



Planning &
Environment

**STATE SIGNIFICANT DEVELOPMENT
ASSESSMENT REPORT:
Health Precinct Stage 1 Development,
Sydney University
(SSD 7974)**



Environmental Assessment Report
Section 4.40 of the *Environmental Planning and
Assessment Act 1979*

June 2018

Cover Photograph: Illustrative perspective of the northern elevation of the proposal (Source: RtS Supplementary Information)

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ABBREVIATIONS

AEP	Annual Exceedance Probability
Applicant	University of Sydney, or anyone else entitled to act on this consent
CEMP	Construction Environmental Management Plan
CIV	Capital Investment Value
Consent	Development Consent
Council	City of Sydney Council
CTMP	Construction Traffic Management Plan
DCP	Development Control Plan
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
ESD	Ecologically Sustainable Development
ICNG	Interim Construction Noise Guideline
ISEPP	State Environmental Planning Policy (Infrastructure) 2007
LEP	Sydney Local Environmental Plan 2012
LGA	Local Government Area
Minister	Minister for Planning
NML	Noise Management Level
OEH	Office of Environment and Heritage
PMF	Probable Maximum Flood
REF	Review of Environmental Factors
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
SRD SEPP	State Environmental Planning Policy (State and Regional Development) 2011
SSD	State Significant Development
TfNSW	Transport for NSW

EXECUTIVE SUMMARY

This report provides an assessment of a State significant development (SSD) application for Health Precinct Stage 1 Development (SSD 7974) at The University of Sydney's Camperdown Campus. The Applicant is The University of Sydney and the proposal is located within the Sydney local government area. The development forms Stage 1 of the development of the University's Health Precinct, a subsequent stage of the concept proposal approval for The University of Sydney Campus Improvement Program (SSD 6123), which identifies new development and infrastructure within six precincts across the University's Camperdown and Darlington Campuses.

The proposal seeks approval for the design, construction and operation of a nine storey building for education and research purposes. The proposal also includes site excavation works, associated landscaping works, building identification signage and infrastructure works.

The proposal has a capital investment value (CIV) of \$146 million and would generate 374 construction jobs.

The development 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 a tertiary institution that has a CIV of more than \$30 million. The Minister for Planning is the consent authority.

The application for the proposal was publicly exhibited for 31 days from 11 October 2017 until 10 November 2017. The Department of Planning and Environment (the Department) received a total of seven submissions during this exhibition period – six submissions from public authorities, including City of Sydney Council (Council), and one submission from the general public supporting the proposal. Council advised that it objects to the development if contributions are not levied as the facilities provided are not an inherent public benefit and would result in an increased demand on Council's services and infrastructure. The other key matters raised in submissions regarding the proposal related to: landscape design; integration with future stages of development of the precinct; flooding; bicycle parking facilities; signage; construction impact management; and road safety around service vehicle movements.

The Applicant responded to the submissions by providing a revised design and additional detail, refinement and commitments in relation to: design of the northern elevation; landscaping; reducing car parking (30 spaces to 26 spaces); omitting tree removal from the application (subject to a separate approval); noise and vibration impacts; bicycle facilities; flood modelling; signage details; and master planning details for the precinct.

An additional five submissions from public authorities were received in response to the Response to Submissions, which advised that the authorities were generally satisfied with the responses but reiterated issues previously raised in relation to: development contributions; landscaping design; road safety; timely preparation and consultation regarding art strategy, heritage interpretation plan, construction impact management plans; and managing noise impacts.

The Department has considered the merits of the proposal in accordance with relevant matters under section 4.15(1), the objects of the *Environmental Planning and Assessment Act 1979*, the principles of Ecologically Sustainable Development, the Greater Sydney Regional Plan, A Metropolis of Three Cities and issues raised in all submissions as well as the Applicant's response to these issues.

The Department has assessed the merits of the proposal and has found the key issues include: built form and urban design; noise and vibration impacts; traffic and access; and development

contributions. The Department also recommended conditions to address minor issues, including tree protection, contamination, heritage and Aboriginal cultural heritage.

The Department's assessment concludes that the proposal exhibits design excellence and is consistent with the built form controls in the approved Campus Improvement Program. The design has evolved through a competitive design process and demonstrates integrity due to the ongoing review and involvement from a Design Excellence Review Panel. The proposed development is suitable for the site and would not result in any significant adverse environment or amenity impacts and would be compatible with the scale and form of the surrounding development. The Department has included conditions requiring that the minor outstanding design matters be reviewed and endorsed by the Panel to ensure ongoing design excellence and integrity.

The Department is of the opinion that the proposed development would not result in any adverse traffic outcomes and the proposal is consistent with the University's sustainable transport strategy. The development delivers the University's vision to cap and consolidate car parking in basement car parking at the peripheries of the campus and provides sufficient bicycle parking to further support sustainable transport to the site. The Department has included a condition requiring a road safety audit be undertaken to ensure service vehicle access operates safely.

The Department considers that the noise and vibration impacts can be satisfactorily mitigated during construction and operation. This will require the Applicant to consult with the surrounding sensitive receivers and develop work programs to ensure that the works would minimise any disruptions to adjoining hospital operations.

The Applicant has sought an exemption from the payment of development contributions under City of Sydney Development Contributions Plan 2015 (Development Contributions Plan). Council does not consider that the proposal meets the criteria for exclusion under the Development Contributions Plan. It has requested payment of contributions in accordance with its Plan as the facilities provided are not an inherent public benefit and would result in an increased demand on Council's services and infrastructure.

Planning Circular D6 allows for the full exemption of section 7.11 development contributions for Crown development except in relation to local traffic improvements required for the development (to support access to the site at the main entrance) and drainage infrastructure (where justified). The Department has reviewed the Applicant's position and is satisfied the proposed development is eligible for a full exemption in accordance with Circular D6 as:

- 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).

The development would deliver educational infrastructure facilities to address the needs of the Sydney Central Region. The facilities provide further investment in social infrastructure and supports a total of 374 employment opportunities through the construction stage of the development. The Department is satisfied that the subject site is suitable for the proposal. The Department concludes the proposal is in the public interest, and recommends that the application be approved subject to conditions.

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1. BACKGROUND

1.1 Introduction

This report provides an assessment of a State significant development (SSD) application for the Health Precinct Stage 1 Development (SSD 7974) at The University of Sydney, Camperdown Campus (refer to **Figure 1**). The Applicant is The University of Sydney and the proposal is located within the Sydney local government area (LGA).

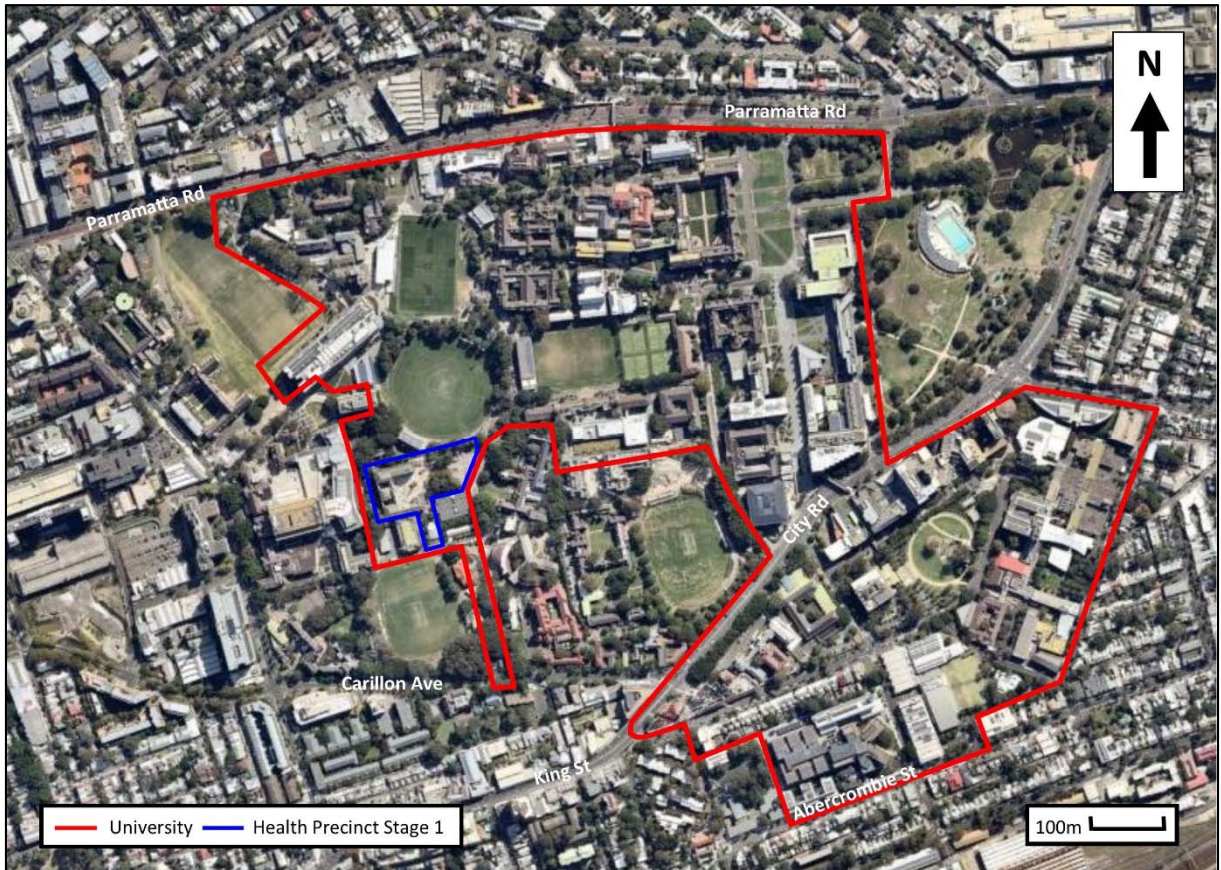


Figure 1: Site location (Base source: nearmap)

The proposal seeks approval for the construction of a nine storey building and operation of the new building for education and research purposes.

The proposed development would cater for existing staff and students of the consolidated Faculty of Health Sciences, the Faculty of Nursing and Midwifery and the Central Clinical School, the functions of which are proposed to be relocated from other areas of the Camperdown-Darlington Campus, Royal Prince Alfred Hospital, Central Education Support and the Cumberland Campus into the purpose built facility.

1.2 The site and surroundings

The site is located approximately three kilometres south-west of the Sydney central business district. The University campuses in Camperdown and Darlington cover a combined area of approximately 49 hectares and are divided by City Road. The University has been developed progressively since its inception in the early 1850's, with the wider campus now containing over 230 buildings of varying architectural styles that house the University's 16 educational faculties. The campus is characterised by various low-scale and multi-storey education and ancillary buildings and expansive open space areas.

The development site, subject to this application, is located on the south-western part of the Camperdown campus adjoining the Royal Prince Alfred Hospital (RPAH) campus (see **Figure 1**). Stage 1 of the Health Precinct is bounded by the University Oval to the north, Western Avenue to the east, Bosch buildings to the south and RPAH to the west (refer to **Figure 2**). Residential colleges are located in the surrounding areas to the east and south.

Located on the site is the Blackburn Building (refer to **Figure 2**), which is currently being demolished under an approval issued by the Applicant after undertaking a Review of Environmental Factors (REF) for these works, pursuant to Part 5 of the EP&A Act and Divisions 10 and 17 of State Environmental Planning Policy (Infrastructure) 2007 (ISEPP).

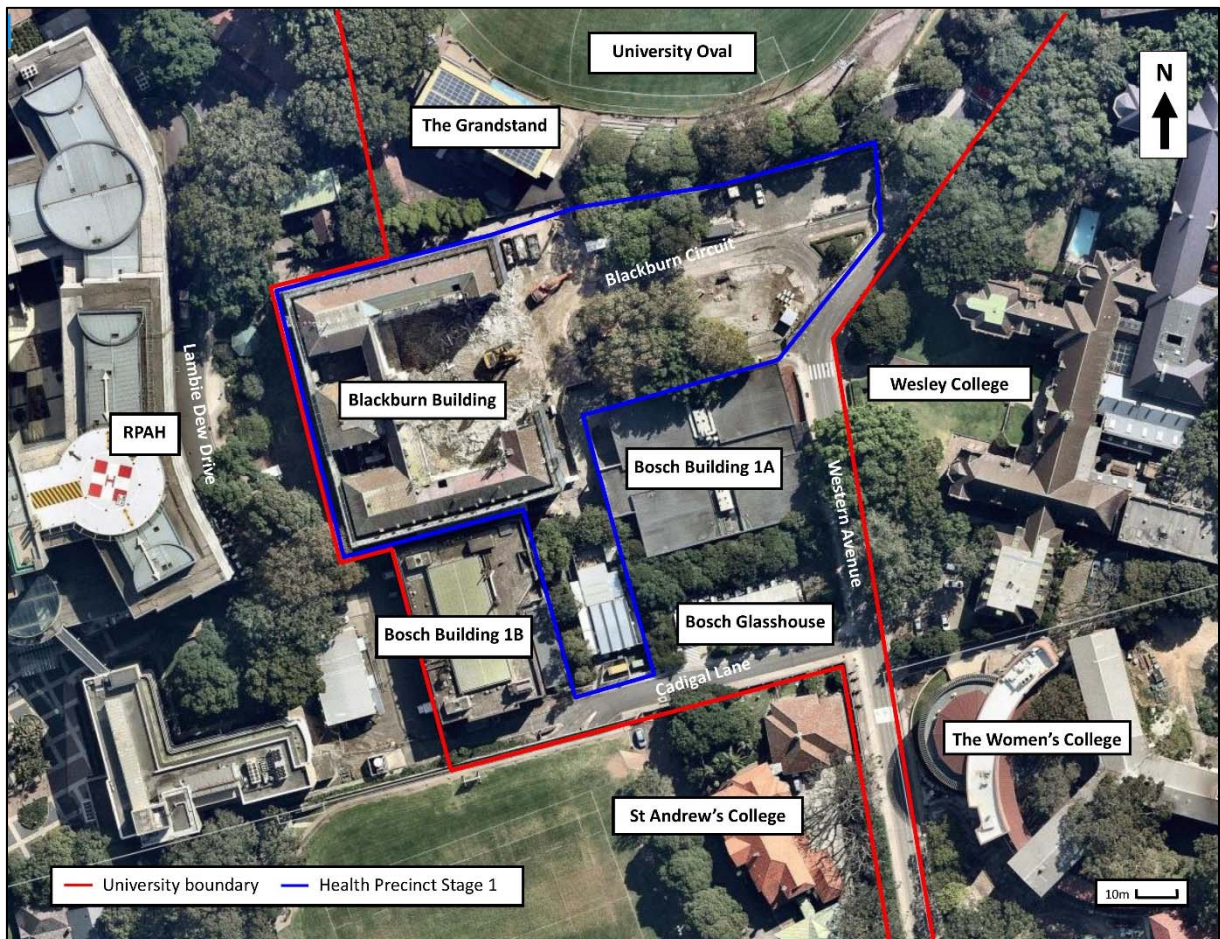


Figure 2: Existing site layout (Base source: nearmap)

1.3 Previous approvals and other relevant applications

Campus Improvement Program Concept Proposal (SSD 6123)

On 16 February 2015, the then Minister for Planning approved a SSD application (SSD 6123) for the University's Campus Improvement Program (CIP) concept proposal (see **Figures 3 to 6**). The CIP concept proposal approved new educational establishment building envelopes of varying height and scale within six identified precincts. Any new built form within these precincts requires detailed development applications to be lodged with and assessed by the relevant consent authority.

The approved CIP concept proposal allows for a maximum additional gross floor area (GFA) of 264,650 sqm within the approved building envelopes and an increase of approximately 10,000 new students and 400 new staff. The subject application is within Precinct D (Health Precinct) of the approved CIP precincts plan, which has an approved maximum building

envelope height of RL 63.4 adjacent to RPAH buildings tapering down to RL 48.8 adjacent to Western Avenue and RL 44.3 to the south (see **Figures 4 to 6**).

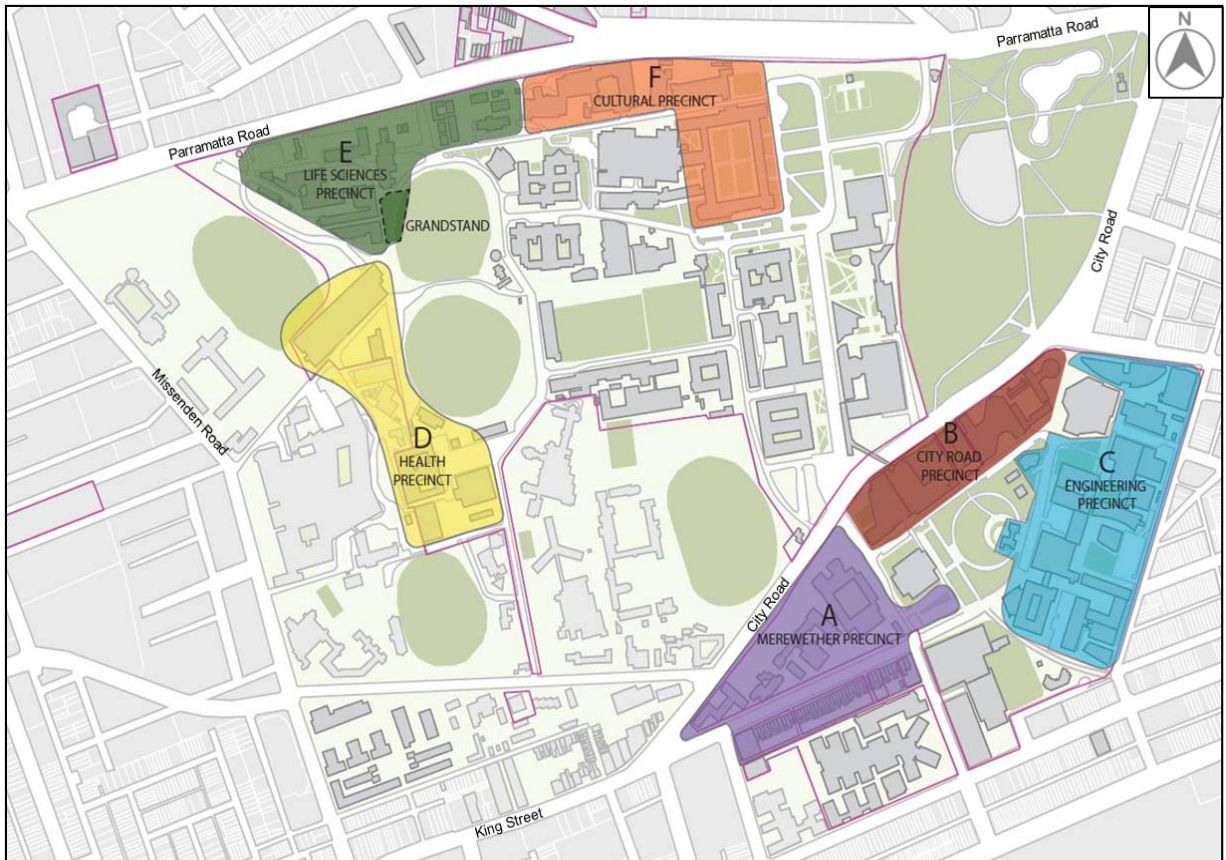


Figure 3: CIP – approved precincts (source: SSD 6123)

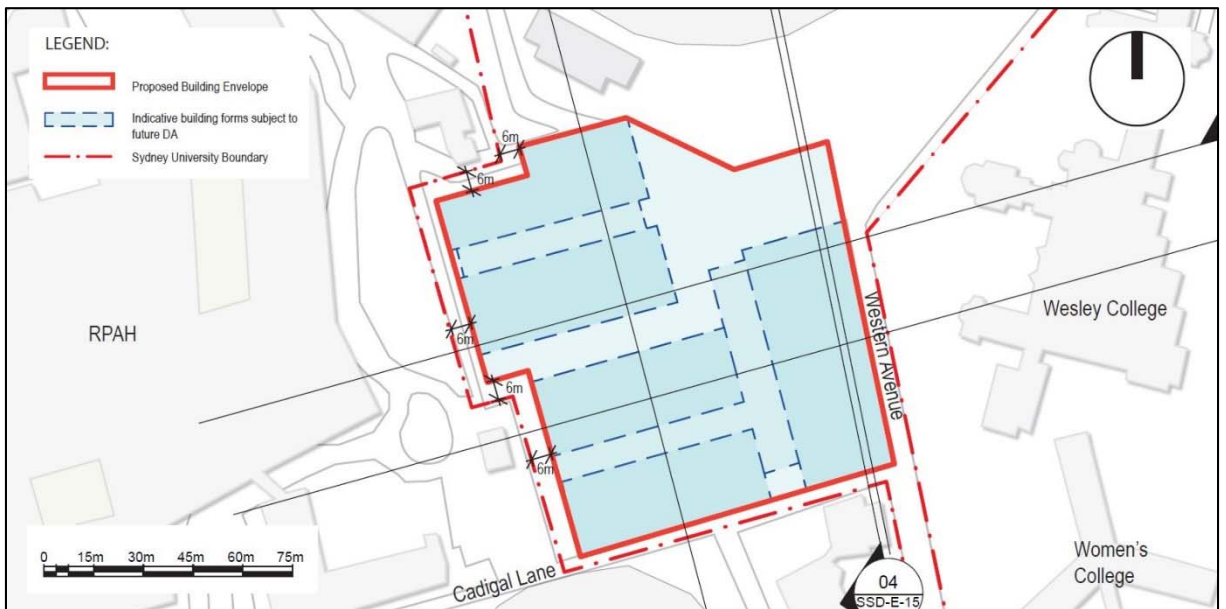


Figure 4: CIP – approved building envelopes within the Health Precinct (source: SSD 6123)

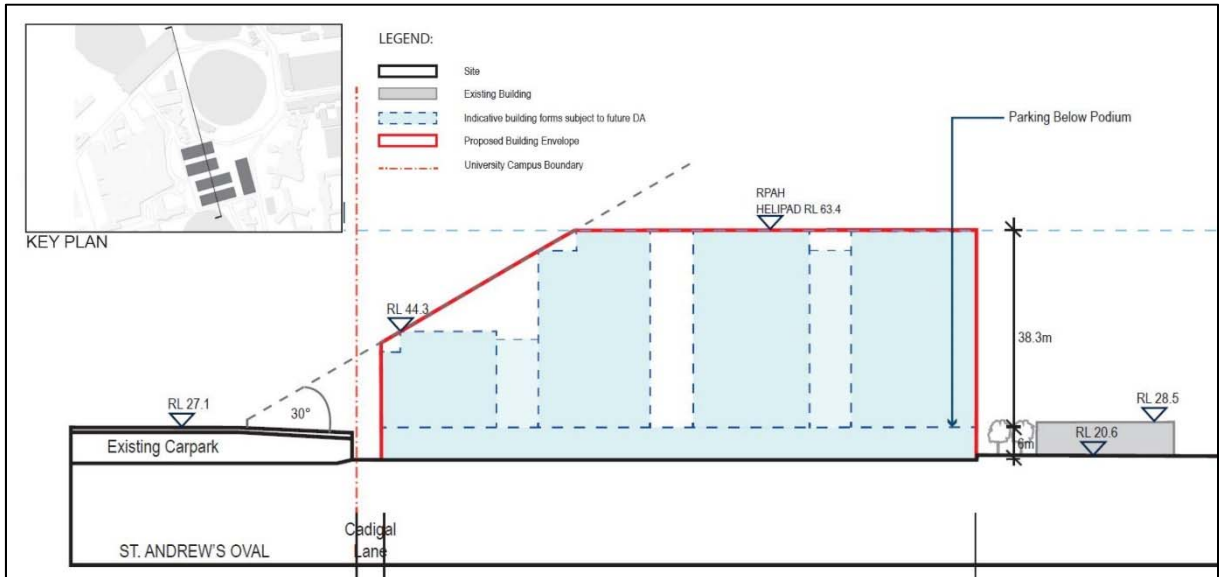


Figure 5: CIP – Health Precinct – south to north section (source: SSD 6123)

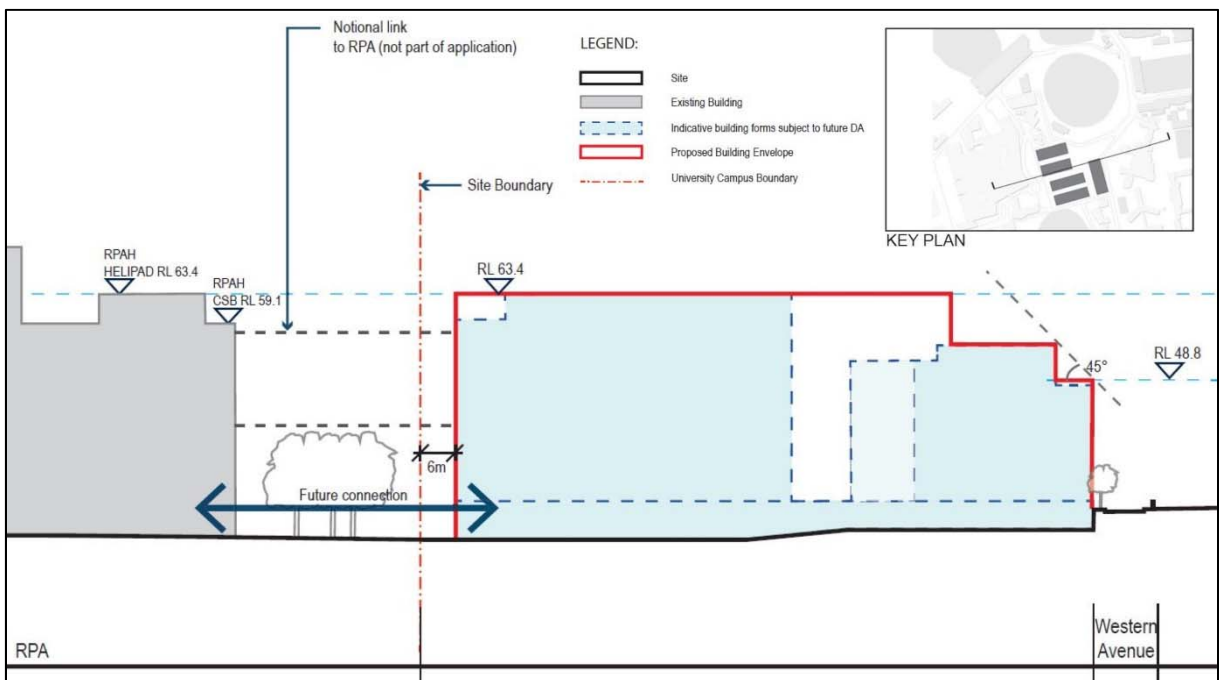


Figure 6: CIP – Health Precinct – west to east section (source: SSD 6123)

On 9 June 2015, the then Director, Infrastructure, as delegate of the Minister for Planning approved modifications to the concept proposal including:

- clarification that the additional GFA is contained within CIP precinct 'building envelopes'
- clarification that the consent does not preclude minor development within CIP precincts outside of the building envelopes.

The approved concept proposal allows for the demolition of existing buildings on the site (Blackburn and Bosch 1A and 1B buildings). The Applicant is undertaking the demolition works, including removal of 24 trees within the proposed building footprint, pursuant to a Part 5 Review of Environmental Factors (REF) under the EP&A Act. These works were approved by the Applicant. Additional approval to undertake service diversion works and remove seven trees was also approved by the Applicant following a REF for these works.

2. DESCRIPTION OF PROPOSAL

2.1 Description of proposal

The key components and features of the proposal (as refined in the response to Submissions) are provided in **Table 1** and are shown in **Figures 7 to 8**.

Table 1: Key components of the SSD application

Aspect	Description
Summary	Construction of an education building and use by the Faculty of Health Sciences, the Faculty of Nursing and Midwifery and the Central Clinical School
Built form	Construction of a nine level education building (including a plant level) with a maximum height of 40.4 metres (RL 60.9)
Gross floor area (GFA)	21,198 sqm
Uses	Teaching spaces, offices, research and clinical space, meeting rooms, support areas, car parking and associated plant
Building capacity/population	683 staff and 1,752 students
Car parking	26 car parking spaces
Bicycle parking	245 bicycle spaces
Public domain and landscaping	Landscaping works and utilities/infrastructure connection works
Associated works	Site excavation and earthworks
Signage	Two building identification signs: <ul style="list-style-type: none"> • 1.2 m x 2.76 m on the northern façade • 4 m x 10.65 m on the eastern façade
Construction hours of work	7 am to 6 pm Mon-Fri; 8 am to 5 pm Sat; no work on Sun and public holidays.
Capital investment value (CIV)	\$146 million
Jobs	374 construction jobs

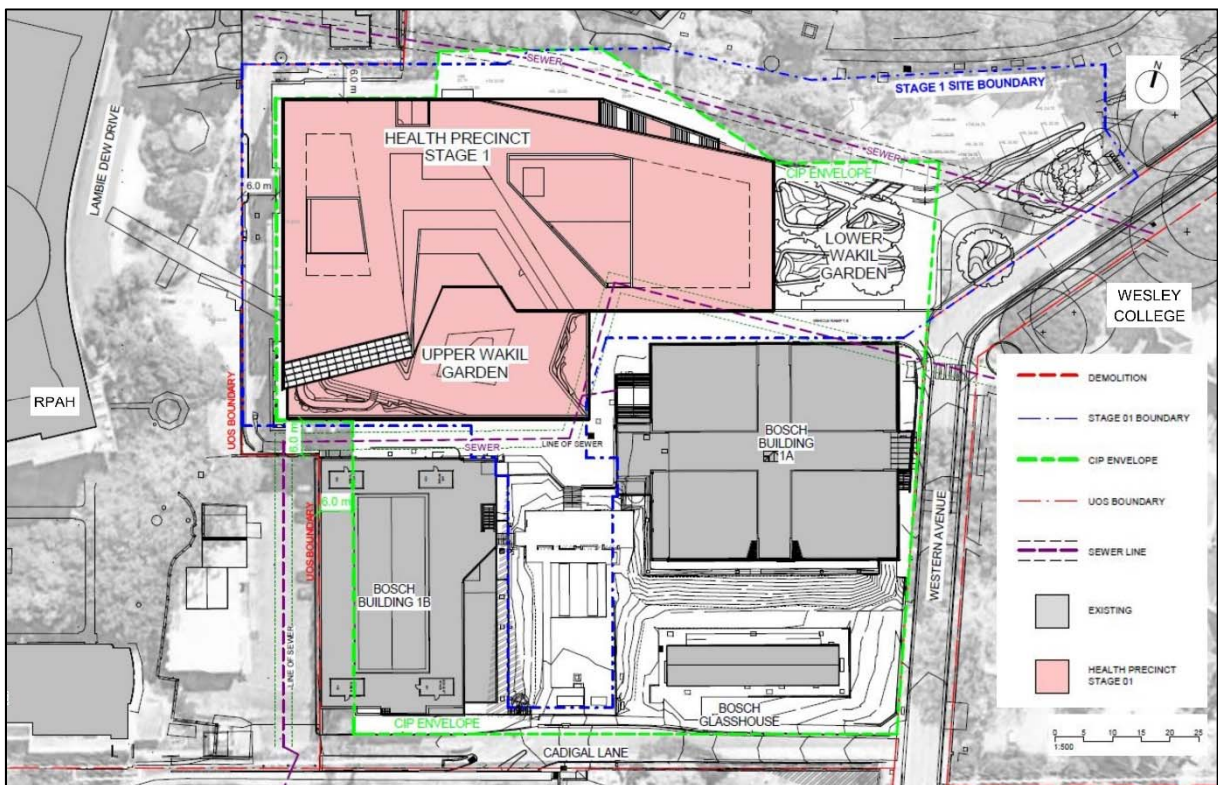


Figure 7: Site layout (source: EIS)



Figure 8: Visual perspective of the northern elevation (source: RtS supplementary information)



Figure 9: Visual perspective of the eastern elevation (source: EIS)

2.2 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 of Health Sciences, the Faculty of Nursing and Midwifery and the Central Clinical School to a new purpose built building that meets the functional requirements of these faculties. These faculties are currently fragmented across a number of different buildings and different campuses.

The proposal would improve use of an underutilised part of the campus and support development of the precinct to meet the forecast growth in these faculties. The proposal would

deliver a contemporary, flexible and collaborative facility to support the role of the University of Sydney as a research innovator and educator in health. The redevelopment of the precinct is envisaged to facilitate collaboration with the adjoining RPAH and improve the built form interface. The proposal forms the first stage of redevelopment of the Health Precinct and future stages would be integrated with the proposed building and potentially provide linkages to the RPAH.

The proposal would strengthen the University's role in contributing to the growth of the Sydney Education and Health Precinct within the Central Sydney Subregion, support the neighbouring hospital and more broadly the NSW economy.

2.3 Strategic Context

The Department considers that the proposal is justified given it is consistent with:

- State and Premiers Priorities to improve education results through the provision of new and improved teaching and education facilities
- A Metropolis of Three Cities – the Greater Sydney Region Plan, as it seeks to enhance education land uses at the University of Sydney and consolidate health related faculties in new purpose built facilities adjoining the existing health facilities
- Greater Sydney Commission's Eastern City District Plan, as it would support the continuing growth of the Camperdown-Ultimo health and education precinct fostering healthy, creative and culturally rich communities
- The Future Transport 2056 Strategy as it provides for active transport travel options and the provision of on-site car parking spaces is consistent with the University's CIP, which provides an overall strategy that seeks to encourage the use of accessible public transport options and provision of car parking at the peripheries of the campus within underground car parking facilities.

3. STATUTORY CONTEXT

3.1. State Significant Development

The proposal is SSD under section 4.36 (development declared SSD) of the *Environmental Planning and Assessment Act 1979* (EP&A Act) as the development has a CIV in excess of \$30 million (\$146 million) and is for the purpose of a tertiary institution under clause 15 of Schedule 1 of the State Environmental Planning Policy (State and Regional Development) 2011 (SRD SEPP).

3.2. Permissibility

The site is zoned SP2 Infrastructure (Educational Establishment) under the Sydney Local Environmental Plan 2012 (SLEP). The objectives of the zone are to provide for infrastructure and related uses. The proposed development is permitted with consent and consistent with the objectives of the zone as it seeks to provide new educational establishment infrastructure that is compatible with and supported by the existing functions of the University of Sydney.

3.3. Environmental Planning Instruments

Under section 4.15 of the EP&A Act, the Secretary's assessment report is required to include a copy of, or reference to, the provisions of any EPIs that substantially govern the project and that have been taken into account in the assessment of the project. The following EPIs apply to the site:

- State Environmental Planning Policy (State and Regional Development) 2011 (SRD SEPP)
- State Environmental Planning Policy (Infrastructure) 2007 (ISEPP)
- State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017
- State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55)
- Sydney Local Environmental Plan 2012 (SLEP)

- Draft Remediation of Land State Environmental Planning Policy (Draft Remediation SEPP)
- Draft State Environmental Planning Policy (Environment).

The Department's consideration of these EPIs and draft EPIs is provided in **Appendix B**. In summary, the Department is satisfied the application is consistent with the requirements of the EPIs.

3.4. Objects of the EP&A Act

Decisions made under the EP&A Act must have regard to the objects as set out in section 1.3 of that Act. A response to the Objects of the EP&A Act is provided at **Table 2**.

Table 2: Objects of the EP&A Act relevant to the proposed development

Objects of section 1.3 of the EP&A Act	Response
(a) <i>to promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources,</i>	The development would ensure the proper management and development of suitably zoned land for the social welfare of the community and State.
(b) <i>to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,</i>	The proposal includes measures to deliver ecologically sustainable development (refer to Section 3.6).
(c) <i>to promote the orderly and economic use and development of land,</i>	As discussed in Section 3.3 , the development would meet the objectives of the zone and deliver improved tertiary infrastructure for the State. The development would economically serve the community through new jobs and infrastructure investment.
(d) <i>to promote the delivery and maintenance of affordable housing,</i>	The proposal does not involve the provision / maintenance of affordable housing.
(e) <i>to protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats,</i>	The proposed development would not result in the loss of any threatened or vulnerable species, populations, communities or significant habitats.
(f) <i>to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),</i>	The proposed development is not anticipated to result in any impacts upon built and cultural heritage, including Aboriginal cultural heritage. Notwithstanding, the Department has recommended the preparation of an Aboriginal Cultural Heritage Management Plan (ACHMP) in accordance with the recommendations of the submitted Aboriginal Heritage Impact Assessment Report.
(g) <i>to promote good design and amenity of the built environment,</i>	The proposal has evolved from a competitive design process and been reviewed by the GANSW throughout the assessment of the proposed development. The Department considers the application, with the implementation of the Department's recommendations (refer to Section 5.2.1) would provide for good design and amenity of the built environment.

Objects of section 1.3 of the EP&A Act	Response
(h) <i>to promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants,</i>	The Department has considered the proposed development and has recommended a number of conditions of consent to ensure the construction and maintenance is undertaken in accordance with legislation, guidelines, policies and procedures (refer to Appendix C).
(i) <i>to promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State,</i>	The Department publicly exhibited the proposed development as outlined in Section 4.1 , which included consultation with Council and other public authorities and consideration of their responses.
(j) <i>to provide increased opportunity for community participation in environmental planning and assessment</i>	The Department publicly exhibited the application as outlined in Section 4.1 , which included notifying adjoining landowners, placing a notice in the press and displaying the application on the Department's website and at the Department's Sydney office and Council's office.

3.5. 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* (POEA Act). Section 6(2) of the POEA 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 development has been designed in accordance with the University of Sydney Sustainability Framework as described in the Applicant's EIS.

ESD initiatives and sustainability measures are proposed to be incorporated into the design including:

- passive design principles and a high performance building envelope
- installation of energy and water efficient fixtures and fittings
- solar photovoltaic system to be located on the roof
- water recycling and reuse
- water sensitive urban design
- support facilities for sustainable travel.

The development would not result in the loss of any threatened or vulnerable species, populations, communities or significant habitats. A total of 31 trees are currently being removed as part of service diversion works and demolition works undertaken in accordance with separate approvals. New landscaping forms part of the proposal and would largely offset this loss in vegetation across the site.

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 by a thorough assessment of the environmental impacts of the project. Overall, the proposal is consistent with ESD principles and the Department is satisfied the proposed sustainability initiatives would encourage ESD, in accordance with the objects of the EP&A Act.

3.6. Secretary’s Environmental Assessment Requirements

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

4. CONSULTATION AND SUBMISSIONS

4.1 Exhibition

In accordance with Schedule 1 of the EP&A Act, the Department publicly exhibited the application from 11 October 2017 until 10 November 2017 (31 days). The application was exhibited electronically: on the Department’s website; at the Department’s Sydney Office and at NSW Service Centres. The application was also exhibited at Council’s offices.

The Department placed a public exhibition notice in the Sydney Morning Herald and Daily Telegraph on 11 October 2017 and in the Inner West Courier on 10 October 2017. Adjoining landholders and relevant State and local government authorities were also notified in writing.

The Department received a total of seven submissions during the exhibition of the application, comprising six submissions from public authorities, including City of Sydney Council, and one submission from the public supporting the proposal. A summary of the issues raised in the submissions is provided in **Table 3** and copies of the submissions may be viewed at **Appendix A**.

The Department has considered the comments raised in the public authority submissions during the assessment of the application (**Section 5**) and/or by way of recommended conditions in the recommended instrument of consent at **Appendix C**.

4.1.1 Public Authority Submissions

Table 3: Summary of public authority submissions to the EIS exhibition

City of Sydney Council (Council)
<p>Council provided the following comments:</p> <ul style="list-style-type: none"> • the proposed exemption from development contributions is not supported and if development contributions are not imposed in accordance with Council’s plan, Council objects to the proposal • the landscaping design should be strengthened to form a genuine, visible interpretation of culture and landscape heritage, including provision of social spaces and improved connections • a more comprehensive flood study that assesses the whole site should be undertaken • ensure certified timber is used in construction to minimise off-site biodiversity impacts • heritage interpretation strategy should be integrated with the various stages of redevelopment of the precinct • further activation along the interface with the University Oval should be considered • further details of materials and finishes should be provided • no parking or a reduction in parking should be considered to support more sustainable transport options • 264 bicycle parking spaces should be provided and end-of-trip facilities should also meet Council’s controls • the Applicant should prepare and implement a Green Travel Plan, including ongoing monitoring and review • a signage and public art strategy should be provided for the application.
Transport for NSW (TfNSW)
<p>TfNSW provided the following comments:</p> <ul style="list-style-type: none"> • potential conflict between service vehicles and general traffic along Western Avenue would result in safety risks for pedestrians and therefore a road safety audit (RSA) should be prepared for the development • a Construction Pedestrian and Traffic Management Plan (CPTMP) be prepared in consultation with TfNSW (Sydney Coordination Office) and RMS and should address specifically left-in/left-out access arrangements from Western Avenue/Carillon Avenue and cumulative impacts.

<p>NSW Environment Protection Authority (EPA)</p> <p>The EPA provided the following comments and recommended conditions:</p> <ul style="list-style-type: none"> • consultation with RPAH should be undertaken given the proximity of the noise sensitive use and potential noise impacts from construction works, including demolition even though these works are being undertaken under a separate approval and feasible and reasonable measures should be implemented to mitigate impacts on RPAH such as use of less intrusive audible movement alarms where relevant • the potential for contamination from research laboratories and potential petroleum storage for emergency generator should be investigated • an unexpected find protocol for asbestos, lead-based paint and PCBs should be prepared and any finds reported in accordance with relevant contamination guidelines • any asbestos waste removal must be undertaken in accordance with guidelines and Safework NSW must be consulted regarding any handling of asbestos • revised background noise monitoring be undertaken in accordance with the Industrial Noise Policy (INP) • construction impacts are to be managed in accordance with the relevant construction noise and vibration guidelines and undertaken within the standard construction hours, including truck arrivals, given the surrounding sensitive uses (college, public school and child care centre) • respite periods should be provided for the nearby sensitive receivers where construction activities with annoying or intrusive characteristics are being undertaken • dust, erosion and sediment controls should be implemented to ensure construction works are undertaken in an environmentally sensitive manner • waste is to be assessed, classified and managed in accordance with guidelines and no concrete waste or rinse water is to be disposed of on the site or allowed to enter a watercourse • a comprehensive operational noise assessment be prepared and noise monitoring should be undertaken during commissioning of the new building to confirm that noise impacts have been adequately mitigated • the emergency generator should be positioned where acoustic screening from the building is maximised • loading dock activities and grounds maintenance should be restricted to 7:30 am to 6 pm Monday to Friday where audible at the RPAH buildings • reasonable and feasible measures to re-use and recycle waste should be implemented • any clinical or related waste should be classified and managed in accordance with relevant guidelines • the University's 'radiation management licence' should be amended where relevant and classify and manage radiation waste in accordance with relevant guidelines • the underground petroleum storage system for the back-up generator must be installed and operated in accordance with regulatory requirements • the proposed ESD initiatives being delivered as part of the proposal are acknowledged.
<p>Office of Environment and Heritage (OEH) Heritage Division</p> <p>The Heritage Division of OEH provided the following comments and recommended conditions:</p> <ul style="list-style-type: none"> • the proposal is contained within the approved CIP envelope • an assessment against the conservation management plan for the university has been provided • the archival strategy for the Blackburn Building and interpretation strategy address the conditions of the CIP approval • a heritage interpretation plan must be prepared in accordance with the interpretation strategy and approved and implemented to the satisfaction of the Department • the conclusion that the site has low potential for historic archaeology due to the site being heavily disturbed is reasonable but a condition regarding unexpected finds should be included if approved.
<p>Sydney Water</p> <p>Sydney Water advised that there was sufficient capacity in its water and wastewater infrastructure for connection and recommended standard conditions of consent regarding utilities arrangements.</p>
<p>Roads and Maritime Services (RMS)</p> <p>RMS raised no issues with the application.</p>

4.2 Response to Submissions and supplementary information

Following the exhibition of the application the Department placed copies of all submissions received on its website and requested the Applicant provide a response to the issues raised in these submissions.

On 12 February 2018, the Applicant provided a Response to Submissions (RtS), which provided a revised design incorporating a reconfigured internal layout, a reduction in floor to floor heights from 4.2 m to 3.9 m, signage details and a simplified landscape design. The RtS also provided additional detail, refinement and further mitigation measures in relation to:

- acoustic impacts
- revised accessibility measures to address the internal reconfiguration
- flooding assessment
- thermal comfort
- management of potential dangerous goods
- cladding design
- analysis of swept paths
- integration and interface with future stages of development of the precinct.

The RtS was made publicly available on the Department's website and was referred to relevant public authorities. Further submissions were received from Council, RMS, TfNSW, OEH and the Heritage Division of OEH. A summary of the issues raised in the submissions to the RtS is provided at **Table 4**.

Table 4: Public Authority comments regarding RtS

Council
<p>Council provided the following comments:</p> <ul style="list-style-type: none"> • the facilities provided are not an inherent public benefit and would result in an increased demand on Council's services and infrastructure • Council reiterates that the Applicant should be required to pay development contributions and if they are not imposed in accordance with Council's plan, Council objects to the proposal • the detailed landscaping design should be integrated with existing landscape interfaces at the oval and be revised to ensure adequate soil depths and soil volume is provided within the planters on the podium slab • the signage design is uncharacteristic of the heritage conservation area and should be relocated to the entrances and reduced in size to be proportionate to the space • stormwater and drainage conditions are provided if the Department is satisfied that the flood assessment is acceptable • public art should be considered at the early stages of the development process and not at the occupation stage, with a precinct-wide strategy to be delivered prior to construction certification.
TfNSW
<p>TfNSW provided the following comments:</p> <ul style="list-style-type: none"> • a RSA should be undertaken for the access arrangements and revise the design and implement any necessary safety measures • a CPTMP be prepared in consultation with TfNSW and address matters previously identified.
EPA
<p>EPA provided the following comments:</p> <ul style="list-style-type: none"> • reaffirmed its comments in relation to the need to investigate potential contamination on the site • radiation should be managed in accordance with relevant NSW guidelines • the justification that extended construction hours should be permitted as per other development consents issued for the campus is not supported given the proximity to hospital facilities • reiterated that respite periods should be provided for the RPAH where construction activities with annoying or intrusive characteristics are being undertaken • all construction vehicles must enter and leave the site from Western Avenue and operate in a forward direction • any consent should exclude emergency generator as it does not form part of the proposal

<ul style="list-style-type: none"> operational noise mitigation measures identified in the revised noise assessment must be implemented and must not exceed 5dBA above the rating background noise level at the western boundary of the site a consultation and communication strategy should be prepared for RPAH (including a noise complaint system) to address operational noise a noise monitoring program should be undertaken to confirm operational noise predictions.
OEH
OEH noted the proximity of the site to a former creek line and recommends a condition requiring a ACHMP be prepared, in consultation with the Department and Registered Aboriginal Parties (RAPs), to identify investigation, salvage and management details for any cultural deposits.
OEH HD
The Heritage Division of OEH had no further comment and reaffirmed that the previous recommended conditions continue to apply.

The Applicant also submitted revised plans and additional perspectives on 5 April 2018 to address matters raised by the Design Excellence Review Panel, in particular the articulation of the northern façade. The revised plans also included a reduction in the number of car parking spaces from 30 to 26 and omission of tree removal from the proposed development (as tree removal has been undertaken under separate approval by the Applicant).

5. ASSESSMENT

5.1 Section 4.15(1) matters for consideration

Table 5 identifies the matters for consideration under section 4.15 of the EP&A Act that apply to SSD in accordance with section 4.40 of the EP&A Act. The table represents a summary for which additional information and consideration is provided for in **Section 5** (key and other issues) and relevant appendices or other sections of this report and EIS, referenced in the table.

Table 5: Section 4.15(1) Matters for Consideration

Section 4.15(1) Evaluation	Consideration
(a)(i) any environmental planning instrument	Satisfactorily complies. The Department's consideration of the relevant EPIs is provided in Appendix B of this report.
(a)(ii) any proposed instrument	The Department's consideration of the draft EPIs is provided in Appendix B of this report.
(a)(iii) any development control plan (DCP)	Under clause 11 of the SRD SEPP, DCPs do not apply to SSD. Notwithstanding, consideration has been given to relevant DCPs at Appendix B .
(a)(iiia) any planning agreement	Not applicable.
(a)(iv) the regulations <i>Refer Division 8 of the EP&A Regulation</i>	The application satisfactorily meets the relevant requirements of the EP&A Regulation, including the procedures relating to applications (Part 6 of the EP&A Regulation), public participation procedures for SSD and Schedule 2 of the EP&A Regulation relating to EIS.
(a)(v) any coastal zone management plan	Not applicable.
(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	Appropriately mitigated or conditioned - refer to Section 5 of this report.
(c) the suitability of the site for the development	The site is suitable for the development as discussed in Sections 3 and 5 of this report.
(d) any submissions	Consideration has been given to the submissions received during the exhibition period. See Sections 4 and 5 of this report.

Section 4.15(1) Evaluation	Consideration
(e) the public interest	Refer to Section 5 of this report.
Biodiversity values exempt if: (a) On biodiversity certified land (b) Biobanking Statement exists	Not applicable.

5.2 Key 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 proposal. The Department considers the key issues to be:

- built form and urban design
- traffic and access
- noise and vibration impacts
- development contributions.

These key issues are discussed in the following sections of this report. Other issues were taken into consideration during the assessment of the application and are discussed at **Section 5.3**.

5.2.1 Built form and urban design

Campus Improvement Program Controls

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 proposal is located within the Health Precinct building envelope (see **Figure 7**) at the southern end of the Health Precinct, which has an approved maximum building envelope height of RL 63.4. The building envelope tapers to the east and the south. The proposal is contained within the northern portion of the building envelope. A maximum total GFA of 75,500 sqm is permitted within the Health Precinct building envelope under the CIP, comprising 56,700 sqm of additional GFA and an existing 18,800 sqm of GFA.

The proposal seeks approval for a new nine storey building, with a maximum building height 40.4 metres (RL 60.9) to the top of lift overrun (see **Figures 10 and 11**) and a maximum GFA of 21,198 sqm.

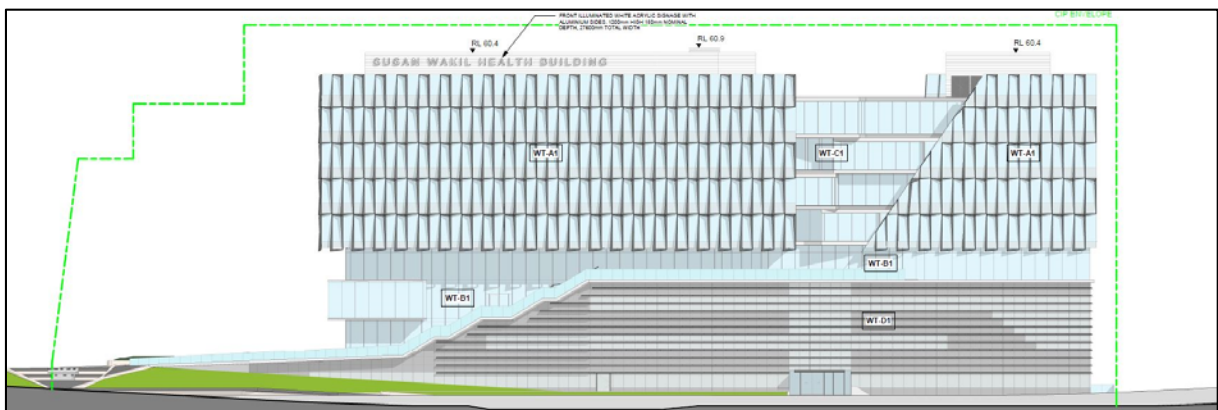


Figure 10: Northern elevation (CIP envelope in green) (source: RtS Supplementary information)

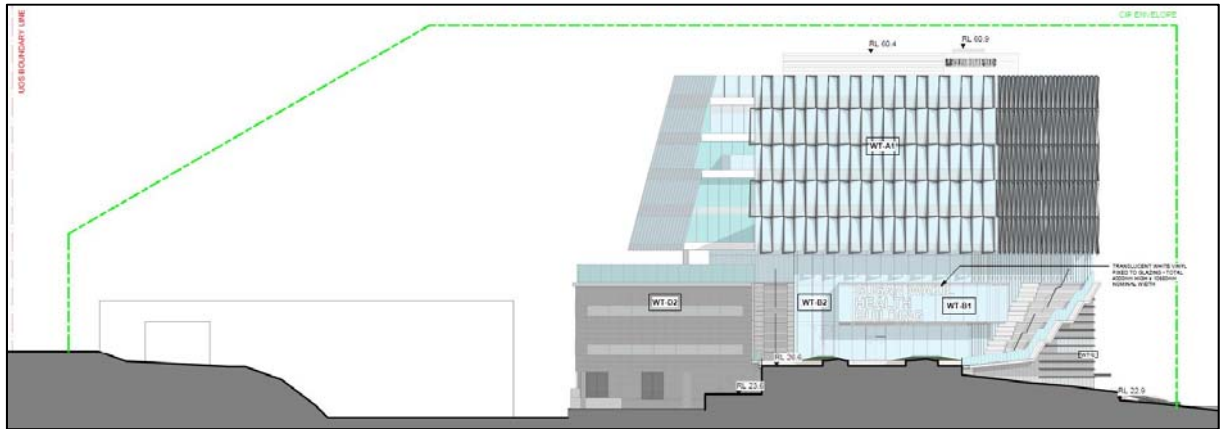


Figure 11: Western elevation (CIP envelope in green) (source: RtS Supplementary information)

The Department has carefully considered the proposed building and considers the proposal is consistent with the approved CIP concept proposal. The proposed building is wholly contained within the extent of the CIP building envelope and utilises approximately 17.5 per cent of the total additional GFA assigned to the precinct.

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 proposed development also meets the requirement for a competitive design process due to the height of the proposed building.

An alternate design competition process was conducted by the Applicant, which was endorsed by the Director of Design Excellence of the Government Architect NSW (GANSW), to deliver the current proposed design. The Applicant conducted an 'invited' competitive design alternatives process in accordance with Council's Competitive Design Policy and the design brief endorsed by the Office of the GANSW. The competitive design process also aligned with the *Director General's Design Excellence Guidelines*. The *Billard Leece* scheme was selected and has since been refined to address design excellence matters through ongoing design review by a Design Excellence Review Panel (DERP). The original members of the jury for the 'invited' competitive design alternatives process constitute the DERP.

The approved CIP also requires future development to have regard to the University's Design Principles and the consent authority is required to consider whether:

- high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved
- the form and external appearance will improve the quality and amenity of the public domain
- the building incorporates sustainable design principles
- a competitive design process has been held in accordance with SLEP.

Council raised the potential for greater activation along the northern edge to the University Oval as an opportunity that should be investigated. The Department, in consultation with the GANSW, also requested that the design demonstrate how it would achieve integration and connection with future stages and the hospital as well as details regarding sustainability of the design of the façade and potential solar glare. The DERP also raised the design of the northern cleave as a matter requiring refinement.

The DERP provided further comments on the evolution of the design and the Applicant subsequently submitted a revised design in the RtS Supplementary information to address

matters raised by the DERP. The DERP has reviewed the design of the building and considers it satisfactorily demonstrates design excellence.

Architecturally, the proposal has been designed to respond to its site constraints and to the future stages of development of the site and interface with the surrounding area. Activation is focussed at the ground level at the primary frontage to the east through the landscape design and courtyard spaces. The primarily transparent building façade along the ground level of the northern elevation also expresses the internal activities onto the surrounding public domain.

The building façade has been designed to provide separate treatments for the podium and the upper levels. The podium utilises a curtain wall system that is structurally glazed with steel reinforced aluminium mullions on the interior. The façade of the upper levels incorporates a double glazed curtain wall system with a stick screen sun shading system along the northern and eastern elevations (see **Figure 12**) that would provide thermal protection.

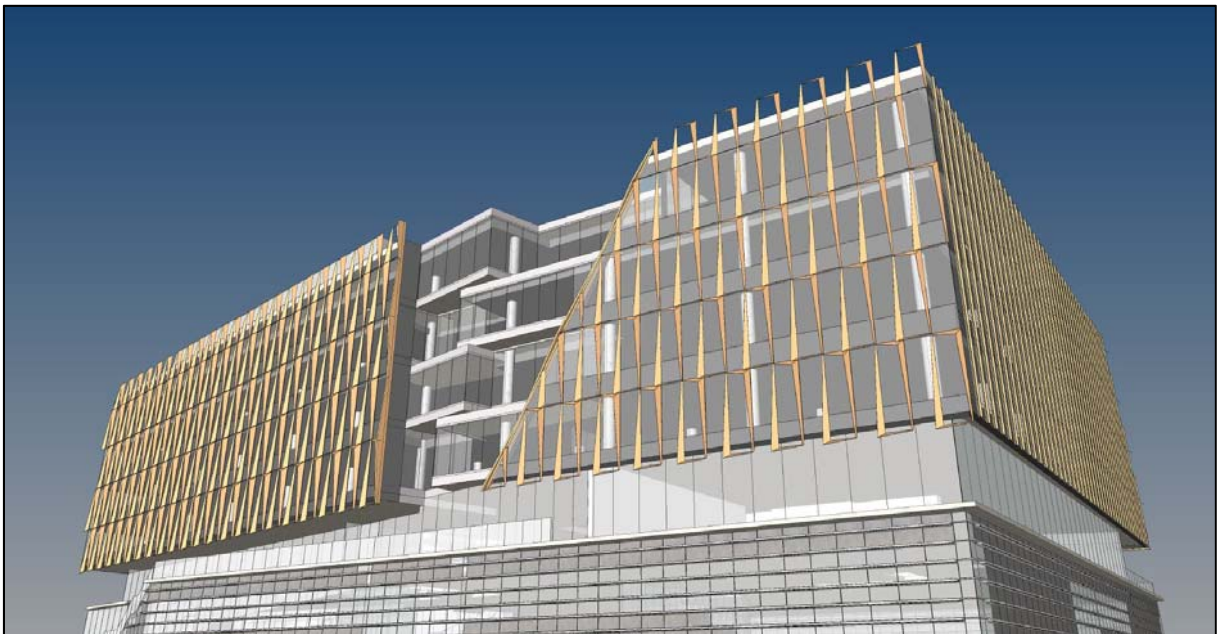


Figure 12: Visual perspective of the sun shading screens along the northern and eastern elevations (source: RtS supplementary information)

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 building, including its northern and eastern articulation, would improve the quality and amenity of the public domain and not detract from established views.

The proposal would 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 upper 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 building exhibits design excellence with a high architectural design standard achieved; the public domain design around the building would result in a satisfactory level of pedestrian activation; and the building incorporates design initiatives to ensure an acceptable level of sustainability is achieved. The requirements of clause 6.21 of SLEP have therefore been achieved. The Department has recommended conditions requiring the DERP review any design changes and that the final

details of the sun shading / façade screen element must be submitted to Design Excellence Review Panel for endorsement.

Built Form

The proposal includes the construction of a new nine storey building, with a floating box structure above a podium element. The upper levels are articulated along the longer northern and southern elevations with a cleave to break up the massing. Shading devices are also provided along the more prominent northern and eastern elevations, which provide both practical solar performance and aesthetic benefits. The articulation and modulation of the building ensures that there is visual interest and visual relief from the scale of the building at a pedestrian level (see **Figures 8** and **9**).

The Department considers the scale and mass of the proposal to be consistent with the existing campus built form and adjoining built form within the RPAH campus. It would not negatively detract from the University's landscape setting and would provide an improved interface with the University Oval and the adjoining RPAH.

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

- the building has been designed to exhibit design excellence
- the building façade design is visually permeable
- rooftop plant is generally setback from the building parapet in accordance with the minimum three metres identified in the conditions of the CIP, except internally facing to the precinct where it is marginally less than the three metres
- the central stair well has been designed and sited to adequately service the building to encourage their use
- service and plant equipment zones are located on the rooftop and within the ground level at the rear of the building to minimise any adverse impacts on the building's functions
- the proposal incorporates appropriate environmentally sustainable initiatives, including the installation of rooftop PV panels and sun shading devices on the facade
- Crime Prevention Through Environmental Design (CPTED) principles have been considered and integrated into the design of the proposal
- 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 Stage 1 of development of the Health Precinct would complement the existing built environment, landscaped setting and the interface with the RPAH.

Landscape Design

The landscape design for the building has been developed having regard to the approved CIP concept landscape plan and replaces the late modern landscape design with landscaping that aims to incorporate Aboriginal values, culture and art through the implementation of principles found in the University's 'Wingara Mura Strategy'. The landscape design has also been influenced by the underlying healing and medicinal elements of the selected species to reference the precinct and heritage.

Council raised no objections to the revised landscape design, however advised the landscaping should be strengthened to form a genuine, visible interpretation of culture and landscape heritage, including provision of social spaces and improved connections. The Department, in consultation with the GANSW also identified the need to ensure adequate design of the planters. The DERP recommended that grassed areas, softening of the landscape design towards University Oval and rationalising the number of pathways to Western Avenue as areas that could be further refined.

The Applicant provided a revised landscape scheme with the RtS (see **Figure 13**) and also responded to the comments and concerns raised in submissions received, advising that the cultural and landscape heritage components of the design are subject to strategies still being prepared by the University. The revised design generally incorporates the other design recommendations. The Applicant has also advised that planters have been restricted to manage tree size.

In response to review of the revised landscape design, Council identified that the planters should be further revised to ensure sufficient soil depth and size to support the selected species and any public art should be integrated into the proposal at the design stage.



Figure 13: Revised landscape design (source: RtS Supplementary information)

The landscape scheme proposes to create two new formal access points from University Oval, at the northern forecourt and at the Lower Wakil courtyard. The landscape design also creates new designated circulation pathways around and through the site. The proposed upper and lower courtyard areas provide further pedestrian connectivity, but also function as breakout spaces for staff and students that can also be utilised for markets and gathering space.

New planting is proposed to be consistent with University standards and would ensure continuity is achieved with the remaining stages of the Health Precinct when developed. The proposed trees in the Lower Wakil courtyard would be integrated with informal seating in an area otherwise designated for pedestrian circulation. The proposed landscaping works along the Western Avenue frontage and interface with the oval would maintain the University's existing landscape interface along these edges.

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 building design and surrounding precinct as follows:

- the proposed glazed curtain wall façade system will help maximise the natural surveillance and visual connection between the building and surrounding public and private public domain, particularly along the interface with the oval
- the proposed 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 Western Avenue and the adjoining RPAH into the site and along its frontage to ensure causal surveillance in this locality is provided
- 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 landscaping is generally consistent with the approved CIP, as:

- no trees identified in the Grounds Conservation Management Plan (GCMP) as being exceptional trees would be removed
- the eastern frontage is characterised by the landscape grouping of trees and therefore the compensatory tree planting would preserve the existing landscape character
- the public domain works proposed at the interface with the oval would 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 the oval
- the existing landscape setting and view corridor to the oval would be maintained in accordance with the CIP concept landscape plan.

The Department has carefully considered the proposed landscaping and public domain design around the proposed building and considers the proposal satisfactory in that it would provide an appropriate landscape setting for the proposed building. To ensure other existing trees are protected, the Department has recommended conditions requiring the Applicant to protect trees that are not identified for removal during construction works.

5.2.2 Traffic and access

The proposal seeks to alter the vehicle access arrangements within the campus by removing the Blackburn Circuit (an internal road) and provide direct access from Western Avenue and a pick-up/drop-off facility on Western Avenue (see **Figures 14** and **15**). The proposal also includes a total of 26 new car parking spaces (with 23 located within the ground level of the proposed building). The ground level also includes a delivery bay for servicing and loading activities, accessed from Western Avenue.

The proposal originally included 157 new bicycle parking spaces, which was increased to a total of 245 spaces (69 staff and 176 student spaces) in the RtS. End-of-trip facilities are also proposed, consisting of 25 showers and 256 lockers (72 for staff and 176 for students).

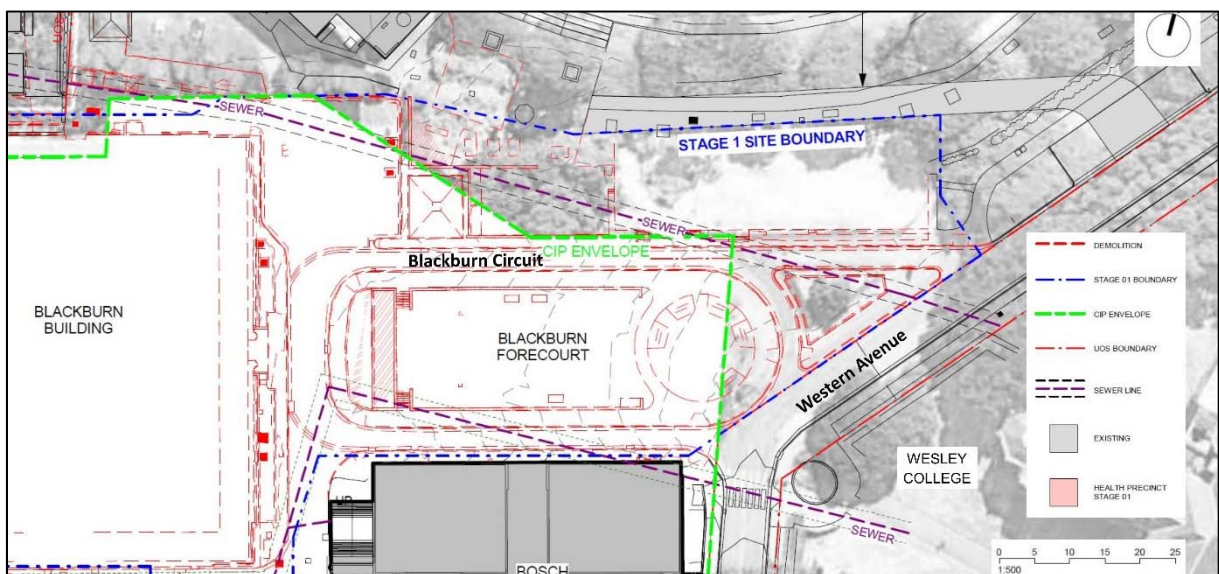


Figure 14: Blackburn Circuit (source: RtS Supplementary information)

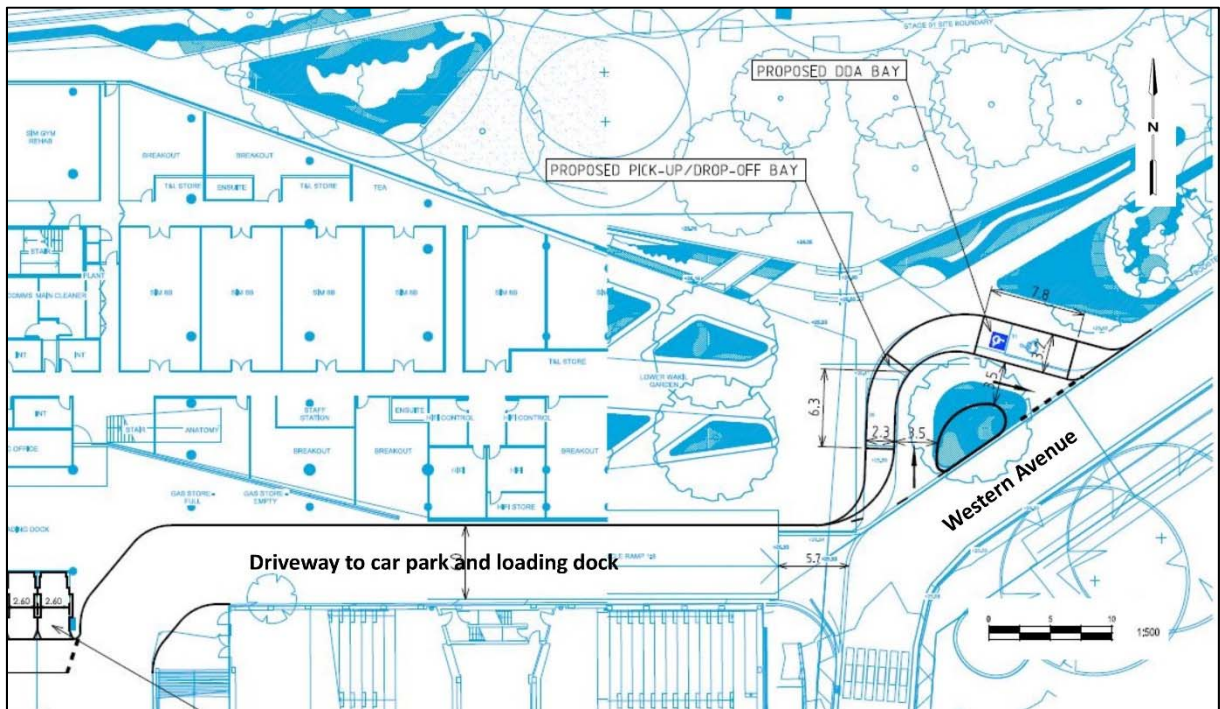


Figure 15: Western Avenue pick-up/drop-off facility (source: RtS Supplementary information)

No objections to the proposal on traffic and transport grounds were raised, however, concern was raised by TfNSW regarding potential conflict between service vehicles and general traffic along Western Avenue. TfNSW requested that a road safety audit (RSA) be prepared for the access and that a CPTMP be prepared in consultation with TfNSW (Sydney Coordination Office) and RMS, including specifically requiring left-in/left-out access arrangements from Western Avenue/Carillon Avenue.

Council also raised concerns with the number of bicycle parking spaces originally proposed in the EIS and whilst accepting 69 spaces for staff, recommended the student spaces and end-of-trip facilities be provided in accordance with Council's Development Control Plan (DCP).

The above matters are addressed in the following sections of this report.

Construction Traffic Impacts

A preliminary CPTMP has been prepared for the site, which identifies that Carillon Avenue and Western Avenue would be used as the primary construction vehicle haulage route and access point. It estimated the construction of the proposal would generate the following approximate additional truck movements:

- 25-40 per day during excavation
- three to five per day during construction of the structure
- five to 40 per day during peak concrete pours
- seven to eight per week during construction of the façade
- five to 15 per day during fit-out.

TfNSW advised that a CPTMP should be developed in consultation with the Sydney Coordination Office to ensure that construction traffic impacts are minimised and appropriately managed, including any cumulative construction impacts and access arrangements.

The Department has recommended conditions of consent requiring the Applicant to prepare and implement a CPTMP, in consultation with RMS and TfNSW (Sydney Coordination Office).

Operational Traffic Impacts

The Transport and Accessibility Assessment (TAA) submitted with the EIS estimates that the proposal is expected to result in an additional 22 and 44 vehicle movements in the AM and PM peak periods, respectively. The TAA concludes that the additional traffic would have a negligible impact on the operation of surrounding intersections and is below daily fluctuations that occur across peak periods at these intersections.

The Department notes that there would no change in level of service at the surrounding intersections and is satisfied that the proposal would not result in significant traffic impacts.

Vehicle Access Arrangements

The site would be accessed directly from Western Avenue with the removal of Blackburn Circuit.

TfNSW advised that the revised access arrangements would result in potential conflict between service vehicles and general traffic along Western Avenue, and would also create safety risks for pedestrians. It recommended a road safety audit (RSA) be prepared for the development.

The Applicant contends that the access arrangements for service vehicles replicate existing arrangements and the design of the pick-up/drop-off area can accommodate all service and emergency vehicles that may require access to the loading area. The Applicant advised that it would be willing to undertake a RSA as part of the design certification process and advised that the potential conflict would be further minimised in the future with the anticipated closure of the northern end of Western Avenue.

The Department acknowledges that the pedestrian and vehicle conflict is an existing situation. The Applicant has agreed to undertake a RSA of the design and implement any necessary changes to address road safety issues. As Western Avenue is an internal road and the land surrounding the access from Western Avenue is owned and controlled by the University, the Department is satisfied that the Applicant could incorporate necessary measures to address the outcomes of the RSA. The Department has included a recommended condition requiring a RSA prior to the commencement of any internal works to ensure that any safety rectification works are delivered prior to commencement of use of the building.

Car parking

The proposed 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. The approved CIP allows for a total 2,800 car parking spaces as part of the redevelopment of the CIP precincts, comprising an additional 413 car parking spaces.

The proposal includes 26 new car parking spaces and does not remove any car parking. The proposal is the first application under the CIP to propose any additional car parking. The site previously contained eight car parking spaces. Therefore, there would be a total of 18 additional car parking spaces as a result of the development and 395 still permissible under the CIP development.

The Department considers the proposed car parking is consistent with the CIP and is appropriate for the site.

Bicycle Parking and End-of-trip Facilities

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.

Council recommended in its comments on the EIS 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 264 bicycle parking spaces. It also recommended a green travel plan be prepared to encourage a sustainable transport modal shift.

The Applicant has revised the proposal to increase bicycle parking to 245 spaces (69 staff and 176 student spaces) in its RtS.

The Department considers that the proposed 245 bicycle parking spaces is consistent with Council’s DCP requiring one space per 10 students and per 10 staff.

The proposed facilities are generally consistent with the objectives and requirements identified in the recently approved Sustainable Transport and Mobility Plan (STAMP). The Department considers that the additional facilities are appropriate as it would further encourage a sustainable transport modal shift. Accordingly, the Department considers that the proposal meets the requirements of the CIP and bicycle parking and the end-of-trip facilities proposed acceptable.

5.2.3 Noise and vibration impacts

A revised Noise and Vibration Assessment (NVA) was submitted with the RtS that assessed the potential construction and operational noise and vibration impacts on nearby sensitive land receivers, including the adjoining RPAH, existing University educational establishments and residential colleges (see **Figure 16**).

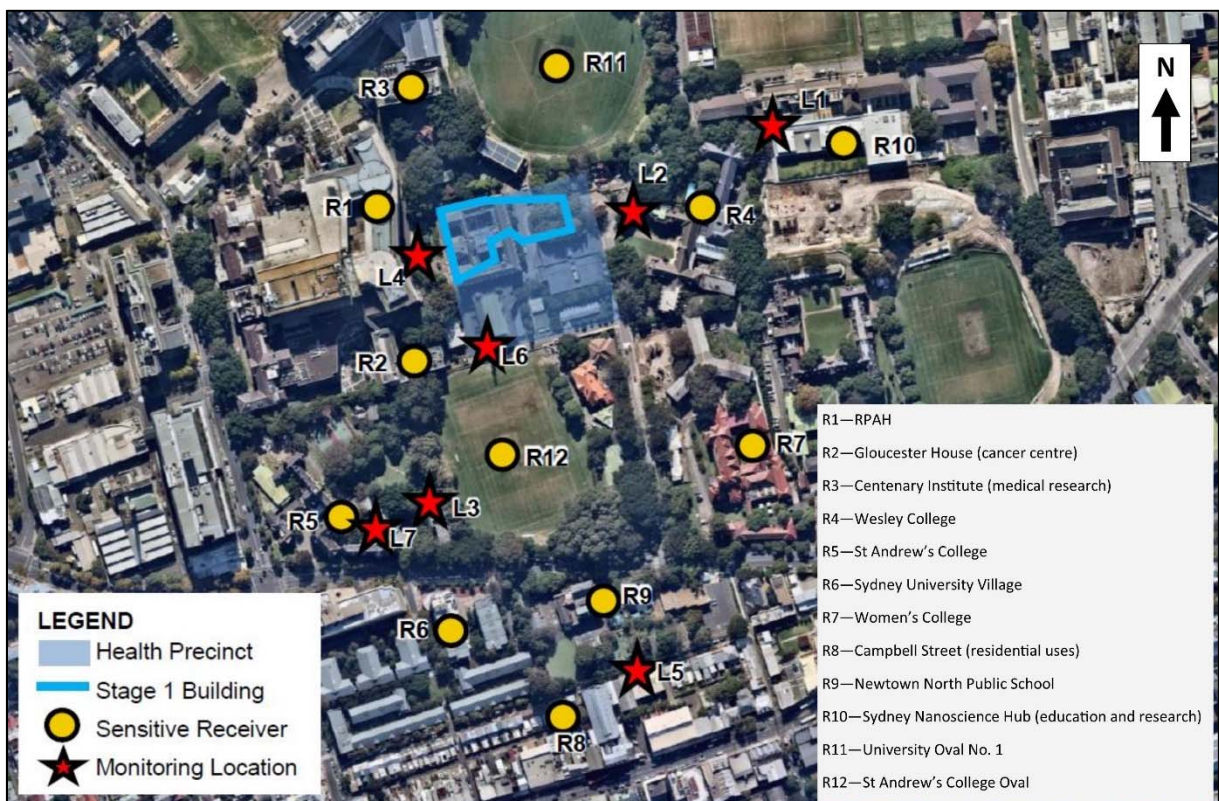


Figure 16: Sensitive receivers (base source: NVA)

The revised NVA was submitted to address the matters raised by the EPA, including recognising the need for ongoing consultation with the adjoining sensitive receivers during construction, establishing the rating background level (RBL) by undertaking background noise monitoring at the most sensitive receivers (RPAH and St Andrew’s College) in accordance with the *NSW Industrial Noise Policy (INP)* and further consideration of extended construction hours and associated construction noise and vibration impacts.

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 (NMLs), construction noise and vibration management levels for the residential colleges, hospital premise and educational land uses have been established for construction activities, which are outlined in **Table 6**.

Table 6: Construction NMLs

Sensitive Receiver	NMLs (dB(A) L_{eq}) Day (7 am – 6 pm Mon - Fri)
Wesley College	56 (RBL + 10 dB)
St Andrew's College, Women's College, Sydney University Village and southern residential land uses	60
Hospital	70 (external noise level)*
Newtown North Public School and Childcare centre	60 (external noise level)**
Other education	70 (external noise level)*
Sporting Ovals	65

* assuming a 25 dB(A) difference between external and internal noise due to façade treatments

** assuming a 15 dB(A) difference between external and internal noise due to façade treatments and windows remaining open

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 NVA identified noise generated from all works except internal works are expected to result in exceedance of the NMLs at the adjoining RPAH and Gloucester House if no mitigation measures are implemented with predicted maximum construction noise levels of 76 dB(A) and 72 dB(A) during construction of the substructure, respectively. Construction works (excluding internal works) would also exceed the NML at Wesley College but would not reach the 'highly noise affected' level of 75 dB(A) and exceed the NMLs set for University Oval. It also identified construction vibration was expected to comply with criteria for the surrounding sensitive receivers.

To manage noise impacts, the NVA recommends a number of mitigation measures to minimise potential impacts, including:

- preparation Construction Noise and Vibration Management Plan (CNVMP), including implementation of noise complaint handling procedures
- consultation with nearby sensitive receivers
- programming works to ensure construction is expedited
- managing truck access and movements and associated activities
- appropriate plant and equipment selection and maintenance
- avoiding high noise generating activities in the extended Saturday construction hours.

To ensure compliance with the ICNG is achieved and maintained throughout the construction, and given the proximity of sensitive receivers, particularly the hospital and residential colleges, 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 hospital and residential colleges
- works to be undertaken during the designated standard construction hours, as follows:
 - 7 am and 6 pm, Mondays to Fridays inclusive
 - 7.30 am and 3.30 pm, Saturdays

- no work on Sundays and public holidays
- identify appropriate measures to mitigate the noise impacts
- monitor noise and vibration impacts
- establish a complaints management system.

The Department is satisfied that, subject to the preparation and implementation of a CNVMP that has been prepared in consultation with the closest sensitive receivers, construction noise and vibration impacts can be satisfactorily managed and mitigated to ensure the amenity and operations of surrounding sensitive receivers is not adversely impacted upon. The CNVMP would ensure that potential impacts on human comfort and buildings and structures are minimised.

Operational Impacts

Operational noise generated from the proposal would be associated with the operation of mechanical plant. Based on the measured background noise levels and INP, project specific noise levels for the proposal have been 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 the most sensitive residential college are presented in **Table 7**. Further, the INP identifies acceptable external noise levels for hospital and recreational uses as 50 dB(A) and 55 dB(A) respectively. The Applicant has identified a more conservative specific noise criterion of 47 dB(A) $L_{eq,1h}$ at the western facade of the hospital for all time periods.

Table 7: Project Specific Noise Criteria for the residential receivers

Time of day	RBL (L_{A90} dB(A))	Intrusive Criteria (dB(A) L_{eq})	Amenity Criteria* (dB(A) L_{eq})	Project Specific Noise Levels (dB(A))
Wesley College				
Day (7 am – 6 pm)	46	51	47	47
Evening (6 pm – 10 pm)	46	51	46	46
Night (10 pm – 7 am)	46	51	41	41
St Andrew’s College, Women’s College, Sydney University Village and residences to the south				
Day (7 am – 6 pm)	50	55	48	48
Evening (6 pm – 10 pm)	50	55	44	44
Night (10 pm – 7 am)	47	52	42	42

* Amenity criterion for new sources have been established on the conservative basis that ambient noise levels measured at each site were controlled by existing industrial noise based on a suburban character

The NVA advises that complete details of the final mechanical plant have not been selected, but states that based on the currently selected primary plant, including cooling towers and chillers, and predicted noise emissions, the following mitigation measures are recommended:

- the cooling towers should be located on the eastern side of the rooftop and should be shielded by an enclosed western plant area
- the western rooftop plant area should be acoustically treated and the door located on the eastern side
- the eastern rooftop plant area should be acoustically treated and the door located on the northern and southern side
- fans should be fitted with an acoustic attenuator
- loading dock activities and grounds maintenance should be restricted to 7:30 am to 6 pm Monday to Friday.

The Applicant advised that no back-up generator is proposed as part of the development.

Conditions are recommended requiring the Applicant to identify the required mitigation measures to attenuate the mechanical plant noise prior to commencement of works to ensure compliance with the project specific noise levels, including those recommended above. The

Department has also recommended a condition requiring the Applicant undertake a noise monitoring program of the mechanical plant within three months of occupation of the building to verify that the measured noise levels of the mechanical plant do not exceed the established noise criteria and loading dock activities are restricted to the abovementioned hours.

The Department is satisfied that, subject to recommended conditions, the potential noise generated from operation of the proposal can be managed to comply with the relevant criteria.

5.2.4 Development contributions

The Applicant has requested a full exemption from City of Sydney Development Contributions Plan 2015 (Development Contributions Plan). The Development Contributions Plan identifies the section 7.11 development contributions that would be applicable for new workers, visitors (overnight) and residents.

Council's Development Contributions Plan outlines types of development that would be excluded from development contributions, including: government schools; affordable rental housing by a community housing provider; non-profit child care centres; alterations and additions to dwellings; replacement dwelling that does not increase bedrooms; and emergency service facilities.

Council does not consider that the proposal meets the criteria for exclusion and has requested payment of contributions in accordance with its Contributions Plan. Council advised that it objects to the development if contributions are not levied as the facilities provided are not an inherent public benefit and would result in an increased demand on Council's services and infrastructure.

The Applicant has sought an exemption to the payment of contributions under section 1.3 of Council's Development Contributions Plan, arguing that it performs similar functions as government schools. In addition to the request for exclusion, the Applicant also contends that it should be exempt from payment of development contributions as:

- the Development Contributions Plan does not recognise the University as one of the villages to be supported by the works and the University would not create any additional demand on these villages
- 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 University would not create additional demand on Council's road infrastructure given the existing University road infrastructure
- the University provides local and community facilities that are accessible to the public and therefore provides a material public benefit
- the University is a public authority and not a private developer and previous developments have not been required to pay development contributions in recognition of the lesser demand on Council community facilities created by the University population
- Planning *Circular D6 – Crown Development Applications and Conditions of Consent* 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 provides a material public benefit
- 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 meets the criteria for exemption pursuant to Circular D6. Circular D6 allows for the full exemption of section 7.11 development contributions for Crown development except in

relation to local traffic improvements required for the development (to support access to the site at the main entrance) and drainage infrastructure (where justified).

The Department has reviewed the Applicant's position. Whilst the proposed development would result in additional floorspace that would support workers relocating from multiple campuses within the Sydney LGA and the Cumberland Campus, the Department is satisfied that the proposed development is eligible for a full exemption in accordance with Circular D6 as:

- 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 its Contributions Plan (upgrades to the Sheas Creek catchment and Munni Street catchment in the south precinct). The Development Contributions Plan notes that these improvements would also have wider precinct benefits by ensuring access is maintained and access to new open spaces and community facilities. The proposed development drains to the Johnstons Creek stormwater catchment area and the University provides various open space and community facilities within the campus that do not rely on access through the area supported by the stormwater infrastructure improvements. Therefore, there is no justification to levy the University for the drainage works funded in Council's Contributions Plan.

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

5.3 Other issues

The Department's consideration of other issues is provided at **Table 8**.

Table 8: Department's assessment of other issues

Issue	Consideration	Recommendation
Tree removal	<p>A total of 31 trees were recently removed on the site as a result of the separately approved demolition and services diversion works. The proposal includes the planting of 22 new trees.</p> <p>The Department considers that the proposed landscaping is acceptable as it generally offsets the recently removed trees and the site continues to include significant tree cover to provide a landscaped setting.</p>	The Department has included a condition requiring tree protection during construction.
Contamination	The application was supported by the submission of a Contamination Assessment that outlines the detailed two-stage contamination assessment undertaken for the site, which comprised of a review of the site history followed by invasive site investigations (drilling of 14 boreholes and collection of groundwater from a monitoring well) and laboratory analysis of collected soil samples for a range of contaminants of potential concern. The Contamination Assessment concluded that contaminant concentration levels are below the adopted health and ecological investigation and screening levels.	The Department has recommended a condition requiring an unexpected finds protocol to be prepared as part of the Construction Environmental Management Plan.

	<p>The Contamination Assessment further concluded that as neither soil or groundwater contamination was identified, the preparation of a Remediation Action Plan is presently not necessary.</p> <p>The EPA raised no objections on contamination grounds, though recommended:</p> <ul style="list-style-type: none"> • the potential for contamination from research laboratories and potential petroleum storage for emergency generator should be investigated • an unexpected find protocol for asbestos, lead-based paint and PCBs should be prepared and any finds reported in accordance with relevant contamination guidelines • the Applicant be required to satisfy the requirements of the <i>Protection of the Environment Operations (Waste) Regulation 2014</i>. <p>The Department is satisfied that the site has limited potential for contamination and can be made, or are, suitable for the continued use and intended purpose.</p>	
Heritage	<p>The University of Sydney Camperdown campus is identified as a heritage conservation area under SLEP and contains 28 individually listed heritage items. The CIP requires that the application is accompanied by a Heritage Impact Statement (HIS) that outlines how the recommendations of The University of Sydney Grounds Conservation Management Plan (GCMP), dated July 2014, are incorporated into the proposal. The CIP also identifies that archival recording and a Heritage Interpretation Plan (HIP) is required for the demolition of the Blackburn Building.</p> <p>The Applicant has advised that archival recording forms part of the separately approved works.</p> <p>A HIS and Heritage Interpretation Strategy have been prepared and submitted with the application. The proposal has been designed to be consistent with the GCMP.</p> <p>Heritage Division of OEH recommended that a HIP be prepared in accordance with the Heritage Interpretation Strategy and approved and implemented to the satisfaction of the Department.</p> <p>The Department is satisfied that heritage interpretation would be delivered as part of the development in accordance with the CIP.</p>	The Department has recommended conditions requiring a HIP be prepared in accordance with the Interpretation Strategy.
Aboriginal Cultural Heritage	The Applicant contends that various studies have been undertaken across the campus to explore Aboriginal cultural heritage and there is a low	The Department has recommended conditions requiring an ACHMP.

	<p>potential for discovery and impact on elements of Aboriginal heritage significance.</p> <p>OEH Heritage Division noted the proximity of the site to a former creek line and recommends a condition requiring a ACHMP be prepared, in consultation with the Department and RAPs, to identify investigation, salvage and management details for any cultural deposits.</p> <p>The Department notes that the site has been substantially disturbed, however, the Aboriginal Heritage Impact Assessment submitted with the EIS identifies the site as having potential for deeply buried cultural materials to be present and recommends that a Heritage Management Plan be prepared. Whilst the Applicant considers that an unexpected finds protocol should be prepared, the Department considers an ACHMP would be appropriate.</p>	
Archaeology	<p>The Applicant has submitted a HIS report which considers potential for archaeology on the site. The report concludes that the site is of low archaeological potential.</p> <p>The Department acknowledges that the site has been disturbed and accepts the Applicant's conclusion regarding historic archaeology.</p> <p>Due to the extent of excavation required, the Department considers an unexpected find protocol should be prepared, and should deposits or relics be found on site, works should cease and the Applicant should consult with OEH.</p>	<p>The Department has recommended conditions requiring a protocol for identifying and dealing with unexpected archaeological finds and works are to stop if any objects are found and appropriate strategies developed to manage the unexpected find.</p>
Flooding	<p>The site is subject to flooding. The Applicant has undertaken an assessment of the flood impacts and established a minimum flood planning level of RL 23 for Level 0. This is set above the one per cent Annual Exceedance Probability (AEP) level which is approximately RL 22.5 at the south-east corner of the site, where the loading dock entrance is located.</p> <p>Council requested that a flood assessment be prepared for the whole development site, including consideration of the one per cent AEP or Probable Maximum Flood (PMF) for the entire the site.</p> <p>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.</p> <p>The Department considers the Applicant has satisfactorily considered the potential flood impacts in the design the building.</p>	<p>The Department considers no conditions or amendments are necessary.</p>

Radiation management	<p>The EPA advised that the use of radioactive materials should be managed in accordance with relevant NSW guidelines.</p> <p>The Department considers that there are appropriate regulatory systems to manage radiation and the Applicant has noted the need to update its existing radiation management licence if necessary.</p>	The Department considers no conditions or amendments are necessary.
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5.4 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 and a building that is fit-for-purpose for the teaching and learning requirements of the health faculties
- 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, research and learning outcomes within the health faculties and to maximise on potential collaboration opportunities with RPAH
- delivery of approximately 374 new construction jobs
- accommodating 683 staff and 1,752 students, including relocating 555 staff and 1,278 students from the Cumberland campus.

6. CONCLUSION

The Department has assessed the merits of the proposal taking into consideration the issues raised in all submissions as well as the Applicant's response, and is satisfied the impacts have been satisfactorily addressed by the proposal and through the Department's recommended conditions.

The proposed development 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 Premier and State Priorities, *A Metropolis of Three Cities – the Greater Sydney Region Plan* and the *Eastern City District Plan* as it will support education land uses associated with the University of Sydney and contribute to the Camperdown-Ultimo health and education precinct. The Department also considers that the proposal would provide significant public benefits through the provision of educational and research facility in an accessible location. The proposal would also provide economic benefits, generating approximately 374 construction jobs.

The Department has assessed the merits of the proposal and has found the key issues associated with the project include: built form and urban design; noise and vibration impacts; traffic and access; and development contributions.

The Department's assessment concludes that the proposal exhibits design excellence and is generally consistent with the built form controls in the approved Campus Improvement Program. The design has evolved through a competitive design process and demonstrates integrity due to the ongoing review and involvement from a Design Excellence Review Panel. The proposed development is suitable for the site and would not result in any significant adverse environment or amenity impacts and would be compatible with the scale and form of the surrounding development. The Department has included conditions requiring that the minor outstanding design matters be reviewed and endorsed by the panel to ensure ongoing design excellence and integrity.

The Department is also of the opinion that the proposed development would not result in any adverse traffic outcomes and the proposal is consistent with the University's sustainable transport strategy. The development delivers the University's vision to cap and consolidate car parking in basement car parking at the peripheries of the campus and provides sufficient bicycle parking to further support sustainable transport to the site. The Department has included a condition requiring a road safety audit be undertaken to ensure the service vehicle access operates safely.

The Department considers that the noise and vibration impacts can be satisfactorily mitigated during construction and operation. This will require the Applicant to consult with the surrounding sensitive receivers and develop work programs to ensure that the works would minimise any disruptions to hospital operations.

The Department considers the proposal is consistent with the approved concept proposal for the University campus.

The Applicant has sought an exemption from the payment of development contributions under City of Sydney Development Contributions Plan 2015 (Development Contributions Plan). Council does not consider that the proposal meets the criteria for exclusion under the Development Contributions Plan. It has requested payment of contributions in accordance with its Plan as the facilities provided are not an inherent public benefit and would result in an increased demand on Council's services and infrastructure.

Planning Circular D6 allows for the full exemption of section 7.11 development contributions for Crown development except in relation to local traffic improvements required for the development (to support access to the site at the main entrance) and drainage infrastructure (where justified). The Department has reviewed the Applicant's position and is satisfied the proposed development is eligible for a full exemption in accordance with Circular D6 as:

- 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).

The Department is satisfied that the proposed development has satisfactorily responded to the issues raised and recommends approval of the SSD application for the construction of the Health Precinct Stage 1 Development at the University of Sydney (Camperdown campus), subject to recommended conditions. The Department's recommended conditions of consent would ensure the construction and operation of the proposed development would not result in adverse environmental impacts on the surrounding environment.

The Department concludes the impacts of the development can be appropriately mitigated through the implementation of the recommended conditions of consent. Consequently, the Department considers the development is in the public interest and should be approved.


7. RECOMMENDATION

In accordance with section 4.38 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:


- **consider** the findings and recommendations of this report
- **approve** the State significant development application for SSD 7974
- **sign** the attached development consent and recommended conditions of consent (**Appendix C**).

Prepared by: Megan Fu
Senior Planner, Social and Other Infrastructure Assessments

Recommended by:


12/6/2018
Karen Harragon
Director
Social and Other Infrastructure Assessments

Recommended by:


13/6/2018
Glenn Snow
A/Executive Director
Priority Projects Assessments

APPENDIX A RELEVANT SUPPORTING INFORMATION

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

1. Environmental Assessment
http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=7974.
2. Submissions
http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=7974.
3. Applicant's Response to Submissions
http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=7974.
4. Applicant's Response to Submissions Supplementary information
http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=7974

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

State Environmental Planning Policy (State and Regional Development) 2011

The provisions of the SRD SEPP are considered in **Table 1**.

Table 1: SRD SEPP consideration

Relevant Sections	Consideration / Comments	Complies
3 Aims of Policy The aims of this Policy are as follows: (a) to identify development that is State significant development,	The proposed development is identified as SSD.	Yes
8 Declaration of State significant development: section 4.36 (1) Development is declared to be State significant development for the purposes of the Act if: (a) the development on the land concerned is, by the operation of an environmental planning instrument, not permissible without development consent under Part 4 of the Act, and (b) the development is specified in Schedule 1 or 2.	The proposed development is permissible with development consent. The development is a type specified in Schedule 1.	Yes
Schedule 1 State significant development – general (Clause 8 (1)) 15 Educational establishments (1) Development for the purpose of a new school (regardless of the capital investment value). (2) Development that has a capital investment value of more than \$20 million for the purpose of alterations or additions to an existing school. (3) Development for the purpose of a tertiary institution (within the meaning of State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017), including associated research facilities, that has a capital investment value of more than \$30 million.	The proposed development comprises development for the purpose of a tertiary institution and has a CIV in excess of \$30 million.	Yes

State Environmental Planning Policy No. 55 – Remediation of Land

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

The application was supported by the submission of a Contamination Assessment that outlines the detailed two-stage contamination assessment undertaken for the site, which comprised of a review of the site history followed by invasive site investigations (drilling of 14 boreholes and collection of groundwater from a monitoring well) and laboratory analysis of collected soil samples for a range of contaminants of potential concern. The Contamination Assessment concluded that contaminant concentration levels are below the adopted health and ecological investigation and screening levels.

The Contamination Assessment further concluded that as neither soil or groundwater contamination was identified, the preparation of a Remediation Action Plan is presently not necessary.

The Department is satisfied that the site has limited potential for contamination and can be made, or is, suitable for the continued use and intended purpose. The Department has recommended a condition requiring an unexpected find protocol for asbestos, lead-based paint and PCBs should be prepared and any finds reported in accordance with relevant contamination guidelines.

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

The Infrastructure SEPP aims to facilitate the effective delivery of infrastructure across the State by improving regulatory certainty and efficiency, identifying matters to be considered in the assessment of development adjacent to particular types of infrastructure development, and providing for consultation with relevant public authorities about certain development during the assessment process.

The development is considered to be consistent with the SEPP given that consultation with RMS has been undertaken and no issues were raised.

State Environmental Planning Policy No. 64 – Advertising and Signage (SEPP 64)

SEPP 64 aims to ensure that signage is compatible with its context. The proposed development includes signage at the front entrance of the building and along the rooftop plant. The signage comprises front illuminated white acrylic signage with aluminium sides along the plant and translucent white acrylic lettering fixed to the glazing at the main entrance.

The Applicant has provided an assessment of the proposed signage against the provisions of Schedule 1 of SEPP 64. The Department has considered the signage against the same assessment criteria and found it to be acceptable. The Department considers that the final signage design should be endorsed by the DERP and has recommended a condition to this effect.

Sydney Local Environmental Plan (SLEP) 2012

The Department has consulted with Council throughout the assessment process and has considered all relevant provisions of the SLEP and those matters raised by Council in its assessment of the development (refer to **Section 5**). The Department concludes the development is consistent with the relevant provisions of the SLEP. Consideration of the relevant clauses of the SLEP is provided in **Table 2**.

Table 2: Consideration of SLEP 2012

LEP clause	Department Comment/Assessment	Yes/No
Clause 5.10 Heritage conservation	The proposal has been designed to ensure the significance of the existing heritage items identified for retention in the CIP and the University of Sydney conservation area is protected. The submitted Heritage Impact Statement satisfactorily considers and assess the impact of the proposed development. The proposal incorporates heritage interpretation in the design. Heritage conservation is discussed in Section 5.3 of this report.	Yes
Clause 6.21 Design excellence	A competitive design process was followed to arrive at the proposed design as discussed in Section 5.2.1 of this report. The DERP constituted as part of that process has identified that the proposal demonstrates design excellence. Further, the Department considers the proposed building exhibits design excellence in accordance with the matters for consideration under this clause.	Yes
Clause 7.9 (3) Other land uses (Car parking)	The proposed 26 car parking spaces is well below the rate of one space per 200 sqm of gross floor area permitted for education uses.	Yes
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	Yes

	4, nor is it below five metre AHD and it will not lower the water table below one metre AHD on adjacent classes of land.	
Clause 7.15 Flood planning	The site is subject to flooding. The building has been designed to address potential flooding impacts as discussed in Section 5.3 of this report.	Yes
Clause 7.16 Airspace operations	The site is located on land identified on the Sydney Airport Prescribed Obstacle Limitation Surfaces Drawing No FSS6934 Revision 1, Declared by the Commonwealth Department of Infrastructure and Regional Development on 20 March 2015 as being between horizontal surface limits of 70-90 m (AHD). The proposed building would have a maximum height of RL 60.9 (AHD) and will therefore not penetrate the Obstacle Limitation Surface. The proposed development is located within the approved building envelopes under the CIP, which have been approved to ensure that they do not penetrate the Sydney Airport Limitation or Operations Surface.	Yes
Clause 7.20 Development requiring or authorising preparation of a DCP	The approval of the staged development application for the CIP (SSD 6123) meets the requirements of preparation of a DCP. The proposal is generally consistent with the staged development approval.	Yes

Draft Remediation of Land State Environmental Planning Policy (Draft Remediation SEPP)

An Explanation of Intended Effect for the Draft SEPP and Draft Contaminated Land Planning Guidelines were on exhibition until 13 April 2018.

The Explanation of Intended Effect sets out the key changes proposed to SEPP 55 which largely relate to:

- categorisation of remediation works based on scale, risk and complexity
- more clearly specifying remediation works requiring development consent
- introducing certification and operational requirements for remediation works that can be undertaken without development consent
- requiring environmental management plans relating to post remediation management of sites or ongoing operation, maintenance and management of on-site remediation measures (such as containment cell) to be provided to Council.

The key operational framework of SEPP 55 is to be maintained and new provisions are unlikely to significantly affect the subject applications. As such, the Department is satisfied that the proposal would be consistent with the intent of the Draft SEPP.

Draft State Environmental Planning Policy (Environment)

The draft State Environmental Planning Policy (Environment) (Environment SEPP) is a consolidated SEPP which proposes to simplify the planning rules for a number of water catchments, waterways, urban bushland, and Willandra Lakes World Heritage Property. Once adopted, the draft SEPP will replace seven existing SEPPs. The proposed SEPP will provide a consistent level of environmental protection to that which is currently delivered under the existing SEPPs. Where existing provisions are outdated, no longer relevant or duplicated by other parts of the planning system, they will be repealed.

Given that the proposal is consistent with the provisions of the existing SEPPs that are applicable, it is concluded that the proposed development will generally be consistent with the provisions of the draft Environment SEPP.

Sydney DCP 2012

It is noted that clause 11 of the SRD SEPP provides that development control plans do not apply to SSD. Despite this provision, consideration of the relevant development controls contained within Council's DCP is provided in **Table 3**.

Table 3. Sydney DCP Compliance Table

Sydney DCP 2012	Department Comment/ Assessment
2.3.5 Locality Statement – University of Sydney/Royal Prince Alfred Hospital	<p>The proposed development maintains the university's landscaped setting. The proposal would facilitate improved circulation around the University Oval and connections to the adjoining RPAH.</p> <p>The development is consistent with the locality statement and associated principles applicable to the University of Sydney.</p>
3.2.1 Improving the Public Domain	<p>Although located within the University of Sydney campus, the proposed development is surrounded by areas of open space that are accessible by the public.</p> <p>The development would not result in a loss of views to and from the publicly accessible University Oval and would provide improve pedestrian connectivity in the vicinity of the oval.</p>
3.2.7 Reflectivity	<p>The Applicant has advised that the selected materials are unlikely to have adverse reflectivity impacts and the materials would undergo a qualitative review with the objective of mitigating glare and reflectivity levels.</p> <p>The Department also recommends the imposition of its standard 'reflectivity' condition, requiring external materials do not exceed the maximum 20 per cent reflectivity spectrum.</p>
3.2.8 External Lighting	<p>The external lighting is proposed to comply with relevant Australian Standards and designed in a manner that ensures any light spill is controlled.</p> <p>The Department also recommends the imposition of its standard condition requiring compliance with the Australian Standards.</p>
3.3 Design Excellence and Competitive Design Processes	<p>The proposed development complies with the provisions of this section and demonstrates design excellence, as discussed in Section 5.2.1 of this report.</p>
3.5 Urban Ecology	<p>The development maintains a landscaped setting, including additional trees and landscaping that utilises locally indigenous species.</p> <p>The development is consistent with the objectives of Section 3.5.</p>
3.6 Ecologically Sustainable Development	<p>Addressed at Section 3.5 of this report.</p>
3.7 Water and Flood Management	<p>Addressed at Section 5.3 of this report.</p>
3.9 Heritage	<p>Addressed at Section 5.3 of this report.</p>
3.11 Transport and Parking	<p>Addressed at Section 5.2.2 of this report.</p>
3.12 Accessible Design	<p>Disabled access is provided to the development in accordance with Australian Standards and reinforced by recommended conditions of consent.</p>
3.13.1 Crime prevention through environmental design (CPTED)	<p>A CPTED assessment prepared by Umow Lai, dated 30 June 2017 was submitted with the application. The report demonstrates consistency with CPTED principles.</p>
3.13.3 Social impacts	<p>The proposed development provides an improved health education and research facility for the University of Sydney which would have an overall positive social impact.</p>
3.14 Waste	<p>Construction and operational waste management plans have been submitted that aim to minimise waste and are consistent with the objectives of this section.</p>

3.16 Signs and advertisements	The proposed building identification signage is integrated with the design and is consistent with the provisions of Schedule 1 of SEPP 64. The signage has been considered against the provisions of this section and found to be acceptable.
3.17 Contamination	Addressed at Section 5.3 of this report.

APPENDIX C RECOMMENDED CONDITIONS OF CONSENT
