

ASSESSMENT REPORT

Arts and Social Sciences Building, Sydney University SSD 7081 MOD 1

1. INTRODUCTION

This report is an assessment of an application seeking to modify the State significant development (SSD 7081) consent for the construction of a new Faculty of Arts and Social Sciences (FASS) building at The University of Sydney, Camperdown, Sydney.

The application has been lodged by FDC Construction and Fitout Pty Ltd on behalf of The Sydney University (the Applicant) pursuant to section 96(1A) of the *Environmental Planning and Assessment Act 1979* (EP&A Act). It seeks approval to modify the colour of the roof sheeting on the recently approved FASS building.

2. SUBJECT SITE

The subject site is known as FASS Building within The University of Sydney, Camperdown Campus (Lot 1 in DP 1171804), Sydney (see **Figure 1**). The university is located to the south west of the Sydney Central Business District within the City of Sydney Local Government Area. The FASS building is located in the north-west portion of the campus (see **Figures 1 - 2**).

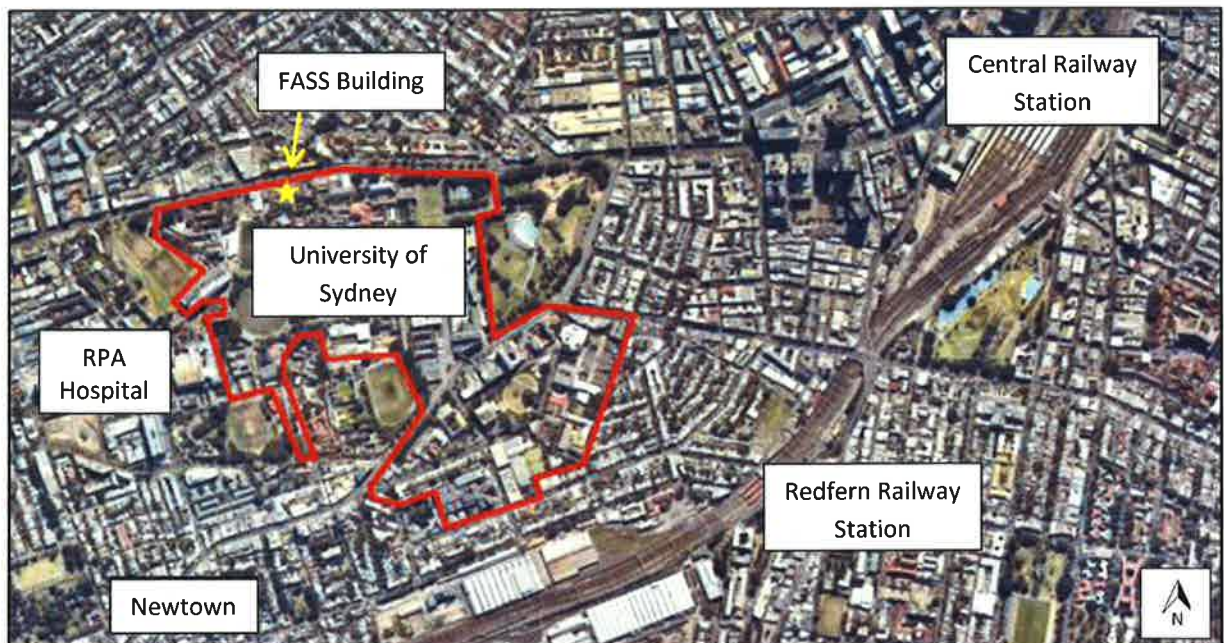


Figure 1: Subject site and surrounding context (Nearmaps).

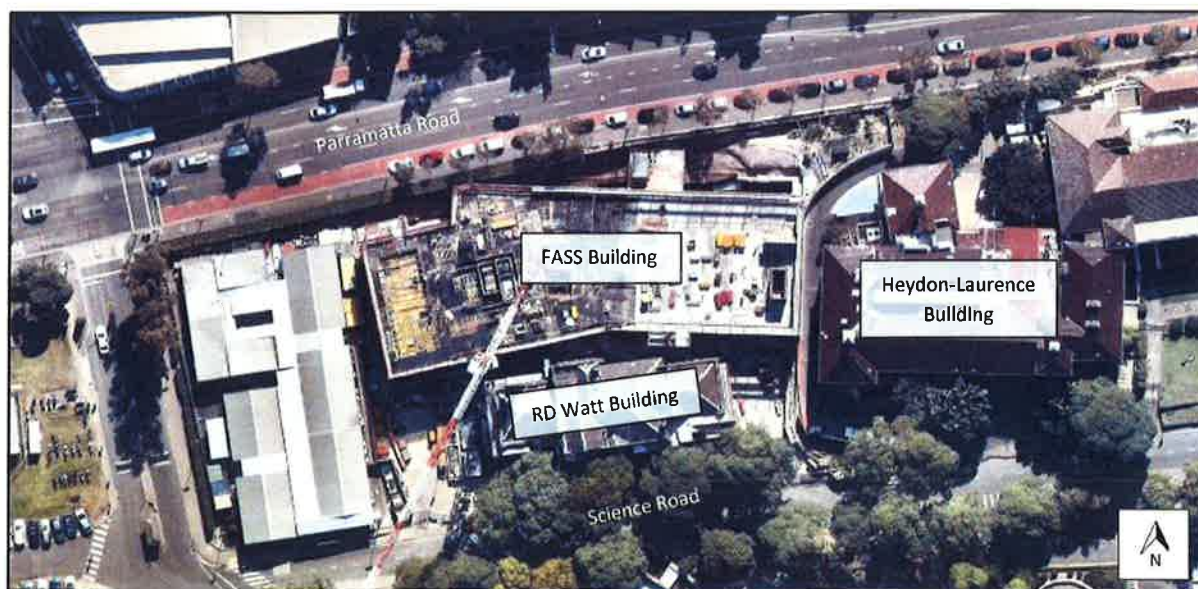


Figure 2: Site layout and surrounding buildings (Nearmap).

The FASS building is located in close proximity to a number of heritage listed buildings and structures, including:

- RD Watt Building;
- Heydon-Laurence Building (including interior), University of Sydney;
- Refectory Building, University of Sydney, including interior, forecourt and loggia;
- JD Stewart Building, University of Sydney, including interior; and
- Site landscaping, University of Sydney, perimeter fencing and gates.

3. APPROVAL HISTORY

On 16 December 2016, the Executive Director, Priority Projects Assessments, granted approval for the construction and use of a new FASS building at The University of Sydney, Camperdown, including:

- site excavation works to accommodate the proposed building footprint;
- construction of a new six storey education building, comprising general teaching spaces, lecture theatre, office and meeting rooms, terrace roof top space and associated plant;
- internal and external refurbishment works to the existing RD Watt Building, and the construction of an awning structure connecting the proposed building to the RD Watt Building; and
- associated tree removal, landscaping works and utilities and infrastructure connection works.

4. PROPOSED MODIFICATION

On 29 August 2017, the Applicant lodged an application (SSD 7081 MOD 1) seeking to change the colour of the roof sheeting of the FASS Building. Currently the roof sheeting is Colourbond 'Gully' which does not achieve the necessary Solar Reflectivity Index (SRI). The modification application seeks to change the roof sheeting colour from 'Gully' to 'Surfmist' (**Figure 3**) to obtain a much higher SRI in accordance with the University's Sustainability Framework.

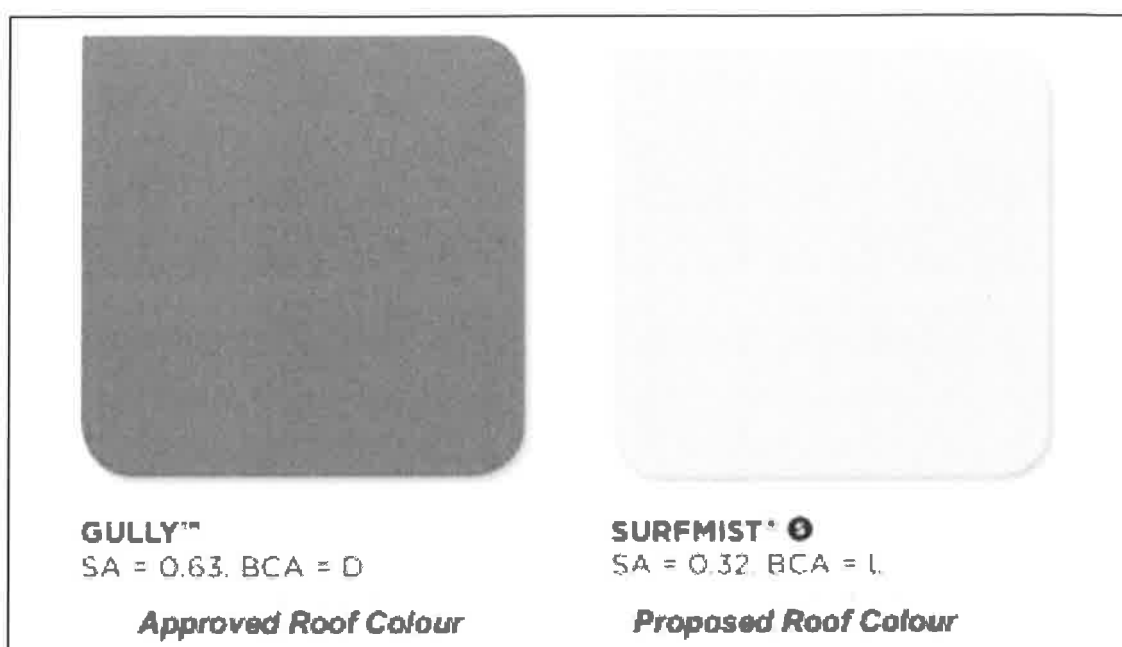


Figure 3: Approved and Proposed roof colour treatment (Applicant's request).

5. STATUTORY CONSIDERATION

5.1 Modification of approval

Section 96(1A) of the EP&A Act requires the consent authority to be satisfied that the following matters are addressed in respect of all applications that seek modification approvals:

Section 96(1A) matters for consideration	Comment
That the proposed modification is of minimal environmental impact	Section 7 of this report provides an assessment of the impacts associated with the proposal. The Department is satisfied that the proposed modifications will have minimal environmental impacts.
That the development to which the consent as modified relates is substantially the same development as the development for which the consent was originally granted and before that consent as originally granted was modified (if at all).	The proposed modification seeks approval for a minor change to the colour of the approved roof and does not result in any additional adverse impacts on the surrounding area. On this basis, the proposal would result in development that is substantially the same as the originally approved development.
The application has been notified in accordance with the regulations	The modification application has been notified in accordance with the regulations. Details of the notification are provided in Section 6 of this report.
Any submission made concerning the proposed modification has been considered.	The Department received no submissions on the proposal.

5.2 Environmental Planning Instruments

The following EPIs are relevant to the development:

- State Environmental Planning Policy (State & Regional Development) 2011;
- State Environmental Planning Policy (Infrastructure) 2007;
- State Environmental Planning Policy No. 55 – Remediation of Land; and
- Sydney Local Environmental Plan 2012 (SLEP).

The Department undertook a comprehensive assessment of the redevelopment against the above mentioned EPIs in its original assessment. The Department has considered the above EPIs and is satisfied that the modification does not result in any change to consistency with the EPIs.

5.3 Approval Authority

The Minister for Planning is the approval authority for the application. However, the Director, Modification Assessments, may determine the application under delegation as:

- the relevant local Council has not made an objection; and
- a political disclosure statement has not been made; and
- there are no public submissions in the nature of objections.

6. CONSULTATION

The application was notified in accordance with the *Environmental Planning & Assessment Regulation 2000*. The modification request was made publicly available on the Department's website and referred to the City of Sydney Council (Council). Due to the minor nature of the proposed modification, the modification request was not exhibited by any other means.

Sydney City Council raised no objection to the proposed changes.

No public submissions were received.

7. ASSESSMENT

The proposed modification seeks approval to change the colour of the roof sheeting on the FASS Building from Colorbond 'Gully' to Colorbond 'Surfmist' to meet the University's Sustainability Framework requirements.

The Department has considered the potential impacts associated with the proposal and is satisfied the proposal is acceptable as:

- the flat roof design of the FASS building means the roof sheeting would not be readily visible from the surrounding public domain and, as such, the proposal would not alter the approved design and appearance of the FASS building, or result in any additional visual or heritage impacts;
- the proposed roof colour would improve the SRI and overall environmental performance of the building; and
- no physical change to the roof is proposed.

The Department also notes the proposed roof colour is not expected to result in any reflectivity or glare nuisance and an existing condition of consent (Condition B9) appropriately limits the maximum reflectivity of building materials to be used on the site.

The Department's assessment therefore concludes the proposed roof colour is acceptable. Consequently, the proposal is in the public interest and it is recommended that the modification be approved.

9. RECOMMENDATION

It is recommended that the Director, Modification Assessments, as delegate of the Minister for Planning:

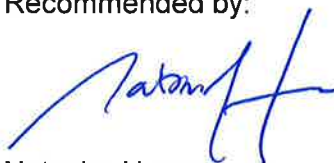
- **consider** the findings and recommendations of this report;
- **determine** that the application falls within the scope of section 96(1A) of the EP&A Act;
- **modify** the consent (SSD 7081 MOD 1); and
- **sign** the attached instrument of modification (**Appendix A**).

Recommended by:



Ingrid Berzins
Student Planner
Modification Assessments

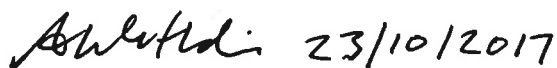
Recommended by:



Natasha Harras
Team Leader
Modification Assessments

DECISION

Approved by:



Anthony Witherdin
Director
Modification Assessments
as delegate of the Minister for Planning.

APPENDIX A: MODIFICATION CONSENT

A copy of the notice of modification can be found on Department of Planning and Environment's website:

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=8705

APPENDIX B: SUPPORTING INFORMATION

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

1. Modification Application

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=8705

2. Submissions

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=8705