



13339
11 October 2013

Sam Haddad
Director General
Department of Planning and Infrastructure
23 – 33 Bridge Street
SYDNEY NSW 2000

Attention: Heather Warton

Dear Ms Warton

**MODIFICATION TO UNIVERSITY OF SYDNEY ABERCROMBIE PRECINCT REDEVELOPMENT
(MP07_0158)**

On behalf of the University of Sydney, we write to request that the Minister (or his delegate) modify the Abercrombie Student Accommodation component of Project Approval MP 07_0158 under section 75W of the *Environmental Planning and Assessment Act 1979* (EP&A Act) as described below.

Project Approval MP 07_0158 relates to the Concept Plan for the University of Sydney Abercrombie Precinct Redevelopment which includes the Business School to the north of the Abercrombie Student Accommodation Building. Modifications to the Business School have been proposed and the modification application (MP 07_0158 MOD 2) is currently being assessed by the Department of Planning and Infrastructure. The modification includes the proposal for an alternative vehicle access route to the basement car park and loading dock off Darlington Lane. Access to the basement was previously proposed off Abercrombie Street but removed in accordance with Project Approval consent condition B4, which specified that there is to be no vehicle access to the site from Abercrombie Street.

This modification seeks to make several amendments to the approved Abercrombie Student Accommodation Building including changes to the façade to better integrate with the terraces opposite; modifications to the internal configuration and provision of 12 extra beds; relocation of the ground floor café; removal of the vehicle access off Abercrombie Street; and modifications to the layout of the basement.

This submission describes the proposed modifications and is accompanied by:

- Section 75W application form;
- Architectural Plans and Shadow Diagrams prepared by Nettleton Tribe (**Attachment A**);
- Landscape Drawings prepared by 360 Degrees (**Attachment B**);
- SEPP 65 Review including Safety and Security Assessment prepared by Nettleton Tribe (**Attachment C**);
- Noise Impact Review prepared by Marshall Day (**Attachment D**);
- BCA Report prepared by McKenzie Group Consulting (**Attachment E**); and
- Accessibility Statement prepared by iAccess Consultants (**Attachment F**).

1.0 PROPOSED MODIFICATIONS

The following changes are proposed to the approved development and are largely the result of detailed design development:

- Modifications to the building façade;
- Modifications to the approved building envelope;
- Amendments to the internal layout configuration;
- Modifications to the landscape design;
- Relocation of the ground floor café;
- Removal of vehicle access off Abercrombie Street; and
- Modifications to the layout of the basement.

Modifications to Building Façade

The building façade has been modified in response to the terraces on the south side of Abercrombie Street, opposite the proposal. Specifically, at the lower levels of the building the southern façade is divided using off-form concrete with the divisions replicating the rhythm of the Abercrombie Street terraces. Copper coloured screens are used to provide further interest and privacy.

The eastern and western façades remain the same as the approved proposal, while the northern façade now uses stained concrete panels and horizontal louvres. The extent of glazing to the northern façade has also been reduced in response to the removal of common areas from the northern end of the building.

Modifications to Building Envelope

As a result of design development, and in accordance with consent condition B4, which specified that there is to be no vehicle access to the site from Abercrombie Street, the building envelope has been modified. The proposed building envelope, and how it compares with the approved envelope, is shown on the Architectural Plans provided at **Attachment A**.

Overall, the proposed envelope is consistent with the approved envelope on the eastern, southern and western boundaries. Specifically the proposed envelope does not encroach into the setbacks from Mandelbaum House to the east or Darlington Public School to the west.

At ground level, the eastern wing of the building has been narrowed and lengthened to the north to allow for access via stair and lift to the basement; the central wing has been lengthened to the north to allow for the relocated ground floor café; and the western wing has been narrowed. The changes made to the building envelope have meant changes to the landscape design and these are described below.

Above ground level, the eastern and western wings have been narrowed, and the eastern and central wings have been lengthened to the north to allow for stair access to the levels above and below.

The revised building envelope results in a more functional and efficient layout, and will not result in any adverse environmental impacts. Overshadowing as a result of the modified building envelope is described in **Section 2.1** below.

As a result of the changes to the building envelope, the extent of the development boundary has moved approximately 1.5m to the north.

Amendments to Internal Layout Configuration

The internal layout has been revised to locate the common areas with direct access to and/or views of the eastern and western courtyards; to allow for access via stair and lift to the basement; and to position the café centrally to the building. There remain both sole and dual occupancy rooms, and the layout of each floor is typically replicated on each floor.

The changes to the layout and removal of the ramp off Abercrombie Street have resulted in provision of an additional 12 beds, increasing the total number of beds from 188 to 200.

Modifications to Landscape Design

The landscape design has been modified to reflect the changes made to the building envelope as described above. In particular, the ramp which provided access to the basement has been removed and a gated pedestrian ramp is provided in its place. The ramp is bordered by planting which provides screening to the west facing bedrooms of Mandelbaum House. The eastern and western courtyards have been reconfigured in response to the modified building envelope and are bordered by a perimeter retaining wall which doubles as seating.

Relocation of Ground Floor Café

The approved ground floor café, located at the north east end of the Abercrombie Student Accommodation Building, opposite Mandelbaum House has been relocated to a more central location at the northern end of the central wing. The new location will create a hub for the building and will result in better integration with the adjacent Business School, to the north of the building. The café's location in the central wing of the building will also ensure that it is more easily accessed by students in both the eastern and western wings of the building.

Removal of Vehicle Access off Abercrombie Street

In accordance with consent condition B4, which specified that there is to be no vehicle access to the site from Abercrombie Street, the ramp providing access to the basement has been removed. A gated pedestrian ramp is provided in its place which relates to the rise of the land to the north.

Modifications to the Layout of the Basement

The layout of the approved basement, which provided bicycle storage, and plant and garbage rooms, has been amended to allow for inclusion of a lift and relocation of the stair, both of which provide access to the ground floor. Bicycle storage and services facilities are still provided however bicycle storage has increased from 31 bicycles to 50 bicycles. The Abercrombie Student Accommodation Building will share the loading dock provided as part of the Business School.

1.1 Conditions Proposed to be Modified

The proposed modifications described above necessitate amendments to the consent conditions which are identified below. Words proposed to be deleted are shown in ~~bold strike through~~ and words to be inserted are shown in ***bold italics***.

SCHEDULE 1

Project:

University of Sydney Abercrombie Precinct Redevelopment, including:

- *site remediation;*
- *lot consolidation and subdivision into two lots for the business school building and student accommodation building*
- *demolition of all existing structures, except part demolition only of the Faculty of Business and Economics building and reuse reinterpretation of the Joiner's Workshop building façade*
- *excavation and bulk earthworks across the site for basement and lower ground levels and services*

- construction of a new car park, comprising two basement levels for 82 car parking spaces and loading dock facilities
- construction of a four to six storey business school building
- construction of a new three to five storey student accommodation building providing ~~188~~ 200 beds
- landscaping and public domain works, including new public plaza / forecourt, through-site link and retention of Sydney Blue Gum and retention and / or relocation of Crows Ash trees
- ancillary works, including utilities servicing and minor works to Darlington Public School.

SCHEDULE 2

Development in accordance with Plans and Documents

A2. The proponent shall carry out the project generally in accordance with the:

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c) The following diagrams, except for:

- i) any modification which are Exempt or Complying Development;
- ii) as may be necessary for the purpose of compliance with the BCA and any Australian Standards incorporated in the BCA;
- iii) as amended by conditions B4 and B5; and
- iv) otherwise provided by the conditions of this approval, and any deviations from the plans must maintain or improve on the design quality excellence of the project

Architectural (or Design) Drawings prepared by Woods Bagot and Nettleton Tribe			
Drawing No.	Revision	Name on Plan	Date
4001_DA01	D	Ground Floor Plan	12/07/12
4001_DA01	D	Basement Plan	09/10/13
4001_DA02	D	Level 1 Plan	12/07/12
4001_DA02	D	Ground Floor Plan	09/10/13
4001_DA03	D	Level 2 Plan	12/07/12
4001_DA03	D	Level 1& 2 Plan	09/10/13
4001_DA04	D	Level 3 Plan	12/07/12
4001_DA04	D	Level 3 & 4 Plan	09/10/13
4001_DA05	D	Level 4 Plan	12/07/12
4001_DA05	D	Elevations	09/10/13
4001_DA06	D	Sections	09/10/13
4001_DA07	G	Elevations	11/07/12
4001_DA07	D	Shadow Diagrams	09/10/13
4001_DA08	G	Sections	12/07/12
4001_DA08	D	Apartment Types	09/10/13
4001_DA10	A	Basement Plan	13/07/12
Landscape Drawings prepared by McGregor Coxall and 360 Degrees			

Architectural (or Design) Drawings prepared by Woods Bagot and Nettleton Tribe			
Drawing No.	Revision	Name on Plan	Date
Drawing No.	Revision	Name on Plan	Date
LAN_A_000	D	Cover Page and Drawing Schedule	08/10/13
LAN_D_001	D	Landscape Plan	08/10/13
LAN_D_002	D	Typical Landscape Sections	08/10/13
LAN_D_003	D	Planting Palette	08/10/13

1.2 Statement of Commitments

The proposed modifications to the approved project do not necessitate any changes to the Statement of Commitments already made for the project.

2.0 PLANNING AND ENVIRONMENTAL ASSESSMENT

This section of the report provides an assessment of the key environmental issues which relate to the proposed amendments.

The proposed modifications do not give rise to any additional environmental impacts or site suitability issues aside from those assessed as part of the original project application and subsequent modification application. The matters requiring additional consideration are addressed below.

2.1 Built Form

While a number of modifications are proposed to the building envelope and façade, the overall height of the building remains the same. The changes to the facade will maintain and improve the quality and character envisaged in the approved design and respond to the Abercrombie Street terraces to the south of the proposal. The amended façade will provide improved amenity for residents of the Abercrombie Student Accommodation Building in relation to views, privacy, ventilation and wind protection.

Further, the articulation of the lower levels of the northern façade reflects the scale of Mandelbaum House to the east and Darlington Public School to the west.

Overshadowing

Given the modifications to the building envelope do not result in changes to the approved envelope on the eastern, southern and western most boundaries, and that the overall height of the building remains the same, the potential impact of overshadowing is unchanged. This is reflected in the Shadow Diagrams provided at **Attachment A**.

2.2 Landscaping

The amended landscape design remains consistent with the design intent adopted in the approved Project Application, providing functional, accessible and inaccessible spaces. The revised design will continue to provide high quality, visually dynamic spaces through material selection and the incorporation of Safer by Design principles.

2.3 SEPP 65 – Residential Flat Design and the Residential Flat Design Code

A SEPP 65 Review has been prepared by Nettleton Tribe (**Attachment C**) to assess the proposal's compliance with the principles of the SEPP and Residential Flat Design Code. The review notes that the proposal is tailored specifically to the student demographic. Accordingly, some of the objectives of SEPP 65, which specifically relate to Residential Flat Design, are achieved by alternative means rather than through prescriptive compliance. Overall, the proposal complies with the context, scale, built form, density, safety and security and aesthetics objectives. For the

remaining objectives – resource, energy and efficiency, landscape, amenity and social dimension – alternative solutions are proposed and these are described in the review provided at **Attachment C**.

The safety and security of the proposal has been assessed against the relevant design quality objectives of SEPP 65. The Safety and Security Assessment is provided at **Attachment C** and concludes that the proposal enables casual surveillance, reinforces territory, controls access and manages space through specific design elements including, orientation of windows to provide a wider angle of vision; adoption of minimum fence height; security controlled public access off Abercrombie Street; and provision of well-lit internal, public and landscaped areas.

2.4 Acoustic Impacts

A Noise Impact Review has been prepared by Marshall Day (**Attachment D**) to assess the noise impact of the proposal. The review refers to the previous Noise Impact Assessment undertaken for the original proposal, noting that in relation to this modification only the relocation of the driveway will alter the potential noise impact.

2.5 BCA

A BCA Report has been prepared by Mckenzie Group (**Attachment E**) to assess the proposal's compliance with the Building Code of Australia. The report identifies the proposal as Class 3 – Boarding House and concludes that the proposal is capable of meeting the deemed-to-satisfy provisions of the BCA. Where the deemed-to-satisfy provisions cannot be met – in relation to the stair located in the central wing of the building, and the travel distances to exits from the garbage and plant rooms in the basement and on Levels 1 – 4 – alternative solutions will be provided prior to the issue of a Crown Certificate.

2.6 Accessibility

An Accessibility Report has been prepared by iAccess Consultants (**Attachment F**) to assess the proposal's compliance with the provisions of the Disability (Access to Premises) Standard 2010. The report concludes that the proposal demonstrates an appropriate degree of accessibility, including provision of ten accessible rooms with accessible toilet / shower arrangements and circulation areas, one adaptable unit and appropriate access paths into and within the building. Overall, the proposal is considered to meet the legislative requirements addressing accessibility.

3.0 CONCLUSION

The modifications proposed in this section 75W application relate to minor modifications to the Abercrombie Student Accommodation within the approved University of Sydney Abercrombie Precinct Redevelopment.

The proposed modifications will not give rise to any additional environmental impacts, rather, the modified development results in an improved urban design and built form outcome. The development, as modified, will be substantially the same as that which was approved under MP07_0158 in November 2012.

Should you have any queries about this matter, please do not hesitate to contact me on 9956 6962 or ekirkman@jbaplanning.com.au.

Yours faithfully



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Senior Planner



Vivienne Goldschmidt
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