



State Significant Development

Date Submitted: 24/02/2025

Project Name: USYD Ross Street Teaching & Learning Hub
Case ID: SSD-57838709

Applicant Details

Project Owner Info

Title	Mr
First Name	Jagjeet
Last name	Shergill
Role/Position	Town Planning Manager
Phone	0481053992
Email	jagjeet.shergill@sydney.edu.au
Address	22 Codrington Street Level 1 Services Building Darlington , New South Wales, 2008 , AUS

Company Info

Are you applying as a company/business?
Yes

Company Name	UNIVERSITY OF SYDNEY
ABN	15211513464

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Mr	Jagjeet	Shergill
Phone	Email	Role/Position
0481053992	jagjeet.shergill@sydney.edu.au	

Address

22 Codrington Street
Level 1 Services Building
Darlington,
New South Wales
2008
AUS

Political Donations

Do you need to disclose a political donation?
No

Development Details

Project Info

Project Name	USYD Ross Street Teaching & Learning Hub
Industry	Education, Health & Safety
Development Type	Educational establishments
Estimated Development Cost (excl GST)	AUD77,217,386.00
Indicative Operation Jobs	10
Indicative Construction Jobs	93
Number of Occupants	25
Number of Dwellings	0
Gross Floor Area (GFA) sqm	6,913

Description of the Development/Infrastructure

The proposed Ross Street Teaching and Learning Hub is a multi-disciplinary general teaching space that is proposed to be constructed to accommodate the identified shortfall of quality teaching space across the University.

Description of Changes

Briefly describe the proposed changes to the application

Concept Development

Are you intending to submit a concept or staged application?

No

Site Details

Site Information

Site Name	Ross Street Teaching & Learning Hub
Site Address (Street number and name)	The University of Sydney, Camperdown Campus
Site Co-ordinates - Latitude	-33.885224
Site Co-ordinates - Longitude	151.185

Local Government Area

Local Government	District Name	Region Name	Primary Region
City of Sydney	Eastern City District	Sydney	☒

Lot and DP

Lot and DP

Lot 1 in DP 1171804

Site Area

What is the total site area for your development?

Site Area sqm

1,670

Landowners Consent

Is Landowner's consent required?

Yes

Do you have the written consent of all landowners?

Yes

Attachments

File Name	SSD-57838709 - Owners Consent
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Does the development application relate to land owned by a Local Aboriginal Land Council?

No

Statutory Context

Justification and Permissibility

Reason why the proposal is State significant

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

Which State Environmental Planning Policy (SEPP) does your application relate to?

Schedule 1: SSD - General (Planning Systems SEPP 2021)

Schedule 1: SSD - General

Section under selected Schedule

Section 15 - Educational establishments

Type of Project

Tertiary institutions

Permissibility of Proposal

Permissible with consent

Land Use Zones

What land use zone/s is the development in?

Land use zones (select all that apply)

SP2 Infrastructure

Critical Habitat and Threatened Species

Is the land, or part of the land, critical habitat?

No

Is the development likely to significantly affect threatened species, populations or ecological communities, or their habitats?

No

Is the development biodiversity compliant? (refer to [section 28 of the Environmental Planning and Assessment Regulation 2021](#))

Yes

Sustainable Buildings SEPP

Exemption from Sustainable Buildings SEPP

Is the development exempt from the State Environmental Policy (Sustainable Buildings) 2022 as per Chapter 3, relating to non-residential buildings?

No

Is the development a prescribed state significant development in the Sustainable Buildings SEPP?

- Cultural, recreation or tourist facility
- Hospital, medical centre or health research facility
- Educational establishment

Yes

Is the development a prescribed large commercial development in the Sustainable Buildings SEPP?

- Hotel or motel with 100 rooms or greater
- Serviced apartments with 100 apartments or greater
- Office premises with 1000 sqm net lettable area (NLA) or greater

No

Sustainability Requirements A

General Sustainability provisions

Has the proposed development been designed to enable any of the following:

The minimisation of waste from associated demolition and construction, including by the choice and reuse of building materials?

Yes

A reduction in peak demand for electricity, including through the use of energy-efficient technology?

Yes

A reduction in the reliance on artificial lighting and mechanical heating and cooling through passive design?

Yes

The generation and storage of renewable energy?

No

The metering and monitoring of energy consumption?

Yes

The minimisation of the consumption of potable water?

Yes

Other?

No

List the supporting document(s) that consider these provisions.

Appendix G Sustainable Design Report.

Is the development seeking certification from a sustainability rating system?

Yes

Which sustainability rating will the development achieve?

Green Star Buildings Certification

What star rating or sustainability level will be achieved by the development?

5-star Green Star Building v1

Embodied Emission Reporting

Is the application accompanied by a NABERS Embodied Emissions Materials Form?

Yes

Provide details of the qualified person certifying the amounts disclosed in the form

First Name	David
Last Name	Lambert
Professional Qualification	Quantity surveyor
Registration details	CQS, MRICS, MAIQS, BSc

Business Name	WTP AUSTRALIA PTY LIMITED
Australian Business Number (ABN)	69605212182

Is there a NABERS Agreement to Rate for embodied emissions in this development?

No

Low Emissions Construction Technologies

Describe any low emissions construction technologies incorporated in the development

Appendix SS Embodied Emissions Material Form.

Is the development designed to retain or reuse an existing building on site?

No

Is the development designed to use recycled materials from the site or elsewhere?

No

Has a whole of Life Cycle Analysis (LCA) been prepared for this development?

No

Sustainability Requirements B

Net Zero Statement

Is the application accompanied by a Net Zero Statement?

Yes

Enter the details of the qualified person certifying the Net Zero Statement

First Name	Jessica
Last Name	Pegg
Professional Qualification	Electrical engineer
Registration details	6079637
Business Name	NDY A Tetra Tech Company
Australian Business Number (ABN)	29003234571

Is the development designed to operate as a net zero development immediately?

Yes

Which of the following net zero provisions has the development incorporated?

Electric HVAC system, Electrified services and appliances, Access to plant room enables machinery to be changed over

What is the estimated annual energy consumption for the building?

What is the estimated amount of emissions relating to energy use in the building, including direct and indirect emissions?

Other Requirements - Part1

Is the application accompanied by a biodiversity development assessment report (BDAR)?🌟

Yes

Are different biodiversity credits proposed to be used as offsets in accordance with the variation rules under the Biodiversity Conservation Act 2016?⁸

No

Is the land subject to a private land conservation agreement under the Biodiversity Conservation Act 2016? 🌟

No

Does the application include a site plan of the land, which indicates

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- the location, boundary dimensions, site area and north point of the land
- any existing vegetation and trees on the land
- the location and uses of existing buildings on the land
- the existing levels of the land in relation to buildings and roads
- the location and uses of buildings on sites adjoining the land ?

Yes

Does the application relate to residential apartment development to which State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development applies?

No

Does the development involve any subdivision work?*

No

Does any environmental planning instrument require arrangements for any matter to have been made before development consent may be granted (such as arrangements for the provision of utility services)?*

No

Does the development involve a change of use of a building (other than a dwelling-house or a building or structure that is ancillary to a dwelling-house and other than a temporary structure)?*

No

Is the development within a wilderness area and the subject of a wilderness protection agreement or conservation agreement within the meaning of the *Wilderness Act 1987*?*

No

Other Requirements - Part2

Does the development involve the erection of a temporary structure?*

No

Does the development involve the use of a building as an entertainment venue or a function centre, pub, registered club or restaurant?*

No

Is the development for the purposes of a manor house or multi dwelling housing (terraces) to which Part 2, Division 1 of Chapter 2 of the State Environmental Planning Policy (Housing) 2021 (the Housing SEPP) applies?*

No

Is the development referred to in [section 47\(1\)](#) of the Housing SEPP?*

No

Is the development [BASIX optional development](#)?*

No

Is the development [BASIX optional development](#) and accompanied by a BASIX certificate or BASIX certificates (despite there being no obligation under [section 27](#) of the Environmental Planning and Assessment Regulation 2021 for it to be so accompanied)?*

No

Approvals - Part1

Would the development otherwise, but for [Section 4.41](#) of the Environmental Planning and Assessment Act 1979, require any of the following:

A permit under [Section 201](#), [205](#) or [219](#) of the [Fisheries Management Act 1994](#)?*

No

An approval under [Part 4](#), or an excavation permit under [Section 139](#), of the [Heritage Act 1977](#)?*

No

An Aboriginal heritage impact permit under [Section 90](#) of the [National Parks and Wildlife Act 1974](#)?*

No

A bush fire safety authority under [Section 100B](#) of the [Rural Fires Act 1997](#)?*

No

A water use approval under [Section 89](#), a water management work approval under [Section 90](#) or an activity approval under [Section 91](#) of the [Water Management Act 2000](#)?*

No

Approvals - Part2

Do you require any of the following approvals from [Section 4.42](#) of the Environmental Planning and Assessment Act 1979, in order to carry out the development:

An aquaculture permit under [Section 144](#) of the [Fisheries Management Act 1994](#)?*

No

An approval under [Section 15](#) of the [Mine Subsidence Compensation Act 1961](#)?*

No

A mining lease under the [Mining Act 1992](#)?*

No

A petroleum production lease under the [Petroleum \(Onshore\) Act 1991](#)?*

No

An environment protection licence under [Chapter 3](#) of the [Protection of the Environment Operations Act 1997](#) (for any of the purposes referred to in [Section 43](#) of that Act)?*

No

A consent under [Section 138](#) of the [Roads Act 1993](#)?*

No

A licence under the [Pipelines Act 1967](#)?*

No

REAP Declaration

Does the EIS include a declaration signed by a REAP?

Yes

I confirm that the above information is correct and matches the declaration contained in the EIS for the project.

Yes

Attachments

Attachments

File Name	Appendix D Architectural Drawings
File Name	Appendix G Sustainable Design Report
File Name	Appendix SS Embodied Emissions Material Form
File Name	Appendix RR Estimated Development Cost_Report
File Name	Appendix RR Estimated Development Cost_Cover Letter
File Name	Appendix O Integrated Water Management Report
File Name	Appendix E Design Report
File Name	Appendix R Landscape Drawings
File Name	Appendix J Preliminary Site Investigation
File Name	Appendix U Visual Impact Assessment
File Name	Appendix P Construction and Traffic Management Plan
File Name	Appendix N Electrical Services Infrastructure Report
File Name	Appendix S Landscape Report
File Name	Appendix H Transport and Accessibility Impact Assessment
File Name	Appendix I Civil Engineering Drawings
File Name	Appendix K Remediation Action Plan
File Name	Appendix HH Flood Impact and Risk Assessment
File Name	Appendix KK ACHAR (Confidential)
File Name	Appendix LL Historical Archaeological Impact Assessment
File Name	Appendix BB Security and CPTED Report
File Name	Appendix W DERC Reports
File Name	Appendix QQ Preliminary Hazard Analysis
File Name	Environmental Impact Statement
File Name	Appendix OO Structural Design Drawings and Certificate
File Name	Appendix JJ Waste Management Plan
File Name	Appendix Z Pedestrian Wind Environment Study
File Name	Appendix M Infrastructure Reports
File Name	Appendix KK ACHAR (Redacted)
File Name	Appendix FF Noise and Vibration Impact Assessment
File Name	Appendix GG Geotechnical Investigation Report
File Name	Appendix V Social Impact Assessment
File Name	Appendix MM Aviation Impact Assessment Report
File Name	Appendix Y Accessibility Assessment Report
File Name	Appendix CC Arboricultural Impact Assessment
File Name	Appendix L Mechanical Services Infrastructure Report
File Name	Appendix T Heritage Impact Statement
File Name	Appendix NN Acid Sulfate Soils Management Plan
File Name	Executive Summary
File Name	Appendix DD Biodiversity Development Assessment
File Name	Appendix II Hazardous Materials Audit Report
File Name	Appendix Q Community Engagement and Consultation Plan
File Name	Appendix X Building Code of Australia Assessment Report
File Name	Appendix EE BDAR Waiver
File Name	Appendix AA Reflectivity report
File Name	Appendix PP Fire Engineering Letter
File Name	Appendix B Survey Plan
File Name	Appendix C Statutory Compliance Table
File Name	Appendix F Mitigation Measures
File Name	Appendix A SEARs Compliance Table