



THE UNIVERSITY OF
SYDNEY

The University of Sydney Camperdown Campus

The Health Precinct Stage 1

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



September 2016

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1.0 EXECUTIVE SUMMARY

The University of Sydney (the University) is proposing to develop Stage 1 of a new Health Precinct on its Camperdown campus.

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

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

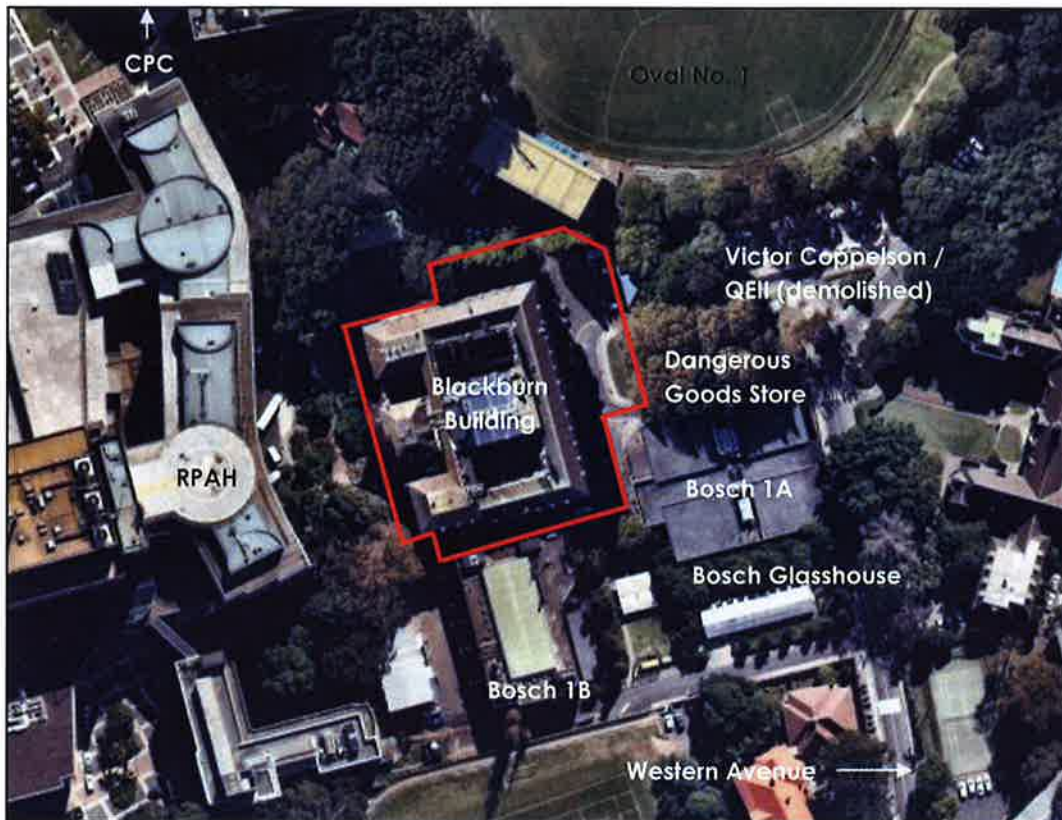
The Health Precinct site falls within the recently approved Concept Campus Improvement Program (CIP) – SSD 13_6123. The CIP is the University's development implementation program for future campus precincts with accompanying building envelopes, and was approved by the Minister for Planning on 16 February 2015. The Camperdown campus is located within the City of Sydney's Camperdown Conservation Area (Sydney LEP 2012).

The 13,000m² redevelopment site (illustrated on the plan below) is located on an underutilised part of the campus located on the corner of Western Avenue and Cadigal Lane. The site is adjacent to the Royal Prince Alfred Hospital (RPAH) to the west and close to the University's Oval number 1 to the north. The site is essentially unseen from any major road or public areas.

The Health Precinct currently houses five separate buildings being the Bosch 1A and 1B Buildings, the Bosch Glasshouse, the Blackburn Building and the associated Dangerous Goods Store. All of these buildings have concept planning approval for demolition under SSD 13_6123, Campus Improvement Program (CIP), Sheet 2 of 40, approved by the Minister for Planning on 16 February 2016. Under this SEAR proposal, only the Blackburn Building and the Dangerous Goods Store sites are proposed for development. The Blackburn building is classified as having a minor local heritage value on the University of Sydney's Section 170 Register, but is not listed as a local heritage item under *Sydney LEP 2012* or as a State Heritage item. Notwithstanding, the CIP concept approval for its demolition acknowledged the Heritage Impact Statement for the Blackburn building in concluding its gross inefficiency and unsuitability for contemporary teaching, learning and research methodologies, as well as it being deemed beyond economic repair.

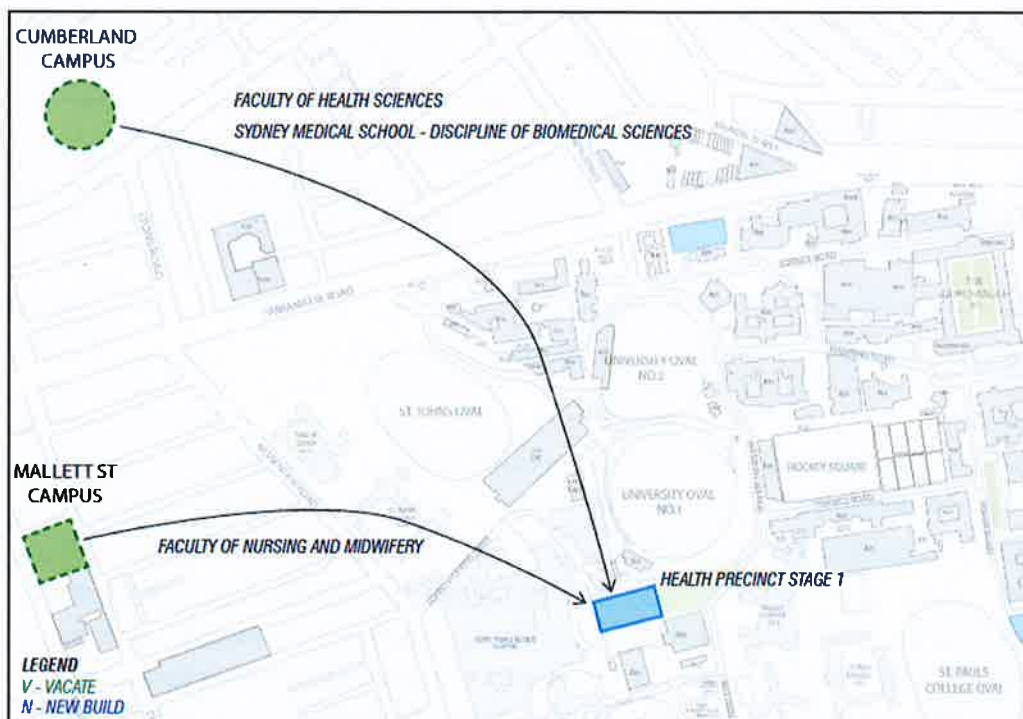
The University intends to pursue a planning pathway for the proposed demolition of the Blackburn Building and Dangerous Goods Store buildings as a separate early works package under the provisions of *Clause 29 Development Permitted Without Consent* of the *State Environmental Planning Policy (Infrastructure) 2007* (the iSEPP), and not as part of the formal SSD application for this site.

On 7 December 2015, the Victor Coppelson / QEII Building (also located in the Health Precinct and also the subject of the SSD Concept CIP approval for demolition) was approved for demolition by REF# 4-2015 under the provisions of *Clause 29 Development Permitted Without Consent* of the *State Environmental Planning Policy (Infrastructure) 2007*. The assessment process included a S170 Referral (Heritage Act) to the NSW Office of Environment and Heritage(OEH). The demolition of this building has since been completed.



The Health Precinct Stage 1 Site - Potential Building Footprint (outlined in Red)

The Health Precinct Stage 1 will be designed to meet the relocation and accommodation requirements of the Faculty of Health Sciences (FHS) from Cumberland campus, the Faculty of Nursing and Midwifery (FNM) from Mallett Street Camperdown, and the Central Clinical School (CCS). The proposal also includes a new child care centre in the development along with approximately 36 on-site car parking spaces.



The Health Precinct Campus Relocation Strategy

FHS and FNM are currently located off site at the University's Cumberland campus and Mallett Street (Camperdown) campus respectively. CCS is located at various buildings on the Camperdown campus as well as in RPAH. Subject to detailed planning, the Stage 1 development will need to provide approximately 25,000m² of Gross Floor Area (GFA) to accommodate the various users of the facility.

This Project qualifies for *educational purposes* as defined by the SRD SEPP Schedule 1, Clause 15 Education Establishment and has a Capital Investment Value (CIV) of more than \$30,000,000. The CIV for the project is \$149,899,000 and is detailed in Section 12 of this report.

The University's Campus Infrastructure and Services department (CIS) is responsible for the delivery of the proposal.

The development of the Health Precinct Stage 1 is designed to comply with the Minister for Planning's Concept CIP building envelope (SSD 13_6123). The building envelope depicted by the CIP for this development site permits a total GFA yield of 75,500m² (an additional 56,700m² to supplement the 18,800m² already existing on the site). The new Stage 1 building will provide a notional GFA of approximately 25,000m².

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

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

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

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

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

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

As part of its current capital works program, the University has delivered a significant capital projects program over the last five years with a value exceeding \$800 million. Recent examples include the:

- \$385M Charles Perkins Centre for Obesity, Diabetes and Cardiovascular Disease (2014);
- \$250M Abercrombie Precinct Redevelopment: Sydney Business School (2015);
- \$110M Australian Institute for Nanoscience (2015); and
- \$58M Queen Mary Building: Student Accommodation (2015)



Charles Perkins Centre



Abercrombie Business School



Queen Mary Building



Australian Institute for Nanoscience

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

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

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

The University is also currently managing the development of another five transformational projects at the Camperdown-Darlington campus including the Life, Environment and Earth Sciences (LEES), F23 (Administration Building), Engineering and Technology Precinct (ETP), Faculty of Arts and Social Science (FASS) and the Health Precinct Stage 1.



LEES1 Building



F23 Administration Building



Engineering Technology Precinct



Faculty of Arts and Social Sciences



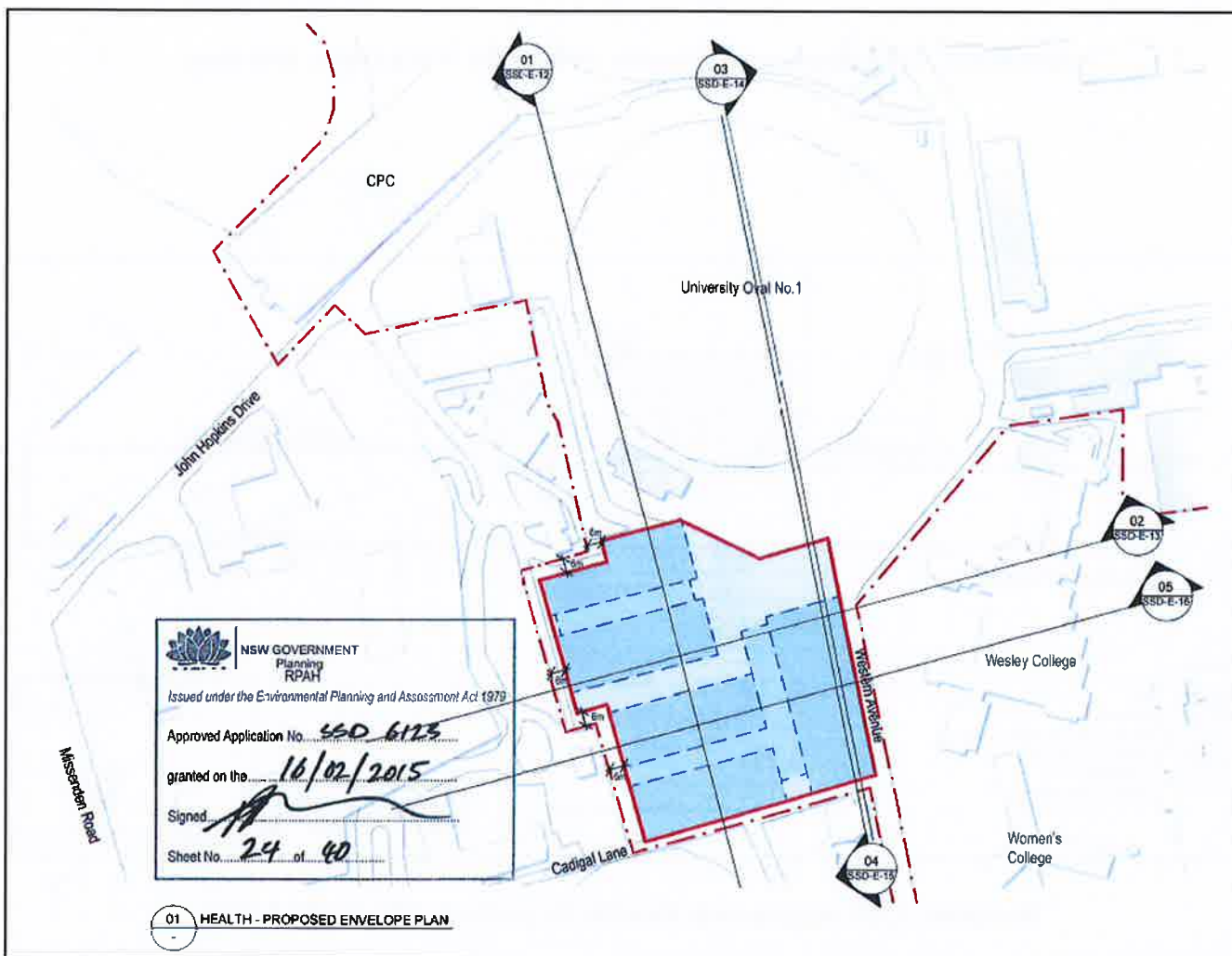
Health Precinct Stage 1 (image for noting indicative location only)

3.0 RELATIONSHIP TO THE CONCEPT CAMPUS IMPROVEMENT PROGRAM SSD 13_6123

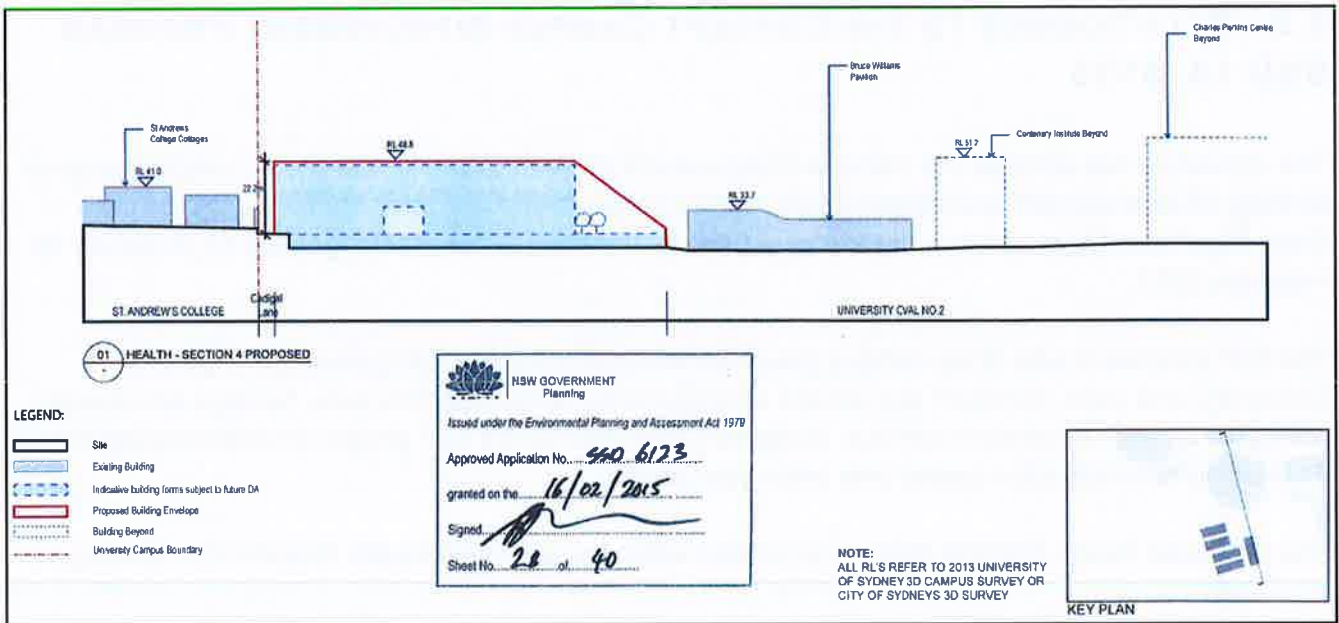
The University has adopted the Campus Improvement Program (CIP) for the Stage 1 implementation strategy of development and infrastructure to the Camperdown-Darlington campus. The CIP is a State Significant Development that was approved by the Minister for Planning (SSD 13_6123) on 16 February 2015.

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

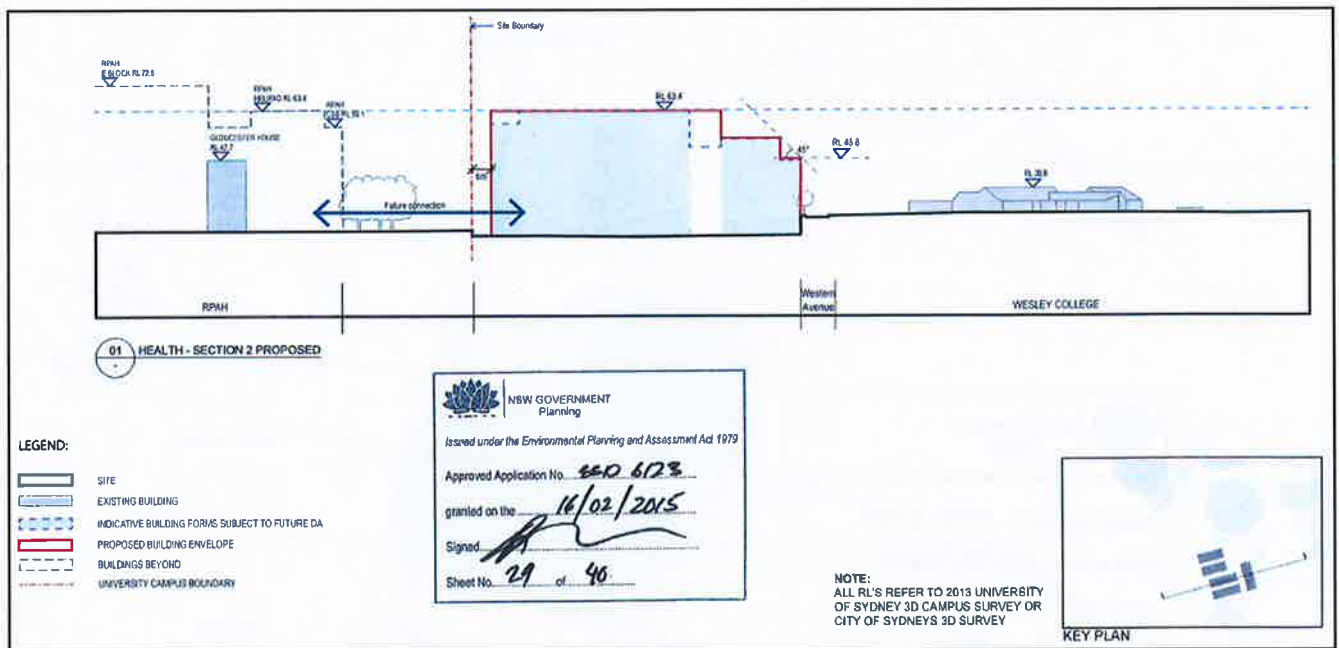
The proposed Health Precinct Stage 1 is located within the approved Health Precinct CIP envelope.



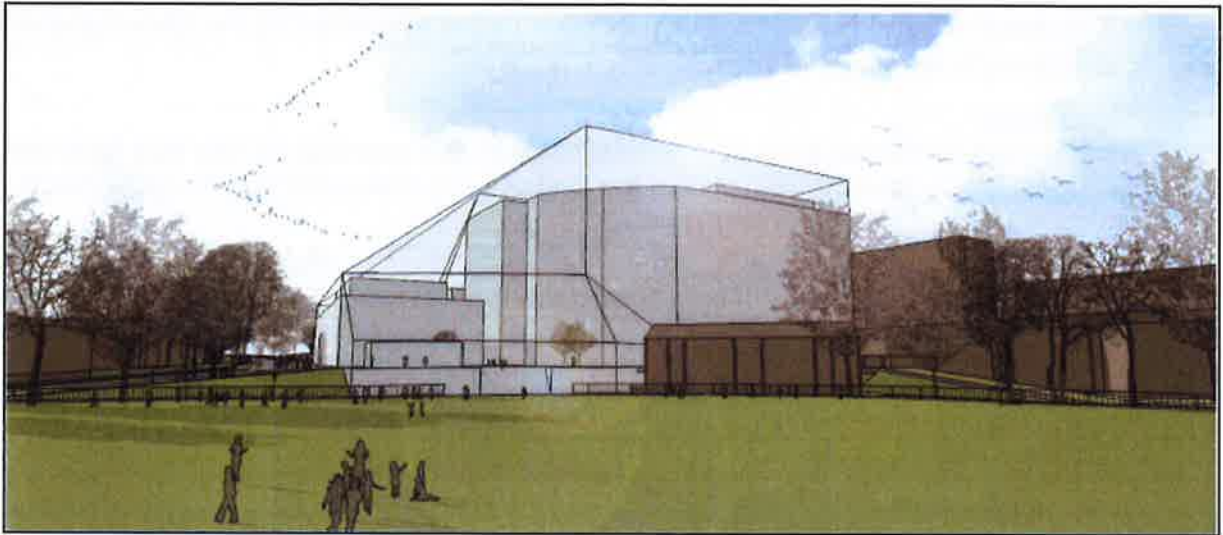
Plan: CIP Approved Health Precinct



Section: CIP Approved Health Precinct – Western Avenue



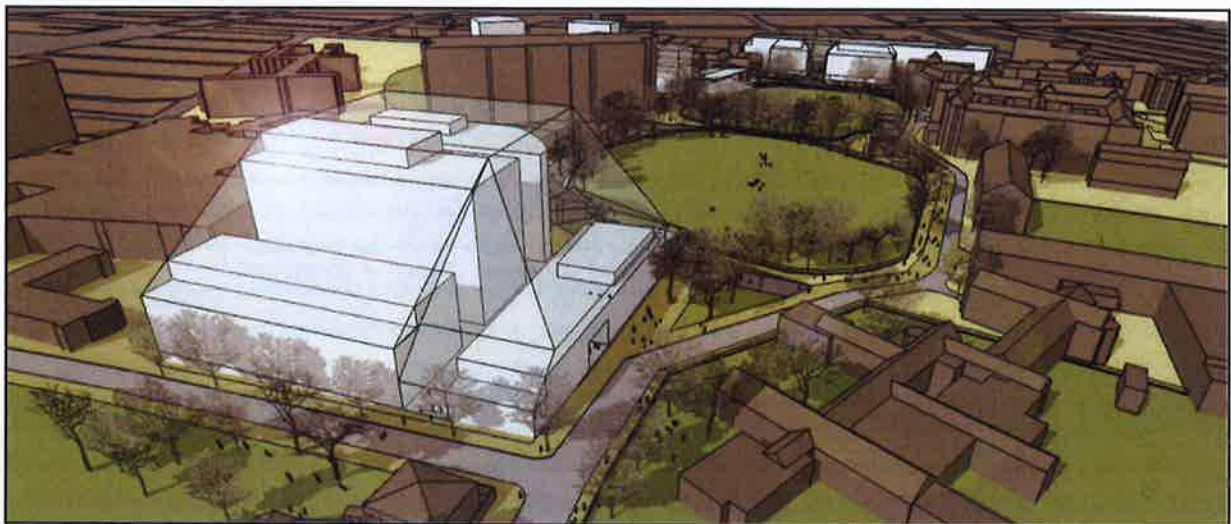
Section: CIP Approved Health Precinct – Cadigal Lane



3D Model: CIP Approved *Health Precinct* – Western Avenue looking south



3D Model: CIP Approved *Health Precinct* – Western Avenue looking north



3D Model: CIP Approved *Health Precinct* – Oval No.1

The Minister's approval of the CIP SSD13_6123, includes (but is not limited to) the following relevant and specific conditions to the Health Precinct:

Gross Floor Area

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

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

Car Parking

A9. Total on-campus (Camperdown and Darlington Campuses) car parking provisions shall not exceed 2,800 spaces at the completion of all future development approved under the Campus Improvement Program.

Built Form and Urban Design

B3. Future building demolition, site layout and architectural design of future development shall be generally consistent and have regard to the following:

- a) Camperdown Darlington Campus Strategy Plans at Appendix C of the EIS (as amended by the RtS);
- b) Design Principles at Appendix F of the EIS; and
- c) Campus Improvement Program 2014-2020 State Significant Development Application (SSD 13_6123), Urban Design Justification, prepared by Cox Richardson and The University of Sydney, dated June 2014.

B1. Design Excellence

- a) Consent must not be granted to a new building or to external alterations to an existing building unless the consent authority has considered whether the proposed development exhibits design excellence in accordance with the requirement in the *Sydney Local Environmental Plan 2012* and The City of Sydney's *Competitive Design Policy* (December 2013).

Landscaping

B8. All future development applications for new built form must include detailed landscape plans identifying the vegetation to be removed or relocated and the location of replacement and additional landscaping, and must be generally in accordance with the approved landscape concept in Condition A4 of Part A of Schedule 2 and The University of Sydney Grounds Conservation Management Plan, dated July 2014.

Heritage

B13. Future development applications (where relevant) for new built form shall include digital photographic archival recording and documentation of the following buildings and their curtilage in accordance with the NSW Heritage Office guidelines *How to Prepare Archival Records of Heritage Items* (1998) and *Photographic Recording of Heritage Items Using Film or Digital Capture* (2006):

- a) International House (GOB);

- b) Macleay Building and Botany Wing (A12);
- c) RD. Watt Building (A04);
- d) Peter Nicoll Russell Building (J02);
- e) Old School Building Darlington (G15);
- f) J.D. Stewart Building (B01); and
- g) **Blackburn Building (D06).**

B14. All future development applications for new built form that involve the demolition or alteration of existing items of heritage significance shall include a heritage interpretation plan in accordance with NSW Heritage Branch guidelines titled 'Interpreting Heritage Places and Items: guidelines' and policy titled 'Heritage Information Series: Heritage Interpretation Policy' for assessment and approval.

Traffic, Access and Car Parking

B16. All future development applications for new built form must include a detailed assessment of the traffic and transport impacts associated with the future development and shall address, but not limited to:

The Environmental Impact Statement (EIS) report that will accompany the SSD proposal for the Health Precinct Stage 1 will address all relevant conditions that apply to the precinct, site and the broader campus that are contained in the Minister's SSD 13_6123 consent.

4.0 THE UNIVERSITY OF SYDNEY PROFILE



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

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

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

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

Construction and capital works activity: The University is committed to a variety of construction and capital work programs, in particular those earmarked by the Minister's approval for the Campus Improvement Program, existing building upgrade works, and regular building facilities and maintenance works. The University typically generates more than 2,000 construction jobs on major transformational projects at any one time, as well as over 200 capital works building projects. The University also employs more than 3,000 inducted contractors for facilities maintenance and related services. In the past five years, the University has successfully delivered more than \$800M in capital works.

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

The University's current strategic plan is also investing initiatives to support the current and future research talent towards the NSW workforce through technical disciplinary training, more general training in research leadership and management, skills in commercialisation and communication, and in developing cross-disciplinary research capabilities. For example, the recently completed Charles Perkins Centre delivers sustainable solutions for obesity, diabetes and cardiovascular disease, while our China Studies Centre aims to improve Australia's cooperation and relations with China and better understand its impact on the world.

Work such as this makes a real difference by informing decisions in government, industry and the wider community. We collaborate closely with external partners and regularly take part in government, parliamentary inquiries and policy reviews.



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

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

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

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

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

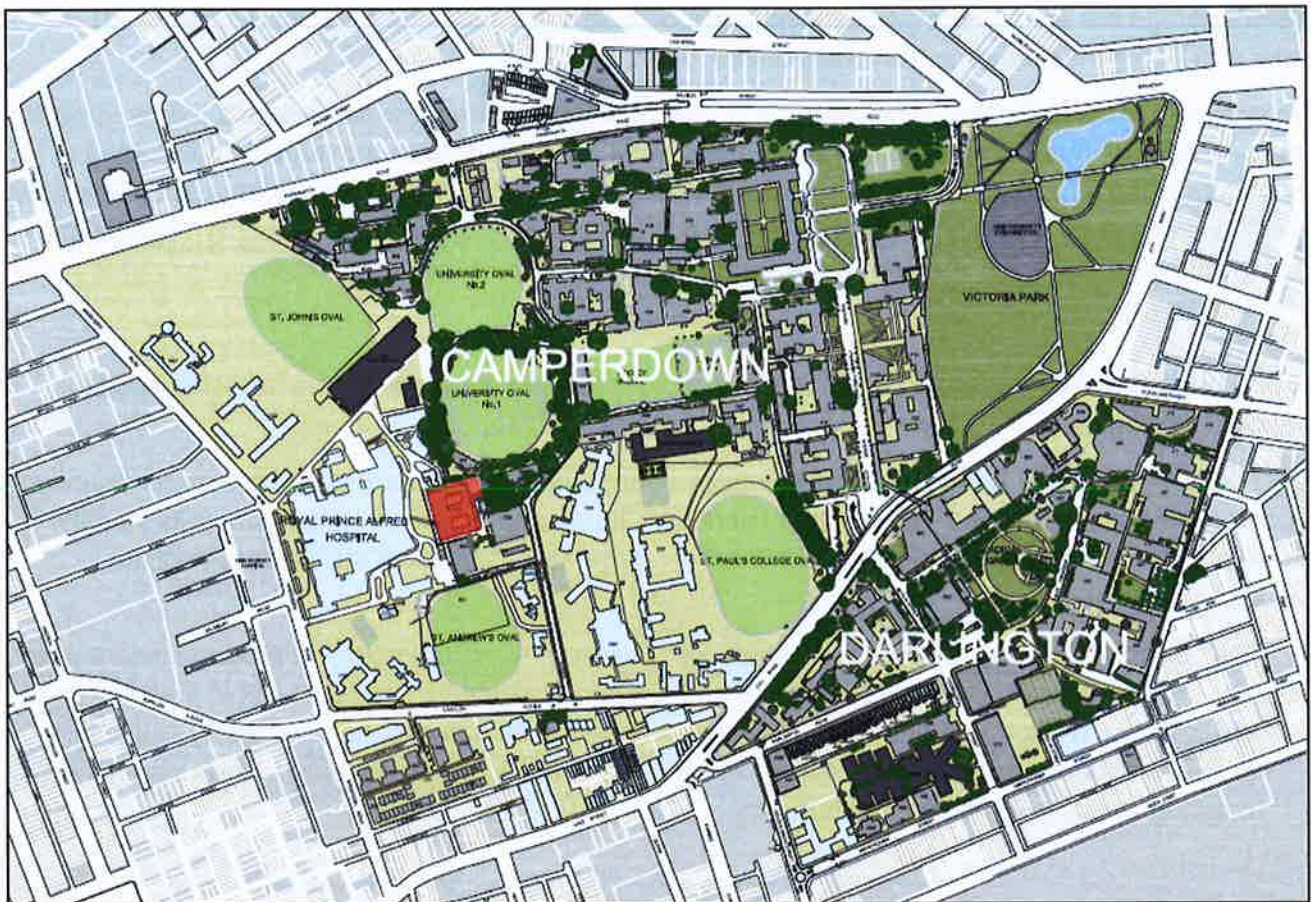
5.0 THE CAMPERDOWN-DARLINGTON CAMPUS

5.1 Campus Overview

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

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

The Health Precinct Stage 1 site is highlighted (in red) on the campus plan below.



Plan: The University of Sydney Camperdown-Darlington Campus

5.2 Site Description

The development site is bounded by Western Avenue to the east, Cadigal Lane and St. Andrews College to the south, the Royal Prince Alfred boundary to the east, and the University Oval No.1 to the north. Western Avenue is the principal northern and southern principal campus road to the Health Precinct.

The Blackburn and Bosch buildings are currently occupied by the Faculty of Medicine, Laboratory Animal Services, a library and lecture theatres.

6.0 THE PROPOSED SSD PROJECT

This request for SEAR's for the development of the Health Precinct Stage 1 seeks the following:

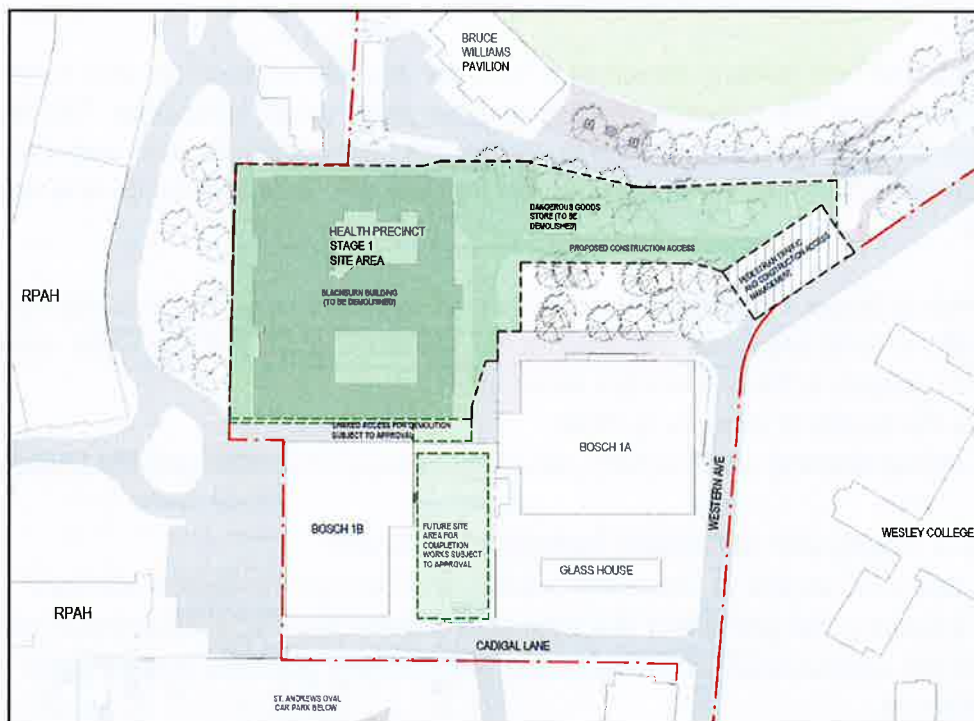
1. Confirmation that the project qualifies as a State Significant Development Application; and
2. Confirmation of the Secretary Requirements for matters to be incorporated into the SSD EIS and associated documentation.

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

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

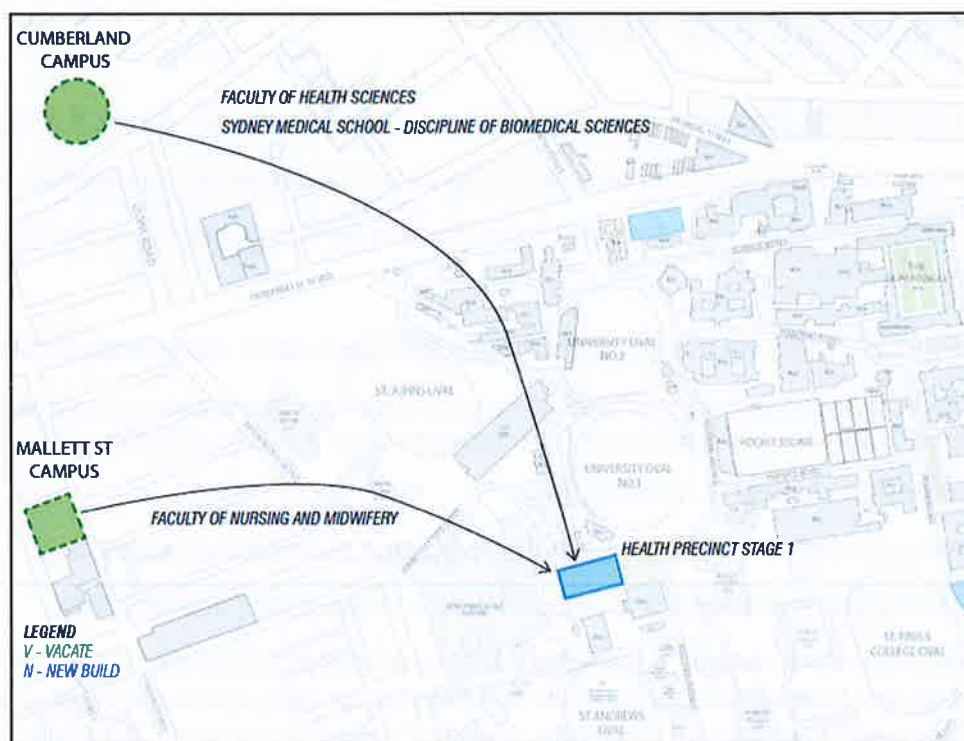
Note the University intends to pursue a planning pathway for the proposed demolition of the Blackburn Building and Dangerous Goods Store buildings as an early works package under the provisions of *Clause 29 Development Permitted Without Consent* of the *State Environmental Planning Policy (Infrastructure) 2007* (the iSEPP), and not as part of the formal SSD application for this site. We note that both buildings already have a concept approval for their demolition under SSD 13_6123 of the Campus Improvement Program (stamped Sheet 2 of 40), approved on 16 February 2016).

The **Project Proposal** is for a new facility to accommodate the Faculty of Health Sciences (FHS), the Faculty of Nursing and Midwifery (FNM) and the Central Clinical School (CCS).



The Health Precinct – Site Development Plan

The **Project vision** for the new building and campus domain is to co-locate and consolidate a number of bespoke University schools belonging to the subject Faculties and Schools into one location. This cohort is currently distributed across multiple sites.



Health Precinct Stage 1 Building - Decanting and Relocation Plan

The architecture of the new building will be complementary to the surrounding built and natural environments, whilst still expressing its individual identity in response to the functional use and site context. The urban and landscape design of all interfaces adjoining the development site, will be fully considered as part of the design development process.

It is important that the new building becomes a node for multiple approaches and connections to the surrounding environment, the adjacent facilities and the wider urban landscape. The Health Precinct Stage 1 development will provide a seamless connection for pedestrians who approach the building from several locations. Further, it will also provide intuitive and safe access to, and egress from, all parts of the site.

The Health Precinct Stage 1 development provides an excellent opportunity to significantly improve the character of the local area and the amenity for students, staff and the wider community alike. At the heart of the project is the University's vision to:

- Upgrade the quality of campus facilities.
- Create shared learning and teaching pedagogy between Faculties and the broader University cohort.
- Develop a healthy and sustainable campus environment.
- Ensure equitable access to University building and through the greater campus.
- Create a building that addresses the local environment and Faculty functional requirements.
- Increase the collaboration and connection with industry partners including the Sydney Local Health District.
- Replace degraded and inefficient building stock that is beyond economic repair.

Specifically, the objective for this new building is to allow for the Faculties to continue to position themselves as the leading teaching, learning and research institutions in their field and maintain dominance in recruiting outstanding students and staff.

7.0 PROJECT FUNCTIONAL REQUIREMENTS

The project incorporates the development of a new contemporary, flexible and collaborative facility that aligns with the University's strategic vision. The proposed building will make better and more effective use of an underutilised section of the campus that contains an ageing asset deemed to be beyond economic repair. The new building will meet forecasted accommodation to meet the needs of the cohort, in particular the co-location of the:

- Faculty of Health Sciences,
- Faculty of Nursing and Midwifery, and the
- Central Clinical School

The new building will house approximately 25,000m² of Gross Floor Area (GFA) and accommodate office, teaching, research, clinical and support spaces through the following components (refer to concept building diagrams at **Attachment C** of this report):

- Entry foyer and reception facilities
- General Teaching Spaces
- Specialist Teaching Spaces
- A Clinical and Research Hub
- Offices and workstations for academic and professional services
- Breakout spaces and meeting rooms
- Support and Back of House spaces
- Significant landscaped areas

VISION

The vision for the Health Precinct Stage 1 is to create a vibrant, multi-disciplinary research, teaching and learning environment that allows the University to:

- work with communities to improve health and well-being, and
- enhance the University's reputation as a research innovator and leading educator in health

ENTRY

The primary pedestrian entry to the facility will be via a landscaped forecourt accessed from Western Avenue (south). It is envisaged this landscape forecourt will form a green link between to the Health Precinct and the main campus.

Secondary pedestrian access will be gained from Royal Prince Alfred Hospital, Cadigal Lane and Western Avenue (north). Vehicular entry to the building is anticipated to be from Cadigal Lane to a lower ground car park.

The entry floor will be highly transparent and will serve to bring the outside in and blend the lines between the built and natural environments. General Teaching Spaces and common areas will be located on this level and will welcome students and staff and to the building and the greater precinct.

TYPICAL FLOOR

The typical floor is conceived as a series of layered zones which will commence with the General Teaching Spaces and common areas at the lowest levels. Above this will be the specialist teaching spaces and the clinical and research hub. The upper floors are anticipated to be office areas and workstations. Vertical connection will be provided by a series of elevators and internal stairs.

8. EPI, DESIGN, & POLICY REQUIREMENTS

8.1 State Policy

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

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

8.2 City of Sydney

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

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

8.3 SSD 13_6123

The EIS report accompanying the SSD project will address the:

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

8.4 University of Sydney Design Standards

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

The University's *Architectural Standard* provides:

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

The standard addresses key objectives:

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

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

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

8.5 Materials

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

- Robust low maintenance finishes
- Locally sourced products
- Sustainable product use and design
- Passive solar control
- Use of proprietary systems
- Consideration of the whole life cycle costs of the building
- Demonstrated green initiatives that may be relevant to this project

8.6 ESD Initiatives

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

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

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



9.0 CONSULTATION

9.1 External Consultation

The building envelope for the greater Health Precinct was developed through extensive consultation with Government agencies and adjoining landowners including various University Colleges and the Sydney Local Health District. The new Stage 1 building will be designed to comfortably fit within the CIP approved Health Precinct building envelope.

Adjoining landowners to the project site are limited. To the west is the Royal Prince Alfred Hospital (RPAH). The University is in constant dialogue with the RPAH and the Sydney Local Health District on several matters and they are informed on the proposed Stage 1 development. To the East is Wesley College, providing residential accommodation for students studying at the university. To the south is a small building which encompasses Harper Building, Gillespie Hall and Angus Hall. The building is operated by St Andrews College, which also provides residential accommodation for university students. To the North is the University Oval Number 1 Grandstand. This is a University owned asset and the operators are informed about the future development.

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

9.2 Internal Consultation

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

- The University Executive
- The Faculty of Health Sciences (FHS)
- The Faculty of Nursing and Midwifery (FNM)
- The Central Clinical School (CCS)
- The University Libraries

Feedback from these parties has been translated into the project brief, and all relevant parties will be represented at the University's Project Control Group. Furthermore, they will assist to refine the design and spatial development for the building with the selected architect and the project team.

10.0 SUPPORTING INFORMATION AND INPUTS

The University recognises the level of documentation required to inform the project applications. It has therefore facilitated the engagement of a number of specialist consultants to assist in preparing design documentation. This will include specific matters such as architecture, town planning, heritage, access, traffic, structural engineering, quantity surveyor cost estimates, Building Code of Australia compliance, landscaping and urban design. The University or will engage:

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

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

1. The University's **Disability Action Plan 2013-18**, designed to promote accessibility to and through the campuses as well as to and through campus buildings.
2. The University's **Wangara Murra - Bunga Barrabuga Strategy** promotes Aboriginal and Torres Strait Islander participation, engagement, education and research, which is one of the University's, core objectives.
3. The University of Sydney **Sustainability Framework**, which aims to ensure all new buildings, are designed to be resource and cost efficient. Key themes within the Sustainability Framework include:
 - Place making, amenity and sustainable transport;
 - Communication, engagement and community benefit;
 - Healthy environment;
 - Efficient resource use;
 - Climate change and impact; and
 - Land use, landscape and biodiversity.
4. The University's **green travel plan** promotes sustainable, healthier and more cost-effective and active travel modes: walking and cycling. It supports linkages and access to public transport, to make mobility and transport more affordable and reduce dependence on motor vehicle use.

11.0 DESIGN PROCESS AND DESIGN EXCELLENCE

11.1 Design Process

The new Stage 1 Health Precinct building will exceed a building height of 25 metres above ground level. The SSD approved CIP building envelope for the Health Precinct permits a building up to a maximum height of 42.6 metres above the lowest point of ground level (the approved CIP envelope).

Sydney Local Environmental Plan 2012 (clause 6.21 (5)) requires that proposed new buildings outside the Central Sydney jurisdiction that are over a height of 25 metres (above natural ground level) and/or over a CIV of \$100 million, will require a competitive design process to be completed to the satisfaction of the consent authority. In this case, the consent authority for the SSD Stage 1 Health Precinct is considered to be the Minister for Planning (pending SEAR confirmation from DPE).

The City of Sydney's Competitive Design Policy (December 2013) clarifies the appropriate design process steps and options that can be undertaken. The Policy stipulates that a competitive design process must be carried out using one of the three (3) options.

The University intends to pursue a competitive design process utilising the Policy's 3rd option - an **invited competitive design alternatives process**. Under this process, the University intends to pursue the following steps:

1. Before conducting a Competitive Design Process, the University will first submit to the consent authority: -
 - a) A *Design Excellence Strategy* addressing:
 - i. The location and extent of each competitive design process;
 - ii. The type of competitive design process(es) to be undertaken;
 - iii. The number of designers involved in the process(es); and
 - iv. How architectural design variety is to be achieved across large sites;
 - b) A *Competitive Design Brief*. The brief will set out details about the conduct of the competitive process brief, as well as fees and/or prizes offered to participants in the competition. Agreement of the Competitive Design Brief must be obtained from the consent authority before proceeding.
2. Invite a minimum of three (3) experienced and appropriately qualified architectural competitors to participate in the process. The University will consider architects from the CIS prequalified Architects Panel or a Specialist Architect.
3. Each competitor must be a person, corporation or firm registered as an architect in accordance with the NSW Architects Act 2003, or for interstate or overseas competitors' eligibility for registration with their equivalent association.
4. The University will convene a Design Review selection panel of appropriately qualified persons.
5. The panel will include at least one (1) representatives nominated by the consent authority and acting as an observer of the process, and who will attend all competition process meetings.
6. A presentation of each competitive submission will be made to the selection panel. Copies of each submission will also be made available to the consent authority.

7. The selection panel will prepare an Architectural Design Competition Report detailing competition process, assessment, rationale for preferred design, and recommendations for design amendments or conditions in the attainment of design excellence. This final report will be submitted to the consent authority as part of the project application.
8. The University will determine the outcome of the selection process.
9. The consent authority will consider whether University's competitive design process has clearly demonstrated the attainment of design excellence and an appropriate design outcome.

11.2 Design Excellence

In parallel with the Competitive Design Process outlined above, the University's Design Excellence Criteria will be applied to the project brief and will take into account the campus context and aim to deliver the highest standard of architectural, urban and landscape design. These criteria align with the salient objectives of the design excellence principles outlined in the *Sydney Local Environmental Plan 2012 – Reg 6.21 Design Excellence*. The following University's Design Excellence Criteria are ranked in order of priority:

1. A high standard of quality architectural design, materials & detailing;
2. The form and external appearance of the buildings and how they contribute to, and improve, the public domain and view corridors;
3. Internal layout, functional planning & the appropriateness and utilisation of internal spaces;
4. Assess how the proposed development addresses:
 - a. The suitability of the land for development
 - b. The existing and proposed uses
 - c. Heritage and contextual constraints
 - d. Relationship to neighbouring buildings
 - e. Bulk, massing and modulation;
5. Assess the impact on special character areas through:
 - a. achieving appropriate interfaces at ground level between the buildings and the public domain;
 - b. excellence and integration of landscape design;
6. Assess how the building forms and functions will impact (positively or negatively) from the stakeholder's use, operations and organisational management structure;
7. Ensure that pedestrian, cycle, vehicular, disabled and service access and circulation requirements are achieved;
8. Assess how innovation in design, construction and /or utilisation are demonstrated or achieved;
9. Achievement of the principles of ecologically sustainable development.

12.0 CAPITAL INVESTMENT VALUE

The University has engaged an independent Quantity Surveyor (Aquenta) to prepare Capital Investment Value estimates to confirm the project's qualification as a State Significant Development.

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

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

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

The QS report prepared by Aquenta is included at **Attachment D** and concludes the following CIV for this project:

Health Precinct Stage 1 – \$149,899,000 excluding GST.

13.0 WAIVING OF SECTION 94 CONTRIBUTIONS

The University will be seeking an exemption in its SSD application to the payment of section 94 contributions for the Stage 1 redevelopment of the Health Precinct, Camperdown campus.

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

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

In relation to the Stage 1 redevelopment of the Health Precinct on Camperdown campus, the University will be seeking exemption from paying section 94 contributions under the City of Sydney's Development Contributions Plan 2015 having regard to the above reasons as well as on the following grounds:

1. **No increase in demand for services and facilities:** The Stage 1 redevelopment of the Health Precinct is a relocation and consolidation strategy that brings together the current fragmented University Health faculties and schools together onto one site through a multi-functional and flexible development. All existing schools already visit and utilise the facilities on the Camperdown campus. Consequently, this development will not generate a demand for additional services and amenities. The fragmented nature of the current arrangements is shown on page 3 of this report.

Importantly, numbers are in fact anticipated to be reduced as a consequence of eliminating duplicated services through this amalgamation program. Accordingly, the development seeks to consolidate existing activities spread out across the University' campuses, resulting in no population "nett increase" to warrant the collection of section 94 contributions to offset increased demand of local services or infrastructure.

2. **Public benefit:** The Stage 1 redevelopment of the Health Precinct will provide a significant material public benefit to the wider public. It will provide linked services and facilities with the adjoining Royal Prince Alfred Hospital and will also provide services and consulting rooms available to the public. The development will also incorporate a new child care facility.

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

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

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

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

14.0 PROJECT PROGRAM

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

Milestone	Programme
Gateway 1 Project Conception	August 2014 - August 2016
Lodge SEAR's Application	September 2016
Gateway 2 Schematic Development/ DA/Business Case/ ECI award	September – November 2016
Lodge SSD Application	February 2017
Gateway 3 Procurement/ Design Development/ ECI Development/ Award Contract	December 2016 – May 2017
Appoint Contractor	June 2017
Target SSDA approval	August 2017
Gateway 4 Construction	July 2017 – June 2019

15.0 CONCLUSION

This submission supports a request for the DPE's Secretary's Environmental Assessment Requirements (SEARs) to accept the Health Precinct Stage 1 building as State Significant Development and to provide the University with a list of requirements to be addressed in the State Significant Development application and Environmental Impact Assessment report.

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

- The application is made by a Crown authority, being The University of Sydney.
- This major project qualifies as State Significant Development under *SEPP (State and Regional Development) 2011* and will attract a capital investment value well in excess of \$30 million.
- This major project is designed to complement and comply with the Concept Campus Improvement program SD 13_6123 approved by the Minister for Planning on 16 February 2015;
- In 2015, the University employed over 7,600 permanent staff, and generated over 5,100 jobs in the areas of construction, facilities, maintenance and services. The proposed SSD will continue to create new construction and administrative employment opportunities through the proposed development and associated infrastructure; The project will further promote the University as a principal health, education, research and visitor destination.
- This SSD will further promote the University as a principal education, research, as well a significant destination to national and international markets;
- The project will have a flow on effect to the adjoining Sydney Local Health District as well as local business centres and residential communities including Newtown, Glebe, Redfern, and Broadway.
- The University is a key employment contributor to the NSW economy, not only as a major employment centre, but also as an employment provider through its annual 18,000 graduates. A great proportion of these graduates will directly contribute to the Sydney and NSW economies.
- The current University capital works program, combined with the Minister for Planning's approved Concept Campus Improvement Program (SSD 13_6123), represents an existing injection of more than \$1.4 billion in construction and related activities into the NSW economy.

APPENDICES

APPENDIX A – SITE PHOTOGRAPHS

APPENDIX B - SITE SURVEY AND SERVICES PLAN

APPENDIX C – CONCEPT BUILDING ENVELOPES

APPENDIX D – QUANTITY SURVEYOR: CAPITAL INVESTMENT VALUE CALCULATION

APPENDIX A – SITE PHOTOGRAPHS



Image 1: Blackburn Building (Eastern Elevation)



Image 2: Blackburn Building (Southern Elevation) and Bosch 1B Building



Image 3: Dangerous Goods Store (Northern Elevation)



Image 4: Blackburn Circuit looking towards Blackburn Building



Image 5: Site of demolished Victor Coppleson/Queen Victoria II (VC/QEII) Building



Image 6: Western Avenue looking towards Bosch 1A Building



Image 7: Blackburn Building (Northern Elevation) looking towards RPAH

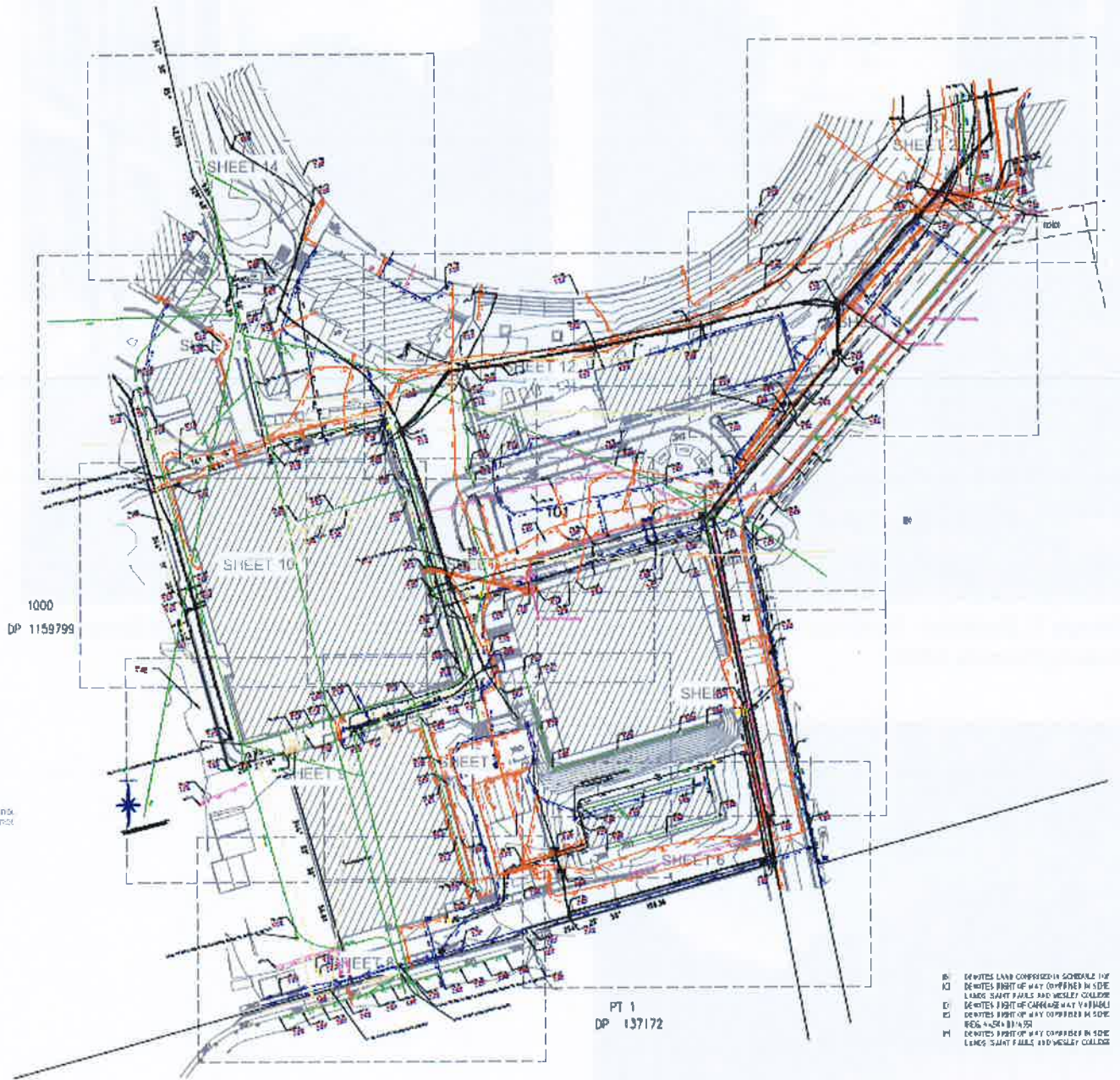


Image 8: Blackburn Building (Western Elevation)

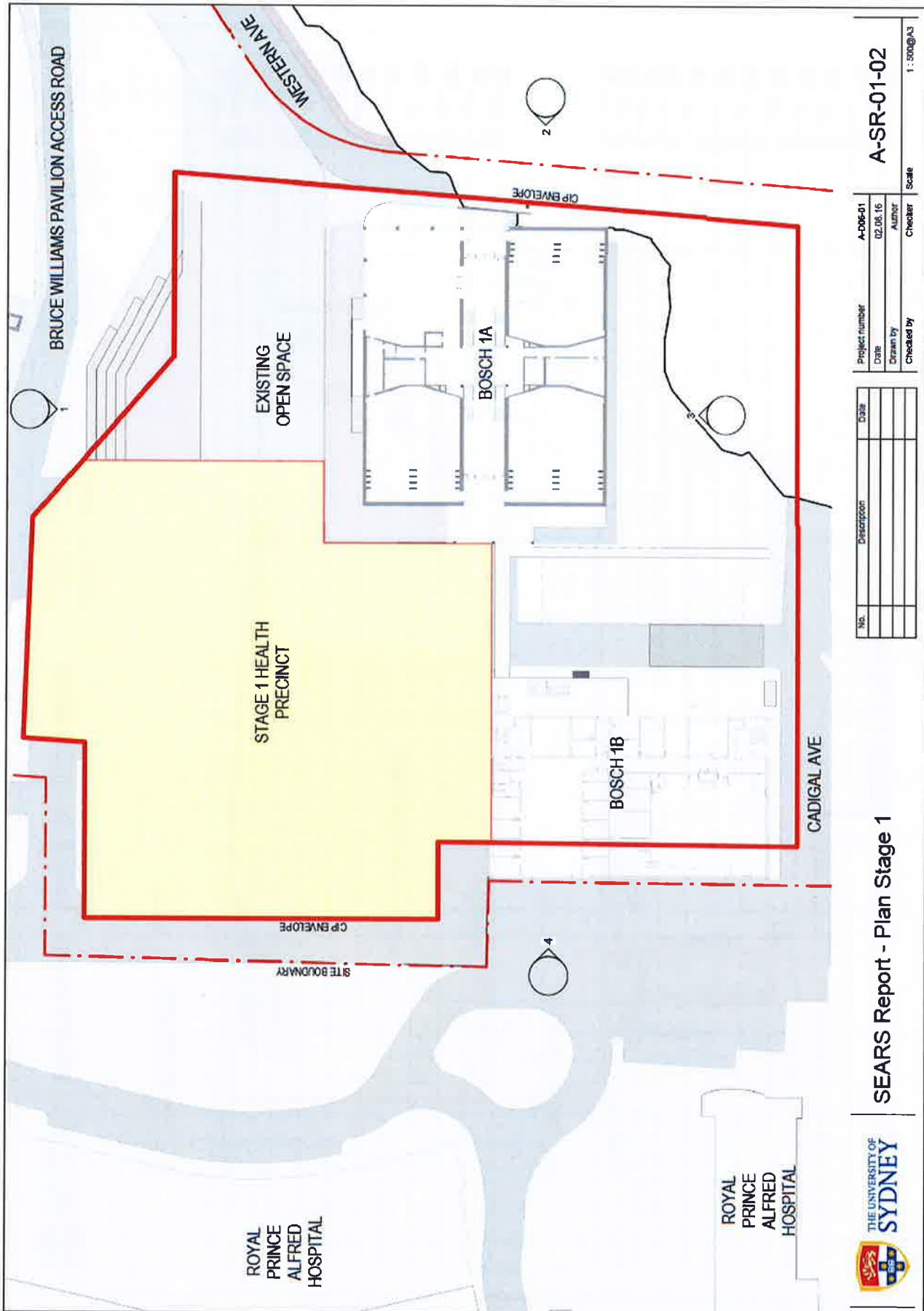


Image 9: Cadigal Lane looking towards RPAH

APPENDIX B – SITE SURVEY INCLUDING IN-GROUND SERVICES



APPENDIX C – CONCEPT BUILDING ENVELOPES



A-SR-01-02
 Scale 1:500@A3

Project number	A-006-01
Date	02.06.16
Drawn by	Author
Checked by	Checker

No.	Description	Date

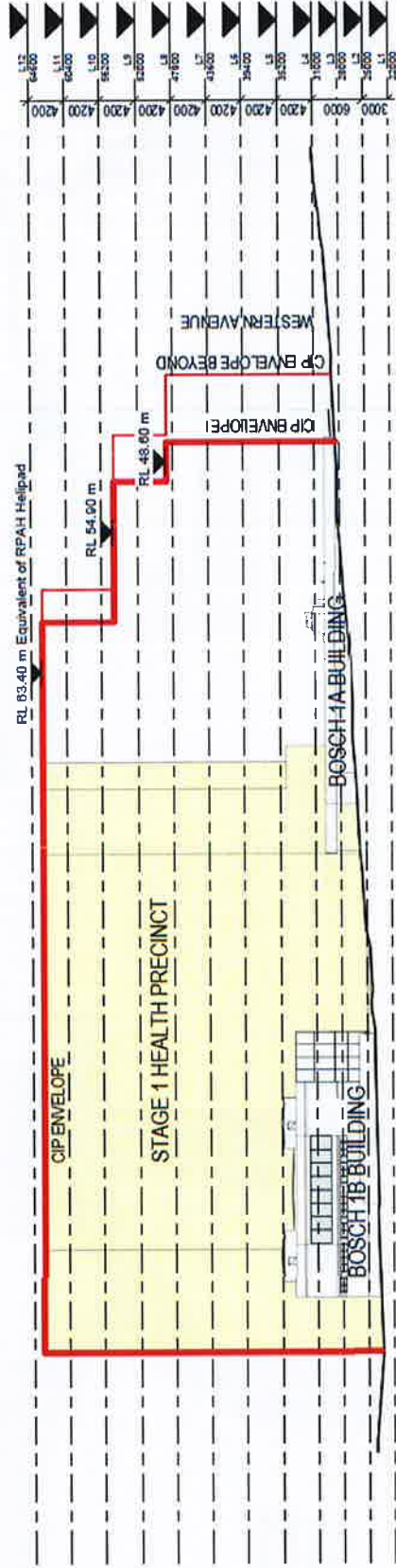
SEARS Report - Plan Stage 1





1 Northern Elevation

1 : 500



3 Southern Elevation

1 : 500



THE UNIVERSITY OF SYDNEY

SEARS Report - North & South Elevations

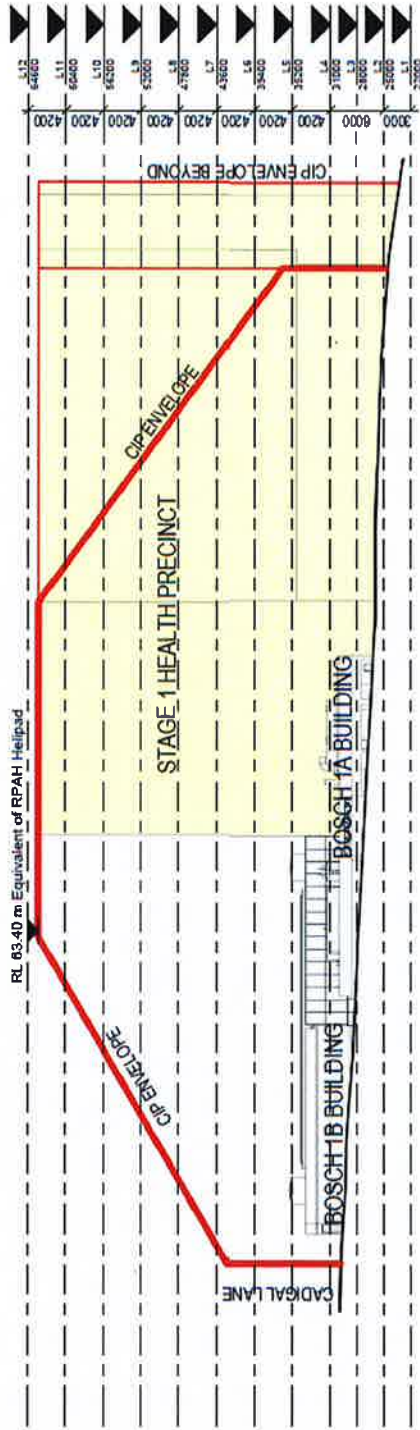
No.	Description	Date

Project number	A-D06-01
Date	02.08.16
Drawn by	Author
Checked by	Checker

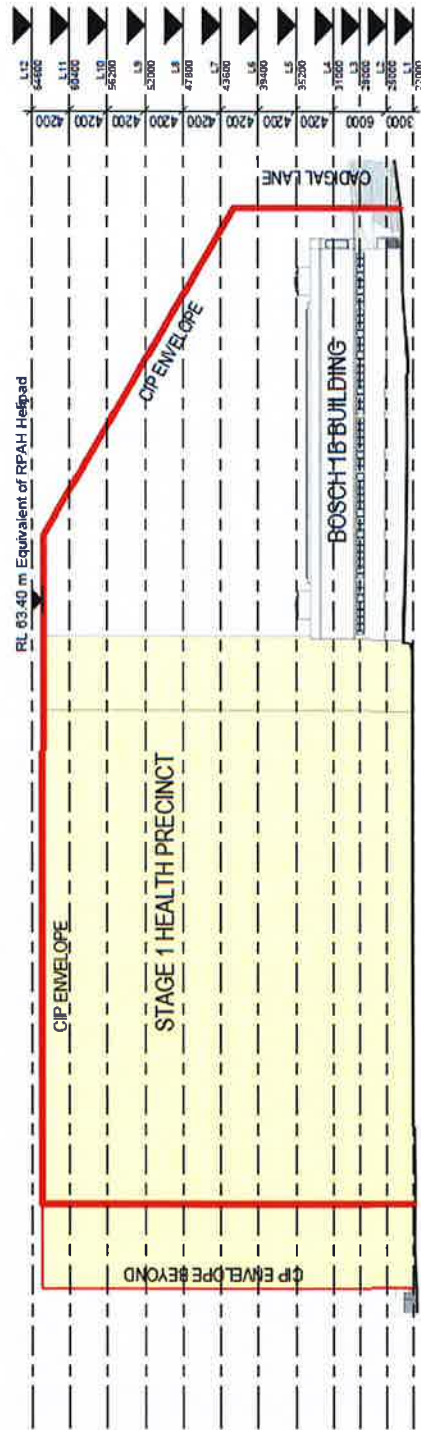
A-SR-01-04

Scale

1 : 500@A3



2 Eastern Elevation
1 : 500



4 Western Elevation
1 : 500



THE UNIVERSITY OF SYDNEY

SEARS Report - East & West Elevations

No.	Description	Date

Project number	A-D06-01
Date	02.08.16
Drawn by	Author
Checked by	Checker

A-SR-01-05

Scale

1 : 500@A3

APPENDIX D – QUANTITY SURVEYOR: CAPITAL INVESTMENT VALUE CALCULATION



Level 10
67 Albert Ave Chatswood NSW 2067
T +61 2 9415 1600
F +61 2 9415 1443
E sydney@aquenta.com.au
aquenta.com.au
Aquenta Consulting Pty Ltd ABN 16 007 409 840

The University of Sydney
22 Codrington Street
DARLINGTON NSW 2006
Attention: Catherine Lee

29 August 2016
Ref: 215115

Dear Catherine,

UNIVERSITY OF SYDNEY HEALTH PRECINCT – CIV ASSESSMENT

Aquenta have prepared the Capital Investment Valuation (CIV) Estimate in accordance with Clause 3 of the Environmental Planning and Assessment Regulation 2000 and it is true and accurate at the date of preparation.

The capital investment value estimate totals \$149,899,000 ex GST and includes all costs necessary to establish and operate the project, including the design and construction of buildings, structures, associated infrastructure and fixed or mobile plant and equipment.

It excludes the following costs:

- (a) Amounts payable, or the cost of land dedicated or any other benefit provided, under a condition imposed under Division 6 or 6A of Part 4 of the Act or a planning agreement under that Division.
- (b) Costs relating to any part of the development or project that is the subject of a separate development consent or project approval.
- (c) Land costs (including any costs of marketing and selling land).
- (d) GST (within the meaning of A New Tax System (Goods and Services Tax) Act 1999 of the Commonwealth).
- (e) Demolition enabling works including demolition of Blackburn D06, ICT node relocation and LAS equipment for CPC.
- (f) Loose furniture and fittings.
- (g) Decant, relocations & commissioning costs associated with Cumberland, Bosch 1B, Blackburn and Anderson Stuart Refurbishment.

If you require any further information or clarification please do not hesitate to contact us.

Yours sincerely
Aquenta Consulting



SYDNEY UNIVERSITY HEALTH PRECINCT - CIV ESTIMATE

29th August 2016



		Total Area (m2)	\$/m2	Total Cost (\$)
	GFA	22,068		
A	PRE-CONSTRUCTION ENABLING WORKS			
A1	Demolition			Excl
B	CONSTRUCTION - NEW BUILD			
B1	Construction Works			103,359,332
B2	Infrastructure Works			2,497,360
B3	Overland Flow Management			2,398,920
B4	Landscaping			2,000,000
GCC	GROSS CONSTRUCTION COSTS (GCC)			110,255,612
	GCC Cost \$/m2			5,000
C	FEEES			
C1	Consultants Fees			12,159,986
C2	Authority Fees			1,536,526
C3	CIS & PM Fees			3,000,000
C	SUB TOTAL FEES			16,696,512
D	FF&E / ICT			
D1	FF&E			Excl
D2	ICT Costs			3,907,138
D	SUB TOTAL FF&E / ICT			3,907,138
E	DECANT, RELOCATIONS & COMMISSIONING			
E1	Cumberland			Excl
E2	Bosch 1B			Excl
E3	Blackburn			Excl
E4	Health Precinct Stage 1			2,149,738
E5	Anderson Stuart Refurbishment			Excl
E	SUB TOTAL DECANT, RELOCATIONS & COMMISSIONING			2,149,738
BASE	TOTAL PROJECT COST (BASE COST)			133,008,000
P	SPECIAL PROVISIONS			
F1	Escalation			Incl
F	SUB TOTAL SPECIAL PROVISIONS			Incl
G	CONTINGENCIES			
G1	Planning Contingency			4,650,000
G2	Design Contingency			5,100,000
G3	Construction Contingency			7,140,000
G	SUB TOTAL CONTINGENCIES			16,890,000
NETC	END TOTAL COST (EXCL GST)			149,898,000
	Cost \$/m2			6,794


ENDORSEMENT PAGE

Recommended by: Juliette Churchill
Campus Planning Manager



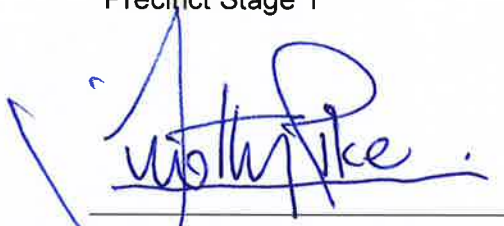
Date: 13 09 16

Stephane Kerr
Project Director, Campus
Improvement Program



Date: 13.09.16

Tim Pike
Project Director, Health
Precinct Stage 1



Date: 11.09.16

David Wiles
Projects Delivery Manager



Date: 13/9/16.

Approved by: Greg Robinson
Director, Campus Infrastructure
Services



Date: 16.9.16.

