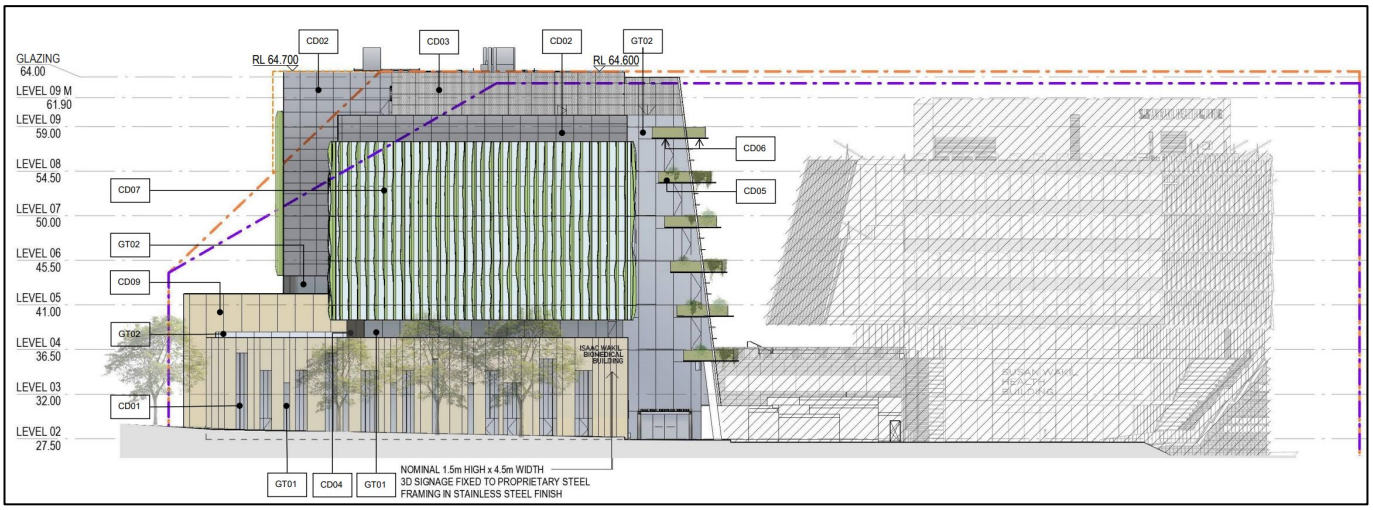

Figure 13 | Eastern elevation (approved CIP envelope dashed orange) (source: RFI2)

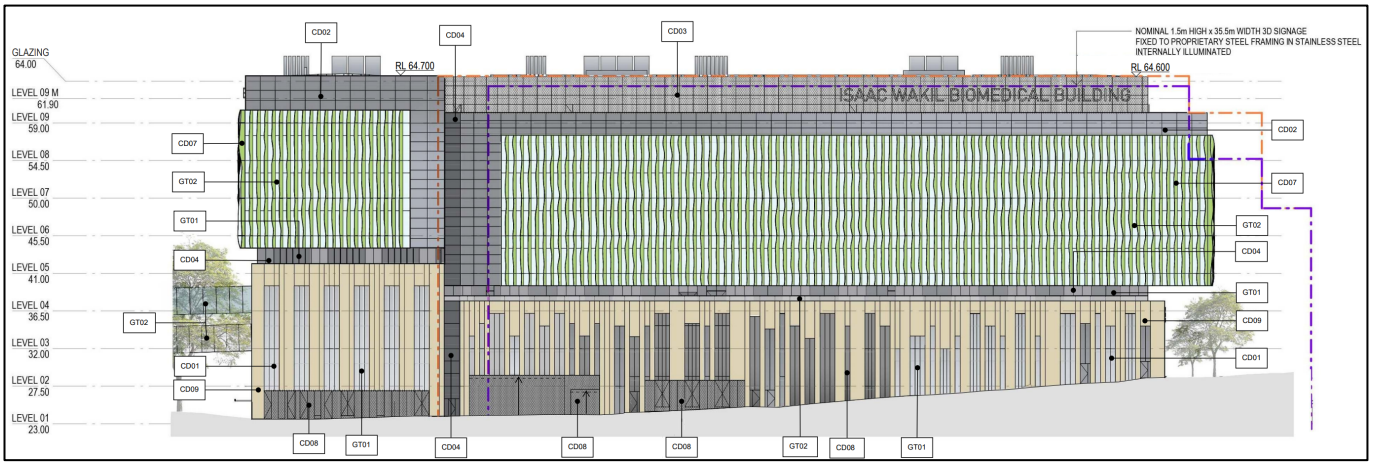

Figure 14 | Southern elevation (approved CIP envelope dashed orange) (source: RFI2)

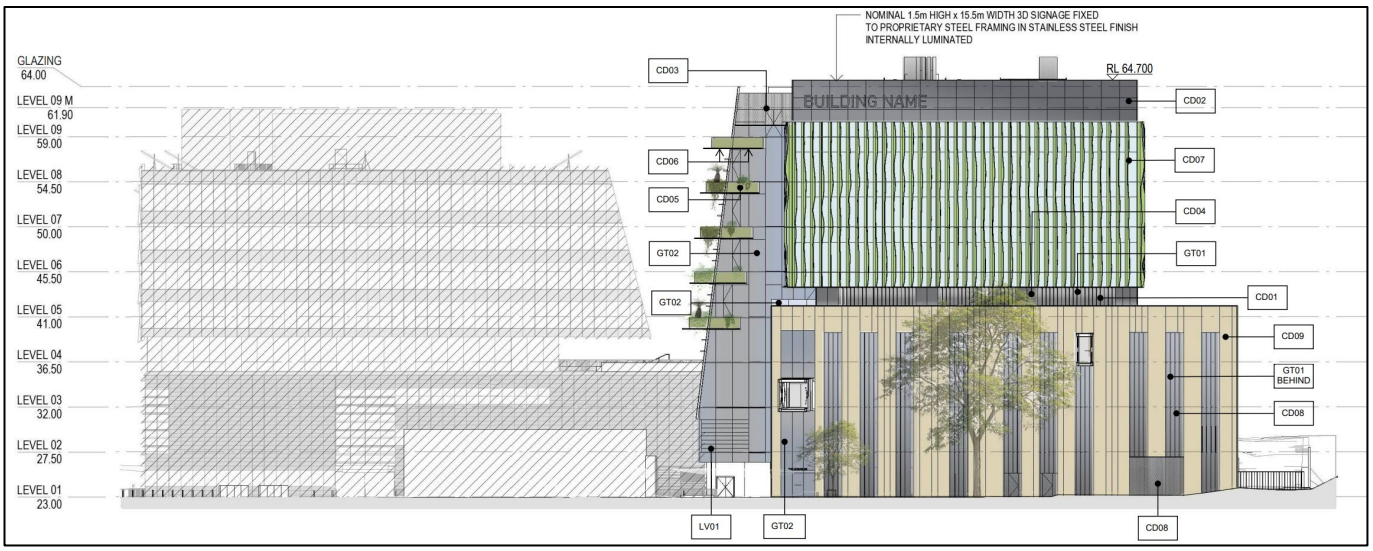

Figure 15 | Western elevation (approved CIP envelope dashed orange) (source: RFI2)

The Department has carefully considered the proposed building and is satisfied that the proposal is consistent with the approved CIP concept proposal. The proposed building is wholly contained

within the extent of the CIP building envelope and combined with the SWHB (13,430sqm) utilises approximately 89 per cent of the total additional GFA assigned to the precinct. This complies with the maximum GFA permitted under the CIP, especially given the existing buildings within the precinct have been demolished.

6.1.2 Design excellence

Under clause 6.21 of SLEP, the proposal must demonstrate design excellence to ensure that the highest standard of architectural, urban and landscape design is achieved. In addition to the proposed building's form, appearance and mass, consideration is also to be given to potential environmental amenity impacts (view loss, privacy, overshadowing, etc.) and impacts on the public domain. The proposed development also meets the requirement to undertake a competitive design process due to the height of the proposed building.

An alternate design competition process was conducted by the Applicant, in accordance with a design excellence strategy that was endorsed by the Government Architect NSW (GANSW), to deliver the current proposed design. The Applicant conducted an 'invited' competitive design alternatives process in accordance with Council's Competitive Design Policy and the design brief endorsed by the Office of the GANSW. The competitive design process also aligned with the then draft Government Architect's Design Excellence Competition Guidelines (GANSW Guidelines). The Denton Corker Marshall scheme was selected and has since been refined to address design excellence matters through ongoing design review by an established Design Integrity Panel (DIP). The original members of the jury for the 'invited' competitive design alternatives process, also comprise the DIP.

The approved CIP also requires future development to have regard to the University's Design Principles and the consent authority is required to consider whether:

- a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved.
- the form and external appearance will improve the quality and amenity of the public domain.
- the building incorporates sustainable design principles.
- a competitive design process has been held in accordance with SLEP.

The Department, in consultation with the GANSW, requested details regarding resolution of matters raised by DIP. The Applicant provided further details regarding resolution of DIP matters in additional DIP meetings and demonstrated that the outstanding matters have been resolved. The DIP should continue to be consulted on detailed design of important building elements including the construction prototypes, construction approaches and final colour selection. The DIP concluded that the design of the building satisfactorily demonstrates design excellence. Council supported the

scheme but in its response to the RtS, requested that the straightening and regularising of sunshade blades be justified.

Architecturally, the proposal has been designed to respond to its site constraints and to the existing development within the precinct and interface with the surrounding area. The building façade has been designed to provide separate treatments for the podium and the upper levels. The building design incorporates a solid base, varying in height from two to four storeys utilising porcelain tile cladding to give a masonry appearance. This responds to the heritage context as it is comparable in terms of colour and material of Gloucester House and provides a stepping of the base (see **Figure 16**). The façade of the upper levels incorporates a glazed curtain wall system with vertical shade fin system along the eastern, southern and western elevations (see **Figure 17**) and a raked glazed northern façade with horizontal fins and planter boxes (see **Figure 18**).

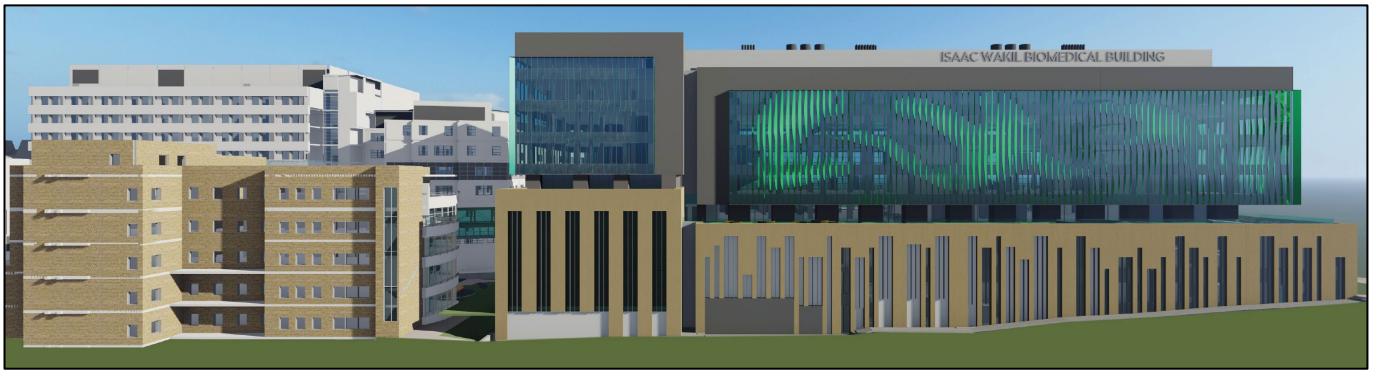

Figure 16 | Illustrative perspective of SBA from the south within the existing RPAH context (source: EIS)

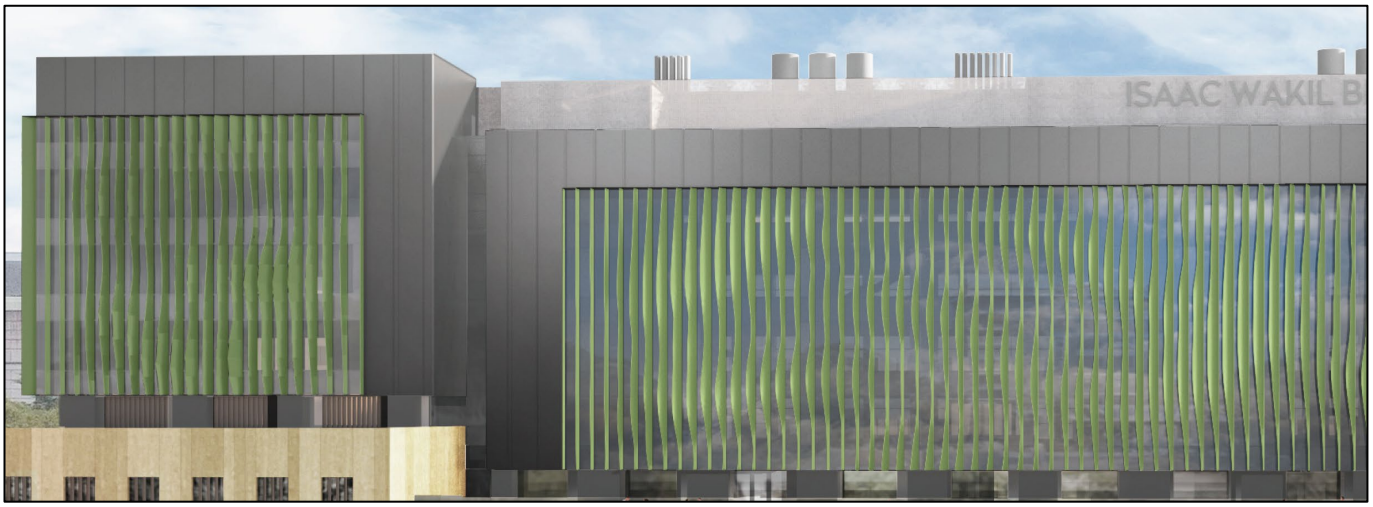

Figure 17 | Illustrative perspective of vertical fins (source: EIS)

Figure 18 | Illustrative perspective of horizontal fins and planter boxes (source: EIS)

In consultation with GANSW, the Department raises no further issues with design and considers that the sunshade blades continue to balance the smoke pattern design, which responds to the Wingara Mura design principles, and functional and ESD requirements, by ensuring sufficient shading to laboratories and maximising amenity and visual outlook from internal spaces. To ensure design integrity is maintained through the construction certification stage, the Department has recommended the pacing, depth and orientation of the vertical fins varying across the different elevations be reviewed by the DIP to ensure the legibility of the smoke pattern is visually apparent in the final detailed design.

The Department is satisfied that a high standard of architectural and landscape design has been incorporated into the proposal and that the external appearance of the building, including its articulation on all facades, would improve the quality and amenity of the public domain and not detract from established views. The northern elevation provides an appropriate interface and integrates with the SWHB.

The proposal would also integrate ESD measures into its design and operation and aims to achieve a 5 Star Green Star certification. Such measures include solar panels, sun shading fins and planter boxes, passive design principles, the selection of energy efficient equipment mechanical/electrical design and selection of low embodied carbon building materials.

Having regard to the above and the further detailed analysis provided in subsequent sections of this report, the Department is satisfied that: the proposed building exhibits design excellence with a

high architectural design standard achieved; the public domain design around the building would result in a satisfactory level of pedestrian activation; and the building incorporates design initiatives to ensure an acceptable level of sustainability is achieved. The requirements of clause 6.21 of SLEP have therefore been achieved. The Department has recommended conditions requiring the DIP review any design changes, construction certificate documentation and the final materials and finishes, including vertical fin placement and design.

6.1.3 Built form

The proposal includes the construction of a new nine storey above ground building, with a floating box structure above a podium element. This will provide modulation of the built form as well as responding to the heritage context, with the use of a more solid material and finishes for the base and more transparent elements for the upper cantilevered box structure. The upper levels would also be articulated along the eastern, southern and western elevations with a vertical fin shading system that provides a smoke pattern and a landscaped veil along the northern elevation with horizontal fins and planter boxes to break up the massing (see **Figures 12** to **15**). The design provides both practical solar performance and aesthetic benefits. The articulation and modulation of the building ensures that there is visual interest and visual relief from the scale of the building at a pedestrian level (see **Figure 11**).

The Department considers the scale and mass of the proposal to be consistent with the existing campus' built form and adjoining built form within the RPAH campus. It would not negatively detract from the University's landscape setting and would provide an improved interface with the St Andrews Oval and the adjoining RPAH.

The Department is satisfied the Applicant's CPTED assessment addresses the requirements of the original CIP approval and notes the Applicant has incorporated the principles of CPTED into the building design and surrounding precinct, which can be achieved through:

- passive surveillance through the glazed curtain wall façade system, particularly the connector between the SWHB and SBA.
- the landscaping design and signposting to control pedestrian and vehicle movement.
- well-maintained lighting.

Further, the proposal is generally consistent with the architectural principles of the approved CIP, for the following reasons:

- the building has been designed to exhibit design excellence.
- the building façade design is visually permeable.

- rooftop plant is generally setback from the building parapet to the east and south (external edges of the precinct) in accordance with the minimum three metres identified in the conditions of the CIP, except for the part of the building on RPAH land where the CIP controls do not apply.
- the stair wells have been designed and sited to adequately service the building to encourage their use.
- service and plant equipment zones are generally located in the basement, ground floor at the southern elevation near the loading dock and services area and on the rooftop to minimise any adverse impacts on the building's functions.
- the proposal incorporates appropriate environmentally sustainable initiatives, including the installation of rooftop solar panels and sun shading devices on the façade.
- CPTED principles have been considered and integrated into the design of the proposal.
- plant equipment selection would be required to minimise any potential noise pollution.

Having regard to the above, the proposed scale of the proposal is supported and the Department is satisfied that the proposed design and layout complements the existing campus built environment, landscaped setting and the interface with the RPAH. The Department, in consultation with GANSW, has recommended conditions requiring DIP review any design changes, construction certification documentation and the final materials and finishes, including vertical fin placement and design.

6.1.4 Landscape design

The landscape design for the building has been developed having regard to the approved CIP concept landscape plan and the landscaping aims to incorporate Aboriginal values, culture and art through the implementation of principles found in the University's 'Wingara Mura Strategy'. The landscape design also aims to promote health and healing while enhancing the precincts character, including the strategy implemented for the SWHB.

The landscape scheme (see **Figure 19**) comprises:

- Western Avenue forecourt, featuring turfed area, native gardens, fern trees / palms, sandstone seating walls, paved paths and bicycle parking.
- The Hill, featuring native gardens, fern trees / palms, sandstone seating walls and walkways.
- Level 4 southern terrace, featuring native trees, raised native gardens, study tables, cultural meeting place, seating walls, terraced seating and BBQ area.
- Gloucester House courtyard featuring swale, native trees, native gardens, study table, seating and retained tree.

- new designated circulation pathways around and through the site.

The proposed landscaped areas provide further pedestrian connectivity, but also function as breakout spaces for staff and students that can also be utilised as gathering spaces.

A total of 24 trees were recently removed on the site because of the separately approved demolition and services diversion works. The proposal includes the planting of 15 new trees resulting in a total canopy coverage of 1,317sqm (15.3 per cent) for the site.

Council raised issues regarding the detail provided regarding the landscaping, including viability and longevity of the plantings and tree canopy. Council reiterated its comments in response to the RtS, which included a more detailed landscape plan, in relation to soil depths and volumes for the landscaping, encroachments on tree protection zones, extent of pruning for construction and canopy cover from the proposed 15 trees.

The Applicant provided further information identifying that the site had a canopy coverage of 1,020sqm (11.9 percent) prior to the recent demolition works. The Applicant has also advised that the University's sustainability vision and target is to enable a greater canopy cover over the Camperdown campus, which is incorporated in its *University of Sydney Sustainability Strategy 2020 Strategy* and sets a goal of 30 per cent canopy cover by 2030 for the Camperdown campus.

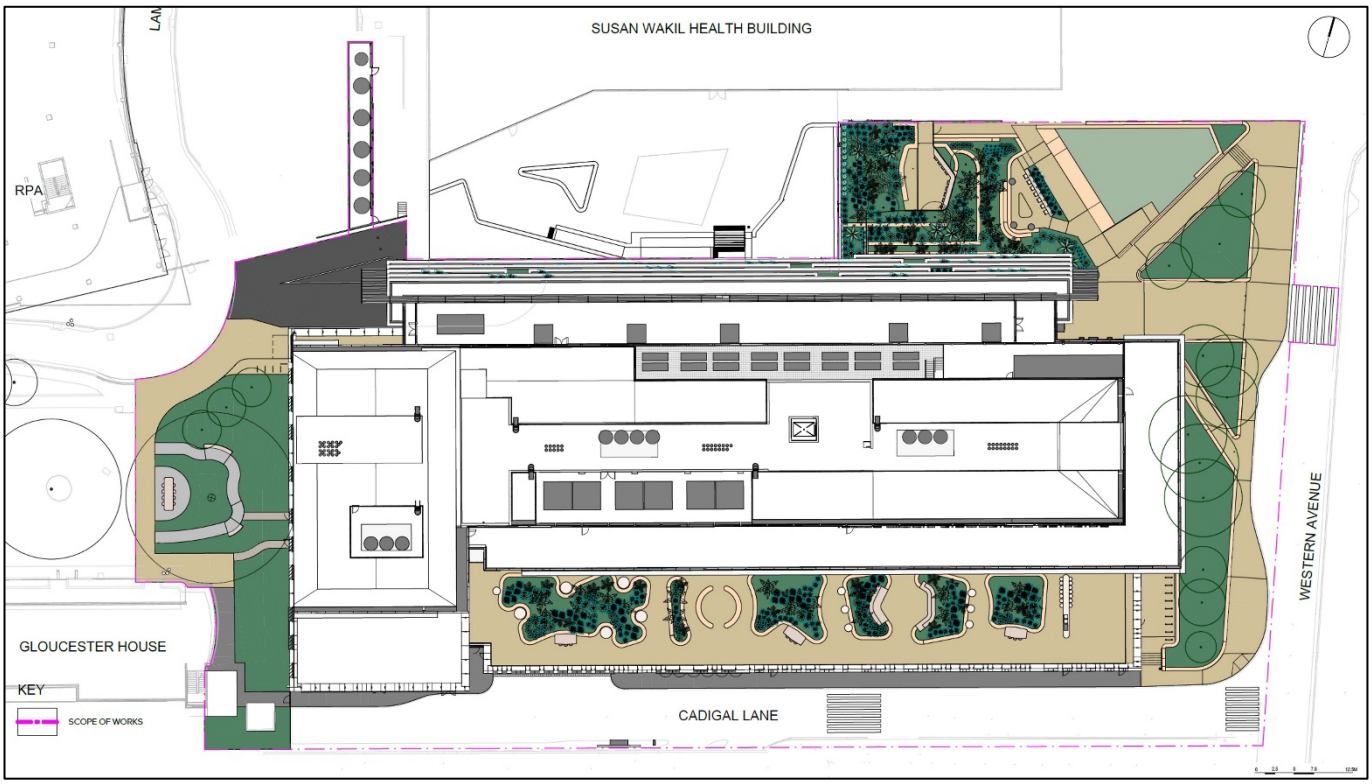

Figure 19 | Landscape design (source: RtS)

The Department is satisfied that the landscaping is generally consistent with the approved CIP, as:

- no trees identified in the Grounds Conservation Management Plan (GCMP) as being exceptional trees were removed.
- the area is identified as having little landscape significance and the planting proposed on the eastern edge would contribute to the moderate significance of Western Avenue landscaping, which includes the landscape grouping of trees to the east of the SWHB, and therefore the compensatory tree planting would contribute to the landscape character.

The Department has carefully considered the landscaping and public domain design around the proposed building and considers the proposal satisfactory in that it would provide an appropriate landscape setting for the proposed building and the heritage significant Gloucester House and Garden. The Department is satisfied that the tree planting would offset those trees removed as the size and species of trees would result in an increased canopy cover for the campus and the LGA. The tree planting would contribute to the University's sustainability targets and whilst is does not meet the specific target for the land use in Council's Urban Forest Strategy, it is generally consistent with to objective to increase canopy cover (increase of 3.4 per cent) by 2030 and to offset the project impacts. Further, given the opportunities elsewhere on campus, the Department is satisfied that appropriate tree planting has been provided for the site. The Department has recommended a condition requiring a detailed landscape design plan be prepared to ensure adequate species selection, soil depths and spacing for the proposed trees. To ensure existing trees adjoining the site are protected, the Department has also recommended a condition requiring the Applicant to protect retained trees during construction works but accepts that tree pruning along Western Avenue is required for construction vehicle access to the site.

6.2 Flooding

The site is located in the Johnstons Creek Catchment but is not affected by mainstream flooding from Johnstons Creek. The site is affected by overland flow flooding with a flow path that runs through the university campus where it converges at University Oval No. 1, which acts as a flood detention basin. The adjoining SWHB incorporates sub-floor basement flood storage that provides attenuation of flows through the precinct.

The Flood Assessment (FA) appended to the EIS provides an assessment of the flood impacts and establishes a minimum flood planning level of RL23 for Level 1. The FA concludes that the project would not result in any adverse flood impacts on adjoining properties and would provide a sub-basement level that joins the existing sub-basement under the SWHB to provide an flow path that transfers flows in excess of inlet capacity north to the oval.

BCS and NSW SES noted several issues with the FA and requested a revised FA be prepared, including further consideration of cumulative impacts, PMF impacts, modelling details, impacts on the loading dock, use of Western Avenue carpark as flood storage, substation levels and impacts on surrounding streets. NSW SES also noted that the site is impacted by short duration overland flows as frequently as a 10% AEP event and may become isolated by floodwater in a 5% AEP event. Council raised flooding impacts and proposed mitigation measures for the loading dock.

The Applicant submitted a revised FA in the RtS and further flood information in RFI2 that confirmed that the selected flood planning level and use of the sub-basement of the development to convey overland flow and provide flood storage would sufficiently address potential flood impacts. A structural statement prepared by a structural engineer was also provided in RFI2 to confirm that the building has been designed to withstand flood impacts and transfer flow.

BCS was consulted in preparation of the additional flood information in RFI2 and raised no further comments regarding the Applicant's flood assessment or the project's flood impacts. SES reiterated that the substation should be above the PMF. Council raised no further issues with the revised FA submitted with the RtS.

The flow of stormwater in the streets surrounding the hospital and university campuses are affected from the 10% AEP flood events by 20 minute storms and the three hour storm is critical for these flood events affecting the volume of stormwater in the project's sub-basement. The critical storm length for the PMF flood event is a two-hour duration storm. Due to the "flash flood" nature of flooding events in this area, there is little to no warning before the onset of flooding (less than 30mins). The duration of inundation after the storm event would be less than an hour for 10% AEP to 0.2% AEP flood events and between one and two hours for the PMF event.

The revised FA confirms that the project would provide a more effective overland flow path through the site when compared to the pre-development scenario. It would do so by transferring a proportion of Cadigal Lane flows to the proposed sub-floor basement that meets the existing basement under the current SWHB to the north and the overland flow path that transfers flows in excess of inlet capacity north towards the flood detention basin at the oval. Specifically, the revised FA identifies the project would result in the following key changes to flood levels off-site:

- decrease between the SWHB and the RPAH by approximately 0.27m for 10% AEP flood events to 0.2% AEP flood events and 0.01m for the PMF event.
- increase along Western Avenue to the east of the SWHB by between 0.12m for 10% AEP flood events and 0.16m for the PMF event.
- minor increases to University Oval by 0.02m for the 10% AEP and minor decreases by up to 0.08m during other flood events except PMF where there is no change.

- minor 0.02m increase at the Bruce Williams Pavilion (the grandstand adjacent to University Oval 1), which is already inundated to approximately 0.25m under existing conditions, for the 10% AEP.

The project has been designed to remain operational functional up to the 1% AEP with all habitable floor areas set above the 1% AEP plus 0.5m freeboard. There is potential for floodwater to enter Level 1 of the building in a 0.2% AEP event, and floodwater would enter Level 1 of the building in a PMF event. The revised FA asserts that the residual risk is similar to that present in the area prior to the proposed development and can be managed through preparation of an emergency management plan and shelter-in-place given the predominantly adult population of the building. Further, risks associated with isolation (i.e. lack of access to medical facilities and potable water and food) are removed due to the sky bridge providing flood free access to the RPAH, which also has viable access and egress routes from Missenden Road. The duration of inundation for the SBA site is below six hours for all events.

Flood hazard categories remain largely unchanged during both flood scenarios with existing and proposed conditions in all flood events generally being within the H1 category, where floodwater is generally safe for people, vehicles and buildings except localised areas during all events, including during the PMF (refer to **Figures 21** to **23**). There are minor improvements to the west of SWHB and within the forecourt area between SBA and SWHB and minor increase in hazard to the west of SBA. There is also an increase in hazard for a localised area at the north-eastern corner of the SWHB building due to flood water velocities but given the finished stone surface staircase landscaping surrounding the building, there would not be an increase impact on the building structure.

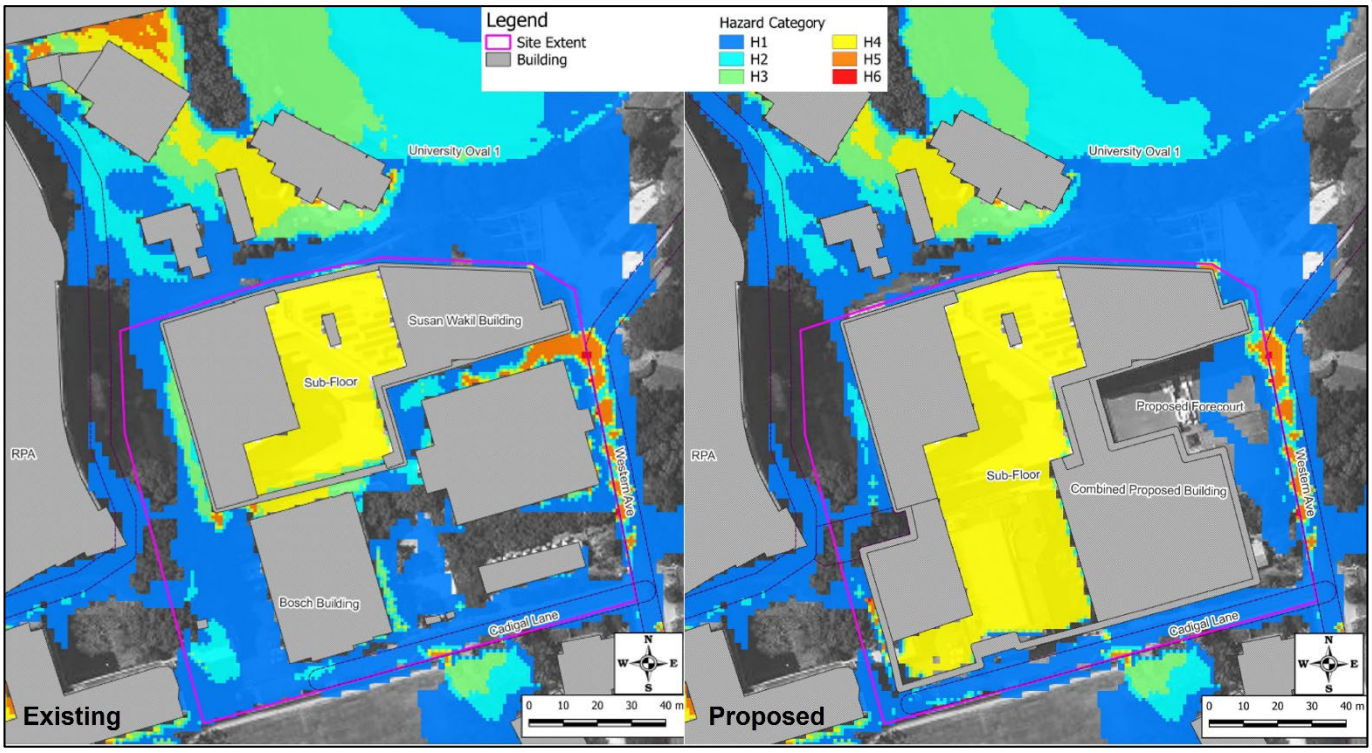

Figure 20 | Flood hazard levels, 1% AEP event (Source: FA)

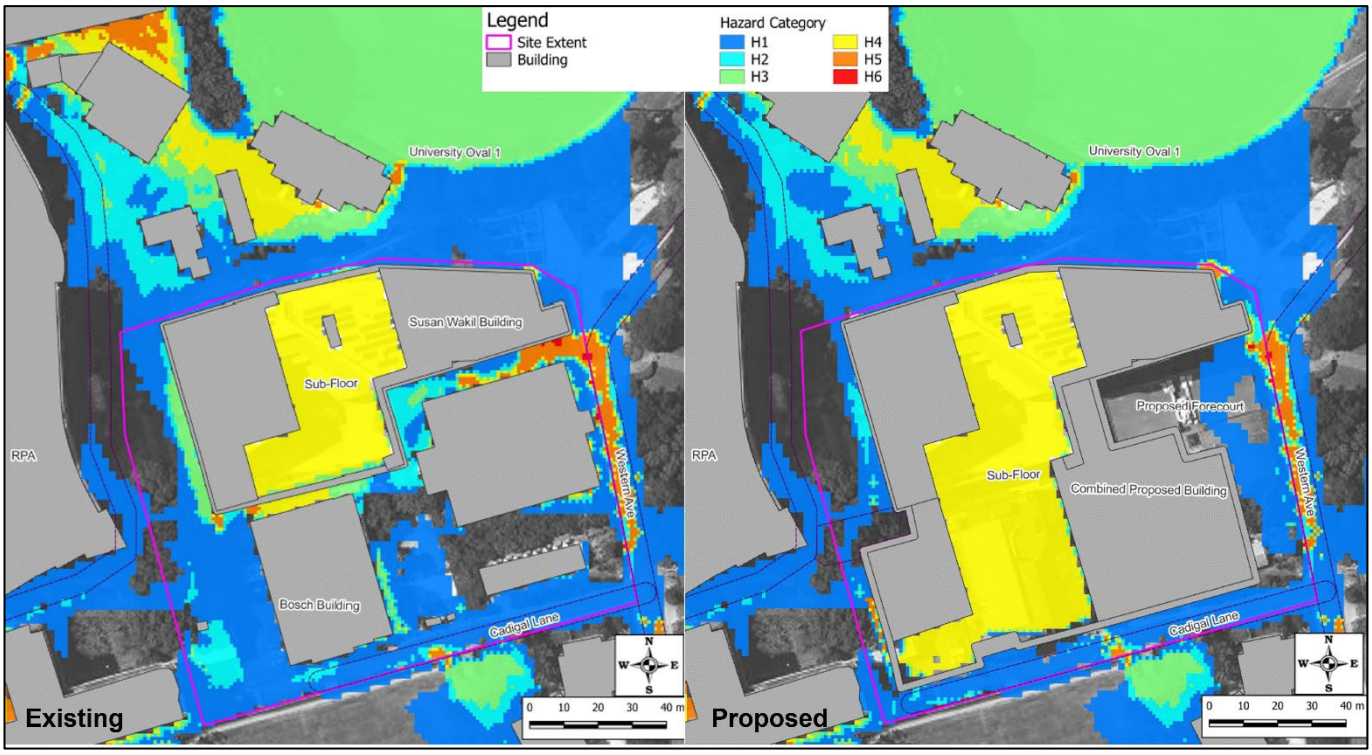

Figure 21 | Flood hazard levels, 0.2% AEP event (Source: FA)

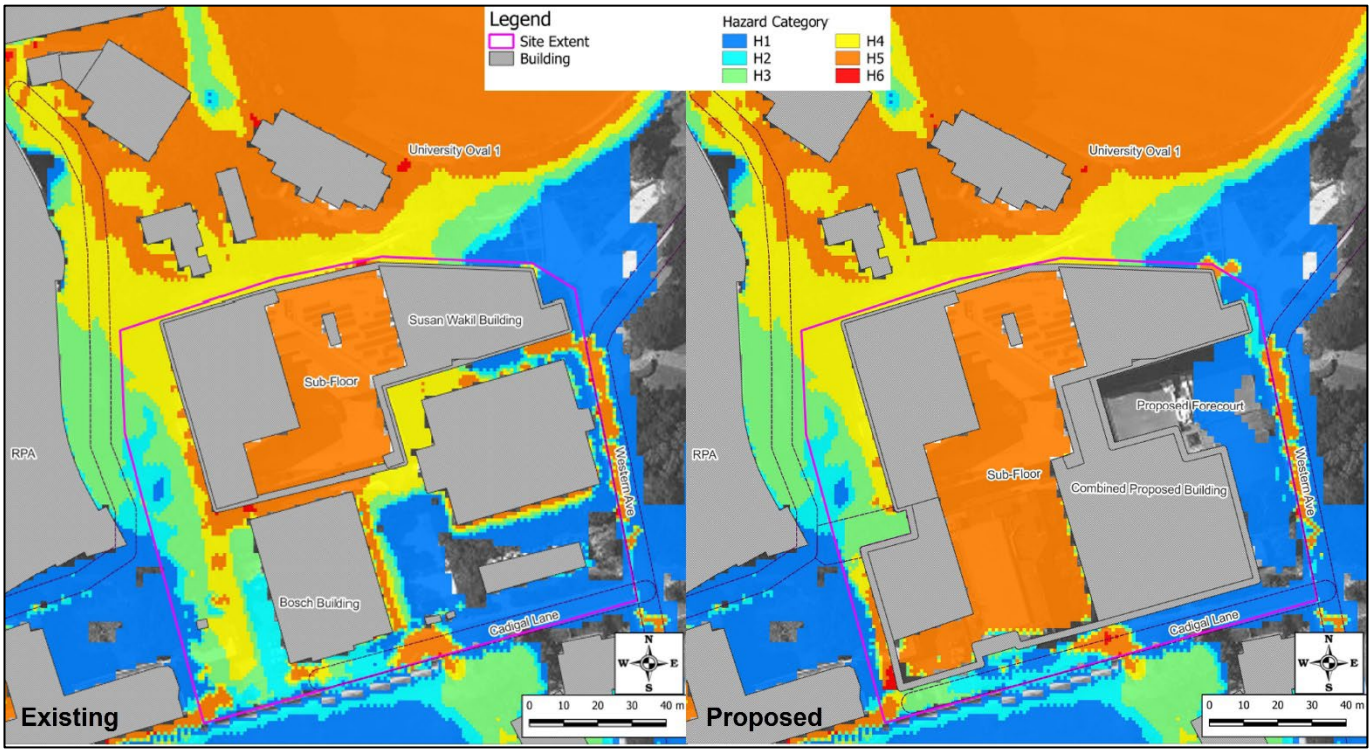

Figure 22 | Flood hazard levels, PMF event (Source: FA)

The Department is satisfied the Applicant has demonstrated the flood impacts of the development are acceptable, noting:

- on-site flood management is marginally improved by managing overland flows towards University Oval No. 1 via sub-basement.
- increased flood levels on the oval would not pose any adverse flood hazards or increased flood risk downstream to adjacent buildings or properties.
- the proposal meets the primary objective of the Flood Risk Management Manual 2023, as it would not result in any adverse impact on adjacent private properties and the changes to floodwaters would not affect the adjacent SWHB from maintaining the required flood planning level.
- the site expected to be accessible during flood events up to and including the 0.5% AEP.
- the site will not be isolated during any flood events due to linkages to RPAH above all flood levels.
- the building has been designed to withstand the impact of floods up to and including the PMF event.
- while SES requested that the substations be located above PMF levels, they are protected to the 1% AEP, as required by the relevant energy authority.
- the Applicant has prepared an Emergency Management Plan (EMP), which was updated to address agency comments and revised FA, and outlines procedures to ensure the safety of users of the building, including sheltering-in-place with vertical refuge to Level 2 and above during the 0.2% AEP and PMF flood events and evacuation to RPAH, where appropriate.

The Department is satisfied that the details outlined in the EMP would ensure the ongoing safety of building occupants and visitors. The Department has recommended a condition requiring the preparation and implementation of a final EMP to ensure that the recommended management measures are implemented during operation and that the EMP identifies measures for vulnerable people.

6.3 Transport, traffic and access

6.3.1 **Construction impacts**

The Traffic Impact Assessment (TIA) considered the construction impacts for the project and identifies that construction vehicles will access the site via Cadigal Lane from Western Avenue, via Carillon Avenue and Parramatta Road. Cadigal Lane would be closed during construction. The carpark under St Andrews oval would be utilised as the construction compound and would provide

construction office areas. No parking would be provided for construction worker vehicles and they would be encouraged to use public transport.

Council requested preparation of CPTMP for its endorsement before commencement of construction works.

The Department considers that construction impacts can be appropriately managed, as per the successful management of the construction of the SWHB. The construction would overlap with the construction of the nearby RPAH redevelopment and therefore the cumulative impacts would need to be considered and managed. The Department has recommended conditions of consent requiring the Applicant to prepare and implement a CPTMP that addresses the cumulative construction impacts, in consultation with Council and the relevant roads authority, and also the preparation and implementation of a construction worker transportation strategy.

6.3.2 Operational traffic, parking and access

Traffic and access

The proposal includes a new vehicle access to the combined existing basement parking area for SBA and SWHB from Lambie Dew Drive (see **Figure 23**). Whilst, the proposal does not provide any parking, it does relocate the joint carpark entrance from Western Avenue to Lambie Dew Drive, which diverts traffic to Missenden Road.

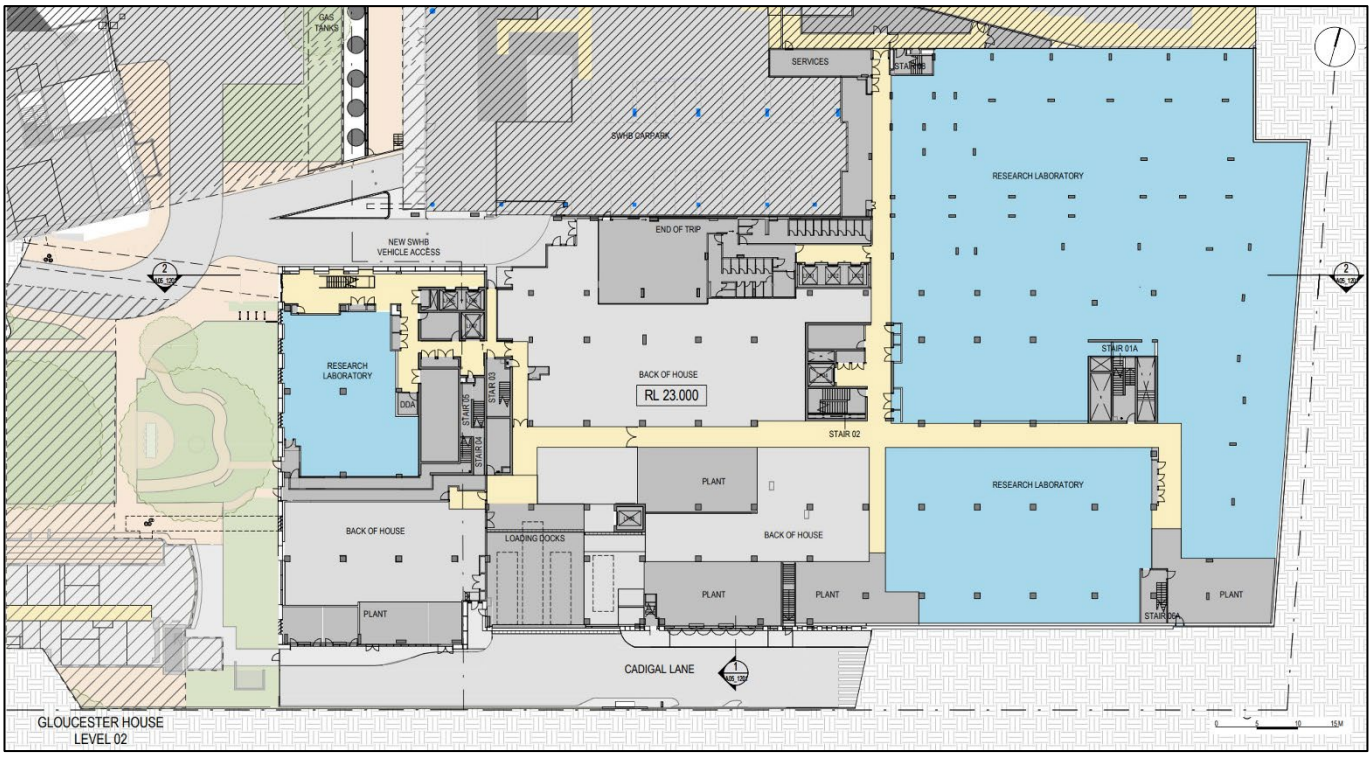

Figure 23 | Level 1 floorplan

Council recommends that legal access to the site via Lambie Lew Drive must be established and maintained in perpetuity. Transport for NSW raised no issues with regard to the diverted traffic.

The TIA submitted with the EIS estimates that the proposal is expected to result in a maximum of 19 additional vehicles trips per hour during peak periods. This would result from the additional staff associated with the health component of the building. The Applicant has stated that the building population for the remainder of the building would be existing staff and researchers currently on campus and nominal gradual growth. The TIA concludes that the additional traffic and diverted traffic would have a negligible impact on the operation of surrounding intersections. The key intersections along Missenden Road were demonstrated to perform at an acceptable level of service post the RPAH redevelopment.

The Department considers the traffic would not result in significant impacts and the new access arrangements are supported. The Department recommends that prior to commencement of construction of the works for Stage 2, where access to the SWHB would be removed, the Applicant ensure an easement for a right-of-way has been created and registered for the vehicle access over the hospital's private roads connecting to Missenden Road.

Car parking

The project does not provide any additional car parking and proposes the joint use of the existing 20 car parking spaces within the SWHB (see **Figure 23**). The project would provide a short-stay pick-up/drop-off bay for three cars on Western Avenue adjacent to the SBA (see **Figure 24**).

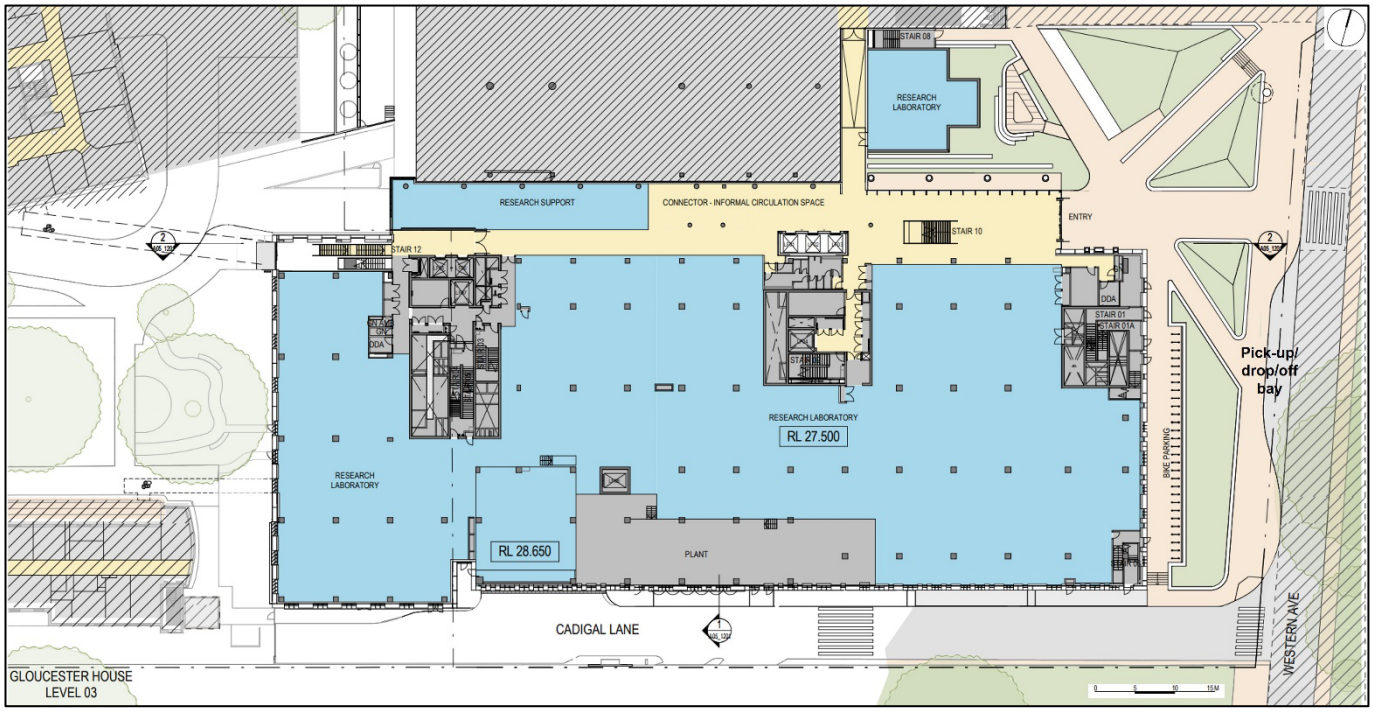

Figure 24 | Level 2 floor plan

The proposed car parking is consistent with the Applicant's CIP sustainable transport strategy. The strategy aims to strengthen the use of alternate transport modes (i.e. active and public transport) by removing existing on-site internal campus parking and consolidating a restricted number of spaces to campus periphery locations, and limiting the provision of additional car parking. The approved CIP allows for a total 2,800 car parking spaces as part of the redevelopment of the CIP precincts, comprising an additional 413 car parking spaces.

The proposal includes no new car parking spaces and only temporarily removes the parking under St Andrews Oval. As only 20 car parking spaces were delivered in the SWHB, a total of 12 additional car parking spaces were provided across the Health Precinct when factoring in the loss of a total of eight spaces for the construction of the SWHB.

The Department considers the proposed car parking is consistent with the CIP and is appropriate for the development and the site.

Bicycle Parking and End-of-trip Facilities

The Department notes that future applications under the approved CIP are required to provide bicycle parking and end-of-trip facilities in accordance Council's relevant controls. The proposal originally included a total of 164 new bicycle parking spaces (111 staff and 53 student spaces).

Council raised no concerns with the number of bicycle spaces but requested that temporary spaces should be provided during construction to offset those removed adjoining the SWHB. It also requested that future spaces should accommodate larger bikes.

The bicycle parking was increased to a total of 236 spaces (142 staff and 94 student spaces) in the RtS. The 94 is inclusive of 28 spaces provided to offset those removed adjoining the SWHB. The TIA acknowledges that end-of-trip facilities will be provided in accordance with Council's controls, but no specific details have been provided (see **Figure 23**).

The Department considers that the proposed 236 bicycle parking spaces is consistent with Council's DCP requiring one space per 10 students and one space per 10 staff. The proposed facilities are generally consistent with the objectives and requirements identified in the approved University's Sustainable Transport and Mobility Plan (STAMP). The Department considers that the additional facilities are appropriate as it would further encourage a modal shift to sustainable transport.

Accordingly, the Department considers that the proposal meets the requirements of the CIP and the bicycle parking proposed is acceptable but has recommended a condition stipulating the end-of-trip facility requirements, as no detailed design has currently been provided regarding these facilities.

Loading Area

The proposal includes a new loading bay to be used for both the SBA and SWHB, accessed from Cadigal Lane (see **Figure 23**).

Council supported the new loading dock but advised a loading and servicing plan is required due to potential impacts on adjoining laneway (particularly pedestrians) if there are more than four trucks using the bay at any time. It also raised the potential pedestrian and vehicle conflict at Cadigal Lane and requested a RSA and restrictions for loading dock during peak periods, wider footpath, diversion of pedestrian traffic and signage.

The Applicant in the RtS has committed to addressing pedestrian safety as follows:

- preparing a loading dock management plan (LDMP).
- installation of a fence at the end of Cadigal Lane to prevent pedestrian access through to RPAH and Gloucester House.
- installation of signage to warn pedestrians about the loading dock area and reversing vehicles.

The Applicant also noted that there is an existing pedestrian crossing east of the loading dock and carpark entry to encourage pedestrians to cross prior to the loading dock.

The Department recommends that a RSA be prepared and that the Applicant implement any necessary changes to address road safety issues. As Western Avenue and Cadigal Lane are internal roads and the land surrounding is owned and controlled by the University, the Department is satisfied that the Applicant could incorporate necessary measures to address the outcomes of the RSA. The Department has included a recommended condition requiring a RSA and LDMP prior to the commencement of any internal works to ensure that any safety rectification works are delivered prior to commencement of use of the building.

6.4 Noise impacts

A Noise and Vibration Impact Assessment (NVIA) was submitted with the EIS that assessed the potential construction and operational noise and vibration impacts on nearby sensitive land receivers, including the adjoining RPAH, existing University educational establishments and residential colleges (see **Figure 25**).

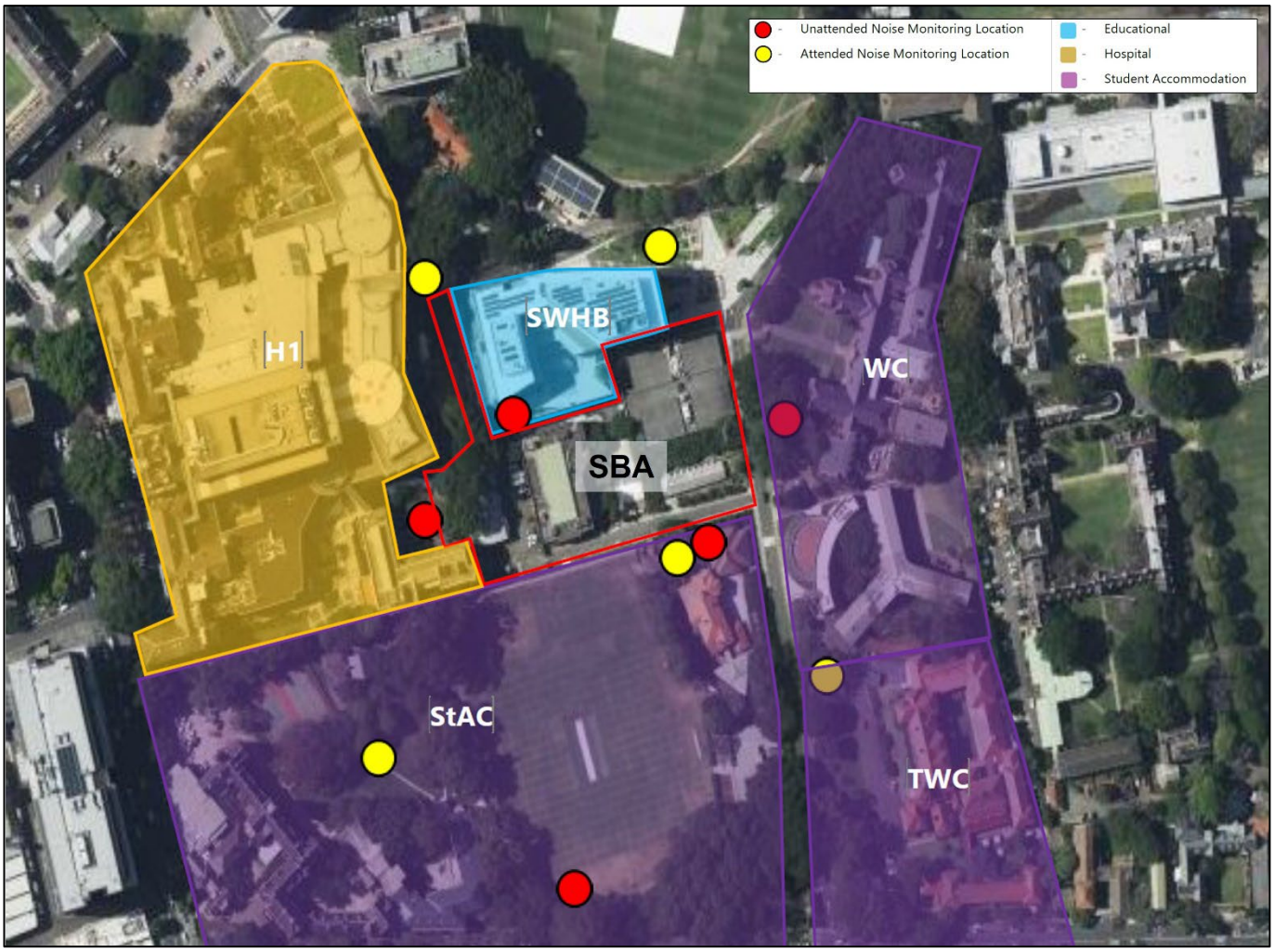

Figure 25 | Sensitive receivers (base source: NVIA)

6.4.1 Construction Impacts

The Applicant has sought the following construction hours in accordance with Council's standard construction hours:

- Monday to Friday, 7am – 6pm.
- Saturday, 7:30am – 3:30pm.
- no work on Sundays and Public Holidays.

The EPA's Interim Construction Noise Guideline (ICNG) outlines the process of establishing construction noise management levels for surrounding sensitive receivers. Based on the rating background level (RBL) and ICNG recommended noise management levels (NMLs), the NVIA establishes construction noise and vibration management levels for the residential colleges, RPAH and SWHB for construction activities (see **Table 10**).

Table 10 | Construction NMLs

Receiver	NML (dB(A) $L_{eq(15min)}$
SWHB	45 (internal)
St Andrews College	64 (external)
Wesley College	62 (external)
RPAH	45 (internal)

The NVIA identifies noise generated from construction works are expected to result in exceedance of the NMLs at the adjoining SWHB when works are undertaken at the site boundary and at the adjacent St Andrew College. The predicted noise levels are anticipated to comply with NMLs for the adjoining RPAH and at Wesley College. It also identifies construction vibration was expected to comply with criteria for the surrounding sensitive receivers.

To manage noise impacts, the NVIA recommends several mitigation measures that would be reasonable and feasible to minimise potential impacts, including:

- locate works away from sensitive receivers and use of local barriers where necessary.
- managing truck access and movements and associated activities.
- appropriate plant and equipment selection and maintenance.
- implementation of noise complaint handling procedures.
- consultation with nearby sensitive receivers and the community.
- noise and vibration monitoring.
- use of alternate plant and processes where necessary.

The Department notes that the NVIA appears to miscalculate the NMLs for the residential colleges, which would be 57dB(A) and 59dB(A) based on the criteria in the ICNG (RBL +10 dB). The predicted noise levels are anticipated to result in a maximum 71dB(A) $L_{eq(15min)}$ and 66dB(A) $L_{eq(15min)}$ at St Andrews College and Wesley College, respectively. Whilst this exceeds the NMLS it would be below the highly noised affected level of 75dB(A) identified in the ICNG. Further, the NVIA also assumes a 30dB(A) reduction for predicted noise levels for an enclosed building façade for the SWHB and 20dB(A) reduction for an enclosed building façade for the RPAH building. This is greater than the conservative 10dB(A) difference identified in the ICNG. The ICNG acknowledges that some buildings may achieve greater performance, such as where windows are fixed. The Department considers that

the predicted noise levels of a maximum 71dB(A) $L_{eq(15min)}$ and 67dB(A) $L_{eq(15min)}$ at SWHB and RPAH, respectively, would therefore not comply with the NMLs for these receivers.

The Department considers that as the predicted noise levels would exceed the NMLs at all sensitive receivers, mitigation measures must be implemented. Further, the Applicant is seeking to undertake construction in accordance with Council's construction hours, which exceed the standard hours in the ICNG and therefore works will be undertaken outside of standard hours where the NML is RBL plus 5dB(A).

To ensure compliance with the ICNG during construction, given the proximity of various sensitive receivers, the Department recommends a condition requiring the Applicant prepare and implement a Construction Noise and Vibration Management Plan (CNVMP). The plan should:

- be prepared in consultation with the sensitive receivers.
- re-calculate the NMLs in accordance with the ICNG, including NMLs for non-standard construction hours in accordance with the ICNG.
- works to be undertaken during Council's standard construction hours.
- identify appropriate measures to mitigate the noise impacts.
- monitor noise and vibration impacts.
- establish a complaints management system.

The Department is satisfied that, subject to the preparation and implementation of a CNVMP that has been prepared in consultation with the closest sensitive receivers, construction noise and vibration impacts can be satisfactorily managed and mitigated to ensure the amenity and operations of surrounding sensitive receivers is not adversely impacted upon. The CNVMP would ensure that potential impacts on human comfort and buildings and structures are minimised.

6.4.2 Operational Impacts

The NVIA establishes the noise trigger levels from the RBL in accordance with the Noise Policy for Industry (NPfI). The project specific noise trigger levels for the most sensitive residential colleges are presented in **Table 11**. Further, the NPfI identifies acceptable internal noise levels for hospital and educational uses as 45 dB(A).

Table 11 | Project specific noise trigger levels

Receiver	Time	Noise Trigger Level dB(A)$L_{eq(15min)}$	Event Noise Trigger Level dB(A)
St Andrew's College	Day (7am – 6pm)	52	

Receiver	Time	Noise Trigger Level dB(A)$L_{eq(15min)}$	Event Noise Trigger Level dB(A)
	Evening (6pm -10pm)	48	
	Night (10pm – 7am)	43	48 $L_{eq(15min)}$ 58 L_{Fmax}
Wesley College	Day (7am – 6pm)	54	
	Evening (6pm -10pm)	48	
	Night (10pm – 7am)	43	52 $L_{eq(15min)}$ 62 L_{Fmax}

The NVIA advises that complete details of the final mechanical plant have not been selected, but states that based on the indicative plant locations, adherence can be achieved through plant selection, location and standard acoustic treatments where necessary. The operation of the loading dock on Cadigal Lane is anticipated to result in imperceptible exceedance for vehicle movements (2dB(A) but brake release is anticipated to result in marginal exceedances of the L_{Fmax} night-time event noise trigger level at St Andrews College by 5dB(A). The NVIA contends that as the number of events would be limited and the noise levels are unlikely to disturb sleep given the anticipated sound level and existing noises during the shoulder period (6am to 7am), operation of the loading dock during this period is acceptable.

Conditions are recommended requiring the Applicant to identify the required mitigation measures to attenuate the mechanical plant noise prior to commencement of works to ensure compliance with the project specific noise trigger levels. The Department has also recommended a condition requiring the Applicant undertake a program of noise monitoring of the mechanical plant within three months of occupation of the building to verify that the measured noise levels of the mechanical plant do not exceed the established noise criteria.

The Department notes that the operation of the existing SWHB loading dock is restricted to 7:30am to 6pm Monday to Friday. The Applicant has demonstrated that the anticipated noise levels are consistent with the existing ambient noise levels for the shoulder period and that loading dock activities can also be supported in the morning shoulder period. Further, the Department considers it would be unreasonable to restrict loading dock activities to Monday to Friday given the 24 hour/7 days a week operation of the new facilities. The Department recommends that the operations of the loading dock should be restricted to 6am to 10pm daily.

The Department is satisfied that, subject to recommended conditions, the potential noise generated from operation of the project can be managed to comply with the relevant criteria.

6.5 Development contributions

The Applicant has requested a full exemption from the Development Contributions Plan. The Development Contributions Plan identifies the section 7.11 development contributions that would be applicable based on new workers, visitors (overnight) and residents. The Applicant also sought a full exemption from the application of affordable housing contributions payable under clause 7.13 of the SLEP.

Council's Development Contributions Plan outlines the types of development that would be excluded from development contributions, including: government schools; affordable rental housing by a community housing provider; non-profit child care centres and places of worship; alterations and additions to dwellings; replacement dwelling that does not increase bedrooms; subdivision, Council works; and emergency service facilities.

Council does not consider that the proposal meets the criteria for exclusion and has requested payment of contributions in accordance with its Development Contributions Plan. Council noted Circular D6 and advised that development contributions should be levied, particularly for drainage and roads as the development would have an impact on Council's broader infrastructure and services. Council did not request affordable housing contributions.

The Applicant has sought an exemption to the payment of contributions as the development does not increase the demand for the categories of public facilities and services addressed by the Plan. The Applicant also contends that it should be exempt from payment of development contributions as:

- Planning Circular D6 – Crown Development Applications and Conditions of Consent does not support the imposition of a levy relating to Crown developments, specifically educational services and health services. These developments should not be levied contributions for open space, community facilities, parking and general local / main road upgrades, but can be levied in relation to direct drainage infrastructure requirements or local traffic management at the site entrance, if required.
- the University would not create additional demand on Council's stormwater infrastructure as the stormwater management incorporates on-site detention (OSD) and use of stormwater and sewer infrastructure within the site that is managed by the University and RPAH.
- there is no nexus to the contributions being levied pursuant to the Development Contributions Plan as the University provides local and community facilities that are accessible to the public

and therefore provides a material public benefit and is self-sufficient in regard to open space and community facilities.

- the University of Sydney is a not-for-profit institution that relies on grants, donations and external funding to provide new community facilities for the University and wider community.
- the University is a public authority and not a private developer and would provide a public benefit, including new pedestrian linkages to Missenden Road.
- it is unreasonable for the University to pay contributions which will affect the delivery of new teaching and research facility that would provide improved health outcomes for the wider community.

SLHD, who is a partner for the health component of the development, also provided further justification for the development contributions exemption. It noted the applicability of Circular D6, incorporation of stormwater management as part of the project, no local roadwork requirements and the public benefits of the project.

The Applicant also asserts that an affordable housing contribution would be unreasonable as the project is for a medical research facility within a University and Health facility and would not impact on the availability of affordable housing or result in a need for affordable housing, and as such the project does not meet the criteria under section 7.32 of the EP&A Act, which sets out when contributions for affordable housing should be collected.

The Department notes the University itself provides a range of accessible community facilities that caters for its campus population. The Department is also satisfied that the proposed development meets the criteria for exemption pursuant to Circular D6. Circular D6 allows for the full exemption of section 7.11 development contributions for Crown development except in relation to local traffic improvements required for the development (to support access to the site at the main entrance) and drainage infrastructure (where justified). This would be consistent with the Department's consideration of and exemption of the SWHB from payment of development contributions.

The Department has reviewed the Applicant's position. Whilst the proposed development would result in additional floorspace that would support workers relocating from multiple campuses within the Sydney LGA and the Cumberland Campus, the Department is satisfied that the proposed development is eligible for a full exemption of section 7.11 development contributions in accordance with Circular D6 as:

- it is Crown development.
- Council's Development Contributions Plan has been prepared under section 7.11 of the EP&A Act.

- the proposal does not require any external traffic improvements for the development and the internal improvements for access form part of the development.
- the proposal would not generate any additional demand on Council's stormwater infrastructure to be funded in its Development Contributions Plan (upgrades to the Sheas Creek catchment and Munni Street catchment in the south precinct). The Development Contributions Plan notes that these improvements would also have wider precinct benefits by ensuring access is maintained and access to new open spaces and community facilities. The proposed development drains to the Johnstons Creek stormwater catchment area and the University provides various open space and community facilities within the campus that do not rely on access through the area supported by the stormwater infrastructure improvements. Therefore, there is no justification to levy the Applicant for the drainage works funded in Council's Contributions Plan.

Accordingly, having regard to Circular D6, the Department considers that no levy for development contributions should be imposed on the development.

The proposed development does not qualify for an affordable housing contribution exemption in accordance with the *City of Sydney Affordable Housing Program 2020*, however, under clause 7.13(2) of the SLEP 2012 it is at the discretion of the consent authority whether to impose a contribution. The Department is satisfied that no affordable housing contributions should be imposed, noting the development will not unreasonably impact on matters outlined in Section 7.32(1) of the EP&A Act. More specifically, the development will not reduce the availability of affordable housing within the area, nor will it create a need for affordable housing.

6.6 Other issues

The Department's consideration of other issues is summarised in **Table 12**.

Table 12 | Assessment of other issues

Issue	Findings and conclusions	Recommended conditions
Heritage	The University of Sydney campus and the University Colleges and the Victoria and Albert Pavilions and the Admissions Block within the RPAH campus are listed on the State Heritage Register. The University of Sydney Camperdown campus is also identified as a heritage conservation area under the SLEP and the campus contains 28 individually listed heritage items. The eastern campus of the RPAH, including all buildings and their interiors, trees and grounds, is listed as a local heritage item under the	The Department has recommended conditions requiring an archaeological unexpected finds protocol for the University component of the site and that works should cease and the Applicant should consult

Issue	Findings and conclusions	Recommended conditions
	SLEP. The adjacent St Andrews College is also listed as a local heritage item under the SLEP. Gloucester House and its gardens are also listed on the RPAHs s170 heritage conservation register. The CIP requires that the application is accompanied by a HIS that outlines how the recommendations of The University of Sydney Grounds Conservation Management Plan (GCMP), dated July 2014, are incorporated into the proposal. Demolition works for the removal of the Bosch buildings, which were identified as having some heritage significance, was separately approved and has been completed. A HIS and Historic Archaeological Assessment (HAA) have been prepared and submitted with the application. The proposal has been designed to be consistent with the GCMP. The HAA concludes that the site has nil to low archaeological potential on the University part of the site and moderate potential on the RPAH part of the site. The HAA notes that further archaeological investigations for the RPAH part of the site would be carried out in accordance with a separate Part 5 REF approval for enabling works and do not form part of the SSD application. Heritage NSW supported the findings and recommendations of the HIS, including that the design has considered the landscape significance of the site and the retained significant Camphor Laurel trees. Heritage NSW acknowledged that the project would not impact significant views and has nil-low archaeological potential. Heritage NSW and Council requested further details regarding the opening in Gloucester House for the link bridge. The Department is satisfied that heritage impacts of the project have been considered and that the project would not impact significant views identified in the GCMP as it is contained within the approved envelope for the site. The impacts to Gloucester House can be appropriately managed, with Council and Heritage NSW raising no further concerns with the detailed design provided for the link bridge in the	with Heritage NSW if relics are found, as recommended by Heritage NSW. The Department has also recommended that works on the RPAH part of the site must not commence until the early works and outcomes of the further archaeological investigations have been completed and evidence of the outcomes provided to Heritage NSW.

Issue	Findings and conclusions	Recommended conditions
	RtS. The Department acknowledges that the University part of the site has been disturbed and accepts the Applicant's conclusion regarding historic archaeology and that further investigations for the RPAH part of the site are subject to separate approval.	
Aboriginal Cultural Heritage	The application includes an Aboriginal Cultural Heritage Assessment Report (ACHAR), which incorporates an Archaeological Report that documents the archaeological investigations for the site, findings of the surveys and potential for the site to contain Aboriginal archaeological objects. The ACHAR found that the study area is of high cultural significance. However, no Aboriginal sites or areas of archaeological potential were identified, and the study area is considered to have low archaeological potential due to previous site disturbances. The ACHAR advised that no additional assessment or investigation is required, however it recommends: • continued consultation with the registered Aboriginal parties. • cultural ceremony for site opening. • Aboriginal heritage interpretation be incorporated in the architectural design and landscaping. • heritage induction be undertaken for all site workers. • implementation of an unexpected finds protocols. • cease work measures for any suspected human remains. Heritage NSW supported the outcomes of the ACHAR, including the proposed management strategy and recommendations. It also requested details of consultation with the registered Aboriginal parties to confirm currency of consultation for the ACHAR. The Applicant submitted details on consultation in the RtS and the revised ACHAR in RFI2. The Department has considered the ACHAR and the advice provided by Heritage NSW. The Department is satisfied that	The Department has recommended conditions requiring implementation of the recommendations of the ACHAR, including ongoing consultation with registered Aboriginal parties, as recommended by Heritage NSW.

Issue	Findings and conclusions	Recommended conditions
	subject to the implementation of the recommendations of the ACHAR, the impacts on Aboriginal cultural heritage values has been satisfactorily mitigated and managed.	
Overshadowing	The Department is satisfied the proposal would avoid unacceptable overshadowing impacts, as: • while additional overshadowing of the Gloucester House Garden would be experienced during the morning on the equinoxes and mid-winter, solar access would be maintained for large parts of the garden for approximately two hours during mid-winter from 10am to 12pm and from 10am onwards during the equinoxes. • while additional overshadowing of the St Andrews tennis courts would be experienced during the morning during mid-winter, solar access would be maintained from 10am onwards during mid-winter. • while additional overshadowing of the St Andrews College Oval would be experienced during mid-winter, the impacts only affect 20 per cent or less of the oval and the majority of the oval achieves solar access between 10am and 3pm during mid-winter. • while additional overshadowing of adjacent St Andrews College buildings will occur, this would be limited to less than 30mins at 9am to a small part of the Main building (to the south-west) and to a small portion of the residential Harper House building to the south between 12pm to 1pm and less than half from 1pm onwards. The Department is satisfied that the project would not result in adverse overshadowing impacts given the impacts during mid-winter are marginal and solar access can be largely maintained through the remainder of the year.	No additional conditions or amendments necessary.
Wind impacts	The Pedestrian Wind Environment Assessment appended to the EIS concludes that the trafficable areas are safe and suitable for their intended uses except the north-eastern corner of the Level 4 terrace, which is susceptible to strong wind conditions from the southerly direction. It is recommended that vegetation (such as shrubs or hedge	No additional conditions or amendments necessary.

Issue	Findings and conclusions	Recommended conditions
	planting) along the eastern edge be utilised to mitigate the wind impacts. This vegetation forms part of the proposed landscaping. The Department is satisfied the pedestrian environment and use of outdoors areas is suitable, subject to delivery of the wind management and mitigation measures that have been incorporated into the architectural and landscape design.	
Contamination	The application was supported by the submission of a Detailed Site Investigation (DSI) that outlines the detailed contamination assessment undertaken for the site, which comprised of a review of the site history followed by invasive site investigations (19 geotechnical and environmental boreholes and three geotechnical boreholes) and laboratory analysis of collected soil samples for a range of contaminants of potential concern. The DSI concluded that contaminant concentration levels exceed the adopted health criteria for asbestos and ecological criteria for metals and polycyclic aromatic hydrocarbons. The DSI concluded that the site could be made suitable subject further investigations of un-tested and inaccessible parts of the site and remediation of the site. Remediation of the site forms part of the project and the EIS includes a Remediation Action Plan (RAP). The RAP recommends: • Hazardous Building Materials Survey (HBMS) prior to demolition works. • data gap investigation of areas inaccessible and further characterisation of contaminated areas. • amendment of the RAP where necessary to address findings. • waste classification of impacted soils if necessary for offsite disposal. • identify and mark areas of contaminants to be capped and prepare a long term environmental management plan if a capping system is undertaken.	The Department has recommended conditions requiring implementation of the RAP.

Issue	Findings and conclusions	Recommended conditions
	• relocation of contaminated fill that exceeds ecological criteria but not human health criteria to inaccessible areas (i.e. under hardstand or two metres of soil). The Department is satisfied that the site can be made suitable for the continued use and intended purpose subject to implementation of the RAP. The Department has not recommended a HBMS given demolition works have already been completed.	
Aviation	The application includes an Aviation Impact Assessment Report, which considers the impacts of the project on Sydney Airport airspace and on the helicopter operations for the temporary and permanent helicopter landing sites (HLS) for RPAH. The height of the building at RL67 (including rooftop protrusions) would not penetrate prescribed airspace as the Sydney Airport Obstacle Limitation Surface (OLS) above the site is varies between 70m to 95m AHD. SACL advised it has no objection to the project and approved the proposed height under authorisation from CASA. Further approvals are required for construction cranes. The project may impact on the existing RPAH HLS as the height of the existing HLS is RL59.78. It would not impact the new RPAH HLS which is situated at RL86.38. Construction cranes may impact this HLS. The Department therefore considers that the Applicant must prepare a further report prior to the erection of any structures that may obstruct helicopter flight operations, that identifies the necessary changes to the flight paths where required to ensure safe ongoing helicopter operations. Construction cranes are required to obtain separate approval and impacts would be need to be addressed as part of that process.	The Department recommends conditions requiring a review of future helicopter operations by a suitably qualified and experienced aviation professional in consultation with relevant stakeholders to ensure adequate flight paths to the existing RPAH HLS are protected or modified and notified to relevant stakeholders where necessary.
Hazardous materials	The application includes a Preliminary Hazard Analysis (PHA). A revised PHA was submitted with RFI2 clarifying gas	The Department has recommended conditions requiring the storage and

Issue	Findings and conclusions	Recommended conditions
	storage as being bulk gas storage tanks which were not clearly identified in the original application. The quantities are above the thresholds set out in the Applying SEPP 33 (DPE, 2011) guidance and as such, the development is potentially hazardous. However, the PHA indicates that the project would comply with the relevant Australia Standards. The Department's Hazards branch reviewed the PHA and raised no concerns subject to conditions.	handling of dangerous goods in accordance with relevant standards.
Stormwater	A Civil Engineering Services report has been submitted with the application which details proposed stormwater infrastructure and compliance with Sydney Water requirements, including • on-site detention (OSD) in the sub-basement, providing minimum storage capacity of 148.5 cubic metres. • site discharge rate of 316L/s. • water quality treatment measures, which ensure the project would reduce water pollutants in stormwater leaving the site to meet the minimum applicable requirements. • sediment and erosion control measures during the construction phase. • deviation of Sydney Water's stormwater asset on the RPAH part of the site as a separate approval process. No objection was raised by Sydney Water regarding these arrangements and confirmed it would provide detailed requirements as part of the Section 73 certificate process. The Department is satisfied the proposal will result in improved outcomes for stormwater management on the site, meets Sydney Water's requirements and would not result in any adverse impacts for water quality or downstream waterways. The Department considers that the proposed stormwater provisions sufficient for the project, subject to recommended conditions.	The Department has recommended conditions requiring: • the development to comply with relevant Australian Standards and industry best practice, as well as be generally in accordance with the conceptual stormwater design outlined in the Civil Engineering Services report. • preparation of a Stormwater and Operation Maintenance Plan, to ensure the proposed stormwater quality measures remain effective during operation.

Issue	Findings and conclusions	Recommended conditions
Social impacts	The SIA found that positive impacts of the proposed development include new education, research and health facilities, increased connectivity and establishing a collaborative research hub, which would contribute to the community, accessibility, health and wellbeing and livelihoods. However, the SIA also found that the proposal would have negative impacts, primarily related to the construction noise impacts. These impacts would impact accessibility, health and wellbeing and surroundings. The SIA demonstrates the social impacts can be managed to a low level except construction noise impacts. The SIA acknowledges that the impact on amenity to surrounding areas would be high but could be managed to medium impact is the recommendations of the NVIA are implemented. The mitigation measure for the project adopts the following SIA recommendations: • implementation of the Construction Management Plan, including communication strategy and complaints management system. • implementation of the ACHAR and continued consultation with registered Aboriginal stakeholders, a cultural ceremony at the site opening and incorporation of Aboriginal heritage interpretation in the architectural design and landscaping. • implementation of the NVIA, which provides mitigation measures and recommendations to minimise the impacts of noise and vibration generating activities. The Department is satisfied the SIA accords with the Department's Social Impact Assessment Guideline 2023. The Department considers that the recommendations of the SIA and mitigation measures for the project can mitigate the potential negative impacts of the project. The Department concludes that the project would represent a net overall positive social impact.	The Department has recommended a condition requiring a CNVMP.

7 Evaluation

The proposed SSD application seeks approval for a new 11 storey health, education and research building within the Sydney University and Royal Prince Alfred Hospital campuses. The Department has reviewed the EIS, RtS, further information and assessed the merits of the proposal, taking into consideration advice from the public authorities, including Council, and all environmental issues associated with the proposal have been thoroughly addressed.

The Department's assessment of the project concludes that:

- proposed built form is acceptable given the scale is generally consistent with the approved concept proposal envelope and the built form incorporates design elements to address amenity impacts, heritage context, provide visual interest and demonstrates design excellence.
- flooding impacts have been factored into the design, including the provision of a sub-basement for overland flow, to ensure flood risk levels are maintained and an emergency management plan can manage the residual risk. This includes vertical shelter-in-place for the 1% AEP flood event and for more intense flood events, horizontal evacuation through link bridges to the RPAH, which is an evacuation centre or provides access and egress situated above the PMF to Missenden Road.
- traffic and transport impacts are acceptable, as the project would result in minimal additional traffic but a road safety audit is recommended to ensure that any areas of pedestrian and vehicle conflict due to the new loading dock are addressed before operations.
- noise impacts are satisfactory subject to restricted operation of the loading dock from 6am to 10pm and preparation of construction noise and vibration management plan with corrected noise management levels.
- the Applicant should not be required to pay development contributions as the project is Crown development and the works in the relevant development contributions plan do not relate to demand generated by the project.

Based on its assessment, the Department considers that the project is justified and in the public interest, and that the site is suitable for the proposed development.

Recommended conditions of consent and the implementation of measures detailed in the Applicant's EIS and RtS would ensure that the project would minimise and mitigate the residual environmental impacts of the project.

Consequently, the Department recommends that the State significant development for the Sydney Biomedical Accelerator be approved, subject to the recommended conditions of consent.

8 Recommendation

It is recommended that the Director, Social Infrastructure Assessments, as delegate of the Minister for Planning and Public Spaces:

- **considers** the findings and recommendations of this report.
- **accepts and adopts** the findings and recommendations in this report as the reasons for making the decision to grant consent to the application.
- **agrees** with the key reasons for approval listed in the notice of decision.
- **grants consent** for the application in respect of Sydney Biomedical Accelerator (SSD-55388456) as amended, subject to the conditions in the attached development consent.
- **signs** the attached development consent (**Appendix D**).

Prepared by:

Megan Fu
Principal Planning Officer
Social Infrastructure

Recommended by:

David Gibson
Team Leader
Social Infrastructure

9 Determination

The recommendation is **adopted** by:

19 November 2024

Karen Harragon
Director
Social Infrastructure Assessments

Glossary

Abbreviation	Definition
AHD	Australian height datum
BCS	Biodiversity Conservation and Science group of the NSW DCCEEW
CIV	Capital investment value
Council	City of Sydney
Department	Department of Planning, Housing and Infrastructure
EIS	Environmental impact statement
EPA	NSW Environment Protection Authority
EP&A Act	*Environmental Planning and Assessment Act 1979*
EP&A Regulation	Environmental Planning and Assessment Regulation 2021
EPBC Act	*Environment Protection and Biodiversity Conservation Act 1999*
EPI	Environmental planning instrument
ESD	Ecologically sustainable development
FRNSW	Fire and Rescue NSW
Heritage NSW	Heritage NSW, within the NSW DCCEEW
LEP	Local environmental plan
Minister	Minister for Planning and Public Spaces
NSW DCCEEW	NSW Department of Climate Change, Energy, the Environment and Water
Planning Systems SEPP	State Environmental Planning Policy (Planning Systems) 2021

Abbreviation	Definition
SEARs	Planning Secretary's Environmental Assessment Requirements
Secretary	Secretary of the Department of Planning, Housing and Infrastructure
SEPP	State environmental planning policy
SSD	State significant development
TfNSW	Transport for NSW

Appendices

Appendix A – Summary of key amendments to the project

Since lodgement, an aspect of the project has been amended at the request of the Applicant via an amendment report.

A summary of the key amendments is provided in **Table A1**.

Table 13 | Key amendments

Aspect	Original project in EIS	Amended project
Signage	Not part of the application (shown as nominal signage)	• 1 x illuminated 'Isaac Wakil Biomedical Building' building identification sign fixed to the upper levels of the building's southern façade - 35.5m wide x 1.5m high. • 1 x signage zone for a building identification sign adjacent to the building entrance at the northern façade - 2m wide x 3m high. • 1 x signage zone for a building identification sign adjacent to the building entrance from Western Avenue (eastern façade) - 6m wide x 2m high. • 1 x signage zone for an illuminated building identification sign on the upper levels of the western façade – 32m wide x 1.5m high.

Appendix B – List of referenced documents

1. Environmental Impact Statement

   https://www.planningportal.nsw.gov.au/major-projects/projects/usyd-rpa-sydney-biomedical-accelerator-project

2. Submissions and agency advice

   https://www.planningportal.nsw.gov.au/major-projects/projects/usyd-rpa-sydney-biomedical-accelerator-project

3. Response to Submissions

https://www.planningportal.nsw.gov.au/major-projects/projects/usyd-rpa-sydney-biomedical-accelerator-project

4. Additional information

   https://www.planningportal.nsw.gov.au/major-projects/projects/usyd-rpa-sydney-biomedical-accelerator-project

Appendix C – Statutory considerations

Objects of the EP&A Act

A summary of the Department's consideration of the relevant objects (found in section 1.3 of the EP&A Act) are provided in Table B1.

Table B1 | Objects of the EP&A Act and how they have been considered

Object	Consideration
(a) to promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources,	The medical research facility on land zoned for university and hospital purposes would ensure the proper management and development of the land for the social welfare of the community and State. The proposal would not impact on any natural or artificial resources or natural areas.
(b) to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,	The proposal includes measures to deliver ecologically sustainable development (ESD) as described below.
(c) to promote the orderly and economic use and development of land,	The development would meet the objectives of the special use infrastructure zones and deliver improved facilities for health and tertiary education infrastructure for the State.
(d) to promote the delivery and maintenance of affordable housing,	Not applicable.
(e) to protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats,	The site has been cleared under separate approval and the proposed development would not result in the loss of any threatened or vulnerable species, populations, communities or significant habitats.
(f) to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),	The proposed development is not anticipated to result in any unacceptable impacts upon built and cultural heritage, including Aboriginal cultural heritage, as discussed in Section 6.6.

Object	Consideration
(g) to promote good design and amenity of the built environment,	The proposed development has been developed through a design competition process. The Department considers the overall built form of the development to be complementary to the existing development within the surrounding locality (see Section 6.1).
(h) to promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants,	The Department has considered the proposed development and has recommended a number of conditions of consent to ensure the construction and maintenance is undertaken in accordance with legislation, guidelines, policies and procedures (refer to Appendix C).
(i) to promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State,	The Department publicly exhibited the proposal, consulted Council and other public authorities, and considered the responses received (see Sections 5 and 6).
(j) to provide increased opportunity for community participation in environmental planning and assessment.	The Department publicly exhibited the proposal, notifying adjoining and surrounding landowners. The EIS was made available on the Department's website.

Ecologically sustainable development

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

- the precautionary principle.
- inter-generational equity.
- conservation of biological diversity and ecological integrity.
- improved valuation, pricing and incentive mechanisms.

The Department required the Applicant to demonstrate how the principles of ESD have been incorporated into the project, including how it addresses:

- national best practice sustainable building principles to improve environmental performance and reduce ecological impact.
- projected climate change impacts.

The Applicant is targeting the equivalent of 5 Star Green Star Design and As Built rating and includes the following ESD initiatives and sustainability measures:

- passive design principles and a high-performance building envelope.
- procuring use of renewable electricity.
- installation of energy and water efficient fixtures and fittings.
- solar photovoltaic cells.
- life-cycle assessment of materials and use of products with accredited sustainability certifications.
- waster sensitive urban design, including rainwater harvesting for reuse on site.
- support facilities for sustainable travel.

The Department has recommended conditions that evidence detailing the final design targets and achievement of the 5 Star Green Star rating (or an alternative equivalent certification process) be submitted to the satisfaction of the certifier at appropriate stages during the development process.

The site has previously been cleared under separate approval and therefore the development would not result in the loss of any threatened or vulnerable species, populations, communities or significant habitats. New landscaping forms part of the proposal and new plantings would make a positive contribution to the landscape character and biodiversity with the area.

The Department has considered the proposed development in relation to the ESD principles. The precautionary and inter-generational equity principles have been applied in the decision-making process via a thorough and rigorous assessment of the environmental impacts of the proposed development. The proposed development is consistent with ESD principles as described in Appendix T of the Applicant's EIS, which has been prepared in accordance with the requirements of Schedule 2 of the Environmental Planning and Assessment Regulation 2000 (EP&A Regulation).

Overall, the proposal is consistent with ESD principles and the Department is satisfied the proposed sustainability initiatives will encourage ESD, in accordance with the objects of the EP&A Act.

EP&A Regulation

The EP&A Regulation requires the Applicant to have regard to the *State Significant Development Guidelines* when preparing their application. In addition, the SEARs require the Applicant to have regard to the following:

- *Social Impact Assessment Guideline for State Significant Projects*
- *Undertaking Engagement Guidelines for State Significant Projects*
- *Cumulative Impact Assessment Guidelines for State Significant Projects*.

The Department is satisfied the Applicant has demonstrated the application has been prepared having had regard to the guidelines outlined above.

Environmental Planning Instruments (EPIs)

To satisfy the requirements of section. 4.15(a)(i) of the *Environmental Planning and Assessment Act 1979* (EP&A Act), this report includes references to the provisions of the EPIs that govern the carrying out of the project and have been taken into consideration in the Department's assessment.

Controls considered as part of the assessment of the proposal are:

- State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP).
- State Environmental Planning Policy (Transport and Infrastructure) 2021 (Transport and Infrastructure SEPP).
- State Environmental Planning Policy (Resilience and Hazards) 2021 (Resilience and Hazards SEPP).
- State Environmental Planning Policy (Sustainable Buildings) 2022 (Sustainable Buildings SEPP).
- City of Sydney Local Environmental Plan 2012 (SLEP).

State Environmental Planning Policy (Planning Systems) 2021

Chapter 2 of the Planning Systems SEPP identifies State significant development (SSD). An assessment of the development against the relevant provisions of the Planning Systems SEPP is provided in Table B2

Table B2 | Planning Systems SEPP compliance table

Relevant Sections	Consideration and Comments	Complies
2.1 Aims of Policy The aims of this Policy are as follows: (a) to identify development that is State significant development	The proposed development is identified as SSD.	Yes
2.6 Declaration of State significant development: section 4.36 (1) Development is declared to be State significant development for the purposes of the Act if: a) the development on the land concerned is, by the operation of an environmental planning instrument, not permissible without development consent under Part 4 of the Act, and b) the development is specified in Schedule 1 or 2.	The proposed development is permissible with development consent.	Yes
Schedule 1 State significant development — general **14 Hospitals, medical centres and health research facilities** Development that has a capital investment value of more than $30 million for any of the following purposes: (a) hospitals, (b) medical centres, (c) health, medical or related research facilities (which may also be associated with the facilities or research activities of a NSW local health district board, a University or an independent medical research institute).	The proposal is a subsequent stage of the approved concept development application for the CIP concept proposal (SSD-6123) and meets the criteria in Schedule 1 as a medical research facility with a capital investment value (CIV) in excess of $30 million.	Yes

State Environmental Planning Policy (Transport and Infrastructure) 2021

The Transport and Infrastructure SEPP facilities effective delivery of infrastructure across the State by improving regulatory certainty and efficiency, identifying matters to be considered in the assessment of development adjacent to particular types of infrastructure development, and providing for consultation with relevant public authorities about certain development during the assessment process.

An assessment of the development against the relevant considerations of the Transport and Infrastructure SEPP is provided below in **Table B3**.

Table B3 | Consideration of the relevant provisions of Transport and Infrastructure SEPP

Clause(s)	Consideration and comment
Chapter 2, Part 2.3, Division 5, Subdivision 2 Development likely to affect an electricity transmission or distribution network	The site contains and adjoins underground electricity power lines. In accordance with the Transport and Infrastructure SEPP, the development was referred to the relevant electricity supply authority for comment. The application was referred to Ausgrid and it advised on design requirements for future applications for the schematic design.

State Environmental Planning Policy (Resilience and Hazards) 2021

An assessment of the project against the relevant considerations of the Resilience and Hazards SEPP is provided below in Table B4.

Table B4 | Consideration of the relevant provisions of Resilience and Hazards SEPP

Chapter	Consideration and comment
Chapter 3 Hazardous and Offensive Development	In accordance with the requirements of the SEARs, the Applicant considered Chapter 3 Hazardous and Offensive Development of the Resilience and Hazards SEPP. Chapter 3 aims to identify proposed developments for the purpose of industry or storage with the potential for significant off-site impacts, in terms of risk and or offence (odour, noise). A development is defined as potentially hazardous and / or potentially offensive, if, without mitigating measures in place, the development would have a significant risk and/ or offence impact on off-site receptors. The application includes a Preliminary Hazard Analysis (PHA). A revised PHA was submitted with RFI2 clarifying gas storage as bulk gas storage tanks which originally were not clearly identified. The quantities are above the thresholds set out in Applying SEPP 33 (DPE, 2011) and as such, the development is potentially hazardous. However, the PHA indicates that the storage quantity is likely to be lower than threshold limits and the project would comply with the relevant Australia Standards. The Department's Hazards branch reviewed the PHA and raised no concerns. Conditions have been recommended to ensure any dangerous goods are stored in accordance with relevant standards.

Chapter	Consideration and comment
Chapter 4 Remediation of Land	The Resilience and Hazards SEPP aims to ensure that potential contamination issues are considered in the determination of a development application. The application includes an Additional Site Investigation and a Remediation Action Plan, which identified that remediation and implementation of the plan would result in the site being suitable for the proposed development. The Department is satisfied that the site can be made suitable for the proposed use, subject to conditions as discussed in **Section 6**. The Department has recommended conditions requiring works be carried out in accordance with the Remediation Action Plan and requiring a Site Audit Statement to verify the site has been made suitable for the land use if additional contamination is found or a long-term environmental management plan is required for the site.

State Environmental Planning Policy (Industry and Employment) 2021

Chapter 3: Advertising and Signage

Chapter 3 of the Industry and Employment SEPP applies to all signage that under an EPI can be displayed with or without development consent and is visible from any public place or public reserve. The proposal includes the installation of the following signs and signage zones visible from the public domain:

- 1 x illuminated 'Isaac Wakil Biomedical Building' building identification sign fixed to the upper levels of the building's southern façade - 35.5m wide x 1.5m high.
- 1 x signage zone for a building identification sign adjacent to the building entrance at the northern façade - 2m wide x 3m high.
- 1 x signage zone for a building identification sign adjacent to the building entrance from Western Avenue (eastern façade) - 6m wide x 2m high.
- 1 x signage zone for an illuminated building identification sign on the upper levels of the western façade - 32m wide x 1.5m high.

Under Section 3.6, consent must not be granted for any advertising sign application unless the proposal is consistent with the objectives of the SEPP and with the assessment criteria which are contained in Schedule 5. An assessment of the signs against the assessment criteria in Schedule 5 of the SEPP is provided in **Table C4.** The assessment criteria are designed to ensure the objectives of the SEPP are met, including ensuring that signage is compatible with the desired amenity and character of an area, provides effective communication in suitable locations and is of a high-quality design and finish.

Table C4 | Consideration of the Schedule 5 Assessment Criteria

Assessment Criteria	Comments	Compliance
Character of the area		
Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?	The proposed sign and signage zones are compatible with character expected for a medical research building and the special use zonings.	Yes
Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?	There is no clear established theme for outdoor advertising in the area. The proposed sign and signage zones establish a coherent theme for signage on the site.	Yes
2 Special areas		
Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?	In the context of the zonings, the proposed sign and signage zones are considered appropriate as they would relate to the use of the building and the building scale on the site. As such, the signs are not considered to detract from the amenity or visual quality of an area zoned for education, health and related buildings.	Yes
3 Views and vistas		
Does the proposal obscure or compromise important views?	No established important views would be impacted by the proposed sign and signage zones.	Yes
Does the proposal dominate the skyline and reduce the quality of vistas?	The proposed sign and signage zones are modest in the context of the scale of the building and would not dominate the skyline or result in unacceptable impacts to the quality of vistas.	Yes
Does the proposal respect the viewing rights of other advertisers?	The proposed sign and signage zones would not impact on existing views of any other advertising signs.	Yes
4 Streetscape, setting or landscape		
Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?	The scale, proportion and form of the proposed sign and signage zones are considered appropriate for the proposed hospital and university settings and modest in the context of the overall scale of the buildings and the overall size of the site.	Yes
Does the proposal contribute to the visual interest of the streetscape, setting or landscape?	The proposed sign and signage zones would contribute to the visual interest of the streetscape, clearly marking entries to the site and enabling ease of wayfinding.	Yes

Assessment Criteria	Comments	Compliance
Does the proposal reduce clutter by rationalising and simplifying existing advertising?	The sign and signage zones are designed to provide a coherent and consistent approach to signage on the site, while any existing signage was removed with the demolition of the existing buildings.	Yes
Does the proposal screen unsightliness?	Not applicable, there is no surrounding unsightliness.	N/A
Does the proposal protrude above buildings, structures or tree canopies in the area or locality?	The proposed sign and signage zones do not protrude above buildings and where located above tree canopies, they provide for wayfinding to the buildings.	Yes
Does the proposal require ongoing vegetation management?	No vegetation management is required by the proposed sign and and signage zones.	Yes
5 Site and building		
Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?	The sign and signage zones are of appropriate scale and proportion relative to the size of the buildings and the large overall scale of the site and the two campuses.	Yes
Does the proposal respect important features of the site or building, or both?	The sign and signage zones are appropriately located on the building and at the site entrance and would not impact on any other important features of the site.	Yes
Does the proposal show innovation and imagination in its relationship to the site or building, or both?	The purpose of the sign and signage zones is to identify the hbuilding and enable ease of wayfinding. The proposal achieves these aims without adverse impacts and additional innovation or imagination is not required in this case.	N/A
6 Associated devices and logos with advertisements and advertising structures		
Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?	Safety devices are not necessary for the proposed design of the sign and signage zones. The only proposed lighting is integrated into the design of the sign and future signs in the signage zones.	Yes
7 Illumination		
Would illumination result in unacceptable glare?	The sign and a future sign within one of the signage zones are proposed to include internal illumination. Details of illumination have not been provided, however, it is considered unlikely that the illumination would result in unacceptable glare, safety impacts, or amenity impacts. Conditions are recommended to ensure that the signage complies with 'AS 4282-2019 - Control of the obtrusive effects of outdoor lighting' and mitigation of	Yes, subject to conditions
Would illumination affect safety for pedestrians, vehicles or aircraft?		Yes
Would illumination detract from the amenity of any residence or other form of accommodation?		Yes, subject to conditions

Assessment Criteria	Comments	Compliance
	any residual impacts on the amenity of neighbours, where necessary. Subject to these conditions, the Department is satisfied that no unacceptable impacts would arise from the proposed illumination.	
Can the intensity of the illumination be adjusted, if necessary?	The intensity cannot be adjusted. However, subject to conditions discussed above, intensity of the illumination is not considered necessary.	Yes
Is the illumination subject to a curfew?	A curfew is not proposed, and not considered necessary, as appropriate wayfinding is required at all times and appropriate controls on illumination would need to be implemented, as discussed above.	Yes
8 Safety		
Would the proposal reduce safety for pedestrians, particularly children, by obscuring sightlines from public areas?	No. The proposed sign and signage zones would not obscure sightlines.	Yes
Would the proposal reduce safety for any public road?	The design and location of the proposed signage would not impact on safety of the public road.	Yes

State Environmental Planning Policy (Sustainable Buildings) 2022

The Sustainable Buildings SEPP aims to encourage the design and delivery of sustainable buildings, including minimise energy consumption, minimise use of potable water, optimise thermal performance and reduce greenhouse gas emissions. It also aims to ensure assessment is undertaken consistently, sustainability of buildings data is recorded and embodied emissions is monitored.

A consent authority must consider whether the development is designed to: minimise waste; reduce peak demand for electricity; reduce reliance on artificial lighting and mechanical heating and cooling through passive design; generate and store renewable energy; monitor energy consumption; and minimise the consumption of potable water.

The consent authority must also be satisfied the embodied emissions attributable to the development have been quantified and whether the development will minimise the use of on-site fossil fuels, as part of the goal of achieving net zero emissions in New South Wales by 2050.

The Department has assessed the project against the relevant requirements in the Sustainable Buildings SEPP and considers the project has provided the appropriate data regarding embodied emissions, will be fossil fuel-free and has been designed to meet the design considerations stipulated in the Sustainable Buildings SEPP as it will target a 5 Start Green Star rating.

Sydney Local Environmental Plan (SLEP) 2012

The SLEP aims to: promote arts and cultural activities; reinforce the role of the City of Sydney as the primary centre for Metropolitan Sydney; promote ESD; encourage economic growth and growth and diversity of residential population; enable services and infrastructure; align land use and density with transport capacity; enhance amenity; and achieve a high quality urban form that conserves environmental heritage.

The Department has consulted Council throughout the assessment process and considered all relevant provisions of the SLEP and those matters raised by Council in its assessment of the development (refer to **Sections 5** and **6**). The Department concludes the development is consistent with the requirements of the SLEP. Consideration of the relevant clauses of the SLEP is provided in **Table B5**.

Table B5 | Consideration of the SLEP

Provision	Department Consideration
Land Use Table – SP2 Infrastructure	The site is zoned SP2 Infrastructure – Education and SP2 Infrastructure – Health Services Facilities. Educational establishments, including ancillary research facilities, and hospitals, including ancillary research facilities, are permissible with consent within the respective SP2 zones.
Clause 5.10 Heritage conservation	The proposal has been designed to ensure the significance of the existing heritage items identified for retention in the CIP and the University of Sydney conservation area is protected. The submitted Heritage Impact Statement satisfactorily considers and assess the impact of the proposed development. Heritage conservation is discussed in **Section 6.6** of this report.
Clause 5.21 Flood planning	The clause provides that the consent authority must consider: the impact of the development on project flood behaviour as a result of climate change; the intended design and scale of buildings; whether the development minimises the risk to life and ensures safe evacuation; and the potential to modify, relocate or remove buildings if the surrounding area is impact by flooding or coastal erosion. The Department has considered the flooding impacts of the proposal in detail in **Section 6.2** and is satisfied that proposal meets the primary objective of the NSW Floodplain Development Manual 2005 and the Floor Risk Management Manual 2023, as it would not result in any adverse impact on adjacent structures or properties.

<table>
<tr><th>Provision</th><th>Department Consideration</th></tr>
<tr><td>Clause 6.21C Design Excellence</td><td>The site is subject to the design excellence clause, which provides that the consent authority must have regard to whether a high standard of architectural design is achieved, the form and appearance of the building will improve the public domain, and how the built form of the development addresses the site constraints. The Department is satisfied that the project demonstrates design excellence, as detailed in the table below and at Section 6.
<table>
<tr><th>Clause 6.21C</th><th>Department's Considerations</th></tr>
<tr><td colspan="2">(2) In considering whether development to which this Division applies exhibits design excellence, the consent authority must have regard to the following matters —</td></tr>
<tr><td>(a) whether a high standard of architectural design, materials and details appropriate to the building type and location will be achieved,</td><td>Proposed architectural design, materials and detailing respond to the surrounding and heritage context in terms of scale and materiality. Solid material and finishes are used for the base and more transparent elements for the upper cantilevered box structure. See Section 6.1.</td></tr>
<tr><td>(b) whether the form and external appearance of the proposed development will improve the quality and amenity of the public domain,</td><td>Whilst the proposal is internally located, the project would improve the amenity of the Western Avenue forecourt and Gloucester House Garden, which are publicly accessible areas and improve legibility through the site from public domain areas.</td></tr>
<tr><td>(c) whether the proposed development detrimentally impacts on view corridors,</td><td>The Department is satisfied that project would not detrimentally impact any view corridors as there are no significant view corridors to or from the site.</td></tr>
<tr><td colspan="2">(d) how the proposed development addresses the following matters</td></tr>
<tr><td>(i) the suitability of the land for development,</td><td>The Applicant has demonstrated that the site is not subject to any conditions that would prevent development including those related to</td></tr>
</table></td></tr>
</table>

Provision	Department Consideration	
		geotechnical conditions, contamination, flooding, biodiversity or Aboriginal cultural heritage.
	(ii) the existing and proposed uses and use mix,	The proposed medical research facility aligns with current and historic use of the land for infrastructure purposes. The proposed use is permitted with consent in the SP2 Infrastructure zones.
	(iii) any heritage issues and streetscape constraints,	The Department is satisfied that the project responds to the heritage and landscape settings.
	(iv) the location of any tower proposed, having regard to the need to achieve an acceptable relationship with other towers, existing or proposed, on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form,	Not applicable.
	(v) the bulk, massing and modulation of buildings,	As discussed in **Section 6.1**, the proposed built form complies with CIP controls and responds to the scale of the surrounding development.
	(vi) street frontage heights,	Not applicable.
	(vii) environmental impacts, such as sustainable design, overshadowing and solar access, visual and acoustic privacy, noise, wind and reflectivity,	The Department is satisfied that project would not impact amenity as discussed in **Sections 6.1**, **6.4** and **6.6**.
	(viii) the achievement of the principles of ESD,	As discussed in this appendix, the proposal incorporates measures to achieve ESD. The

Provision	Department Consideration	
		project would achieve a 5-Star Green Star Design As Built sustainability rating.
	(ix) pedestrian, cycle, vehicular and service access and circulation requirements, including the permeability of any pedestrian network,	As discussed in **Section 6.3**, the project addresses pedestrian and vehicle access and circulation opportunities and constraints. The development would provide increase bicycle parking and end-of-trip facilities. Conditions have been recommended to ensure loading dock operations are managed and a safety review of the area is undertaken, provision of end-of-trip facilities in accordance with Council's controls and an easement be obtained so access off Lambie Dew Drive can be maintained in perpetuity.
	(x) the impact on, and any proposed improvements to, the public domain,	Whilst the proposal is internally located, the project would improve the amenity of the Western Avenue forecourt and Gloucester House Garde, which are publicly accessible areas and improve legibility through the site from public domain areas.
	(xi) the impact on any special character area,	The design of the development responds to the 'University of Sydney/RPA Hospital Locality Statement' (Council, 2012), including: • focus on heritage interpretation and management, where items cannot be retained. • provision of revitalised courtyard spaces as part of a thoughtful campus landscaping strategy. • provision of key improvements to pedestrian and bicycle links and facilities.
	(xii) achieving appropriate interfaces at ground level between the building and the public domain,	The project responds to the surrounding buildings and landscaping context adjoining the site. The project would provide a unified approach with the SWHB with a western

Provision	Department Consideration	
		entrance and appropriate setbacks to Gloucester House.
	(xiii) excellence and integration of landscape design.	As discussed in **Section 6.1**, landscaping is proposed to be of a high quality that would provide an appropriate landscape setting for the proposed building and Gloucester House.
Clause 6.21D Competitive design process	The project was the subject of a competitive design process as the development is greater than 25m in height and has a CIV in excess of $100m. The Department is satisfied that the competitive design process was undertaken in accordance with the requirements of clause 6.21D. The proposal retains the design excellence features of the Denton Corker Marshall winning scheme, including: • the Connector and base and cantilevered block building massing and expression. • the Connector and its collaborative spaces. • functional but flexible and adaptable spaces. • Connecting with Country principles demonstrated in the landscaping and fin design. Overall, the Department is satisfied that the proposal is substantially the same development that was subject to the architectural design competition.	
Clause 7.13 Contribution for purpose of affordable housing	The Applicant has sought a full exemption from the provision of a contribution for the purpose of affordable housing. The Department is satisfied that no affordable housing contributions should be impose, as detailed in **Section 6.5**.	
Clause 7.16 Airspace operations	The clause provides that, where a consent authority is satisfied that the proposed development will penetrate the Limitation or Operations Surface, development consent must not be granted unless the relevant Commonwealth body has been consulted. As detailed in **Section 6.6**, Sydney Airport Corporation Limited under delegation from the Civil Aviation Safety Authority approved the height of the development and the Department is satisfied the development would not obstruct flight paths associated with Sydney Airport.	

Provision	Department Consideration
Clause 7.20 Development requiring or authorising preparation of a DCP	The approval of the staged development application for the CIP (SSD-6123) meets the requirements of preparation of a DCP. The proposal is generally consistent with the staged development approval.
Clause 7.26 Public art	Public art must not include advertisements, increase GFA and have adverse heritage or amenity impacts. The application includes a Public Art Strategy and identifies public art opportunities. The Department has considered the Public Art Strategy and public art opportunities and considers that it would meet the requirements of this clause. The Department has recommended the detailed Public Art Plan be submitted to Council.

Other policies

In accordance with clause 2.10 of the Planning Systems SEPP, Development Control Plans do not apply to SSD. Notwithstanding, objectives of relevant controls under the Sydney Development Control Plan 2012, where relevant, were considered in **Section 6**.

Appendix D – Recommended instrument of consent