

Department of Planning, Housing and Infrastructure

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Ross Street Teaching and Learning Hub

State Significant Development Assessment Report (SSD-57838709)

December 2025





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.

Published by NSW Department of Planning, Housing and Infrastructure
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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 Ross Street Teaching and Learning Hub located at the University of Sydney (USYD), Parramatta Road, 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 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-57838709 for the Ross Street Teaching and Learning Hub at the University of Sydney.

This report will be provided to the Director, Social Infrastructure Assessment, 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 new five level multi-disciplinary general teaching space capable of accommodating up to 1,500 students and 30 staff. The project is located at the north west end of the University of Sydney Camperdown campus, bounded by Parramatta Road to the north, the Faculty of Arts and Social Sciences Building and R.D. Watt Building to the east, Western Avenue to the west (also referred to as Ross Street) and Science Road to the south. The campus is in the Sydney local government area (LGA).

The project has an Estimated Development Cost (EDC) of \$70,197,624 and is expected to generate 93 construction jobs and up to 10 operational jobs. If approved, construction of the project is proposed to commence in June 2026 and be completed by June 2028.

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 Strategic Planning Statement (City Plan 2036).

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 also for the purposes of a tertiary institution with an EDC greater than \$50 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) for 28 days from 11 March until 7 April 2025. During the exhibition period, the Department received:

- two submissions from the public. Of the two public submissions, one was in support, the other provided comment.
- a submission from council, City of Sydney, commenting on the project.
- advice from five government agencies.

Key concerns raised related to heritage, public domain, flooding and development contributions.

The Applicant submitted a submissions report (RtS) on 13 August 2025 to address the issues raised in submissions and agency advice and provided further information on 13 October 2025 to address concerns raised by agencies and Council.

Assessment

Built form and urban design

The proposed built form is acceptable, given the scale is consistent with the building envelope approved for the site under the approved concept proposal for the University campus. The built form incorporates design elements to address amenity impacts, provide visual interest, and demonstrates design excellence.

Trees and landscaping

The proposed landscape design incorporates extensive native planting and public domain works that will create an open and inviting space for the community. The landscape concept provides for a natural landscape setting which reflects the Sydney Turpentine Ironbark Forest character of the precinct, with a diverse mix of vegetation along the plaza, northern and eastern interfaces creating a visual attraction and soft barrier to Parramatta Road and Western Avenue.

Transport, traffic and access

No car parking is proposed as part of the development, which will encourage use of public and active transport rather than car parking demand and subsequent traffic generation. The provision of additional pedestrian paths and connectivity around the site, proximity to public transport, and the implementation of a Green Travel Plan (GTP) will assist in encouraging active transport modes from the outset of the operation of the building.

Heritage

The amended proposal retains the palisade fencing along the Parramatta Road frontage and incorporates discrete openings, which is acceptable on heritage grounds as it conserves the heritage significance of the fence whilst facilitating visual and physical access and improving the safety and amenity of the adjacent bus stop on Parramatta Road.

Flooding

The location of the proposed development is generally in a low-risk area. The Flood Impact and Risk Assessment (FIRA) demonstrates that the building's basement and other access points will be protected from the entry of floodwater. The building will be constructed of flood compatible materials for all sections below the required flood planning level.

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:

- benefits the community by delivering quality teaching spaces and enhancing the campus by providing additional formal and informal learning environments that contribute to the student experience.
- is consistent with government strategy and policy.
- would provide 93 construction jobs and up to 10 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.

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1 Introduction

1.1 The proposal

The University of Sydney (the Applicant) proposes to construct a new five level multi-disciplinary general teaching space building capable of accommodating up to 1,500 students and 30 staff. The facility has been proposed to help meet the identified shortfall of teaching space across the University and enhance campus life by providing functional and flexible formal and informal learning environments that contribute to the student experience.

The project description and mitigation measures provided in **Section 3** and **Appendix F** of the environmental impact statement (EIS) 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** Error! Reference source not found..

1.2 Project location

The University campus across Camperdown and Darlington covers a combined area of approximately 49 hectares 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.

New buildings have been progressively constructed across the campus. The Camperdown campus is situated between Parramatta Road and City Road and adjoins the Darlington campus, located south-east of City Road.

The project site is in the north west portion of the University of Sydney Camperdown campus, bounded by Parramatta Road to the north, Western Avenue to the west (also referred to as Ross Street), and Science Road to the south (see **Figure 1 and 2**). The site is legally described as Lot 1 in DP 1171804.

The University of Sydney campus is listed on the State Heritage Register. The University of Sydney Camperdown campus is identified as a heritage conservation area under Sydney Local Environmental Plan 2012 (SLEP) and the entire campus contains 28 individually listed heritage items.

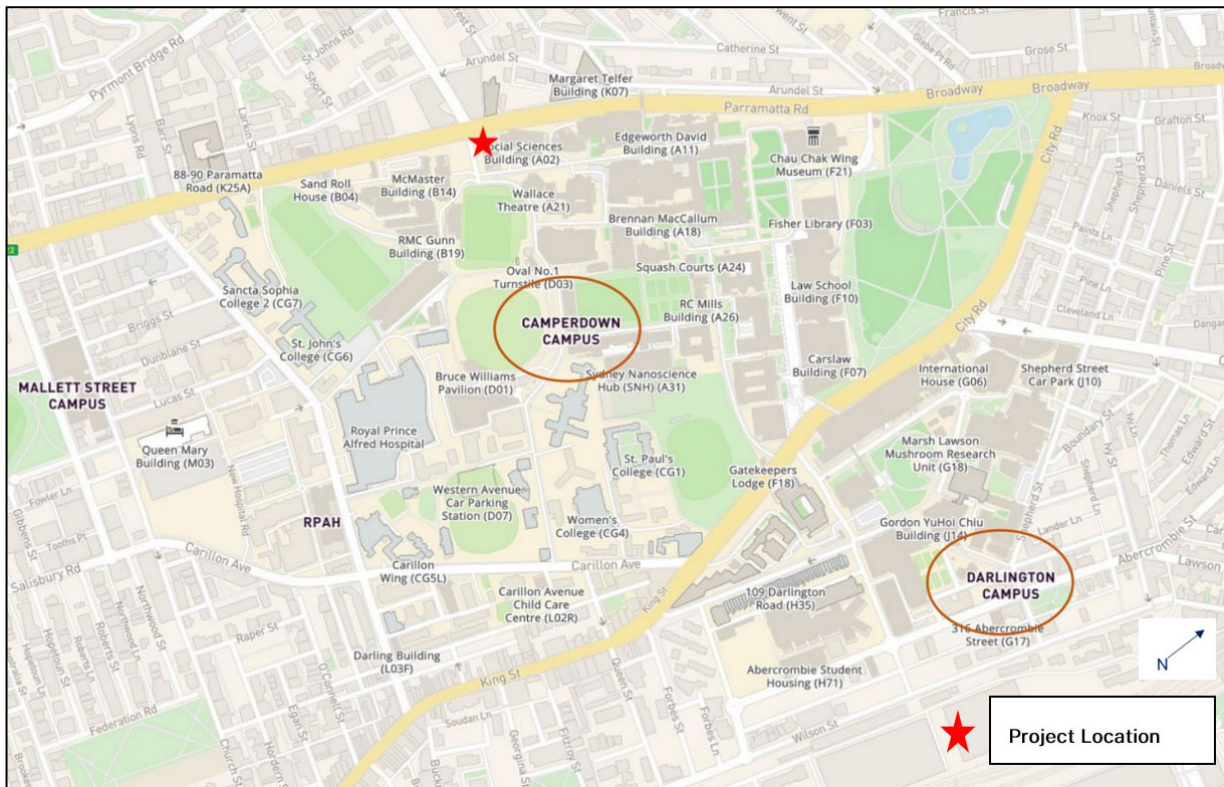


Figure 1 | Regional context map (Source: EIS)



Figure 2 | Local context map (Source: EIS)

The site is occupied by existing work site offices (see **Figure 3**).

The site is surrounded by the University of Sydney campus to the east, south and west. To the east of the site is the heritage listed A04 R.D. Watt Building, a brown brick and sandstone building with art nouveau detailing completed in 1916, and the contemporary six storey A02 Faculty of Arts & Social Sciences. To the west of the site, on the other side of Western Avenue is the A03 Building site, vacant and being used for motorbike parking and storage (see **Figure 4**). South of the site is characterised by large recreational open spaces including University Oval 2 and University Oval 1, which include mature trees, a grandstand to the south west and the nine storey Susan Wakil Health Building beyond. To the north, on the other side of Parramatta Road, is a mix of commercial and residential land uses (see **Figure 5**).



Figure 3 | Existing buildings on the site (Source: DPHI)



Figure 4 | Area on the western side of Western Avenue within the campus (Source: DPHI)



Figure 5 | Existing development on the opposite side of Parramatta Road (Source: DPHI)

1.3 Project background

The proposed Ross Street Teaching and Learning Hub is required to accommodate an identified shortfall of teaching space across the University. The University has identified the need to improve the student experience across the campus, and the proposed Ross Street Teaching and Learning Hub will provide functional and flexible learning spaces that contribute to the student experience.

1.4 Related projects and works

Campus Improvement Program Concept Proposal (SSD-6123)

On 16 February 2015, the then Minister for Planning approved an SSD application (SSD-6123) for the University's Campus Improvement Program (CIP) concept proposal (see **Figure 6**). The CIP concept proposal approved new educational establishment building envelopes of varying height and scale with six identified precincts. New built form within these precincts requires detailed development applications to be lodged with and assessed by the relevant consent authority (i.e. City of Sydney or Minister for Planning and Public Spaces).



Figure 6 | 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 by the Minister's delegate 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 site is in the ‘Life Sciences Precinct’ (Precinct E) of the approved CIP (see **Figure 6**). The CIP establishes an approved maximum building envelope height of RL43.50 (see **Figure 7**) and landscaped setback requirement from the front boundary adjacent to Parramatta Road.

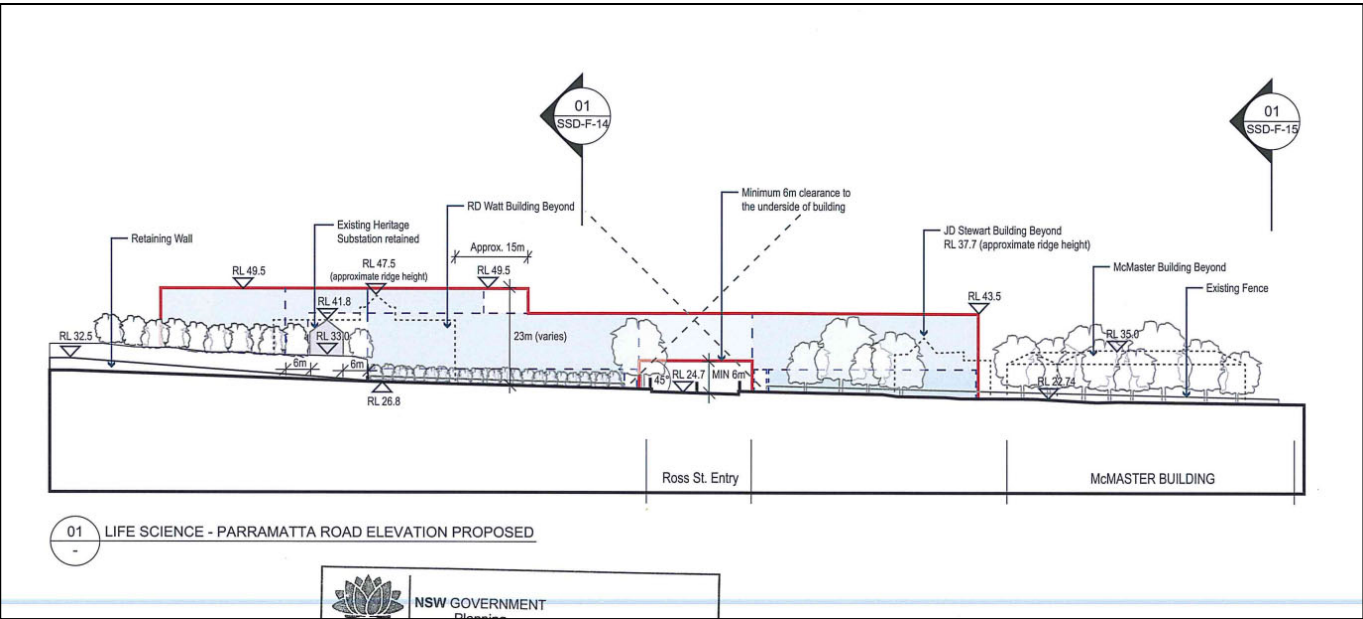


Figure 7 | CIP – approved Life Science building envelope – Parramatta Road elevation (Source: SSD-6123)

Re-alignment of Science Road

On 29 August 2024, the Applicant approved a Review of Environmental Factors for the re-alignment of Science Road, to create a safer intersection with Western Avenue, which adjoins the proposed Ross Street Teaching and Learning Hub.

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 2**.

Table 2 | Key aspects of the project

Aspect	Description
Project summary	• Construction of a new five level multi-disciplinary general teaching space building capable of accommodating up to 1,500 students and 30 staff. • Relocation of the sandstone gate pillars and wrought iron gates of the Western Avenue gates approximately 7m north of their current position. • Removal of a portion of the palisade/stone fence along Parramatta Road, directly outside the proposed building.
Built form	The proposed new building is comprised of five levels, with one being predominately located below existing natural ground level.
Gross floor area (GFA)	6,913sqm.
Maximum building height	20m (RL43.5).
Uses	• Educational establishment (tertiary institution). • Food and drink premises (ground floor).
Access	• Primary pedestrian access: Parramatta Road and Western Avenue. • Vehicle access: Western Avenue, via Parramatta Road.
Car parking	Nil.
Public domain, landscaping and tree removal	The proposed development incorporates: • Removal of 22 trees. • Open plaza with outdoor furniture, pedestrian paths and stairs. • New soft landscaping. • Changes to the layout of Western Avenue, including removal of speed bumps and medium strip, re-location of crossing, and introduction of new bike lane. • A loading bay at the rear of the building, accessible from Science Road.
Signage	One illuminated 'The University of Sydney' building identification sign fixed to the northern elevation of the building facing Parramatta Road – 5m wide x 1.13m high.

Aspect	Description
Jobs	93 construction jobs and up to 10 operational jobs.

2.2 Physical layout and design

The built form is a contemporary five level building, which presents as being four storeys in scale (see **Figure 8** and **9**). The building incorporates one level that is predominantly below existing ground level(s). This floor is proposed to contain plant and equipment, formal and informal learning spaces, and amenities.

There are several pedestrian access points to the building along the ground floor along the eastern, southern, and western side elevations. The design contains new landscaping around the external perimeter of the building, including the front setback area to Parramatta Road. New public courtyard/plaza spaces are provided on the southern and eastern ends of the building. The space on the eastern side of the building offers an informal student meeting space and provides a clear through-site link from the existing Parramatta Road bus stop to Science Road. At the southern end, the open plaza provides a flexible pedestrian entry to the building.

The proposed site layout is presented in **Figure 10**.



Figure 8 | Perspective from Western Avenue (Source: EIS)



Figure 9 | Perspective from Parramatta Road (Source: EIS)



Figure 10 | Proposed site layout (Source: EIS)

2.3 Timing and sequencing

The Applicant proposes construction of the development over approximately two years, commencing in June 2026 and completion in June 2028.

3 Strategic context

3.1 Key strategic issues

The project is consistent with the strategies, plans and policies outlined in **Table 3**, and the Department considers it appropriate for the site.

Table 3 | Summary of government strategies, plans and policies

Strategy, plan or policy	Consistency	Comments
Greater Sydney Region Plan and Eastern City District Plan	Consistent	The proposal would facilitate the delivery of additional tertiary education land uses within the campus. The proposal would provide for a city supported by infrastructure (Planning Priority E1), provide social infrastructure to meet people's changing needs (Planning Priority E3) and contribute to growing and investing in health and education precincts and the Innovation Corridor (Planning Priority E19). The Eastern City District Plan highlights the importance of the Camperdown-Ultimo Collaboration Area (now known as Tech Central) as an area of world-leading education, health and training institutions. The proposal represents a significant investment in this area. The building's strategic location at a key gateway site along Parramatta Road reinforces the education precinct character and points to the evolving nature of the corridor.
Transport for NSW's State Infrastructure Strategy 2022-2042	Consistent	The proposal would provide new tertiary facilities in a highly accessible location, and new employment opportunities close to public transport.
Infrastructure NSW's State Infrastructure Strategy 2022-2042	Consistent	The proposal would provide investment in education infrastructure in a strategic location.
City Plan 2036 – City of Sydney 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 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 handed down on 29 July 2022 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). The Department has considered flooding impact in Section 6.

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 4**.

Table 4 | 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 as it satisfies the criteria under section 2.6(1) of the Planning Systems SEPP, pursuant to clause 15 of Schedule 1, as a development for the purposes of a tertiary institution with an estimated development cost (EDC) greater than \$50 million. The proposed development is not permissible without development consent under Part 4 of the EP&A Act, and the proposed development is specified in section 15 of Schedule 1 of the Planning Systems SEPP.
Consent authority	Minister for Planning and Public Spaces The Minister is the approval 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.
Permissibility	Permissible with consent The project is located within the SP2 Infrastructure - Educational Establishment and SP2 Infrastructure - Health Services Facilities zones under the Sydney Local Environmental Plan 2012. Educational establishments are permissible with consent within the SP2 zone. 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, 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/SSI (e.g. approvals for any road 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 4** and **Section 5**). 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 5**.

Table 5 | Matters for consideration

Matter for consideration	Department's assessment
Environmental planning instruments, proposed instruments, development control plans & planning agreements	Appendix C and Appendix D

Matter for consideration	Department's assessment
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**.

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 8 May 2024. 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 3 June 2024.

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 11 March until 7 April 2025 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).

5.1.2 Summary of advice received from government agencies

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

A summary of the agency advice is provided in **Table 6**. A link to the full copy of the advice is provided in **Appendix A**.

Table 6 | Summary of agency advice

Agency	Advice summary
Heritage NSW	Heritage NSW raised the following concerns: Visual impacts • Request inclusion of a cumulative visual impact assessment to better demonstrate the visual impacts of the proposed works as part of the Campus Improvement Program. • Provide a clearer understanding of the scale of the development in relation to the nearby R.D. Watt building. Ross Street Gates and fencing • Raises concerns with the proposed removal of a 40m section of heritage fencing along the boundary of the site with Parramatta Road. • Requests stronger justification of the need for the proposed fence removal, or an analysis of options considered to avoid or minimise the removal of the heritage fencing and gates.

Western Avenue and Science Road landscaping works

- Detail the impacts related to the removal of significant trees as well as the proposed removal of the guardhouse building.

Heritage Interpretation

- Provide a Heritage Interpretation Plan to comply with condition B14 of SSD-6123.

Historical archaeology

- Provide an updated Historical Archaeological Impact Assessment and an Archaeological Research Design (ARD) which incorporates a methodology for archaeological monitoring, as outlined in the mitigation measures provided in the EIS.

Transport for NSW (TfNSW)

TfNSW advised that:

Bike box

- The proposed bike box is not supported as it results in the stop line being relocated further away from the intersection, leading to potential pedestrian safety issues and a reduction in efficiency of the signals.

Proposed zebra pedestrian crossing

- The proposed zebra crossing 40m south of the signals is not supported as it is likely to adversely impact traffic on Parramatta Road. Other alternatives should be considered that would not take away priority to entering vehicles.

Medium rigid vehicle (MRV)

- Swept paths are to be provided, demonstrating that an MRV can safely turn in and out of the site.

Driver visibility

- The vegetation proposed within the concrete median in Western Avenue may limit driver visibility to oncoming pedestrians, which is a major safety concern given the future high pedestrian activity in this area.

Heritage NSW - Aboriginal Cultural Heritage (Heritage ACH)

Heritage ACH requested that additional information is provided in relation to:

- Clarification of the archaeological potential of the site as the Aboriginal Cultural Heritage Assessment states both low and moderate.

Agency	Advice summary
	Provide evidence of correspondence demonstrating consultation with Registered Aboriginal Parties in accordance with the Aboriginal cultural heritage consultation requirements.
Civil Aviation Safety Authority (CASA)	CASA raised no concerns with the proposal and noted that the proposal will not be a risk to aviation safety.
Conservation Programs, Heritage and Regulation Group (CPHR Group)	CPHR Group advised that: - The Flood Impact and Risk Assessment (FIRA) does not appear be a complete cumulative assessment. - The impacts of this proposed development are not assessed in isolation, making it difficult to understand the potential change in flood risk. - High hazard areas on Science Road have become more concentrated and potentially increased across all flood events. - The proponent must demonstrate how floodwater is prevented from entering the basement in all events up to and including the Probable Maximum Flood (PMF) event. - The Flood Risk Management Guideline EM01 Support for Emergency Management Planning should be addressed. - There is an additional 713m² gross floor area difference compared to the Biodiversity Development Assessment Report (BDAR) waiver request report.
Sydney Water	Sydney Water raised no concerns with the proposal and advised that detailed requirements, including any potential extensions or amplifications will be provided to the applicant once the development is referred to Sydney Water for a Section 73 application.
Ausgrid	Ausgrid raised no concerns with the proposed development.
NSW State Emergency Service (SES)	SES did not object to the proposal and provided the following comments: - The surrounding roadways are flood affected to varying degrees. - Any increase to flood levels and flows within Parramatta Road should be minimised. - The Emergency Management Plan should be revised to reflect current NSW SES terminology.

5.1.3 Summary of Council submission

City of Sydney (Council) provided comments on the project. A summary of the issues raised by Council is provided in **Table 7** and a link to all submissions in full is provided in Error! Reference source not found..

Table 7 | Summary of issues raised by Council

Council	
Heritage	- Proposed relocation of the existing Ross Street Gates is supported in principle. The pillars and gates should be conserved as part of the relocation works. - Concerns with the extent of removal of the heritage listed palisade fencing along the Parramatta Road frontage due to likely adverse impacts on the heritage significance of the item. - Consider that only sections of the fencing be removed and incorporated into the landscape design.
Urban design	- Concerns with the proposed northern elevation of the building presenting as a blank frontage at the ground plane. - The submitted wind report indicates a few locations failing the relevant comfort and safety criteria but no mitigation measures have been detailed. Further information should be provided.
Landscaping and tree canopy	- The proposed tree removal and replacement canopy tree plantings is supported. - Deep soil should be shown on the plans to ensure that proposed trees have adequate soil volumes to support long term growth.
Stormwater and public domain	- A MUSIC link report is required to be submitted to verify compliance with Council's modelling parameters. - It is recommended that a continuous footpath be provided along the Parramatta Road frontage. - Any damage to the existing footpath along Parramatta Road must be repaired. Existing levels around the bus stop require improvements to achieve compliant grades.
Flooding	- The proposed flood planning level have been reviewed and are supported. - The submitted Flood Impact and Risk Assessment must be referenced in the conditions of consent.
Access and transport	Improvement to pedestrian and cyclist access through the site are supported.

Council	
	The proposal does not incorporate any dedicated bicycle parking and end-of-trip facilities within the building. Further analysis should be provided to demonstrate that enough of these facilities are available elsewhere on the campus.
Waste	The proposed waste storage room is undersized for the waste calculated to be generated by the teaching and learning hub, and would not allow for sufficient manoeuvrability. The waste storage room should be redesigned to provide sufficient space.
Contributions	- The proposed development is subject to the City of Sydney Development Contributions Plan 2015. The plan has been approved by the NSW Government and does not exempt crown development from the requirement to pay contributions. - The contributions payable may be reduced in accordance with Planning Circular D6 where the contributions for drainage and local roads remain relevant.

5.1.4 Summary of public submissions

The Department received two submissions¹ from individuals during the public exhibition of the EIS. One submission supported the project, and one provided comment. Further detail is provided in **Table 8** and a link to both submissions is provided in Error! Reference source not found..

Table 8 | Key issues raised in submissions on the EIS

Issue	Number of Submissions
Support for the Project - The application for the addition of new high quality learning spaces should be permitted. - The provision of extra high quality learning spaces is necessary to accommodate existing and future student numbers.	One
Parramatta Road – Bus stop The area adjacent to the Parramatta Road bus stop at the front of the site should be enlarged to accommodate additional people.	One

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.

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 13 August 2025.

The RtS incorporated minor design refinements including:

- retention of the palisade fencing along the Parramatta Road frontage that was previously identified for removal. The amended design seeks to retain the existing fencing, except three discrete openings along the frontage.
- reconfiguration and enlargement of the waste room on Level 2 to enable better manoeuvrability.

In addition to the above, the RtS also provided additional information to address flooding, heritage, historical archaeology, Aboriginal cultural heritage, traffic and access and development contributions.

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

Council acknowledged that most of the issues raised in their previous submission have been resolved, but noted the following:

- detailed drawings (1:20/1:50 scale) are requested for the new sandstone pillars.
- further section drawings should be provided to demonstrate levels and gradients of all entry points that interact with the footpath and the carriageway of Parramatta Road.
- the updated Flood Impact and Risk Assessment should be complied with and referenced in the conditions of consent, if approved.
- the proposed seating does not provide clear visibility to buses on Parramatta Road.
- the imposition of development contributions should be considered by the Department.

CPHR Group acknowledged that the applicant has addressed the previous concerns raised, apart from providing a feasible Flood Emergency Response Plan (FERP). CPHR recommended instead of implementing the proposed FERP, the Applicant considers providing induction information for students and staff regarding hazards on local roads and live traffic information for road closures.

Heritage NSW stated that:

- the amended proposal is acceptable, but details of the fence posts at the sides of the opening need to be considered further in consultation with Heritage NSW during detailed design phase.

- the proposed salvage and storage of the removed sections of fencing is supported.
- additional evidence provided addressing historical archaeology is acceptable, and there is low potential for intact remains which would qualify as relics of local or significance.
- no further comments are made regarding visual impacts, noting additional information and assessment provided.
- a Heritage Interpretation Plan (HIP) should be submitted in support of the application.

SES recommended that any proposed flood refuge location(s) are above the height of the PMF and identified several additional changes that should be undertaken to the Flood Emergency Management Plan.

TfNSW recommended conditions of consent and did not raise additional issues.

5.3 Request for further information

On 2 September 2025, the Department requested the Applicant to address the issues raised by government agencies and Council on the RtS.

The Applicant provided further information on 13 October 2025.

6 Assessment

6.1 Built form and urban design

6.1.1 Campus Improvement Program controls

Under the CIP concept approval, future development must be undertaken generally in accordance with approved CIP plans and documents, including approved building envelopes and design principles. The development site is within the 'Life Sciences Precinct' (see **Figure 6**). The CIP establishes a maximum building envelope height of RL43.50 (see **Figure 11** and **12**) and landscaped setback requirement from the front boundary adjacent to Parramatta Road. A maximum total additional GFA of 37,250sqm is permitted within the Life Sciences Precinct under the CIP.

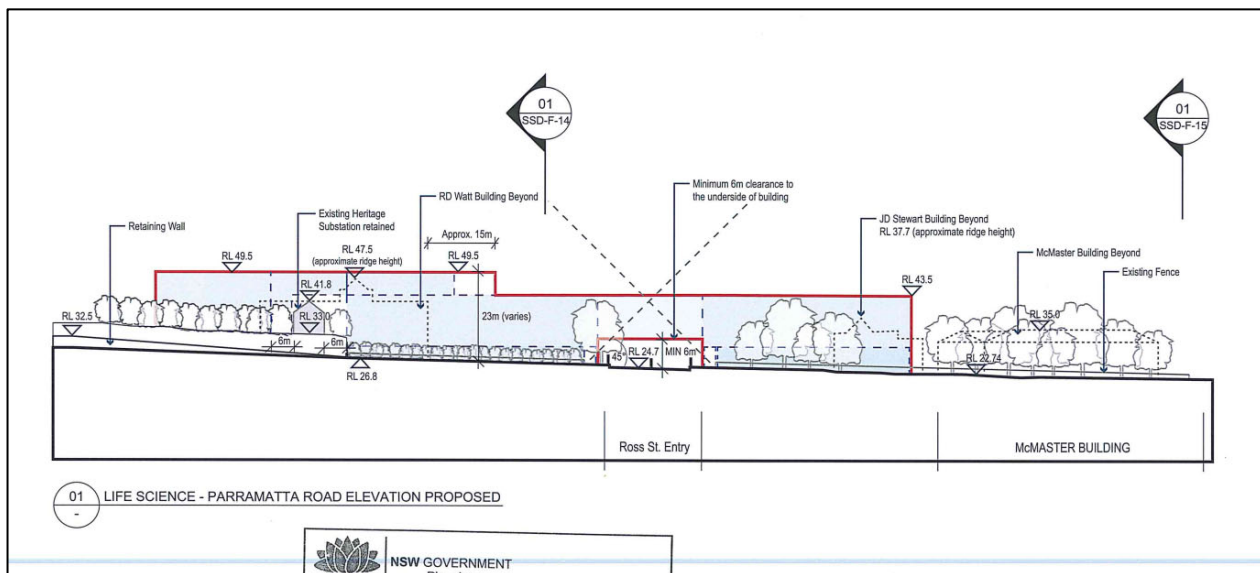


Figure 11 | CIP – Approved Life Science building envelope – Parramatta Road elevation (Source: SSD-6123)

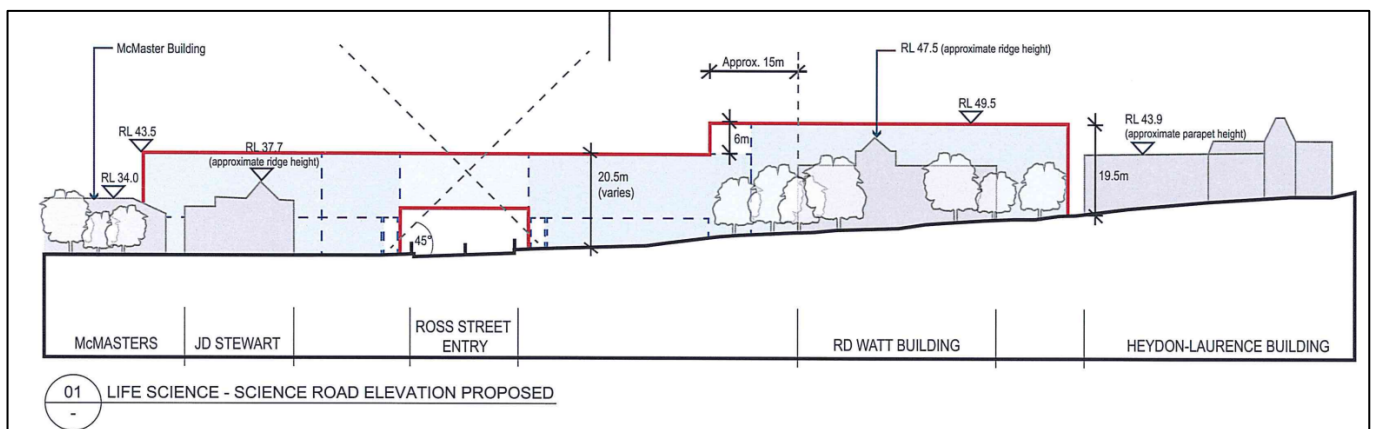


Figure 12 | CIP – Approved Life Science building envelope – Science Road elevation (Source: SSD-6123)

The Department has 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 (see **Figure 13** and **14**) and contains a total GFA of 6,913sqm, which does not exceed the maximum permitted additional GFA for the Life Sciences Precinct.



Figure 13 | North elevation (approved CIP envelope dashed blue) (Source: EIS)

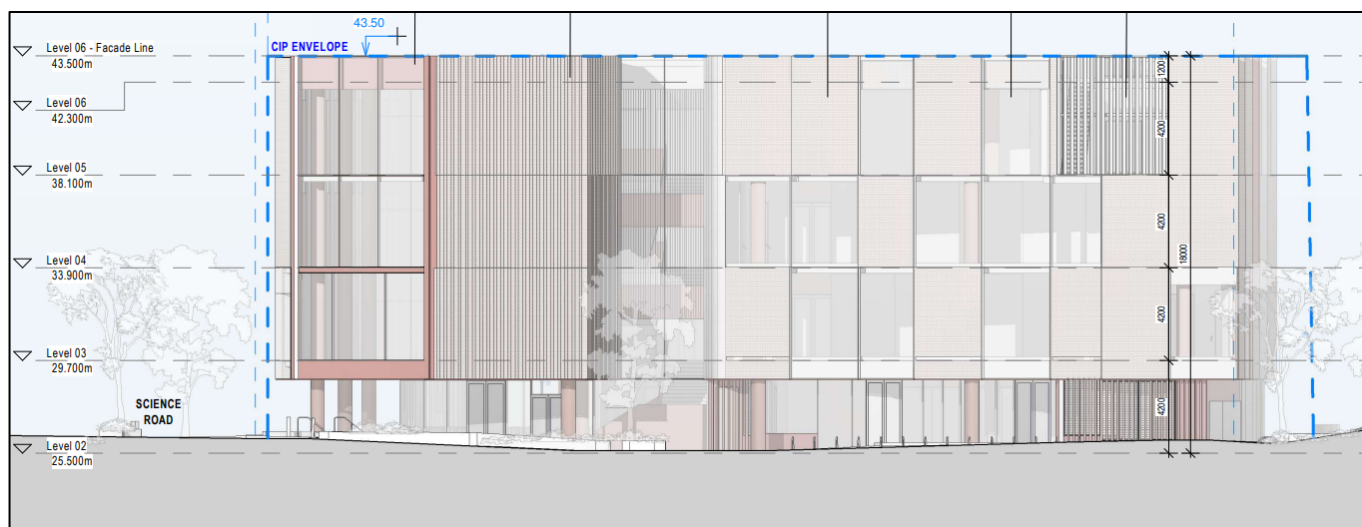


Figure 14 | East elevation (approved CIP envelope dashed blue) (Source: EIS)

The proposed building is setback from the Parramatta Road boundary alignment and provides trees and shrubs in low planters within that setback area (see **Figure 15** and **16**). The Department is satisfied that this is consistent with the approved Life Science – Envelope Plan, which requires a landscape setback from the Parramatta Road site boundary.

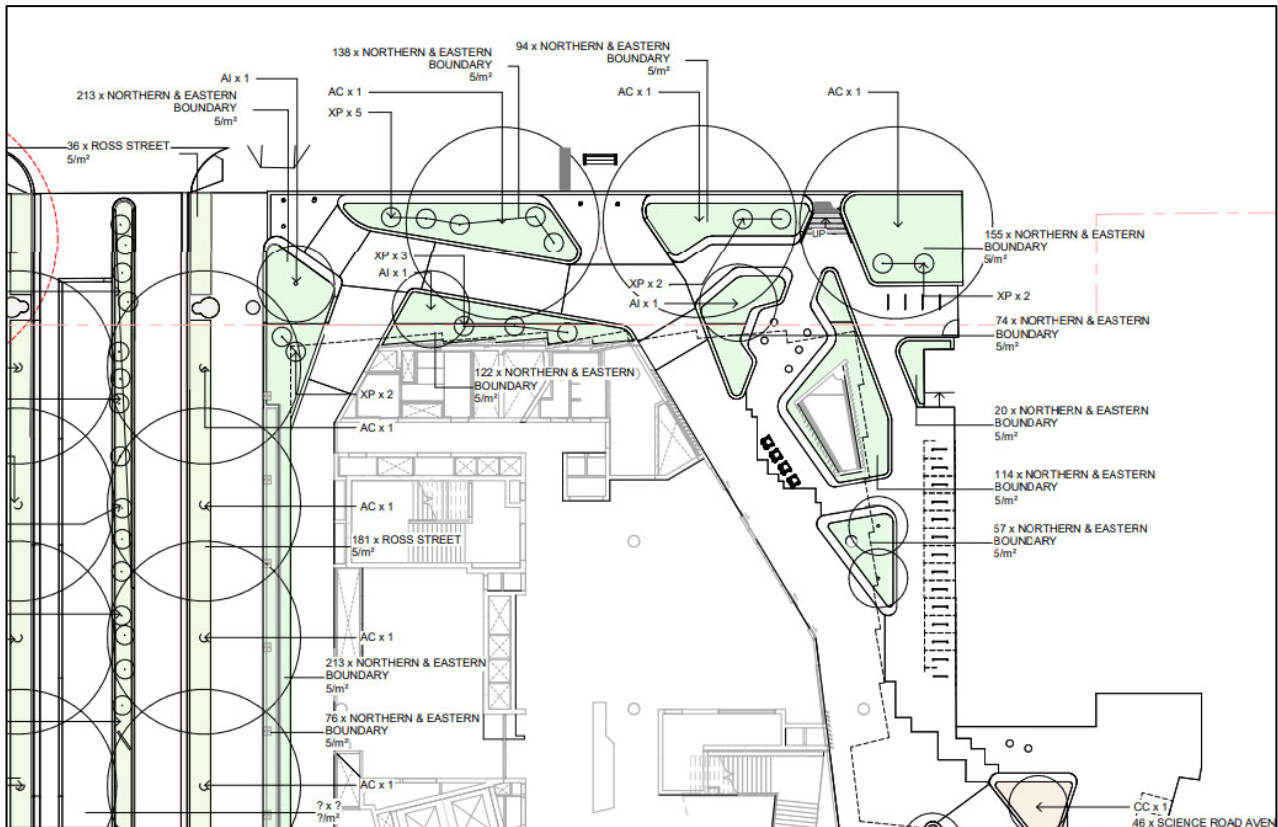


Figure 15 | Landscape plan extract (Source: EIS)

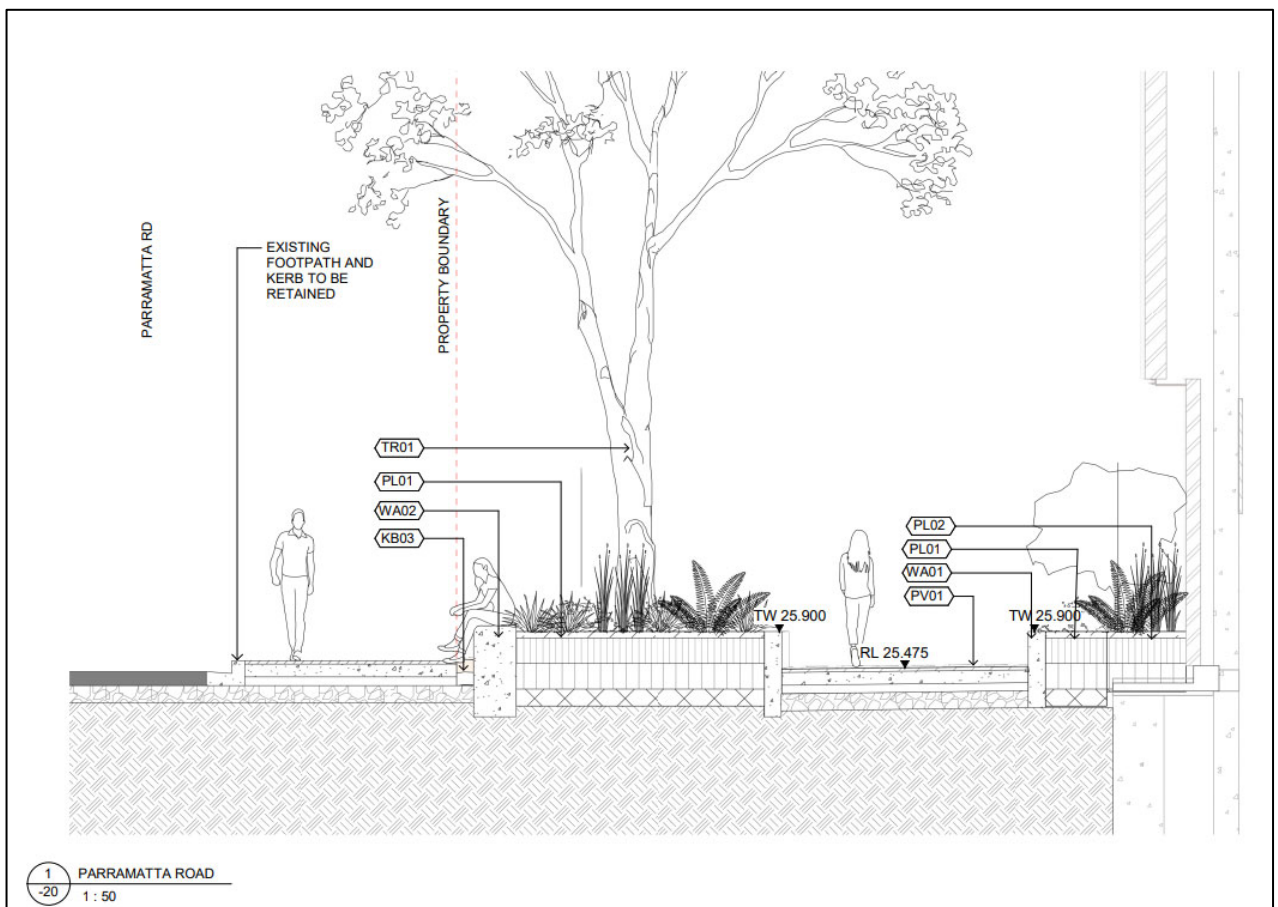


Figure 16 | Landscape plan section extract – Parramatta Road (Source: EIS)

6.1.2 Design excellence

Under clause 6.21 of Sydney Local Environmental Plan 2012 (SLEP 2012), 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 (e.g. view loss, privacy, overshadowing) and impacts on the public domain.

The proposed development does not trigger the City of Sydney design competition process requirements under clause 6.21D of SLEP 2012. Condition B1 of the CIP states: *"Where future development does not trigger the City of Sydney design competition process requirements under clause 6.21 of SLEP 2012, the applicant shall have regard to The University of Sydney's Architect Panel Establishment and Competitive Design Process."*

The approved CIP also requires future development to consider 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.

Prior to lodgement of the SSD application, a design competition process was conducted by the Applicant, in accordance with a design excellence strategy 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 the University's Competitive Design process and the Design Competition Guidelines issued by GANSW in September 2023.

The University established a Design Excellence Review Committee (DERC) to act as jury for the competition and to advise the University's Tender Evaluation Committee (TEC) on assessment of competitors' designs, particularly with respect to each scheme's achievement of the seven objectives for good design in Better Placed. The information provided in the EIS also states that the role of the DERC is to:

- maintain design integrity and excellence throughout the entire project.
- provide an independent opinion on the key design elements.
- hold the University Project Team to account and represent the public interest.

The DERC's Competition Report concluded that either of the BVN or FJC Studio submissions could achieve good design in accordance with the seven objectives for good design in Better Placed. Having regard to the DERC's advice, the TEC selected BVN as the winning architect. Following appointment of BVN, the DERC has continued to guide the design development process to ensure design excellence is achieved.

The Department is satisfied that a high standard of architectural and landscape design has been incorporated into the proposal. 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 development would enhance pedestrian connectivity and legibility with a new paved entrance along Parramatta Road, new outdoor seating areas, plaza and forecourt area.

The proposal would also integrate ESD measures into its design and operation and aims to achieve a 5-Star Green Star certification. Measures include passive design initiatives (such as orientation specific shading and high performance facades), fully electric at completion, 100 per cent renewable electricity procurement, water and energy efficient fixtures and fittings, rainwater storage and treatment, and life cycle assessment of material use in construction.

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 2012 have therefore been achieved.

6.1.3 Built form

The proposal includes the construction of a new five level building. The Architectural Design Report submitted with the EIS demonstrates massing strategies that guided the building form, as:

- the proposal sits wholly within the approved CIP envelope.
- the proposed built form is considered in the context of surrounding buildings. Space is provided to the east, providing building separation and facilitating a through-site link for pedestrian movement at ground level, maximising solar access. The massing is recessed at the rear, away from the RD Watt building, enlarging available courtyard space and providing appropriate building separation.
- pedestrian and public safety is improved with clear and well-lit signage, wayfinding, and vandal and graffiti tolerant materials.
- a colonnaded space is provided along Western Avenue (see **Figure 17**), activating the new gateway with entries and framing the campus entry.



Figure 17 | Building perspective from Western Avenue (Source: EIS)

The Department considers the scale and mass of the proposal to be consistent with the existing campus's built form and adjoining built form. It would not negatively detract from the University's landscape setting and provides an improved interface with the public domain along Parramatta Road. Further, the Department is satisfied that the proposal is consistent with the architectural principles of the approved CIP as the:

- building has been designed to exhibit design excellence, replaces inefficient building stock and contributes to the creation of a multi faculty learning and teaching precinct for Life Sciences (Veterinary Sciences, Agriculture and Biological Sciences).
- rooftop plant at the front (northern end) of the building is designed to be located below the height of the external parapet. Accordingly, the visual impact of the rooftop plan is minimised in accordance with the conditions (condition B4) within the CIP.
- proposal incorporates environmentally sustainable initiatives, including the installation of rooftop solar panels and sun shading devices on the facade.
- CPTP principles have been considered and integrated into the design of the proposal.
- building improves and addresses and gateway to Ross Street and Parramatta Road.

Having regard to the above, the Department is satisfied the proposed scale of the proposal and proposed design and layout complements the existing campus built environment, landscaped setting, and the interface with surrounding buildings and the public domain.

6.1.4 Trees and landscaping

The proposed landscape design incorporates extensive native planting and public domain works that will create an open and inviting space for the community. The landscape concept provides for a natural landscape setting which reflects the Sydney Turpentine Ironbark Forest character of the precinct, with a diverse mix of vegetation along the plaza, northern and eastern interfaces creating a visual attraction and soft barrier to Parramatta Road and Western Avenue.

The landscape design seeks to maximise tree canopy cover, landscape area and incorporate water sensitive urban design (WSUD). The landscape concept (see **Figure 18**) achieves a 34 per cent tree canopy cover. This proposed canopy coverage is a significant improvement from the existing site conditions, providing for extensive shaded areas along key pedestrian paths and helping reduce the urban heat island effect. The proposed landscape design will provide a high level of user amenity and complement the gateway setting of the building arrival.



Figure 18 | Deep soil and tree canopy cover (Source: EIS)

The application was accompanied by an Arboricultural Impact Assessment (AIA) which assessed the 22 existing trees on the site. The trees consist of a mix of locally indigenous, Australian native and exotic species comprising *Casuarina glauca* (Swamp She Oak), *Lophostemon confertus* (Brush Box), *Brachyciton acerifolius* (Illawarra Flame Tree), and *Nyssa sylvatica* (Black Tulepo). The trees are identified on the Tree Retention and Removal Plan (see **Figure 19**).

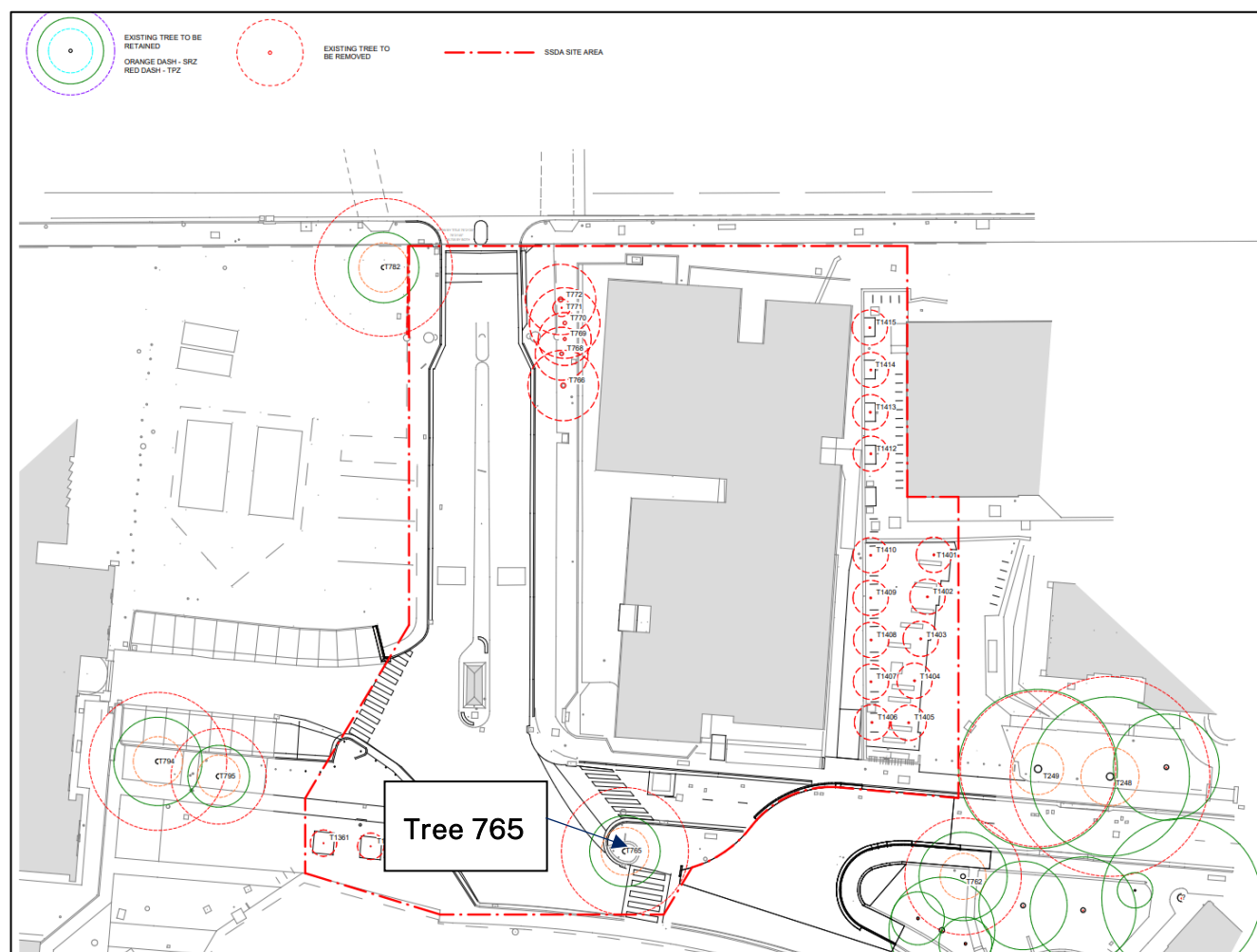


Figure 19 | Tree retention and removal plan (Source: EIS)

All existing trees within the project boundary, except Tree 765, would require removal to accommodate the proposed development. Tree 765 is located on the southern side of Science Road, at the rear of the proposed new building. It has been allocated a retention value of Priority for Retention within the AIA. While proposed to be retained, the EIS notes there is kerb installation proposed within its Tree Protection Zone (TPZ). The extent of work represents a major encroachment (as defined by AS-4970). Mitigation measures are identified in the AIA to minimise any impacts to Tree 765, which are considered acceptable.

The Department is satisfied that the tree planting would offset trees removed, as the size and species of trees result in an increased canopy cover for the campus and the LGA.

6.2 Transport, traffic and access

6.2.1 Construction impacts

The Traffic Impact Assessment (TIA) considered the construction impacts for the project and identified that construction vehicles will access the site from the south, entering the University campus from City Road and moving north on Western Avenue. Construction vehicles/trucks exit in a forward direction onto Western Avenue and exit the campus onto Parramatta Road.

During construction, the eastern side of Western Avenue, adjacent to the A01 development site boundary, will be closed to pedestrian access. Pedestrians walking to and from east of the A01 building will need to use the west and southern side of Western Avenue before crossing at the zebra crossing adjacent to Wallace Theatre. There will be no impacts to parking during construction. Aside from loading and unloading operations, construction workers will not be provided with on-site parking and will be encouraged to travel to the site via non-car alternatives (particularly, public transport).

The TIA incorporates a preliminary Construction and Traffic Management Plan (CTMP), which details construction vehicle movements, routes of travel, parking and access arrangements, pedestrian management, traffic control measures, and measures to address other potential impacts. The EIS states a detailed CTMP will be required, prior to the commencement of construction activities, as the final CTMP cannot be developed until a contractor has been appointed. The preliminary CTMP is intended to provide a framework within which a future CTMP can be developed and implemented.

The Department has recommended a condition requiring a final CTMP prior to commencement of works and is satisfied that impacts on the surrounding road network can be managed.

6.2.2 Operational traffic, parking and access

Traffic and car parking

Condition A9 of the CIP limits the total on-campus car parking provision to a maximum of 2,800 spaces at the completion of all future development approved under the CIP. No car parking is proposed as part of the development, which encourages use of public and active transport. The EIS states that, instead of providing new parking spaces to meet a growth in demand, the University is seeking to manage parking demand and increase the use of public transport and active transport. To support this, the TIA includes a Green Travel Plan (GTP) to identify and achieve mode share targets and encourage sustainable modes of transport.

The proposed building configuration and landscaping will deliver increased permeability and walking capacity into the University campus from the Western Avenue entrance, opening the site to pedestrian through movements. An increase in footpath clear width and permeability will improve

safety for pedestrians, as there is less likelihood of spill over onto roadways and increase the attractiveness of walking as a transport option.

The campus is well linked to public transport. A bus stop is located on Parramatta Road directly next to the site. Parramatta Road is a major bus corridor, and most services running on Parramatta Road will service this stop (30 services in each direction an hour during peak hours). The University of Sydney runs a campus shuttle service to Redfern Station, with a shuttle stop less than 200m from the site (Education Building Stop), running from 4pm to 10.30pm throughout the year.

The Department is satisfied that the provision of additional pedestrian paths and connectivity around the site, proximity to public transport, and implementation of a GTP, will assist in encouraging active transport modes from the outset of the operation of the building.

Servicing

A dedicated loading bay is proposed at the rear of the building, accessible from Science Road (see **Figure 20**). The loading area is sized for a Medium Rigid Vehicle (MRV) but will require reversing onto a pedestrian area (and over a zebra crossing). Operational measures are proposed so that service vehicles accessing the site generally do so outside of university teaching hours, to ensure the risk to pedestrians is minimised.

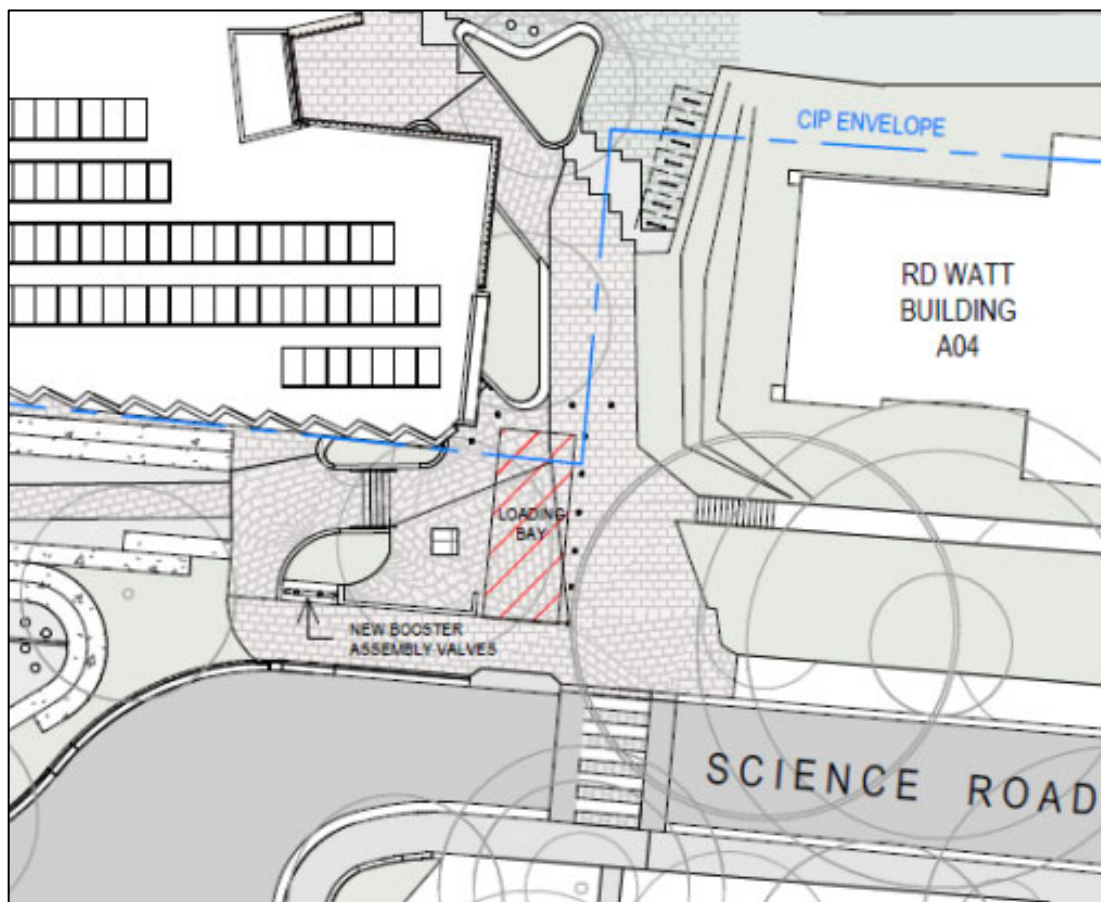


Figure 20 | Loading bay location (Source: EIS)

6.3 Heritage

The development site is within the curtilage of the State significant 'The University of Sydney, University Colleges and Victoria Park' (SHR Item No. 01974) heritage item, listed on the State Heritage Register under the *Heritage Act 1977*. The perimeter fence and Ross Street Gates are listed as 'Site landscaping, University of Sydney Perimeter Fencing and Gates' (LEP Item No. I72) under Schedule 5, Part 1 of the Sydney LEP 2012. The entirety of the site is located in the University of Sydney Conservation Area (HCA) (C5) under Schedule 5, Part 2 of the Sydney LEP 2012.

Additionally, the site is near several locally significant heritage items listed under Schedule 5, Part 1 of the Sydney LEP 2012:

- 'JD Stewart Building, University of Sydney including interior' (LEP Item No. I73).
- 'RD Watt Building, University of Sydney' (LEP Item No. I74).
- 'Stone retaining wall, fence and steps' (LEP Item No. I71).
- 'Warehouse including interior' (LEP Item No. I644), 1-3 Ross Street, Forest Lodge.
- Hereford and Forest Lodge Heritage Conservation Area (C33).

The heritage context of the site and surroundings is shown in **Figure 21**.

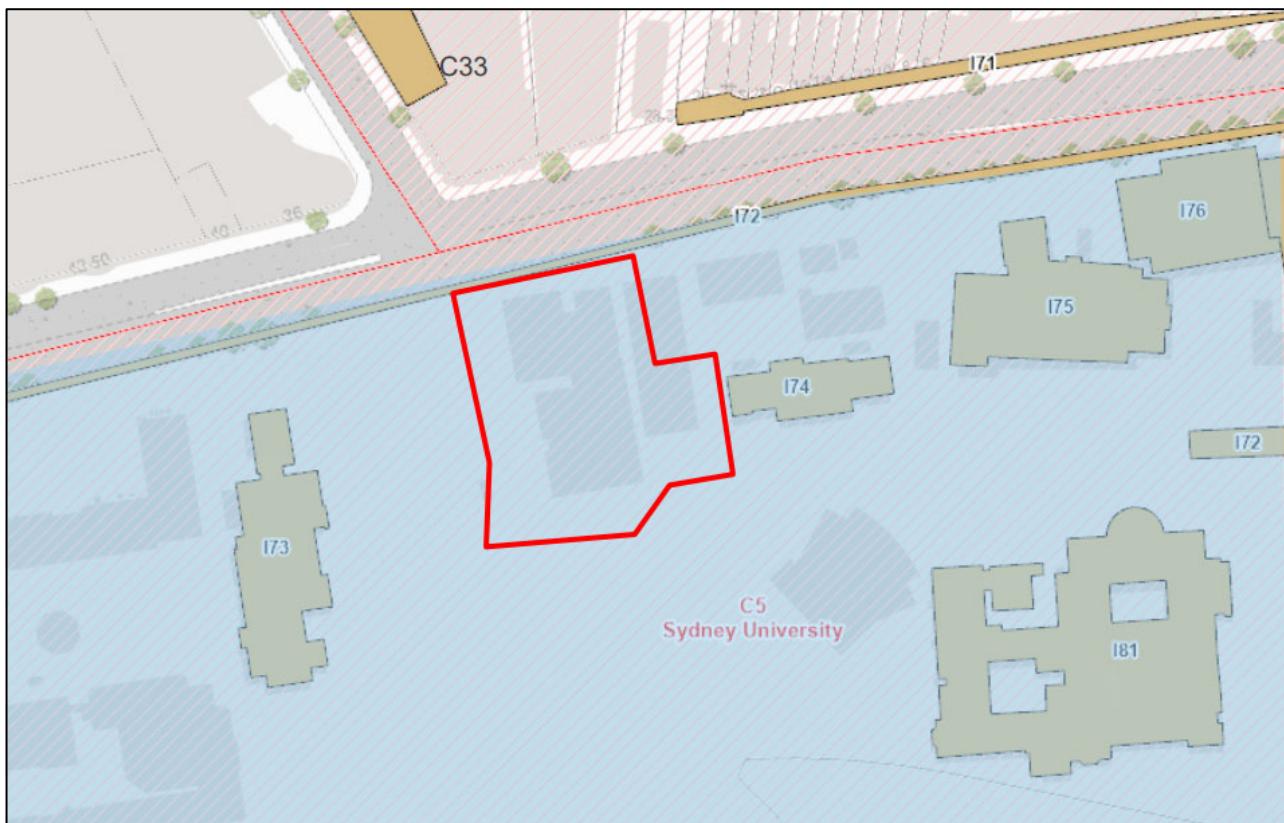


Figure 21 | Heritage context of the site. The State Heritage listing is shown in blue, and local, individual items are shown in brown. The Heritage Conservation Area (C33) is identified in red hatch (Source: EIS)

During the assessment of the application, Heritage NSW, the Heritage Council of NSW and Council raised concerns with the proposed removal of a 40m section of the existing sandstone and wrought

iron palisade fencing adjacent to Parramatta Road, on the basis that it would remove significant heritage fabric and diminish the prominence of that entry point to the campus. The Applicant subsequently submitted a revised design in the RtS (see **Figure 22** and **23**), which retains existing fencing except for three discrete openings along the frontage that provide:

- better visual sight lines into and from the University.
- improved footpath gradients and width.
- improved passive surveillance of the site.

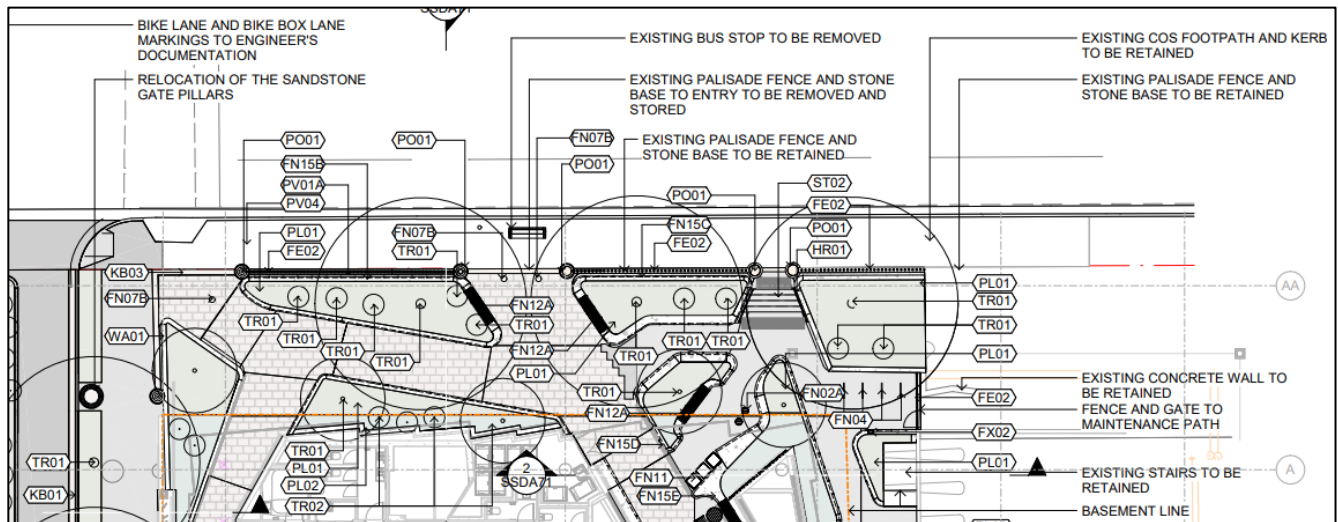


Figure 22 | Extract of amended landscape plan showing extent of front fence retention (Source: RtS)

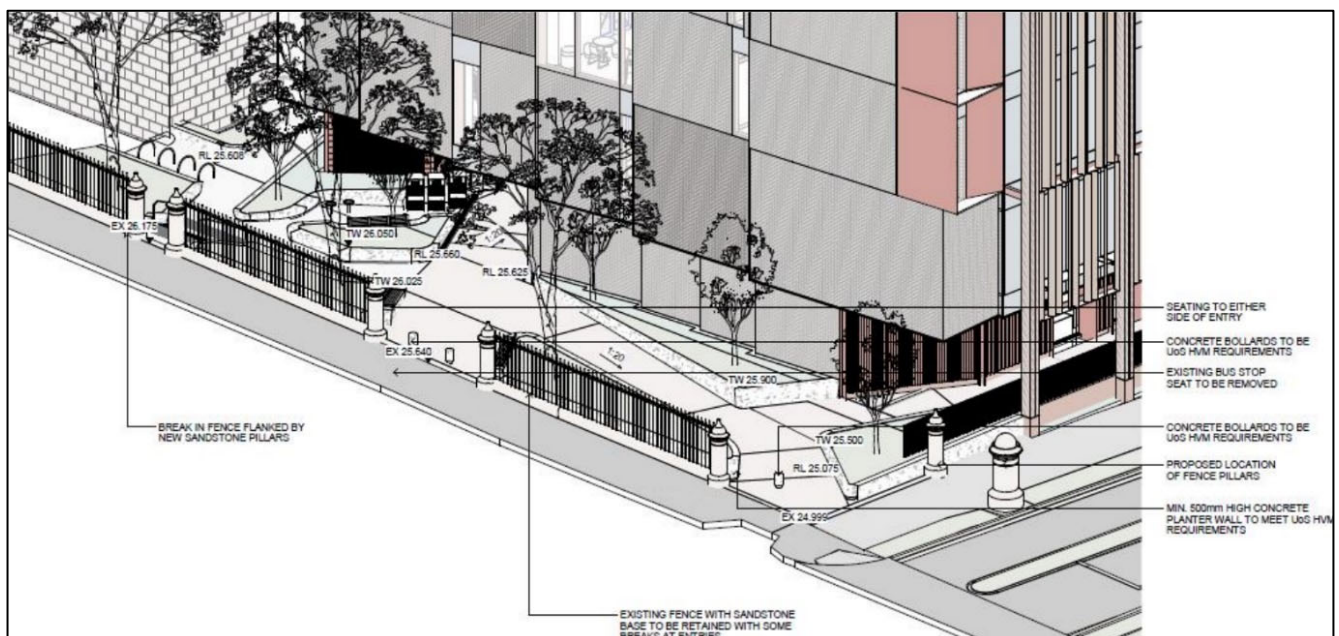


Figure 23 | Montage of proposed amended front fence retention (Source: RtS)

The Department considers that the amendment, which retains palisade fencing and incorporates discrete openings, is acceptable on heritage grounds. The amended proposal conserves the heritage significance of the fence whilst facilitating visual and physical access and improving the safety and amenity of the adjacent bus stop on Parramatta Road. The amended design was reviewed by Heritage NSW during RtS stage. Heritage NSW consider:

- that the amended proposal is acceptable, but noted that details of the fence posts at the sides of the openings need to be considered further in consultation with Heritage NSW during the detailed design phase; and
- supported the proposed salvage and storage of the removed sections of fencing, including the metal palisade portion and stone base, and noted these works should be undertaken by specialist heritage tradespeople in accordance with an appropriate methodology.

The Department recommended conditions requiring the design of the proposed new fence posts be endorsed by Heritage NSW prior to the commencement of the works. The Department notes that the proposed development relocates the sandstone pillars and entry gate in Western Avenue slightly further inwards (i.e. to the south) within the campus. These works were approved under endorsed as part of SSD-6123 - Campus Improvement Program (CIP) concept proposal.

Overall, the proposed development is acceptable on heritage grounds and satisfies the requirements of clause 5.10 of SLEP 2012 concerning heritage conservation.

6.4 Flooding

The site is in the Johnstons Creek Catchment but not affected by mainstream flooding from Johnstons Creek. Both the Johnstons Creek Flood Study (WMAwater Pty Ltd for the City of Sydney, 2015) and the subsequent Floodplain Risk Management Plan show most of the site is not at risk of flood in all events up to the probable maximum flood (PMF). There is, however, flood water in the surrounding road corridors and the south western and south eastern corners of the site occurring during the 1% AED and greater flood event due to rising floodwater from University Oval 2.

An overview of the flow path at the 1% AEP and flood depth during the PMF are shown in **Figures 24** and **25** respectively.

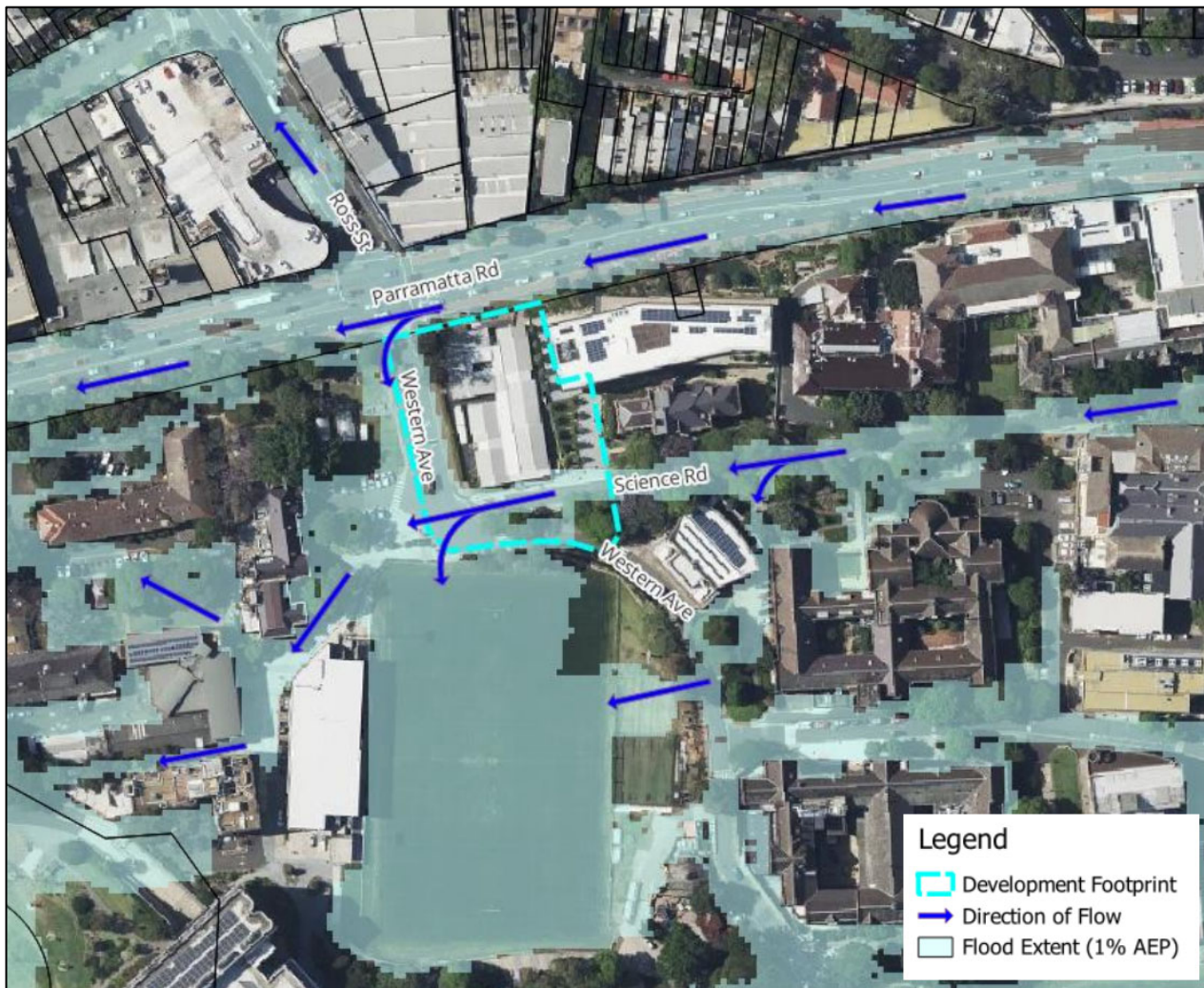


Figure 24 | Overview of floodwater flow paths (Source: EIS)

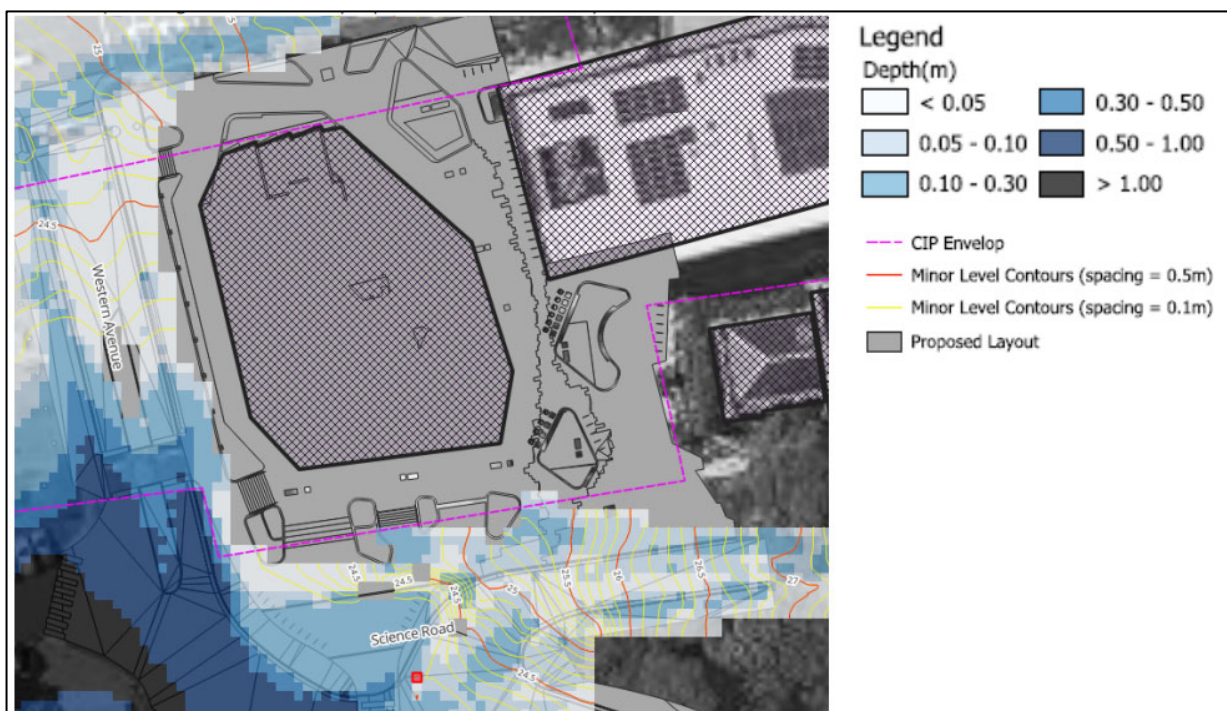


Figure 25 | PMF conditions – floodwater depths (Source: Flood Assessment)

The EIS was accompanied by a Flood Assessment (FA), which assessed flood impacts and established a minimum flood planning level (FPL). Conservation Programs, Heritage and Regulation Group (CPHR) noted several issues with the FA and requested a revised FA be prepared, including further consideration of cumulative impacts, high hazard areas on Science Road, prevention of floodwater entering the basement level, and emergency management. The Applicant provided an amended FA with the RtS.

The City of Sydney Interim Floodplain Management Policy (2014) requires that floor levels be set at the required Flood Planning Level (FPL). Using the land uses in the FPL Section 5, the proposed building is an 'Industrial or Commercial: Schools' development, with a flood planning level based on a *"merits approach presented by the applicant with a minimum of the 1% AEP flood level + 0.5m"*.

Level 2 of the proposed development has nine entrances (see **Figure 26**). Access locations to Level 1 are via internal staircases from Level 2. As Level 2 represents the first floor in which floodwater could potentially inundate the building, the FPL has been assessed against the proposed Level 2 floor level of RL25.50m AHD. The FA assessed each of the entrances for compliance with the FPL.

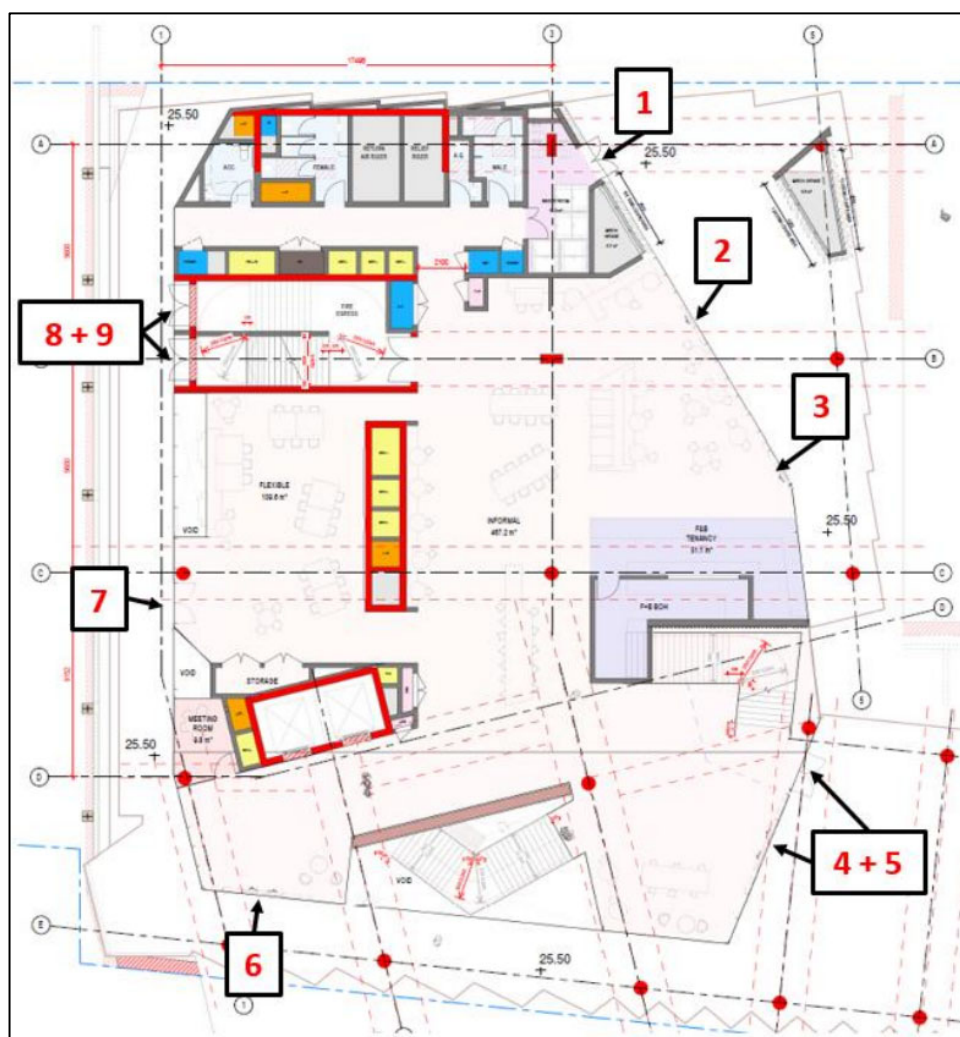


Figure 26 | Proposed entrances to the building (Source: Applicant's Flood Assessment)

The Department notes the following regarding the protection of each opening from floodwater:

- entrances 1, 2 and 3 are in the courtyard area between the proposed building and Parramatta Rd. Floodwater in Parramatta Rd remains within the road extent, and does not enter the site for all events, including the PMF. Extra precautions have been taken in the design to ensure that should floodwater enter this courtyard area (which has not occurred in any flood model result thus far), the proposed landscaping terrain slopes away from all the entrances to minimise the chance of them becoming avenues of building inundation.
- entrances 4 and 5 are facing a courtyard area that is flood free in all events, with terrain that slopes away from the buildings 25.5m AHD plate towards Science Rd at 25.27m AHD. The walkway set at 25.5m AHD around the building is flood free in all events, where entrances 6, 7, 8 and 9 are located. These entrances all have over 500mm of freeboard from 1% AEP levels. The 1% AEP does not reach levels at risk of inundating above the surrounding wall due to it being shallow overland flow.
- ventilation from Level 01 is located outside of the flood extent and located at or above the 25.5m AHD, ensuring the building is protected up to and including the PMF event.

Table 9, adapted from the FA, further assesses the protection of each opening from floodwater, compliance with the City of Sydney requirements, and notes any additional parameters towards a merit-based assessment of their protection from the 1% AEP design flood.

Table 9 | Flood planning level assessment

Location number/ Description	Proposed FFL (m AHD)	1% AEP Results	PMF Results	Assessment
1 – Waste room entrance	25.5	Not flooded	Not flooded	Flood free in all events, including the PMF. Nearest floodwater is shallow overland flow 15m away in Parramatta Rd, which is <0.15m deep in a PMF event and fully contained within the road extent below the kerb.
2 and 3 – Doors towards Parramatta Road	25.5	Not flooded	Not flooded	Flood free in all events, including the PMF. Nearest floodwater in PMF will overland flood approximately 21m away in Parramatta Road, which is <0.15m deep in a PMF event and fully contained within the road extent below the kerb. The

Location number/ Description	Proposed FFL (m AHD)	1% AEP Results	PMF Results	Assessment
				proposed terrain slopes away from entrances 2 and 3 towards Science Road.
4 and 5 – Doors towards Science Road	25.5	Not flooded. Nearest flood level is 25.3m AHD.	Not flooded	Flood free in all events, including the PMF. Nearest PMF floodwater is shallow overland flow approximately 10m away, which is less than 0.13m deep. The proposed terrain slopes away from the entrance towards Science Road, helping to provide immunity. 0.2m freeboard to the 1% AEP event is provided.
6 – Door towards Western Avenue (south)	25.5	Not flooded. Nearest flood level is 24.8m AHD.	Not flooded	Flood free in all events, including the PMF. The proposed terrain slopes away from the entrance towards Western Avenue. 0.6m of freeboard to the nearby 1% AEP event is provided.
7 – Door towards Western Avenue (West)	25.5	Not flooded. Nearest flood level is 23.8m AHD.	Not flooded	Flood free in all events, including the PMF. The proposed terrain slopes away from the entrance towards Western Avenue. 1.7m of freeboard to the to the nearby 1% AEP event is provided.
8 and 9 – Stairwell entrances towards Western Avenue (West)	25.5	Not flooded. Nearest flood level is 24.4m AHD.	Not flooded	Flood free in all events, including the PMF. The proposed terrain slopes away from the entrance towards Western Avenue. 1.1m of freeboard to the to the nearby 1% AEP event is provided.
10 – ventilation/ void space	25.5 or higher	Not flooded	Not flooded	Ventilation/void space to Level 01 in the through-link near the FASS building is flood free in all events, including the PMF.

The revised FA included an updated Emergency Management Strategy, which stipulates evacuation from the site is the primary strategy, to maintain consistency with the NSW State Flood Plan 2024 and the City of Sydney Flood Emergency Sub Plan 2023. Monitoring Bureau of Meteorology Severe

Weather Warnings and Severe Thunderstorm Warnings has been added to the emergency responses, including specific actions to undertake when receiving the warning. These include closing the site down ahead of the University day, to minimise site attendees when risk of flash flooding is high.

The Department is satisfied that the Applicant has demonstrated that flood impacts can be appropriately managed, noting:

- the proposed building is above the PMF level.
- no flow paths occur through the site, with floodwater contained to surrounding roadways. Shallow overland flow is found in Parramatta Rd, Western Ave, and Science Rd for all events at levels higher than University Oval 2, but not at risk of inundating the site by being fully contained in the road corridors. Pedestrian access to and from the proposed building is available during the PMF event to the east along Science Rd as water levels will be low and there will be no change to the existing hazard (low) ratings.
- there is no risk from rising floodwater as the site lies above the PMF level. Overland flow paths are within the road corridors, and the PMF is the only event to show flood water (<0.035m) on the site, limited to the south west corner of the site which reaches 24.1m AHD.
- CPHR comments on the RtS noted the proposed development is generally in a low flood risk area, and the revised FA demonstrates that the building's basement and other access points will be protected from entry of floodwater. The building will be constructed of flood compatible materials for all components below the flood planning level.
- off-site impacts were identified as being minimal. However, it was identified that significant flood depths may occur on surrounding roads which provide access to the university. As a result of this, CPHR recommended that instead of implementing the Flood Emergency Response Plan, induction information be provided for students and staff regarding hazards on local roads, to advise them when bad weather is predicted. The Department has recommended conditions of consent in this regard.

6.5 Development contributions

The Applicant requested a full exemption from Council's Development Contributions Plan 2015. The Development Contributions Plan identifies the section 7.11 development contributions that would be applicable. The Applicant also sought a full exemption from the application of affordable housing contributions payable under clause 7.13 of the SLEP 2012.

Council noted Circular D6 and advised the Department should consider levying development contributions, particularly for drainage and roads. The Applicant contends that it should be exempt from payment of development contributions under the contributions plan as:

- Planning Circular D6 – Crown Development Applications and Conditions of Consent does not support the imposition of a levy relating to Crown developments under section 7.11 plans, 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 proposed development will not result in additional demand on drainage or local traffic management infrastructure as:
 - Drainage - the proposal will not result in increased runoff, with stormwater flows directed towards the existing Oval No. 2 in accordance with the campus-wide strategy for stormwater management. Stormwater and sewer infrastructure within the site is the responsibility of the University, with no requirement for Council to undertake servicing or augmentation.
 - Local traffic management - the proposal will not significantly increase traffic but rather will improve local traffic conditions through changes and upgrades to the Western Avenue/ Parramatta Rd intersection. The project does not include parking and negligible traffic generation will be associated with the development. No external traffic improvements for the development form part of the development.
- the proposal will result in significant public benefits from improved pedestrian access and amenity, improved intersection arrangements, enhanced public domain, provision of tertiary education facilities, and increased tree canopy and landscaping.

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.
- the proposal does not require external traffic improvements for the development and 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.

Accordingly, having regard to Circular D6, the Department considers that no levy for section 7.11 development contributions should be imposed.

The Applicant also asserts that a clause 7.13 affordable housing contribution would be unreasonable as the project is for a teaching facility within a university campus and would not impact on the availability of affordable housing or result in a need for affordable housing. While the proposed development does not qualify for an affordable housing contribution exemption in accordance with the City of Sydney Affordable Housing Program 2020, 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 an affordable housing contribution should be paid to Council noting that:

- clause 7.13 of SLEP 2012 applies because the development is on residual land that involves the erection of a new building of which there is more than 200sqm of gross floor area.
- the provisions of part 7.32 of the *Environment Planning and Assessment Act 1979* enables a condition to be imposed in respect of a contribution for affordable housing.

6.6 Other issues

The Department's consideration of other issues is summarised in **Table 10**.

Table 10 | Assessment of other issues

Issue	Findings and conclusions	Recommended conditions
Contamination	The application was supported by a Preliminary Site Investigation (PSI) and Remedial Action Plan (RAP) that outline the contamination assessment for the site, which comprised a review of the site history and collection of soil and groundwater samples, laboratory testing, and subsequent analysis. Soil contaminant concentrations were within the adopted site assessment criteria (SAC), except asbestos, which included asbestos identified in the potentially friable fraction. Groundwater testing indicated that water contaminant concentrations were within the SAC except: • metals and Perfluorooctane sulfonate (PFOS), which were representative of ambient conditions.	The Department has recommended conditions requiring implementation of the RAP.

Issue	Findings and conclusions	Recommended conditions
	- naphthalene, with one of three naphthalene results for this above the SAC. Based on the findings of the RAP, it was concluded that the site could be made suitable for the proposed development subject to: <i>Task 1: Data gap investigation</i> - Testing of soil for contamination in areas not previously assessed. In situ waste classification may also be undertaken during this phase. - Testing of naphthalene in groundwater. - Assessment of data and finalisation of required remediation / management works. <i>Task 2: Remediation and validation</i> - Formal waste classification of soil / rock to be removed from the site. - Bulk excavation and off-site disposal of contaminated fill from within the building footprint. - Additional remediation works if determined by the outcome of the data gap investigation. - Validation of remediation works. The Department is satisfied that the site can be made suitable for the proposed use, subject to implementation of the RAP and its recommendations. The Department has not recommended a Hazardous Building Materials Survey (HBMS) given that demolition works have already been completed.	
Stormwater infrastructure	The proposed stormwater infrastructure design proposes to maintain the existing underground stormwater drainage system of the site. The stormwater design provides for discharge to the existing OSD basin, University Oval No 2. New underground stormwater pits and pipes are proposed to capture the run off and treat it in the	The Department has recommended conditions requiring the development comply with the stormwater design, relevant Australian Standards, and industry best practice guidance.

Issue	Findings and conclusions	Recommended conditions
	proposed storm filter chamber prior to discharge to Oval No 2. No objection was raised by Sydney Water regarding these arrangements, which confirmed it would provide detailed requirements as part of the future Section 73 certificate process. The Department is satisfied the proposal will improve outcomes for stormwater management on the site, meet Sydney Water's requirements, and not result in adverse impacts for water quality or downstream waterways. The Department considers that the proposed stormwater provisions sufficient for the project, subject to recommended conditions.	
Noise and vibration	The EIS was accompanied by an Acoustic Assessment (AA) that assessed the construction and operational noise and vibration impacts associated with the proposal. <u>External noise intrusion</u> The major acoustic consideration with the potential to impact ambient noise levels at the site is traffic movements along Parramatta Road. The AA recommended requirements for glazed windows and doors, to ensure that the proposed building meets the required noise level set out in clause 2.120 of the Transport and Infrastructure SEPP for educational establishments adjacent to road corridors carrying more than 20,000 vehicles per day. <u>Construction noise</u> The AA recommends that a detailed Construction Noise and Vibration Management Plan be prepared prior to construction commencing, to detail any required mitigation measures based on the project specific construction stages and	The Department is satisfied that noise impacts generated by the development can be adequately managed and mitigated, subject to a condition requiring compliance with the recommendations contained within the AA.

Issue	Findings and conclusions	Recommended conditions
	equipment (when known). The AA also details general mitigation measures to be implemented. <u>Operation noise</u> Major acoustic considerations regarding noise emissions from the proposal to surrounding sensitive noise receivers include: • additional noise on public roads. • noise emissions from staff, student and community uses. • mechanical plant noise. The AA details Parramatta Road is an arterial road, which currently exceeds the requirements stipulated by the NSW Road Noise Policy (EPA, 2011), noting measured noise levels collated at the unattended noise monitoring location facing Parramatta Road were observed to be 11dB(A) and 13dB(A) above the daytime and night-time criteria, respectively. However, there is not expected to be further adverse acoustic impact on traffic generation from the development. The AA noted the following with respect to noise emissions from staff, students and community uses: • classrooms and learning spaces within the building are bound by inoperable facades, noting that the only operable windows within the building shell are connected to circulation space. • due to the airborne isolation performance of the façade required to meet relevant internal noise requirements within the learning spaces, it is expected that noise generated internally by use of these spaces will comply with applicable environmental noise requirements.	

Issue	Findings and conclusions	Recommended conditions
	noise impacts to surrounding residents are anticipated to be within relevant acoustic requirements. The primary operational noise source will be the mechanical plant. Detailed mechanical plant selection will take place during the detailed design phase, however the AA indicates compliance with EPA acoustic criteria is achievable, provided that detailed acoustic review of plant items is undertaken once plant is selected, and appropriate acoustic treatments are adopted.	
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 low cultural significance. There are no previously identified Aboriginal objects, declared Aboriginal places or Aboriginal sites within the subject area. The subject area is determined to have some social and cultural value to the Aboriginal community owing to the connection the Aboriginal community have with the broader landscape. However, no strong or special social or cultural association with subject area was indicated by the Registered Aboriginal Parties (RAPs) during consultation. The ACHAR concludes as there are no known Aboriginal objects within or near the subject area, the proposed works inherently avoid harm. However, there is potential for harm to unknown Aboriginal objects due the ground disturbing works associated with the proposed	The Department has recommended conditions requiring implementation of the recommendations of the ACHAR.

Issue	Findings and conclusions	Recommended conditions
	development. As such, some harm avoidance and minimisation measures must be in place. The ACHAR advised that no additional assessment or investigation is required, but recommends: • prior to the commencement of works at the site, an archaeological induction should be given by a suitably qualified archaeologist to lead contractors. • an archaeological finds procedure should be implemented during works on site. • should human remains be identified anywhere within the subject area, a human remains procedure should be implemented. Heritage NSW supported the outcomes of the ACHAR, including the proposed management strategy and recommendations. It requested details of consultation with the RAPs to confirm currency of consultation. The Applicant submitted the requested details in the RtS. The Department has considered the ACHAR and the advice provided by Heritage NSW and is satisfied that, subject to the implementation of the recommendations of the ACHAR, the impacts on Aboriginal cultural heritage have been satisfactorily managed.	
Ecologically sustainable development (ESD)	A Sustainable Design Report accompanied the EIS which details various ESD initiatives proposed to be implemented into the development to minimise greenhouse gas, consumption of energy, water and material resources. These initiatives include: passive design such as orientation specific shading; 100 per cent renewable energy procurement; all electric, energy efficient equipment; and lighting and water efficient fixtures and fittings. The Department is satisfied	The Department has recommended conditions requiring implementation of the ESD initiatives set out in the submitted report.

Issue	Findings and conclusions	Recommended conditions
	that the proposed development is consistent with the principles of ESD.	
Social impacts	The Applicant's Social Impact Assessment (SIA) found positive impacts of the proposed development include: access to quality teaching, learning and education; enhanced activation of the Life Sciences Precinct; pedestrian and cycle access; and health and wellbeing. However, the SIA also found the proposal would have negative impacts, primarily related to construction impacts. The SIA considers that these could be appropriately mitigated, subject to the implementation of measures including the preparation of a Construction Noise and Vibration Management Plan. The Department is satisfied the SIA accords with the Department's Social Impact Assessment Guideline 2023 and 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 conditions requiring implementation of mitigation measures set out in the SIA.
Services and utilities	An Infrastructure Management Plan was submitted with the EIS which concluded essential services are available at the site for connection and augmentation.	The Department recommends conditions requiring approvals be obtained from the relevant authorities.

7 Evaluation

The Department has reviewed the EIS, RtS and assessed the merits of the proposal, taking into consideration advice from the public authorities, Council and public submissions.

The Department considers that the proposal should be approved as it would provide benefit for the community by delivering additional education facilities and is predicted to generate 93 construction jobs and up to 10 additional full-time equivalent jobs during operation.

The Department's assessment of the project concludes that the:

- proposed built form is acceptable, given the scale is 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 an appropriate flood planning level to ensure that flood risk levels are maintained, and an emergency management plan to manage residual risk. The proposed building above the PMF level, there are no flow paths through the site as floodwater is generally contained to the roadways surrounding the site, and there is limited risk from rising floodwater.
- traffic, transport and access impacts are acceptable, as provision of additional pedestrian paths and connectivity around the site, proximity to public transport, and implementation of a green travel plan will encourage active transport modes from the outset of the operation of the building.
- Applicant is not 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 Ross Street Teaching and Learning Hub 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 Ross Street Teaching and Learning Hub (SSD-57838709), subject to the conditions in the attached development consent.
- **signs** the attached development consent (**Appendix C**).

Recommended by:



Patrick Nash
Senior Planning Officer
Social Infrastructure

Recommended by:



David Gibson
Team Leader
Social Infrastructure

9 Determination

The recommendation is **adopted** by:



17 December 2025

Karen Harragon

Director

Social Infrastructure Assessments

Glossary

Abbreviation	Definition
AHD	Australian height datum
BCS of NSW DCCEEW	Biodiversity Conservation and Science group of the NSW Department of Climate Change, Energy, the Environment and Water
Council	City of Sydney
Department	Department of Planning, Housing and Infrastructure
EDC	Estimated Development Cost
EIS	Environmental impact statement
EPA	NSW Environment Protection Authority
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	Environmental Planning and Assessment Regulation 2021
EPI	Environmental planning instrument
ESD	Ecologically sustainable development
Heritage	Heritage NSW, within the NSW Department of Climate Change, Energy, the Environment and Water
LEP	Local environmental plan
Minister	Minister for Planning and Public Spaces
Planning Systems SEPP	State Environmental Planning Policy (Planning Systems) 2021
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 – List of referenced documents

1. Environmental Impact Statement

<https://www.planningportal.nsw.gov.au/major-projects/projects/ross-street-teaching-and-learning-hub>

2. Submissions and agency advice

<https://www.planningportal.nsw.gov.au/major-projects/projects/ross-street-teaching-and-learning-hub>

3. Response to submissions

<https://www.planningportal.nsw.gov.au/major-projects/projects/ross-street-teaching-and-learning-hub>

4. Additional information

<https://www.planningportal.nsw.gov.au/major-projects/projects/ross-street-teaching-and-learning-hub>

Appendix B – 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 educational establishment on land zoned for this purpose would ensure the proper management and development of the land. 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).
(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 tertiary education.
(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 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 (see Section 6.6).
(g) to promote good design and amenity of the built environment,	The proposed development was revised through a design competition process. The Department considers the overall built form of the development

Object	Consideration
	to be complementary to existing development in 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 recommended conditions of consent to ensure the construction and maintenance is undertaken in accordance with legislation, guidelines, policies and procedures (see 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 responses received (see Section 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, and 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 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 initiatives such as orientation specific shading and high performance facades.
- 100 per cent renewable electricity procurement.
- all electric (i.e. zero fossil fuel building).
- selection of refrigerants with a consideration of global warming potential.

- energy modelling against a reference building to demonstrate a quantifiable reduction in operating greenhouse gas emissions.
- energy efficient equipment and lighting.
- life cycle assessment of material use in construction.
- selection of products with accredited sustainability certifications.
- water efficient fixtures and fittings.
- water sensitive urban design, rainwater storage and treatment, and water reuse for landscape irrigation, resulting in no net increase in stormwater flows to sewer post-development.

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 Section 8.2 of the Applicant's EIS, which has been prepared in accordance with the requirements of clause 192 of the Environmental Planning and Assessment Regulation 2021 (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 Department's *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 demonstrated the application was 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 2012).

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 15 Educational establishments Development for the purposes of a tertiary institution, including an associated research facility, that has an estimated development cost of more than \$50 million.	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 tertiary institution with an EDC in excess of \$50 million.	Yes

State Environmental Planning Policy (Transport and Infrastructure) 2021

The Transport and Infrastructure SEPP facilitates 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 (T&I 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, Division 17, Subdivision 2 Development in or adjacent to road corridors and road reservations - Part 2.119 Development with frontage to classified road	As set out in clause 2.120 of the (T&I SEPP), where development for the purpose of an educational establishment is proposed adjacent to a road corridor carrying more than 20,000 vehicles per day, the consent authority must take into consideration any relevant guidelines that are issued by the Planning Secretary. In this instance, the NSW Department of Planning and Environment's Document – 'Developments near Rail Corridors or Busy Roads – Interim Guideline' is the relevant guideline. The proposal is on land with a frontage to a classified road (Parramatta Road) which carries more than 20,000 vehicles per day. Accordingly, the Department considered <i>Development near rail corridors and busy roads: interim guideline</i>. The Acoustic Assessment demonstrates that the proposed development is capable of being constructed to comply with the relevant noise criteria.

State Environmental Planning Policy (Resilience and Hazards) 2021

Chapter 2 – Coastal Management

The site does not contain any areas of mapped Coastal Wetland or Littoral Rainforest, nor is it within a mapped proximity buffer to such environments. The site is not within the Coastal Environment Area or the Coastal Use Area. As such, no further assessment is required.

Chapter 4 – Remediation of land

Contamination investigations have been undertaken for the site as part of the separate early works DA, including a Preliminary Site Investigation (PSI) and Remediation Action Plan (RAP) which

determined that remediation and implementation of the RAP would result in the site being suitable for the proposed development.

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 installs one sign in the public domain:

- one illuminated 'The University of Sydney' (plus coat of arms) building identification sign fixed to the first floor of the building's northern façade – 5.01m wide x 1.13m 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 contained in Schedule 5. An assessment of the sign against the assessment criteria in Schedule 5 of the SEPP is provided in **Table B4**. 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 B4 | Consideration of the Schedule 5 Assessment Criteria

Assessment Criteria	Comments	Compliance
1 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 is compatible with character of the University campus.	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 establishes 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 is considered appropriate as it relates 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

Assessment Criteria	Comments	Compliance
Does the proposal dominate the skyline and reduce the quality of vistas?	The proposed sign is 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 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 is considered appropriate for the University setting and is 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 would contribute to the visual interest of the streetscape, clearly marking entries to the site and enabling ease of wayfinding.	Yes
Does the proposal reduce clutter by rationalising and simplifying existing advertising?	The sign is designed to provide a coherent and consistent approach to signage on the site.	Yes
Does the proposal screen unsightliness?	Not applicable.	N/A
Does the proposal protrude above buildings, structures or tree canopies in the area or locality?	The proposed sign does not protrude above buildings and provides for wayfinding to the building.	Yes
Does the proposal require ongoing vegetation management?	No vegetation management is required by the proposed sign.	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 is of an appropriate scale and proportion relative to the size of the building and the large overall scale of the campus.	Yes
Does the proposal respect important features of the site or building, or both?	The sign is 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 is to identify the building and enable ease of wayfinding. The proposal achieves these aims without adverse impacts.	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.	Yes

Assessment Criteria	Comments	Compliance
7 Illumination		
Would illumination result in unacceptable glare?	The sign is 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. There are no residences immediately nearby.	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?	Conditions are recommended to ensure that the signage complies with 'AS 4282-2019 - Control of the obtrusive effects of outdoor lighting' and mitigation of 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.	Yes, subject to conditions
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. A condition is recommended requiring that validation of the illumination and compliance with 'AS 4282-2019 - Control of the obtrusive effects of outdoor lighting' after installation.	Yes
Is the illumination subject to a curfew?	A curfew is not proposed, and not considered necessary, as appropriate wayfinding is required 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 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-Star Green Star rating.

Sydney Local Environmental Plan (SLEP) 2012

The SLEP 2012 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 consulted Council throughout the assessment process and considered all relevant provisions of the SLEP 2012, and matters raised by Council in its assessment of the development (see **Section 5** and **6**). The Department concludes the development is consistent with the requirements of the SLEP 2012. Consideration of the relevant clauses of the SLEP 2012 is provided in **Table B5**.

Table B5 | Consideration of the SLEP 2012

Provision	Department Consideration
Land Use Table – SP2 Infrastructure	The site is zoned SP2 Infrastructure – Educational Establishment. Educational establishments are permissible with consent within the respective SP2 zone.
Clause 4.3 Height of Buildings	There is no maximum permitted building height control applying to the site.
Clause 4.4 Floor Space Ratio	There is no maximum permitted Floor Space Ratio control applying to the site.

Provision	Department Consideration						
Clause 5.10 Heritage conservation	The proposal has been designed to ensure the significance of the existing heritage items identified for retention in the Campus Improvement Program concept approval and the University of Sydney conservation area is protected. The 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.						
Clause 6.21C Design Excellence	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><i>(2) In considering whether development to which this Division applies exhibits design excellence, the consent authority must have regard to the following matters —</i></td><td></td></tr> <tr> <td><i>(a) whether a high standard of architectural design, materials and details appropriate to the building type and location will be achieved,</i></td><td>Proposed architectural design, materials and detailing respond to the surrounding and heritage context in terms of scale and materiality. See Section 6.1.</td></tr> </table>	Clause 6.21C	Department's Considerations	<i>(2) In considering whether development to which this Division applies exhibits design excellence, the consent authority must have regard to the following matters —</i>		<i>(a) whether a high standard of architectural design, materials and details appropriate to the building type and location will be achieved,</i>	Proposed architectural design, materials and detailing respond to the surrounding and heritage context in terms of scale and materiality. See Section 6.1.
Clause 6.21C	Department's Considerations						
<i>(2) In considering whether development to which this Division applies exhibits design excellence, the consent authority must have regard to the following matters —</i>							
<i>(a) whether a high standard of architectural design, materials and details appropriate to the building type and location will be achieved,</i>	Proposed architectural design, materials and detailing respond to the surrounding and heritage context in terms of scale and materiality. See Section 6.1.						

Provision	Department Consideration	
	<i>(b) whether the form and external appearance of the proposed development will improve the quality and amenity of the public domain,</i>	The proposal will improve legibility through the site from public domain areas (i.e. Parramatta Road) through the provision of improved pedestrian paths, linkages and landscaping.
	<i>(c) whether the proposed development detrimentally impacts on view corridors,</i>	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.
	<i>(d) how the proposed development addresses the following matters</i>	
	<i>(i) the suitability of the land for development,</i>	The Applicant has demonstrated that the site is not subject to any conditions that would prevent development, including geotechnical conditions, contamination, flooding, biodiversity, or Aboriginal cultural heritage.
	<i>(ii) the existing and proposed uses and use mix,</i>	The proposed educational establishment aligns with current and historic use of the campus for this purpose. The proposed use is permitted with consent in the SP2 zone.
	<i>(iii) any heritage issues and streetscape constraints,</i>	The Department is satisfied that the project responds to the heritage and landscape settings.
	<i>(iv) the location of any tower proposed, having regard to the need to achieve an</i>	Not applicable.

Provision	Department Consideration	
	<i>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,</i>	
	<i>(v) the bulk, massing and modulation of buildings,</i>	As discussed in Section 6.1 , the proposed built form complies with CIP controls and responds to the scale of the surrounding development.
	<i>(vi) street frontage heights,</i>	Not applicable.
	<i>(vii) environmental impacts, such as sustainable design, overshadowing and solar access, visual and acoustic privacy, noise, wind and reflectivity,</i>	The Department is satisfied that project would not impact amenity (see Section 6).
	<i>(viii) the achievement of the principles of ESD,</i>	As discussed in this appendix, the proposal incorporates measures to achieve ESD. The project would achieve a 5-Star Green Star Design As Built sustainability rating.
	<i>(ix) pedestrian, cycle, vehicular and service access and circulation requirements, including the permeability of any pedestrian network,</i>	As discussed in Section 6 , the project addresses pedestrian and vehicle access and circulation opportunities and constraints.
	<i>(x) the impact on, and any proposed improvements to, the public domain,</i>	The proposal will improve legibility through the site from the public domain area at the front of the site, with the provision of improved pedestrian paths, linkages and landscaping.

Provision	Department Consideration	
	(xi) <i>the impact on any special character area,</i>	The design of the development would not adversely impact on any special character area.
	(xii) <i>achieving appropriate interfaces at ground level between the building and the public domain,</i>	The design of the development would enhance pedestrian connectivity and legibility with a new paved entrance along Parramatta Road, new outdoor seating areas, plaza and forecourt area.
	(xiii) <i>excellence and integration of landscape design.</i>	As discussed in Section 6.1 , landscaping is proposed to be high quality, provide an appropriate landscape setting for the proposed building, and its relationship to Parramatta Road at the front of the site.
Clause 7.13 Contribution for purpose of affordable housing	The Applicant sought a full exemption from the provision of a contribution for the purpose of affordable housing. The Department is satisfied that an affordable housing contributions should be imposed, as detailed in Section 6.5 .	
Clause 7.14 Acid Sulfate Soils	The site is identified on the Acid Sulfate Soils planning maps as containing Class 5 acid sulfate soils. The EIS was accompanied by a Geotechnical Investigation which concludes that based on the known occurrence of acid sulfate soils, the site elevation and materials encountered in the boreholes dug, the risk of acid sulfate soils present at the site is low and a management plan is therefore not necessary.	
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. The height of the proposed development does not penetrate the Limitation or Operations Surface. The application was referred to the Civil Aviation Safety Authority who did not raise any concerns.	
Clause 7.20 Development requiring	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.	

Provision	Department Consideration
or authorising preparation of a DCP	

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.
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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 C – Recommended instrument of consent