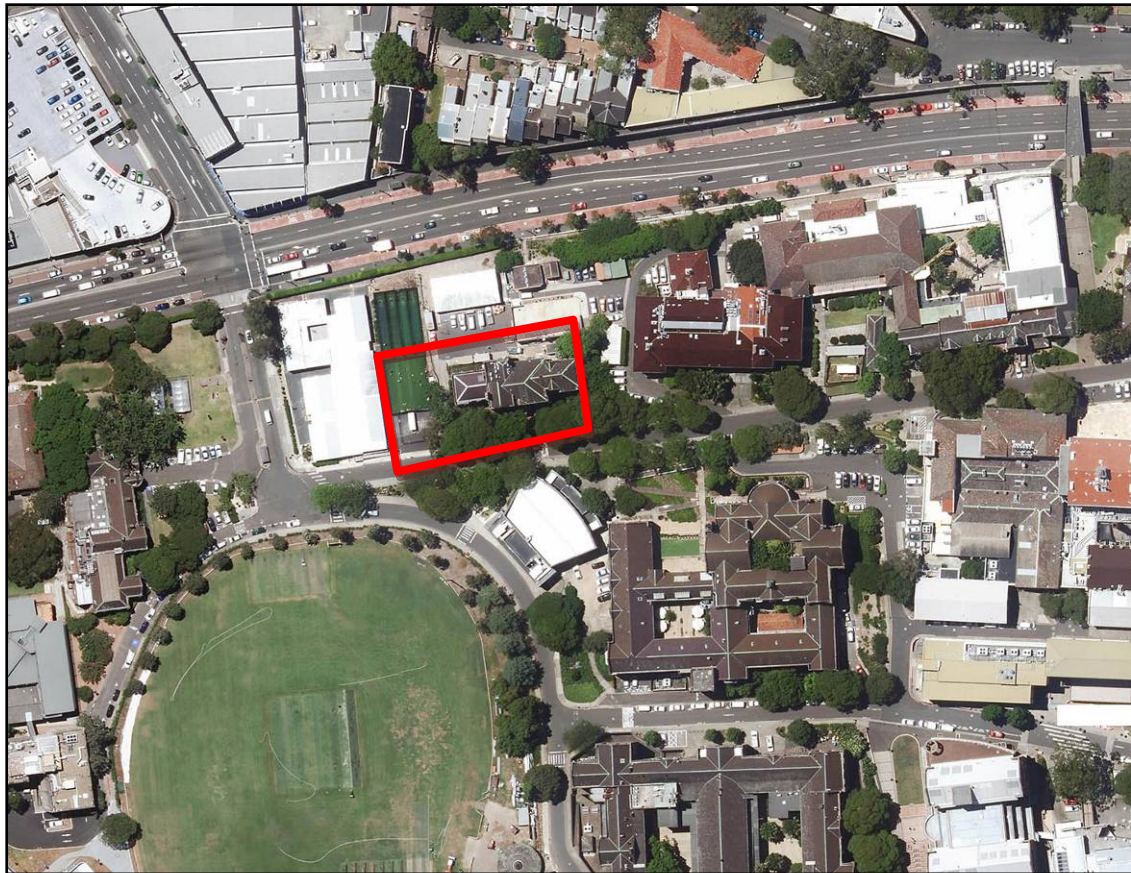


The University of Sydney Camperdown-Darlington Campus

Faculty of Arts and Social Sciences Transformational Project

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



May 2015

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1.0 EXECUTIVE SUMMARY

In accordance with clause 3 & Schedule 2 of the *Environmental Planning & Assessment Regulations 2000* (the Regulations), and clause 15 & Schedule 1 of the *State Environmental Planning Policy (State & Regional Development) 2011* (the SRD SEPP), The University of Sydney (the University) is seeking the Department of Planning (DPE) Secretary's confirmation of and response to the following matters in response to the proposed new Faculty of Arts and Social Sciences Building on the University's Camperdown campus:

1. Confirmation that the project qualifies as State Significant Development (SSD).
2. Secretary Environmental Assessment Requirements (SEARs) for the application; and
3. Waiver of a number of standard SEAR requirements for this particular project.

The University is deemed to be Crown pursuant to section 88 of the *Environmental Planning & Assessment Act 1979* (the EPA&A Act), and pursuant to clause 226 of the *Regulations*.

The development site (**Building A** and **Atrium** on the plan below) is located on the underutilised site facing Parramatta Road, and immediately behind the RD Watt Building (**Building B** on the plan below). Until 2012, this vacant site was occupied by the McMillan Building (now demolished).



Plan: The SSD Site

The proposal is designed to meet Faculty of Arts & Social Sciences (FASS) accommodation needs, specifically the consolidation of the School of Economics (SoE) and the School of Social and Political Sciences (SSPS). These Schools are currently located in the Merewether building as well as distributed across multiple other buildings on the Camperdown campus. Subject to detailed space planning, approximately 5,900m² of Usable Floor Area (UFA) will be required to physically accommodate both Schools, in order to achieve co-location and collaboration of facilities and services within the Faculty of Arts & Social Sciences.

The FASS site lies on land that was previously occupied by the McMillan Building - constructed c.1961, and demolished in 2012. The McMillan building was used by the Faculty of Agriculture and provided teaching and learning facilities. Furthermore, this building obscures any visual presentation of the existing heritage listed RD Watt building when viewed from Parramatta Road.



Former McMillan Building (demolished 2012)

The FASS development site falls within the recently approved Concept Campus Improvement Program (CIP) – SSD 13_6123, in particular the *Life Sciences Precinct*. The CIP is the University's development implementation program for future campus precincts with accompanying building envelopes, and was approved by the Minister for Planning on 16 February 2015. The *Life Sciences Precinct* is bound by Parramatta Road to the north, Science Road and Regimental Drive to the south, and Orphans Creek Drive to the west.

The project site is not listed as a State or local heritage item. The Camperdown campus does lie within the City of Sydney's Camperdown Conservation Area (Sydney LEP 2012). The Site adjoins the local heritage listed R D Watt Building (item I74), the Heydon-Laurence Building (item I75), and the J D Stewart Building (item I73) under the Sydney Local Environmental Plan 2012 (the LEP). The Camperdown campus also lies within the LEP's Camperdown Conservation Area.

This Project qualifies for *educational purposes* as defined by the *SRD SEPP* Schedule 1, Clause 15 *Education Establishment*, and which incurs a capital investment value (CIV) of more than \$30 million. The CIV for the project is detailed at SEAR report section 12, and is valued at \$38,750,000.

The University's *Campus Infrastructure and Services* department (CIS) is responsible for the built environment on all University of Sydney campuses.

The development of the FASS site is designed to comply with the Minister for Planning's Concept CIP building envelope for the Life Sciences Precinct. The building envelope depicted by the CIP for this development site suggests a GFA yield of 13,000 m². The new FASS building will provide a notional Gross Floor Area of approximately 6,700m² constructed and connected (by proposed atrium) to adjoining the existing RD Watt Building which itself yields approximately 1,150m² GFA.

The project will continue to foster the *educational establishment* uses and strengths of the campus, ensuring it serves as a primary economic and employment destination and provider through its role in education, research and health pedagogy. This role is consistent with the DPE's recently released *Vision for Sydney in 2031*.

Accompanying this report is documentation addressing site topography and survey, in-ground services, project brief, notional building envelopes, the University's competitive design process, QS Capital Investment Value, consultation program, and project staging.

It is anticipated that this summary will assist the Department in its preparation of Secretary Environmental Assessment Requirements (SEARs).

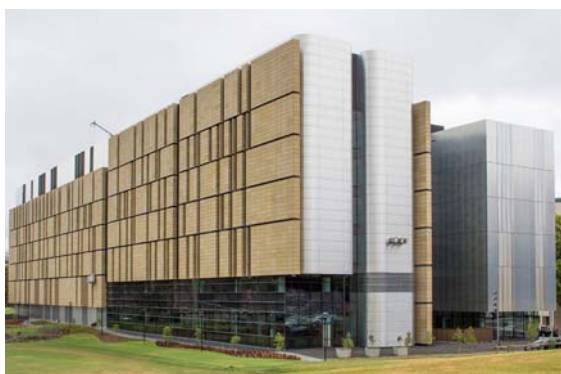
2.0 THE UNIVERSITY OF SYDNEY - STATE SIGNIFICANT DEVELOPMENT & CURRENT PROJECTS

The University is recognised as Sydney's oldest and principal University specialising in tertiary educational and research pedagogy. In 2014 the University attracted some 50,000 enrolments, employed over 7,500 permanent staff, and generated over 5,000 jobs in the areas of construction, facilities, maintenance and services. The University is a significant employment node and destination, as well as a future employment provider through its qualified students.

The University's Camperdown-Darlington campus is located within the Global Sydney 'city-shaper', within the Sydney Education & Health precinct of the DPE's recently released *Vision for Sydney in 2031*. The University's past submission to the DPE (2014) on the draft Metropolitan Strategy highlighted the significant contribution that the University brings to this precinct through high volume of domestic and international student enrolments, academic/ staff/ construction workforce, and as a centre of excellence in education and research pedagogy.

As part of its current capital works program, the University has successfully managed and developed an impressive significant capital projects program over the last 5 years with a value exceeding \$735 million. Examples include the University's four major transformational projects:

- \$385M Charles Perkins Centre for Obesity, Diabetes and Cardiovascular Disease (2014);
- \$250M Abercrombie Precinct Redevelopment: Sydney Business School (u/ construction);
- \$110M Australian Institute for Nanoscience (u/ construction); and
- \$58M Queen Mary Building: Student Accommodation (u/ construction).



Transformational Projects: The Charles Perkins Centre; Australian Institute of Nanotechnology

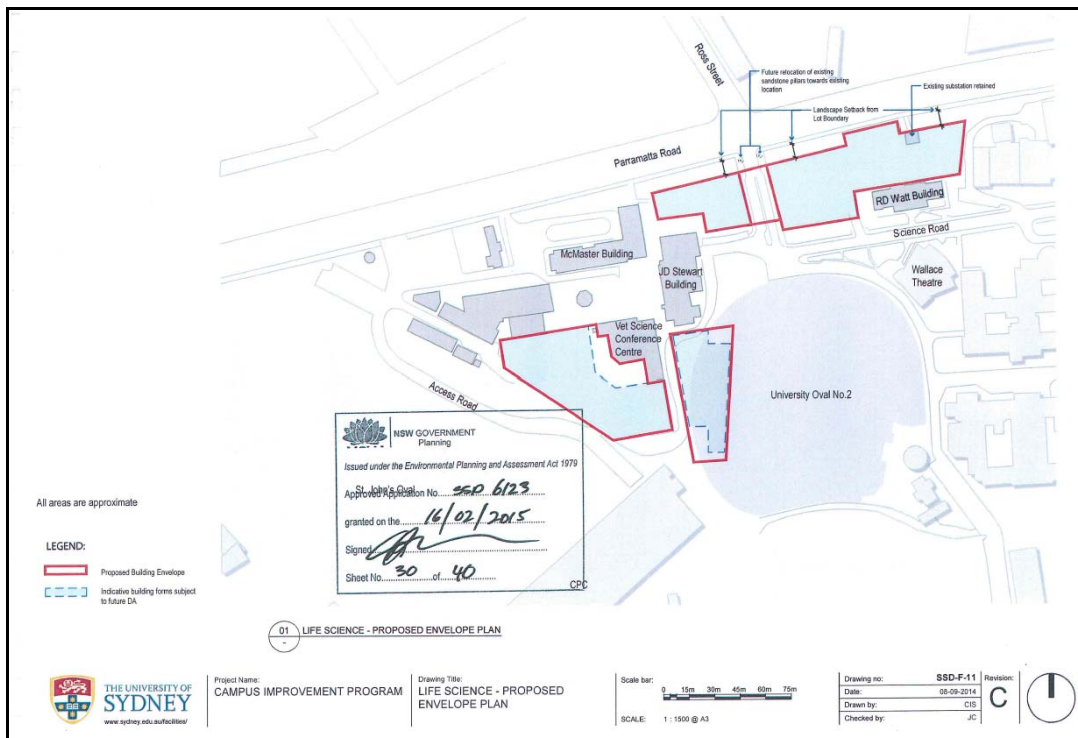
These major transformational projects on the Camperdown-Darlington campus will result in increased construction employment as well as full time academic and research and teaching and administrative employment growth in the sectors of Medicine, Nanoscience and Business. The University's investment in these projects attracts research grants resulting in specialised jobs and encourages and supports collaboration with relevant industry sectors. This combined works program represents a current injection into the NSW economy of more than \$1 billion in construction and related activities. Details of these projects can be found on the following website <http://sydney.edu.au/about/profile/building-projects/index.shtml>

3.0 RELATIONSHIP TO THE CONCEPT CAMPUS IMPROVEMENT PROGRAM SSD 13_6123

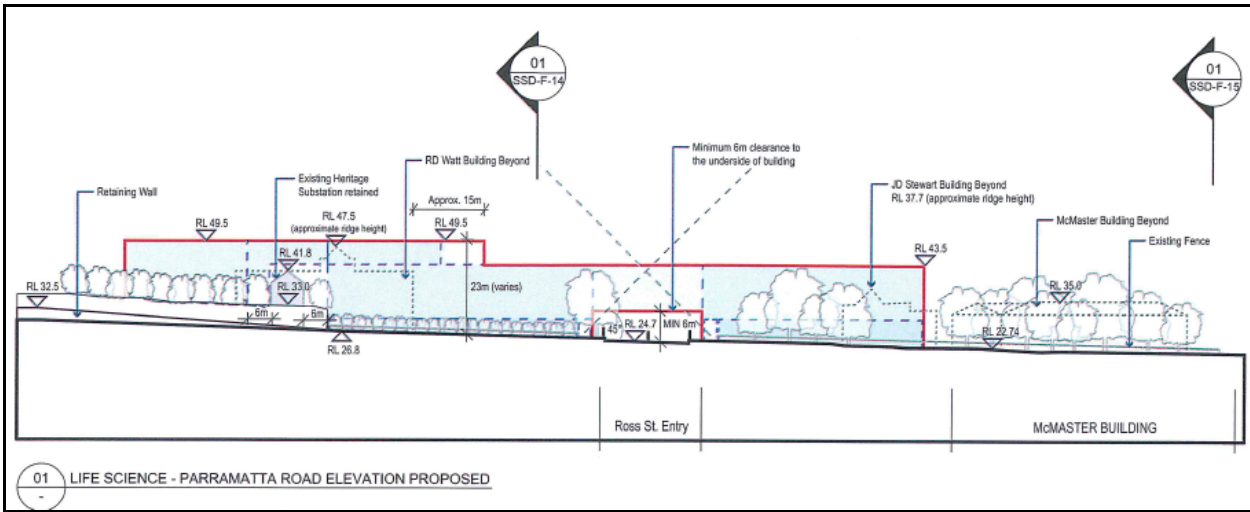
The University has also adopted the Campus Improvement Program (CIP) for the Stage 1 implementation strategy of development and infrastructure to the Camperdown-Darlington campus. The CIP is a State Significant Development that was approved by the Minister for Planning (SSD 13_6123) on 16 February 2015.

The CIP provides a total of six campus precincts with appropriate building envelopes, generic University land uses, transport and access arrangements, landscape concepts, heritage and design principles for the University’s campus. Budgetary forecasts for the CIP project an additional estimated \$1.4 billion in construction spend over a ten-year period.

The proposed Faculty of Arts and Social Sciences (FASS) Building, located behind the existing R D Watt building, is contained within the *Life Sciences Precinct* of the CIP Stage 1 SSD approval.



Plan: CIP Approved Life Science Precinct Elevation



LEGEND:

- Site
- Existing Building
- Indicative building forms subject to future DA
- Building Beyond
- Proposed Building Envelope

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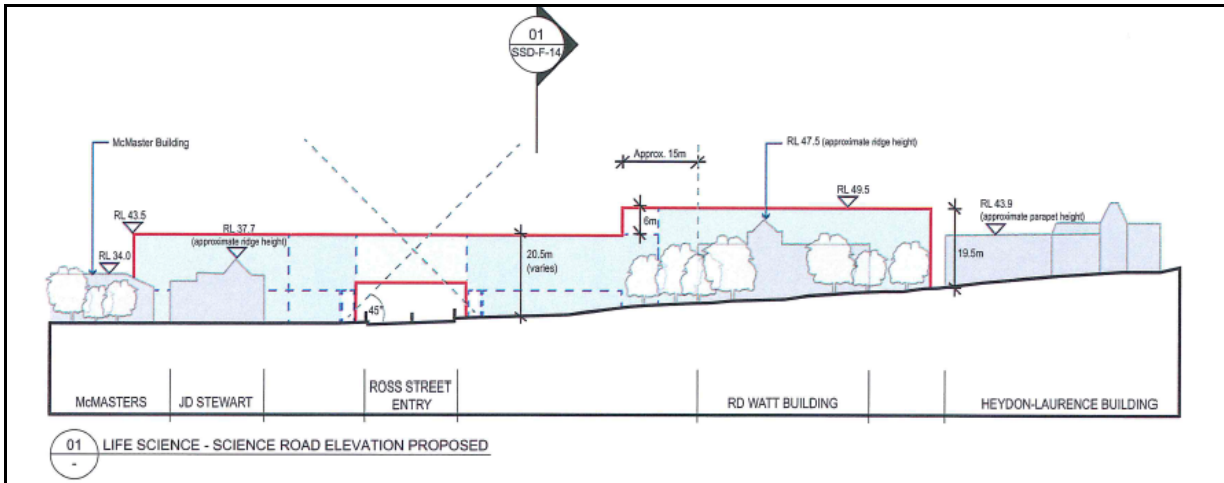
Approved Application No. SS10 6123

granted on the 16/02/2015

Signed [Signature]

Sheet No. 31 of 40

Elevation: CIP Approved Life Science Precinct – Parramatta Road



LEGEND:

- Site
- Existing Building
- Indicative building forms subject to future DA
- Building Beyond
- Proposed Building Envelope

NSW GOVERNMENT
Planning

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No. SS10 6123

granted on the 16/02/2015

Signed [Signature]

Sheet No. 32 of 40

Elevation: CIP Approved Life Science Precinct – Science Road

The Minister's approval of the CIP SSD13_6123, includes the following relevant and specific conditions to the FASS site and the adjoining RD Watt building:

Gross Floor Area

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

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

Built Form and Urban Design

B2. To ensure that a high quality urban design and architectural response is achieved, future development applications shall demonstrate the following:

Life Sciences Precinct

- a) The applicant shall demonstrate that the design, form, function and materials and finishes of the aboveground link identified between future built form within the Ross Street building envelopes (No.1 and No.2) will ensure a visual link through to Oval No.2 is retained.

Note: Building No.2 relates to the east building forming the Ross Street entrance and therefore does not strictly affect the proposed FASS site which is further east of that site – see CIP *Environmental Impact Statement* reference to precinct building number below:

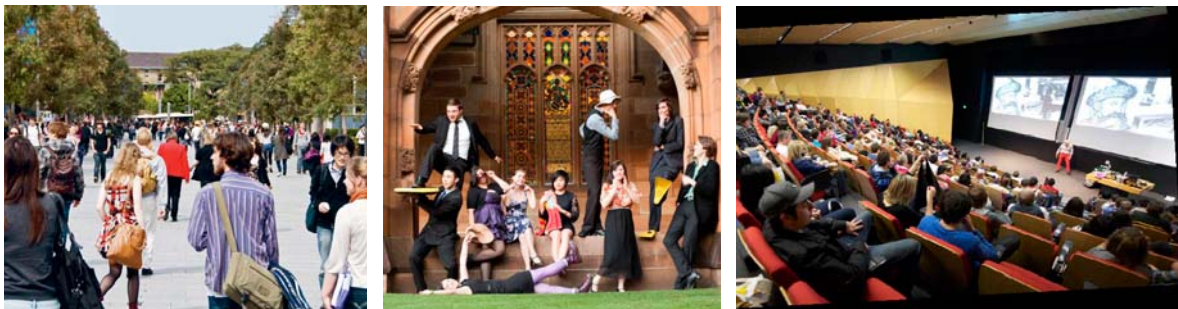


Extract: EIS Report - Life Sciences Precinct (January 2014)

- B3. Future building demolition, site layout and architectural design of future development shall be generally consistent and have regard to the following:
- a) Camperdown Darlington Campus Strategy Plans at Appendix C of the EIS (as amended by the RtS);
 - b) Design Principles at Appendix F of the EIS; and
 - c) Campus Improvement Program 2014-2020 State Significant Development Application (SSD 13_6123), Urban Design Justification, prepared by Cox Richardson and The University of Sydney, dated June 2014.
- B12. Future development applications (where relevant) for new built form shall include a building fabric survey, for a comprehensive understanding of condition, and the requirement for conservation and repair of the following buildings:
- a) Macleay Building and Botany Wing (A12);
 - b) **RD. Watt Building (A04);**
 - c) Peter Nicoll Russell Building (J02);
 - d) Old School Building Darlington (G15); and
 - e) J.D. Stewart Building (B01) (part).
- B13. Future development applications (where relevant) for new built form shall include digital photographic archival recording and documentation of the following buildings and their curtilage in accordance with the NSW Heritage Office guidelines How to Prepare Archival Records of Heritage Items (1998) and Photographic Recording of Heritage Items Using Film or Digital Capture (2006):
- a) International House (GOB);
 - b) Macleay Building and Botany Wing (A12);
 - c) **RD. Watt Building (A04);**
 - d) Peter Nicoll Russell Building (J02);
 - e) Old School Building Darlington (G15);
 - f) J.D. Stewart Building (B01); and
 - g) Blackburn Building (D06).
- B14. All future development applications for new built form that involve the demolition or alteration of existing items of heritage significance shall include a heritage interpretation plan in accordance with NSW Heritage Branch guidelines titled 'Interpreting Heritage Places and Items: guidelines' and policy titled 'Heritage Information Series: Heritage Interpretation Policy' for assessment and approval.

The Environmental Impact Statement (EIS) report that will accompany the SDD proposal will also address all relevant conditions that apply to precinct, site and the broader campus that are contained in the Minister's SSD 13_6123 consent.

4.0 THE UNIVERSITY OF SYDNEY PROFILE



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

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

Student enrolments: The University currently has 50,206 enrolments and 39,124 EFTSL. Domestic student load is targeted between 65 and 70 per cent, and international student load is targeted between 25 and 30 per cent. **The University does not envisage a significant increase in student enrolments.** The campus is close to capacity, and the University is consequently targeting an increase in the quality of teaching, learning, research facilities and infrastructure.

Employment profile: In 2014, the University employed approximately 7,500 full time staff, comprising 2,100 administrative staff and 5,400 faculty staff. At August 2014, the University's student: staff ratio was 17.6:1.

Construction and capital works activity: The University is committed to a variety of construction and capital work programs that include major transformational projects (the Abercrombie Business School, the Australian Institute for Nanoscience, and the Queen Mary Building student accommodation), existing building upgrade works, and regular building facilities and maintenance works. The University currently generates more than 2,000 construction jobs on the two major transformational projects as well as over 200 capital works building projects. The University also employs more than 3,000 inducted contractors for facilities maintenance and related services.

World-Class Research: The University consistently ranks among the top 100 universities in the world. The federal government's 2012 Excellence in Research Australia initiative rated 100 per cent of our fields of research at world standard or above in all 22 broad discipline areas in which we were rated. In 2013, the University was the second highest recipient of funding from granting bodies listed on the federal government's Australian Competitive Grants.

The University's current strategic plan is also investing initiatives to support the current and future research talent towards the NSW workforce through technical disciplinary training, more general training in research leadership and management, skills in commercialisation and communication, and in developing cross-disciplinary research capabilities. For example the Charles Perkins Centre delivers sustainable solutions for obesity, diabetes and cardiovascular disease, while our China Studies Centre aims to improve Australia's cooperation and relations with China and better understand its impact on the world. Work such as this makes a real difference by informing decisions in government, industry and the wider community. We collaborate closely with external partners and regularly take part in government, parliamentary inquiries and policy reviews.



Degrees of Inspiration: The University's student experience has been repeatedly recognised as the best in the country by the National Union of Students.

We encourage our students to get involved in life outside the classroom, participate in our 200+ social clubs and share their views in University decision-making.

We also contribute to Sydney more widely through our championship-winning sports teams, ground breaking art and music, and fascinating museums, one of which houses the largest collection of antiquities in the southern hemisphere. The University's museums and art gallery attracted more than 95,000 visitors in 2012, while our Sydney Ideas public lecture series welcomed almost 13,000 people to hear globally prominent speakers discuss the key issues facing the world, from human rights to climate change.

Social Inclusion Strategies: The University has adopted, and implements, the following social inclusion strategies:

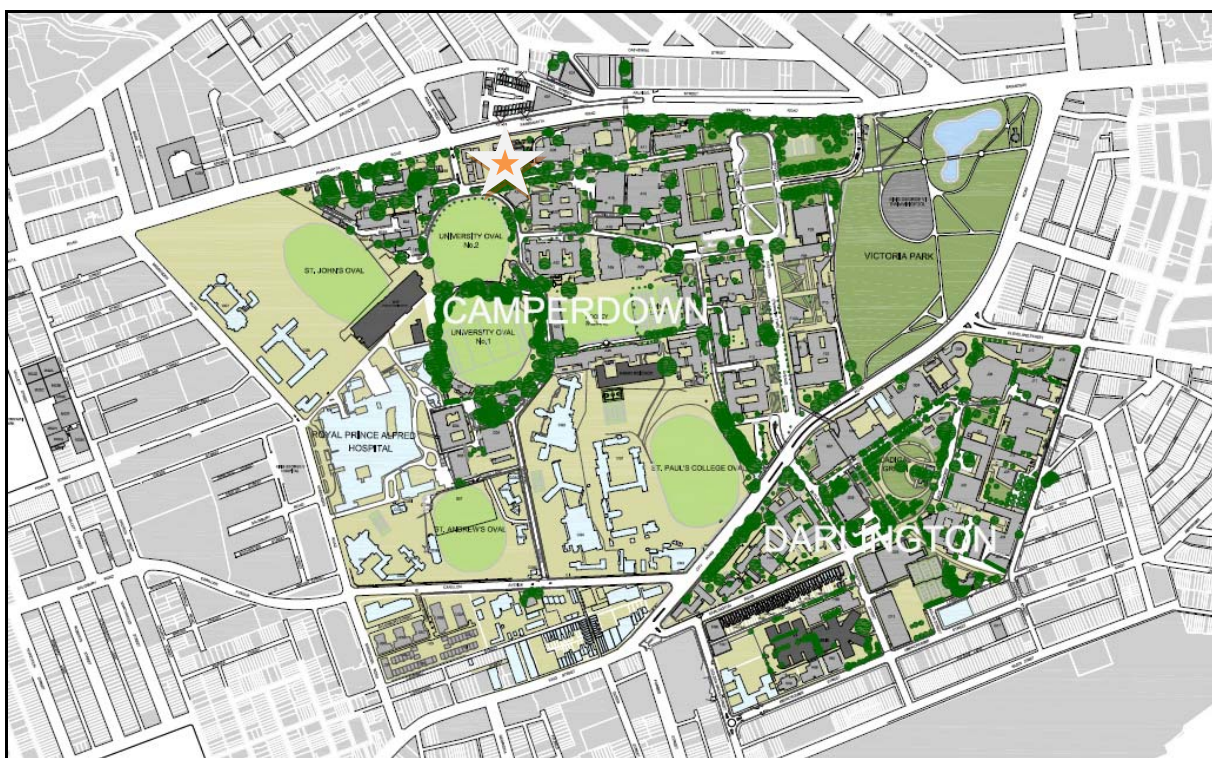
- The *Wingara-Mura Buna Barrabugu* strategy informs how the University works as a community to empower Aboriginal and Torres Strait Islander cultures and perspectives as part of its identity; expands Aboriginal education, research and engagement to become a core activity of the University.
- The University's *Student Well-being* strategy. The student accommodation program incorporates a providing informed resources, services and support to students from both within the University and from the wider community. This requirement will result in increased community capacity, linked up services (government, non-government and university) and assist in the University fostering social inclusion for all students.

5.0 THE CAMPERDOWN-DARLINGTON CAMPUS

The University's Camperdown-Darlington Campus is located in the heart of Sydney, is well connected to principal railway stations and bus services close to the CBD, and enjoys the following metrics:

- **Campus Size:** 49 hectares (Camperdown 33; Darlington 16);
- **Student enrolments:** 50,206 enrolments; 70% domestic; 30% international
- **Construction Jobs:** 5,100 construction; contractors facilities maintenance
- **Built environment:** 237 buildings (186 habitable);
- **Employment:** 7,554 full-time staff: 2,109 administrative; 5,400 faculty

The campus and the project site, the subject of this application, are highlighted in the plan below.



Plan: The University of Sydney Camperdown-Darlington Campus

6.0 THE PROPOSED SSD PROJECT

This request for SEAR's for the FASS Building extension seeks the following:

1. Confirmation that the project qualifies as a State Significant Development Application;
2. Confirmation of the Secretary Requirements for matters to be incorporated into the SSD *Environment Investigation Statement* and associated documentation; and
3. The waiving of certain standard SEARs. Our review of various SEARs, previously issued by the DPE for a range of education projects, has identified that a 'standard set' of SEARs seems to be issued to applicants notwithstanding some of the individual detail, context and circumstances associated with individual projects. The original intention of the 'Request for SEARs' document is to allow information to be presented to the DPE to allow a tailored set of SEARs to be issued for projects that require applicant to address only the relevant issues allow proper consideration at the development approval phase, rather than preparing multiple reports that would either be irrelevant, which are already addressed through other means, or which can appropriately be dealt with at Construction Certificate stage.

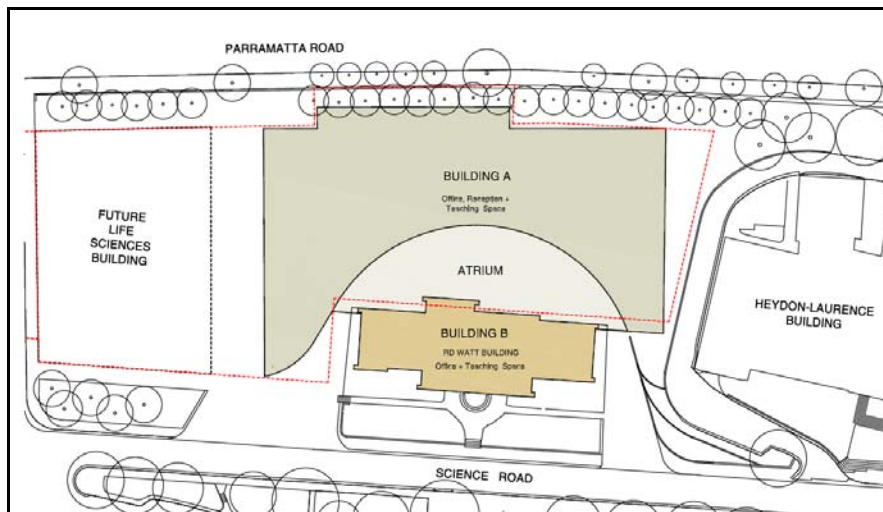
This section of the Request for SEARs provides information and justification seeking the DPE to waive certain requirements that are not relevant to this particular project, including:

- **European and Aboriginal Archaeological studies:** The University has prepared the following past European and Archaeological studies for the Camperdown campus which conclude there to be no potential archaeological remnants for this site. In particular, the Grounds Conservation Management Plan 2014 (accompanying the CIP SSD 13_6123 documentation) does not identify the site as having potential European or Aboriginal Archaeological (refer CIP drawing *A-DIA-29-Rev B* at **Attachment G** of this report).
- **Flooding Study:** The CIP (SSD 13_6123) included a Flood Risk Management Study for the whole campus prepared by WMA Water. The study concluded the FASS site not to be affected by a 1:100 year flood event (map at **Attachment H**).
- **Geotechnical Study:** The University has already prepared a desktop Geotechnical Study by Coffey Geotechnics Pty Ltd (dated 1 May 2015) for the FASS site. The summary of this report is found at **Attachment I** of this report and is sufficient to inform the SDD design of the project. The University will prepare a full Geotechnical Study as part of the Construction Certificate stage of this project.
- **Construction Traffic Management:** The preparation of a CTM can be addressed through consent conditions once a final design (amended where necessary) and SSD approval is issued. The CTM will be developed in full knowledge of all relevant SSD consent conditions and through the consequential construction management plan.

To assist the Department in coordinating the SEAR's, the University confirms that the future SSD application will provide details on:

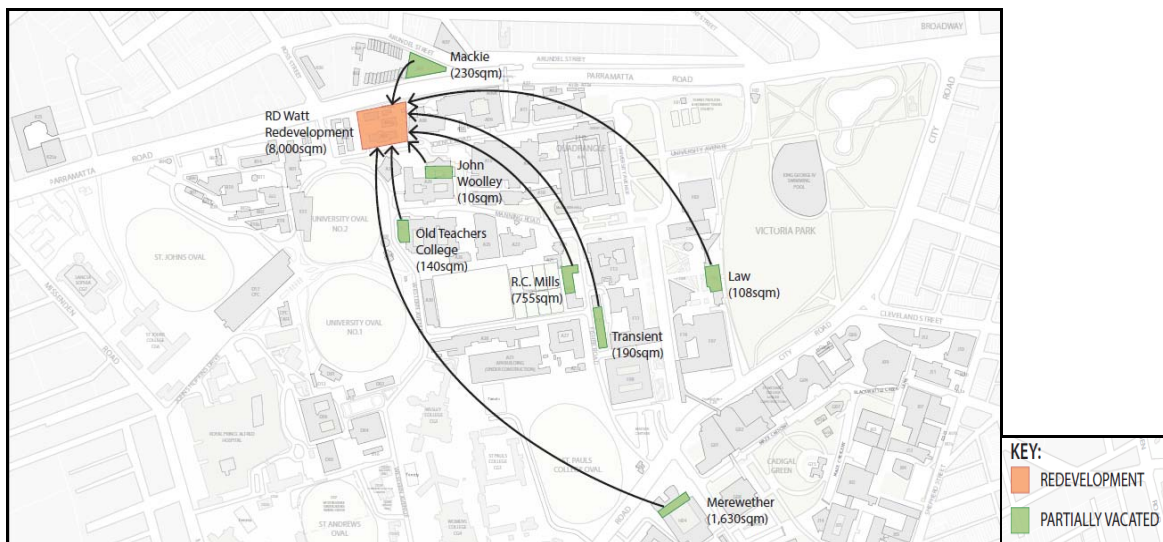
- The use of the proposed building is consistent with the definition of *educational establishment* and the campus *SP2 Infrastructure* land use zone defined under the *Sydney LEP 2012*;
- Building & design solution for the FASS site with connection to the rear of RD Watt building;
- Vehicle/services/pedestrian/cycle solutions and connections to surrounding locality; and
- Associated landscaping, heritage and infrastructure considerations and solutions.

The **Project Proposal** is for a new Faculty of Arts and Social Sciences (FASS) building (Building A), attached by atrium to the adaptive re-use of the existing RD Watt building (Building B).



FASS – Site Development Plan

The **Project vision** for the new building and campus domain is to co-locate and consolidate a number of bespoke University schools belonging to the Faculty of Arts & Social Sciences into one location. These Schools are currently distributed across multiple campus sites.



FASS Building - Decanting & Relocation Plan

The architecture of the new building will be complementary to the surrounding and existing building architecture, whilst expressing its individual identity in response to the functional use and site context.

The urban and landscape design of all interfaces, Science Road, Parramatta Road, and the future adjoining Ross Street East development site, will be fully considered as part of the design development process which will include landscape upgrade works.

It is imperative that the forecourt to the site and ground level of the building is seamlessly connected to Science Road, giving priority and a sense of arrival to pedestrians when entering the new building. There is an opportunity to review the landscaping, covered spaces and general amenity along the Ross East Street, and to create a link with the Life Sciences Precinct.

At the heart of the project is the University's vision to:

- Upgrade the quality of Campus facilities.
- Created shared learning and teaching pedagogy between Faculties and within the Faculty of Arts & Social Sciences.
- Recognise and celebrate Aboriginal significance.
- Develop a healthy and sustainable Campus environment.
- Ensure equitable access to and through Campus.
- Respect and enhance the "Sandstone University" significance and status, through the heritage context of this precinct and development site.
- Create an iconic building addressing Science Road; Oval Number 2 and Regimental Drive.
- Create a landmark façade for the University facing Parramatta Road.
- Replace degraded and inefficient building stock.

Specifically, the objective for this new building is to allow for the Faculty to continue to position itself as the leading teaching, learning and research institution in its field and maintain dominance in recruiting outstanding students and staff.

7.0 PROJECT FUNCTIONAL REQUIREMENTS

This report has been prepared in relation to the new Faculty of Arts and Social Sciences (FASS) project. The project incorporates the adaptive reuse of the RD Watt building (former School of Agriculture Building) and the development of a new building on underdeveloped land located between RD Watt and Parramatta Road. The new building will meet forecasted appropriate and efficient accommodation to meet the needs of the FASS, in particular the co-location of the:

- School of Economics (SoE); and
- School of Social and Political Sciences (SSPS).

The new building will house approximately 6700m² of Gross Floor Area (GFA) and accommodate office, teaching, research and reception spaces as well as other ancillary uses. The new building is proposed to be five storeys high; the internal refit of the existing RD Watt building will be carried out over the existing five split level storeys. On completion the combined facility will accommodate the following key areas:

- A Faculty Hub including entry and hosting facilities
- Teaching spaces
- Offices for Academic and Professional Services including associated workstations
- Communal space including meeting and breakout spaces
- A Research Centre
- A Ground floor campus domain and communal area with atrium above connecting the new FASS building to the rear (north elevation) of the RD Watt building.

VISION

The project vision is to create a building that simultaneously embraces the past and the future. Based on the University's courtyard typology it will integrate seamlessly into the historic campus. The courtyard is reinterpreted as an active 'social heart' for the faculty, a communal space that encourages social interaction and serendipitous encounters. The design intends for FASS to be an inviting destination along the spine of Science Road. The design concept embraces the historic RD Watt building, without compromising its heritage setting and views; while opening up and engaging with the campus as a whole.

ENTRY

Entry to the faculty will be via Science Road. Science Road acts as the main east west pedestrian spine for this part of the campus servicing the nearby Zoology Faculty, Pharmacy Faculty and several other theatres, Faculties and university facilities. Users of the Faculty will either enter directly from Science Road into the Upper Ground Floor atrium or into the existing RD Watt building. Entry will also be made available to the Lower Ground floor via a new Laneway connected to Science Road which is to be created to the west of the site between the subject site and the future Life Sciences precinct to the west.

LOWER GROUND FLOOR

The Lower Ground Floor will accommodate General Teaching Space (GTS), including raked lecture theatres and flat floor teaching spaces. Accessing the GTS directly from the internal Laneway (between new building and RD Watt) will activate the frontages of both buildings.

UPPER GROUND FLOOR + ATRIUM

The upper ground floor will accommodate Faculty public facilities including hosting, reception, faculty teaching and seminar space, and will include some office spaces. It is the floor into which most building users will enter, orientate and circulate.

A proposed Atrium will connect the new FASS building to the rear (north façade) of the RD Watt building. The Atrium will house the active social heart of the Faculty, encouraging interaction between students & academics. The Atrium is a modern interpretation of the Oxbridge courtyard, the model on which the University of Sydney quadrangle is based.

TYPICAL FLOOR

The typical floor is conceived as a series of layered zones which increase in privacy from the highly active and collaborative social heart of the atrium area, through an intermediate semi-private zone for communal spaces such as informal meeting and gathering spaces, to cellular offices arranged in academic clusters around High Degree Research (HDR) desks for focused concentration and privacy. The typical floor benefits from outlook both externally towards the facade and internally towards the atrium providing excellent levels of natural light.

RD WATT BUILDING

Whilst functioning as a public face to the new Faculty the RD Watt building will integrally linked to the new FASS building via the upper ground floor Atrium and possible elevated walkways. The RD Watt building will include administration and support teams as well as a new Research Centre for the faculty. The number and function of the research teams using the space will change over time, and the space will be able to adapt to those changers in usage into the future.

8. EPI, DESIGN, & POLICY REQUIREMENTS

8.1 State Policy

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

- *State Environmental Planning Policy (State & Regional Development) 2011* (the SRD SEPP) - clause 15 & Schedule 1.
- *State Environmental Planning Policy No 33 (Hazardous and Offensive Development) 2011*
- *State Environmental Planning Policy No 55 (Remediation of Land)*
- *State Environmental Planning Policy (Infrastructure) 2007*

8.2 City of Sydney

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

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

8.3 SSD 13_6123

The EIS report accompanying the SSD project will address the

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

8.4 University of Sydney Design Standards

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

The University's *Architectural Standard* provides:

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

The standard addresses key objectives:

- Quality architectural design which responds, enhances and complements the environment
- Appreciation of the heritage context and cultural history of the campuses
- Value for money in all aspects of the project
- The design of low maintenance buildings and environments

- Longevity in life of construction and a whole of life approach to design
- Standardisation of space, to minimise individual specialisation of spaces
- Flexible space design, to future proof building usage for expansion or adaption to new uses
- Safety in design.

Other design considerations subject to concept design development may include but are not limited to:

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

8.5 Materials

External facades and building design at the University will address include the following:

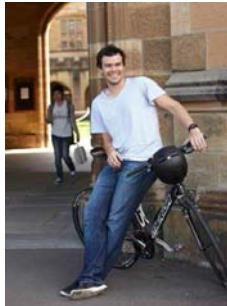
- Robust low maintenance finishes (no external painting or render)
- Locally sourced products
- Sustainable product use and design
- Solar control that works
- Use of proprietary systems
- Consideration of the whole life cycle costs of the building
- Demonstrated green initiatives that may be relevant to this project

8.6 ESD Initiatives

The University encourages design that makes commercial and sustainable sense. In particular:

- Apply ESD initiatives to all design, equipment selection and operating efficiency
- Low VOC specification materials
- Recycling and recovery principles

The project architect will be required to conform to the University of Sydney Sustainability.



9.0 CONSULTATION

9.1 External Consultation

The building envelope for the Life science precinct was developed through extensive consultation with Government agencies and adjoining residents/groups. The new FASS building is designed to comfortably fit within the Life Sciences building envelope.

Adjoining landowners to the project site are limited. 40 metres north of the site, over the Parramatta Road cutting, are a series of residential terraces predominantly owned by The University of Sydney, with the exception of three (3) private residences. Further west is a commercial building occupied by Officeworks Pty Ltd. University owned land and facilities otherwise surrounds the site.

The University understands the SEARs will be forwarded to the City of Sydney, and the Heritage Office NSW, the latter of which is a member of the University Heritage Advisory Group (committee to overview all works affecting university heritage buildings). The University will undertake a program of further consultation as directed by the SEARs.

9.2 Internal Consultation

The University has conducted a number of presentations and workshops across the relevant University faculties and schools that are primarily affected by the proposed projects including:

- The University Executive
- Faculty of Arts and Social Sciences (FASS)
- The School of Economics (SOE)
- The School of Social and Political Sciences (SSPS)

Feedback from these parties has been developed into the project brief, and all relevant parties will form part of the University's project control group to refine the design and spatial development with the selected architect and FASS School representatives.

10.0 SUPPORTING INFORMATION AND INPUTS

The University recognises the level of documentation required to inform the project applications. It has therefore engaged a number of specialist consultants to assist in preparing design documentation on specific matters such as architecture, town planning, urban design, heritage, access, landscaping, traffic, structural engineering, quantity surveyor cost estimates, BCA compliance, landscaping and open space. All consultants have been sourced from the University's pre-qualified panel of consultants, and with each discipline undergoing a University competitive tender process in response to specific project briefs.

The University has or will:

- Engage an Architect to develop concept and detailed design solutions
- Engage a Town Planning/Urban Design company to assist in establishing the strategic, statutory planning matters for consideration in preparing an EIS report.
- Engage Heritage consultant to address the impact of the project in consideration of the Camperdown Conservation Area.
- Engage a Transport and Traffic company to prepare an 'Access Strategy' to respond to the existing and proposed traffic, servicing, parking and pedestrian arrangements for the site, and in consideration of surrounding access arrangements.
- Project the capacity of utilities supply to service both sites and to identify where upgrade of utility services is required.
- Acknowledge that the subject site is not subject to any flooding (1:100 year floods).
- Prepare a draft 'Communications and Community Consultation Strategy' that will be developed into the Project application.

In addition to these specific study updates the following policies and procedures are addressed in the project brief and design process:

1. The University's **Disability Action Plan 2013-18**, designed to promote accessibility to and through the campuses as well as to and through campus buildings.
2. The University's **Wangara Murra - Bunga Barrabuga Strategy** promotes Aboriginal and Torres Strait Islander participation, engagement, education and research, which is one of the University's, core objectives.
3. The University of Sydney **Sustainability Framework**, which aims to ensure all new buildings, are designed to be resource and cost efficient. Key themes within the Sustainability Framework include:
 - Place making, amenity and sustainable transport;
 - Communication, engagement and community benefit;
 - Healthy environment;
 - Efficient resource use;
 - Climate change and impact; and
 - Land use, landscape and biodiversity.

The University adopts the following specific Sustainability Framework design features in order to reduce utility consumption for all projects:

- solar passive building design (facades and glazing elements) to reduce reliance on heating ventilation and air conditioning plant to maintain thermal comfort;
 - energy monitoring devices to keep track of utility costs;
 - renewable solar energy technologies (solar rooftop PV, solar hot water system);
 - rainwater harvesting for beneficial reuse;
 - energy efficient appliances;
 - water efficient sanitary ware;
 - energy efficient lighting and controls; and
 - transport infrastructure (secure bicycle storage facilities, bike stations) and cycle ways to facilitate cost-effective active transport and mobility.
4. The University's **green travel plan** promotes sustainable, healthier and more cost-effective and active travel modes: walking and cycling. It also supports linkages and access to public transport, which will make mobility and transport more affordable and reduce dependence on private motor vehicle use.

11.0 CONCEPT DESIGN COMPETITION

The University recognises the importance of enhancing precinct identity across campus and as such invited four (4) Architectural firms to provide concept design intent for the FASS development. The Architects were required to:

1. acknowledge the existing heritage significance of the RD Watt Building (A-04), as the retention and adaptive reuse is of primary importance for compliance with the CIP; and
2. provide design solutions to meet the accommodation needs of the Faculty, specifically the School of Economics (SoE) and the School of Social and Political Sciences (SSPS).

The new FASS building will not be a standard teaching and learning facility due to the bespoke and diverse University schools requiring scoping and relocation, contrasting with the proposed community focussed public lower levels of the building and atrium area. As such the internal spatial solutions and overall architecture are intrinsic to development options that will incorporate due diligence and preliminary concept design stages. With this approach, the successful architect therefore becomes part of the design formulation team with the University's Project Control Group incorporating the CIS, University Executive, University heritage experts, and relevant Faculty/School representatives. The internal spatial configuration of the building therefore requires careful design resolution before the external building design and appearance is addressed.

The engagement of a pre-qualified architect for this site therefore ensures the architecture of the site will satisfy bespoke spatial requirements whilst complementing the surrounding context including heritage listed buildings, and the campus domain.

Under the *Sydney LEP 2012* (Division 4 Design excellence), a design competition process is only required if the building will exceed a height of 25 metres above ground level. The new FASS building will target an above ground height **less** than 25 metres and the site will **not exceed** a construction value of \$100 million. Consequently a design competition, as defined by the *Sydney LEP 2012*, is not required in this instance.

Notwithstanding, the University undertook a concept design competition for selection of architectural services. The University's CIS department has established robust and competitive panels for the provision of Consultancy and Contractor Services (CCS), based on the University's Procurement Strategy PS/2013/022, and the University's Procurement Policy. The University's process is equal to, and complements, the City of Sydney's process for design competitions.

The CIS Architectural Panel is one of the key and most fundamental panels that have been established and is now in operation. The panel process was created to provide the University with a selection of architects in achieving demonstrated design excellence, superior project delivery, and client management for all University projects. The intent is this select group of consultants is given opportunities to be involved with the University on numerous projects, and to build a relationship with the University to understand process and specific University requirements.

The following four architects were invited from the University's pre-qualified Architecture Panel for 'Buildings over \$10M', with demonstrated additional experience in laboratories, large complex buildings, civic and University buildings, to take part in a master plan tender. The companies invited included:

- Bates Smart
- Allen Jack + Cottier Architects
- Hassell
- NBRS + Partners

A Project Brief, endorsed by the University evaluation Committee (see committee details below), was provided to all invited pre-qualified architects tendering for the project. The four Architecture firms were to demonstrate their awareness and approach to the particular requirements of this project, namely:

- Understanding of the site constraints;
- Design capability, design approach and an understanding of the significance of the surrounding precinct and the integration of the proposed new building;
- Building design resolution and delivery in a safe, efficient and appropriate manner;
- Understanding in the State Significant Development Application (SSD) process including response to relevant environmental planning instruments and codes, and associated SSD documentation required by the consent authority; and
- Understanding and experience in world's best practice in similar projects.

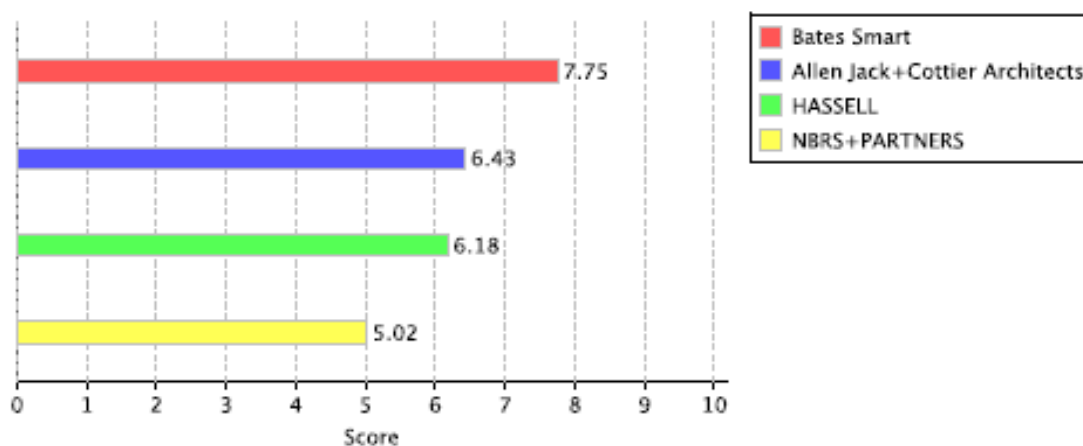
The following *Evaluation Committee* was established to review, assess and make recommendations on the architect tender schemes comprising:

- David Holm External expert - Cox Richardson Architects
- Duncan Ivison Dean, Faculty of Arts and Social Sciences
- Colm Harmon Head of School, School of Economics
- Simon Tormey Head of School, School of Social and Political Sciences
- Alf Del Pizzo CIS, Precinct Manager
- Alan Crowe CIS, Design Manager
- Juliette Churchill CIS, Planning Manger
- Michael Tawa Professor Architecture, Faculty of Architecture, Design, Planning

Advisors (non voting members)

- Srinath Vitnage CIS Procurement Specialist
- Geoff Warren CIS External Project Director

The University's Evaluation Committee conducted independent scoring of all schemes through the University's eValua on-line tool (evaluated on non-Price and Price criteria). The combined scoring of the Committee is illustrated below.



The Evaluation Committee concluded and selected **Bates Smart** for the concept and detailed design of the new Faculty of Arts and Social Sciences building. Details of the Concept Design Project Evaluation can be provided to DPE at request.

This SEAR report therefore concludes that the:

- University has pursued a design competition process to ensure competitive design with each tender evaluated against a set of prescribed criteria;
- University's process is equal to, and complements, the City of Sydney's process for design competitions;
- objective of Sydney LEP 2012 Schedule 4 clause 6.21, which is to deliver the highest standard of architectural, urban and landscape design for this site, is therefore achieved and satisfied; and
- SEAR therefore should not require any further design competition process.

12.0 CAPITAL INVESTMENT VALUE

The University has carried out independent Quantity Surveyor *capital investment value* estimates by independent consultants Davis Langdon in realising the project's qualification as a State Significant Development.

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

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

- (a) amounts payable, or the cost of land dedicated or any other benefit provided, under a condition imposed under Division 6 or 6A of Part 4 of the *Environmental Planning and Assessment Act* or a planning agreement under that Division
- (b) costs relating to any part of the development or project that is the subject of a separate development consent or project approval
- (c) land costs (including any costs of marketing and selling land)
- (d) GST (as defined by *A New Tax System (Goods and Services Tax) Act 1999* of the Commonwealth).

The QS report prepared by Davis Langdon is included at **Attachment F**, and concludes the following CIV for this project:

FASS Building – \$38,750,000 excluding GST.

13.0 PROJECT TIMETABLE

The University has developed the following Projects timeframe for 2015 in order to facilitate commencement of construction in the last quarter of 2015:

Milestone	Programme
Gateway 1 – Project Conception	
Milestone 1 – Lodge SEAR Application	May 2015
Gateway 2 – Schematic Development/ DA/Business Case/ECI	May 2015 – end July 2015
Internal University FIC Meeting	July 2015
Internal University BEC Meeting	July 2015
Internal University SEG Meeting	July 2015
Milestone 2c – Lodge SSD Application	July 2015
Gateway 3 – Procurement (Design Development/ECI Development/Award Contract)	August 2015 – end December 2015
Internal University FIC Meeting	November 2015
Milestone 3b – Appoint Contractor	December 2015
Internal University BEC Meeting	December 2015
Internal University SEG Meeting	December 2015
Milestone 3c – Target DA approval	August 2015
Gateway 4 - Construction	January 2016 – January 2017

Note the following boxes in pink above represent internal University Senior Executive Groups assigned with decision-making, under the auspices of the University Senate:

SCPC	(University of Sydney) Space & Capital Prioritisation Committee
FIC	(University of Sydney) Finance & Investment Committee
BEC	(University of Sydney) Building Estates Committee

14.0 CONCLUSION

This submission supports a request for the Department of Planning's Secretary Environmental Assessment Requirements (SEAR) to accept the Faculty of Arts and Social Sciences (FASS) building as State Significant Development, and to provide The University of Sydney with a list of requirements to be addressed in the State Significant Development application and Environmental Impact Assessment report.

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

- The application is made by a Crown authority, being The University of Sydney.
- This Major Projects qualifies as State Significant Development under *SEPP (State and Regional Development) 2011* and will attract a capital investment value well in excess of \$30 million.
- In 2013, the University alone employed a total 7,554 full time staff, comprising 2,109 administrative staff and 5,400 faculty staff. It also generates over 5,000 construction/facilities/maintenance/services jobs. The proposed Major Projects will continue to create new construction and administrative employment opportunities through the proposed development and associated infrastructure.
- This Major Projects will further promote the University as a principal health, education, and visitor destination.
- This Major Project will have a flow on effect to the local business centres and residential communities including Newtown, Glebe, Redfern, and Broadway.
- The University is a key employment contributor to the NSW economy, not only as a major employment centre, but also as an employment provider through its annual 18,000 graduates. A great proportion of these graduates will directly contribute to the Sydney and NSW economies.
- This current University capital works program, combined with the Minister for Planning's approved Concept Campus Improvement Program (SSD 13_6123), represents an existing injection of more than \$1.4 billion in construction and related activities into the NSW economy.

APPENDICES

APPENDIX A – SITE PHOTOGRAPHS

APPENDIX B - SITE SURVEY

APPENDIX C – IN GROUND SERVICES

APPENDIX D – CONCEPT BUILDING ENVELOPES

APPENDIX E – QUANTITY SURVEYOR: CAPITAL INVESTMENT VALUE CALCULATION

APPENDIX F – EXISTING UNIVERSITY ARCHAEOLOGICAL STUDY – EXTRACT

APPENDIX G – EXISTING CAMPUS FLOOD STUDY – WMA WATER MAP EXTRACT

APPENDIX H – CAMPUS GEOTECHNICAL STUDY – COFFEE GEOTECHNICS

APPENDIX A – SITE PHOTOGRAPHS

Image 1: RD Watt from Parramatta Road terrace



Image 2: RD Watt North elevation



Image 3: The site at Ross Street / Parramatta road intersection



Image 4(A+B): RD Watt West-corner views from the Site of Science Road

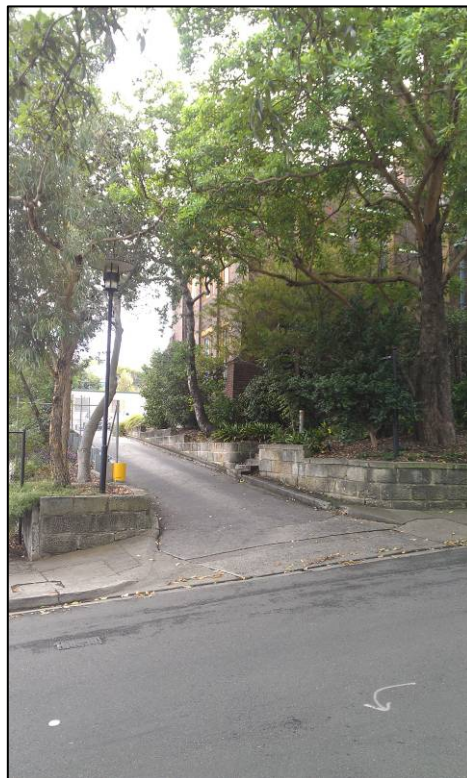




Image 5: Site view from the footbridge Parramatta Road

Image 6: Heydon Lawrence elevation from Parramatta Road



Image 7: Footbridge theatre elevation from Parramatta Road



Image 8: RD Watt elevation from Parramatta Road



APPENDIX C – IN GROUND SERVICES PLANS



APPENDIX D – CONCEPT BUILDING ENVELOPES

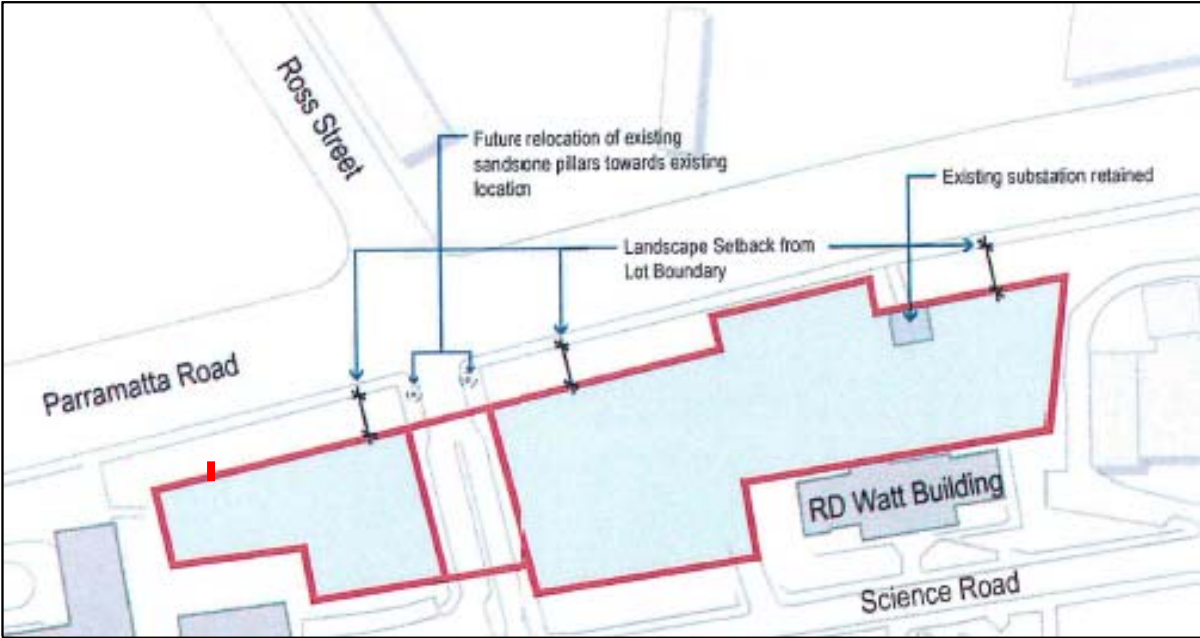


Diagram 1: Approved CIP Envelope



Diagram 2: FASS Concept Building Envelope

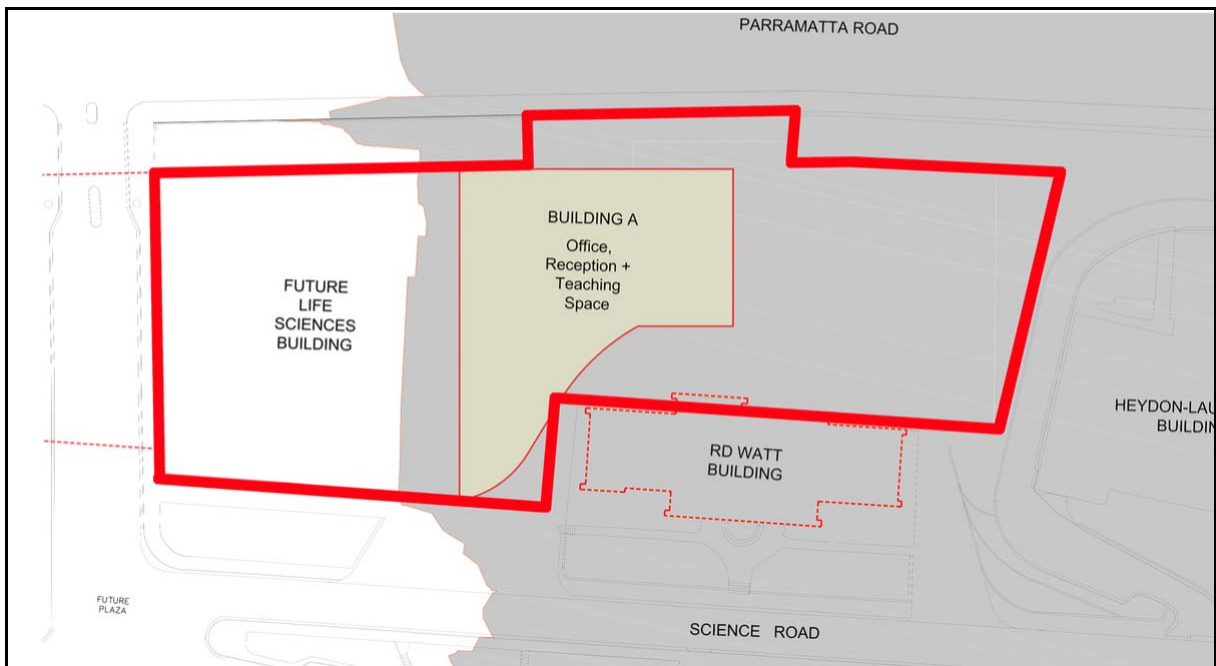


Diagram 5: FASS Concept Lower Ground Level

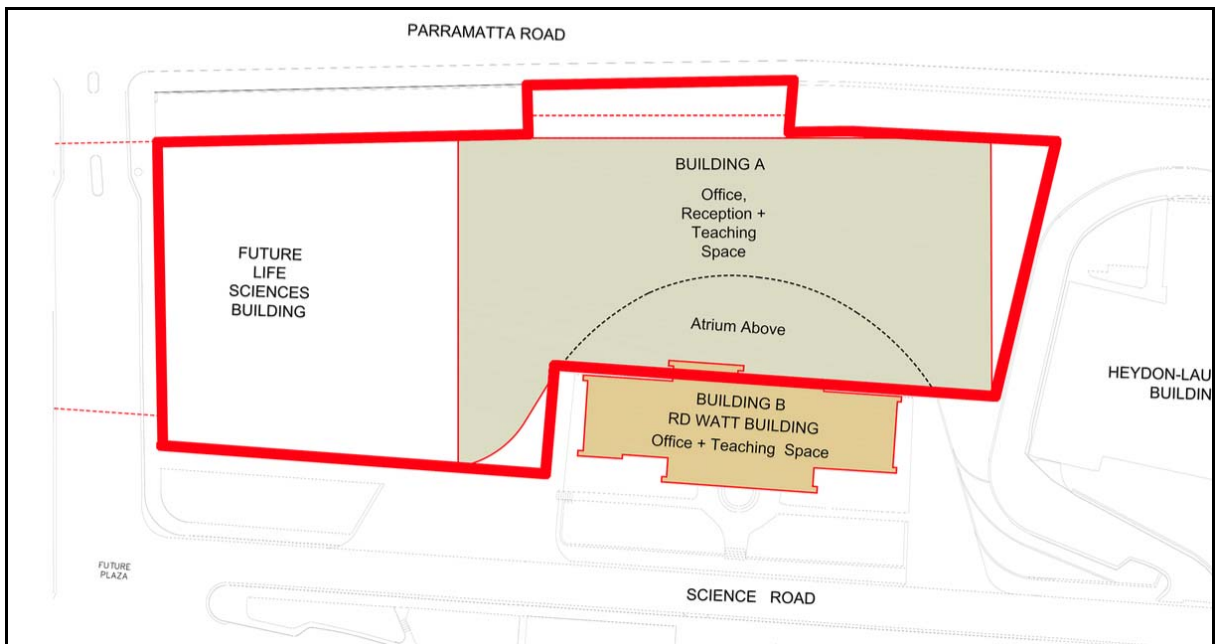


Diagram 6: FASS Concept Ground Level

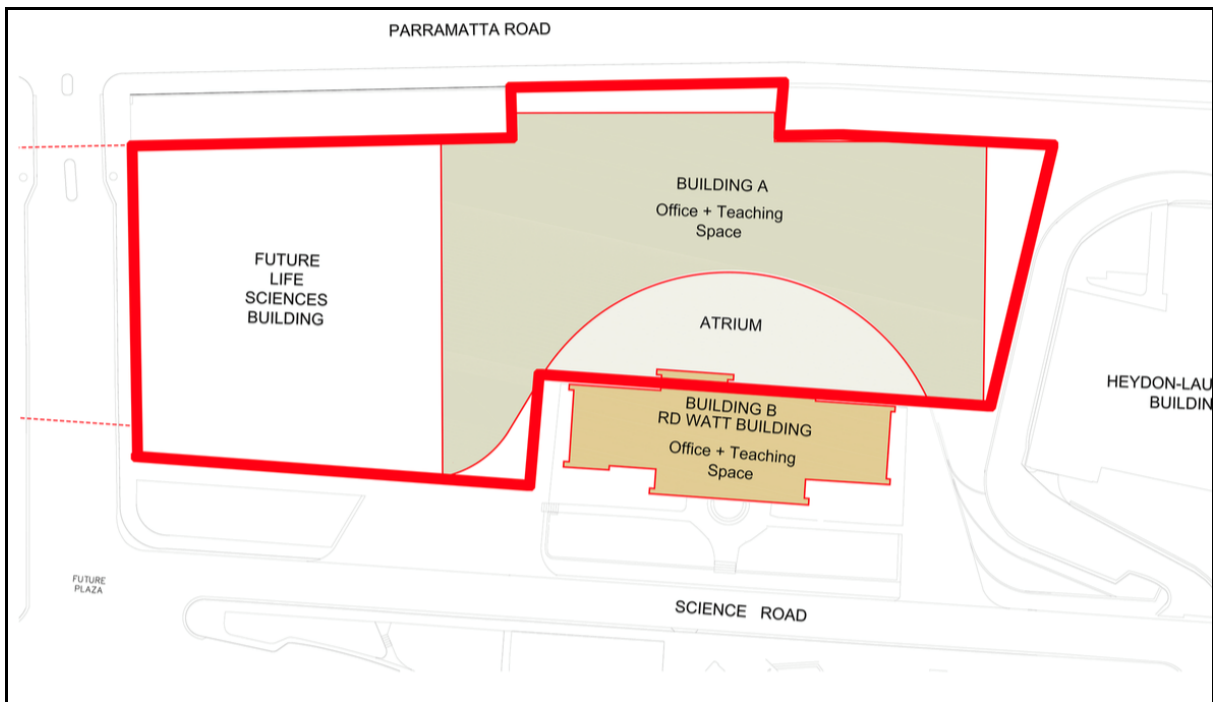


Diagram 5: FASS Concept Levels 1-3 Plan

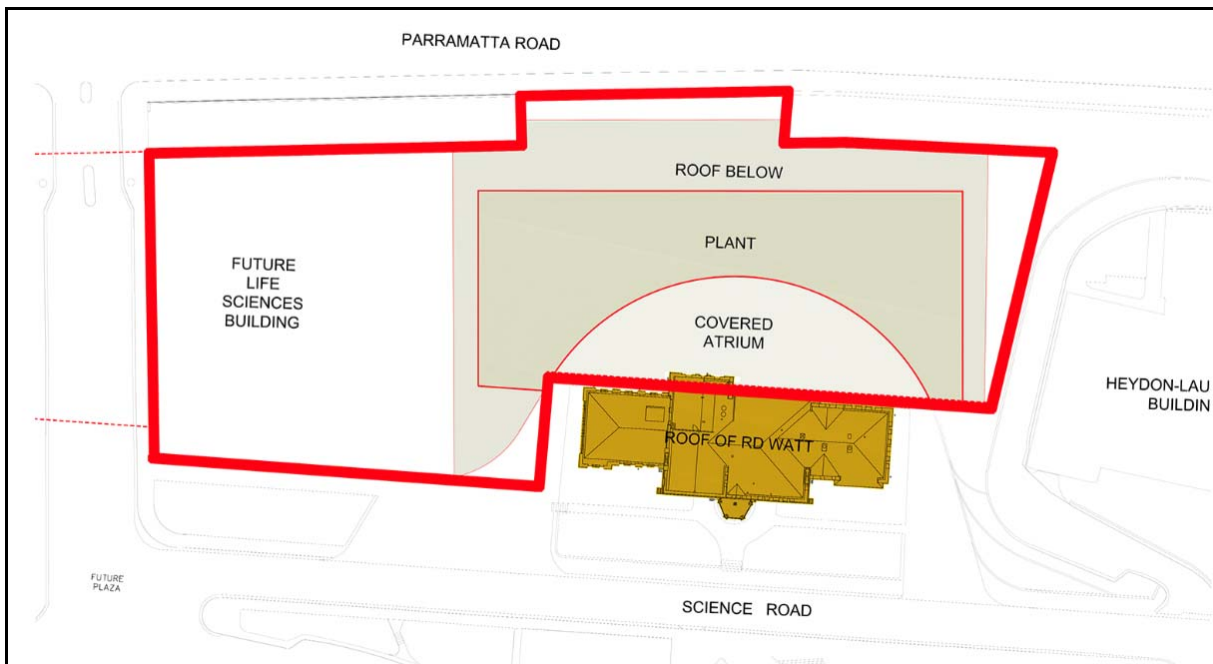


Diagram 6: FASS Concept Plant + Roof Plan

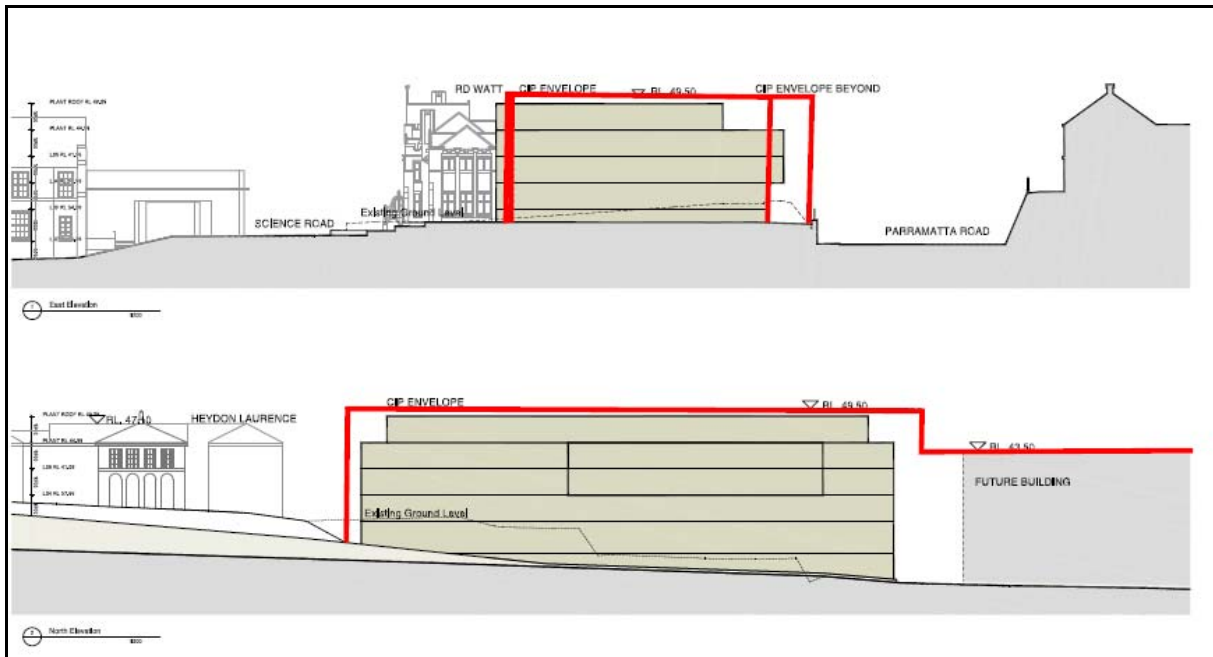


Diagram 7: FASS Concept Building Elevations (East & North)



Diagram 8: FASS Concept Building Elevations (West & South)

APPENDIX E – QUANTITY SURVEYOR CAPITAL INVESTMENT VALUE CALCULATION

Davis Langdon
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Sydney NSW 2000 ABN 40 008 657 289
PO Box Q410
QVB Post Office NSW 1230
Australia
www.davislangdon.com

8 May 2015

Greg Robinson
Director, Campus Infrastructure & Services

The University of Sydney
Services Building G12,
22 Codrington Street, NSW 2006

Dear Greg,

The University of Sydney, Faculty of Arts & Social Sciences Building Camperdown Campus

In accordance with the Environmental Planning & Assessment Regulations, The University of Sydney (the University) is seeking Secretary Environmental Assessment Requirements (SEARs) for the proposed Faculty of Arts & Social Sciences Building on the University's Camperdown campus as a State Significant Development Application (SSD).

For the purposes of this application, we wish to confirm the Capital Investment Value of the proposed Development is in the sum of **\$38,750,000.00** excluding GST.

Please refer to the attached Cost Estimate Summary for a further breakdown of the Capital Investment Value.

Please note that the Cost Estimate excludes loose furniture, fittings and equipment.

We also advise that the attached Cost Estimate Summary should not be relied on for feasibility purposes without further consultation.

We trust this meets with your approval and is in accordance with your requirements.

Yours faithfully

Andy Lappas
Technical Director

c:\users\lappas\desktop\fass_building\oliv usyd\fass_rev05_8 may 2015.docx

The University of Sydney - Faculty of Art + Social Sciences (FASS)
SEARS APPLICATION - CIV / BROAD ORDER OF COST ESTIMATE

Date: 08-May-15
Rev. 6

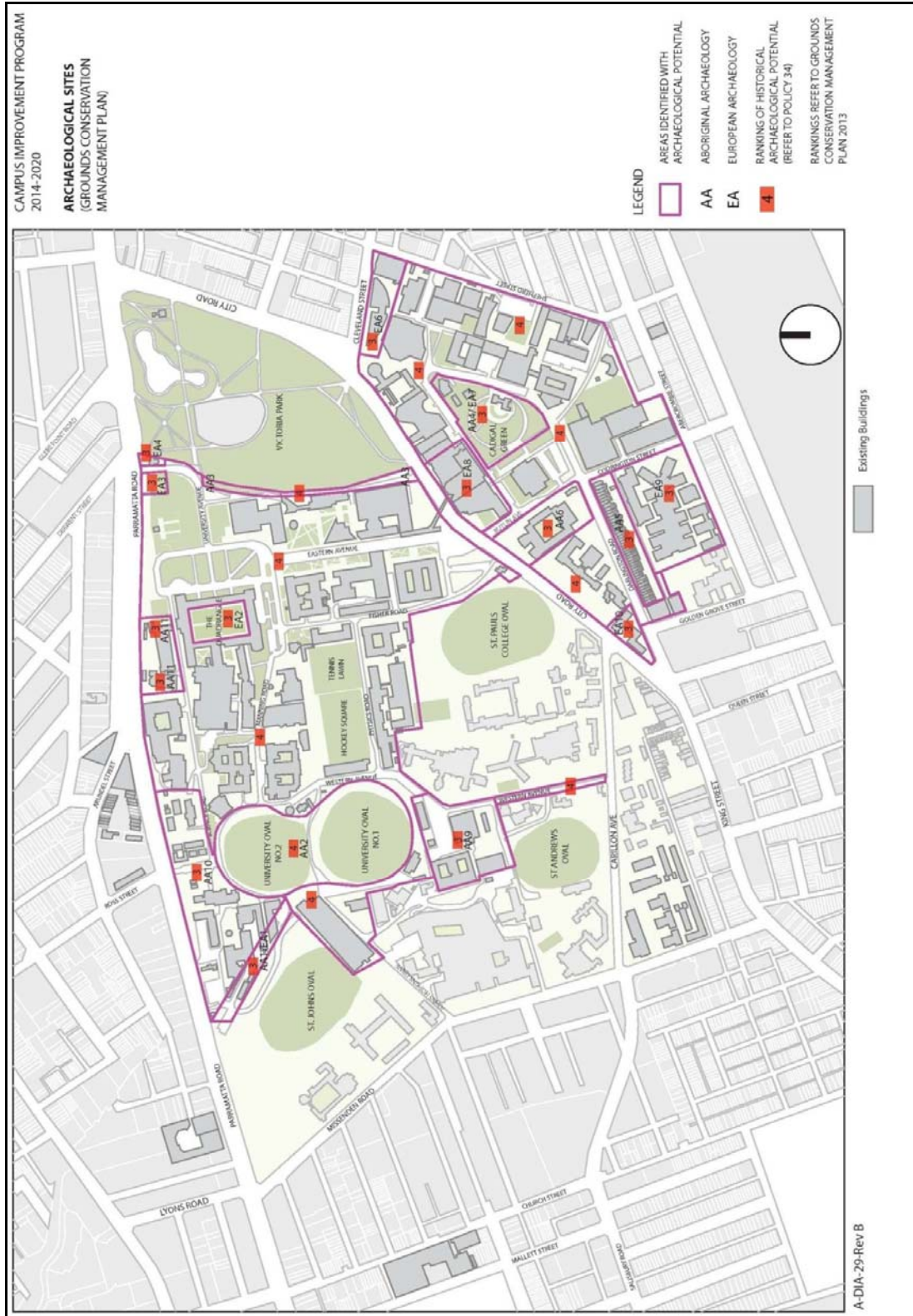
Functional Area	Unit	Qty	Rate	Total \$
New Building Works				
Level 1				
Substation chamber	m ²	670	1,650	0
Teaching space and lobby	m ²		2,985	1,999,950
Subtotal		670	2,985	1,999,950
Level 2				
Office, Reception + Teaching Space	m ²	920	2,985	2,746,200
Atrium ground floor level	m ²	515	2,200	1,133,000
Subtotal		1,435	2,703	3,879,200
Level 3				
Office, Reception + Teaching Space	m ²	1,190	2,985	3,552,150
Subtotal		1,190	2,985	3,552,150
Level 4				
Office, Reception + Teaching Space	m ²	1,275	2,985	3,805,875
Subtotal		1,275	2,985	3,805,875
Level 5				
Office, Reception + Teaching Space	m ²	1,275	2,985	3,805,875
Subtotal		1,275	2,985	3,805,875
Level 6 - Roof Plant				
Plant	m ²	400	1,650	660,000
Subtotal		400	1,650	660,000
Sub-Total New Build	m2	6,245		17,703,050
Refurbishment Works in Existing RD Watt Building				
Sub-Total Refurb	m²	1,066		1,495,250
Project Specifics				
Subtotal				3,034,630
Engineering Services Infrastructure				
Subtotal				2,325,000
Demolition				
Subtotal				282,660
Site Preparation				
Subtotal				0
Roads				
Subtotal				255,000
Landscaping				
Subtotal				1,325,320
NET CONSTRUCTION COST (N.C.C.)	\$: 1Qtr/15	7,311	3,540	25,883,250
Preliminaries and margin				
Subtotal - Prelims & Margin		23%		5,880,674
GROSS CONSTRUCTION COST (G.C.C.)	\$: 1Qtr/15	7,311	4,345	31,763,924.40
Contingencies				
Subtotal - Contingencies	% GCC	10.0%		3,176,392
Project Costs				
Subtotal - Project Costs		12.0%		3,811,671
Fitting, Furniture and Equipment				
				excluded
GROSS PROJECT COST (G.B.C.)	\$: 1Qtr/15	7,311	\$ 5,301	38,751,987.77
			say	38,750,000

Exclusions

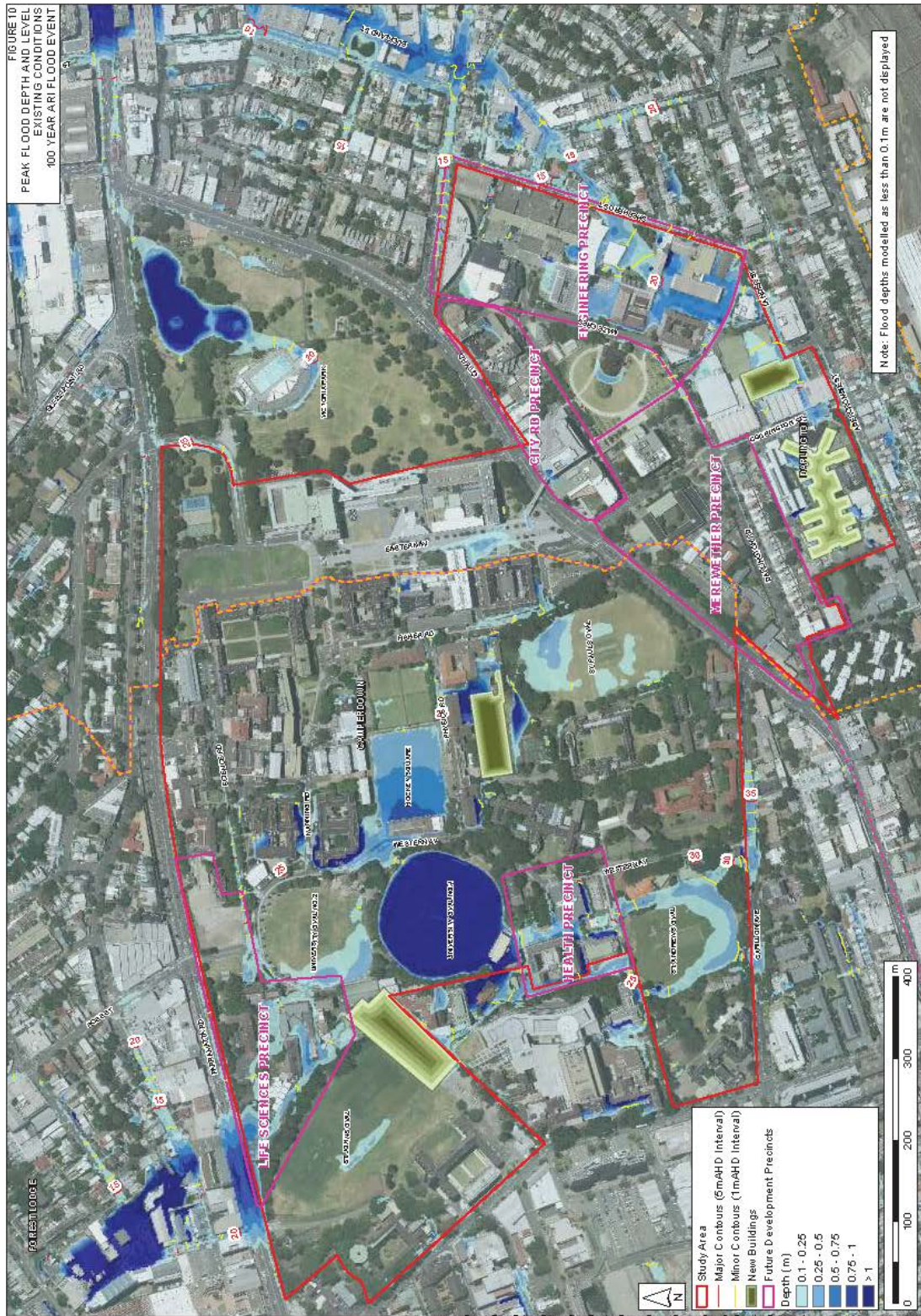
- GST
- Contaminated materials and ground
- Rock excavation
- Prolongation and time extension costs
- Facade upgrade to RD Watts building
- Stormwater detention
- BCA, DDA and Code compliance Upgrade to RD Watt Building
- ESD initiatives
- Artwork
- Piling
- Gas services

APPENDIX F – ARCHAEOLOGICAL STUDY - EXTRACT

Campus Improvement Program 2014-2020 – Archaeological Sites



APPENDIX G – CAMPUS FLOOD STUDY, WMA WATER MAP EXTRACT - 100 YEAR ARI FLOOD EVENT



APPENDIX H – GEOTECHNICAL REPORT: COFFEY GEOTECHNICS

Initial Geotechnical Site Assessment – Faculty of Arts and Social Sciences Development (FASS)

Executive Summary

Coffey Geotechnics Pty Ltd (Coffey) was commissioned by The University of Sydney to carry out an initial geotechnical site assessment for the proposed Faculty of Arts and Social Sciences Development (FASS).

The development area is along Science Road, east of Ross Street, within The University of Sydney – Darlington Campus and will involve:

- The refurbishment and adaptive re-use of the heritage-listed RD Watt Building (A-04) on Science Road;
- Development of a new Faculty of Arts & Social Sciences (FASS) Building on an underutilised area of the site immediately behind the RD Watt building facing Parramatta Road;
- Future development of a new building to the western side of the site; and,
- Demolition of several existing structures within the site area.

This report presents the results of the initial geotechnical assessment and provides discussions and recommendation for the proposed development.

As part of the assessment, site walkovers and review of available geotechnical information for the site were carried.

At the time of our assessment, the site was occupied by a number of buildings, including a demountable one level structure, a cricket ground and containers. The site contains three terrace levels, with the north-eastern end near the peak of a ridge. The ground surface varied from RL 23 m AHD along the southwest side to RL 35 m AHD along the northeast side.

Based on the available geotechnical data, the site is underlain by fill associated with the existing development, residual soil and Ashfield Shale of the Wainamatta Group. Shale is anticipated to be encountered at around 2 m to 3.5 m below the ground surface with the upper 3 m to 5 m thick of shale classified as Class V/IV and below as Class III. Groundwater from previous investigation within the vicinity indicated seepages encountered between 3.7 m and 4.7 m below the ground surface.

Based on our site observation, preliminary geotechnical model and experience on similar projects, the proposed development is considered feasible from a geotechnical perspective, subject to the following provisions:

- Additional geotechnical site investigation;
- Additional environmental land contamination investigation;
- Geotechnical design assessments; and
- Development of construction and monitoring methodology.

Development of a careful risk management strategy should allow the risks to adjacent structures and services to be managed appropriately.

Preliminary advice was provided on the geotechnical aspects, including excavations, temporary cut batters, slope stability, shoring, existing retaining walls, groundwater management and building foundations.

Further site investigations are recommended to support planning and detailed design stage.

Coffey
GEOTLCOV25283AA-AB
14 May 2015

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