



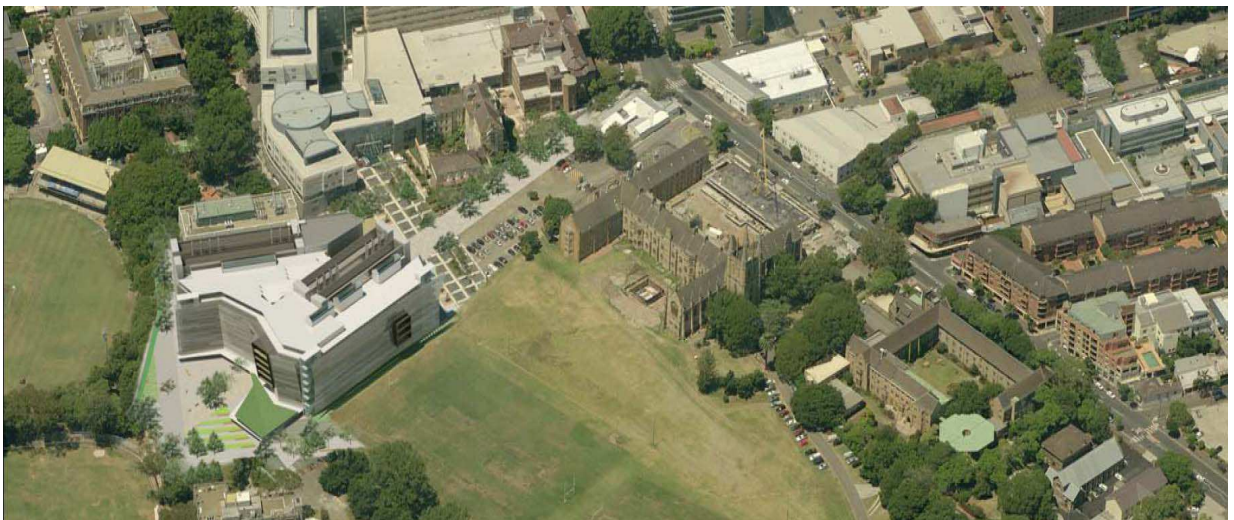
Planning

***MAJOR PROJECT ASSESSMENT
Centre for Obesity, Diabetes and
Cardiovascular Disease***

MP 09_0051 (Project Application)

Director General's Environmental
Assessment Report
Section 75I of the
Environmental Planning and Assessment
Act 1979

May 2010



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EXECUTIVE SUMMARY

This report is an assessment of a project application seeking approval for the construction and use of the Centre for Obesity, Diabetes and Cardiovascular Disease (CODCD), pursuant to Part 3A of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

The site is located within the University of Sydney's Camperdown Campus, adjacent to University Oval No. 1, St John's College and the Royal Prince Alfred Hospital (RPA) on Missenden Road. The site is located in the City of Sydney Local Government Area.

The University of Sydney (the Proponent), is seeking project approval for:

- subdivision to adjust lot boundaries between the University and the RPA;
- demolition of buildings, including the University's HK Ward Gymnasium and cricket nets, and the RPA's Missenden Psychiatry Unit building;
- bulk and detailed earthworks across the site; and
- construction and use of the CODCD, comprising a single 8 level (35.5m) building, plus basement levels and rooftop plant, with a total gross floor area of approximately 45,000m².

The project has a capital investment value of approximately \$380 million, and the Centre would accommodate a total staff population of up to 1,140, of which approximately 290 would be new positions (i.e. staff not currently employed by the University, RPA or other project partners).

On 16 December 2008, the Director General, as delegate of the Minister, formed an opinion that the project is a major project under clause 19 of Schedule 1 to the MD SEPP, as it is for the purpose of health, medical or related research with a capital investment value of more than \$15 million (and more than 100 employees). The Minister is the approval authority.

The site is zoned 5 Special Uses (University) under South Sydney Local Environmental Plan 1998 and the proposal is permissible in the zone.

The proposal was exhibited from 13 January 2010 to 26 February 2010. The Department received a total of 6 submissions from public authorities, including the City of Sydney Council. No public submissions were received. Key agency issues included:

- heritage impacts on the adjacent St John's College and surrounds;
- car parking provision and the implementation of strategies to encourage the use of public transport and cycling;
- protection of bicycle paths and provision of bicycle facilities; and
- flooding and stormwater disposal.

Due to the minor nature of the issues raised in submissions, lodgement of a Preferred Project Report was not required; however a Response to Submissions report was submitted on 27 April 2010 that addresses the concerns raised by Council and government agencies.

The development of the CODCD will be a significant element in the ongoing renewal and revitalisation of the University of Sydney. The development is consistent with the strategic objectives for the area, being consistent with the Sydney Metropolitan Strategy, the draft Sydney City Subregional Strategy and the Major Development SEPP, and will boost the existing education and medical precinct featuring the University of Sydney and the RPA.

The Department considers the site to be suitable for the proposed development and that the project application is in the public interest. Consequently, the Department recommends that the project be approved, subject to conditions.

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1 BACKGROUND

1.1 THE SITE

A site inspection was conducted by Department officers on 17 March 2010.

1.1.1 Site location and description

The Centre for Obesity, Diabetes and Cardiovascular Disease (CODCD) is proposed to be developed in the north-western corner of the University of Sydney's Camperdown Campus, at the junction between the University, the Royal Prince Alfred Hospital (RPA) and St John's College. The site of the CODCD is located within the University's Life Sciences Research Precinct (LSRP), as identified in the University's (draft) *Campus 2020 Masterplan*. The site also encompasses a portion of the RPA site, which is proposed to be divested to the University to accommodate the project.

The site's locational context is shown at **Figure 1** below. The site is approximately 2 kilometres south west of the Sydney CBD, and is located within the City of Sydney local government area.

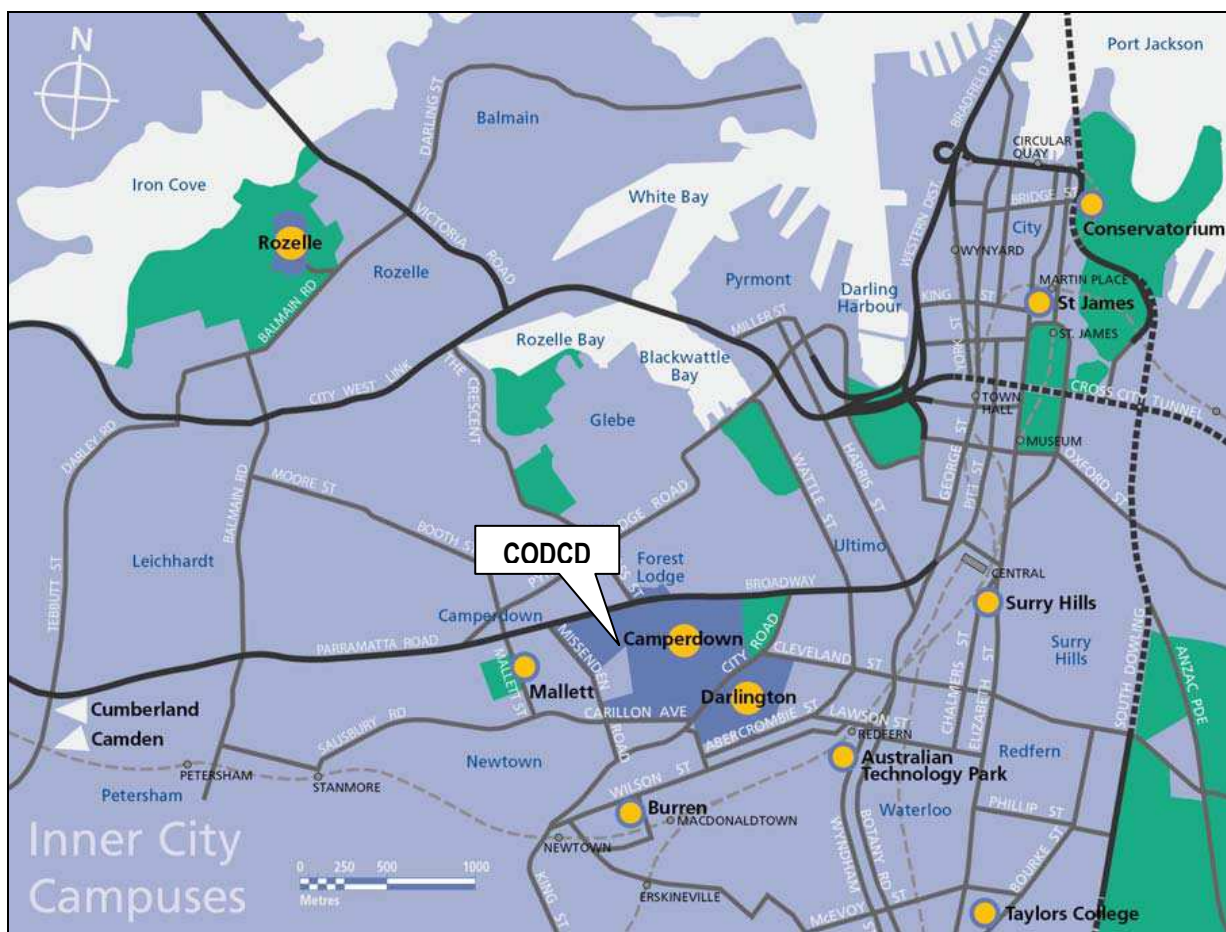


Figure 1: Site Location

1.1.2 Existing land use

The site includes the following land parcels:

- Lot 1 in DP 1115224, owned by the University. This lot was divested from St John's College to the University in 2007 to support the development of the LSRP;
- a portion of Lot 101 in DP 819559, owned by RPA; and
- a portion of the principal grant to the University of Sydney dated 18 January 1855.

The University's Camperdown Campus has a total area of approximately 33.2 hectares, and the LSRP has an area of approximately 4.3 hectares.

The LSRP is located in a less developed area of the University's Camperdown Campus. It is currently the home of the Veterinary Science faculty, which occupies the heritage listed JD

Stewart Building and a variety of other buildings on the Parramatta Road frontage. Most of the buildings in the precinct are of poor quality and are deemed by the University to be at the end of their useful lives.

The CODCD site currently accommodates the following main land uses:

- part of the St John's College gravel car park (currently operated as a commercial car park);
- degraded University cricket nets;
- the University's HK Ward Gymnasium building;
- the RPA's Missenden Psychiatry Unit building; and
- part of the perimeter landscaping of St John's College Oval and University landscaping.

Figure 2 below shows the location of the subject site within the context of the University campus.



Figure 2: CODCD Site within University Campus

1.1.3 Heritage

The site is located within the Sydney University heritage conservation area, the University of Sydney Site Landscaping heritage item and the Royal Prince Alfred Hospital Group heritage item, as identified in the *South Sydney Local Environmental Plan 1998* (see **Figure 3**).

The Missenden Psychiatry Unit Building is also listed as an item of heritage value on NSW Health's heritage register under section 170 of the Heritage Act 1977.

There are also a number of identified heritage items in the vicinity of the site as indicated in Figure 3, including St John's College directly to the west.

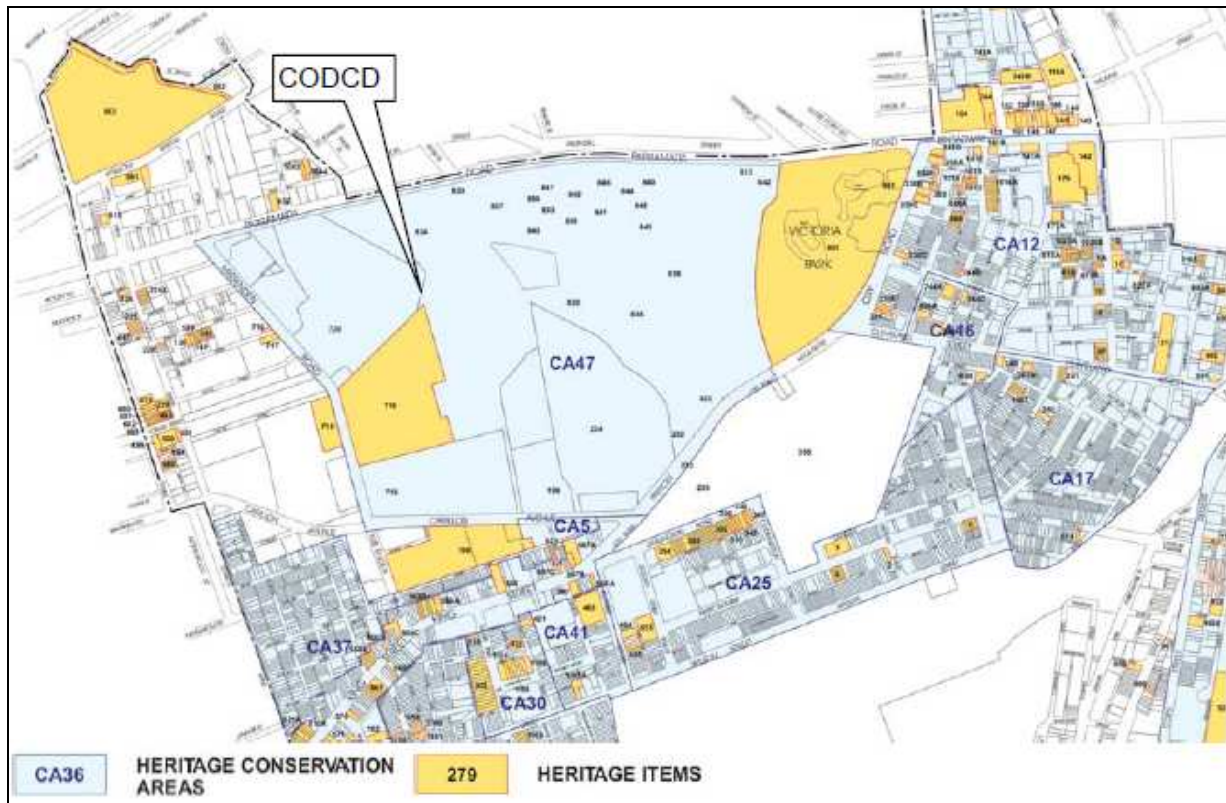


Figure 3: Heritage Listings under South Sydney LEP 1998

1.2 SURROUNDING DEVELOPMENT

Land uses immediately surrounding the proposed CODCD building include:

- North – the University's Veterinary Science faculty;
- East – the University's Oval No.1 and Oval No.2;
- South – RPA, including the Centenary Institute (a medical research facility engaged in seeking improved treatments and cures for cancer, cardiovascular and infectious diseases); and
- West – St John's College and Sancta Sophia College (residential colleges for the University), along with the St John's College Oval.

Land uses in the wider area include:

- North – mixed uses including retail, commercial and residential beyond Parramatta Road;
- East – the University's Camperdown Campus;
- South – RPA, with mixed use including residential use beyond Carillon Avenue; and
- West – RPA, with mixed use including hospital and residential use beyond Missenden Road.

An indicative diagram and photo of the subject site and surrounding land uses (and types) are shown in **Figures 2 and 4** respectively.

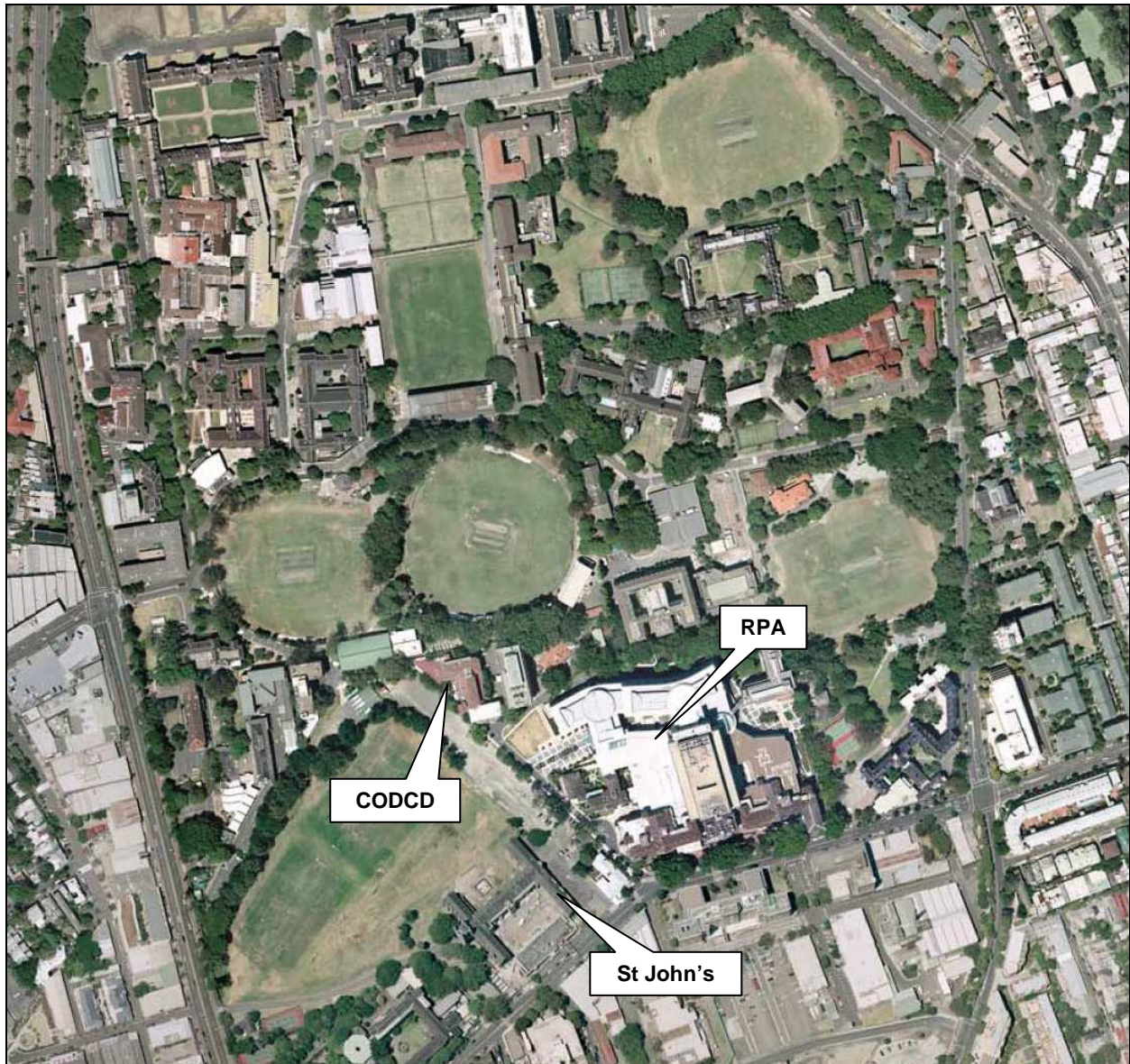


Figure 4: Subject Site and Surrounding Land Uses

1.3 STRATEGIC CONTEXT

1.3.1 NSW State Plan

The NSW State Plan seeks to achieve improved urban environments and deliver attractive and sustainable development through reductions in greenhouse gas emissions and development in close proximity to existing centres, services and transport. The State Plan aims to improve the design of cities, centres and suburbs and the proposal will achieve this by assisting in the ongoing renewal and redevelopment of the Sydney University Campus.

The CODCD project would directly contribute to a number of the plan's important priorities and targets, including the following priorities:

- S2 – Improved survival rates and quality of life for people with potentially fatal or chronic illness through improvements in health care;
- S3 – Improved health through reduced obesity, smoking, illicit drug use and risk drinking;
- F5 – Reduced avoidable hospital admission;
- P1 – Increased business investment; and
- P4 – More people participating in education and training throughout their life.

1.3.2 Sydney Metropolitan Strategy “City of Cities”

The Sydney Metropolitan Strategy, developed to support the continuing economic growth of Sydney and enhance its standing as a global city, places the Newtown locality within in the Sydney City Subregion. The proposed development of the CODCD will satisfy the Metropolitan Strategy objectives to: promote City learning initiatives by facilitating development around research hubs; build Sydney’s knowledge infrastructure; and provide fair access to jobs, services and educational opportunities.

1.3.3 Draft Sydney City Subregional Strategy

The site falls within the area covered by the draft Sydney City Subregional Strategy. One of the key directions for the City of Sydney, as outlined in the strategy, is for the NSW Government and the City of Sydney to continue to promote existing and emerging ‘clusters’, including the education hubs around the University of Sydney, and health and medical research hubs around Royal Prince Alfred Hospital. The CODCD project directly supports this goal.

The site is identified as part of the ‘Sydney Education and Health Precinct’ under the strategy. The strategy states that co-location of health and education institutions within these precincts *‘makes a significant contribution to Australia’s body of medical research. Promotion of these activities will increase recognition of research being undertaken, and may entice further organisations to locate within this area, thus reinforcing the strengths of Global Sydney’*.

The CODCD project directly reflects, and promotes, this strategic planning goal.

Further, the CODCD project is considered to be wholly consistent with the strategy’s specific targets and actions, in particular:

- Action A2.1.2 – ...strengthen partnerships and investigate opportunities for government and institutions to work together within the Sydney Education and Health Precinct and the wider ‘creative crescent’ to promote innovation;
- Action A2.1.3 – ...work together to identify opportunities for collaboration and to raise the profile of research in Sydney; and
- Action A2.2.3 – ...promote the City East and the Sydney Education and Health precincts as centres of excellence in biomedical research and development.

1.3.4 University 2020 Masterplan

The (draft) *Campus 2020 Masterplan* is the University’s response to the pressing development drivers of increased student enrolments, growing and evolving teaching and accommodation needs, and an ageing building stock. The Masterplan has the following key planning objectives:

1. Enhancing the campus environment;
2. Engaging the community;
3. Supporting academic excellence;
4. Enhancing the student experience;
5. Ensuring a green and environmentally responsible campus; and
6. Sustainability of capital development and asset management.

Progress has already been made towards achieving these goals with the recent completion of the Law Building, Jane Foss Russell Building, and the new pedestrian mall running from Abercrombie Street to the Main Quad via Eastern Avenue (refer **Figure 5** below).

The CODCD would be the next major facility to be completed on the Camperdown campus under the Masterplan.

In this regard, the CODCD forms in integral part of the Orphan School Creek Precinct as described in the Masterplan (the precinct has since been renamed the Life Sciences Research Precinct (LSRP) by the University, in recognition of the envisaged future role of the precinct).

The Masterplan states that *‘it is envisaged that the [LSRP] precinct will become a hub for advanced health and life sciences research in a complex of new buildings...’*, noting that the complex could provide up to 100,000m² gross floor area of laboratory and research space.

The CODCD is broadly consistent with the 2020 Masterplan, as it would provide a major health and life sciences research and training facility within the LSRP.

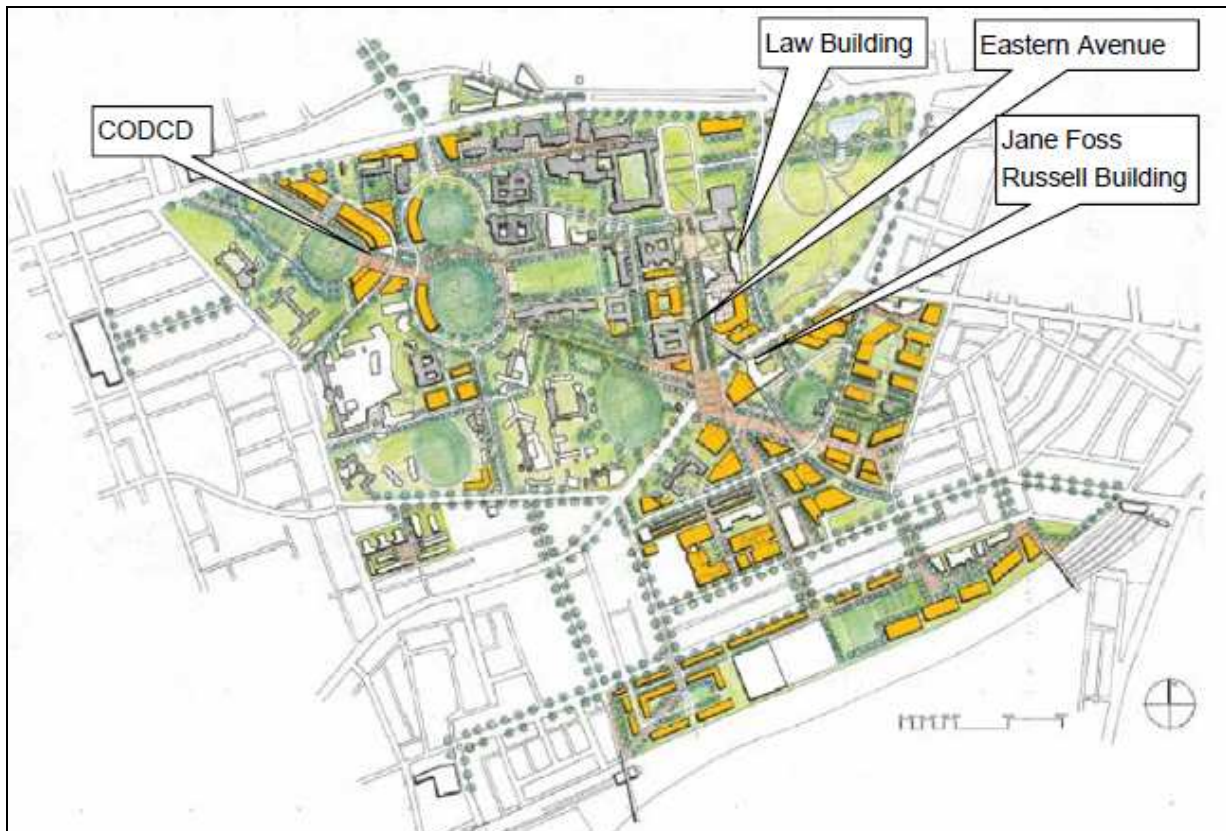


Figure 5: University of Sydney 2030 Masterplan, showing recently completed developments and CODCD

2 PROPOSED DEVELOPMENT

2.1 THE PROPOSED DEVELOPMENT

2.1.1 Project Application Overview

The Proponent is seeking project approval for:

- subdivision of the site to adjust lot boundaries between the University and the RPA;
- demolition of buildings, including the University's HK Ward Gymnasium and cricket nets, and the RPA's Missenden Psychiatry Unit building;
- bulk and detailed earthworks across the site;
- construction and use of the CODCD, comprising a single 8 level (35.5m) building, plus basement levels and rooftop plant, with a total gross floor area of approximately 45,000m², including:
 - research areas:
 - wet and dry research labs
 - research offices
 - education areas:
 - teaching labs
 - group learning
 - teaching staff offices
 - ancillary support areas:
 - amenities (inc. cafés)
 - administration, stores, supplies and waste areas
 - ancillary services, including internal access roads and utilities servicing.

A copy of the architectural plans is at **Appendix A**, while the Environmental Assessment is included at **Appendix C**.

The project has a capital investment value of approximately \$380 million, and the Centre would accommodate a total staff population of up to 1,140, of which approximately 290 would be new positions (i.e. staff not currently employed by the University, RPA or other project partners).

2.1.2 Subdivision

The CODCD site lies partly within Lot 101 in DP 819559, owned by the RPA. Consequently, the boundary between the University and the RPA is proposed to be adjusted to revert a portion of Lot 101 from the RPA (refer **Figure 6** below).

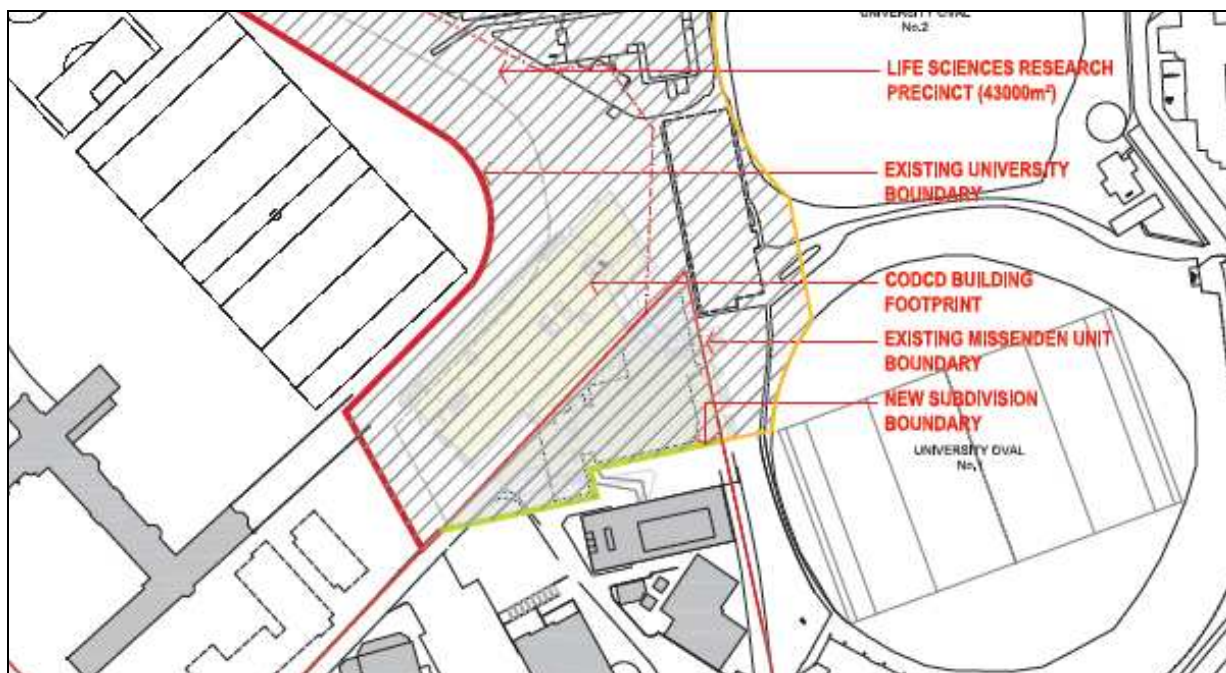


Figure 6: Boundary Adjustment

2.1.3 Building Perspectives

Selected building perspectives of the CODCD can be seen in the series of images overleaf.

2.2 PREFERRED PROJECT REPORT/RESPONSE TO SUBMISSIONS

Due to the minor nature of the issues raised in submissions, lodgement of a Preferred Project Report was not required, however a Response to Submissions report was submitted on 27 April 2010 that addresses the issues raised by Council and government agencies. A consideration of the key issues raised is provided in Section 5 of this report.

A copy of the Response to Submissions report is contained in **Appendix D**.

3 STATUTORY CONTEXT

3.1 MAJOR PROJECT DECLARATION

On 16 December 2008, the Director General, as delegate of the Minister, formed an opinion that the project is a major project under clause 19 of Schedule 1 to the MD SEPP, as it is 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) with a capital investment value of more than \$15 million (and more than 100 employees). The Minister is the approval authority.

3.2 PERMISSIBILITY

The site is zoned 5 Special Uses (University) under South Sydney Local Environmental Plan 1998 and the proposal is permissible in the zone.

3.3 DIRECTOR GENERAL'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS (DGRS)

On 12 March 2009, DGRs were issued pursuant to Section 75F of the EP&A Act for a concept plan for the Sydney ARC Precinct and a Stage 1 project application for the development of the CODCD within the Sydney ARC Precinct. On 5 November 2009, amended DGRs for the CODCD were issued. The DGRs are provided in **Appendix B**.

3.4 OBJECTS OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

The Minister's consideration and determination of a project application under Part 3A must be consistent with the relevant provisions of the EP&A Act, including the objects set out in Section 5 of the Act.

The objects of the EP&A Act in section 5 are as follows:

- (a) *to encourage:*
 - (i) *the proper management, development and conservation of natural and artificial resources, including agricultural land, natural areas, forests, minerals, water, cities, towns and villages for the purpose of promoting the social and economic welfare of the community and a better environment,*
 - (ii) *the promotion and co-ordination of the orderly and economic use and development of land,*
 - (iii) *the protection, provision and co-ordination of communication and utility services,*
 - (iv) *the provision of land for public purposes,*
 - (v) *the provision and co-ordination of community services and facilities, and*
 - (vi) *the protection of the environment, including the protection and conservation of native animals and plants, including threatened species, populations and ecological communities, and their habitats, and*
 - (vii) *ecologically sustainable development, and*
 - (viii) *the provision and maintenance of affordable housing, and*
- (b) *to promote the sharing of the responsibility for environmental planning between the different levels of government in the State, and*
- (c) *to provide increased opportunity for public involvement and participation in environmental planning and assessment.*

The Department has considered the Objects of the EP&A Act and considers that the application is consistent with the relevant objects. The assessment of the application in relation to these relevant objects is provided in Section 3.5 and Section 5 of this report.

The EP&A Act adopts the definition of Ecologically Sustainable Development (ESD) found in the Protection of the Environment Administration Act 1991. Section 6(2) of that 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 the principles and programs including the precautionary principle, the principle of inter-generational equity, the principle of conservation of biological diversity and ecological integrity, and the principle of improved valuation, pricing and incentive mechanisms. In applying the precautionary principle, public decisions should be guided by careful evaluation to avoid, wherever

practicable, serious or irreversible damage to the environment and an assessment of the risk-weighted consequences of various options.

The Department has fully considered the objects of the EP&A Act, including the encouragement of ESD, in its assessment of the application. A detailed assessment of ESD issues is contained at Section 5.6 of this report. On the basis of this assessment, the Department is satisfied that the proposal encourages ESD, in accordance with the Objects of the EP&A Act.

3.5 SECTION 75I(2) OF THE EP&A ACT

Section 75I(2) of the Act and Clause 8B of the Environmental Planning and Assessment Regulation 2000 provides that the Director General's report is to address a number of requirements. These matters and the Department's response are set out as follows:

Section 75I(2) criteria	Response
Copy of the Proponent's environmental assessment and any preferred project report	The Proponent's EA is located on the assessment file and in a CD-Rom in Appendix C .
Any advice provided by public authorities on the project	All advice provided by public authorities on the project for consideration is set out at Appendix E and Section 4 of this report.
Copy of any report of the Planning Assessment Commission in respect of the project	The project was not referred to the Planning Assessment Commission.
Copy of or reference to the provisions of any State Environmental Planning Policy that substantially govern the carrying out of the project	Each relevant SEPP that substantially governs the carrying out of the project is identified and assessed in Section 3.6 of this report.
Except in the case of a critical infrastructure project – a copy of or reference to the provisions of any environmental planning instrument that would (but for this Part) substantially govern the carrying out of the project and that have been taken into consideration in the environmental assessment of the project under this Division	An assessment of the development relative to all environmental planning instruments is provided in Section 3.6 of this report.
Any environmental assessment undertaken by the Director General or other matter the Director General considers appropriate.	The environmental assessment of the project application is this report in its entirety.
A statement relating to compliance with the environmental assessment requirements under this Division with respect to the project.	The Proponent's EA addressed the DGR requirements and is considered to have satisfied those requirements as addressed in this report. Refer to the Conclusion in Section 6 of this report for a statement relating to this requirement.
Clause 8B criteria	Response
An assessment of the environmental impact of the project	An assessment of the environmental impact of the proposal is discussed in Section 5 of this report.
Any aspect of the public interest that the Director General considers relevant to the project	The public interest is discussed in Section 5 of this report.
The suitability of the site for the project	The suitability of the site for the project is discussed in Section 5 of this report
Copies of submissions received by the Director General in connection with public consultation under section 75H or a summary of the issues raised in those submissions.	A summary of the issues raised in the submissions is provided in Section 4 of this report.

3.6 ENVIRONMENTAL PLANNING INSTRUMENTS (EPIS)

3.6.1 Application of EPIs to Part 3A projects

To satisfy the requirements of section 75(2)(d) and (e) of the EP&A Act, this report includes references to the provisions of the EPIs that govern the carrying out of the project and have been taken into consideration in the environmental assessment of the project application.

The primary controls guiding the assessment of the proposal are:

- State Environmental Planning Policy (Major Development) 2005;
- State Environmental Planning Policy (Infrastructure) 2007;
- State Environmental Planning Policy No. 33 – Hazardous and Offensive Development;
- State Environmental Planning Policy No. 55 - Remediation of Land; and
- South Sydney Local Environmental Plan 1998.

The Department has considered the proposal against the objectives and aims of these instruments, and is satisfied that the proposed project, subject to the implementation of the recommended conditions of approval, is generally consistent with the provisions of these instruments.

3.6.2 State Environmental Planning Policy (Major Development) 2005

On 16 December 2008, the Director General, as delegate of the Minister, formed an opinion that the project is a major project under clause 19 of Schedule 1 to the MD SEPP, as it is 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) with a capital investment value of more than \$15 million (and more than 100 employees). The Minister is the approval authority.

3.6.3 State Environmental Planning Policy (Infrastructure) 2007

The objectives of the Infrastructure SEPP are to facilitate the effective delivery of infrastructure by improving regulatory certainty through consistent planning management for infrastructure and providing greater flexibility in the location of infrastructure and service facilities throughout the State.

Schedule 3 of the SEPP lists traffic generating development that is required to be referred to the RTA. The application was referred to the RTA on 8 January 2010. Comments have since been provided. Recommendations have been considered, and where relevant, have been included as recommended conditions to ensure that the impacts of the construction and ongoing operation of the development are appropriately mitigated.

3.6.4 State Environmental Planning Policy No. 33 – Hazardous and Offensive Development

SEPP 33 and the Department of Planning's *Applying SEPP 33* guidelines are used to ascertain whether a proposal is a 'potentially hazardous industry'. SEPP 33 provides definitions for hazardous and offensive industry to enable decisions on developments to be made on the basis of merit, rather than on industry type.

A specialist SEPP 33 analysis has been undertaken for the project by SKM. As detailed in the SEPP 33 analysis, the CODCD would store and use a range of dangerous goods, with types and quantities typical of similar medical research facilities with laboratory environments.

Most of the dangerous goods storage is below the screening thresholds in SEPP 33, however the proposed storage of infectious substances (i.e. substances containing micro-organisms, bacteria, viruses, etc that are believed to cause disease in humans or animals) does exceed the screening thresholds and may possibly be considered 'potentially hazardous'.

Infectious substances would comprise clinical and related waste. The CODCD would include a number of specialist facilities to manage such substances, including a dedicated Clinical Waste Collection Room with direct access to a central decontamination area for sterilisation.

Given this, and the stringent national regulations and guidelines covering clinical wastes, it is considered that the proposed storage of infectious substances is able to be managed in a manner such that the storage would not result in any significant impacts.

Notwithstanding, the SEPP 33 analysis acknowledges that a Preliminary Hazard Analysis (PHA) should be prepared to fully determine the risk associated with the infectious materials storage. However, the analysis also recognises that the details of clinical waste handling, storage and disposal for the CODCD would not be fully known until some stage during detailed design. Consequently, the SEPP 33 analysis recommends that the PHA be prepared once these storage and handling details are fully understood (and ideally prior to building construction).

In accordance with this recommendation, the University has committed to preparing a PHA prior to construction of the CODCD building, to the satisfaction of the Department of Planning. The PHA would be prepared in accordance with the Department's *Applying SEPP 33* guidelines and *Hazardous Industry Planning Advisory Paper (HIPAP)* guidelines. If required as a result of the PHA, the University would also prepare additional studies (e.g. a Safety Management System) in accordance with the relevant guidelines.

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

SEPP 55 promotes the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment.

Site contamination assessments have been undertaken for the project by Douglas Partners, which found that the site is not significantly contaminated and would be fit for its intended use, subject to removal of localised minor contamination. To ensure that this occurs appropriately, the University has committed to undertaking the excavation and remediation in accordance with a Remedial Action Plan, prepared in accordance with relevant DECCW guidelines, prior to the commencement of excavation for the project.

3.6.6 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 zoned 5 Special Uses (University). The proposal is consistent with the land use zone objectives and is permissible with consent in the relevant zones.

4 CONSULTATION

4.1 PUBLIC EXHIBITION

Under Section 75H(3) of the EP&A Act, the Director General is required to make the Environmental Assessment (EA) of a project publicly available for at least 30 days.

After accepting the EA for the Project Application, the Department:

- made the EA publicly available from 13 January 2010 to 26 February 2010:
 - on the Department's website; and
 - at the Department's Information Centre and the City of Sydney Council offices;
- notified landowners in the vicinity of the site about the exhibition period by letter;
- notified relevant State government authorities and City of Sydney Council by letter; and
- advertised the exhibition in the Sydney Morning Herald and The Daily Telegraph.

This satisfies the requirements in Section 75H(3) of the EP&A Act.

During the assessment process the Department also made a number of documents available for download on the Department's website. These documents included the:

- Project Application;
- Director General's environmental assessment requirements;
- Environmental Assessment; and
- Response to Submissions.

4.2 SUBMISSIONS RECEIVED ON ENVIRONMENTAL ASSESSMENT

During the exhibition period, the Department received submissions from the City of Sydney Council, the Roads and Traffic Authority (RTA), NSW Traffic and Infrastructure, Department of Environment, Climate Change and Water, Sydney South West Area Health Service and Sydney Water.

No submissions were received from the public.

A summary of the issues raised in the submissions is provided below and a copy of submissions included in **Appendix E**.

The Department's consideration of key issues raised in submissions is contained in Section 5 of this report. Appropriate conditions of consent have been recommended where requested by agencies, particularly with regard to flood risk, impacts on groundwater and public transport initiatives.

4.2.1 City of Sydney Council

The City of Sydney Council raised the following issues:

- The University should finalise its draft *Campus 2020 Masterplan* as a matter of priority to guide development on the Campus with more certainty.
- An adequate setback should be provided to St John's College to ensure that an appropriate curtilage is maintained around the college. In this regard, the proposal should be consistent with the Conservation Management Plan for St John's College, with identified significant views to the college from the east (across St John's Oval) maintained.
- The heritage significance of John Hopkins Drive should be considered, with views to the University grounds and the remnant grazing lands off St John's College retained.
- The proposed car parking numbers should be consistent with the Masterplan for the entire Campus in terms of the distribution of parking across the University grounds.
- The CODCD building should not block identified bicycle paths in the University Masterplan and sufficient bicycle facilities should be provided in the uppermost level of the CODCD building's basement.

- Appropriate consent conditions should be imposed regarding potential flooding.
- The proposal is exempt from the payment of s94 conditions.

4.2.2 RTA

The RTA raised no objection to the proposal subject to the imposition of conditions relating to construction management, design and construction of roads and crossings, and layout of proposed parking areas.

4.2.3 NSW Transport and Infrastructure

While no specific objection is raised to the proposed development, NSWTI requests further consideration of measures to encourage a mode shift to non-car transport modes, including:

- a) Appropriately priced parking that discourages all day usage;
- b) The use of 'care share' schemes for employees and students; and
- c) Potential assistance for employees to access work by public transport, through salary packaging options and other incentives.

4.2.4 NSW Office of Water

NOW has provided a number of recommended conditions of approval relating to groundwater.

4.2.5 Sydney South West Area Health Service

The SSWAHS outlines general support for the proposed development subject to: the provision of sufficient car parking for staff and visitors, including disabled parking; the implementation of strategies to encourage the use of public transport and cycling; and appropriate measures to ensure pedestrian safety.

4.2.6 Sydney Water

Sydney Water has identified that a Section 73 Certificate is required for the proposed development. Issues have also been raised with regard to the proximity of the proposed development to Sydney Water's Johnstons Creek stormwater channel 55 major trunk drainage and possible flooding to the ground floor and basement of the CODCD should this channel overflow. A more substantial flood investigation and modelling of the catchment would assist in assessing the true 1 in 100 year flood level for the site.

5 ASSESSMENT

Key issues considered in the Department's assessment of the Environmental Assessment include:

- Built form and building design
- Visual amenity
- Traffic, car parking, public transport and cycling
- Landscaping and public domain
- Heritage
- Ecologically Sustainable Development
- Overshadowing
- Development contributions
- Public interest

5.1 BUILT FORM AND BUILDING DESIGN

The CODCD project offers the opportunity to develop a unifying urban design and public domain strategy for the western precinct of the University's Camperdown Campus, and its integration with the adjoining RPA and St John's College.

The CODCD has been designed as a landmark building within the University campus in order to attract the highest quality researchers from around the world, and to reflect its anticipated status within the University. The innovative CODCD design, with levels of natural day light, visual connectivity between floors and visibility from the 'through-site link' displaying the research activity within the building, will assist in achieving this goal.

The building's materials have been selected to respond to the adjoining precinct buildings. The solid vertical elements of the building are proposed to be finished in a honed precast concrete in warm colour tones. The major portion of the facade is a glazed double-skin ventilating screen. The glass on the external sun screen includes a fritted patterning, designed to break down the scale of the façade into smaller elements. The fritted pattern would reflect the patterns and tonal changes of the historic St John's College.

In terms of height and scale, the 8 level CODCD building has a maximum height to the roof of approximately 35.5 metres/RL 59.0 (or RL 61.50 including plant), which is compatible with the roof heights of adjacent buildings, including the RPA (up to RL 71.3), St John's College (ridge height of RL 47.7, with its spires extending to approximately the same height as the CODCD roof) and the adjoining Centenary Institute (RL 51.5) – refer to **Figure 7** below (or Section CC in Appendix A to this report) for a visualisation of the comparable building heights.

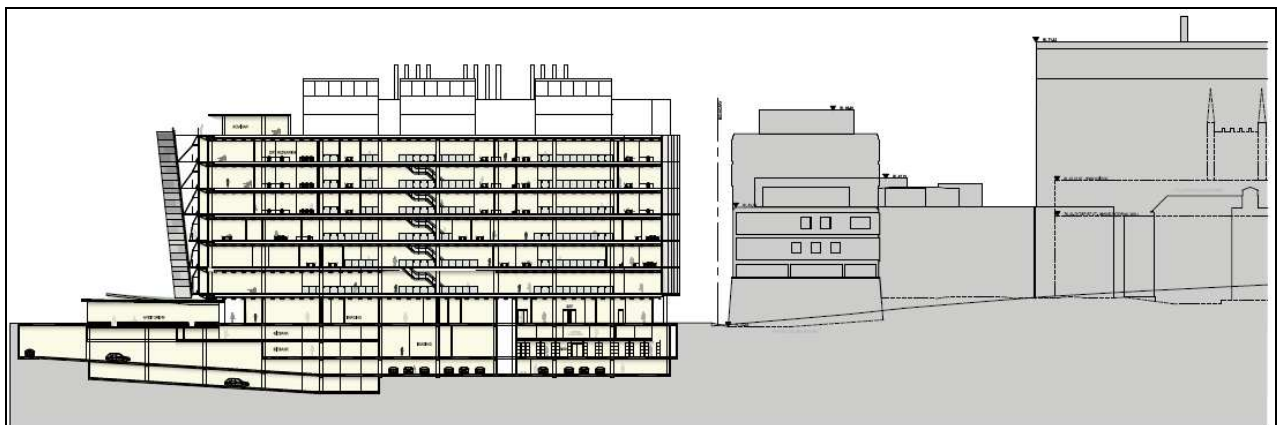


Figure 7: Visualisation of Comparable Building Heights

The building mass is comparable with that of the adjacent RPA, and will only increase the existing total floor space ratio of the Camperdown Campus from approximately 0.99:1 to 1.14:1.

The CODCD building consists of two major laboratory wings either side of a central 'through-site link' street, which aligns with John Hopkins Drive and will provide a through pedestrian connection for the RPA and St John's College with the University campus (refer **Figure 8**).

The lower levels (Ground and Level 1) of the CODCD have been designed to accommodate the majority of the education, support (including café) and tertiary uses, which require public/patient interface. The floors above Level 1 typically comprise a laboratory wing and associated dry

research (offices). The typical laboratory floors have been designed to maximise collaboration both within and between floors, and to maximise natural daylight. In this regard, lightwalls and stairs connect all the typical floor levels, and each of the typical laboratory areas are connected by way of a 'lab coat corridor'.

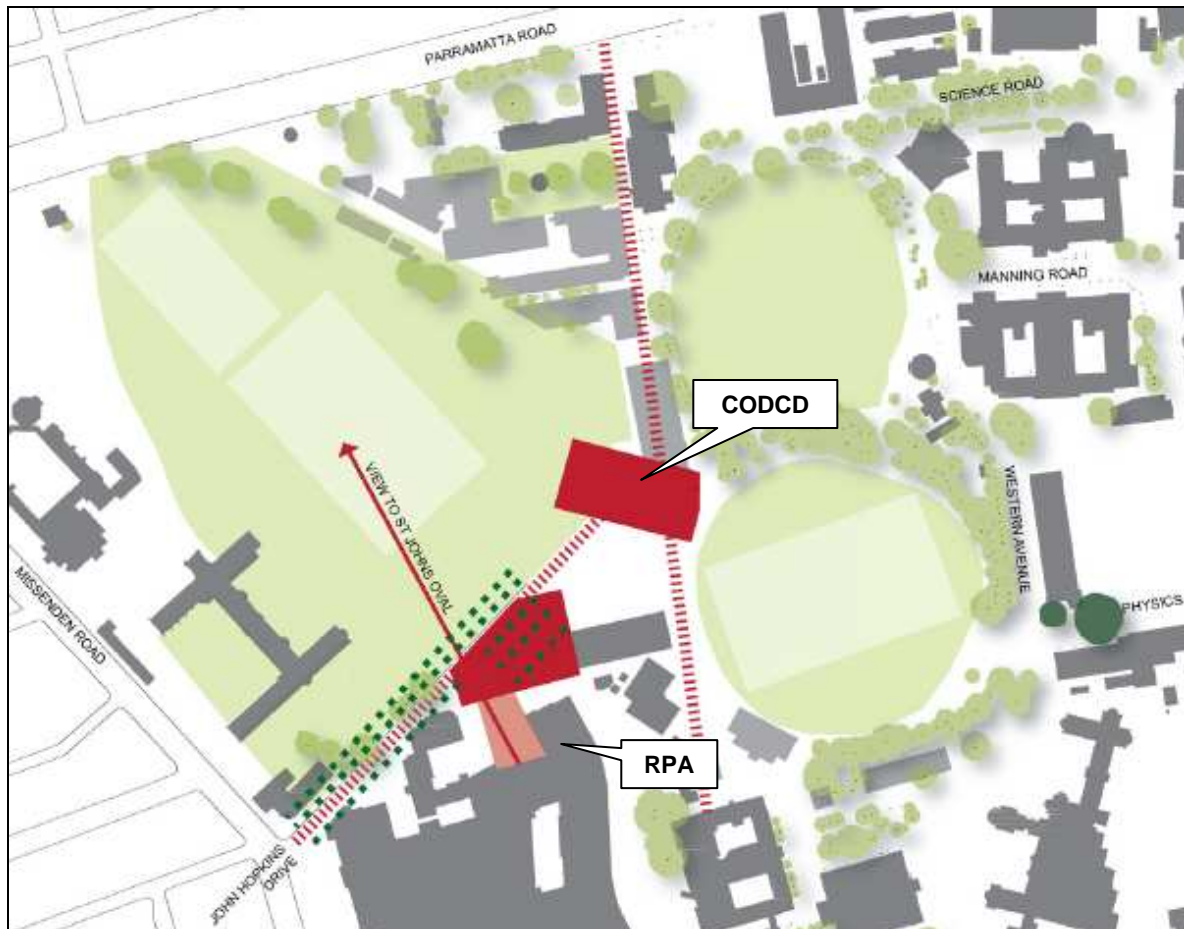


Figure 8: Connection of John Hopkins Drive with RPA Place and CODCD

According to the submitted EA, the need for a strong link between the RPA and the University was formative in the idea of splitting the two laboratory wings across a publicly accessible atrium. This through-site link has been designed to encourage students and researchers to move through the building, and to provide distinctive entrances to both the RPA and the University. In this regard, the CODCD has been designed as a bridge between the University, the RPA and the residential colleges, as well as reinforcing movements and connectivity within the University (between Vet Science and Medicine Faculties). To achieve this, the atrium is seen as an internal street that allows free passage. A visual representation of the atrium and through site link can be seen below.



View of the internal atrium and through site link

5.2 VISUAL AMENITY

The key public views to/from the CODCD development are:

- Parramatta Road, across St John's Oval, to the north and north-west;
- the RPA and down John Hopkins Road from Missenden Road to the south and south-west; and
- St John's College and Sancta Sophia College, to the west.

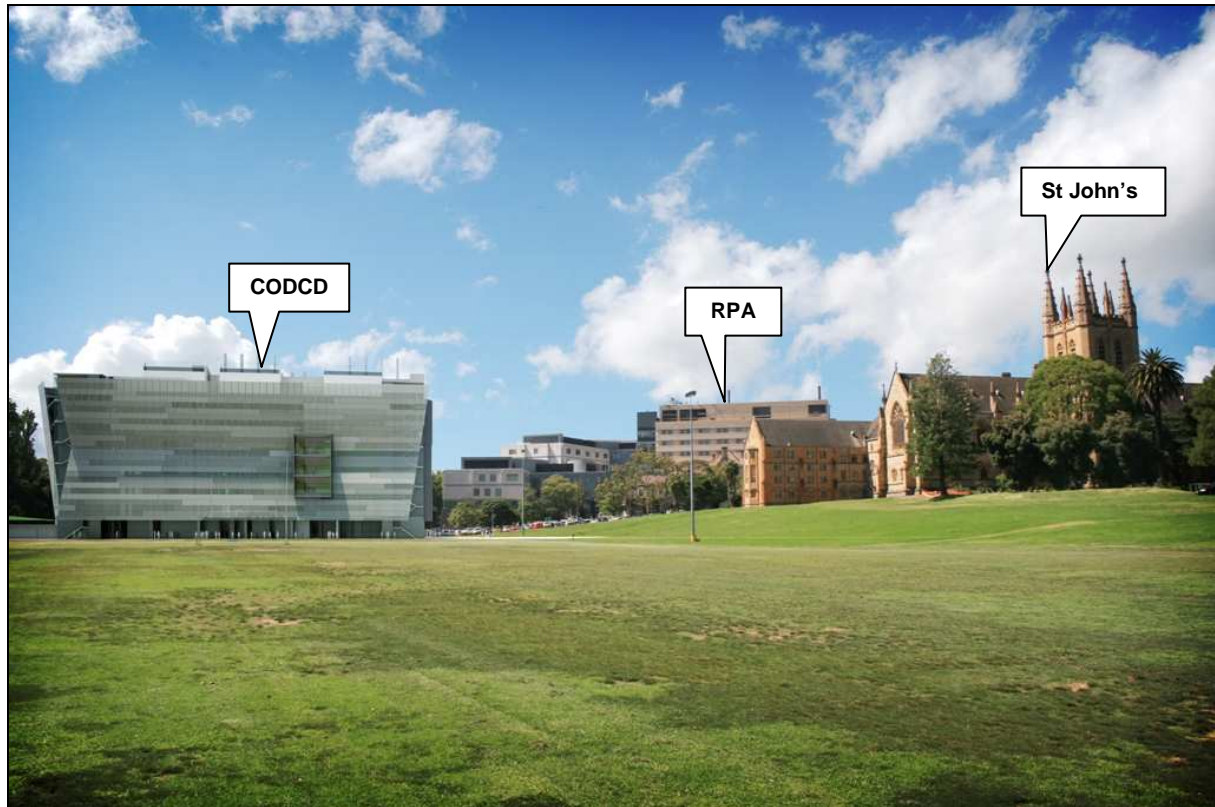
There are also significant views from within the University, particularly across the University Ovals No.1 and No.2.

The project has been designed in a manner that respects and enhances these campus views. It should be noted that as the CODCD is located well within the University campus, with setbacks to Parramatta Road of 179m and Missenden Road of 162m, the building does not impact on views from residential properties in the locality. The only impact will be upon other University buildings and the RPA. The EA includes a view analysis of the CODCD from key locations. A summary is provided below.

St John's College, Sancta Sophia College, St John's Oval and Parramatta Road

As demonstrated in the photomontage below, the CODCD will not affect views to and from St John's and Sancta Sophia Colleges' to the north-east, across St John's Oval. This is the main outlook for residents of the colleges and the prime view of the buildings themselves.

However, the existing easterly views from the upper levels of St John's College across the roof of the existing Missenden Unit building to University Oval No. 1 and beyond would be obstructed by the CODCD. Given that the primary view to St John's Oval is maintained, this loss of secondary outlook is considered acceptable.



Photomontage from across St John's Oval towards the RPA and St John's College

Also, limited views from the southern end of St Johns College to Oval No. 2 will still be available in the gap between the new CODCD building and the existing Centenary Institute, as can be seen in **Figure 9** below.



Figure 9: Views from St John's College and the RPA towards University Open Space

The view from Parramatta Road to the CODCD is shown on the photomontage below.



Photomontage from Parramatta Rd

As the CODCD is significantly set back from the road, and would not obstruct or dominate views to St John's College, it is considered that the proposed building would not result in any adverse visual impacts from this location. The CODCD building is further screened by existing perimeter planting along the University boundary.

RPA Hospital, Centenary Institute and Missenden Road

The CODCD will result in some loss of views to the University campus from rooms on the northern elevation of the RPA. This, however, has been mitigated in the design by locating the CODCD as far to the east on its site as practical. This increases the width of the view corridor between the CODCD and St John's College (refer **Figure 9**).

The Centenary Institute, a joint medical research institute between the University and RPA, would experience the greatest loss of views from rooms on its northern facade, however it is noted that the Institute is a partner in the project and the Institute building is essentially being integrated into the CODCD through the provision of aerial bridges between the facilities. To mitigate the view loss, the project includes a landscape courtyard between the Centenary Institute and the CODCD to provide a local view to those central rooms with view loss.

Views of the University campus from Missenden Road are largely already obstructed by St John's College and the RPA, although there is a small view corridor directly down John Hopkins Drive to the proposed CODCD building and surrounding landscaping, which is represented in the photomontage below. This is considered an improvement over the current view of a temporary car park and limited vegetation, and given the additional landscaping and public domain improvements associated with the CODCD development.



Photomontage from John Hopkins Drive

5.3 TRAFFIC, CAR PARKING AND PUBLIC TRANSPORT

5.3.1 Traffic and Vehicular Access

Access to the site is proposed via existing entrances to the University with some new internal roads, as can be seen in **Figure 10**, and summarised as follows:

- northern access from Parramatta Road via Orphans School Creek Lane and a new internal access road from Orphans School Creek Lane to the CODCD. This route would be the main construction access and operational access point to the CODCD's basement car park and loading dock;
- southern access from Western Avenue (and Carillon Avenue) via Blackburn Circuit and a new internal access road from Blackburn Circuit around the western side of University Oval No.1 to the CODCD. This route would provide operational access to the CODCD's basement car park;
- western access from Missenden Road via John Hopkins Drive. This route would provide access to the drop off / pick up facility and at-grade visitor parking for people attending the clinics, with no direct access to the CODCD's basement car park; and
- north-eastern access from Parramatta Road at the Ross Street intersection via Western Avenue and Regimental Drive. This route would provide access to the drop off / pick up facility only, with no direct access to the CODCD's basement car park.

No external roadworks or new road crossings are required for the project.

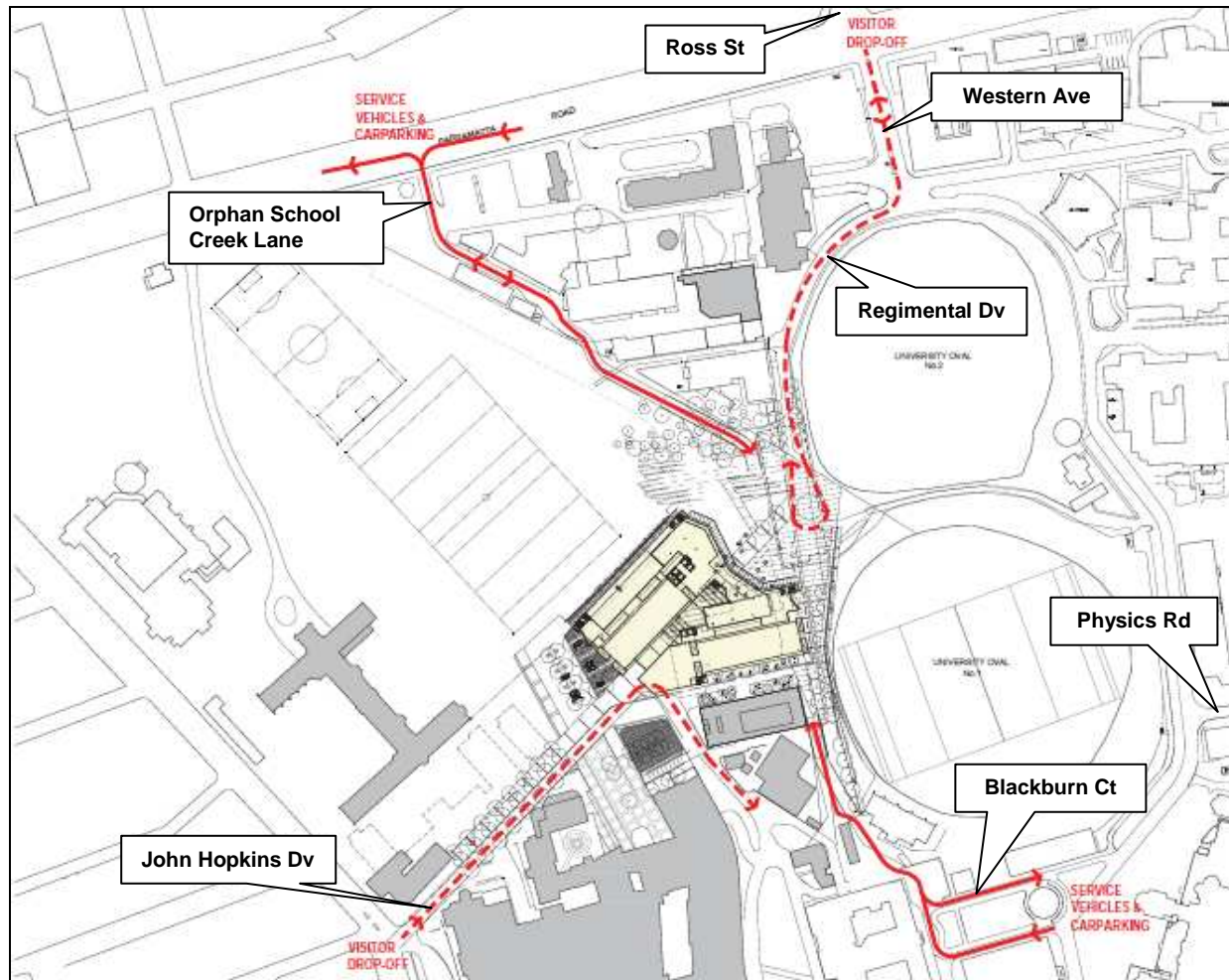


Figure 10: Vehicular access to CODCD

The proposed access arrangements have been developed in consideration of a number of factors, including:

- avoiding significant intensification of vehicle movements along John Hopkins Drive;
- providing direct vehicle access to basement car parking and loading areas;
- minimising conflict with pedestrian links;
- facilitating future development of the LSRP; and
- ensuring consistency with the University's *Campus 2020 Masterplan* traffic management strategy, including keeping vehicular traffic to the periphery of the campus.

Traffic and intersection analysis undertaken as part of the EA indicates that the proposed site access arrangements would satisfactorily accommodate additional traffic demands associated with the CODCD project. In this regard:

- All intersections are anticipated to maintain existing levels of service with the additional CODCD development traffic flows;
- Average delays at the Parramatta Road intersection with Ross Street and Western Avenue are anticipated to increase by only 1 second per vehicle during the morning peak period and only 1.3 seconds during the evening peak;
- Average delays on the Western Avenue southbound approach to the Carillon Avenue intersection are anticipated to increase by only 4.0 seconds per vehicle during the morning peak period and only 5.3 seconds during the evening peak;
- Average delays on the Orphan School Creek Lane approach to the Parramatta Road intersection are anticipated to increase by only 0.1 seconds per vehicle during the morning peak period and 10.2 seconds during the evening peak.

Further, the CODCD project has been designed to avoid significant intensification of vehicle movements on John Hopkins Drive, with only access to the drop off/pick up facility and at grade visitor parking (i.e. 15 spaces) being provided from this access. No direct vehicle access to the CODCD basement parking is provided via John Hopkins Drive.

Surveys undertaken for the traffic assessment in the EA indicate that John Hopkins Drive currently carries peak hour flows of 122 vehicles per hour in the morning and 125 vehicles per hour in the afternoon. The traffic assessment concluded that there would be no net change in traffic on John Hopkins Drive as a result of the project – i.e. the traffic generated by the proposed clinic patient drop off facility would be similar to the existing traffic generated by the development site, particularly the Missenden Unit building. The Missenden Building currently provides some 17 at grade parking spaces adjacent to the building. These spaces are utilised primarily by staff that arrive and depart the site during the peak AM and PM periods. These parking spaces will be removed by the project, to be replaced by the clinic patient drop off facility. Thus the traffic generation potential of the clinic drop off facility is expected to be the same (if not less) than the existing staff parking spaces.

5.3.2 Parking and Service Vehicles

A car park with 200 parking spaces (including 5 disabled spaces) is proposed in the CODCD basement levels. These spaces would be restricted to allocated staff parking. Approximately 15 at-grade visitor parking spaces are also proposed to be provided for drop off/pick up and short stay parking for clinical research patients on the western side of the CODCD, which would be accessed via John Hopkins Drive. Loading facilities would also be provided in the CODCD basement.

The parking strategy for the CODCD project has been designed in accordance with the University's *Campus 2020 Masterplan*, which encourages provision of basement car parking towards the periphery of the campus. The objective of this strategy is to allow for the removal of existing at grade parking scattered throughout the University and reduce the extent of vehicle intrusions into the campus enabling the creation of more pedestrian orientated links and reducing pedestrian/vehicle conflicts. The 2020 Masterplan however, does not set parking rates.

The traffic assessment submitted as part of the EA notes that application of the car parking rates in the City of Sydney Council's *Development Control Plan (DCP) No. 11* (for tertiary education establishments) would require some 640 car parking spaces. The provision of this amount of car parking is not considered to be consistent with the objectives of the DCP (which seeks to encourage a reduction in vehicular travel in South Sydney) or the transport objectives of the University's 2020 Masterplan (which seeks to minimise the intrusion of vehicles into the campus and to encourage alternate modes of transport).

The provision of 200 basement car parking spaces and 15 clinic visitor spaces is considered to be an appropriate balance between satisfying staff parking demands, encouraging alternate transport modes and maintaining consistency with the masterplan objectives, particularly given the site's good access to public transport and sustainable transport modes, as outlined below.

NSW Transport and Infrastructure did not provide comment on the proposed quantum of parking spaces, however was supportive of the use of alternative forms of transport to visit the CODCD. Council also has not commented on parking numbers, but stressed the importance of the University adopting a campus wide approach to the provision of car parking in their adopted 2020 Masterplan.

It is proposed to provide a loading dock facility within the basement car parking area of the CODCD building. The loading dock and associated manoeuvring area will be separated from the car parking spaces. However, service vehicles and cars accessing the car park will utilise the same access roads. While access to the loading dock will be available via Western Avenue, it is expected that the majority of the service vehicle access will be via the new Orphan School Creek Lane access road. The loading dock and manoeuvring area has been designed to accommodate vehicles up to and including a heavy rigid vehicle (HRV). It is anticipated by the Proponent that up to 40 service vehicles per day will access the proposed loading dock. The

provision of 3 loading spaces is expected to adequately accommodate the proposed loading and delivery requirements of the CODCD building.

5.3.3 Public Transport, Pedestrian Access and Cycling

The CODCD site enjoys good access to existing public transport and established University campus cycle and pedestrian networks. In this regard, the University is within walking distance to Redfern and MacDonaltdown railway stations, and bus services run along the University's frontages to Parramatta Road, City Road, Missenden Road and Carillon Avenue.

As shown on **Figure 11**, the site is integrated into the University's pedestrian and cycle network, and the project has been designed in a manner that respects and encourages this structure, including the key provision of a ground level pedestrian link through the CODCD building from John Hopkins Drive to the existing pedestrian pathway between the University Ovals.



Figure 11: University Campus 2020 Masterplan Pedestrian and Bike Network

The project also includes the provision of approximately 125 bicycle parking spaces, as well as change facilities in the upper CODCD basement. DCP 11 requires bicycle spaces to be provided at a minimum rate of 1 per 20 staff/students, which equates to approximately 106 spaces for the CODCD. Therefore the proposal exceeds Council's requirements.

A plan clarifying bicycle paths in relation to the CODCD has been prepared and is included as part of the Response to Submissions report (refer **Figure 12**). As indicated on the plan, bike access will be available around both sides of the CODCD.

A revised Landscape Masterplan has also been prepared for the project, showing the bike path around the northern side of the CODCD building. This bike path was not indicated on the original Landscape Masterplan.



Figure 12: Bicycle Paths around the CODCD (green dotted line)

5.4 LANDSCAPING AND PUBLIC DOMAIN

As shown in **Figure 13**, the key components of the proposed landscape plan for the CODCD site include:

- the development of a large open space or 'square' on the north-eastern side of the CODCD;
- landscaping to develop the first stage of a new north-south axis along the eastern side of the CODCD building between the Faculty of Medicine (Blackburn Building) and the Faculty of Veterinary Sciences (JD Stewart Building);
- a new garden between the CODCD and the existing Centenary Institute building; and
- incorporating water sensitive urban design principles in perimeter landscaping.

The area affected by the proposed development has been assessed as having few existing trees of high retention value, with the only significant trees being a mature Port Jackson Fig on the eastern side of the HK Ward Gymnasium, and two Lemon-scented Gums on the western side of the gymnasium. The project will require the removal of most of the existing vegetation; however the Port Jackson Fig is proposed to be retained and has been integrated into the landscaping for the CODCD development. Given the generally degraded nature of the vegetation, it is considered that the required clearing will not result in any significant impact on the flora and fauna values of this part of the University campus.

In the past, vegetation in this part of the campus has been mainly limited to screening or the greening of remnant areas of landscape between roads, buildings and sporting facilities. The removal of the HK Ward Gymnasium building has enabled the establishment of a physical link between the Faculty of Medicine and the Faculty of Veterinary Sciences. This connection will be made more apparent through proposed avenue planting along this link.

The building design and associated landscaping for the CODCD project has not been considered in isolation; rather, the scheme is part of a wider vision for the western campus. In terms of pedestrian movement and legibility, the CODCD building will often be approached from the eastern campus via Physics Road, meaning the western end of Physics Road becomes a key point for pedestrians approaching the new building. At this point it is proposed in the *University of Sydney 2030 Masterplan* to locate a future pedestrian square with a clear view to

the CODCD square located at the eastern entrance to the building. The two squares will have a strong visual connection across University Oval No.1.



Figure 13: Public Domain Plan

The proposed CODCD square sits upon the new axis between Medicine and Vet Sciences. This square is further connected via an extended Johns Hopkins Drive through the CODCD building to a new public domain associated with the RPA.

Stormwater will be collected, stored and reused for irrigation within the public domain. Graded paved surfaces become permeable edges that guide overland flow into a series of vegetated swales that slow and treat water and filter it through to a wet sedge garden running along the north-west face of the proposed CODCD building. In peak events, excess overland flow will be detained within the St John's playing fields.

5.5 HERITAGE

As detailed previously, the subject site is located within the Sydney University heritage conservation area, the University of Sydney Site Landscaping heritage item and the Royal Prince Alfred Hospital Group heritage item, as identified in the *South Sydney Local Environmental Plan 1998*. The Missenden Psychiatry Unit Building is also listed as an item of heritage value on NSW Health's 'Section 170' heritage register. There are also a number of identified heritage items in the vicinity of the site, particularly St John's College directly to the west.

A Statement of Heritage Impact was undertaken by Graham Brooks and Associates and submitted as part of the EA for the proposed development. The Statement includes a comprehensive assessment of the impacts of the CODCD project on all heritage items on or in the vicinity of the CODCD site, and concludes that there would be no adverse impact on the established heritage significance of the University grounds, or on views to, and from, adjacent heritage items as a result of the CODCD project.

Council is of the opinion that, in order to ensure that an appropriate curtilage is maintained around St John's College, the CODCD building should be contained so it does not extend west of the extended alignment of the southern most wall of the college (refer **Figure 14**), and a landscaped setback of at least 10m be provided between St John's Oval and the new CODCD building. Council is basing these requirements on the Conservation Management Plan for St John's College prepared by Clive Lucas Stapleton.

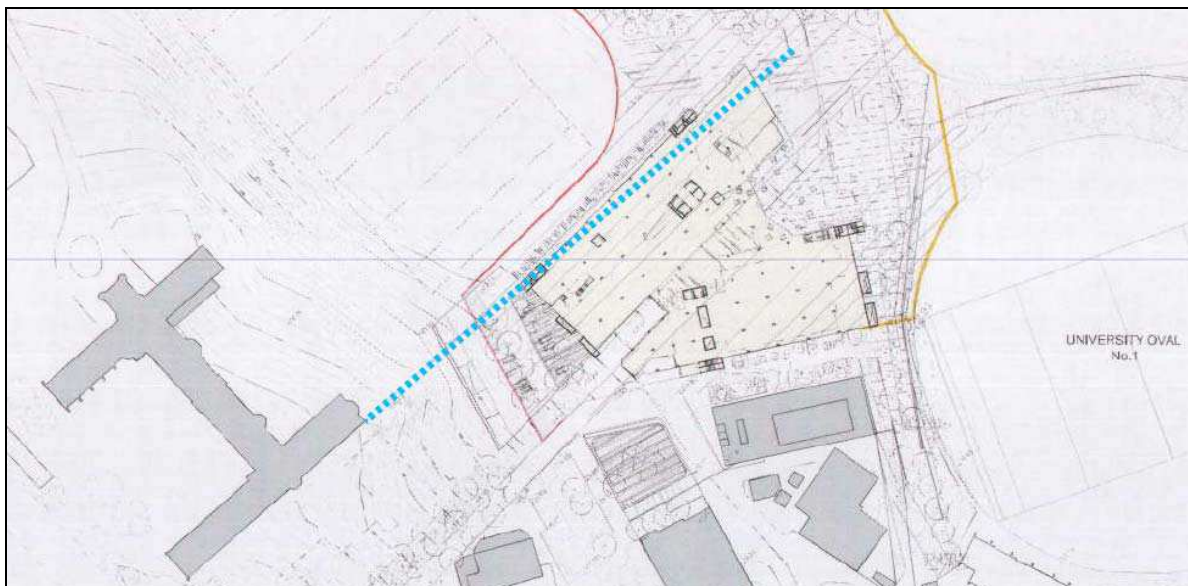


Figure 14: Extended Alignment of Southern Wall of St John's College

The University's heritage consultant, Graham Brooks and Associates, has provided a specialist response to this issue as part of Response to Submissions report. In summary, Graham Brooks notes that the St John's College Conservation Management Plan (CMP) states that the most impressive (and significant) views to St John's College are from Parramatta Road and Missenden Road, and that while views from the rest of the University would once have been important, they are now obscured by trees and development. The CMP recommends conserving the impressive views from vantage points in an arc from the north-west to the north-east, and especially from Parramatta Road.

Graham Brooks acknowledges that the CODCD would in part be within the view arc identified in the CMP, but considers that the minor variation to the view corridor would have no more than a marginal impact, and is considered acceptable. Indeed, given the very minor encroachment into the view arc, it is considered that the project would not result in any significant impacts on the heritage values of St John's College.

It is also noted that the CODCD footprint provides a greater setback between the CODCD and St John's College than that identified on Council's original subdivision plan (by between 13-20

metres). It is considered that this greater setback more than offsets the minor encroachment into the view corridor.

The justification provided by Graham Brooks is considered by the Department to be valid and satisfactorily addresses the concerns raised by Council in this regard. It should also be noted that St John's College have not objected to the CODCD proposal.

5.6 ECOLOGICALLY SUSTAINABLE DEVELOPMENT

The CODCD has been designed to be a landmark in sustainability, achieving high benchmarks for energy efficiency, water efficiency and indoor environmental quality. A summary of the sustainable building design measures proposed for the CODCD is outlined below.

Energy Conservation Measures

- Geothermal Heat Exchanger – comprising a bore network installed under the University Oval No.1. The system would use heat in the earth to provide a renewable means of offsetting building heating loads in winter (and vice versa in summer);
- Tri-generation – comprising gas-driven engines coupled with absorption chillers. Electricity produced by the generators would offset power demands and waste heat from the generators would be used to produce chilled water for cooling and heating for the air handling system;
- Energy efficient air handling systems – including tempered make-up air (full fresh air systems), hybrid displacement ventilation to office areas, and night purge systems. These systems are considerably more energy efficient than conventional air handling systems;
- Daylight Access – Large voids/atria have been incorporated into the building design to harvest daylight from the roof into the core of the building, and reduce lighting demand and energy consumption. The skylights have been arranged with northerly orientations and curved profiles to maximise capture of daylight, and overhangs have been incorporated to shade high level summer sun; and
- Double Skin Facade – The northern and north westerly facades are veiled in a fritted glazed facade. The facade is multifunctional in achieving a system that provides a mechanism that filters light, view, climate, solar loads, glare, noise, maintenance, thermal comfort, weather protection and aesthetics.

Other Passive Energy Efficiency Measures

- Use of high efficiency glazing on the northern facades to maximise natural light whilst addressing the effects of solar gain/glare to perimeter spaces;
- Maximisation of natural ventilation where appropriate for both ventilation and cooling purposes;
- Room heights designed to achieve a sensible balance between functional need and economy; and
- Ensuring a well insulated and sealed external building envelope with thermal mass to dampen the effect of external environmental conditions.

Other Active Energy Efficiency Measures

- Heat recovery from ventilation systems where potential heat recovery sources exist;
- Excess relief air from the building office spaces to be naturally released through the three main void/atria spaces reducing need to provide dedicated air conditioning to these areas;
- Use of hot water boiler plant to handle local zone heating;
- Use of energy efficient motors for pumps and fans;
- Control facilities via local and remote stations enabling plant usage to match occupancy patterns;
- Separation of engineering systems to serve building zones individually and achieve maximum turn down;
- Efficient pipe runs and insulation of distribution pipework and ductwork to minimise unwanted heat gains/losses;
- Inclusion of thermal storage devices to address peak loads and maximise plant efficiencies; and

- Use of energy efficient lighting fittings and automatic control systems (except where it conflicts with functional requirements).

Water Conservation Measures

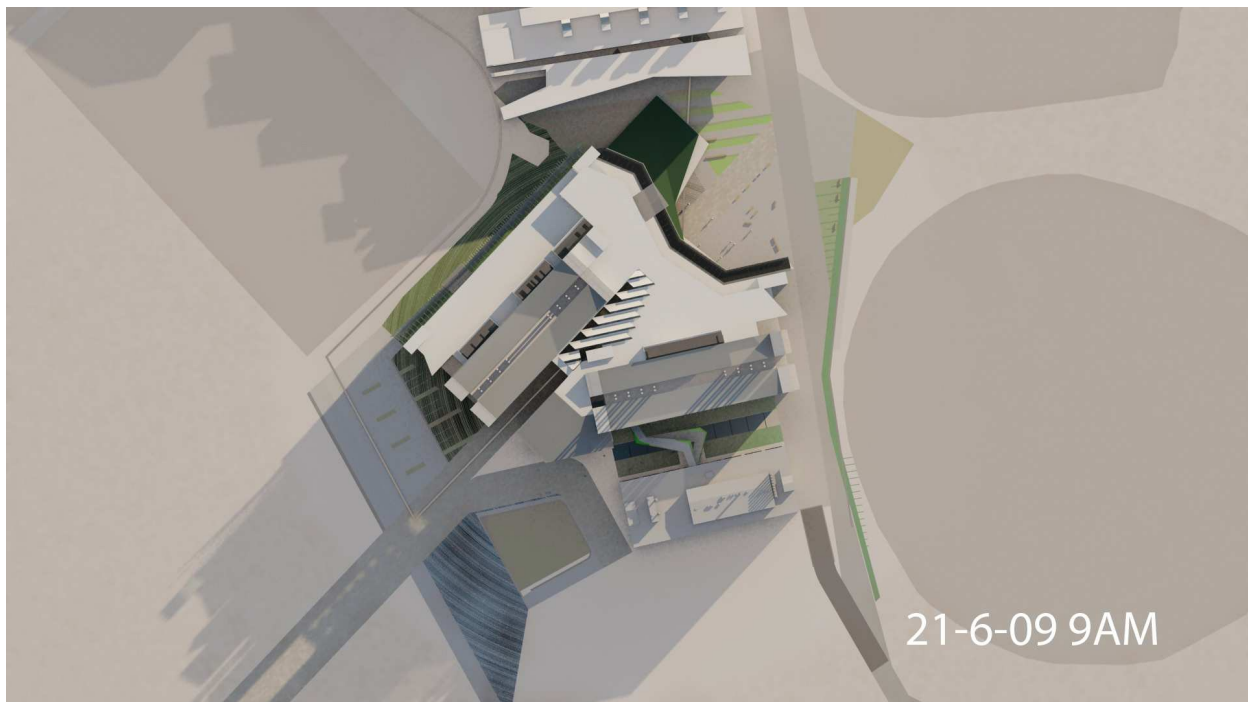
- Roof rainwater collection including façade rainwater capture, for use in toilet flushing, cooling tower make-up and irrigation;
- Installation of water efficient fixtures to all sanitary fixtures;
- Installation of drip irrigation systems;
- Provision for fire services test water from fire systems to be discharged for reuse into the rainwater reuse tank; and
- Installation of state-of-the-art water consumption metering to enable monitoring and analysis of water use.

5.7 OVERSHADOWING

As can be seen in the shadow diagrams below for mid-winter, the proposed CODCD building will not significantly overshadow the St John's Oval, the RPA, or any primary areas of public domain for extended periods throughout the day (9am to 3pm), while the St John's residential college buildings will not be overshadowed at all.

University Oval No.1 will be shadowed in the mid to late afternoon, however this will not adversely affect the useability of this area of active open space.

The Centenary Institute, directly to the south of the CODCD, will obviously be shadowed throughout the day, however as detailed previously in this report, the Centenary Institute is a research partner in the CODCD project, and as such the Institute building has been integrated into the design of the CODCD.



Mid-winter shadow – 9am



Mid-winter shadow – Noon



Mid-winter shadow – 3pm

5.8 DEVELOPMENT CONTRIBUTIONS

The proposal does not trigger the requirement for any State or regional contributions.

With regard to local contributions under section 94 of the EP&A Act, the development is located within the Western Precinct as detailed in the City of Sydney's Development Contributions Plan 2006. However, section 2.14 of this Plan provides for the exemption of development that provides a clear community benefit on a not-for-profit basis.

The Department and Council support an exemption in this instance as the development meets the criteria set out in the Plan to warrant an exemption for the additional workforce as:

- the work is being undertaken by a partnership between the University of Sydney and the Sydney South West Area Health Service, both of which are non-profit organisations; and
- the development will provide facilities that will enable research to be undertaken, the findings of which will provide wider community benefits in disease diagnosis, mitigation and prevention. The facilities will be primarily operated by the University of Sydney on a not-for-profit basis.

5.9 PUBLIC INTEREST

The proposal is considered to be in the public interest given that the CODCD is able to be developed in a manner that would not result in any significant environmental impacts, or adversely affect the surrounding area. Further, the CODCD will boost the existing education and medical precinct featuring the University of Sydney and the RPA, with ongoing public benefits through world class medical research into obesity, diabetes and cardiovascular disease.

6 CONCLUSION

The Department has reviewed the environmental assessment and considered advice from public authorities in accordance with Section 75I(2) of the Act. All the relevant environmental issues associated with the proposal have been extensively assessed.

The development of the CODCD will be a significant element in the ongoing renewal and revitalisation of the University of Sydney. The development is consistent with the strategic objectives for the area, being consistent with the Sydney Metropolitan Strategy, the draft Sydney City Subregional Strategy and the Major Development SEPP.

The Department is of the view that the Proponent has adequately addressed the DGRs and satisfactorily mitigated the potential environmental impacts associated with the proposal. The recommended conditions and implementation of the measures detailed in the Proponent's EA and appendices, Response to Submissions and Statement of Commitments seek to maintain the amenity of the local area, and adequately mitigate the environmental impacts of the proposal.

On balance, therefore, the Department considers the site to be suitable for the proposed development and that the project application is in the public interest. Consequently, the Department recommends that the project be approved, subject to conditions.