

The University of Sydney Camperdown-Darlington Campus

Chau Chak Wing Museum & Associated Campus Domain Works

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



August 2016

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1.0 EXECUTIVE SUMMARY

In accordance with clause 3 and Schedule 2 of the *Environmental Planning & Assessment Regulation 2000* (the Regulation), and clause 15 and Schedule 1 of the *State Environmental Planning Policy (State & Regional Development) 2011* (the SRD SEPP), the University of Sydney (the University) is seeking the Department of Planning and Environment (DPE) Secretary's confirmation of, and response to, the following matters regarding the proposed new Chau Chak Wing Museum Building on the University's Camperdown campus:

1. Confirmation that the project qualifies as State Significant Development (SSD); and
2. Secretary Environmental Assessment Requirements (SEAR) for the SSD application.

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

The development site (shown in Figure 1 below) is located near the northern boundary of the Camperdown campus, fronting Parramatta Road to the north, west and north of University Avenue, and east of the Quadrangle. Current development on the site consists of three tennis courts in poor condition and a small dilapidated weatherboard tennis pavilion.



Figure 1: Site location

The proposal is for the new Chau Chak Wing Museum Building to be located on this site and to consolidate the Macleay Museum, Nicholson Museum, University Art Gallery and Collections Education, and the Research and Conservation facility into one building.

Currently these museums, gallery and collections are significantly fragmented in numerous buildings across campus.

The project site is not listed as a State or local heritage item. The Camperdown campus does lie within the City of Sydney's Camperdown Conservation Area (Sydney LEP 2012). The site is east of the heritage listed Quadrangle building and Science Road buildings (SLEP items I78-I84) and west of Victoria Park (SLEP item I39).

As the CIV for the project is more than \$30 million, it qualifies as an educational establishment as defined by the SRD SEPP Schedule 1, Clause 15 *Education Establishment* as well as a cultural facility as defined by Schedule 1, Clause 13 *Cultural, Recreation and Tourist Facilities*. The CIV for the project is detailed at SEAR report section 12, and is valued at \$53,793,775.

The University's *Campus Infrastructure and Services* department (CIS) is responsible for the built environment on all University of Sydney campuses. CIS has developed the Concept Campus Improvement Program 2014-2020 (CIP), being a development implementation program for future campus precincts with accompanying building envelopes. This is addressed by SSD 13_6123. The CIP was approved by the Minister for Planning on 16 February 2015.

This current project for the new Chau Chak Wing Museum Building was not included within any CIP precinct as it constitutes an individual development site, and is not a precinct requiring broader building envelopes. The CIP consent condition A4 does not preclude additional development outside the identified CIP precincts. This process was discussed and confirmed with the DPE's project assessments team. Furthermore, this SSD project will address and confirm that the proposed works will not be inconsistent with the Concept CIP approval (SSD 13_6123) and will satisfy the requirements of S83D '*Status of staged development applications and consents*' of the EPA&A Act.

The proposed Chau Chak Wing Museum will provide a forward-thinking, innovative and much-needed cultural and intellectual space for exploration, engagement and research at the University. It will be the centre of a new precinct for cultural and scientific engagement at the symbolic heart of the campus. It will also offer an exciting new museum space for the general public to experience the University and its significant collection of antiquities and other exhibits. At the same time, the project will also continue to foster the educational establishment uses and strengths of the campus, ensuring it serves as a primary economic and employment destination and provider through its role in education and research. This role is consistent with the DPE's *A Plan for Growing Sydney*.

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

It is anticipated that this summary will assist the DPE in its preparation of the SEAR.

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

The University is recognised as Sydney's oldest and principal university specialising in tertiary educational and research pedagogy. In 2015 the University attracted some 54,000 enrolments, employed over 7,600 permanent staff, and generated over 5,100 jobs in the areas of construction, facilities, maintenance and services. The University is a significant employment node and destination, as well as a future employment provider through its qualified students.

The University's Camperdown-Darlington campus is located within the Global Sydney 'city-shaper', within the Sydney Education and Health precinct of the DPE's *A Plan for Growing Sydney*.

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

- \$385 million Charles Perkins Centre for Obesity, Diabetes and Cardiovascular Disease (completed and opened 2014);
- \$110 million Australian Institute for Nanoscience (completed and opened 2015);
- \$58 million Queen Mary Building: Student Accommodation (completed and opened 2015);
- \$180 million Abercrombie Precinct Redevelopment Project: Business School (completed and opened 2016).





Transformational Projects completed: The Charles Perkins Centre, and the Australian Institute of Nanoscience, the Abercrombie Business School, and The Queen Mark Building

These four major transformational projects were completed on the Camperdown-Darlington campuses during 2014-2015, and resulted in increased construction employment as well as consolidating full time academic, research, teaching and administrative employment growth in the sectors of Medicine, Nanoscience and Business. The University's investment in these projects attracts research grants resulting in specialised jobs and encourages and supports collaboration with relevant industry sectors.

These combined projects represent an injection into the NSW economy of more than \$1 billion in construction and related activities.

Details of these projects can be found on the following website
<http://sydney.edu.au/about/profile/building-projects/index.shtml>

3.0 RELATIONSHIP TO THE CONCEPT CAMPUS IMPROVEMENT PROGRAM SSD 13_6123

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

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

However, the proposed Chau Chak Wing Museum Building did not form part of the CIP Stage 1 SSD proposal, as it comprises an individual development site not requiring a "Precinct" building envelope approach. The decision to treat and lodge this proposed site development as an individual SSD proposal was endorsed in discussion with DPE staff.

The Minister's approval of the CIP SSD13_6123 includes the following condition:

"A4. This approval does not preclude additional development sites outside the identified Campus Improvement Program precincts, subject to future approval (where required) and the demonstration of satisfactory environmental impacts."

The Environmental Impact Statement (EIS) report that will accompany the SDD proposal and documentation will also address the requirements of S83D (2) of the EPA&A Act:

83D Status of staged development applications and consents

(2) While any consent granted on the determination of a staged development application for a site remains in force, the determination of any further development application in respect of that site cannot be inconsistent with that consent.

The EIS will address relevant conditions that apply to the broader campus that are contained in the Minister's SSD 13_6123 consent.

4.0 THE UNIVERSITY OF SYDNEY PROFILE



Located in the heart of Sydney and on various satellite campuses throughout NSW the University of Sydney is unique among Australia's leading universities in the breadth of disciplines it offers. Key features of the University include:

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

Student enrolments: The University currently has 54,314 enrolments and 39,124 EFTSL. Domestic student load is targeted between 65 and 70 per cent, and international student load is targeted between 25 and 30 per cent. **The University does not envisage a significant increase in student enrolments.** The campus is close to capacity, and the University is consequently targeting an increase in the quality of teaching, learning, research facilities and infrastructure.

Employment profile: In 2015, the University employed approximately 7,600 full time staff, comprising 2,266 administrative staff and 5,350 faculty staff. At August 2015, the University's student: staff ratio was 17.6:1.

Construction and capital works activity: The University is committed to a variety of construction and capital work programs, in particular those earmarked by the Minister's approval for the Campus Improvement Program, existing building upgrade works, and regular building facilities and maintenance works. The University typically generates more than 2,000 construction jobs on major transformational projects at any one time, as well as over 200 capital works building projects. The University also employs more than 3,000 inducted contractors for facilities maintenance and related services.

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

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



Degrees of Inspiration: The University's student experience has been repeatedly recognised as the best in the country by the National Union of Students. We encourage our students to get involved in life outside the classroom, participate in our 200+ social clubs and share their views in University decision-making.

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

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

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

5.0 THE CAMPERDOWN-DARLINGTON CAMPUS

5.1 Campus Overview

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

- **Campus Size:** 49 hectares (Camperdown 33; Darlington 16);
- **Student enrolments:** 54,314 enrolments; 70% domestic; 30% international
- **Construction Jobs:** 5,100 construction; contractors facilities maintenance
- **Built environment:** 237 buildings (186 habitable);
- **Employment:** 7,616 full-time staff: 2,266 administrative; 5, 350 faculty

The campus site the subject of this application is highlighted in Figure 2 below.

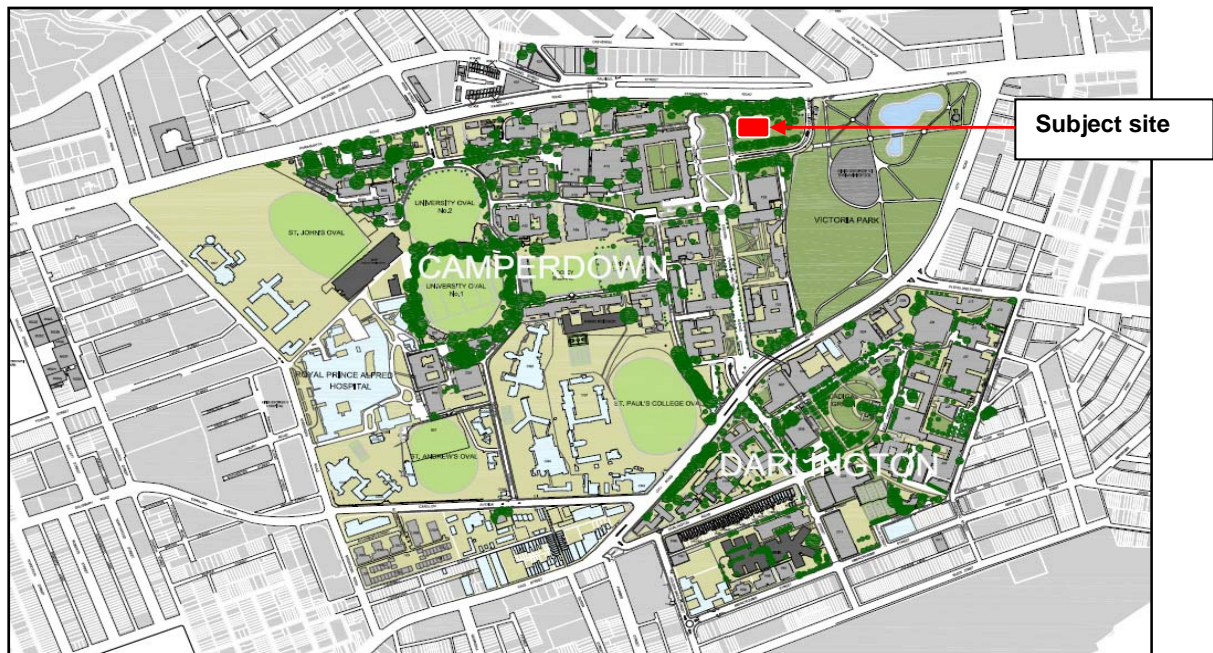


Figure 2: Camperdown-Darlington Campus

5.2 Site description

The development site is located to the northeast of the University's grounds adjacent to the Parramatta Rd entrance, within the area currently used as the Fisher Tennis Courts site.

Parramatta Rd runs in an approximate east to west alignment and borders the site to the north. University Place that runs in a north south direction is located to the west, beyond which is the University's main Quadrangle Building. University Avenue borders the site to the south, with Victoria Park located beyond the University grounds to the east.

The main portion of the site consists of three tennis courts, to the north of which is a small weatherboard tennis pavilion building. An area of lawn is located to the east of the site.

The northern boundary between the University campus and Parramatta Rd features a retaining wall above which is a linear garden bed containing significant trees. Ground conditions of the area consist of a sloped garden bed.

The development site is bound on all sides by trees of varying significance.

Photographs of the site are provided at Appendix A. A site survey and services plan is provided at Appendix B.

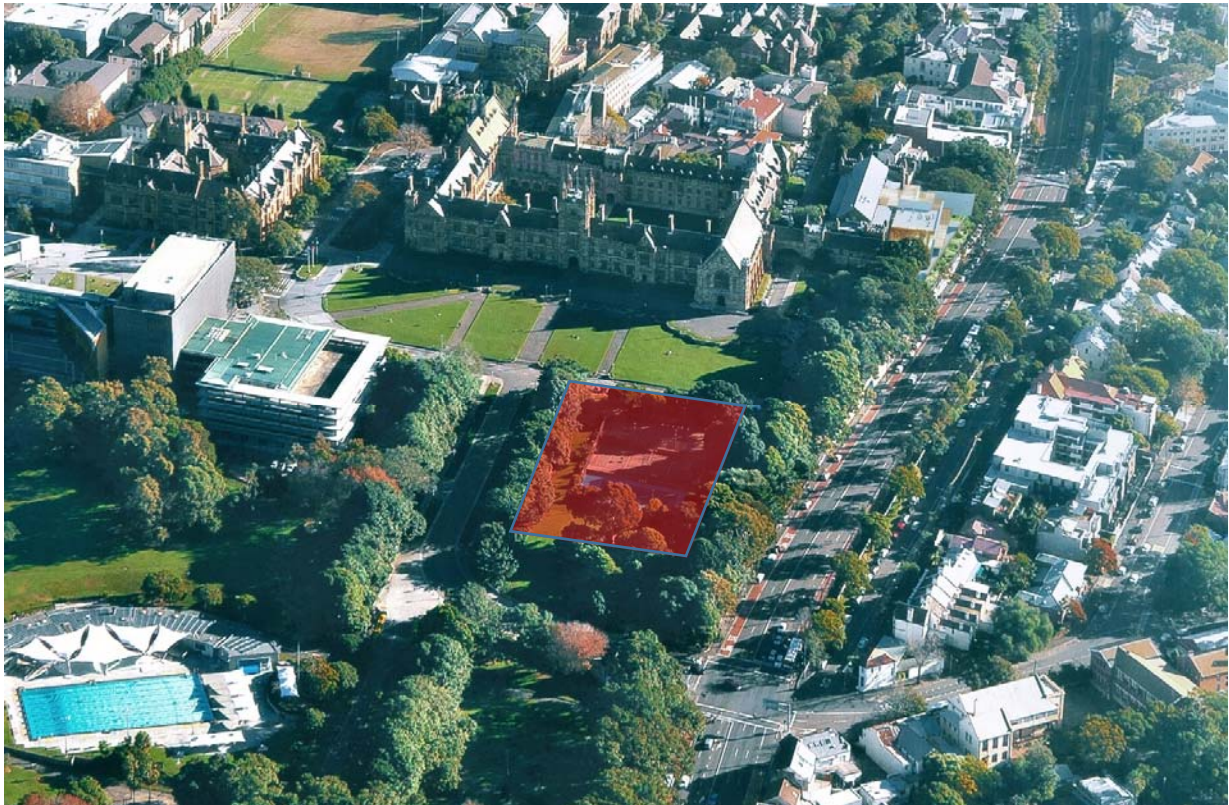


Figure 3: Aerial view of site

6.0 THE PROPOSED SSD PROJECT

This request for the SEAR for the Chau Chak Wing Museum Building seeks the following:

1. Confirmation that the project qualifies as a State Significant Development Application; and
2. Confirmation of the Secretary Requirements for matters to be incorporated into the SSD EIS and associated documentation.

To assist the DPE in coordinating the SEAR the University confirms that the future SSD application will provide details on:

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

6.1 Project Proposal

The Project Proposal involves the co-location and consolidation of the Macleay Museum, Nicholson Museum and University Art Gallery as well as collections from a number of currently fragmented locations into a new single museum building to be known as the Chau Chak Wing Museum. Currently, the University's museums, galleries and collections are significantly fragmented and located in numerous buildings, as shown in Figure 4.

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

- Upgrade the quality of Museum and Gallery facilities to promote object based learning and research.
- Create teaching and research space that can be shared across all faculties.
- Consolidate collections to promote education, research and conservation.
- Recognise and celebrate Aboriginal significance.
- Develop a healthy and sustainable Campus environment.
- Ensure equitable access to and through Campus.
- Respect the heritage "Sandstone University" significance.

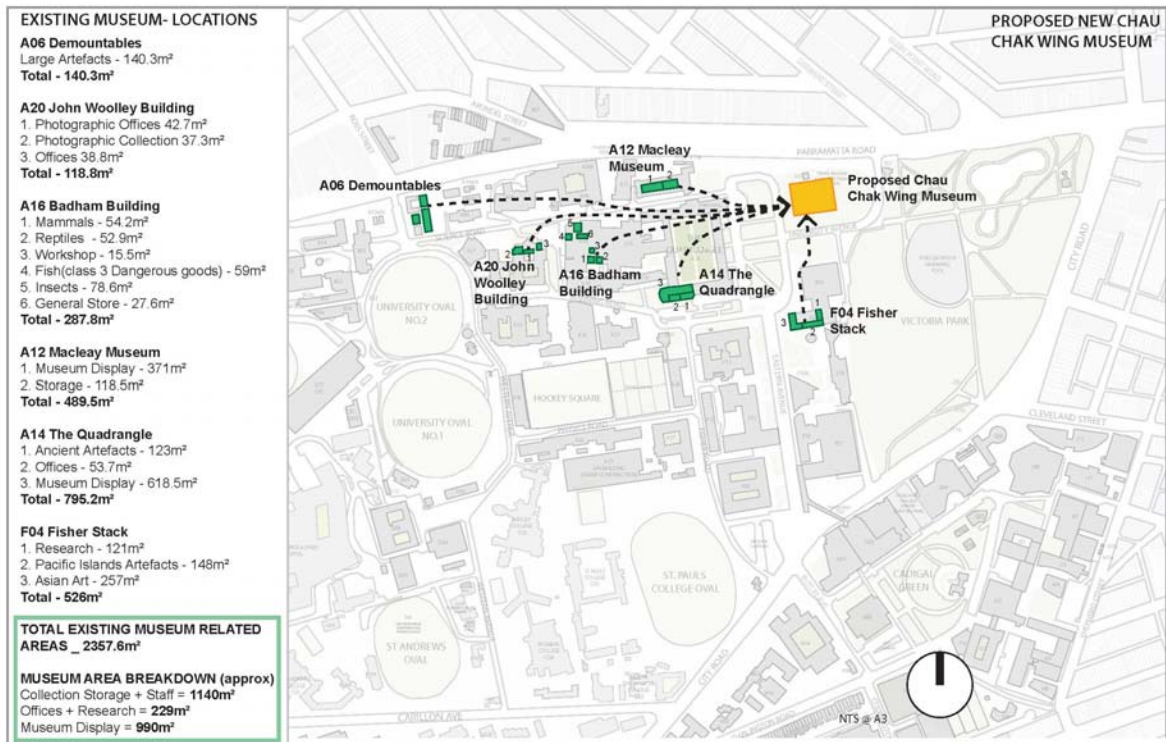


Figure 4: Existing University museum locations

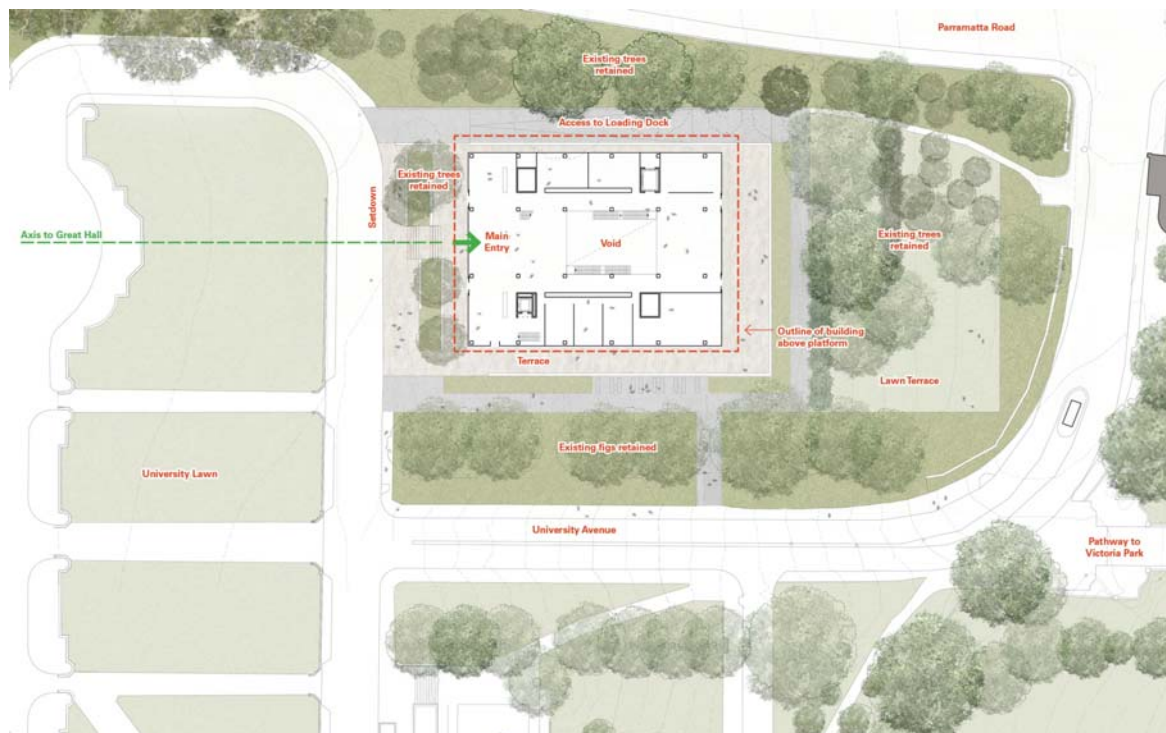


Figure 5: Proposed site layout

The architecture of the new Chau Chak Wing Museum Building and campus domain connection will complement the surrounding architecture (i.e. the nearby Fisher Library), whilst expressing an individual identity in response to the functional use and site context.

The Chau Chak Wing Museum Building will become an important entrance gateway at University Avenue and Parramatta Road whilst further reinforcing the original intention for this site, as articulated in previous masterplans for the University. These include:

- 1917 – Gordon McRae’s plan (Government Architect)
- Circa 1920 – Walter Burley Griffin’s plan
- 1920 – Leslie Wilkinson’s Plan (adopted by the Senate)
- 1961 – Development Plan & Precinct Planning (Maze & Abraham)
- 2008 – Campus 2020 Masterplan (Cox)

The 1917 masterplan, showing a proposed building on the subject site, is reproduced in Figure 6 below.

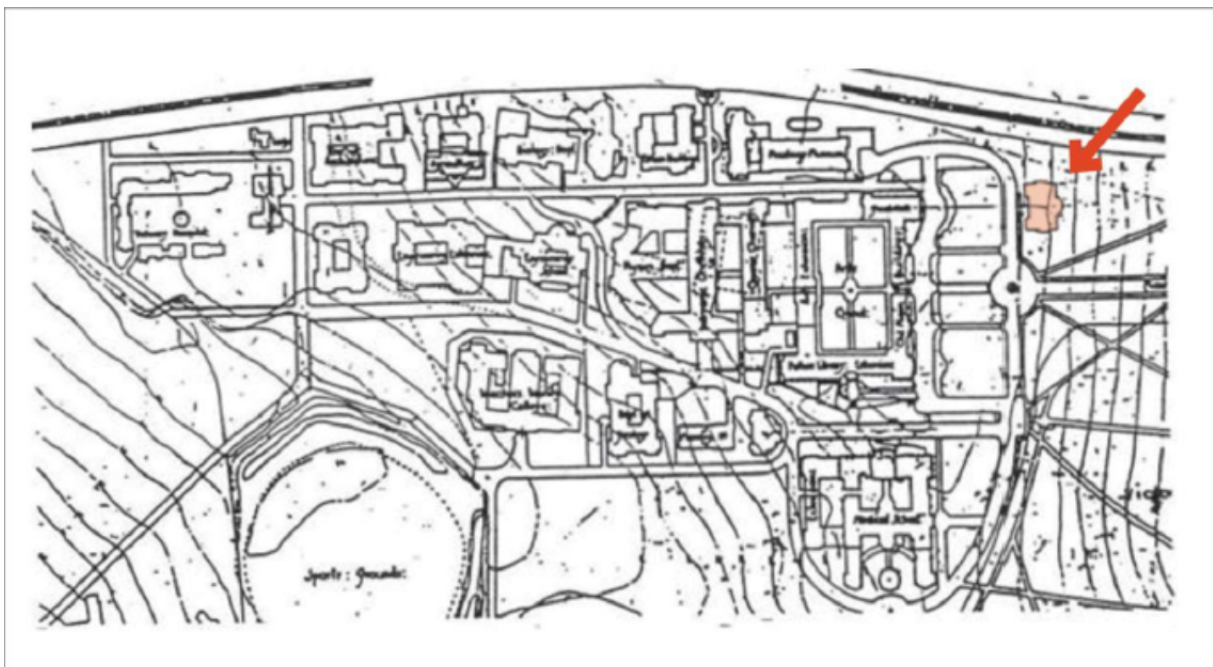


Figure 6: Plan by Government Architect (George McRae) for extension of Quadrangle, 1917, illustrating potential future building facing the Great Hall, to eastern side of University Lawn

6.2 Proposed building

The new museum building will have an approximate gross floor area of 7,500 square metres and will be contained within a building envelope not exceeding 20 metres measured above the lowest point of natural ground level. The building envelope will complement the siting and scale of the adjoining Fisher building opposite (south of) University Avenue, as shown in Figure 7.

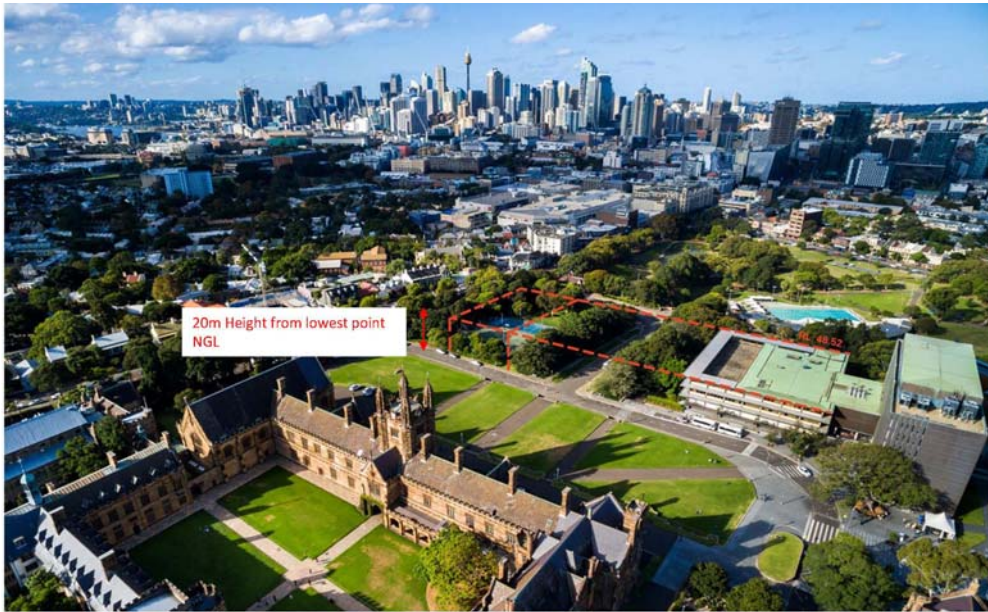


Figure 7: Chau Chak Wing Museum – Fisher Library Height and Setbacks

The concept for the building layout comprises the following:

- Basement Level:
 - Collections, education, research and conservation facility
- Lower Entry Level:
 - Gallery and exhibition area
 - Auditorium
- Entry Level:
 - Arrival foyer/ orientation gallery
 - Information/ cloak room / shop
 - Study rooms
 - Gallery and exhibition area
 - Restaurant
 - Schools entry and education room
- Upper Level:
 - Gallery and exhibition area

A longitudinal section of the proposed building is provided in Figure 8. The building concept maximises the potential of the site by taking advantage of its slope from west to east.

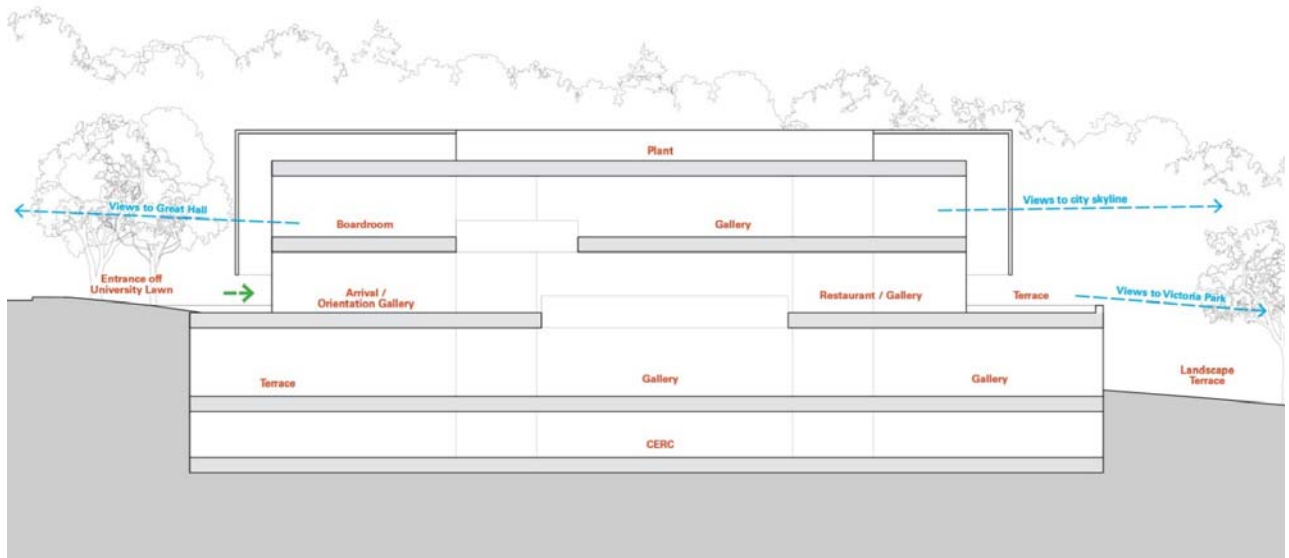


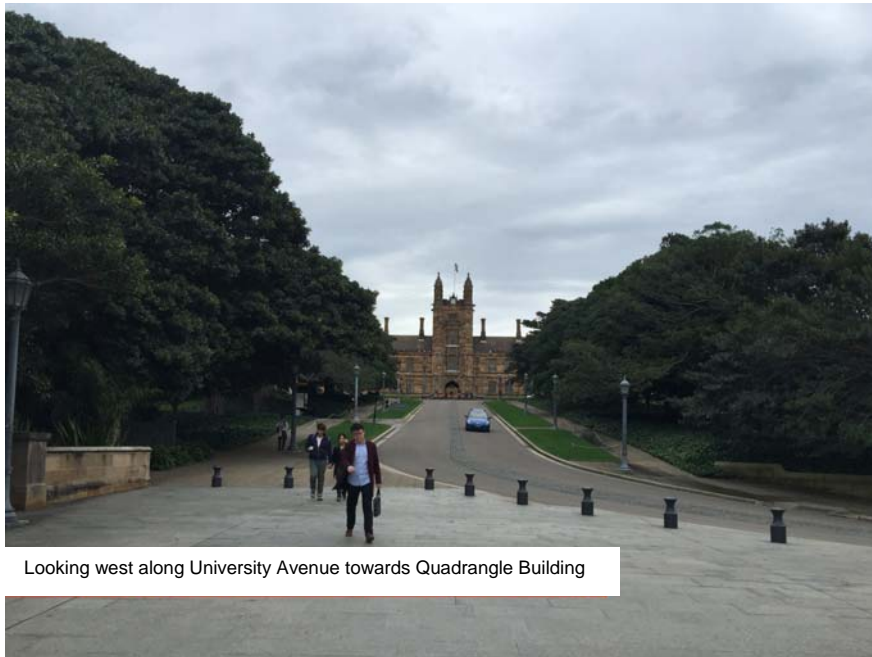
Figure 8: Building concept – longitudinal section

Concept drawings of the proposed building are provided at Appendix C.

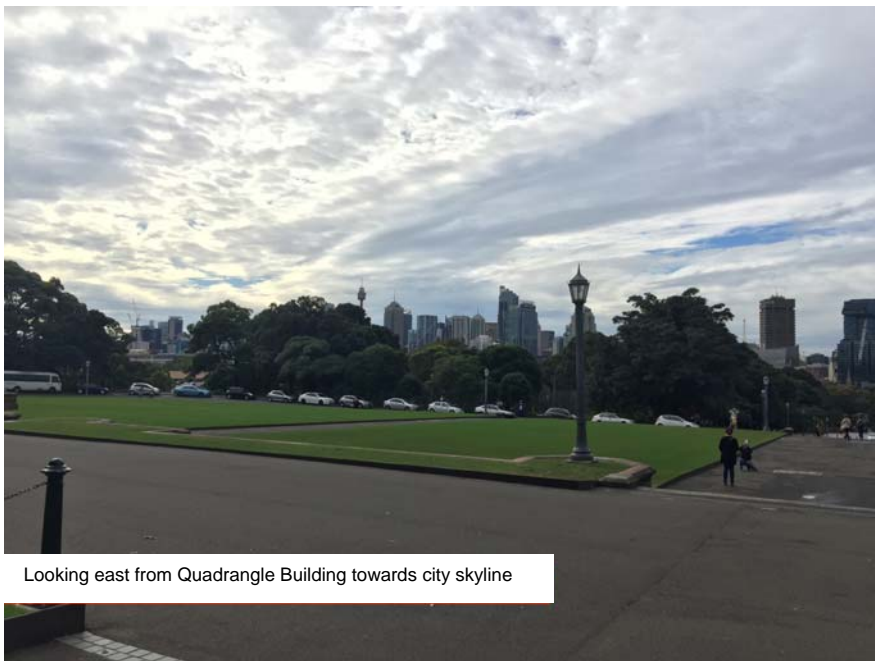
It is imperative that the foreground to this site and ground level of the new building is seamlessly blended into the surrounding landscaping along University Avenue, giving priority to pedestrians and maintaining the existing arrival to the Campus from Victoria Park with views to the Quadrangle Clocktower.

Similarly, it is also imperative that the maximum height of the new building be below that of the adjacent Fisher library and similar to the existing tree height, in order that city skyline views remain unimpeded from the Quadrangle.

The proposed redevelopment of the site for the new CCW Museum will not conflict with any viewlines, nor have any adverse impact on surrounding buildings, nor the public domain as identified in the Conservation Management Plans for the University.



Looking west along University Avenue towards Quadrangle Building



Looking east from Quadrangle Building towards city skyline

6.3 Access and Parking

The current vehicular access to the Camperdown campus off Parramatta Road is along the eastern and southern edges of the site, sweeping along University Avenue, before connecting to the loop in front of the Quadrangle. No amendments or changes to these roadways are planned, however improved pedestrian safety with new crossings aligned to the new building access is proposed.

Existing parking along the western side roadway adjacent the site will be re-purposed to permit set-down and pick-up only in addition to DDA compliant access for set-down and pick-up. This reflects the CIP's intention to rationalise parking and to "pedestrianise" all accessways and roadways in this vicinity of the Quadrangle.

7. EPI, DESIGN, & POLICY REQUIREMENTS

7.1 State Policy

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

- *State Environmental Planning Policy (State & Regional Development) 2011* (the SRD SEPP) – clauses 13, 15 & Schedule 1
- *State Environmental Planning Policy No 55 (Remediation of Land)*
- *State Environmental Planning Policy (Infrastructure) 2007*

7.2 City of Sydney

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

- *City of Sydney LEP 2012*
- *City of Sydney Development Control Plan 2012*

7.3 SSD 13_6123

The EIS report accompanying the SSD project will address the:

- relevant conditions of the Minister's consent for the Concept Campus Improvement program SSD 13_6123
- *S83D(2) Status of staged development applications and consents of the Environmental Planning Assessment Act 1979*
- Consistency with the approved CIP SSDA13_6123

7.4 University of Sydney Design Excellence Policy

The EIS report accompanying the SSD project will address the:

- Selection of the Architect
- Design Excellence attainment

7.5 University of Sydney Design Standards

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

The University's *Architectural Standard* provides:

- Details of the University's minimum requirements for planning and architectural design
- A reference document to enable consistency with the design and engineering objectives

- Support of the University's vision for the built environment and world's best practice.

The standard addresses key objectives:

- Quality architectural design which responds, enhances and complements the environment
- Appreciation of the heritage context and cultural history of the campuses
- Value for money in all aspects of the project
- The design of low maintenance buildings and environments
- Longevity in life of construction and a whole of life approach to design
- Standardisation of space, to minimise individual specialisation of spaces
- Flexible space design, to future proof building usage for expansion or adaption to new uses
- Safety in design.

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

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

7.6 Materials

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

- Robust low maintenance finishes (no external painting or render)
- Locally sourced products
- Sustainable product use and design
- Solar control that works

- Use of proprietary systems
- Consideration of the whole life cycle costs of the building
- Demonstrated green initiatives that may be relevant to this project

7.7 ESD Initiatives

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

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

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



8.0 CONSULTATION

8.1 External Consultation

Adjoining landowners to the project site are the City of Sydney (footpaths/roads and Victoria Park), and NSW Roads and Maritime Services (Parramatta Road as an arterial road). There are other landowners and private residential properties across Parramatta Road in Glebe fronting Arundel Street but they are not within any immediate or visual vicinity of this project site and proposed development.

The University understands this request for SEAR will be forwarded to relevant Government agencies including (but not limited to) the City of Sydney, NSW Heritage Council, RMS and Transport for NSW for their respective views on the Project and EIS documentation. The University will undertake a program of further consultation as directed by the SEAR.

8.2 Internal Consultation

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

- The Executive team
- Various University operations and stakeholders.

Presentation feedback has been developed into the project brief. Relevant parties will contribute to the Project Control Group to refine the design with the selected architect.

9.0 SUPPORTING INFORMATION AND INPUTS

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

- an appropriately qualified and experienced Architect to develop concept and detailed design solutions;
- a Town Planning/Urban Design company to assist in establishing the strategic, statutory planning matters for consideration in preparing an EIS report;
- a Heritage consultant to address the impact of the project in consideration of the Camperdown Conservation Area;
- a Transport and Traffic company to prepare an 'Access Strategy' to respond to the existing and proposed traffic, servicing, parking and pedestrian arrangements for the site, and in consideration of surrounding access arrangements;
- a utilities review and survey to project the capacity of utilities supply to service both sites and to identify where upgrade of utility services is required;
- a flooding study of the campus (City of Sydney's Johnston's Creek and Blackwattle Bay Catchment Studies);
- a draft 'Communications and Community Consultation Strategy' that will be developed into the SSD application; and
- various other relevant consultant documents including arborist, accessibility, archaeology, ESD and BCA disciplines.

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

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

- Efficient resource use;
 - Climate change and impact; and
 - Land use, landscape and biodiversity.
4. The University's **green travel plan** promotes sustainable, healthier and more cost-effective and active travel modes: walking and cycling. It also supports linkages and access to public transport, which will make mobility and transport more affordable and reduce dependence on private motor vehicle use.

10.0 ARCHITECT SELECTION

10.1 Overview

The University realises the importance of this site situated at the primary gateway to the University Camperdown campus off Parramatta Road, and in the vicinity of the Quadrangle and the Fisher Library (both heritage listed buildings). Consequently the site requires an architectural solution that accentuates but also complements its location. This site requires a complementary built solution with respect to design/architecture, heritage, landscaping, access and transport, and infrastructure provisions.

As a combined Museum, Gallery and Learning Space, the new Chau Chak Wing Museum building will be a bespoke building designed to respond to the educational, research and cultural functions of the various internal spaces. The building's architecture will also need to complement rather than impact on surrounding development, parks and gardens and view corridors.

As such the internal spatial solutions and overall architecture solution will be developed, incorporating due diligence and preliminary concept design stages. With this approach, the successful architect therefore becomes part of the design formulation team with University Museums acting as the key stakeholder. The internal spatial configuration of the building therefore requires careful design resolution before the external building design and appearance is addressed. Its relationship to the forecourt of the Quadrangle building is of utmost importance.

The University's independent Project Control Group provides the necessary governance and steering functions, whilst the CIS project team will deliver the project through professional and administrative services.

10.2 Design Excellence

Under the *Sydney LEP 2012* (Division 4 Design excellence), a design competition process is required under the following circumstances:

- (a) development in respect of a building that has, or will have, a height above ground level (existing) greater than:
 - (i) 55 metres on land in Central Sydney, or*
 - (ii) 25 metres on any other land,**
- (b) development having a capital investment value of more than \$100,000,000,*
- (c) development in respect of which a development control plan is required to be prepared under clause 7.20,*
- (d) development for which the applicant has chosen such a process.*

The Chau Chak Wing Museum building will be substantially lower in height than 25 metres above ground level, will not exceed a construction value of \$100 million, and is not development to which clause 7.20 applies (i.e. the development site area is less than 5000sqm). Therefore the design excellence provisions under Sydney LEP 2012 do not

apply. However, the University is committed to ensuring that the new building will achieve design excellence and has followed a rigorous design excellence process in selecting the preferred architect, as discussed below.

The University has directly selected an appropriate architect from a range of CIS pre-qualified Architects Panel in conjunction with other specialist architects, using the CIS *Guide for Design Excellence Process*.

The University's CIS department has established robust and competitive panels for the provision of Consultancy and Contractor Services (CCS), based on the University's Procurement Strategy PS/2013/022, and the University's Procurement Policy. The University's process is equal to, and complements, the City of Sydney's process for selection of its panel architects.

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

In selecting an appropriate architect for the new CCW Museum, CIS has already completed a robust selection process (under UoS's Design Excellence Policy 15 b) with directly selecting an appropriate architect to an approved procurement strategy.

Following this detailed and rigorous tender evaluation process, the Tender Evaluation Panel selected Johnson Pilton and Walker Architects (JPW) for the concept and detailed design of the new Chau Chak Wing Museum Building.

Further details regarding the architectural selection process are provided in Appendix E.

As the selected architect, JPW will prepare and progress the project design for review, comment and feedback. A Project Brief has been provided to JPW to progress the design from its concept to schematic design to be submitted for SSSA.

A Design Review Panel (DRP), including eminent architects and other specialists, will be established to review the JPW concept design and confirm and certify that design excellence has been achieved. The DRP will have a regular and on-going role in the design evolution of the concept design to schematic design submitted for SSSA. This process will ensure that Design Excellence has been achieved in the design.

The Design Review Panel (DRP) will also be involved in design review workshops at notionally 30%, 50% and 90% complete stages of the schematic design. Other informal weekly project working group design meetings will also be held between CIS and JPW. This process ensures that Design Excellence will be achieved in the schematic design submitted for the SSSA.

The DRP will review the schematic design against clearly articulated and weighted criteria, scoring it for the attainment of Design Excellence in response to the Project Brief and CIS Design Excellence Criteria (refer Appendix F).

JPW will demonstrate, advise and articulate how the attainment of Design Excellence has been achieved in the Development Application through responding to the Design Excellence Criteria in their **Architectural Design Report**.

The DRP will also prepare an **Architectural Design Review Report** detailing the assessment and rationale for the final schematic design, and recommendations for design amendments or conditions in the attainment of Design Excellence. This report will be provided to the consent authority as part of the Development Application.

Further, in accordance with the request of a major donor, Foster & Partners has been nominated as an internationally acclaimed peer review architect to review and comment on the JPW schematic design.

This SEAR report therefore concludes that the:

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

11.0 WAIVING OF SECTION 94 CONTRIBUTIONS

The University will be seeking an exemption in its SSD application to the payment of section 94 contributions for the Chau Chak Museum development.

The University's position in relation to the payment of contributions has been made clear in previous submissions, being that no contributions should be paid having regard to the following reasons:

- Clause 226(1) of the Regulation provides that a development carried out by an Australian University (under the meaning of the *Higher Education Act 2001*) is a Crown development.
- The University of Sydney is listed as an Australian University under Schedule 1 of the *Higher Education Act 2001*. Consequently, this DA is a Crown development for the purposes of Division 4 of the EP&A Act.
- The University provides a major public service leading to significant benefits for the public in terms of essential community services and employment opportunities.

In relation to the Chau Chak Wing Museum, the University will be seeking exemption from paying section 94 contributions under the City of Sydney's Development Contributions Plan 2015 having regard to the above reasons as well as on the following grounds:

1. No increase in demand for services and facilities

The new Chau Chak Wing Museum building will not generate a demand for additional services and amenities. Rather, it is designed to consolidate existing museum artefacts/exhibits, and to accommodate existing administrative staff, from various existing locations which are currently fragmented across a number of different buildings on the Camperdown campus, into a multi-functional and flexible building. The fragmented nature of the current arrangements is shown in Figure 4 (p. 12).

Importantly, no additional staffing numbers will be accommodated within the new Museum building. Accordingly, the development seeks to consolidate existing activities spread out across the Camperdown Campus, resulting in no population "nett increase" to warrant the collection of section 94 contributions to offset increased demand of local services or infrastructure.

2. Public benefit

The proposed museum will provide a significant material public benefit to the wider public. It will be free to visit and will be a major educational and cultural resource for the City of Sydney. The building will be designed to provide flexible exhibition spaces, enabling the University for the first time to display extensive parts of its collection. It will also provide much needed cultural and intellectual space for exploration, engagement and research.

Where the Crown is proposing to provide a public service with significant public benefits, exemption from contributions is supported by Planning Circular (DUAP Circular D6) relating to Crown Development Applications, noting that:

“Crown activities providing a public service or facility lead to significant benefits for the public in terms of essential community services and employment opportunities. Therefore, it is important that these essential community services are not delayed by unnecessary disputes over conditions of consent. These activities are not likely to require the provision of public services and amenities in the same way as developments undertaken with a commercial objective”.

3. Other benefits provided by University

The University already provides an extensive array of material public benefits over and above its core focus on education and research. These include public access to and use of the University’s libraries, spaces for cultural events, community facilities such as child care centres, sporting facilities (including an aquatic centre), playing fields and stadiums, entertainment spaces, retail facilities and professional services, and large areas of open space. The University also provides significant infrastructure services upgrade throughout the campus including stormwater. These are analogous to the public amenities and services which the Council provides for its local government area.

Given the proposed development by the University constitutes development by a non-profit organisation, provides a distinct community benefit through a world class museum accessible by the public, does not invoke additional worker or staff population, and provides a significant quantum of budgeted/financed infrastructure works already dedicated by the university on campus, the proposed development therefore qualifies for exemption from the City of Sydney’s Development Contributions Plan.

12.0 CAPITAL INVESTMENT VALUE

The University has carried out an independent assessment of the capital investment value (CIV) of the project undertaken by independent Quantity Surveying consultants AECOM in realising the projects qualification as a State Significant Development.

Clause 3 of the Regulation provides the following definition for CIV:

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

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

The QS report prepared by AECOM is included at Appendix D, and concludes that the project has a CIV of \$53,793,775.

13.0 PROJECT TIMETABLE

The University has developed the following project timeframe in order to facilitate commencement of construction in the second quarter of 2017:

| Milestone | Program |
|---|-------------------------|
| Gate 1 – Initial Project Viability Assessment | July 2016 |
| Milestone 1 – Lodge SEARs Application | August 2016 |
| Gate 2 – Design Development /DA / Business Case | Aug 2016 – end Oct 2016 |
| Milestone 2 – Lodge EIS & SSD Application | November 2016 |
| Gate 3 – Project Endorsement | November 2016 |
| Milestone 3 – Project endorsement | November 2016 |
| Gate 4 – Procurement | Nov 2016 – April 2017 |
| Milestone 4a – Award Contract | April 2017 |
| Milestone 4b – Target DA approval | Mid April 2017 |
| Gate 5 - Construction | April 2017 – July 2018 |

14.0 CONCLUSION

This submission supports a request to the DPE for the Secretary's Environmental Assessment Requirements (SEAR) to accept the proposed Chau Chak Wing Museum building on the Camperdown campus as a State Significant Development, and to provide the University of Sydney with a list of requirements to be addressed in the State Significant Development Application and Environmental Impact Statement.

This University's submission and request for the SEAR are considered to be justified for the following reasons:

- The application is made by a Crown authority, being the University of Sydney;
- This project qualifies as State Significant Development under the SRD SEPP and has a capital investment value well in excess of \$30 million;
- In 2015, the University employed over 7,600 permanent staff, and generated over 5,100 jobs in the areas of construction, facilities, maintenance and services. The proposed SSD will continue to create new construction and administrative employment opportunities through the proposed development and associated infrastructure;
- This SSD will further promote the University as a principal education, research, and in particular, a significant visitor destination that will be accessible and available to the general public;
- This SSD will have a flow on effect to the local business centres and residential communities including Glebe, Broadway, Newtown and Redfern;
- This current University capital works program, combined with the Minister for Planning's approved Concept Campus Improvement Program (SSD 13_6123), represents an injection of more than \$1.4 billion in construction and related activities into the NSW economy.