

# DEPARTMENT OF PLANNING & INFRASTRUCTURE

*Development Assessment Systems and Approvals*

## **SUBJECT: ABERCROMBIE PRECINCT REDEVELOPMENT, THE UNIVERSITY OF SYDNEY, DARLINGTON (MP07 0158 MOD 1)**

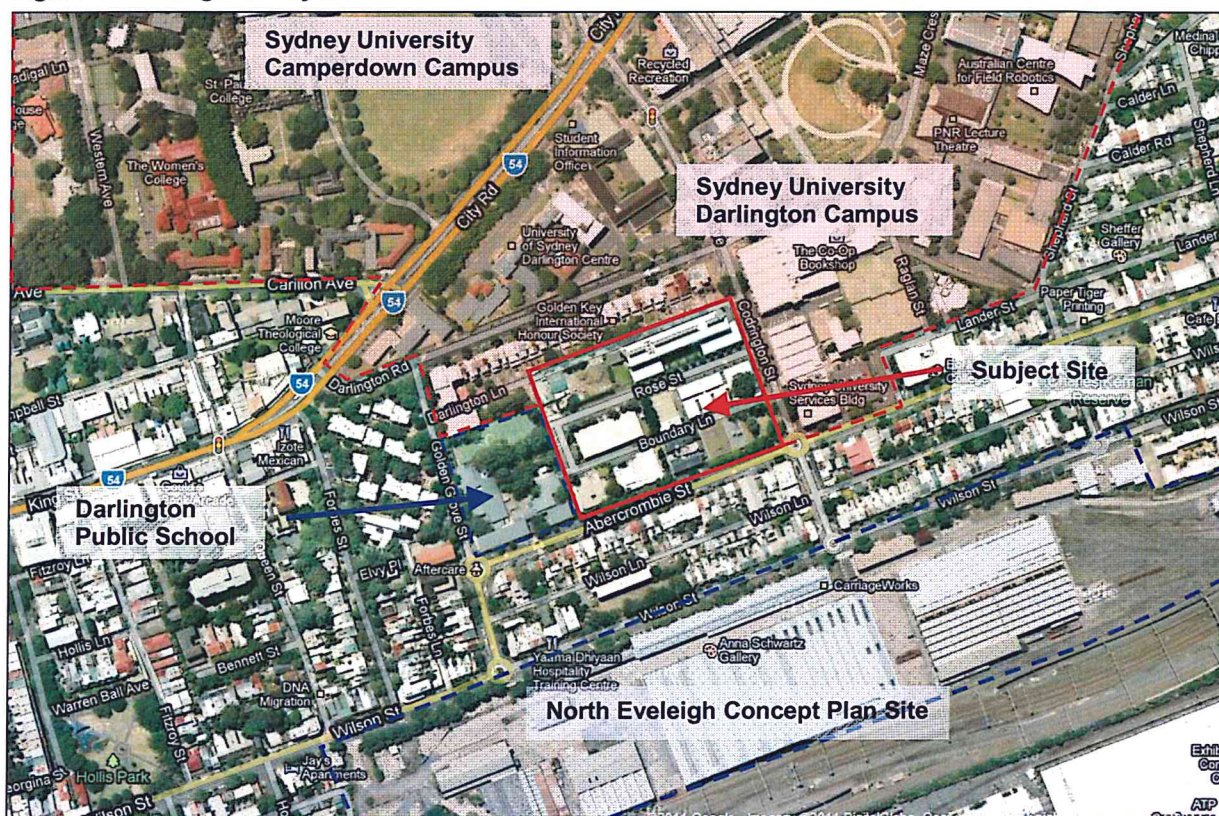
### **PURPOSE**

To determine a modification application by The University of Sydney, which seeks an extension to the 30 June 2013 deadline to prepare and submit a pedestrian and bicycle access strategy in accordance condition A7 of the approved project.

### **BACKGROUND**

The Abercrombie Precinct Redevelopment site comprises 79 individual allotments, Rose Street and Boundary Lane. The site is located at the southern end of the University's Darlington Campus, 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.

Figure 1: Existing Site Layout



On 16 November 2012, the NSW Planning Assessment Commission (PAC) approved Major Project MP07\_0158, subject to conditions, for bulk earthworks, remediation, lot consolidation and subdivision and the development of a new business school, ranging in height from four to six storeys and comprising 28,180 sqm of GFA, a new 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.

In its consideration of the major project application, particularly developer contributions, the PAC considered that levying the full requirement under the relevant Redfern-Waterloo contributions plans was inappropriate. Instead, the PAC recommended the imposition conditions A7 and F1, requiring the University to prepare and implement a pedestrian and bicycle access strategy for the development, including a minimum capital investment value spend of \$2 million. Conditions A7 and F1 are outlined as follows:

**A7. University Darlington Precinct Pedestrian and Bicycle Access Strategy**

*By 30 June 2013 the Proponent shall prepare a Pedestrian and Bicycle Access Strategy for the areas of the Sydney University Campus within Darlington to the satisfaction of the Director-General. The plan must:*

- (a) Be prepared in consultation with SMDA, Council and the local and University communities;*
- (b) Cover the Darlington component of the Sydney University Campus (including University owned outlier buildings) and connections to the broader University Campus and relevant public transport nodes (such as Redfern Station) and cycleways;*
- (c) Identify key pedestrian and cycle access routes;*
- (d) Quantify current and likely future pedestrian volumes on these routes and identify key hazards, road crossings and pinch points;*
- (e) Set out a detailed pedestrian and cycling access improvement strategy, including details plans for improving safety and amenity, demonstrating that the issues identified in (d) above would be addressed;*
- (f) Provide detailed costings, timeframes and mechanisms for the implementation of the access improvements identified; and*
- (g) Identify those works to be completed prior to the occupation of the Business School, provided in lieu of developer contributions (see condition F1).*

**F1. Pedestrian and Bicycle Access Improvements**

*Prior to the issue of an occupation certificate for the Business School Building, the Proponent must demonstrate, to the satisfaction of the PCA, that it has implemented suitable pedestrian and bicycle access improvements, identified in the Pedestrian and Bicycle Access Strategy (see condition A7), with a minimum capital investment value of \$2 million.*

To date, demolition and site clearance and preparation works have commenced, though the existing Boundary Lane Child Care Centre and The Shepherd Centre building remain on site. No building works have commenced on site and the department has been informed by the proponent that they intend to amend the design of the approved Business School building via a future modification application.

**PROPOSED MODIFICATION**

The proponent's request seeks a two month extension (30 August 2013) to the 30 June 2013 submission deadline of the Pedestrian and Bicycle Access Strategy required to be prepared in accordance with condition A7 of the project approval.



## **CONSULTATION**

In accordance with section 75X of the EP&A Act and clause 8G of the EP&A Regulation 2000, the modification request was made available on the department's website. Due to the minor nature of the proposed modification, the modification request was not exhibited or referred to external agencies. No public submissions were received on the modification request.

## **DELEGATED AUTHORITY**

On 14 September 2011, the Minister for Planning and Infrastructure delegated his powers and functions under Section 75W of the EP&A Act, effective from 1 October 2011, to Directors in the Major Projects Assessment Division, where:

- the relevant local council has not made an objection
- a political disclosure statement has not been made
- there are less than 10 public submissions in the nature of objection.

The City of Sydney was notified due to the minor nature of the modification request and therefore has not objected. A political disclosure statement has not been made in relation of the proposed modification application and no public submissions have been received. Accordingly, the Director, Metropolitan and Regional Projects North may determine the modification under delegated authority.

## **ASSESSMENT**

The proponent has requested a two month extension to the 30 June 2013 submission deadline to enable comments received during consultation with the local community and relevant agencies regarding the focus of the strategy to be reviewed, prior its finalisation.

The proponent advises that the draft strategy is then proposed to be discussed further with council, to ensure a coordinated approach is taken to the works proposed in the strategy. Community groups will then be briefed again on the outcomes of the draft strategy prior to submission to the department for approval.

The department has considered the proponent's modification request and raises no objections to amending the submission deadline for the strategy, noting that allowing the additional time to undertake further consultation and review prior to finalising the strategy will ensure a more integrated document is developed. Further, the department recommends that the deadline extension should be increased to three months, i.e. 30 September 2013, to take into consideration any unforeseen time constraints that may arise from the additional consultation and review that is to be undertaken prior to the document's finalisation.

The department also recommends that the wording of condition A7 be amended to provide greater flexibility. Currently, the wording requires the proponent to submit the strategy to the satisfaction of the Director-General by the deadline date, implying that any amendments recommended by the Director-General, or his delegate, would be required to be undertaken prior to the submission deadline. Accordingly, the department recommends that the wording of condition A7 be amended as follows:

*The Proponent shall prepare a Pedestrian and Bicycle Access Strategy for the areas of the Sydney University Campus within Darlington. The strategy is to be*

submitted to the Director-General by 30 September 2013 for approval. The strategy must:

- (a) Be prepared in consultation with SMDA, Council and the local and University communities;
- (b) Cover the Darlington component of the Sydney University Campus (including University owned outlier buildings) and connections to the broader University Campus and relevant public transport nodes (such as Redfern Station) and cycleways;
- (c) Identify key pedestrian and cycle access routes;
- (d) Quantify current and likely future pedestrian volumes on these routes and identify key hazards, road crossings and pinch points;
- (e) Set out a detailed pedestrian and cycling access improvement strategy, including details plans for improving safety and amenity, demonstrating that the issues identified in (d) above would be addressed;
- (f) Provide detailed costings, timeframes and mechanisms for the implementation of the access improvements identified; and
- (g) Identify those works to be completed prior to the occupation of the Business School, provided in lieu of developer contributions (see condition F1).

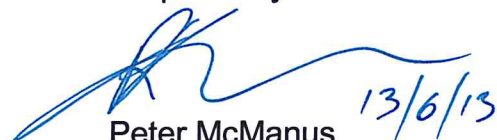
The recommended wording of condition A7 will allow the proponent to submit their strategy for approval within the extended deadline timeframe, wherein the Director-General will then undertake a review of the document to ensure it satisfies the condition requirements.

#### **RECOMMENDATION**

It is RECOMMENDED that the Director, Metropolitan and Regional Projects North:

- note the information provided in this briefing;
- approve the modification request, subject to conditions; and
- sign the attached modifying instrument (Tag A).

Prepared by:



13/6/13

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