

Notice of decision

Section 2.22 and clause 20 of Schedule 1 of the *Environmental Planning and Assessment Act 1979*

Application type	State significant development
Application number and project name	SSD 7974 Health Precinct Stage 1 Development
Applicant	The University of Sydney
Consent Authority	Minister for Planning

Decision

The Minister for Planning has, under s.4.38 of the *Environmental Planning and Assessment Act 1979 (the Act)* granted consent to the development application subject to the recommended conditions.

A copy of the development consent and conditions is available [here](#).

A copy of the Department of Planning and Environment's assessment report is available [here](#).

Date of decision

11 September 2018

Reasons for decision

The following matters were taken into consideration in making this decision:

- the relevant matters listed in section 4.15 of the Act and the additional matters listed in the statutory context section of the Department's Assessment Report;
- the prescribed matters under the *Environmental Planning and Assessment Regulation 2000*;
- the objects of the Act;
- all information submitted with the development application and during the assessment and information considered in the Department's Assessment Report;
- the findings and recommendations in the Department's Assessment Report; and
- the views of the community about the project (see Attachment 1).

The findings and recommendations set out in the Department's Assessment Report were accepted and adopted as the reasons for making this decision.

The key reasons for granting consent to the development application are as follows:

- benefits – the project would provide a range of benefits for the region and the State as a whole, including: \$146 million of capital investment; providing purpose built facilities to improve the teaching and learning outcomes for health related faculties, ensuring the State remains competitive in attracting students, staff and researchers in the tertiary education sector; and creation of 374 construction jobs;
- consistent with NSW Government policy – the project is permissible with development consent, and is consistent with NSW Government policies including *A Metropolis of Three Cities – the Greater Sydney Region Plan* and the *Eastern City District Plan*;
- impacts can be managed – the impacts on the community and the environment can be appropriately minimised, managed or offset to an acceptable level, in accordance with applicable NSW Government policies and standards, as identified in the Department's Assessment Report. The consent authority has included conditions to ensure design excellence would be delivered, sustainable transport measures would be supported and amenity impacts are minimised;
- community views considered – the issues raised by the community during consultation and in submissions have been considered and adequately addressed through changes to the project and the conditions of consent; and
- public interest – weighing all relevant considerations, the project is in the public interest.

• **Attachment 1 – Consideration of Community Views**

The Department exhibited the Environmental Impact Statement for the project from 11 October 2017 until 10 November 2017 (31 days) and received two submissions, including one objection from City of Sydney Council.

The key issues raised by the community (including in submissions) and considered in the Department's Assessment Report and by the decision maker include development contributions, landscaping, flood planning, environmentally sustainable design, heritage interpretation, urban design and transport. Other issues are addressed in detail in the Department's Assessment Report.

<i>Issue</i>	<i>Consideration</i>
<p><i>Development contributions</i></p> <ul style="list-style-type: none"> Development contributions should be levied 	<p><i>Assessment</i></p> <ul style="list-style-type: none"> The Department has reviewed the Applicant's position and is satisfied the proposed development is eligible for a full exemption in accordance with Planning Circular D6 as: <ul style="list-style-type: none"> it is Crown development Council's Development Contributions Plan has been prepared under section 7.11 of the EP&A Act the proposal does not require any external traffic improvements for the development and the internal improvements at the main entrance form part of the development the proposal would not generate any additional demand on Council's stormwater infrastructure to be funded in the Development Contributions Plan (upgrades to the Sheas Creek catchment and Munni Street catchment in the south precinct). <p><i>Conditions</i></p> <ul style="list-style-type: none"> No condition for development contribution has been recommended in accordance with Circular D6.
<p><i>Landscaping</i></p> <ul style="list-style-type: none"> Appropriately designed landscaping should be provided to offset tree loss Design should provide a visible interpretation of culture and landscape heritage Social spaces and improved connections should be incorporated in the design 	<p><i>Assessment</i></p> <ul style="list-style-type: none"> 31 trees were recently removed (not part of this application) to facilitate development. The proposal includes the planting of 22 new trees. The proposed landscaping design around the building is satisfactory and well-integrated with existing landscaping and would maintain a landscaped setting. <p><i>Conditions</i></p> <ul style="list-style-type: none"> Conditions include a requirement to prepare a revised landscape plan to demonstrate adequate soil depth for planters on the podium and implement tree protection measures during construction.
<p><i>Flood planning</i></p> <ul style="list-style-type: none"> More comprehensive flood assessment 	<p><i>Assessment</i></p> <ul style="list-style-type: none"> The site is subject to flooding. The Applicant submitted a further flood assessment that confirmed that the selected flood planning level and use of the undercroft of the development to convey overland flow and provide flood storage would sufficiently address potential flood impacts. The assessment demonstrates that the design of the building has satisfactorily considered the potential flood impacts. <p><i>Conditions</i></p> <ul style="list-style-type: none"> No conditions or amendments are necessary.
<p><i>Environmentally sustainable design</i></p> <ul style="list-style-type: none"> Environmentally sustainable design should be delivered in full at construction and building commissioning stages, including use of certified sustainable products 	<p><i>Assessment</i></p> <ul style="list-style-type: none"> The development has been designed in accordance with the University of Sydney Sustainability Framework. The Applicant has agreed in its Response to Submissions to use certified sustainable products. <p><i>Conditions</i></p> <ul style="list-style-type: none"> The development is required to be carried out in accordance with the documents submitted with the application.
<p><i>Heritage interpretation</i></p> <ul style="list-style-type: none"> Integration of the heritage interpretation strategy with the various stages of redevelopment of the precinct 	<p><i>Assessment</i></p> <ul style="list-style-type: none"> The Heritage Interpretation Strategy generally identifies the framework for heritage interpretation for the precinct. A Heritage Interpretation Plan is being prepared by a suitably qualified person in conjunction with the final landscaping and public art strategy.

	<p><i>Conditions</i></p> <ul style="list-style-type: none"> • Conditions include a requirement for the Heritage Interpretation Plan to be approved by the Department prior to the final stage of the building construction works.
<p><i>Urban design</i></p> <ul style="list-style-type: none"> • Activation along the interface with the University Oval • Signage and public art strategy, including signage that is sympathetic to the heritage conservation area 	<p><i>Assessment</i></p> <ul style="list-style-type: none"> • The landscape creates new designated circulation pathways around and through the site. • The proposal includes appropriate activation across the site. • The landscape scheme, heritage interpretation and public art strategy will be integrated. <p><i>Conditions</i></p> <ul style="list-style-type: none"> • Conditions include a requirement for the design excellence to be maintained through the design development and construction process and the final landscaping and public art strategy to be endorsed by the Design Excellence Review Panel prior to the final stage of the building construction works.
<p><i>Transport</i></p> <ul style="list-style-type: none"> • Support sustainable transport, including provision of appropriate level of bicycle parking spaces and end-of-trip facilities, reduce parking and prepare and implement a Green Travel Plan 	<p><i>Assessment</i></p> <ul style="list-style-type: none"> • The proposal originally proposed 157 new bicycle parking spaces and 30 car spaces. • The proposal was revised to provide 245 new bicycle parking spaces and 26 car parking spaces. • The proposal is consistent with the University's Sustainable Transport and Mobility Plan and would promote sustainable transport. • The additional car parking is consistent with the previously approved Campus Improvement Program and would consolidate a restricted amount of spaces to campus periphery locations. <p><i>Conditions</i></p> <ul style="list-style-type: none"> • Conditions include a requirement to provide a minimum of 245 new bicycle parking spaces.