

2 December 2008

Mr Sam Haddad
Director-General
Department of Planning
23-33 Bridge Street
SYDNEY NSW 2000

Dear Mr Haddad

The Sydney ARC Precinct, University of Sydney

1 Introduction

I am writing to you on behalf of our client The University of Sydney, and following our meeting held on the 18th November 2008, where representatives of the University briefed you on this project.

As a consequence, I have been instructed by The University to:

- Seek your confirmation that the proposal is a Major Project in accordance with Clause 6 of State Environmental Planning Policy (Major Projects) 2005 and Part 3A of the *Environmental Planning and Assessment Act 1979*. In this respect the project appears to be defined as a “*medical research facility*” as defined in Schedule 1 of the Major Projects SEPP.
- Request the Minister authorise the preparation of a Concept Plan reflecting the intention of the University to develop this project in a staged manner.
- Assuming that authorisation is given to the preparation of a Concept Plan, request that the Director General issue Environmental Assessment Requirements (DGRs) for the concurrent preparation of a Concept Plan and Stage 1 project application.

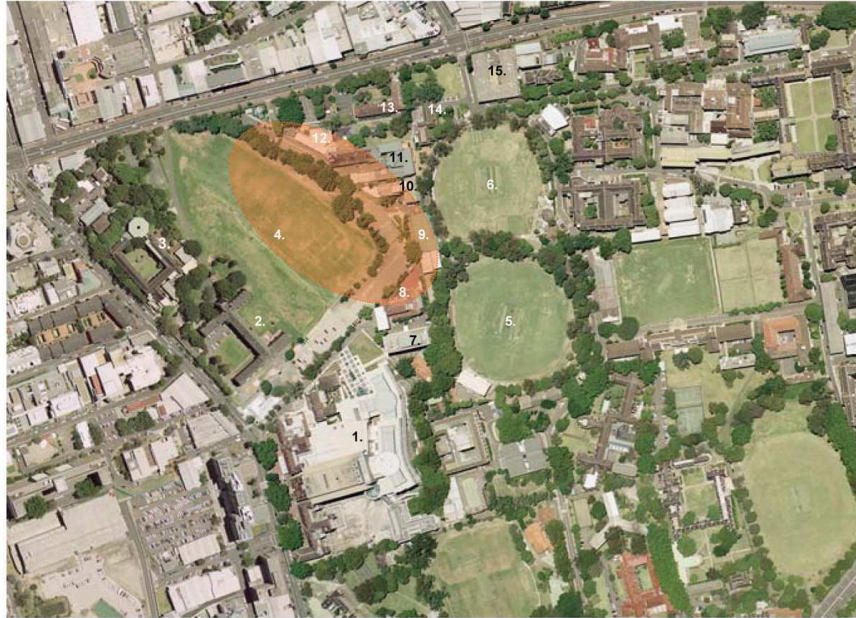
This letter provides an overview of the project such that the Director General and Minister are able to form a view in respect of these matters above. Given the potential significance of the project to state and regional planning objectives, The University would welcome the opportunity to provide a more detailed briefing to Government, in particular the Minister, then key agencies via a Planning Focus Meeting so as to better inform the preparation of the DGRs should you consider warranted.

2 Site Details

Details of the site are as follows:

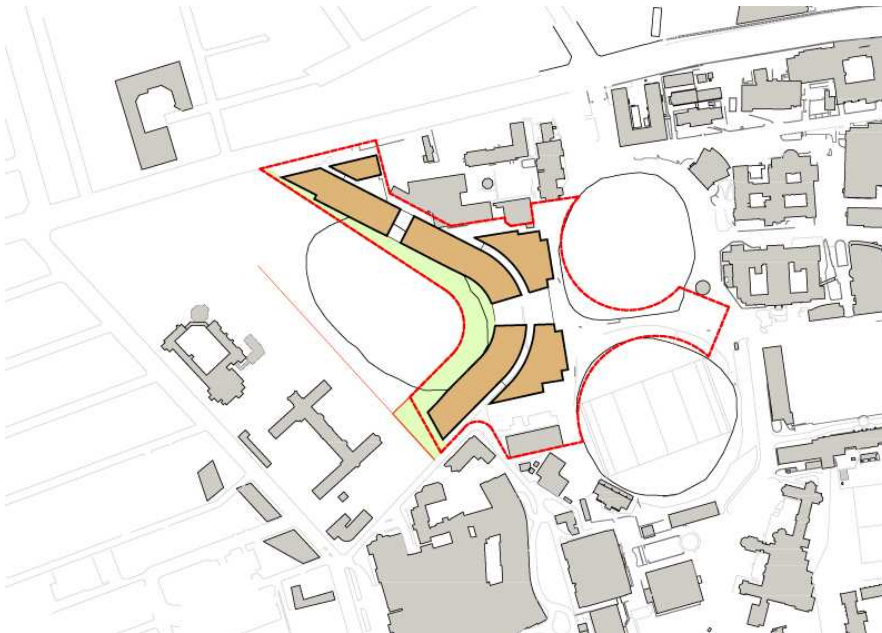
- The site is known to the University as ‘The Sydney ARC’ and is generally located at the junction between St Johns College, The University and the Royal Prince Alfred Hospital, Camperdown (refer Figure 1). For the purposes of this letter and, the site is referenced as The Sydney ARC site.
- The site comprises an approximate 3.85ha area of land within the Camperdown Campus of the University of Sydney. A site identification plan showing indicative building footprints is shown in Figure 2.
- The site comprises open space in the area bordering St Johns oval, and a group of University buildings and structures which will need to be demolished to facilitate the development. The site also contains a number of trees located along the boundary of the open space.

Figure 1: Location Plan



1. Royal Prince Alfred Hospital
2. St Johns College
3. Sancta Sophia College
4. St Johns oval
5. Oval No.1
6. Oval No.2
7. Centenary Institute
8. Department of Health Building
9. HK Ward Gymnasium
10. Gunn Building
11. Vet Science Conference Centre
12. Evelyn Williams Building
13. McMaster Building
14. J.D. Stewart Building
15. Ross St Building

Figure 2: Site Identification Plan (showing ARC precinct boundary in red and indicative building footprints)



3 Description of Proposal

The University of Sydney proposes to develop a world class multi-disciplinary health and life science, physical sciences and biotechnology precinct known as “The Sydney ARC”.

The proposed development is the result of comprehensive planning and analysis that the University has undertaken recently, benchmarking similar internationally based research facilities. The development is recognised in the wider Campus 2020 Masterplan, falling within the “Orphan School Creek Precinct”. Campus 2020 states that

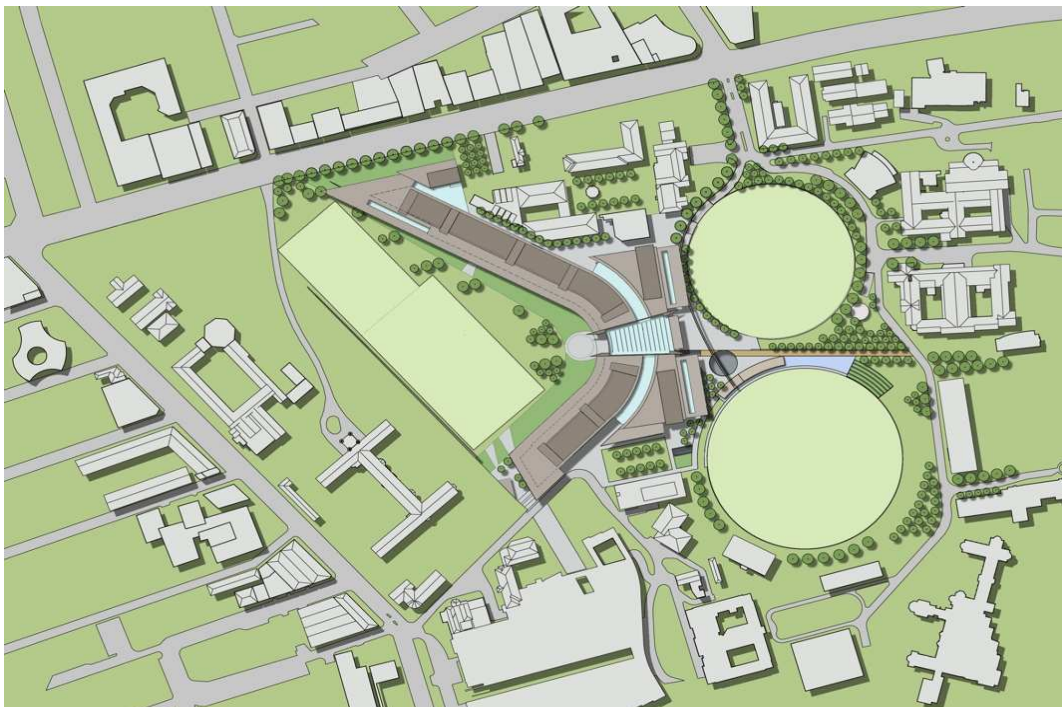
The redevelopment of the Orphan School Creek Precinct presents a very significant opportunity for the University to achieve a major increase in floor space, with particular emphasis upon support of research in health and life sciences. (p.88).

The Project Objective is to build research capability through development of a world-class research and teaching precinct for health and life sciences. Development of The Sydney ARC Precinct is expected to provide the University with the following significant benefits:

- An iconic building – a strong physical identify that is capable of being recognised internationally, which is a critical issue in attracting and keeping world class research talent.
- Improved operational efficiencies by increasing capability through shared core support services and specialist equipment.
- Potential for growth.
- Potential to match development schedule to meet demand.

The Precinct is proposed to accommodate up to 135,000m² of gross floor area within (6) major pavilions (refer Figure 2 above and Figures 3 below) with potential for staged delivery which will provide for the following.

Figure 3: Building Footprint Plan – ARC Precinct



- Laboratory spaces.
- Administrative facilities.
- Key core facilities.
- Shared support facilities.

In summary the proposal comprises as follows:

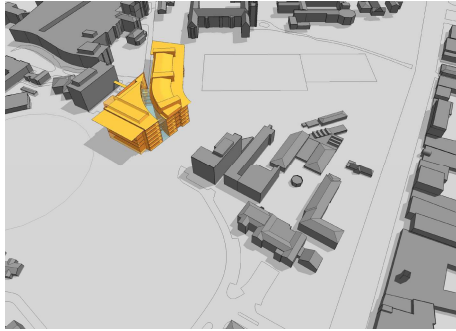
- Three-staged development over 10-15 years.
- Total concept development GFA: 135,000 – 145,000m².
- Research focus on chronic diseases and wellbeing.
- Stage 1 (pavilions 5 & 6).
 - Centre for Obesity, Diabetes & Cardiovascular Disease (CODCD).
 - GFA approx. 55,000m² (comprising research & teaching facilities, car park and shared services).
 - UFA approx. 21,000m².
 - Laboratories approx. 11,895m².
 - Teaching laboratories 2,500m².
 - Lecture theatres 500m².
 - Specialist research spaces 4,290m².
 - Administration/office 330m².
 - Student support 563m².
 - Plant 500m².
 - No. occupants: researchers/students/admin approx 2,100.

The University intends to seek concurrent concept plan approval for the Sydney ARC and project approval for Stage 1. Details of project staging are detailed overleaf in Figure 5.

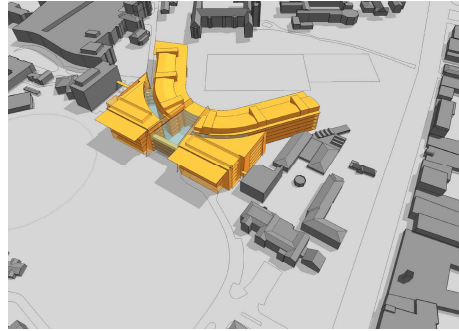
Figure 4: Perspective View – Precinct Approach from Existing University (East)



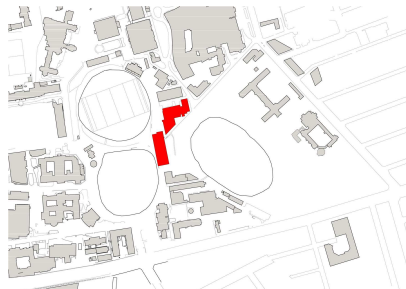
Figure 5: Staging



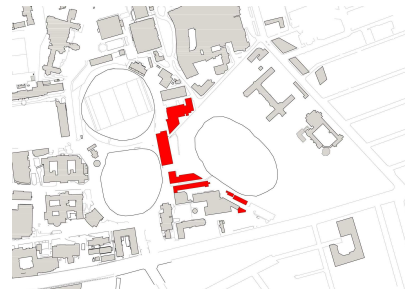
Stage One - Pavilions 5 & 6



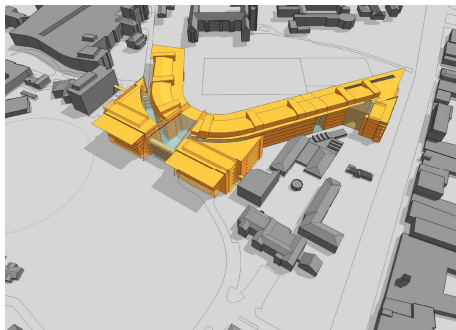
Stage Two - Pavilions 3 & 4



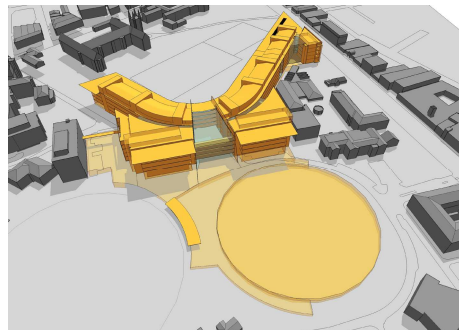
Buildings to be removed.



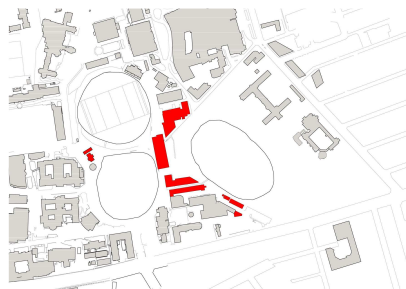
Buildings to be removed.



Stage Three - Pavilions 1 & 2



Complete precinct showing car parking and linkage with Centenary Institute



Buildings to be removed.

Figure 6: Perspective View – Precinct Approach from St John's Oval (West)



4 Planning Considerations

4.1 Key Planning Documents

The key planning instruments and policies that currently apply to the project are:

- State Environmental Planning Policy (Major Projects) 2005.
- State Environmental Planning Policy (Infrastructure) 2007.
- State Environmental Planning Policy 55 – Remediation of Land.
- South Sydney Local Environmental Plan 1998.
- Sydney Metropolitan Strategy.
- Draft Sydney City Subregional Strategy.
- Sustainable Sydney 2030 Strategic Plan.

4.2 SEPP – Major Projects

Approval for the proposed development is sought under the NSW Environmental Planning legislation under the Major Projects SEPP.

In accordance with Clause 6 of the Major Projects SEPP, development that (in the opinion of the Minister) is of a kind that is described in Schedule 1 is declared to be a project to which Part 3A of the Act applies.

Schedule 1 of the Major Projects SEPP describes the following development:

19 Medical research and development facility

Development for the purpose of health, medical or related research (which may also be associated with the facilities or research activities of a NSW Government Area Health Service, a University or an independent medical research institute) and that:

- (a) has a capital investment value of more than \$15 million, or*
- (b) employs 100 or more people.*

It is the intention of the University to lodge a Concept Plan for the overall development concurrent with a Stage 1 Project Application. Stage 1 of the proposal has a Capital Investment Value of approximately \$400 million and will employ approximately 2100 persons. Attached with this letter is a summary cost report prepared by Rider Levett Bucknall that was used by the University to support its recent application to the Federal Government for grant funding towards the project under the Commonwealth's Education Endowment Fund (EEF).

4.3 South Sydney Local Environmental Plan 1998

South Sydney Local Environmental Plan (LEP) 1998 is the principal statutory planning instrument applying to the site. Under the provisions of South Sydney LEP 1998, the site is located within Zone 5 Special Uses (University).

The proposed Sydney ARC research precinct is directly linked to the University and accordingly is permissible in the zone.

4.4 Draft Sydney City Subregional Strategy

The site is located within the 'Sydney Education and Health Precinct' as identified in the Draft Sydney City Subregional Strategy. One of the key actions in the Draft Strategy is to increase innovation and skills development through the promotion of this precinct as a world class education and health facility and a centre of excellence in biomedical research and development.

The proposed development of a world class health and life science, physical sciences and biotechnology precinct is entirely consistent with the overall vision and relevant actions contained in the Draft Strategy.

4.5 Sustainable Sydney 2030 Strategic Plan

Part of the vision for the City of Sydney in 2030 is for Sydney to remain Australia's most significant global city containing premium spaces for business activities and high quality jobs to nurture, attract and retain global talent. One of the key strategic directions for Sydney as identified in the Plan is for it to remain a globally competitive and innovative City through investment in strategic economic infrastructure and amenities. Further, the Plan specifically encourages the City's education institutions to play a greater role in the economic life of the precincts in which they reside.

The proposed development is broadly consistent with the vision and relevant strategic directions contained in the Plan as it will provide a strong physical identity that is capable of being recognised internationally, which is a critical issue in attracting and keeping world class research talent.

5 Likely Issues and Preliminary Environmental Assessment

It is considered that the proposal will need to be assessed having regard to the following issues, at minimum.

5.1 Compliance and Consistency with Planning Controls and Policy

Section 4 above highlights that the proposal is permissible on the land and is broadly consistent with strategic planning policy. There are generally no built form controls applicable to the University site and the proposed building form will need to be justified in an urban design and architectural sense having regard to its context. The proposal does however broadly accord with the type of land uses that would be expected to occur within a university precinct. A detailed assessment of this issue will need to be undertaken as part of the Environmental Assessment process.

5.2 Site Suitability

The site is zoned Special Uses University, forming part of the wider University Sydney campus. The site is considered suitable for the proposed development particularly due to the co-locational advantages of the development in terms of proximity to existing teaching and research facilities, RPAH, as well as the wider University campus.

5.3 Transport, Traffic Access and Parking

A preliminary traffic impact assessment has been carried out to inform the preliminary design process. Given the amount of floor space envisaged, a transport management and impact assessment will need to be prepared that addresses specific traffic generation car parking demands and service and delivery movements as part of the Environmental Assessment process. The location of the site in immediate proximity to Parramatta Road provides significant advantages in terms of connectivity to the public transport network.

5.4 Heritage and Archaeology

The proposed site is located in proximity to key heritage items such as St Johns College and Sancta Sophia College. Work undertaken to date by the University in defining the proposed site and envelope of the Sydney ARC has occurred in consultation with St Johns College and other key stakeholders. A heritage assessment will be included as part of the Environmental Assessment process.

5.5 Infrastructure

The existing development on the site is currently serviced for electricity, gas, sewer water, storm water and telecommunications. Any potential short falls in supply will be identified as part of the Environmental Assessment process. This will occur in a coordinated fashion via an Infrastructure plan, which will also include an assessment and strategy for management of stormwater.

5.6 Urban Form

A key objective of the project is to create the opportunity to develop an iconic building that befits the prestige and international reputation of the University of Sydney, yet at the same time is also responsive to its context within a heritage precinct. An urban design analysis will be undertaken as part of the environmental assessment process. Importantly, it is considered that this project provides an opportunity to contribute to the enhancement of this part of the broader Parramatta Road corridor, being the key western arterial linkage into the central Sydney area. This section of the corridor currently presents a disjointed and somewhat underwhelming entry statement to “Global Sydney”.

5.7 Social and Economic Benefits

The proposal will have a positive social and economic impact by providing opportunities to develop translational teaching and medical research through partnerships with the Area Health Service; the University and other specialist research institutes. By providing an iconic development that is linked to world class research and clinical infrastructure the ARC will become recognised internationally as a centre of research excellence, which is critical to attract and maintain research talent. As stated earlier, Stage 1 alone will accommodate some 2100 researchers, staff and students.

5.8 Construction Management

Consideration of construction management will be undertaken as part of the Environmental Assessment process and will include:

- Erosion and sediment control measures.
- Site management including public and pedestrian safety, access points for construction, constructions vehicles and storage of materials.
- Construction traffic management.
- Construction noise.
- Building dilapidation.
- And structural risk management for adjoining heritage buildings.
- Staging works including relocation issues associated with existing uses.

5.9 Waste Management

A development of this nature will generate both common and specialised waste. An assessment of waste management facilities in particular treatment of special waste will need to be undertaken as part of the Environmental Assessment process.

5.10 Mobility and Access

Disabled access within and around the site will be addressed as part of the Environmental Assessment process in accordance with relevant provisions on the BCA and other applicable standards.

5.11 Energy Efficiency

Energy performance measures will be included as part of the Environmental Assessment process to comply with the relevant provisions of the BCA. An energy efficiency performance report will need to be included as part of the proposal.

5.12 Acoustic Impacts

No acoustic impacts of a significant nature are expected as a result of the proposal other than during the construction phase.

5.13 Flora and Fauna Impacts

An assessment of the impact of the development on existing vegetation on the site will need to be undertaken. A preliminary Aborist assessment has been prepared which notes that a number of significant trees have been identified in the general vicinity of the Sydney ARC project and detailed designing will need to take account of opportunities to retain existing trees where significant.

6 Consultation

To date a preliminary briefing has been held with Department of Planning and Department of Premiers and Cabinet. It is considered that a planning focus meeting would be an ideal forum to commence formal engagement with key agencies including:

- City of Sydney.
- Roads and Traffic Authority.
- Ministry of Transport.
- Department of Environment and Climate Change.
- Department of Water and Energy.
- Heritage Office.
- Energy Australia.

7 Summary

In our view, the proposal comprises development that is described in Schedule 1 of the Major Projects SEPP and is required to be assessed under Part 3A of the Act. Accordingly, this submission forms the request for confirmation from the Director-General that the proposed development is indeed a major project to which Part 3A of the Act applies. As part of this process, the University would welcome the opportunity to brief the Minister on this project should you consider appropriate prior to making any decision on the statutory approval process that needs to be followed to facilitate this project.

Upon your confirmation of Major Project status, and the Ministers authorisation to prepare a concept plan, it is our view that this project is of such significance that it potentially warrants a Planning Focus Meeting to be arranged to facilitate issuance of DGR's. We would welcome your views on this matter.

If you have any questions or wish to discuss the matter further, please do not hesitate to contact me on 8233 9925.

Yours sincerely,



David Hoy
Director

cc: Professor Richmond Jeremy – University of Sydney
Marc Treble – University of Sydney

Urbis acknowledges Altis Architecture for supply of all images contained in this document.