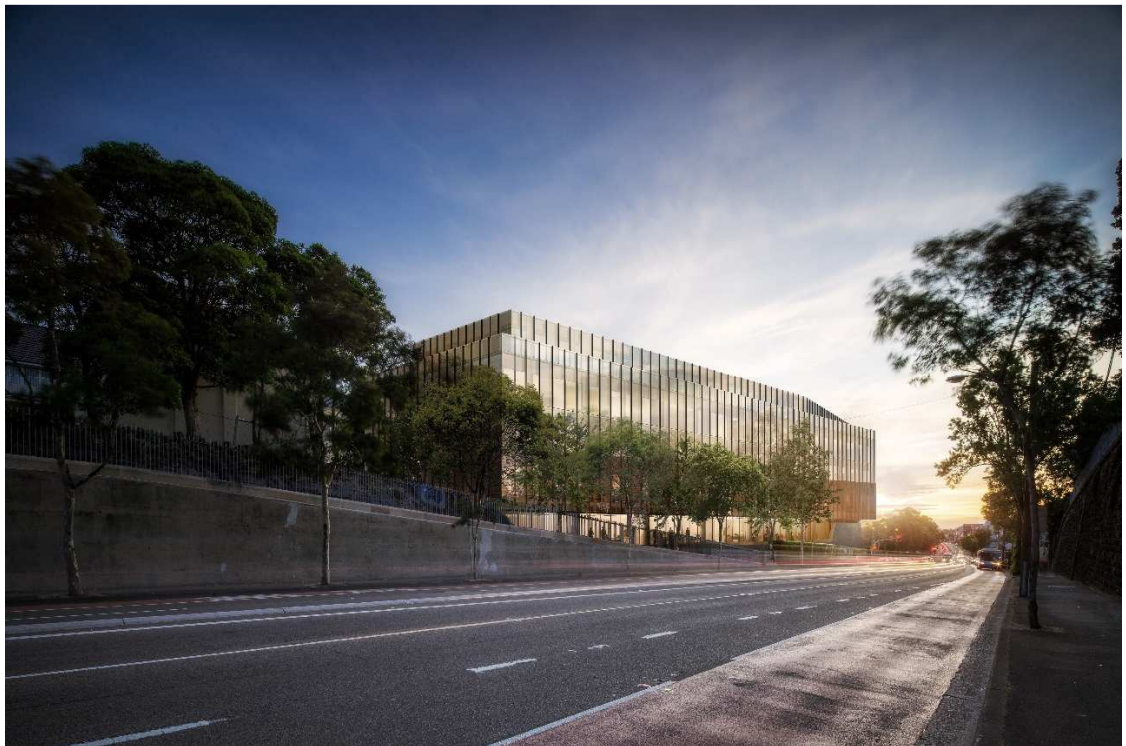




Planning &
Environment

**STATE SIGNIFICANT DEVELOPMENT
ASSESSMENT REPORT:
*Faculty of Arts and Social Sciences
Building, The University of Sydney
(SSD 7081)***



Environmental Assessment Report
Section 89H of the *Environmental Planning and
Assessment Act 1979*

December 2016

ABBREVIATIONS

Applicant	The University of Sydney
CIV	Capital Investment Value
CIP	Campus Improvement Program
Consent	Development Consent
Council	City of Sydney
Department	Department of Planning and Environment
EIS	Environmental Impact Statement
EPA	Environment Protection Authority
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	<i>Environmental Planning and Assessment Regulation 2000</i>
EPI	Environmental Planning Instrument
FASS	Faculty of Arts and Social Sciences
GCMP	Grounds Conservation Management Plan
GSC	Greater Sydney Commission
Minister	Minister for Planning
OEH	Office of Environment and Heritage
OGA	Office of the Government Architect
RMS	Roads and Maritime Services
RtS	Response to Submissions
SEARs	Secretary's Environmental Assessment Requirements
Secretary	Secretary of the Department of Planning and Environment
SEPP	State Environmental Planning Policy
SLEP	<i>Sydney Local Environmental Plan 2012</i>
SRD SEPP	<i>State Environmental Planning Policy (State and Regional Development) 2011</i>
SSD	State Significant Development

Cover Photograph: Illustrative view of FASS building from Parramatta Road (Source: *architectus*)

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EXECUTIVE SUMMARY

This report is an assessment of a State significant development (SSD) application lodged by The University of Sydney (the applicant) seeking approval for the development of a new six storey Faculty of Arts and Social Sciences (FASS) building (SSD 7081) and associated internal and external refurbishment works to the existing adjoining RD Watt Building at The University of Sydney, Camperdown Campus.

The proposal will have a capital investment value (CIV) of \$63,127,219 and will generate 277 construction jobs. No additional employees will be generated. The new FASS building is designed to consolidate existing staff and students from the Faculty's School of Economics and the School of Social and Political Sciences, which are currently fragmented across a number of different buildings on the Camperdown Campus.

The proposal is SSD under clause 15 of Schedule 1 to the *State Environmental Planning Policy (State and Regional Development) 2011*, as it is development for the purpose of an educational establishment with a CIV greater than \$30 million. Therefore, the Minister for Planning is the consent authority.

The site is located within the boundary of The University of Sydney, Camperdown Campus, which is zoned SP2 Infrastructure (Educational Establishment) under the *Sydney Local Environmental Plan 2012*. The development of an educational establishment is permissible with consent.

The proposal was exhibited for 47 days from 14 July 2016 until 29 August 2016. The Department of Planning and Environment (the Department) received a total of seven agency submissions during the exhibition of the application, including the City of Sydney Council. The matters raised in the agency submissions included: built form and urban design; heritage impacts; landscaping and public domain; transport and parking; contamination; and construction impacts and management. No public submissions were received.

The applicant provided a Response to Submissions (RtS), which included additional information and responses to the key issues raised in submissions. The applicant's RtS's also proposed design amendments, including: a minor reduction in building height and redesign of the roof level; design refinement of the internal courtyard and landscaping of the public domain; and design refinement of the awning between the FASS Building and the RD Watt Building.

The Department has assessed the merits of the proposal and determined the key issues to be built form and urban design, heritage and transport and traffic impacts. The Department is satisfied the impacts of the proposal have been addressed in the Environmental Impact Statement and RtS, and can be adequately managed through the recommended conditions of consent.

The Department considers the application is consistent with the objects of the *Environment Planning and Assessment Act 1979*, including ecologically sustainable development, the State priorities, *A Plan for Growing Sydney* and the Greater Sydney Commission's Draft *Central District Plan*. The Department is satisfied the subject site is suitable for the proposed development of a new education building, which would enhance the University's tertiary educational facilities and teaching resources. The Department therefore considers the proposal would be in the public interest and recommends that the SSD application be approved, subject to conditions.

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1. BACKGROUND AND PROPOSED DEVELOPMENT

1.1 Background

The University of Sydney (the applicant) proposes the construction of a new Faculty of Arts and Social Sciences (FASS) building on its Camperdown Campus, adjacent to the existing RD Watt building and the Parramatta Road boundary of the campus.

The FASS building proposal comprises the construction of a new six level education building, comprising general teaching spaces, lecture theatre, office and meeting rooms, terrace roof top space and associated plant for a new FASS. Internal and external refurbishment works to the adjoining RD Watt building are also proposed, as is the construction of an awning structure connecting the proposed FASS building to the RD Watt building

The proposed development would cater for existing staff and students of the consolidated School of Economics and School of Social and Political Sciences who are proposed to be relocated from other areas of the Camperdown-Darlington Campus into the purpose built facility.

1.2 Site Description

The subject site is located in the north-west portion of the Camperdown Campus, which is bounded by Parramatta Road to the north, Victoria Park to the east, City Road to the south and the University Colleges and Royal Prince Alfred (RPA) Hospital to the west. The development site itself is bounded by Parramatta Road to the north, the R.D Watt building and Science Road to the south, demountable buildings and Ross Street to the west, and the Heydon-Laurence building to the east.

The FASS site was previously occupied by the McMillan building, which was constructed in 1961, and subsequently demolished in 2012. The McMillan building was used by the Faculty of Agriculture and provided teaching and learning facilities. Importantly, this building obscured any views of the existing heritage listed RD Watt building as seen from Parramatta Road.

The development site has been subject to two previous determinations under Part 5 of the *Environmental Planning and Assessment Act 1979* (EP&A Act). As a consequence, the site has largely been cleared of all structures and vegetation.

The project location is shown in **Figures 1 and 2**

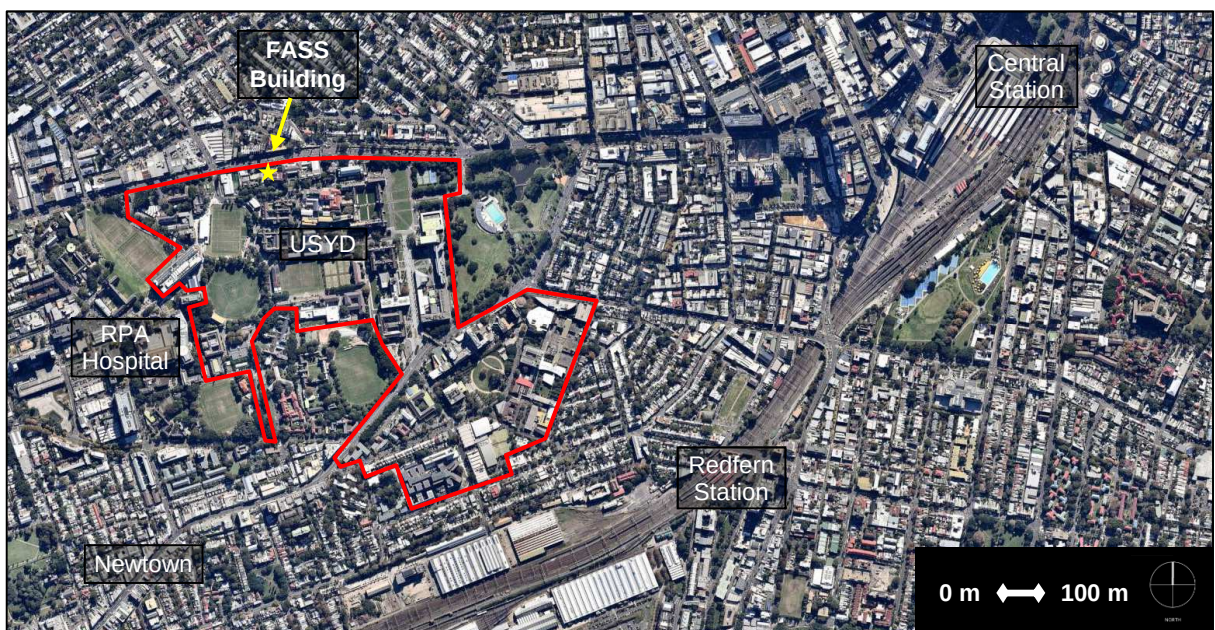


Figure 1: Project location (source: www.nearmap.com)



Figure 2: Existing site layout (source: www.nearmap.com)

1.3 Surrounding Development

The Camperdown Campus is surrounded by a mix of residential, commercial, health and supporting educational land uses and built forms of varying scales. The adjoining Parramatta Road is a major arterial road servicing the city with an annual average daily traffic volume of more than 40,000 vehicles.

The immediate surrounds are characterised by existing University buildings of varying heights, including the RD Watt building to the south and the Heydon-Laurence building to the east.

1.4 Campus Improvement Program

On 16 February 2015, the then Minister for Planning approved the State significant development application (SSD 6123) for The University of Sydney's Campus Improvement Program (CIP) concept proposal (see **Figures 3 to 6**). The CIP approved new educational establishment building envelopes of varying heights and scale within six identified precincts, with new built form subject to separate detailed development applications.

The University's approved CIP allows for a maximum additional gross floor area (GFA) of 264,650 sqm and an increase of approximately 10,000 new students and 400 new staff.

The FASS building is located within the Campus Improvement Program's (CIP) Ross Street building envelope on the eastern edge of 'Precinct E Life Sciences Precinct' (Life Sciences Precinct) of the CIP (see **Figure 5**), which has an approved maximum building envelope height of RL 49.5 (see **Figure 6**) and maximum GFA of 37,250 sqm.

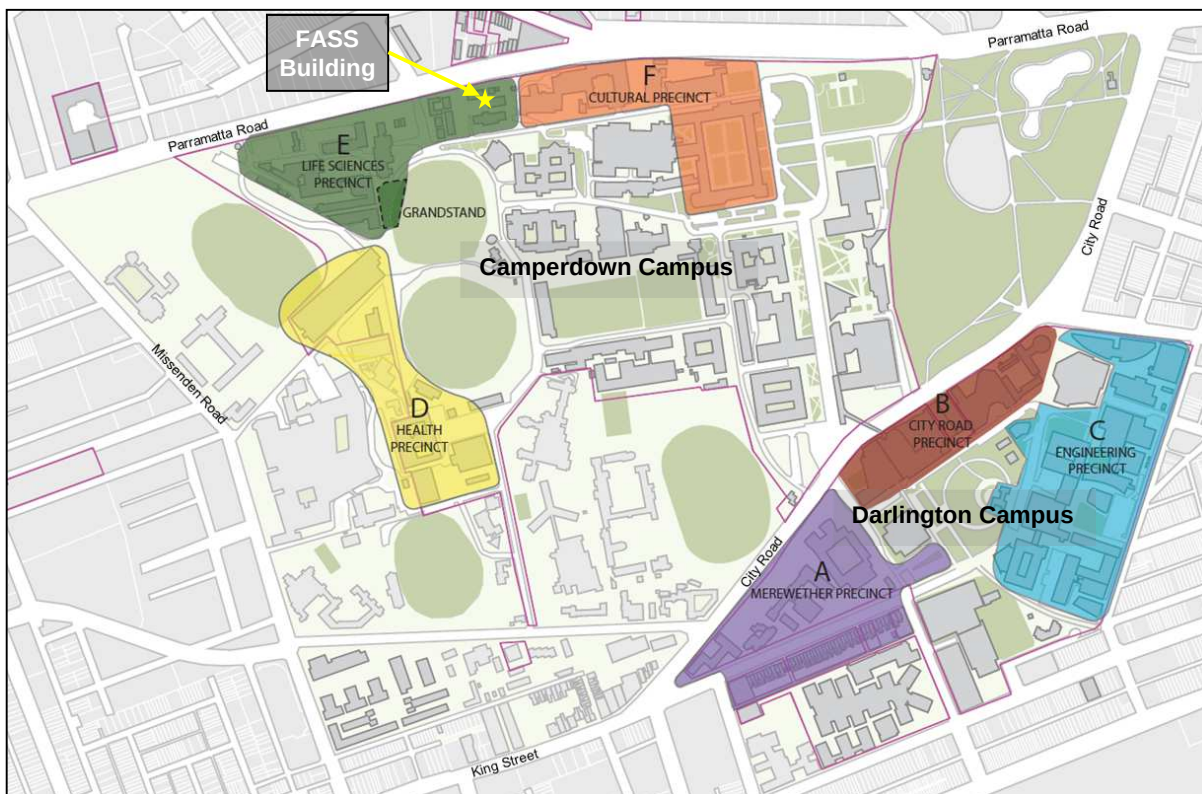


Figure 3: Campus Improvement Program layout (source: Applicant's CIP)

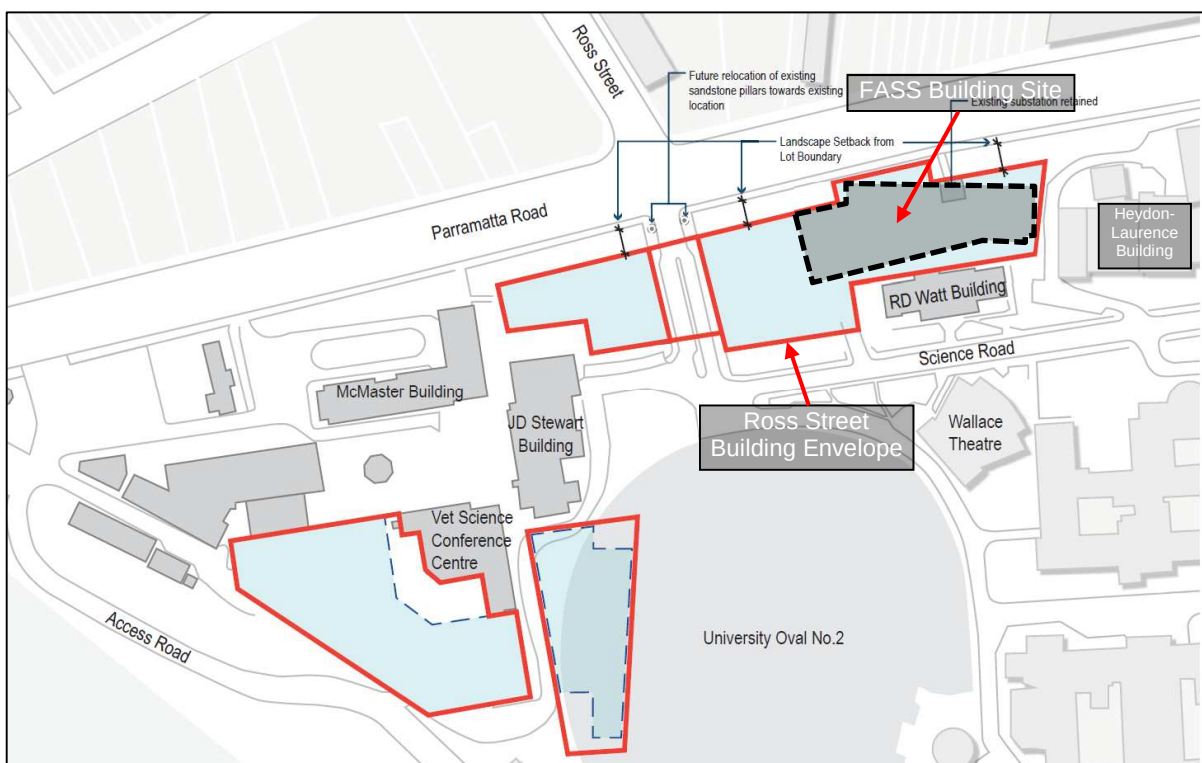


Figure 4: Life Sciences Precinct building envelope layout (source: Applicant's CIP)

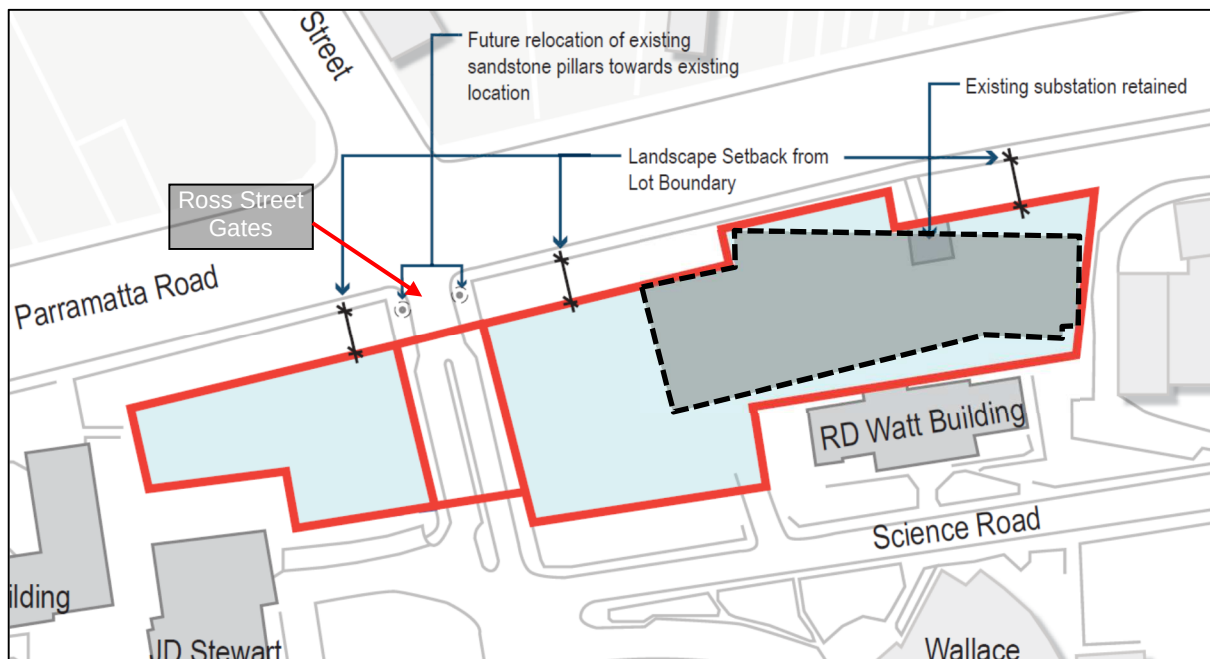


Figure 5: Ross Street Building envelope layout (source: Applicant's CIP)

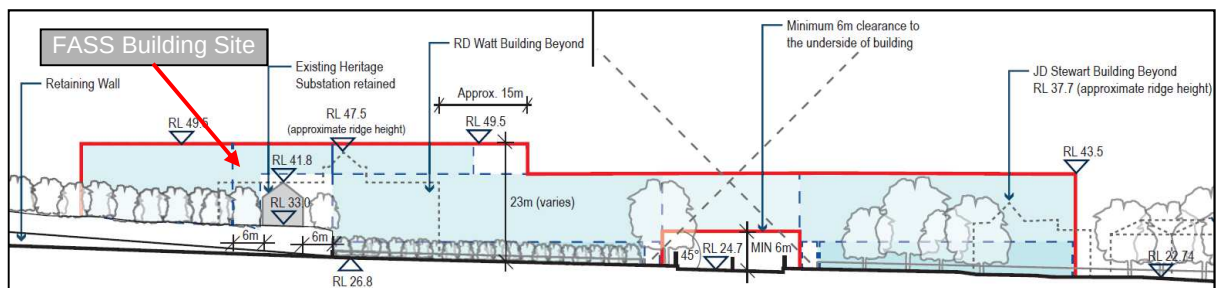


Figure 6: Ross Street Building envelope – Northern Elevation (source: Applicant's CIP)

A detailed assessment of the proposed FASS building against the approved CIP is contained in **section 4.2** of this report.

1.5 Project Description

Table 1 provides a summary of the proposal's key components and features and **Figures 7 to 13** depict the proposed site layouts.

Table 1: Key development components

Development Summary	• Construction of a six storey FASS building, linked to the adjoining RD Watt building.
Key Components	• site excavation works to accommodate the proposed building footprint; • construction of a new six storey education building, comprising general teaching spaces, lecture theatre, office and meeting rooms, terrace roof top space and associated plant for a new Faculty of Arts and Social Sciences; • internal and external refurbishment works to the existing RD Watt building, and construction of an awning structure connecting the proposed building to the RD Watt building; and • associated tree removal, landscaping works and utilities and infrastructure connection works.
Site Area	1.2 hectares
Gross Floor Area (GFA)	7,118 sqm
Maximum Height	6 storeys - RL 49.5 (23.85 m) to top of building parapet / RL 50.1 (24.45 m) to top of cooling tower

Parking Spaces	N/A (52 bicycle spaces)
CIV	\$63,127,219
Jobs	277 construction jobs

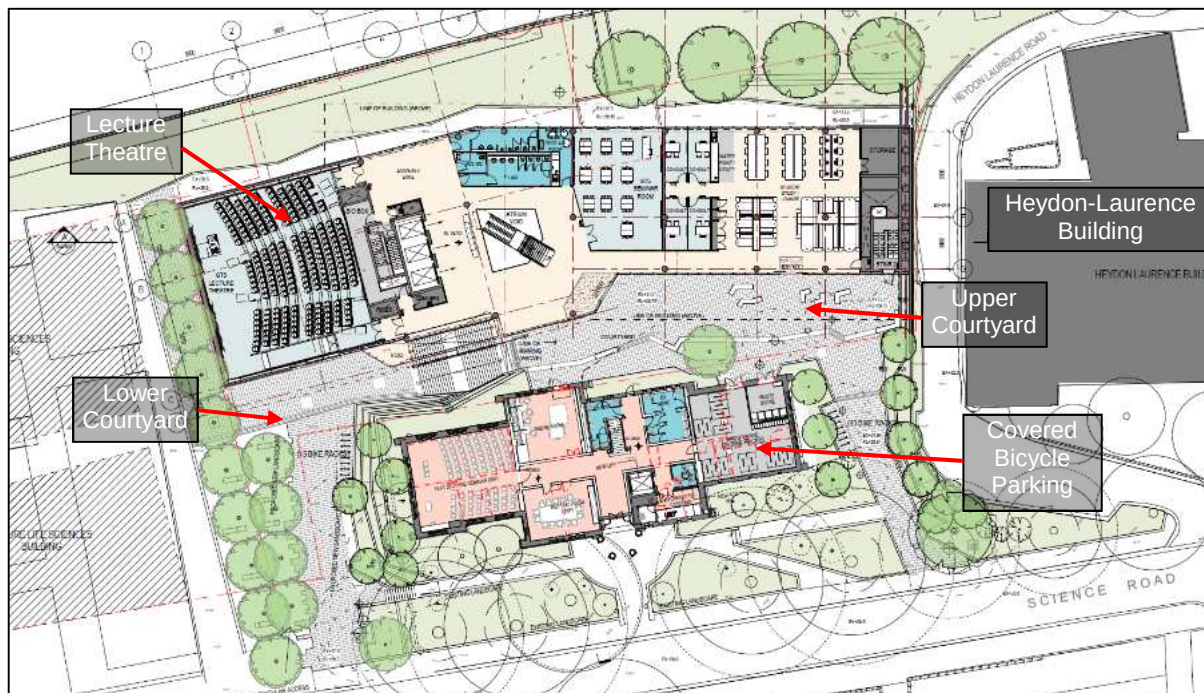


Figure 7: Level 2 FASS Building and Level 1 RD Watt Building floor layout (source: Applicant)

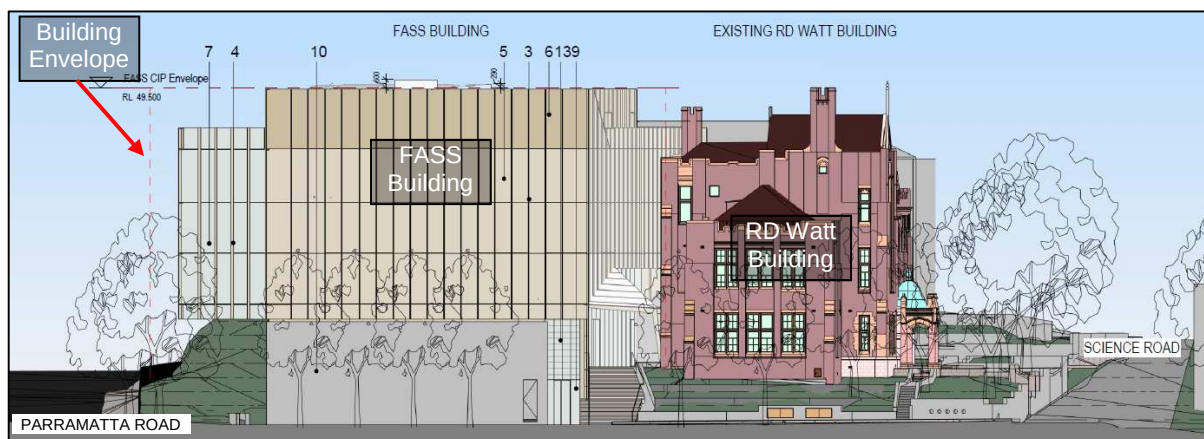


Figure 8: Western elevation (source: Applicant)

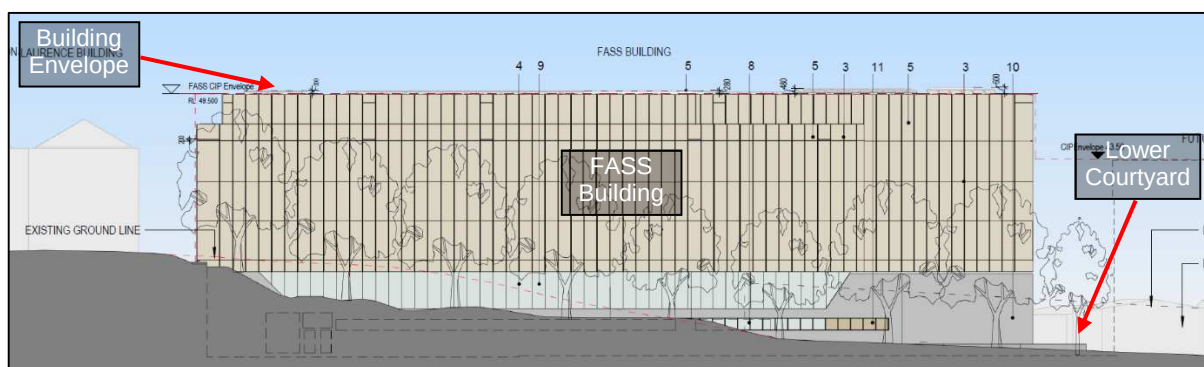


Figure 9: Parramatta Road (Northern) elevation (source: Applicant)

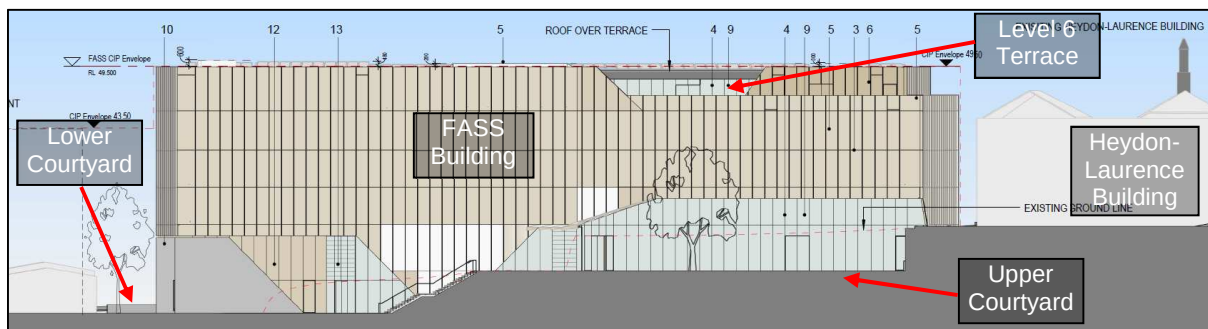


Figure 10: Southern (Internal) elevation (source: Applicant)



Figure 11: Parramatta Road South-Eastern photomontage (source: Applicant)

1.6 Project Need and Justification

The applicant states that the proposed development is required to continue to deliver upgraded facilities, with its primary purpose to consolidate existing staff and students from the Faculty's School of Economics and the School of Social and Political Sciences, which are currently fragmented across a number of different buildings on the Camperdown campus, to a new purpose built Faculty of Arts and Social Sciences building.

The applicant argues that the consolidation will allow for improved operating efficiencies across the University and reduce fragmentation of administration services, while delivering improved engagement and event spaces to support the multi-faceted role of the University of Sydney. The FASS building will also be in close proximity to the neighbouring Cultural Precinct (Precinct F) approved as part of the CIP, which is envisaged to become a principal, visitor destination precinct accommodating cultural, museum and heritage components.

The proposed FASS building and works to RD Watt building will strengthen the University's role in contributing to the growth of the Sydney Education and Health Precinct within the Central Sydney Subregion, the neighbouring Cultural Precinct within the University's Camperdown campus and more broadly the NSW economy.

2. STATUTORY AND STRATEGIC CONTEXT

2.1. SEPP (State and Regional Development) 2011

The proposal is classified as SSD because it is development for the purpose of an educational establishment, with a CIV in excess of \$30 million in accordance with Schedule 1 of *State Environmental Planning Policy (State and Regional Development) 2011* (SRD SEPP). Therefore, the Minister for Planning is the consent authority.

2.2. Delegated Authority

In accordance with the Minister's delegation dated 16 February 2015, the Executive Director, Priority Projects Assessments can determine the subject application as the City of Sydney (Council) has not objected to the proposal, no political disclosure statement has been made and less than 25 public submissions have been received objecting to the proposal.

2.3. Permissibility and Zoning

The site is zoned SP2 Infrastructure – Educational Establishment under *Sydney Local Environmental Plan 2012* (SLEP). Development for the purpose of an educational establishment is permissible with consent.

The proposal is consistent with the zone objectives as it seeks to provide new educational establishment infrastructure that is compatible with and supported by the existing functions of the University of Sydney. The proposal has been designed in response to existing site constraints, while also providing purpose built educational facilities for staff, students and visitors. The proposal is also located optimally to benefit from accessibility to public transport.

The University of Sydney is identified as a heritage conservation area under SLEP and a number of local heritage items are located on its Camperdown Campus, with three located in the vicinity of the development site – 'RD Watt building' (Item 74), 'Heydon-Laurence building' (Item 75), and the 'Site landscaping and the University of Sydney perimeter fencing and gates' (Item 72) at Parramatta Road. Further consideration of heritage is provided in **Section 4.2.2** of this report.

Further consideration of the SLEP is provided in **Appendix B**.

2.4. Environmental Planning Instruments

The Department's consideration of relevant Environmental Planning Instruments (EPIs), including State Environmental Planning Policies (SEPPs) is provided in **Appendix B**.

The relevant EPIs applying to the subject application are: *State Environmental Planning Policy (State and Regional Development) 2011*; *State Environmental Planning Policy No. 55 – Remediation of Land*; *State Environmental Planning Policy (Infrastructure) 2007*; and *Sydney Local Environmental Plan 2012*. The proposal is consistent with the relevant requirements of the EPIs.

2.5. Objects of the EP&A Act

Decisions made under the EP&A Act must have regard to the objects of the EP&A Act, as set out in section 5 of the Act (see glossary at **Appendix C**). The proposal complies with the objects of the EP&A Act as it represents the coordinated redevelopment and economic use of existing University land for the purpose of delivering improved teaching and education outcomes for current and future students.

2.6. 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* (see glossary at **Appendix C**). 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:

- (a) *the precautionary principle,*
- (b) *inter-generational equity,*
- (c) *conservation of biological diversity and ecological integrity,*
- (d) *improved valuation, pricing and incentive mechanisms.*

The Department of Planning and Environment (the Department) has considered the proposal 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 each proposal. The proposal is considered to be consistent with ESD principles as described in the applicant's Environmental Impact Statement (EIS) and Appendix O of the EIS, which has been prepared in accordance with the requirements of Schedule 2 of the *Environmental Planning and Assessment Regulation 2000* (EP&A Regulation).

The applicant also identifies that the proposal has been designed to incorporate ESD initiatives, including energy efficient passive design to maximise indoor environmental quality and performance and reduce the consumption of natural resources through strategies to minimise water and embodied energy consumption, transport strategies to promote sustainable measures and reduce vehicular emissions.

The applicant also proposes to implement its own ESD rating tool, titled 'The University Sustainability Framework', noting it aligns with greater than 75 per cent of the Green Star initiatives and exceeds a number of environmental initiatives and targets that are specific to the University's needs. Sign-off requirements of the University's ESD rating tool are integrated into each development to ensure measures are achieved.

The Department has considered the proposal in relation to the ESD principles and is satisfied the proposed sustainability initiatives would encourage ESD, in accordance with the objects of the EP&A Act and EP&A Regulation.

2.7. Environmental Planning and Assessment Regulation 2000

Subject to any other references to compliance with the EP&A Regulation cited in this report, the requirements for Notification (Part 6, Division 6) and Fees (Part 15, Division 1AA) have been complied with.

2.8. Strategic Context

The Department considers the proposal is appropriate for the site given that it:

- is consistent with *Premier's Priorities* for the State to improve education results through the provision of new and improved teaching and education facilities and to ensure NSW residents have the best educational infrastructure;
- is consistent with *A Plan for Growing Sydney*, as:
 - o the proposal will facilitate the provision of new, purpose built teaching facilities to enable the consolidation of staff and students from across the campus, making existing University buildings and land available for reuse and redevelopment to meet the growing needs of Sydney and its international competitiveness; and
 - o the proposal is consistent with the priorities to support education infrastructure in the Broadway and Camperdown Education and Health Precinct;
- is consistent with the vision outlined in the Greater Sydney Commission's (GSC) draft *Central District Plan* (currently on exhibition), as it will contribute to the continuing growth of Camperdown-Ultimo as a health and education super precinct, solidifying Australia's position as a leader in innovation;
- is consistent with the *NSW Long Term Transport Master Plan 2012*, as it proposes to strengthen usage of existing public transport services by restricting the provision of additional car parking and thereby encouraging a modal shift away from private vehicle use and encouraging sustainable transport use;
- is consistent with *Sydney Cycling Future 2013*, as no additional on-site car parking is proposed and the development is supported by proposed bicycle parking and associated end-of-trip facilities as well as a campus wide cycling strategy to encourage a modal shift away from private vehicle use; and

- would provide direct investment in the region of up to \$63 million, creating 277 construction jobs.

2.9. Secretary's Environmental Assessment Requirements

The EIS is compliant with the Secretary's Environmental Assessment Requirements (SEARs) and are sufficient to enable an adequate consideration and assessment of each proposal for determination purposes.

3. EXHIBITION CONSULTATION AND SUBMISSIONS

3.1. Exhibition

In accordance with section 89F of the EP&A Act and clause 83 of the EP&A Regulation, the application and accompanying information was made publicly available for at least 30 days following the date of first publication, in accordance with the Regulation. The Department publicly exhibited it from 14 July 2016 until 29 August 2016 (47 days):

- on the Department's website; and
- at the Department's Information Centre and City of Sydney's Council office.

The Department advertised the public exhibition in the Sydney Morning Herald, The Daily Telegraph on the 13 July 2016 and the Inner West Courier on the 12 July 2016. The Department also notified adjoining landholders, and relevant State and local government authorities in writing.

The Department received a total of seven submissions during the exhibition of the application from public authorities, including the City of Sydney. No public submissions were received.

A summary of the issues raised in the public authority submissions is provided in the following section.

3.2. Public Authority Consultation and Submissions

The **City of Sydney (Council)** provided the following comments for consideration:

- opportunities exist to further articulate the prominent Parramatta Road façade of the FASS building;
- further details are requested regarding the proposed mesh façade system;
- the application should ideally contain a Crime Prevention through Environmental Design report, prepared by a qualified consultant;
- any public art should be integrated into the proposal at the design stage;
- a mature replacement tree should be planted along the Parramatta Road frontage of the site;
- further design resolution is required to the interface of the proposed development with the Heydon-Laurence building to the east, to ensure that level changes are well integrated into the landscape design and that welcoming, safe spaces are created between buildings;
- further detail should be provided on the proposed awning between the FASS building and the existing RD Watt building to ensure that visual and physical impacts on the heritage listed RD Watt building are minimised;
- the existing Parramatta Road gate should be retained and interpretation devices introduced to demarcate the former stairs and structure of demolished Substation No. 54;
- additional bicycle parking spaces should be provided in accordance with Council requirements; and
- further refinement is required on aspects the University's ESD initiatives.

Heritage Division of the Office of Environment and Heritage (Heritage Office) provided the following comments for consideration:

- the proposal provides a clean separation between the heritage listed RD Watt building and the new FASS building, however the courtyard does not demonstrate a sympathetic abutment to the rear (north façade) of the RD Watt building;

- the architectural relationship between the two buildings needs further refinement, in terms of their internal spatial arrangements and relationship with the shared courtyard spaces, with consideration given to the further setback of the proposed FASS building's southern façade to ensure an appropriate setting is retained around the RD Watt building;
- the Parramatta Road façade of the FASS building should be further articulated through the use of differing materials or a setback of the upper floor; and
- the Heritage Impact Statement should address how the public domain design of the proposal will enhance and reinstate the landscape character of the exceptionally significant Science Road Character Area and approach to the RD Watt building.

Roads and Maritime Services (RMS) raised no objections to the proposal, requesting a detailed construction traffic management plan be submitted as a condition of consent detailing access routes and methods undertaken, including consideration of heavy vehicle exit routes onto Parramatta Road.

Transport for NSW (TfNSW) recommended that the traffic report be updated in the Response to Submissions (RtS) to demonstrate the cumulative impact of construction vehicles associated with the proposed development, with particular regard to existing bus operations on Parramatta Road.

Environment Protection Authority (EPA) provided the following comments for consideration:

- the applicant should develop appropriate procedures for identifying and dealing with unexpected finds of site contamination, including building asbestos containing materials;
- the applicant must satisfy the requirement of the *Protection of the Environment Operations (Waste) Regulations 2014* and be required to consult with SafeWork NSW; and
- demolition, site preparation, bulk earthworks, and construction works should be undertaken during standard construction hours in accordance with the Interim Construction Noise Guideline and be required to schedule intra-day respite periods for particularly annoying noise generating construction activities.

The EPA also recommended a number of standard conditions of consent, regarding erosion and sediment control, waste control and management, and noise management and compliance monitoring.

Office of Environment and Heritage (OEH) raised no objection to the proposal.

Sydney Water recommended standard conditions of consent regarding utilities arrangements.

The Department has fully considered the issues raised in submissions in its assessment of the development.

3.3. Applicant's Response to Submissions

The applicant provided a response to the issues raised in submissions on 14 October 2016, which included additional information and responses to the key issues raised in submissions. The applicant's RtS also proposed minor design amendments, including: a minor reduction in building height and redesign of the roof level; design refinement of the internal courtyard and landscaping of the public domain; and design refinement of the awning between the FASS building and the RD Watt building. The Department made the RtS publicly available on its website and referred it to relevant agencies for comment.

TfNSW recommended the imposition of conditions requiring: that any large construction vehicles that may need to straddle two lanes of Parramatta Road to access the subject site outside the peak transport period in order to minimise delays to bus services and other users; and ongoing liaison with the State Transit Authority regarding bus stop operation, site access and movement of construction vehicles.

The **Heritage Office** recommended the imposition of conditions of consent requiring: the submission of a detailed building fabric survey and detailed schedule of internal and external conservation and repair works for the RD Watt building; and the submission for assessment and approval the full implementation and design details for the heritage interpretation plan entitled “*Heritage Interpretation Plan – University of Sydney, Faculty of Arts and Social Science (R. D Watt Building) and Substation No. 54*” prepared by Urbis dated June 2016.

No further agency submissions were received. No public submissions were received regarding the RtS.

The Department has fully considered the applicant's response to issues raised in submissions, as well as any further comments received regarding the RtS, in its assessment of the development as detailed in **Section 4** of this report.

4. ASSESSMENT

4.1. Section 79C Evaluation

Table 2 identifies the matters for consideration under section 79C (see glossary at **Appendix C**) that apply to SSD, in accordance with section 89H of the EP&A Act. The table represents a summary for which additional information and consideration is provided for in **Section 4** (Key and Other Issues) and relevant appendices or other sections of this report and the EIS, referenced in the table.

The EIS has been prepared by the applicant to consider these matters and those required to be considered in the SEARs and in accordance with the requirements of section 78(8A) of the EP&A Act and Schedule 2 of the EP& A Regulation.

Table 2: Section 79C(1) Matters for Consideration

Section 79C(1) Evaluation	Consideration
(a)(i) any environmental planning instrument	Consideration of relevant EPIs has been undertaken in Appendix B . The proposal satisfactorily complies.
(a)(ii) any proposed instrument	Not applicable.
(a)(iii) any development control plan	Refer to Appendix B .*
(a)(iiia) any planning agreement	Not applicable.
(a)(iv) the regulations	The development application satisfactorily meets the relevant requirements of the EP&A Regulation, including the procedures relating to development applications (Part 6 of the EP&A Regulation), public participation procedures for SSD's and schedule 2 of the EP&A Regulation relating to environmental impact statements. Refer to discussion at Section 2.6 .
(a)(v) any coastal zone management plan	Not applicable.
(b) the likely impacts of that development	The Department's assessment has given appropriate consideration to the likely impacts of the proposal and is satisfied it can be appropriately mitigated or conditioned (refer to Section 4.2).
(c) the suitability of the site for the development	The proposed faculty consolidation will allow for improved operating efficiencies across the University and reduce fragmentation of administration services, while delivering improved engagement and event spaces to support the multi-faceted role of the University of Sydney. The FASS building will also be in close proximity to the neighbouring Cultural Precinct (Precinct F) approved as part of the CIP, which is envisaged to become a principal, visitor destination precinct accommodating cultural, museum and heritage components.

(d) any submissions	Consideration has been given to the submissions received for the proposal during the exhibition in Section 3 of this report. Key issues raised in submissions have been considered further in Section 4.2 of this report.
(e) the public interest	The proposal is considered to be in the public interest as it would provide improved educational and teaching facilities and provide improved learning outcomes for students (refer to Section 4.2.5).
Biodiversity values exempt if: (a) On biodiversity certified land (b) Biobanking Statement exists	Not applicable.

* Under clause 11 of the SRD SEPP, development control plans do not apply to state significant development. Notwithstanding, consideration has been given to relevant Development Control Plans at **Appendix B**.

4.2. Key and Other Issues

The Department has considered the EIS, the issues raised in submissions and the applicant's response to these issues in its assessment of the development. The Department considers the key issues to be:

- built form and urban design;
- heritage; and
- traffic and transport.

4.2.1. Built form and urban design

CIP Concept Proposal

Under the CIP approval, future development is to be undertaken generally in accordance with the approved CIP plans and documents, including the approved building envelopes and design principles. The FASS proposal is located within the Ross Street building envelope (see **Figure 12**) at the eastern end of the Life Sciences Precinct, which has an approved maximum building envelope height of RL 49.5 (see **Figures 6 and 13**). A maximum GFA of 37,250 sqm is also permitted within the entire Life Sciences Precinct.

The proposal seeks approval for a new six storey FASS building, with a maximum building height 23.85 metres (RL 49.5) to the top of building parapet or 24.45 metres (RL 50.1) to the top of cooling tower (600 mm above the approved building envelope height of RL 49.5), and a maximum GFA of 7,118 sqm. Rooftop solar photovoltaic (PV) panels and a skylight are also proposed on the roof of the FASS building, which will project slightly above the envelope.

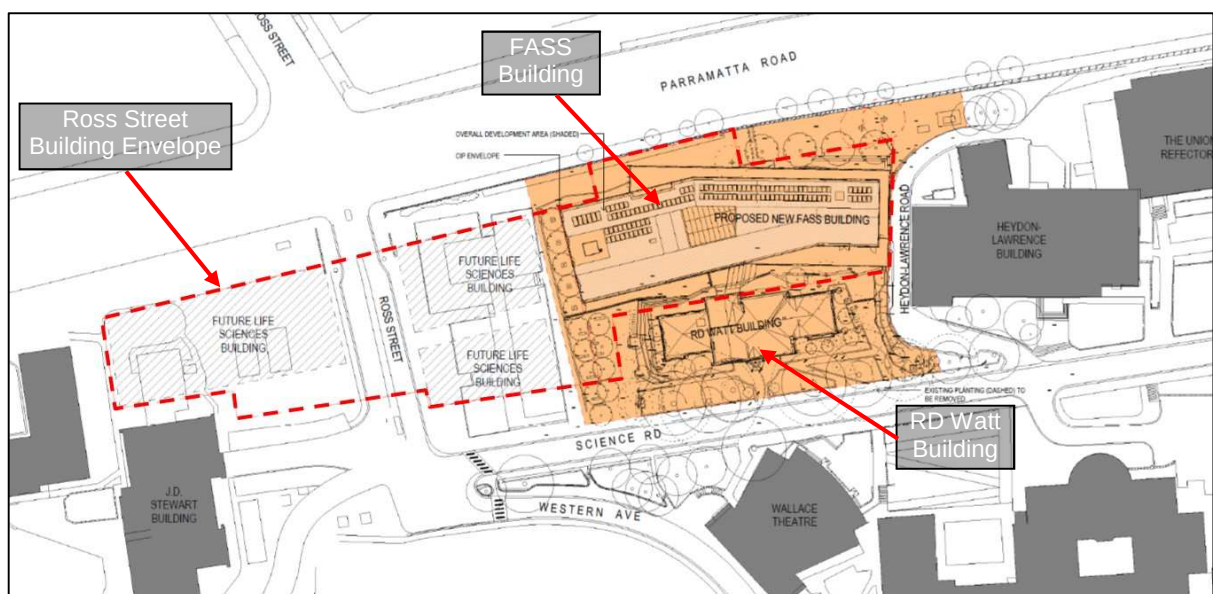


Figure 12: Site Plan and Ross Street building envelope outline (source: Applicant)

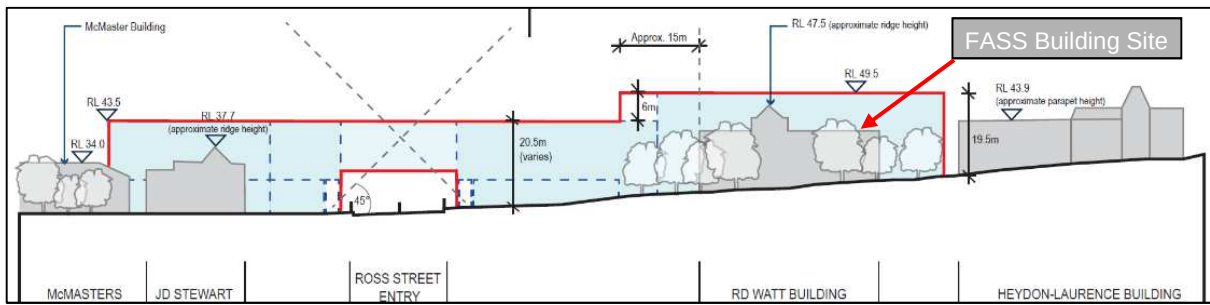


Figure 13: Ross Street building envelope, Science Road (Northern) elevation (source: Applicant)

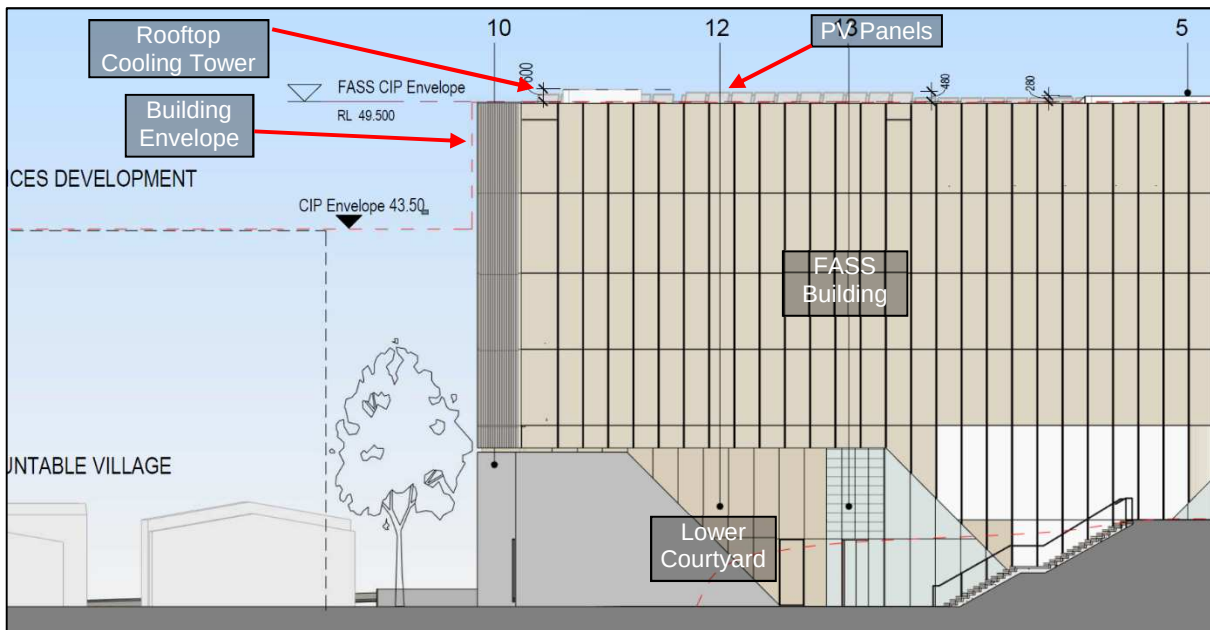


Figure 14: Southern (Internal) elevation – plant height non-compliance (source: Applicant)

The approved concept proposal also identified Substation No. 54 and Switchroom for retention within the building envelope (see **Figure 5**). However, a Part 5 Review of Environmental Factors (REF) under the EP&A Act approved by the applicant allowed the demolition of these structures. The applicant advises these structures were originally included within the footprint of the relevant CIP building envelope as there was no identified requirement for their removal, but the siting of the proposed FASS building to accommodate a larger separation to the heritage significant RD Watt building has necessitated their removal. The applicant also considers they have limited adaptability for reuse and would be detrimental to the envisaged function of the new FASS building.

The Department has carefully considered the proposed building, including the minor building envelope height exceedance and on balance, considers the proposal not to be inconsistent with the approved CIP concept proposal for the following reasons:

- the proposed FASS building has been satisfactorily contained within the extent of the building envelope and contributes to approximately 19 per cent of the total allowable precinct GFA;
- the 600 mm cooling tower height exceedance is minor, limited to an area of 10 sqm and setback 7.2 metres from the northern edge of the building (in accordance with the requirement of the CIP approval) and 15.6 metres from Parramatta Road;
- the 242 mm PV panels height exceedance is minor and they are proposed to sit behind the building parapet and would not be visible from the surrounding public domain;
- the 280 mm skylight height exceedance is minor, would be setback 21.6 metres from Parramatta Road and would not be visible from the surrounding public domain;
- the resultant height exceedance from additional PV panels being provided was in response to Council's request to increase the size of the system;

- integration of the RD Watt building into the proposal has fixed the level of the ground plane between both buildings and the associated level of the FASS building, meaning the FASS building cannot be readily lowered into the ground to reduce its apparent height; and
- the use of a cooling tower has both environmental (i.e. energy use) and amenity (i.e. noise) benefits over plant designs that may fully comply with the approved building envelope height.

Bulk and Scale

Design Excellence

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

The approved CIP also requires future development to have regard to the University's Design Excellence Policy (DEP), with the consent authority required to consider whether:

- a high architectural design standard will be achieved;
- the quality and amenity of the public domain will be improved; and
- the building incorporates sustainable design principles.

The University's DEP requires projects deliver the highest architectural, urban and landscape design standards and satisfy the following criteria:

- high standard of architectural design, materials and detailing appropriate to the building type and location;
- whether the form and external appearance will improve the quality and amenity of the public domain and or detrimentally impact on view corridors;
- the bulk, massing and modulation of buildings, and street frontage heights;
- environmental impacts, including overshadowing, visual and acoustic privacy, wind and reflectivity;
- ESD principles;
- pedestrian, cycle, vehicular and service access and circulation requirements;
- public domain impacts and proposed improvements; and
- the impact on any special character area.

The proposal was the result of a two stage design competition process conducted by the applicant, with a concept design scheme initially selected to inform the SEARs request, after which, a second design competition was held in an attempt to address design development issues that arose following the first stage of the process. The successful *architectus* scheme was selected, after being invited to submit a design proposal, as it was considered to be a superior architectural design that demonstrated design excellence while also addressing the functional brief and budgetary requirements.

Architecturally, the proposal has been designed to respond to its site constraints and ensuring that the proposed FASS building does not adversely impact on the existing RD Watt building. Activation is achieved at the ground levels through pedestrian circulation between the buildings and courtyard spaces, while the translucent building façade expresses the internal activities onto the surrounding public domain. The design of the proposed open atrium seeks to create physical and visual internal connections, while also being the 'social heart' of the building.

Comments were sought on the proposal from the Office of the Government Architect (OGA) to assist in the assessment of the application. The OGA raised concerns with the application of the University's competitive design process and the lack of qualified architects and external members on the competition jury. The proposal, however, did not trigger the requirement for a design competition under clause 6.21 of SLEP, but has still been subject to a competitive process that closely aligns with the design excellence clause, specifically the required criteria

that all projects must satisfy as outlined above. The Department further notes that while the jury panel was predominantly made up of University representatives, an independent architect chaired the panel and was independently overseen by a probity officer to ensure compliance with the criteria.

In terms of building appearance, the FASS building façade has been designed as a double glazed curtain wall system that incorporates a bronze coloured micromesh interlayer and expressed mullion blades that will provide thermal protection and be visually expressed differently throughout the day. Vertical fins are also proposed along the northern and western building façades to further articulate the bronze mesh façade. The form of the building is intended to integrate with the landscape and would be screened behind four proposed new Fig trees, while the projecting cantilevered building mass of the northern façade would present in a different manner when approached from the east and west.

Additional comments provided by the OGA on the applicant's RtS advised that the new façade details did not satisfactorily illustrate the "liveliness, colour or texture" of the proposed façade and micro-mesh interlayer and recommended a condition be imposed requiring the applicant present these details to the satisfaction of the Secretary prior to the commencement of façade works. The Department has recommended a condition accordingly.

The Department is satisfied that a high standard of architectural and landscape design has been incorporated into the proposal and that the external appearance of the FASS building, including its projecting cantilevered building mass, will improve the quality and amenity of the public domain and not detract from any established or heritage significant views. Beyond the treatment of the proposed FASS building façade, the OGA has not raised any further concerns regarding design excellence.

The proposal will also integrate ESD measures into its design and operation, such as environmentally responsive measures to improve the energy efficiency of the buildings functions. Such measures include rooftop solar photovoltaic panels (PV panels), passive design principles (i.e. double glazing along the building's façade to reduce heat loss and prevent heat gain), natural ventilation and the selection of energy efficient equipment and fixtures.

Having regard to the above and the further detailed analysis provided in subsequent sections of this report, the Department is satisfied that: the proposed FASS building exhibits design excellence with a high architectural design standard achieved (subject to the applicant satisfying the condition recommended by the OGA regarding the façade materials); the public domain design around the building will result a satisfactory level of pedestrian activation (as discussed in further detail in the following sections); and the building incorporates design initiatives to ensure an acceptable level of sustainability is achieved. The requirements of clause 6.21 of SLEP have therefore been achieved.

Built Form

The proposal includes the construction of a new six storey Arts and Social Sciences faculty building, with the general teaching functions contained on Levels 1 (accessed via the lower courtyard) and 2 (accessed via the upper courtyard) extend the length of the irregular 'kinked' rectangular building footprint. The western projection of the northern façade of Levels 3 to 5, which contain general office, tutorial and meeting rooms, is cantilevered above the footprint of the lower levels. The Level 6 building footprint, which contains predominantly plant and ancillary building amenities, is consistent with Levels 1 and 2 and contributes to the visual interest generated by the projection of Levels 3 to 5 below (see **Figure 15**).

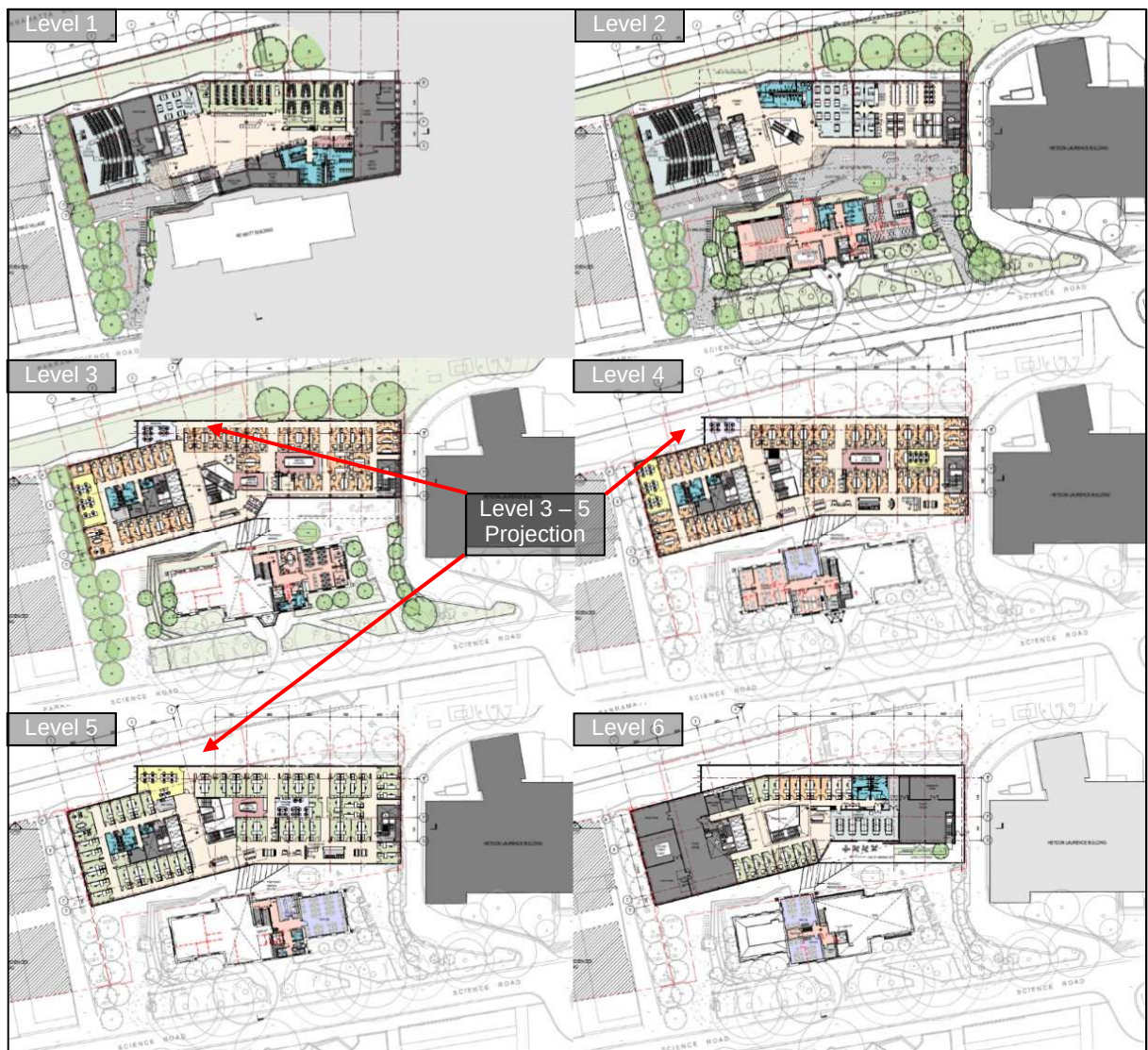


Figure 15: Floor level layout (source: Applicant)

The Department considers the scale and mass of the proposal to be consistent with the existing campus built form and would not negatively detract from the heritage significance of the RD Watt building and nearby buildings and the University's landscape setting. It is also considered that, subject to the satisfying the OGA's recommended façade condition, the materiality of the façade and its projecting cantilevered design will positively address the Parramatta Road frontage and contribute to the surrounding public domain.

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

- the FASS building has been designed to exhibit design excellence and sensitively to integrate with the heritage curtilage of the RD Watt building;
- the FASS building façade design is visually permeable;
- rooftop plant is setback 7.2 metres from the building parapet and would not be visually recognisable from the surrounding public domain;
- high-use undergraduate teaching and learning spaces are located on Levels 1 and 2;
- the central stair well has been designed and sited to adequately service the FASS building to encourage their use;
- service and plant equipment zones are located on Level 1 and Level 6 to minimise any adverse impacts on the building's functions;

- the proposal incorporates appropriate environmentally sustainable principles, including the installation of rooftop PV panels;
- CPTED principles have been considered and integrated into the design of the proposal; and
- plant equipment selection is proposed to minimise any potential noise pollution.

Having regard to the above, the proposed scale of the proposal is supported and the Department is satisfied that the proposed design and layout of the FASS building would complement the existing built environment and the Parramatta Road streetscape.

Landscape and Public Domain

The landscape design for the FASS building has been developed having regard to the approved CIP concept landscape plan and is proposed to be split into five distinct zones, including the Science Road frontage, the Parramatta Road setback, the upper courtyard, the lower courtyard and Level 6 terrace (see **Figure 16**), and aims to incorporate Aboriginal values, culture and art through the implementation of principles found in the University's 'Wingara Mura Strategy'. Sandstone materials and endemic plant species are proposed to reference the Sydney Sandstone Gully Forest along Parramatta Road.

The landscape scheme proposes to create two new pedestrian access pathways from Science Road into the site that separately access the upper and lower courtyard areas, with the new upper courtyard pathway requiring the removal of an existing significant tree (tree No. 230). The proposed upper and lower courtyard areas are proposed as pedestrian circulation spaces and breakout spaces for staff and students between classes. The landscaped setback to Parramatta Road is proposed to reduce the extent of existing earth batters to provide improved natural light penetration into the proposed FASS building and to create a more visually permeable interface. It is also proposed to extend the existing *Ficus* hedge further east along the fence line and provide replacement planting to the Parramatta Road interface.

The public domain design of the courtyard areas incorporates informal seating and provides potential for future outdoor café seating to be accommodated (see **Figure 17**), while public domain lighting will be designed to comply with relevant Australian Standards and be provided to external areas for public safety and select feature trees.

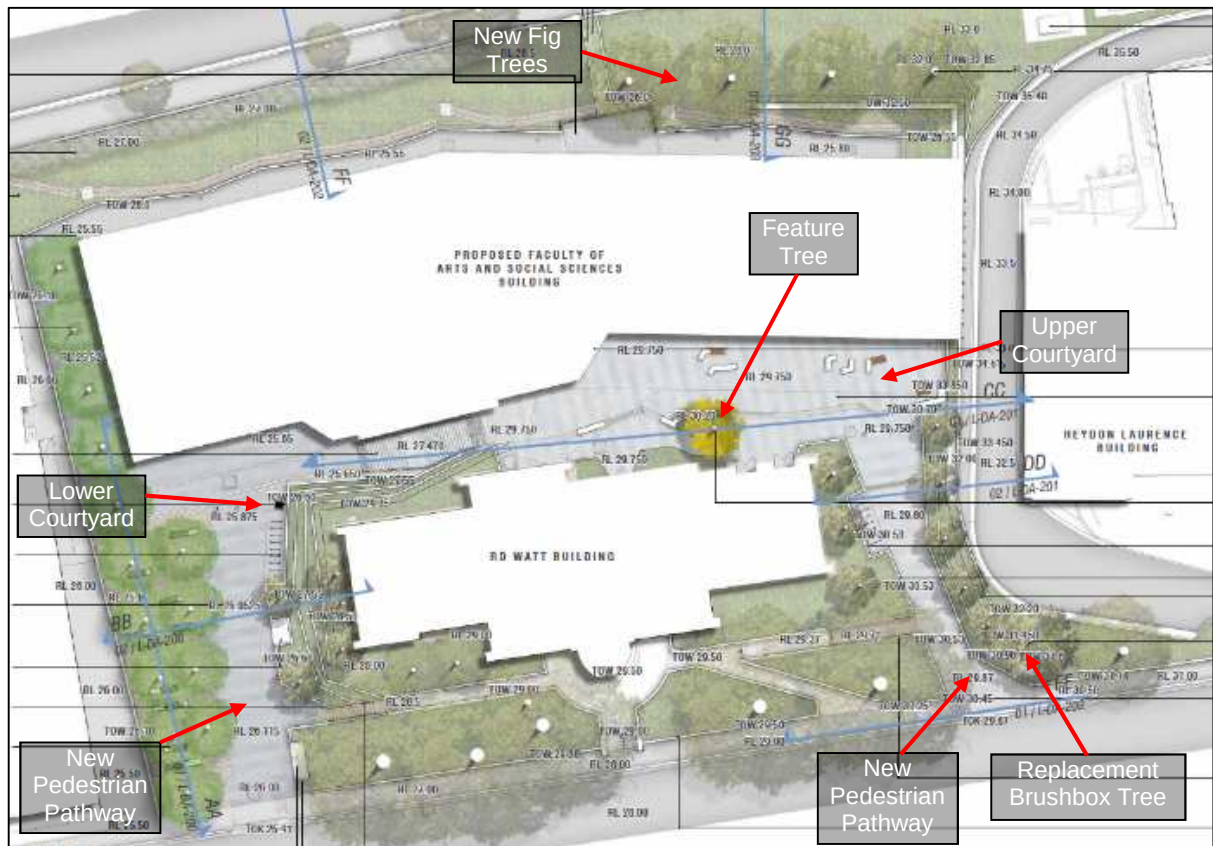


Figure 16: Proposed landscape design (source: Applicant)

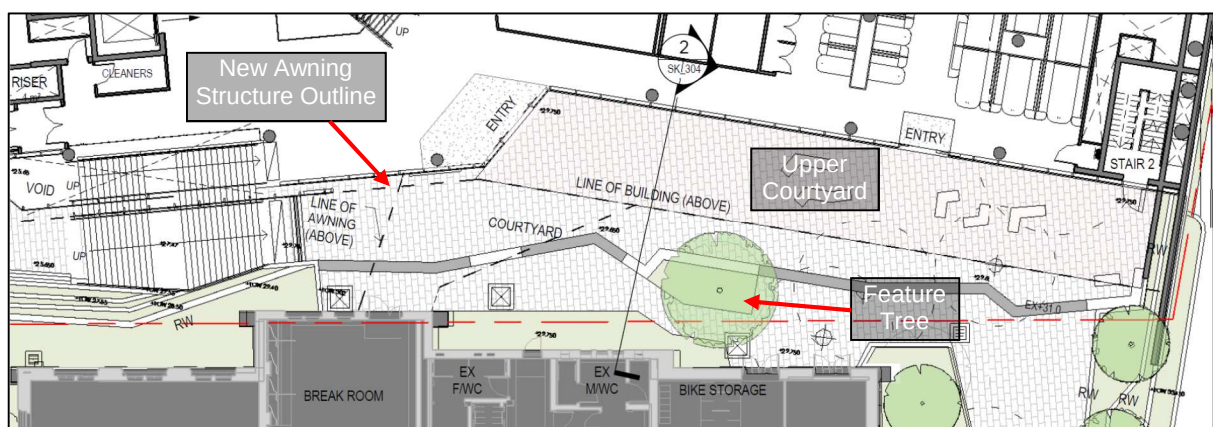


Figure 17: Proposed upper courtyard landscape design (source: Applicant)

Council raised no objections to the landscape design or public domain, though advised that any public art should be integrated into the proposal at the design stage and that a mature replacement tree should be planted along the Parramatta Road frontage of the site. The Department and Council also requested the applicant investigate opportunities to better integrate the interface of the proposal with the adjacent Heydon-Laurence building to the east.

The OGA also commented that the separation between the proposed FASS building and RD Watt building should be increased to improve the amenity of the courtyard space. Further, the proposed terraced landscaping along the southern edge of the RD Watt building was considered to pose an unacceptable encroachment on heritage significant trees in this location and that the removal of tree No. 230 should be avoided if possible.

The applicant responded to the comments and concerns raised in submissions received, advising the following:

- the courtyard design and landscape design have been updated to improve the wind impact mitigation through proposed new tree planting and the awning,
- the separation between the proposed FASS building and RD Watt building is larger than that envisaged under the approved CIP and would ensure the landscape curtilage of the RD Watt building is maintained and the relationship to the new courtyard space and FASS building is enhanced;
- the removal of tree No. 230 and its proposed replacement with a new 800 litre mature Brushbox tree would not adversely impact on the landscape heritage significance of Science Road;
- a design change from a glass to solid façade of the lecture theatre creates the opportunity for public art to be integrated; and
- Science Road provides the principle pedestrian connections within the locality and the significant level changes between the development site and adjacent Heydon-Laurence building and its associated heavily utilised service lane do not adequately justify an internal connection between the sites being provided (see **Figure 18**).

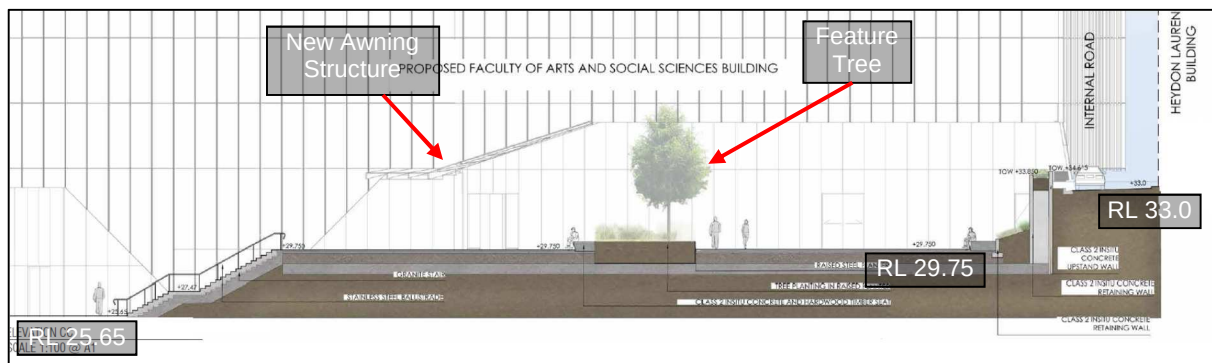


Figure 18: Proposed upper courtyard landscape design section (source: Applicant)

The Department acknowledges the applicant's position that the building separation distance and size of the courtyard is larger than that envisaged under the approved CIP and considers satisfactory amenity levels can be achieved for the designed functionality of the space. In this regard, the primary function of the upper courtyard is to provide unobstructed pedestrian circulation between the FASS building and RD Watt building. Further, the lower courtyard would have satisfactory amenity levels to ensure the reasonable comfort of its occupants. The Department agrees that the arrangement of the courtyard space between the two buildings has been refined and improved in this application.

New planting is proposed to be consistent with University standards and will ensure continuity is achieved with adjoining areas of the Life Sciences Precinct when developed. The proposed feature tree in the upper courtyard will be integrated with informal seating in an area otherwise designated for pedestrian circulation. The proposed landscaping works along the proposal's Parramatta Road frontage, including four new Fig trees, will strengthen the University's existing landscape interface along this edge and offer improved amenity to building occupants through the screening provided.

The Department is satisfied the applicant's CPTED assessment addresses the requirements of the original CIP approval and notes the applicant has incorporated the principles of CPTED into the FASS building design and surrounding precinct as follows:

- the proposed double glazed curtain wall façade system will help maximise the natural surveillance and visual connection between the FASS building and surrounding public and private public domain, particularly along Parramatta Road;
- the proposed FASS building design and active ground floor uses encourage activities along building edges and common spaces that promote causal surveillance and a sense of safety;
- clear lines of sight are provided from Science Road into the site and along its frontage to ensure causal surveillance in this locality is provided;

- the site is access controlled from its Parramatta Road northern boundary, with no direct pedestrian access permitted from this location, but controlled through the established Ross Street gates;
- the FASS building design incorporates a central access point which limits the number of building entry points maximising access control; and
- territorially, the site is located within the boundaries of the University's main Camperdown Campus, which in its own right provides a strong deterrent to anti-social behaviour.

The Department is satisfied that the removal of tree No. 230 would not have an adverse impact on the landscape significance of Science Road and remains generally consistent with the approved CIP, as:

- no trees identified in the Grounds Conservation Management Plan (GCMP) as being exceptional (i.e. Waterhouse) trees will be removed;
- the streetscape is characterised by the landscape grouping of significant trees (rather than individual trees) and therefore the compensatory tree planting would preserve the existing landscape character of Science Road;
- the public domain works proposed at the eastern (location of tree No. 230) and western ends of the RD Watt building will significantly improve the pedestrian amenity of this part of the campus and encourage greater activation, contributing to the CIP concept landscape plan objective of creating active pedestrian spaces along Science Road;
- removal of tree No. 230 will allow for a new accessible pedestrian path to be provided and that connects to a new pedestrian plaza envisaged under the approved CIP; and
- the existing landscape character of the significant Science Road view corridor will be maintained in accordance with the CIP concept landscape plan.

It is also considered the applicant has satisfactorily justified that providing an internal connection to the adjoining Heydon-Laurence site is not feasible or necessary, noting that primary pedestrian access is accommodated along Science Road. Furthermore, reinforcement of pedestrian activity along this axis will only improve its landscape heritage significance.

The Department has carefully considered the proposed landscaping and public domain design around the proposed FASS building and considers the proposal satisfactory in that it would provide an improved landscape setting for the existing RD Watt building and appropriate contemporary response to the proposed FASS building. While the removal of tree No. 230 will have some short term impact on the landscape heritage significance of Science Road, the proposed replacement Brushbox tree will integrate well within the established streetscape and ensure any impacts are appropriately minimised. To ensure other existing trees are protected, the Department also recommends conditions requiring the applicant to protect trees that are not identified for removal during construction works.

4.2.2. Heritage

The FASS building site, within the Camperdown Campus heritage conservation area, is located adjacent to a number of local heritage items, including the RD Watt building, Heydon-Laurence building and the University of Sydney perimeter fencing and gates at Parramatta Road (see **Figure 19**). The University's GCMP (currently being considered for endorsement by the Heritage Council alongside the Heritage Council's recommended listing of the University of Sydney on the State Heritage Register) also ranks the RD Watt building and Heydon-Laurence building as having exceptional and high heritage significance. Science Road is also identified as a significant planning and visual axis that should be retained and, if possible, enhanced.

The proposal seeks approval for the adaptive reuse of the existing RD Watt building to accommodate additional teaching and research facilities and meeting rooms in accordance with the approved CIP. Works proposed to the heritage significant building and surrounding landscaping include:

- Building Code of Australia (BCA) compliance works;

- installation of a new lift for equitable access, requiring the removal of sections of timber flooring and construction of a concrete floor and lift structure;
- construction of a new awning connecting the FASS building and RD Watt building (see **Figure 20**);
- minor works to the rear northern façade to incorporate new door openings to the adjacent courtyard space;
- removal of internal walls and modification to the internal layout to accommodate:
 - o bike storage facilities; and
 - o new lecture/seminar rooms; meeting rooms, research space, common room; kitchenette and new accessible building amenities; and
- removal of trees surrounding the RD Watt building footprint, including tree No. 230 adjacent to Science Road and identified as having landscape heritage significance; and
- new granite paving, tree plantings and extension of garden pathways.

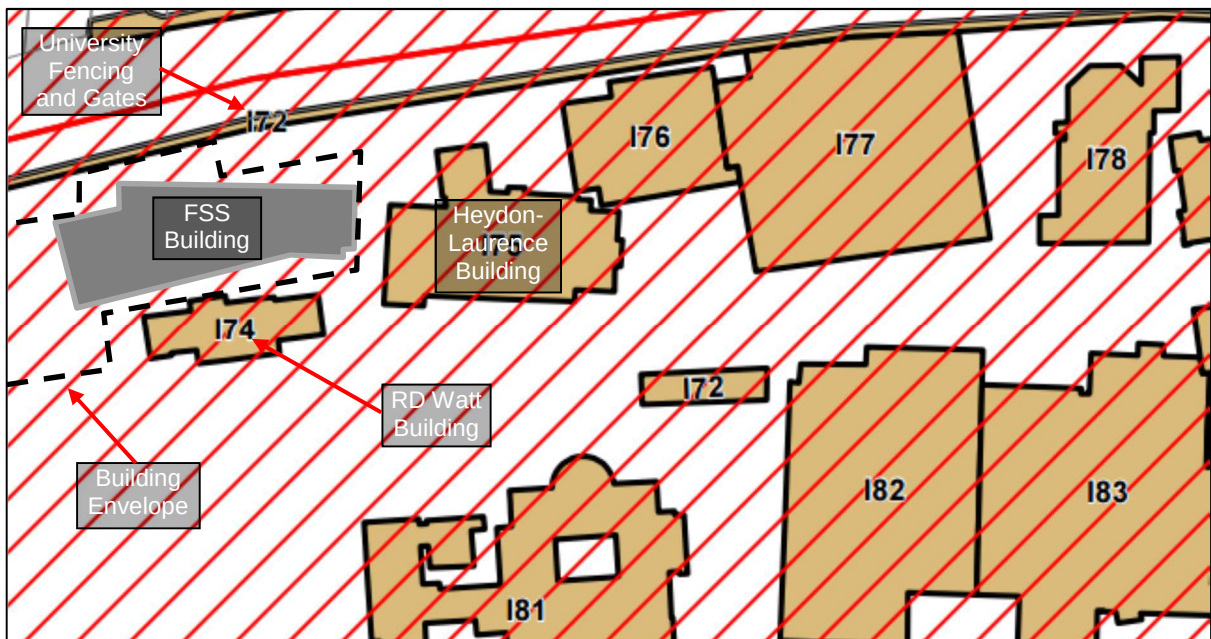


Figure 19: Sydney LEP Heritage Item map (source: Applicant's HIS)

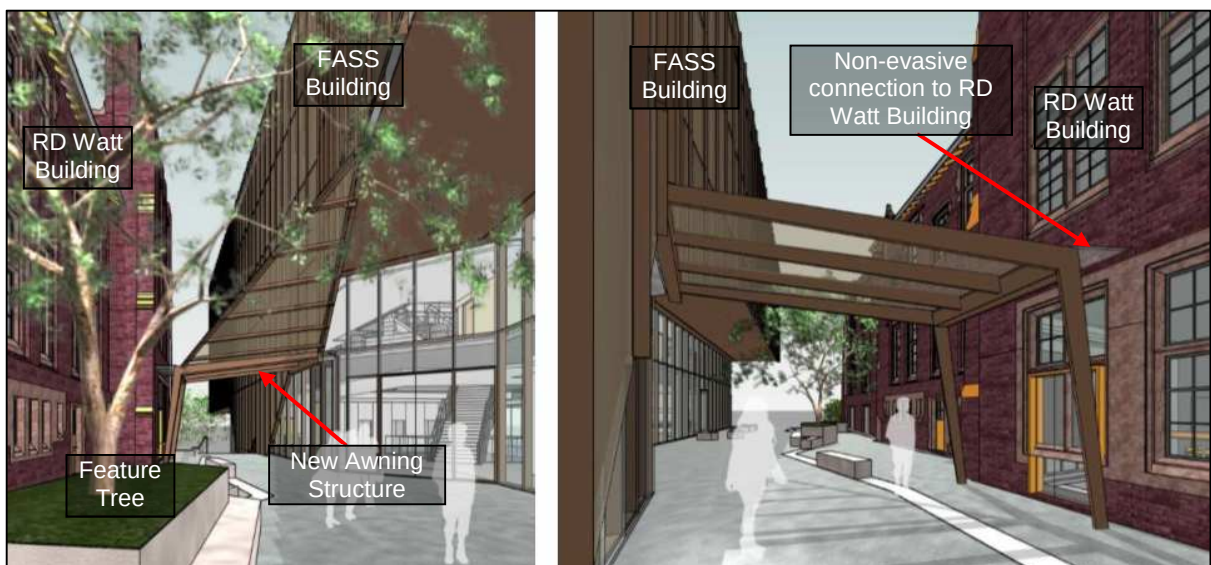


Figure 20: New awning structure upper courtyard 3D model renders (source: Applicant)

The applicant's HIS assessed the proposal against the GCMP and provisions of SLEP, advising that the proposal would provide a contemporary design that would not impact on the

RD Watt building or landscape heritage significance of the University. The HIS provided the following conclusions and recommendations:

- the FASS building is sympathetic in its form, siting, scale and materiality and enables nearby heritage items to retain their prominence when viewed from Science Road;
- works proposed to the RD Watt building are minor and will facilitate improved accessibility and amenity while retaining the identified heritage significance;
- the proposed awning should fix into motor joints or brickwork and not stone and be able to be removed with minimal intervention or requirement for repair to building fabric;
- the proposed new entry in the northern façade must retain the width of the present window opening and window frame elements and the final design approved by a heritage consultant;
- the loss of the heritage significant ground floor lecture room function for as a new reception/registration area is considered reasonable and should be interpreted to mitigate the associated impacts;
- any significant timber doors to be removed should be salvaged and reused where possible;
- conservative works should be incorporated into the proposal in accordance with the conservation schedule; and
- proposed landscaping works should maximise the retention of significant tree plantings and mitigated by replacement landscaping where tree removal is required.

The Heritage Office commented that the architectural relationship between the new FASS building and RD Watt building required further refinement, particularly the proposed awning that connects between each building. It also commented that the building fabric survey and digital archival recording of the RD Watt building and its curtilage was not satisfactory.

Council raised no objections to the proposal on heritage grounds, though noted inadequate details were provided on the proposed awning connecting the FASS building and RD Watt building and that the existing Parramatta Road gate be retained and that Substation No.54 be interpreted to demarcate this former structure.

The OGA's review of the proposal noted that adequate information was not available to properly assess the proposed awning structure or its impact on the RD Watt building.

The applicant responded to the concerns raised in submissions and by the OGA in its RtS, advising the following:

- only one tree (tree No. 230) is proposed for removal and would not adversely impact on the landscape heritage significance of Science Road, which is characterised by a row of mature trees that line the road;
- a replacement mature Brushbox tree (800 litre pot size) is proposed to be planted immediately north of tree No. 230;
- the former substation stair will be interpreted in the landscape design and distinguished by curtain steel and a band of lower planting;
- the footprint of the former substation will be interpreted by curtain steel and paving within the courtyard area;
- the separation between the proposed FASS building and RD Watt building is larger than envisaged under the approved CIP and will allow for the landscape curtilage of the RD Watt building to be maintained and enhanced;
- a building fabric survey and digital archival recording of the RD Watt building were originally submitted with the EIS;
- the amended awning design is now supported by structural downpipes that minimises the physical connection to, and potential impact on, the RD Watt building; and
- the design of the awning structure is consistent with the recommendations of the HIS and its installation is capable of being reversible if required.

Comments from the Heritage Office on the applicant's RtS reaffirmed its position that the submitted building fabric survey was not adequate as it was absent of a detailed schedule of internal and external conservation and repair works. It therefore recommended a condition requiring the applicant submit for approval to the Heritage Office a detailed building fabric survey and detailed schedule of internal and external conservation and repair works for the RD Watt building, including specifications for treatment and repair.

The Department has considered the submissions received, the applicant's EIS and its RtS response to those submissions, and is satisfied that the proposal has been designed to minimise any potential impacts on the heritage significance of the RD Watt building and nearby heritage items. The proposed new awning design satisfies the recommendations of the applicant's HIS and proposes minimal intervention to the northern façade of the RD Watt building, while providing a contemporary link to the proposed FASS building. The OGA has also accepted the revised awning design.

Minor landscaping and public domain works proposed along the Science Road frontage are designed to improve accessibility into and around the FASS building and enhance the existing setting of the RD Watt building through its activation and improved landscape curtilage. Views to the RD Watt building and surrounding heritage significant buildings would not be adversely impacted, with the revitalisation of the Life Sciences Precinct likely to increase activation of the locality and the appreciation of the Science Road vista.

The Department is satisfied that the replacement Brushbox tree will compensate for the loss of tree No. 230 and that the landscape heritage significance of Science Road would not be adversely impacted in accordance with the GCMP.

The Department is satisfied that the proposal would not result in adverse heritage impacts on the adjoining RD Watt building, Heydon-Lawrence building or Science Road. The Department considers the Heritage Office's recommended conditions be imposed to ensure that a detailed fabric survey of the RD Watt building and heritage interpretation plan for the site be submitted to the Heritage Office for approval prior to the commencement of works. It is also considered that the recommendations of the applicant's HIS be included as conditions to ensure that future adaptive reuse works to the RD Watt building are satisfactorily undertaken.

4.2.3. Traffic and Transport

No changes to existing vehicle access arrangements or new car parking is proposed as part of the application, with the proposal representing a net reduction of approximately 13 campus car parking spaces due to the layout of the proposed FASS building. No servicing or loading activities are proposed to be accommodated on-site, with these activities to continue to occur along Science Road.

The proposal includes a total of 52 new bicycle parking spaces (26 staff and 26 student spaces), 50 per cent of which are proposed in the RD Watt building (see **Figure 21**). End-of-trip facilities are also proposed, consisting of four staff showers and 66 lockers (40 for staff and 26 for students).

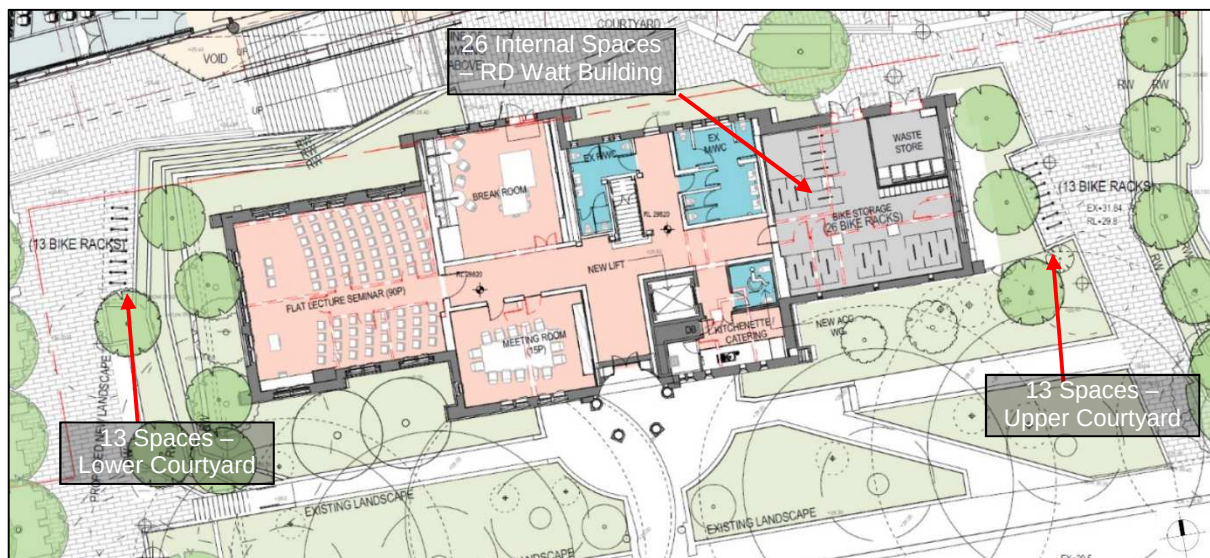


Figure 21: Proposed bicycle parking location (source: Applicant)

The proposed reduction of existing campus car parking and provision of no new car parking is consistent with the applicant's CIP sustainable transport strategy. The strategy aims to strengthen the use of alternate transport modes (i.e. active and public transport) by removing existing on-site internal campus parking and consolidating a restricted amount of spaces to campus periphery locations, and limiting the provision of additional car parking.

No objections to the proposal on traffic and transport grounds were raised, however, concern was raised by TfNSW who requested the applicant further investigate potential impacts associated with conflict between construction vehicles and existing Parramatta Road bus services due to the close proximity (27 metres) of the existing west bound bus stop to the University's Ross Street campus entrance. Council also raised concerns with the number of bicycle parking spaces and end-of-trip facilities proposed and recommended they be provided in accordance with Council's Development Control Plan (DCP).

Construction Traffic Impacts

The applicant's RtS included an addendum Traffic Impact Assessment (TIA) response that addressed issues raised by TfNSW in its EIS submission and provided further consideration and assessment of the potential impacts on existing bus operations. It confirmed that Parramatta Road and the Ross Street campus entrance would be used as the primary construction vehicle haulage route and access point respectively. It estimated the construction of the FASS building would generate the following approximate additional vehicle movements:

- one vehicle movement per hour during excavation;
- one to two vehicle movements per hour during construction; and
- three vehicle movements per hour during peak concrete pours.

The TIA addendum concluded the additional construction vehicle movements would be minor and the frequency which construction vehicles would be required to straddle two lanes during while entering the site at the Ross Street campus entrance would not adversely impact peak hour bus movements. The applicant's preliminary Construction and Traffic Management Plan, submitted with the proposal, also indicates that construction traffic and pedestrian movements around the construction site will be management by traffic controllers, with a detailed construction traffic management plan proposed to be prepared prior to the commencement of works.

No further concerns were raised by TfNSW in its review of the applicant's RtS, recommending the following conditions:

- in order to minimise delays to bus services and all other road users, construction vehicles should operate outside peak transport periods (i.e. 6 am to 9 am and 4 pm to 6 pm) where those vehicles are required to straddle two lanes on Parramatta Road to enter the site at Ross Street; and
- the applicant consult with State Transit Authority (STA) regarding bus stop operations, site access and construction vehicle movements, including the temporary relocation of the nearby bus stop.

The Department considers TfNSW's recommended conditions are appropriate to ensure construction activities do not adversely impact on existing bus operations. Further, it is also recommended that the applicant prepare its Construction Traffic Management Plan in consultation with TfNSW and Council to ensure appropriate management and mitigation measures are implemented during the construction of the proposal.

The Department has carefully considered the proposed construction traffic impacts generated by the proposal and, on balance, considers the proposal satisfactory for the following reasons:

- impacts associated with construction vehicles would be short term and not permanent, with construction expected to be completed by the first quarter in 2018;
- construction vehicle movements predicted by the proposal (up to six per hour during peak periods) were not expected to be significant and can be accommodated within the operations of the existing network;
- the Parramatta Road/Rose Street intersection performance was modelled at a Level of Service A during the AM and PM peak periods with vehicles capable of entering and exiting the campus efficiently in this location;
- construction vehicle movements associated with the concurrent construction of the University's proposed LEES 1 building (SSD 7054) and F23 building (SSD 7055) would not influence construction traffic associated with the proposal as they are on opposite side of the Camperdown Campus;
- construction vehicle parking is readily available on the campus within the vicinity of the development site; and
- the applicant has committed to the preparation and submission of a detailed construction traffic management plan prior to the commencement of work.

Bicycle Parking and End-of-trip Facilities

Council recommended that the number of bicycle parking spaces and end-of-trip facilities proposed to be provided be increased to comply with its DCP, being a minimum 111 bicycle parking spaces (26 staff and 85 student spaces), 13 showers and 111 lockers. It also recommended a green travel plan be prepared to encourage a sustainable transport modal shift.

The applicant responded in its RtS that Council's DCP criteria does not apply as the proposal does not increase staff or student numbers and the FASS building does not accommodate a permanent working population of staff or students. It also advised the proposed new 52 bicycle parking spaces (increased from 36 spaces originally proposed in the EIS) and associated end-of-trip facilities would be in addition to the approximate 1,700 existing bicycle parking spaces, 146 showers and 422 lockers already provided on campus and provided in accordance with its draft Sustainable Transport and Mobility Plan (STAMP).

The Department notes that future applications under the approved CIP are required to provide bicycle parking and end-of-trip facilities in accordance Council's relevant controls. The applicant had also committed to providing these new facilities in conjunction with the staged delivery of development under the CIP as a component of each new building to satisfy the University's projected staff and student population growth, estimated at 10,000 additional students and staff by 2020. Under the approved CIP, the University had also proposed that bicycle parking be calculated based on the expected peak staff and student occupancy of 50 per cent, generating a requirement of approximately 2,900 bicycle parking spaces by 2020.

The Department has carefully considered the proposal and acknowledges that staff or student numbers are not proposed to be increased across the campus. However, the proposed 52 bicycle parking spaces are inconsistent with Council's relevant control and would also be inconsistent with the approved CIP. The Department also considers the proposed 52 spaces and associated facilities would not adequately cater for the envisaged demand generated by the growth in staff and students under the approved CIP or the existing shortfall of spaces and facilities currently provided on campus.

Further, the applicant's draft STAMP provides limited details on annual staff and student population growth or how existing deficiencies will be adequately addressed. The Department accepts that bicycle parking and end-of-trip facilities requirements should not be assessed without having regard to the occupancy behaviours of staff and students. However, it is considered that the applicant's draft STAMP requires further refinement to ensure it becomes an effective tool in delivering more sustainable transport outcomes, and to provide clear objectives and measureable outcomes before it can be considered a suitable alternative to a green travel plan.

The Department has therefore concluded that a condition be imposed requiring the draft STAMP be updated, and prepared by a suitably qualified transport planner in consultation with Council, that outlines where, and quantifies how and when, future bicycle parking and end-of-trip facilities will be provided to meet the existing campus deficiencies and projected future demand. It is also concluded that a condition be imposed requiring the applicant provide bicycle parking and end-of-trip facilities in accordance with the amount recommended by Council, unless it can be demonstrated to the satisfaction of the Secretary in the updated draft STAMP that a lesser amount would satisfactorily address the established and projected demand.

4.2.4. Other matters

Noise and Vibration Impacts

The proposal was accompanied by a Noise Impact Assessment (NIA) that assessed the potential construction and operational noise and vibration impacts on nearby sensitive land receivers, including residential properties opposite the site across Parramatta Road, existing University educational establishments, residential colleges and the RPA Hospital.

Background noise monitoring undertaken established the rating background level (RBL (dB(A) L₉₀)) in accordance with the *NSW Industrial Noise Policy* (INP). Results of noise levels associated with Parramatta Road traffic noise were also monitored and were found to be more than 10 dB(A) above the recommended INP amenity criteria for urban environments. Based on the measured background noise levels, urban environment amenity criteria and INP, project specific noise levels for each proposal were established, which are the most stringent of the intrusive and amenity criteria for adjoining sensitive receivers in accordance with the INP.

The project specific noise levels for sensitive residential receivers (traffic noise adjusted amenity noise criteria) are presented in **Table 3**. Further, INP acceptable noise levels for commercial and hospital uses are 65 dB(A) and 50 dB(A) respectively.

Table 3: Rating Background Noise Level

Time of day	Rating Background Noise Level (L _{A90} dB(A) L ₉₀)	INP Amenity Criteria (dB(A) L _{eq})	Traffic Source Noise Level (dB(A))	Project Specific Noise Levels (dB(A))
Day (7 am – 6 pm)	63	60	73	63
Evening (6 pm – 10 pm)	62	50	72	62
Night (10 pm – 7 am)	53	45	70	60

The EPA identified concerns with potential noise impacts on sensitive receivers from both construction and operational activities, particularly highly intrusive noise generating construction work and operation of rooftop plant and use of the proposed Level 6 function room and terrace.

Construction Impacts

The EPA's *Interim Construction Noise Guideline* (ICNG) outlines the process of establishing construction noise management levels for surrounding sensitive receivers. Based on the established background noise levels and ICNG recommended day time noise management levels, construction noise and vibration management levels for residential receivers, commercial premises and educational land uses have been established for construction activities, which are outlined in **Table 4**.

Table 4: Construction Noise Management Levels (L_{Aeq} (15 min))

Sensitive Receiver Day (7 am – 6 pm)	Noise Affected (dB(A) L_{eq})
Residential	73 (Background + 10 dB)
Commercial	70
Education	45 (internal noise level)*
Hospital	45 (internal noise level)*

* = assuming a 20 dB(A) difference between external and internal noise due to façade treatments

The EPA advised that all construction related activities should be appropriately managed, particularly high noise impact activities and only undertaken during standard construction hours. It also recommended the applicant schedule intra-day respite periods for construction activities identified as annoying to sensitive receivers and to ensure construction related vehicles and associated activities do not arrive on-site prior to the designated construction hours.

The applicant's NIA advises noise generated from demolition, bulk excavation and construction works would result in sensitive receivers being "noise affected", though would be unlikely to be "highly noise affected" (i.e. noise level above 75 dB(A)), with the exception of residences opposite the site who may experience increased noise levels associated with rock hammering activities. It also advised construction vibration was expected to comply with criteria for the surrounding sensitive receivers.

To manage noise emissions, including "highly noise affected" emissions, the NIA recommends a number of mitigation measures to minimise potential impacts, including:

- noise monitoring and compliance reporting;
- appropriate plant and equipment selection;
- installation of acoustic barriers and silencing devices and effective site practices;
- communications and notification strategy to inform nearby receivers of the nature of works and their duration; and
- implementation of noise complaint handling procedures.

To ensure compliance with the ICNG is achieved and maintained throughout the construction and given the proximity of sensitive receivers, particularly existing education receivers, the Department recommends a condition requiring the applicant prepare and implement a Construction Noise and Vibration Management Plan (CNVMP). The plan should:

- be prepared in consultation with the noise sensitive receivers where the highly affected noise management levels are predicted to be exceeded;
- works to be undertaken during standard construction hours, as follows:
 - o 7 am and 6 pm, Mondays to Fridays inclusive;
 - o 7.30 am and 3.30 pm, Saturdays; and
 - o no work on Sundays and public holidays;
- identify the selection of alternative construction appliances to avoid the generation of excessive noise levels, such as the use of pneumatic hammers as opposed to hydraulic hammers;

- identify appropriate measures to mitigate the noise impacts, including the erection of acoustic barriers, which can provide noise level reductions up to 15 dB(A);
- monitor noise and vibration impacts;
- establish a complaints management system;
- implement noise reducing site/work practices and require regular noise checks of equipment; and
- implement intra-day respite periods for construction activities identified as annoying.

The Department is satisfied that, subject to the preparation and implementation of an appropriate CNVMP, construction noise and vibration impacts can be satisfactorily managed and mitigated to a level that ensures the amenity of surrounding sensitive receivers (including nearby university buildings where teaching and exams may be occurring) is not adversely impacted upon and that potential impacts on human comfort and buildings and structures are minimised.

Operational Impacts

Operational noise generated from the new FASS building would be associated with general day-to-day operations and the operation of mechanical plant. The applicant advises that the main teaching functions of the FASS building would operate during standard office hours, but also proposes the operation of a new function space and associated terrace on Level 6, until 10 pm, with amplified speeches and music not proposed externally.

The EPA commented that all reasonable noise mitigation measures should be implemented to ensure compliance with the operational project specific noise levels and recommended that the operation of the level six function space be restricted to the hours outlined in the NIA.

The NIA advises the use of the function space may make use of amplified music and speech, but not on the associated terrace. Based on an assumed maximum patron capacity of 100 persons, split evenly between the function space and terrace, noise levels predicted would be significantly below the project specific noise levels.

The NIA also advises the final mechanical plant details have not been selected, but states that based on typical primary plant, including cooling towers, chillers, fans and air handling units and acoustic attenuation measures, noise emissions generated were predicted to comply with the project specific noise levels and generated adverse amenity impacts. To ensure no adverse impacts arise, the NIA recommended the cumulative assessment of plant noise emissions and other noise sources when finalising the acoustic design of plant selected. The Department has recommended a condition to ensure this occurs.

Conditions are recommended requiring the applicant to identify the required mitigation measures to attenuate the mechanical plant noise prior to commencement of operations to ensure compliance with the project specific noise levels. The Department has also recommended a condition requiring the applicant undertake a noise monitoring program of the mechanical plant within 60 days of the commencement of use to verify that the measured noise levels of the mechanical plant do not exceed the established noise criteria.

The Department is satisfied that, subject to recommended conditions, the potential noise generated from operation of the FASS building, including the proposed function space and final design and selection of mechanical plant, can be managed to comply with the relevant criteria.

Contamination

State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55) is the primary environmental planning instrument guiding the remediation of contaminated land in NSW. SEPP 55 requires a consent authority to consider whether the land is contaminated, and if so, whether the land will be remediated before the land is used for the intended purpose.

The application was supported by the submission of a Detailed Site Contamination Investigation report (DSCI report) that outlines the detailed two-stage contamination assessment undertaken for the FASS site, which comprised of a review of the site history followed by invasive site investigations (drilling of 12 boreholes and three groundwater monitoring wells) and laboratory analysis of collected soil samples for a range of contaminants of potential concern. The DSCI concluded that:

- the site's subsurface is comprised of fill material and underlain by silty and gravely clay and sand;
- no evidence of asbestos was noted;
- carcinogenic polycyclic aromatic hydrocarbons (PAHs) were reported at concentrations slightly above the adopted health investigation levels, though was likely to be associated with the presence of bitumen fragments in fill material, and was not considered to present an unacceptable risk;
- contaminant concentration levels above ecological investigation and screening levels were identified, though not considered to present an unacceptable risk to vegetation growth; and
- copper and zinc level concentrations were considered a natural occurrence in Ashfield shale and would therefore not present an unacceptable risk.

The DSCI report further concluded that: *"Given the results of soil and groundwater investigations undertaken as part of this Detailed Site Contamination Investigation, Coffey considers that the site is suitable from a contamination perspective for the proposed redevelopment. The results of the investigation indicate that further investigation and / or remediation of the site is not required to permit the proposed FASS Enabling Works and, therefore, preparation of a Remediation Action Plan is not necessary."*

The EPA raised no objections on contamination grounds, though recommended:

- further contamination assessment be undertaken following the demolition of all structures on-site and prior to earthworks;
- an unexpected finds protocol be prepared and implemented for the proposal; and
- the applicant be required to satisfy the requirements of the *Protection of the Environment Operations (Waste) Regulation 2014*.

The Department is satisfied that the historical evidence and investigations undertaken by the applicant satisfactorily demonstrated the site is suitable for the proposed development in accordance with clause 7 of SEPP 55. The Department also considers the conditions recommended by the EPA are satisfactory to ensure that appropriate measures are implemented to mitigate any potential exposure to contaminated materials during construction activities.

Developer Contributions

The Camperdown Campus, is identified as being located within the Western Precinct of the Council's Section 94 Contributions Plan 2006. Contribution rates applicable for the Western Precinct are based on the number of new staff.

The applicant has argued that the development would not generate any additional demand for services provided under Council's Contributions Plan, noting that the proposal generated no additional staff or student enrolments.

No objections or comments were made by Council requesting the payment of contributions.

Council's Contributions Plan outlines types of development that may be eligible for an exemption on an individual merit, including:

- developments which provide a distinct community benefit on a not-for-profit basis; and
- development by or for non-profit organisations which provide a distinct community benefit.

The applicant has sought an exemption to the payment of contributions under section 2.14 of Council's Contribution Plan, arguing:

- the University of Sydney is a not-for-profit institution that relies on grants, donations and external funding to provide new facilities for the university and wider community;
- the proposal involves the relocation and consolidation of existing staff and students, thus not warranting the collection of contributions to offset increased services demands;
- Planning Circular D6 does not support the imposition of a levy relating to Crown developments;
- the University of Sydney has a public charter and is open to the public as a non-gated, accessible and permeable precinct which provides access to a number of public libraries, open space and community facilities such as child care centres, sporting facilities (aquatic centre, playing fields, stadiums); and
- it is unreasonable for the University to pay contributions which will effectively result in reduced facility and infrastructure spending.

The Department notes the University itself provides a range of accessible community facilities that caters for its campus population. The Department is also satisfied that the proposed development would not generate an additional demand on existing infrastructure and services and notes staff or students enrolments are not proposed to be increased. The Department has reviewed the applicant's position and is satisfied the proposed development is eligible for an exemption under Council's Contribution Plan.

Public Interest

The proposal is considered to be in the public interest as it would provide the following public benefits:

- additional investment in educational infrastructure within a highly accessible location;
- growing the Ultimo and Camperdown Education and Health Precinct;
- delivering innovative architectural design as well as pioneering research, teaching and learning techniques;
- ensuring the State remains competitive in attracting students, staff and researchers in the tertiary education sector;
- represents the redevelopment of University land to provide improved education and learning outcomes that will also improve the Parramatta Road streetscape and result in the development of a visually interesting contemporary building that contributes to the revitalisation of the University's Parramatta Road presentation; and
- delivery of approximately 277 new construction jobs.

5. CONCLUSION

The Department has carefully assessed the merits of the proposal, taking into consideration the issues raised in submissions, and is satisfied that impacts of the proposal are satisfactorily addressed in the applicant's EIS, RtS or through the Department's recommended conditions.

The application is consistent with the objects of the EP&A Act (including ecologically sustainable development) and is consistent with the State's strategic planning objectives for the site as set out in the NSW State Priorities and *A Plan for Growing Sydney* as it will: provide new, purpose built teaching facilities; enable the consolidation of staff and students from across the campus; adaptively reuse the RD Watt building; meet the growing needs of Sydney and its international competitiveness; and be consistent with the priorities to support education infrastructure in the Broadway and Camperdown Education and Health Precinct.

The proposal is also considered to be consistent with the vision outlined in the Greater Sydney Commission's draft *Central District Plan* (currently on exhibition), as they will contribute to the continuing growth of Camperdown-Ultimo as a health and education super precinct, solidifying

Australia's position as a leader in innovation. It will also generate approximately 277 new construction jobs and \$63 million in economic benefit.

The Department's assessment concludes that the proposal's built form is acceptable and would not result in any significant adverse environment or amenity impacts and would be generally consistent with the scale and form of existing development nearby. The proposal is also considered to be generally consistent with the University's approved CIP concept proposal and, subject to the submission of façade design details to the satisfaction of the OGA, will demonstrate design excellence and will be satisfactorily integrated into the curtilage of the existing heritage significant RD Watt building.

The Department is satisfied that the proposal has satisfactorily responded to the issues raised and recommends the SSD application for the proposed FASS building development and RD Watt building adaptive reuse be approved, subject to recommended conditions. The Department's recommended conditions of consent would ensure the construction and operation of the proposal would not result in adverse environmental impacts on the surrounding environment.

6. RECOMMENDATION

In accordance with section 89E of the *Environmental Planning and Assessment Act 1979*, it is recommended that the Executive Director, Priority Projects Assessments, as delegate of the Minister for Planning, grants development consent for the construction and operation of the FASS Building at the University of Sydney (SSD 7081).

Prepared by: Peter McManus, Specialist Planning Officer

Endorsed by:



Karen Harragon
Director
Social & Other Infrastructure Assessments

2/12/2016

Approved by:



David Gainsford
Executive Director
Priority Projects Assessments

16/12/16

APPENDIX A RELEVANT SUPPORTING INFORMATION

The following supporting documents and supporting information to this assessment report can be found on the Department of Planning's website as follows.

1. Environmental Assessment
http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=7081
2. Government and Agency Submissions
http://majorprojects.planning.nsw.gov.au/?action=list_submissions&job_id=7081&title=ES%20-%20Website%20Submissions&type=6
3. Applicant's Response to Submissions
http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=7081

APPENDIX B CONSIDERATION OF ENVIRONMENTAL PLANNING INSTRUMENT(S) AND DCP(S)

State Environmental Planning Policy (State and Regional Development) 2011

The aims of this SEPP are to identify State significant development and State significant infrastructure and confer the necessary functions to joint regional planning panels to determine development applications.

The proposal is for SSD in accordance with section 89C of the *Environmental Planning and Assessment Act 1979* (EP&A Act) because it is development for the purpose of an educational establishment with a capital investment value (CIV) in excess of \$30 million, under clause 15 (educational establishments) of Schedule 1 of *State Environmental Planning Policy (State and Regional Development) 2011*.

State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55)

SEPP 55 aims to provide a state wide approach to the remediation of contaminated land. In particular, SEPP 55 aims to promote the remediation of contaminated land to reduce the risk of harm to human health and the environment by specifying under what circumstances consent is required, specifying certain considerations for consent to carry out remediation work and requiring that remediation works undertaken meet certain standards.

A detailed two-stage contamination assessment has been undertaken for the FASS site. The assessment entailed a site history review followed by an investigation that included invasive sampling and laboratory analysis for a range of contaminants of potential concern. The report concluded that: *“Given the results of soil and groundwater investigations undertaken as part of this Detailed Site Contamination Investigation, Coffey considers that the site is suitable from a contamination perspective for the proposed redevelopment. The results of the investigation indicate that further investigation and / or remediation of the site is not required to permit the proposed FASS Enabling Works and, therefore, preparation of a Remediation Action Plan is not necessary.”*

Based on the findings above, the Department is satisfied that the site has limited potential for contamination and that in accordance with clause 7 of the SEPP, the investigations undertaken demonstrate that the subject site can be made, or are, suitable for the continued education use.

State Environmental Planning Policy (Infrastructure) 2007 (Infrastructure SEPP)

The aim of the Infrastructure SEPP is to facilitate the effective state wide delivery of infrastructure by providing greater flexibility in the location of infrastructure and service facilities, allowing the development of surplus government land, identifying relevant environmental assessment categories for development and relevant matters to be considered and providing for consultation with relevant public authorities.

Schedule 3 of the Infrastructure SEPP requires traffic generating development to be referred to the RMS. The proposal was referred to the RMS who raised no objection to the development.

Sydney Local Environmental Plan 2012 (SLEP)

Consideration of the relevant controls contained within Council's LEP is provided below in **Table 1**.

Table 1: Consideration of SLEP 2012

City of Sydney LEP 2012	Department Comment/Assessment	Yes/No
Clause 2.7 Demolition requires development consent	Demolition forms part of the application.	
Clause 5.9 Preservation of trees or vegetation	The proposal would result in the additional loss of 6 trees, but this would be offset by extensive replacement planting. The Department considers the offset planting is adequate to preserve the amenity of the area and screen the proposed building along Parramatta Road.	Yes
Clause 5.10 Heritage conservation	The proposal has been designed to ensure the significance of the existing heritage items and the University of Sydney conservation area is protected. The submitted Statement of Heritage Impact satisfactorily considers and assess the impact of the proposed development.	Yes
Clause 6.21 Design excellence	A design competition process is not required for the proposed building as the building will not: exceed 25 metres in height above natural ground level; have a CIV of more than \$100,000,000; or require a DCP to be prepared under cl. 7.20. Notwithstanding, the proposed building exhibits design excellence in accordance with the requirements of the SLEP 2012.	Yes
Clause 7.9 (3) Other land uses (Car parking)	No car parking is proposed as part of the development.	N/A
Clause 7.14 Acid sulfate soils	The development site is classified as Class 5 acid sulphate soils under the LEP. The proposal is not within 500 m of land classed 1 to 4, nor is it below 5 m AHD and it will not lower the water table below 1 m AHD on adjacent classes of land.	Yes
Clause 7.15 Flood planning	The development site is located within the Johnstons Creek catchment, an area of which forms the subject area of a flood modelling assessment completed by WMA Water on behalf of City of Sydney Council. The associated report, <i>Johnstons Creek Catchment - Floodplain Risk Management Draft Plan, Draft Report</i> , September 2014, identifies no localised flooding effects on and in the vicinity of the FASS site. The applicant further advises that progressive upgrades identified by the University's Campus Improvement Program will provide relief across the campus.	Yes
Clause 7.20 Development requiring or authorising preparation of a development control plan	A development control plan (DCP) is not required for land as the site area for the development is not more than 5,000 square metres and the development will not result in a building with a height greater than 25 metres above ground level.	N/A

Sydney Development Control Plan 2012

Consideration of the relevant development controls contained within Council's DCP is provided below.

Table 2: Sydney DCP Compliance Table

Sydney DCP 2012	Department Comment/ Assessment	Yes/No
3.2.7 Reflectivity	The reflectivity assessment of the FASS building façade details that motorists travelling within the surrounding road network would not be adversely affected due to the orientation of the building's façade and angle of approach for motorists. The assessment concluded that adoption of its materials and finishes recommendations, compliance can be achieved to ensure potential adverse glare impacts are minimised. The Department also recommends the imposition of its standard 'reflectivity' condition, requiring external materials do not exceed the maximum 20% reflectivity spectrum.	Yes
3.2.8 External Lighting	The FASS building external lighting is proposed to comply with relevant Australian Standards and designed in a manner that ensures any light spill is controlled.	Yes
3.6 Ecologically Sustainable Development	Addressed at Section 2.5 of this report.	Yes
3.7 Water and Flood Management	Addressed in Appendix B Table 1 of this report.	Yes
3.9 Heritage	Addressed at Section 4.2 and Appendix B Table 1 of this report.	Yes
3.11 Transport and Parking	Addressed at Section 4.2 of this report.	Yes

APPENDIX C GLOSSARY

Ecologically Sustainable Development can be achieved through the implementation of:

- (a) *the precautionary principle - namely, that if there are threats of serious or irreversible environmental damage, lack of full scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation. In the application of the precautionary principle, public and private decisions should be guided by:*
 - (i) *careful evaluation to avoid, wherever practicable, serious or irreversible damage to the environment, and*
 - (ii) *an assessment of the risk-weighted consequences of various options,*
- (b) *inter-generational equity—namely, that the present generation should ensure that the health, diversity and productivity of the environment are maintained or enhanced for the benefit of future generations,*
- (c) *conservation of biological diversity and ecological integrity—namely, that conservation of biological diversity and ecological integrity should be a fundamental consideration,*
- (d) *improved valuation, pricing and incentive mechanisms—namely, that environmental factors should be included in the valuation of assets and services, such as:*
 - (i) *polluter pays—that is, those who generate pollution and waste should bear the cost of containment, avoidance or abatement,*
 - (ii) *the users of goods and services should pay prices based on the full life cycle of costs of providing goods and services, including the use of natural resources and assets and the ultimate disposal of any waste,*
 - (iii) *environmental goals, having been established, should be pursued in the most cost effective way, by establishing incentive structures, including market mechanisms, that enable those best placed to maximise benefits or minimise costs to develop their own solutions and responses to environmental problems.(Cl.7(4) Schedule 2 of the Regulation)*

Objects of the Act

- (a) *to encourage:*
 - (i) *the proper management, development and conservation of natural and artificial resources, including agricultural land, natural areas, forests, minerals, water, cities, towns and villages for the purpose of promoting the social and economic welfare of the community and a better environment,*
 - (ii) *the promotion and co-ordination of the orderly and economic use and development of land,*
 - (iii) *the protection, provision and co-ordination of communication and utility services,*
 - (iv) *the provision of land for public purposes,*
 - (v) *the provision and co-ordination of community services and facilities, and*
 - (vi) *the protection of the environment, including the protection and conservation of native animals and plants, including threatened species, populations and ecological communities, and their habitats, and*
 - (vii) *ecologically sustainable development, and*
 - (viii) *the provision and maintenance of affordable housing, and*
- (b) *to promote the sharing of the responsibility for environmental planning between the different levels of government in the State, and*
- (c) *to provide increased opportunity for public involvement and participation in environmental planning and assessment.*

Section 79C Evaluation

(1) Matters for consideration—general

In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:

- (a) *the provisions of:*

- (i) any environmental planning instrument, and
- (ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Director-General has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and
- (iii) any development control plan, and
- (iiia) any planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F, and
- (iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph), and
- (v) any coastal zone management plan (within the meaning of the Coastal Protection Act 1979),
that apply to the land to which the development application relates,
- (b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,
- (c) the suitability of the site for the development,
- (d) any submissions made in accordance with this Act or the regulations,
- (e) the public interest.

Note. See section 75P(2)(a) for circumstances in which determination of development application to be generally consistent with approved concept plan for a project under Part 3A.

Note. The consent authority is not required to take into consideration the likely impact of the development on biodiversity values if:

- (a) the development is to be carried out on biodiversity certified land (within the meaning of Part 7AA of the Threatened Species Conservation Act 1995), or
 - (b) a biobanking statement has been issued in respect of the development under Part 7A of the Threatened Species Conservation Act 1995.
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APPENDIX D RECOMMENDED CONDITIONS OF CONSENT
