



***MODIFICATION REQUEST:
Sydney University Abercrombie
Precinct Redevelopment
Cnr Codrington Street and Abercrombie
Street
(MP07_0158 MOD 2)***

- Modification to the Business School Building

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

December 2013

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Published December 2013
NSW Department of Planning & Infrastructure
www.planning.nsw.gov.au

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EXECUTIVE SUMMARY

This report is an assessment of a modification application (MP07_0158 MOD 2) lodged by John Holland Group Pty Ltd on behalf of The University of Sydney (the proponent). The application seeks to modify the approved project (excluding the approved student accommodation building precinct) in response to a desire to provide a more cost effective design while ensuring that the quality and functionality of the project is improved.

The site is located at the corner of Abercrombie Street and Codrington Street, Darlington, at the University of Sydney's Darlington Campus, within the City of Sydney Local Government Area (LGA).

The application seeks approval to amend the design of the approved business school building, including:

- modifications to the internal layout of lecture theatres;
- re-orientation of pods 'A' and 'B' fronting Codrington Street;
- retention of the Faculty of Business and Economic Building (previously approved for part demolition);
- increased setbacks, consolidation and centralisation of rooftop plant;
- relocation of basement car park entry (as required by condition B4 of the existing approval) and rationalisation of basement car park into a single level;
- amended landscape and public domain design; and
- deletion of ecologically sustainable development (ESD) conditions (Green star requirements).

In accordance with section 75X(2)(f) of the EP&A Act, the modification application was made publically available and was exhibited from 21 August 2013 until 19 September 2013, and relevant public authorities, surrounding landowners and previous submitters were notified. The department received one submission from the City of Sydney (council) and 46 submissions from the general public and community groups. The key issues raised in submissions relate to construction noise, dust and vibration impacts, proposed location of the basement car park exhaust stack, ESD, bulk and scale, landscaping and public domain impacts, amenity impacts.

The proponent submitted a Response to Submissions (RtS) report in response to the submissions received during the exhibition of the modification application. The RtS included further details regarding the soft landscaping treatment of the Darlington Lane substation and amended Statement of Commitments. No design amendments to the modification application were proposed in the RtS.

The department has assessed the merits of the modification application and considers the key issues associated with the proposal to be amenity, ESD, built form and urban design, landscaping and public domain and traffic. These issues have been assessed in detail and the department is satisfied that any impacts can be adequately mitigated and managed to achieve acceptable levels of environmental performance.

The department therefore considers the proposed modification application to be in the public interest and that the application should be approved, subject to conditions.

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1. BACKGROUND

1.1 Site Context

The Abercrombie Precinct Redevelopment site comprises 79 individual allotments as well as Rose Street and Boundary Lane, which are to be resumed into the site. The site is located at the southern end of the University's Darlington Campus and is bounded by Darlington Lane to the north, Codrington Street to the east, Abercrombie Street to the south and Darlington Public School to the west. The site is located within the City of Sydney Local Government Area (LGA) and is approximately 2 km south west of Sydney CBD and immediately north of the North Eveleigh Concept Plan site. The location of the site is detailed in **Figure 1**.

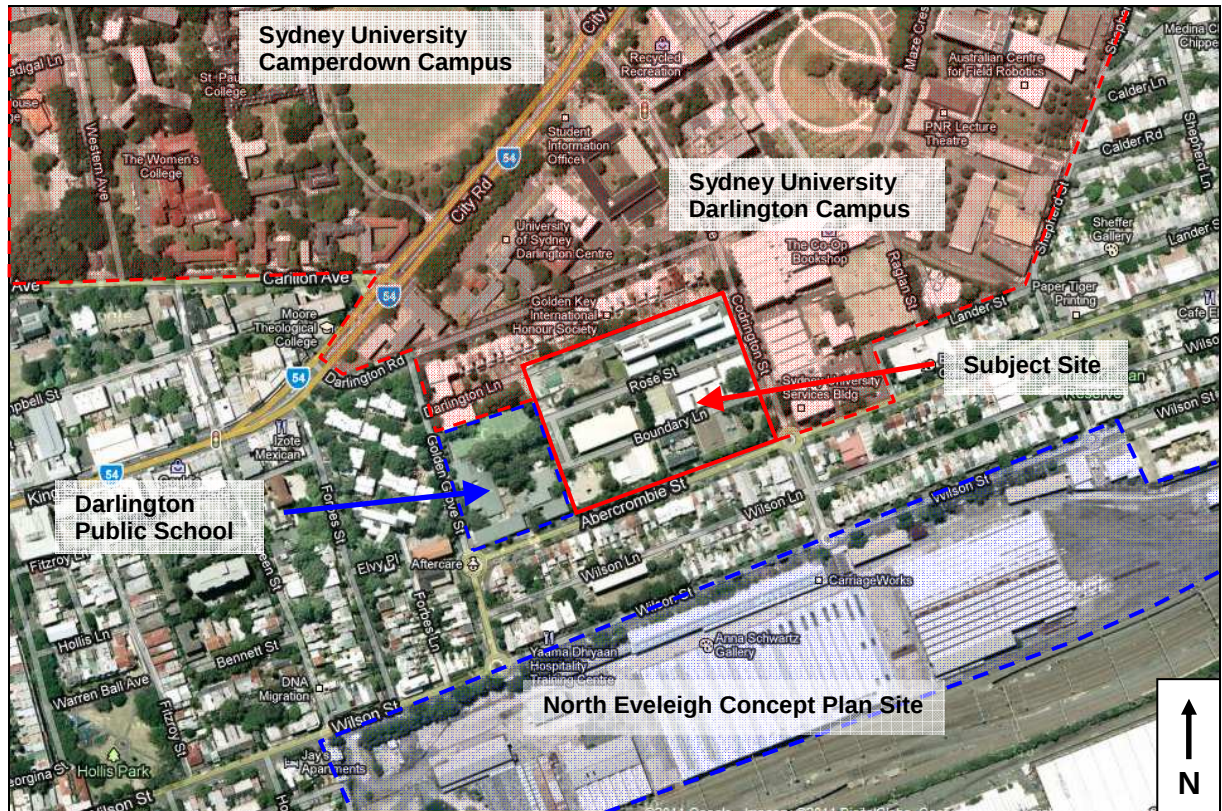


Figure 1: Existing Site Layout

1.2 Application History

On 16 November 2012, the NSW Planning Assessment Commission (PAC) approved Major Project MP07_0158, subject to conditions. The project approval consists of the following:

- bulk earthworks;
- remediation;
- lot consolidation and subdivision;
- development of a new business school, ranging in height from four to six storeys and comprising 28,180 sqm of GFA;
- development of a three to five storey student accommodation building with 188 student beds and comprising 5,900 sqm of GFA;
- two level basement car park; and
- ancillary works.

The approved project application is detailed in **Figures 2 and 3**.

On 21 June 2013, the then Director, Metropolitan and Regional Projects North, approved a modification application (MP07_0158 MOD 1), submitted by the University of Sydney, which sought a two month extension to the submission deadline of the Pedestrian and Bicycle

Access Strategy required in accordance with condition A7 of the project approval. As part of preparing the strategy, the University sought the extension of time to enable comments received during community consultation to be adequately reviewed prior to the finalisation of the Pedestrian and Bicycle Access Strategy.

Demolition and associated early works and site clearance approved under the original project application have commenced on site, including access arrangements and preparatory works for the basement car park. While construction works associated with the approved student accommodation building have not yet commenced, they do not form part of the modification proposal.

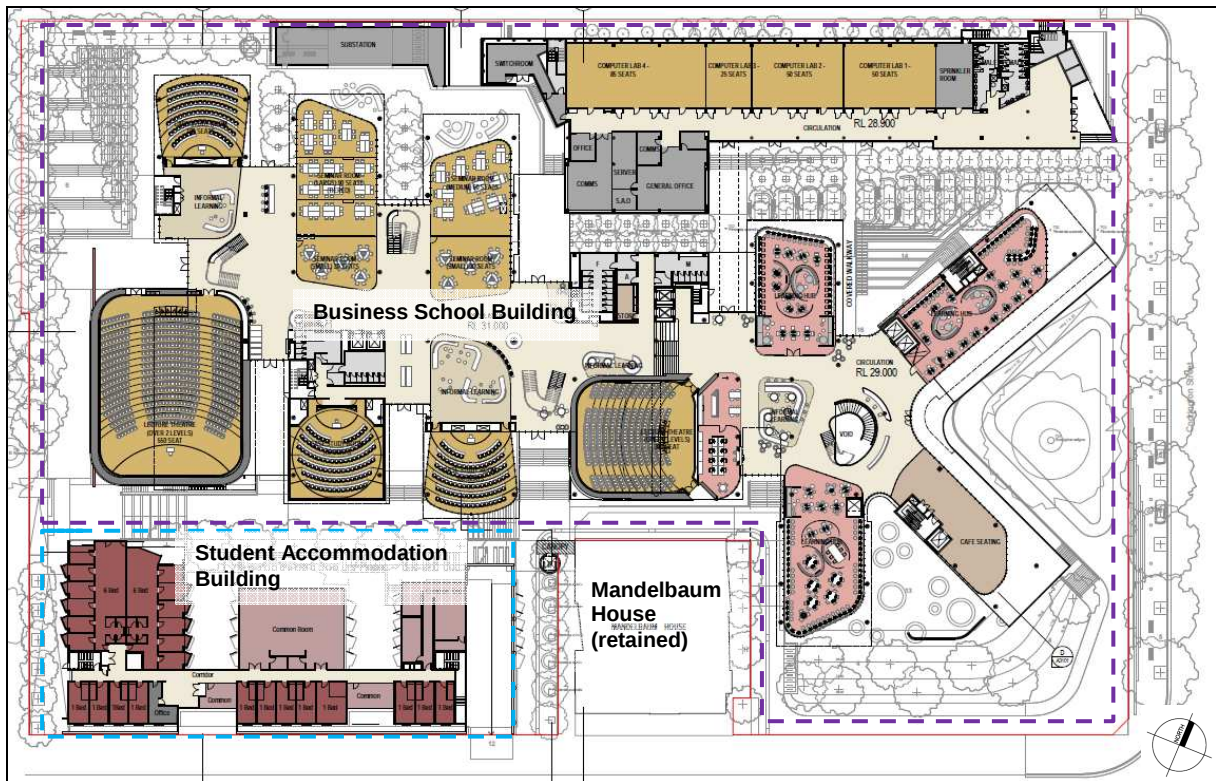


Figure 2: Approved Project Layout (Ground Floor Plan)



Figure 3: Approved Business School Building Southern Elevation

2. PROPOSED MODIFICATION

The proponent seeks to modify the approved project application, specifically the business school building and associated landscaping, public domain and basement car parking, to improve the cost effectiveness of the approved project's design and the functionality of the internal layout, and improve the building's flexibility for future educational practices. The modifications proposed to the business school building include the following:

- relocation of the 550 seat lecture theatre;
- relocation of two of the 33 seat lecture theatres;

- re-orientation of pods A and B fronting Codrington Street;
- retention of the Faculty of Business and Economics Building (previously approved for part demolition);
- increased setbacks to the southern and northern boundaries and Mandelbaum House;
- consolidation and centralisation of rooftop plant;
- amended landscape and public domain design;
- relocation of the Abercrombie Street basement car park entrance (required to be relocated in accordance with condition B4);
- provision of wheelchair access direct from Darlington Lane;
- deletion of ESD conditions B9, D1 and G1 relating to green star rating; and
- rationalisation of the basement car park areas onto a single level.

The proposed amended business school building is detailed in **Figures 4 and 5**.

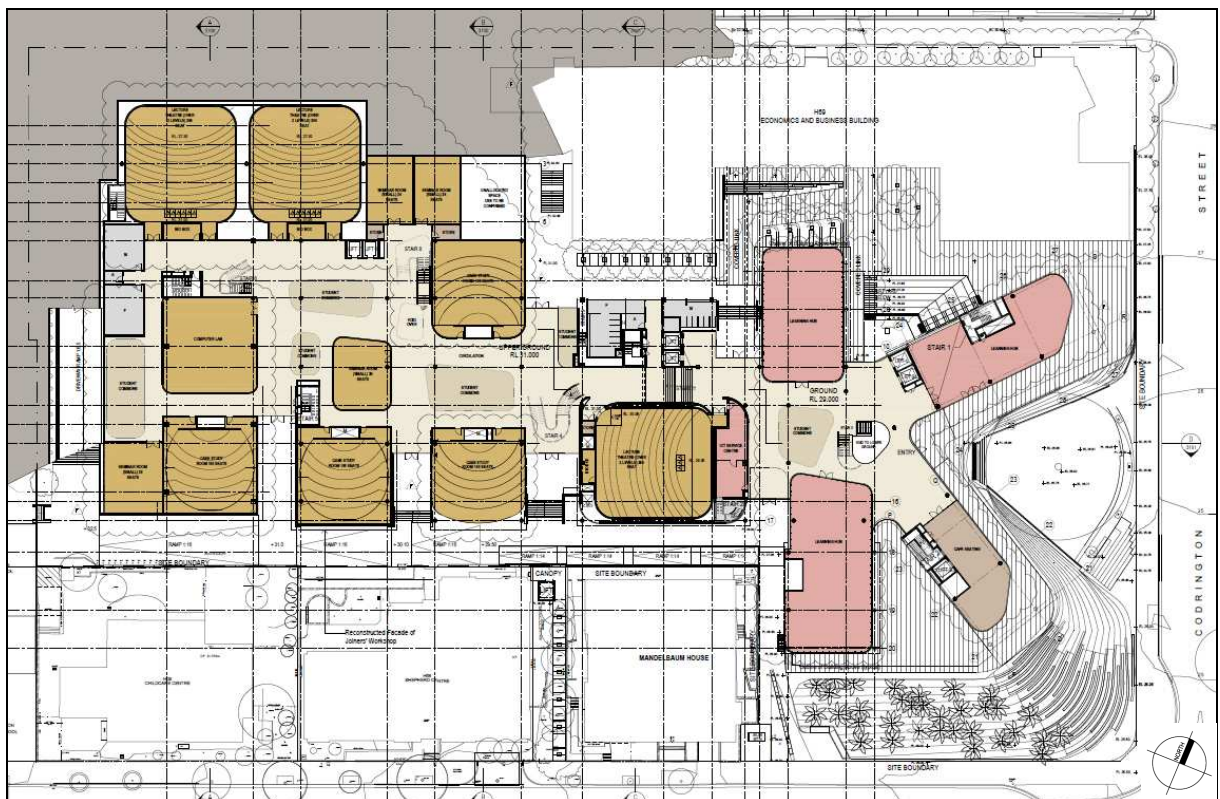


Figure 4: Proposed Ground Floor



Figure 5: Proposed Business School Building Southern Elevation

As part of the proposed modifications, the orientation and locations of the business school building 'blocks' (see **Figure 6**) have also been amended to respond better to the surrounding built environment. This is proposed to be achieved by:

- orientation of Blocks A and B being modified to accommodate the retention of the Faculty of Business and Economics Building;

- modification of Block E to align with the southern edge of Blocks D and F; and
- Blocks H, J and K setback further from Darlington Lane and realigned with adjoining blocks.

In addition, key amendments proposed within each level are outlined in **Table 1**. It is noted that the proposed modifications do not result in an increase to the height of the business school building but do result in a reduction to the gross floor area by approximately 190 sqm.

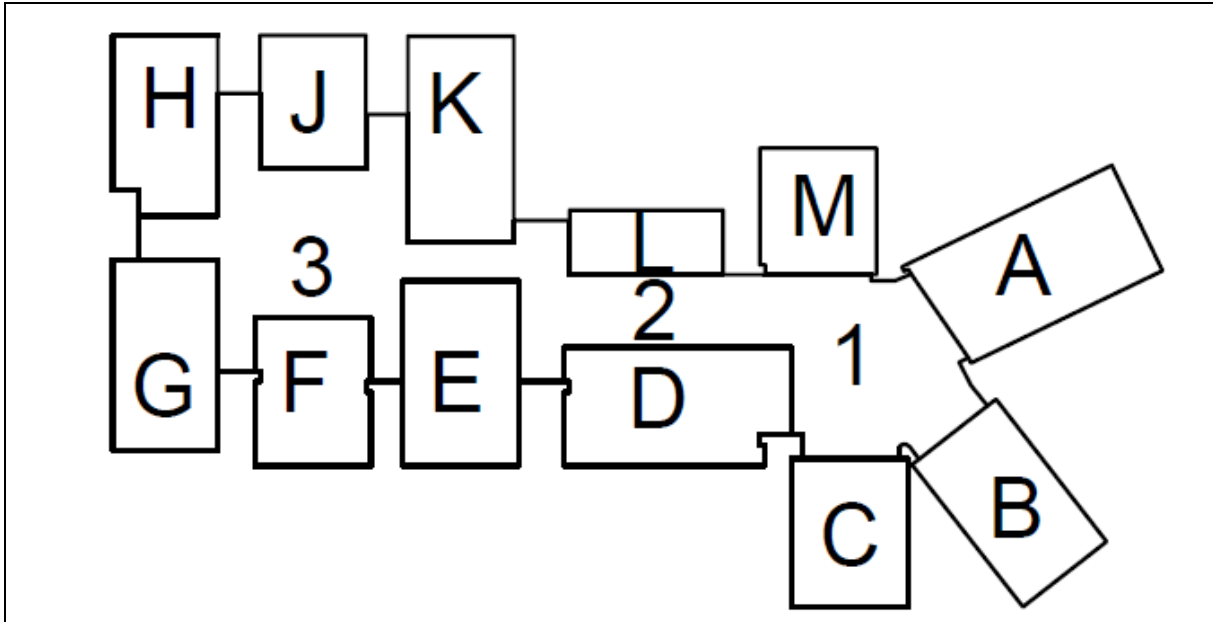


Figure 6: Business School Building Block Configuration

Table 1: Key Business School Building Amendments

Floor Level	Proposed Amendment
Basement	- stormwater detention tanks added below Blocks B and C; - plant added below Block A adjacent to modified 550 seat lecture theatre; and 550 seat lecture theatre added below Area 1 and Block M in lieu of 2 x 300 seat lecture theatres.
Lower Ground	- lower car park level deleted; - minor amendment to loading dock location; - end of trip facilities relocated to Upper Car Park Level; - kitchen deleted and new store rooms added; 550 seat lecture theatre added below Blocks 1 and M in lieu of 2 x 300 seat lecture theatres; - reduced excavation to the northwest of the site; - Block A student services centre layout modified; and - main entry modified to provide connection to relocated lecture theatres.
Upper Car Park	- Abercrombie Street basement vehicle access ramp deleted and relocated to Darlington Lane; 2 x 300 seat lecture theatres added below Blocks H and J in lieu of deleted 550 seat lecture theatre; 75 bicycle parking spaces and end of trip facilities added; and - car park area increased to accommodate deletion of lower car park level.
Ground Floor	- Block E external form of the case study room modified; 2 x 300 seat lecture theatres added below Blocks H and J in lieu of deleted 550 seat lecture theatre;

Floor Level	Proposed Amendment
	100 seat lecture theatre added to Block G; - Block H 100 seat case study room relocated to Block K; - substation relocated to Level 1; - Block L relocated to accommodate retention of Faculty of Business and Economics Building; and - main entry modified to provide connection to relocated lecture theatres.
Mezzanine	Key amendments carry through from lower levels.
Level 01	- Block E 100 seat case study room modified to align with southern edge of Blocks D and F; 90 seat seminar room added to Block G in lieu of 100 seat case study room; - substation relocated from ground floor; and 100 seat seminar room added to Block K.
Level 02	- Block B master's students space added and interactive lounge deleted; - Block D terrace deleted; - Block F toilets and lifts relocated to Block J and small seminar added in lieu; and - Block G store deleted and small seminar room modified to 30 seat capacity
Level 03	Large meeting room, print room and kitchenette added to Area 3.
Level 04	- Block C terrace reduced in size, dining seating relocated from Block B and kitchenette and store added; - Level 05 Block A Dean's office relocated to Block B Level 04 and terrace deleted; - amendment to meeting room layouts in Block C and Area 1; - Block D terrace deleted; and - rooftop plant over Blocks E, F, G, H, J and K amalgamated and centralised between blocks.
Level 05	- Block A Dean's office deleted; and - new terrace and plant added.
Roof	Hipped roof added over amalgamated rooftop plant.

3. STATUTORY CONTEXT

3.1 Modification of the Minister's Approval

In accordance with clause 3 of Schedule 6A of the EP&A Act, section 75W of the Act as in force immediately before its repeal on 1 October 2011 and as modified by Schedule 6A, continues to apply to transitional Part 3A projects.

Section 75W(2) of the *Environmental Planning and Assessment Act 1979* (the EP&A Act) provides that a proponent may request the Minister to modify the Minister's approval of a project. The Minister's approval of a modification is not required if the approval of the project as modified would be consistent with the original approval. As the proposal involves modifications to the design of the approved business school building, the modification will require the Minister's approval.

3.2 Environmental Assessment Requirements

Section 75W(3) of the EP&A Act provides the Director-General with scope to issue Environmental Assessment Requirements (DGRs) that must be substantially complied with before the matter will be considered by the Minister. Environmental Assessment Requirements were not issued for this application as the proponent has addressed the key issues in the modification.

3.3 Delegated Authority

The Minister has delegated his functions to determine Part 3A modification applications to the Planning Assessment Commission (PAC) where an application has been made by persons other than by or on behalf of a public authority.

The modification application is being referred to the PAC for determination as over 25 submissions were received in the nature of objections against the amendments proposed within the application.

4. CONSULTATION AND SUBMISSIONS

4.1 Exhibition

Under Section 75X(2)(f) of the EP&A Act, the Director-General is required to make the modification application publicly available. The department publicly exhibited it from 21 August 2013 until 19 September 2013 on the department's website, at the department's Information Centre and at the City of Sydney Council's One Stop Shop. The modification application was also advertised in the Sydney Morning Herald and Daily Telegraph on 21 August 2013 and the Inner West Courier on 22 August 2013. In addition, nearby landholders, previous submitters were also notified in writing, as well as relevant State and local government authorities, including the City of Sydney Council (council), Roads and Maritime Services and the NSW Department of Education and Communities.

The department received one submission during the exhibition from council and 46 submissions from the general public. A summary of the issues raised in submissions is provided below.

4.2 City of Sydney Submission

Council raised no objections to the proposed modification, commenting that the changes are generally considered to provide improvements to the development as a whole. Some issues were identified with respect to the proposed amendments to landscaping and the Darlington Lane access arrangements. A summary of council's key comments is provided as follows:

- the relocation of the 550 seat lecture theatre improves access to the front entrance;
- the re-orientation of Blocks A and B is supported;
- the loss of the truncated frontage on the ground floor of Block C appears to result in a loss of open space and remove an architectural feature that links this element to the design of the blocks that project towards Codrington Street;
- provision could be made for soft landscaping around the loading bay/substation area;
- the consolidation of the rooftop plant presents a cleaner contemporary appearance, though concern is raised over the length of the louvered external treatment used and the ability to provide some break to the horizontal expression;
- the reduction in the number of trees and soft landscaping is not supported;
- the proposed removal of the row of Crows Ash trees is supported;
- council's Transport Planning unit is generally supportive of the one-way access arrangement and proposed basement driveway on Darlington Lane, though separate approval from council is required to modify traffic arrangements;
- the deletion of conditions relating to green star is contrary to the objectives in council's Sustainable Sydney 2030;
- no objection is raised to the consolidation of all basement parking into one level; and
- as the built form remains largely the same, there are no additional adverse heritage impacts.

4.3 Public Submissions

During exhibition, the department received 46 public submissions from surrounding residents and community groups, objecting to the proposed modification application. A breakdown of

the issued raised is provided in **Table 2**, which also represents the issues raised as a percentage of the submissions received.

Table 2: Public Submission Comments

Issue	%
1. The University's failure to consider potential impacts of the construction noise, dust and vibration on the operation of the school and the health, safety and wellbeing of the children and negative impact on learning outcomes of the children.	34
2. The location of the exhaust stack of the car park will release just 9 metres from kindergarten classes which is outrageous and unnecessary and should be moved as far away as possible.	33
3. Noise, dust and contaminant levels have been shown to be above the limits set for the development through the approval process and higher standards need to be set to ensure the children are protected.	32
4. Air conditioning and glazing is required to be installed to classrooms of the school to mitigate the impact of construction on the operation of the school and safety of the children.	30
5. Hazardous works should be scheduled for school holidays to avoid construction impacts on adjoining school children.	30
6. Object to the deletion of conditions B9, D1 and G1 relating to green star rating. Abandoning the green star standard would breach the University's own Environmental Policy.	10
7. Object to the proposed addition of a dining area on Level 4 in Block C which increases the height and bulk of the building on Abercrombie Street.	9
8. The re-orientation of Blocks A and B fronting Codrington Street could possibly have a negative effect on the health of the Sydney Blue Gum tree.	9
9. Object to the consolidation and centralisation of the rooftop plant if it will increase noise generation.	9
10. Object to the proposed location of the café on the ground level of Block B facing onto Abercrombie Street which will bring increased noise, increased pedestrians on Abercrombie Street and excessive rubbish. The café should be located internally within the building.	9
11. Object to all open terraces on Blocks B and C which are orientated towards resident's houses on Abercrombie Street which will adversely affect the amenity of local residents through increased noise and privacy impacts.	9
12. Concern is raised regarding the use of the building outside of business hours and associated noise and lighting impacts.	9
13. Object to the increase in floor area on Level 4 of Block B which increases the height and bulk of the building.	8
14. Object to the addition of an extra level immediately adjacent to the school which will increase overshadowing, bulk and scale to the school.	1
15. The University should be required to extend their fence to encapsulate the existing IXL building located on the south western corner of the public school to protect students.	1
16. The Fire Control Centre doors should not face our homes in Abercrombie Street so as to minimise noise impacts.	1
17. The new building dwarfs Mandelbaum House and the size and bulk is out of character with the Abercrombie streetscape, which is exacerbated by the addition of cladding.	1

4.4 Response to Submissions

In response to the concerns raised within the submissions received, the proponent submitted a response to submissions (RtS), which provided additional information and responded to concerns raised. No amendments were proposed within the RtS, except for the location of the basement car park exhaust stack, which was relocated to increase its setback from Darlington Public School. The department has considered the key issues identified in further detail in section 5 of this assessment report.

5. ASSESSMENT

The department considers the key issues for the proposed modification to be:

- amenity;
- ecologically sustainable development;
- built form and urban design;
- landscaping and public domain; and
- traffic and transport.

5.1 Amenity

During the exhibition of the modification, the main concern raised within public submissions received related to construction impacts on the adjoining Darlington Public School. Concerns were also raised regarding the location of the basement car park exhaust stack and potential amenity impacts from the location of the café within Block B, use of upper level terrace areas and operational impacts from plant and equipment.

With respect to the concerns raised regarding construction impacts, the department notes that these matters were addressed in detail during the department's assessment of the original project application. The approved project included the imposition of appropriate conditions to manage and effectively mitigate construction related impacts. This included the construction of an acoustic fence (min. 2 m in height) adjacent to Darlington Public School, Mandelbaum House, the Boundary Lane Childcare Centre and the Shepherd Centre, and the implementation of an environmental construction management plan and a noise management plan.

Notwithstanding, the proponent's RtS report noted that with respect to ameliorating noise and dust impacts, the following measures and initiatives have already been implemented on site over and above conditional and environmental requirements:

Noise

- Raised height and increased thickness of acoustic hoarding along Darlington Public School and Boundary Lane Children's Centre.
- The University has undertaken to provide additional noise monitoring by an independent consultant for a two week period inside the most affected classrooms.

Dust

- Raised height of acoustic hoarding along Darlington Public School and Boundary Lane Children's Centre.
- Installation of a misting system along the Darlington Public School boundary.
- Installation of air quality monitors for the remainder of civil works.

In addition, the department notes that the proponent has satisfactorily complied with all relevant conditions of approval, specifically:

- condition C1 (installation of an acoustic fence);
- condition C11 (preparation of a construction environmental management plan); and
- condition C12 (preparation and submission of a noise management plan for the department's approval).

While the department understands that this is a key issue for local residents and parents of children attending Darlington Public School, the department remains satisfied that the mitigation measures detailed within the management plans prepared by the proponent will ensure that all reasonable measures are, and will be, taken to minimise any potential impacts on adjoining sensitive receivers, including Darlington Public School.

With respect to the concerns raised by the public in relation to the basement car park exhaust stack being located 9 m from the common boundary with Darlington Public School, in its RtS, the proponent revised the stack's location, positioning it approximately 20 m above ground level (on top of level 6) and setback approximately 28 m from the common boundary (see **Figure 7**). The substantial increase to the setback of the exhaust stack was designed to achieve an improved amenity outcome for adjoining properties. The department also notes that the 82 space basement car park would predominantly be utilised by post graduate students and staff issued permits to do so, which would restrict undergraduate students and reduce the number of intermittent vehicle movements to and from the car park. In this respect, the department is satisfied that the separation distance is acceptable and will ensure that potential impacts are minimised.

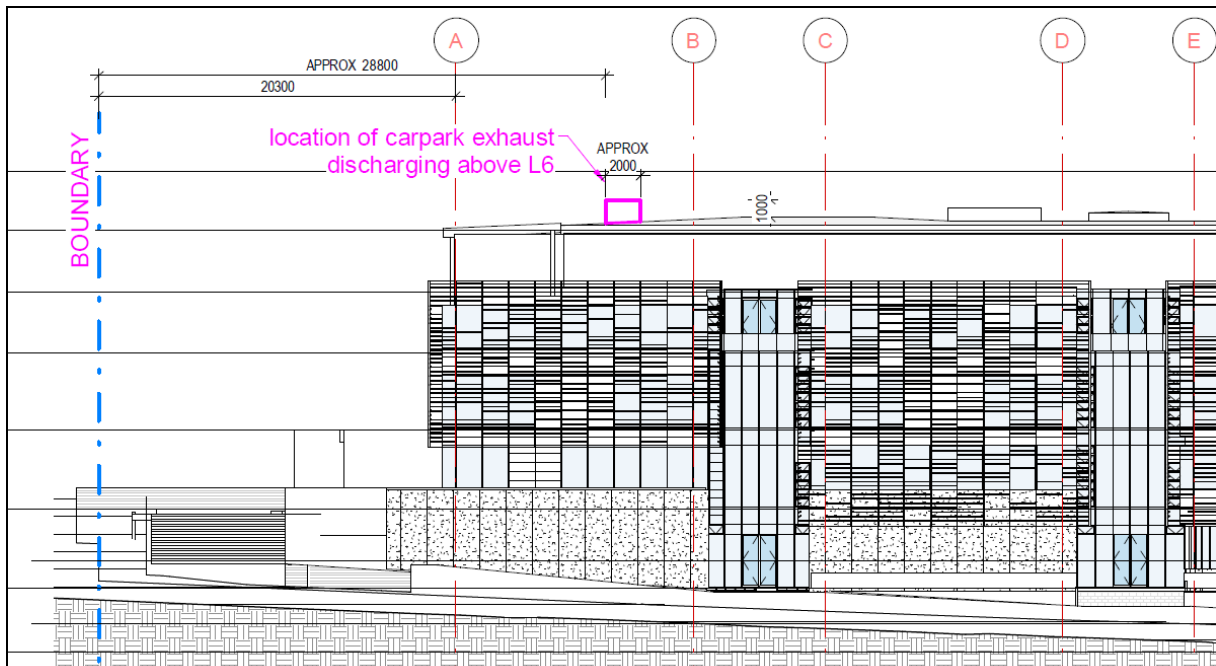


Figure 7: Basement Exhaust Stack Location

In relation to the concerns raised regarding the location of the café, use of the terraces and noise emissions from plant equipment, the department notes that the location of the ground level café is not proposed to be amended by this modification application, and separate approval from council is also required for its future operation. Further, the proposed amendments to the upper level terraces will reduce the amount of terraced area that fronts Abercrombie Street, with the largest approved terrace on level 4 of Block C proposed to be relocated to level 5 of Block A. In this respect, the potential amenity impacts generated from their use will be minimised on Abercrombie Street residents and is likely to be less than from the terraces already approved.

In relation to the potential impacts from the rooftop plant, the department notes that while the plant area has been consolidated, this has also increased the distance of all plant equipment from site boundaries. Furthermore, conditions were previously imposed within the instrument of approval requiring that the use of the premises will not give rise to offensive noises and that the operation of all plant and equipment must not exceed 5dB(A) above the background noise level.

In this respect, the department considers that appropriate measures are currently in place to ensure that potential noise and amenity impacts generated from the operation of the business school building can be satisfactorily mitigated and managed

5.2 Ecologically Sustainable Development

Conditions B9, D1 and G1 require all construction and operational measures to target a minimum 5 star green star rating. The proponent has requested that these conditions be deleted following a review of the extent of the development's sustainability initiatives which have subsequently deviated from that originally proposed to better reflect the realities of the end user, both in terms of the building's functionality and operational costs.

Concerns were raised by council and within public submissions regarding the proposed deletion of these conditions. In response, the proponent notes that the University still intends on targeting a 5 star sustainability rating. However, this will be pursued using the Green Star Education Rating Tool v1 and reviewed by the University using the relevant criteria rather than being formally certified by the Green Building Council of Australia.

The proponent has also provided a copy of the University's sustainable framework document and Green Star Education Rating Tool v1 tracking sheet, detailing initiatives that will be targeted. Having regard to these documents, the department notes that the development is currently tracking at a 4 star rating with additional credits yet to be confirmed. In this respect, the department is satisfied that the proponent still intends on pursuing acceptable sustainability initiatives within the construction and operation of the development.

Further, the proponent's revised Statement of Commitments commits to targeting a 5 star green star rating using the Green Star Education Rating Tool v1. Accordingly, the department supports the deletion of the subject conditions and is satisfied that the proponent still aims to construct and operate an environmentally efficient building. However, the department recommends that new conditions be imposed consistent with the proponent's response and amended statement of commitments, requiring the proponent to target a 5 star rating using the Green Star Education Rating Tool v1.

5.3 Built Form and Urban Design

The proponent has sought approval for the proposed building modifications to accommodate the consequential design changes due to the requirements of condition B4 of the project approval, requiring the basement car park entrance to be relocated away from Abercrombie Street. The proponent has also sought amendments to the project to provide a more appropriate, cost effective design treatment and improve the operational function of the business school building. This has influenced the internal layout of the building, lecture theatre locations, vehicular access arrangements, basement car parking layout and desire to now retain the whole of the existing Faculty of Business and Economics building.

A key proposed amendment is the repositioning of the 550 seat lecture theatre from the western edge of the development to a more central location closer to the Codrington Street entrance. The repositioning of the major lecture theatre away from the rear of the building will improve access to the facility and permeability within the remainder of the building.

Along with other minor internal layout modifications, the Block building elements of the business school building have been rationalised, increasing setbacks to Darlington Lane and Boundary Lane Childcare Centre and the Shepherd Centre (approved student accommodation building), and subtly changing the orientation of Blocks A and B to accommodate the retention of the Faculty of Business and Economics building.

Council were generally supportive of the proposed building amendments, however council noted that the 'squaring off' of Block C removed the architectural design feature that tied this element of the building design to Codrington Street. In response, the proponent advised that the design change to Block C was required to accommodate an area of 900 sqm for the ground level learning hub, and that the adjoining external terraced area has been enlarged to

offset any loss of passive open space. The corners of Block C have also been rounded to maintain a design link to Blocks A and B (see **Figure 4**).

A condition was imposed on the original project approval requiring the setback of the rooftop plant immediately behind the adjoining Mandelbaum House to be increased to minimise potential impacts. In addressing this condition, the proponent proposes to consolidate all plant and equipment within a central location of the roof. **Figures 3, 5 and 8 – 13** detail the proposed changes in comparison to the approved development, where it can be seen that the built form on the upper levels has been rationalised, with the multiple built form elements that were present at the edges of each Block reduced.

The proposed building amendments retain the approved building height, however the proposed amendments to the rooftop plant enclosures results in an increase to the height of the plant by approximately 900 mm, though in a central position above Area 2 and Block D. Further, it is noted that the setback of the plant enclosure from the boundary of Mandelbaum House has been increased by approximately 4 m, ensuring that no additional impacts are created. The department also notes that council considered the proposed revisions to present a “cleaner contemporary appearance” to the building.

Objections were raised by the public regarding additional floor area, building bulk and height due to the proposed dining room on level 4 of Block C. The department acknowledges that a new dining room function has been introduced in Block C (see **Figure 13**). However, the dining room was relocated from Block B and will not result in additional floor area. Furthermore, the department notes that the setback of the entire Block C built form has been increased from Abercrombie Street by approximately 2.5 m, reducing overshadowing and bulk and scale impacts along the street. Moreover, the original approved design included an external louvered screen which wrapped the built form of the building, at times projecting above and around terraced areas.

Having regard to this, the department raises no objections to the proposed amendments to the location of the level 4 dining room to Block C. **Figures 12 and 13** also illustrate the differences between the approved and proposed modifications. It is evident from the figures that the proposed amendments will not result in additional bulk and scale impacts.

The modification application also proposes to elevate the approved substation from a subterranean position to level 1 (Darlington Lane), and council has noted that it will now become a prominent feature in the lane. Whilst no objections have been raised by council, in response to council's comments, the proponent provided further details with respect to the treatment of the façade of the substation structure, proposing a green wall on the eastern and western façades and surrounding native trees (see **Figure 14**).

The department acknowledges that substation structures are traditionally poorly treated within the streetscape. In this instance, whilst its elevation to Darlington Lane will make the structure more prominent, the proponent's proposed treatment response is considered acceptable and will assist in softening its appearance within the Darlington Lane streetscape.

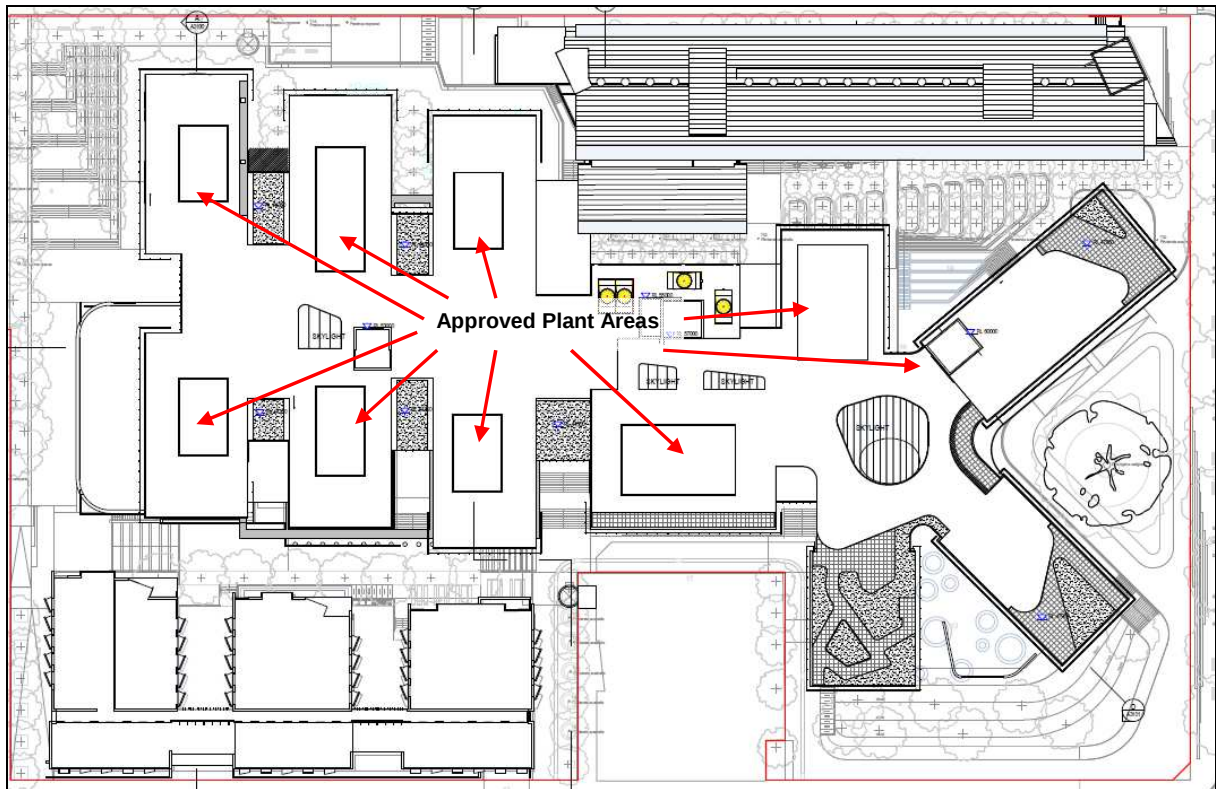


Figure 8: Approved Rooftop Plant Areas

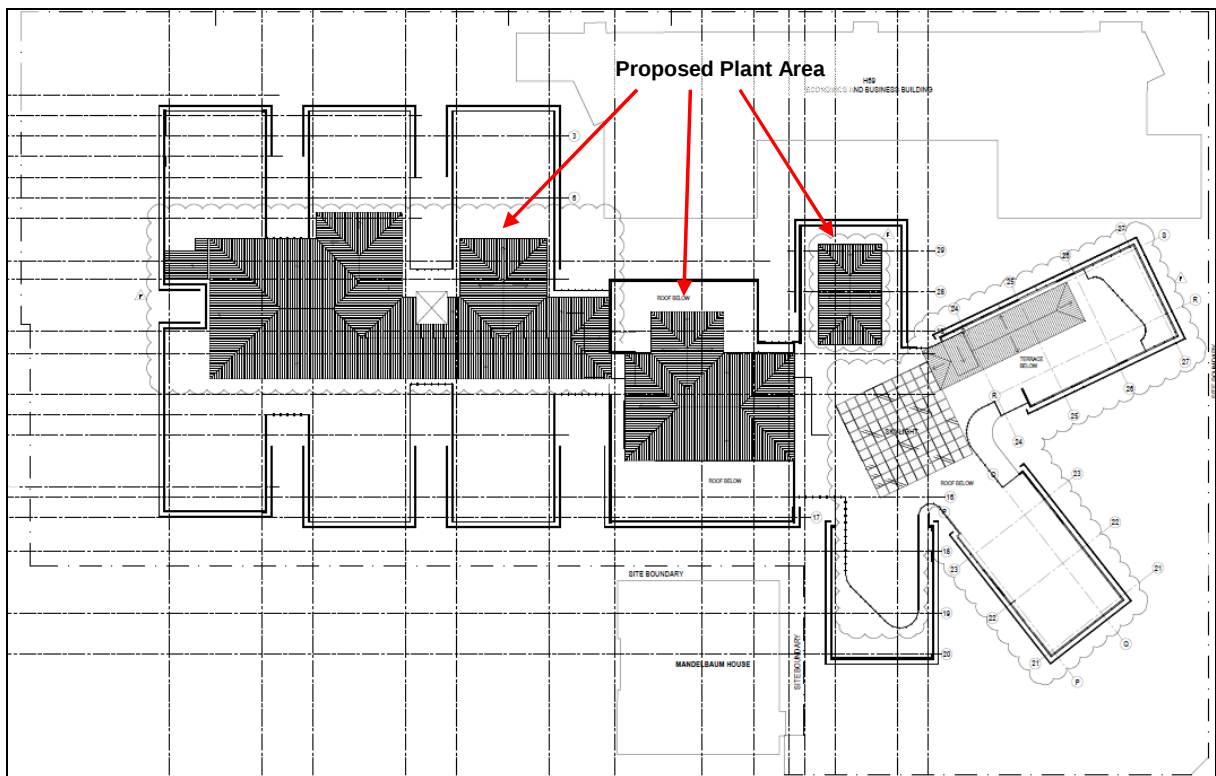


Figure 9: Proposed Centralised Rooftop Plant Area

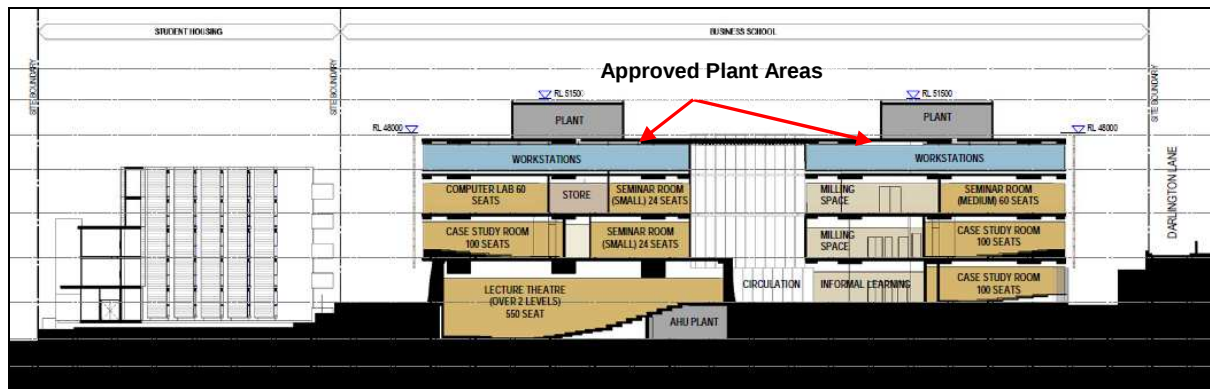


Figure 10: Approved North-South Section A

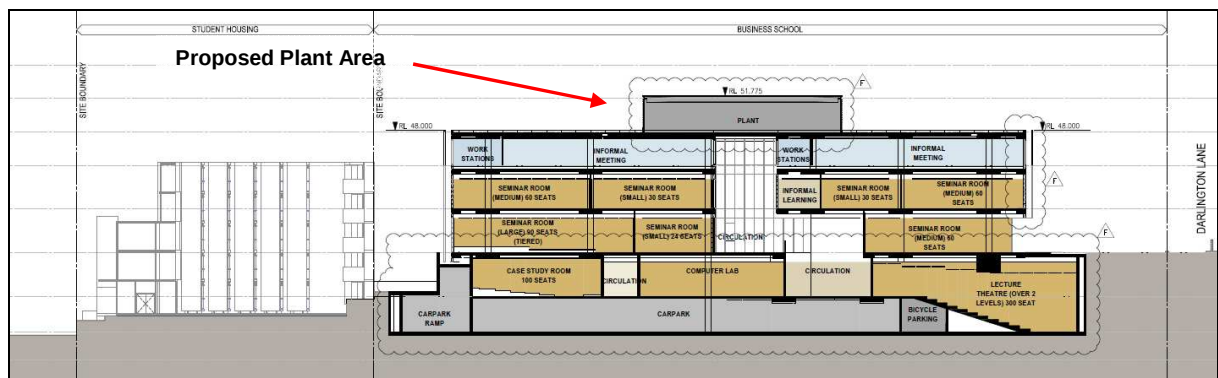


Figure 11: Proposed North-South Section A

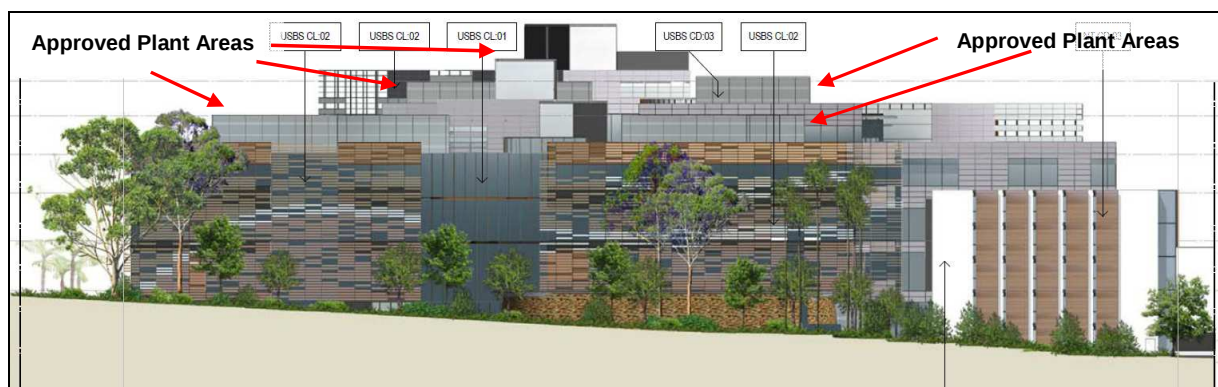


Figure 12: Approved Western Elevation



Figure 13: Proposed Western Elevation

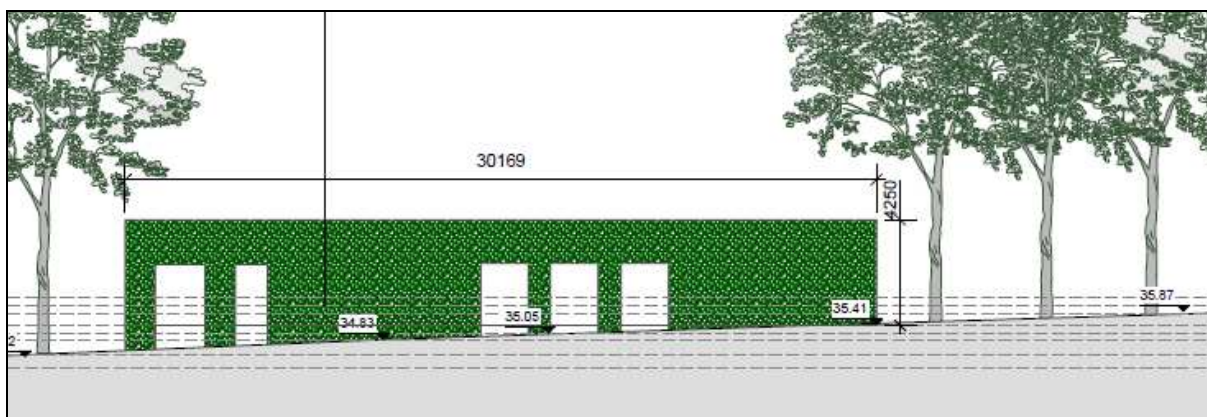


Figure 14: Proposed Darlington Lane Substation

The department notes council's general support of the proposed amendments and is also satisfied with the proponent's responses provided within its RtS report. The department is satisfied that the proposed amendments are generally in keeping with the originally approved scheme and will not result in any additional adverse impacts.

5.4 Landscaping and Public Domain

The proponent also seeks an amended landscaping scheme for the business school building (see **Figure 15**) to accommodate the revisions in the overall redevelopment, including the relocation of basement vehicle access to Darlington Lane and the retention of all of the Faculty of Business and Economic building.



Figure 15: Proposed Landscape Plan

In response to the proposed changes, council in its submission noted that it did not support the reduced amount of soft landscaping across the site and reduced roof terrace planting. In response, the proponent noted that the decision to retain the Faculty of Business and Economic Building, the relocation of the basement access ramp and realignment of the

future student accommodation building (currently under assessment MP07_0158 MOD 3) resulted in the loss of proposed soft landscaping at ground level. Further, the design amendment to create smaller terraces at the upper roof levels resulted in the reduction in the green roof elements originally approved.

Notwithstanding, the department agrees with council that the opportunities remain for the green roof element to be retained, and as such the department recommends that a condition be imposed accordingly. The department also notes the improved pedestrian permeability and accessibility proposed within the revised public domain design, with the increase in ramps improving circulation throughout the proposed development. In this regard, the department is satisfied that the revised landscape and public domain design provides a scheme that will complement the built form of the business school building and assist in softening its bulk and scale, subject to the recommended condition.

5.5 Traffic and Transport

Condition B4 of the project approval prohibited vehicle access from Abercrombie Street, requiring the proposed basement vehicle access ramp on Abercrombie Street to be relocated. The condition required the relocation of the ramp in consultation with council and approval by the Director General prior to the commencement of construction and demonstrate safe and functional access, queuing and stopping distances from all intersections.

Prior to the lodgement of the subject modification application, the proponent submitted its revised design, which proposed vehicle access to the basement from Darlington Lane, adjacent to the western boundary of the site. Following the review of the revised design and in consultation with council, the department considered the Darlington Lane options to be satisfactory.

Although not proposed as part of this modification application, the proponent proposes that one-way traffic conditions be implemented along Darlington Lane, from west to east (Golden Grove Street to Codrington Street), to better accommodate the future operational access arrangements. Council has provided in-principle support for the amendments to the traffic conditions, though advised that this would require separate approval from council's local traffic committee. In the meantime, council requested that an appropriate traffic solution be provided in the interim to ensure safe two-way movements are maintained along Darlington Lane, suggesting the creation of a passing bay.

Within the proponent's RtS, a passing bay was proposed, that will provide sufficient passing room adjacent to the proposed substation enclosure (see **Figure 14**). In reviewing the RtS, council noted that proposed turn paths of the passing bay appear to meet the required standards.

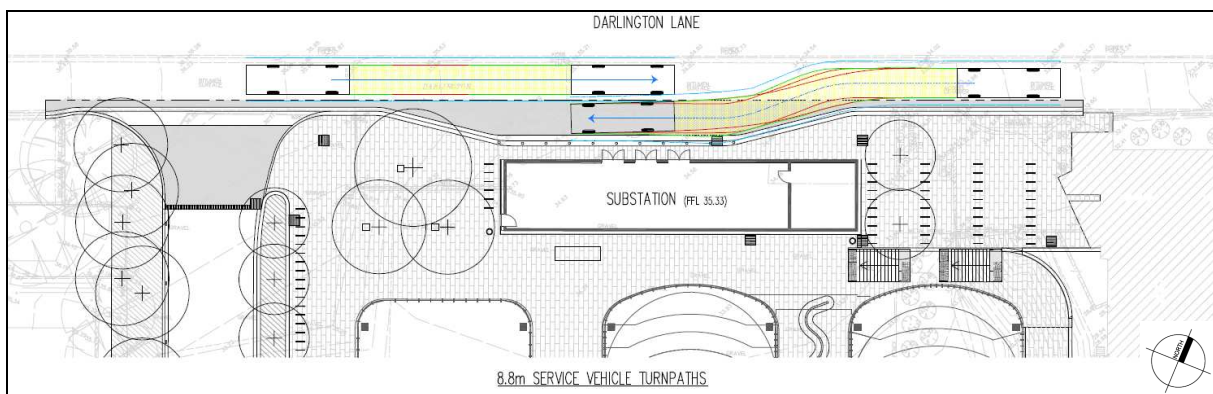


Figure 14: Proposed Darlington Lane Passing Bay

With respect to council's in-principle support for one-way vehicle movements along Darlington Lane and to ensure that any potential conflicts generated by the operation of the proposed development are minimised, the department recommends that a new condition be imposed requiring the proponent to obtain the necessary local traffic committee approval within 6 months of the business school building becoming operational.

The department also notes that traffic modelling undertaken, based on the revised Darlington Lane access point, indicates that the surrounding intersections will continue to operate at a satisfactory level, particularly the Golden Grove Street/Darlington Lane and Codrington Street/Darlington Lane intersections. Further, intersection modelling undertaken based on the potential future implementation of one-way eastbound traffic along Darlington Lane indicates that the Golden Grove Street/Darlington Lane and Codrington Street/Darlington Lane intersections will continue to operate at a satisfactory level.

It was also detailed that satisfactory sight distances would be achieved in association with the location of the basement access on Darlington Lane, ensuring its operation will maintain safe traffic conditions within the immediate locality.

The department is satisfied that the revised vehicle access arrangements will provide suitable, safe access to the development and ensure that the safety of pedestrians and motorists within the immediate locality will be maintained.

6. CONCLUSION

The modification application seeks approval to amend the approved business school building of the Abercrombie Precinct Redevelopment, to improve the development's cost effectiveness, design and to improve the functionality of the internal layout.

The department has reviewed the proponent's modification request, accompanying plans and response to submissions report and considers the key issues to be amenity impacts, ecologically sustainable development, built form and urban design, landscape and public domain and traffic and transport.

In assessing the key issues, the department considers that the proposed amendments to the business school building, landscaping and public domain are acceptable, noting that the proposed bulk and scale remain consistent with the approved project application and the relocation of the basement car park vehicle access was previously approved through compliance with the requirements of condition B4.

In view of the above, the department considers that the proposed amendments to be acceptable and considers that any potential impacts associated with the development will be satisfactorily mitigated. The proposed modifications to the design will provide an improved response to the surrounding locality, rationalising the built form of the upper levels of the development and increasing the setbacks of built form elements.

7. RECOMMENDATIONS

The department's recommends that the PAC:

- a) **consider** the findings and recommendations of this report;
- b) **approve** the modifications, subject to conditions, under section 75W of the *Environmental Planning and Assessment Act, 1979*, and;
- c) **sign** the attached instrument of modification approval (Appendix C).

 4/12/13

A/Director
Industry, Social Projects & Key Sites



9.12.13

Executive Director
Development Assessment Systems
and Approvals

APPENDIX A MODIFICATION REQUEST

Provided on disc or see the department's website at:

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=6071

APPENDIX B SUBMISSIONS

Provided on disc or see the department's website at:

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=6071

APPENDIX C PROPONENT'S RESPONSE TO SUBMISSIONS

Provided on disc or see the department's website at:

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=6071

APPENDIX D RECOMMENDED MODIFYING INSTRUMENT
