



## **Section 75W Modification Project Approval (MP07\_0158)**

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Abercrombie Precinct

Redevelopment, University of  
Sydney

Prepared By McKenzie Group Consulting  
Planning  
**August 2013**

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## **Executive Summary**

McKenzie Group Consulting Planning (NSW) Pty Ltd has been engaged by John Holland Group Pty Ltd on behalf of the University of Sydney to prepare this application pursuant to Section 75W of the *Environmental Planning & Assessment Act 1979* to modify Project Approval MP07\_0158 for the University of Sydney's Abercrombie precinct redevelopment.

Project Approval MP07\_0158 was issued by the Minister for Planning & Infrastructure on 16 November 2012 for a new Business School Faculty building and three student buildings along with 82 car parking spaces at basement level.

Works have commenced on the site, however the approved scheme has undergone revision due to cost related issues associated with the design. More appropriate, cost effective treatments, with greater functional and architectural merit can be achieved through the revised design. In particular, elements of the approved scheme that have been reconsidered which are subject of this modification include:

- relocation of 550 seat lecture theatre;
- relocation of two of the 33 seat lecture theatres;
- re-orientation of pod A and B;
- increased setbacks to southern boundary and Mandelbaum House;
- reduced building height;
- car park entry re-located (in accordance with conditions);
- provision of wheelchair access direct from Darlington Lane;
- Deletion of conditions B9, D1 and G1 related to green star; and
- rationalisation of the car park areas onto a single level.

The modified development will remain substantially the same as approved under Project Approval MP07\_0158 as it will:

- once constructed, operate as the business faculty for the University of Sydney;
- not increase the approved car parking areas to provide a suitable number of spaces;
- Reduce the Gross Floor Area (GFA) by 191sqm;
- not result in any significant environmental impact; and
- not intensify the use of the site from that approved in terms of activities and residential accommodation capacity.

The Section 75W Modification is supported by updated specialist reports and addendums to the Project Application documents contained in the appendices in relation to:

- Traffic and parking;
- Heritage Impact;
- Soil and Water Management;
- Accessibility;
- Structural Engineering;
- Architectural Design;
- Environmentally Sustainable Development;
- Acoustics; and
- Landscape Design

The specialist documentation demonstrates that the site is suitable for the proposed modification and that any potential impacts of the project are acceptable and that the project is consistent with relevant strategic policies and environmental planning instruments and is therefore considered worthy of approval.

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## **PART A. PRELIMINARY**

### **1.1 Introduction**

This Modification to Project Approval 07\_0158 under Section 75W of the *Environmental Planning and Assessment Act 1979* has been prepared by McKenzie Group Consulting Planning (NSW) Pty Ltd for John Holland Group on behalf of the University of Sydney.

The proposal seeks to modify Project Approval MP07\_0158 (**Appendix 1**) to enable the construction of a new business faculty building and residential accommodation whilst meeting the operational objectives to provide modern day education facilities and associated residential accommodation. The proposal is considered to have significant public benefit within the Sydney region and contribute to the enhancement of education opportunities for students present and future of the University of Sydney.

Modification to the project approval is in response to the need to provide a more cost effective design while ensuring that the quality and functionality of the proposal is improved.

At the time of the Project Application, the aforementioned modifications were not envisaged, and as such, modification is required under Section 75W of the *Environmental Planning and Assessment Act 1979*.

The report is arranged as follows:

- Part A Preliminary
- Part B Site Analysis
- Part C Proposed Modifications
- Part D Legislative and Policy Framework
- Part E Environmental Assessment
- Part F Conclusion

### **1.2 Development Background**

The original Environmental Assessment submitted with the Project Application identified the need for a new integrated Business Faculty that places less strain on the existing infrastructure and meets modern teaching requirements. At present, the Business Faculty teaches in 20 buildings scattered throughout the campus, thus the travel distances and times are deemed unacceptable for staff and students adding to inefficiencies in the day to day operations.

On 5 November 2009, Director-General's Requirements (DGRs) were issued pursuant to Section 75F of the *Environmental Planning & Assessment Act 1979*. The key assessment requirements for the Project Application were:

- Relevant EPIs and guidelines
- Built Form/Design and Visual Impacts
- Environmental and Residential Amenity
- Transport and Accessibility
- Heritage
- Safety/Public Domain Landscaping
- Social Impacts
- Ecologically Sustainable Development
- Stormwater Flooding
- Public Services/Infrastructure and Utilities
- Staging
- Potential On-Site Contamination
- Dedication

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Based on the merits of the Project Application and the long term education benefits associated with the provision of a new Business Faculty and associated facilities, the NSW Planning Assessment Commission granted approval to Project Application MP07\_0158 on 16 November 2012 for:

- site remediation;
- lot consolidation and subdivision into two lots for the business school and student accommodation building;
- demolition of all existing structures, except part demolition only of the Faculty of Business and Economic building and reuse reinterpretation of the Joiners Workshop building facade;
- 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 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; and
- ancillary works, including utilities servicing and minor works to Darlington Public School.

The DGRs issued for the Project Application are considered in full under the Environmental Assessment of this Report and Section 1.3 below to the extent that they relate to the proposed modifications.

In addition to the above, it is important to note that at the time of the determination of the Project Application, *South Sydney Local Environmental Plan 1998* applied to the site and development for which approval was sought. This instrument was subsequently repealed following gazettal of *Sydney Local Environmental Plan 2012* which currently governs zoning and land use on the site. The provisions of this new instrument have been considered in detail under Part D of this Report.

### 1.3 Director General's Requirements

Director-General's Requirements (DGRs) were issued on 5 November 2009 in relation to Project Application MP07\_0158 and are annexed in **Appendix 1**. The DGRs as they relate to the subject 75W application are outlined in **Table 1** below.

**Table 1– Overview of DGRs of Major Project Application and Relationship to 75W Application**

<b>General</b>	<b>Relationship to 75W Application</b>
<p><i>The Environmental Assessment (EA) must include:</i></p> <ul style="list-style-type: none"> <li>▪ <i>an executive summary;</i></li> <li>▪ <i>a thorough site analysis including site plans, aerial photographs and a description of the existing and surrounding environment;</i></li> <li>▪ <i>details of the proposed layout, built form, land uses, size and scale of the main components of the development, student numbers and staff accommodated, FSR, height (AHD);</i></li> <li>▪ <i>an assessment of the key issues specified above and a table outlining how these key issues have been addressed;</i></li> <li>▪ <i>an assessment against the objects of the Act, (Environmental Planning &amp; Assessment Act 1979 - Section 5).</i></li> <li>▪ <i>an assessment of the potential impacts of the project and a draft Statement of Commitments, outlining environmental management, mitigation and monitoring measures to be implemented to minimise any potential impacts of the project;</i></li> <li>▪ <i>the plans and documents outlined below;</i></li> <li>▪ <i>a signed statement from the author of the EA certifying that the information contained in the report is not false or misleading;</i></li> <li>▪ <i>a quantity surveyor's cost estimate report to verify the capital investment value of the project, calculated in accordance with the definition of 'CIV' in accordance with SEPP Major Projects (2005) - this definition should be quoted in the QS letter/report;</i></li> <li>▪ <i>a conclusion justifying the project, taking into consideration the environmental impacts of the proposal, the suitability of the site, and whether or not the project is in the public interest; and</i></li> <li>▪ <i>landowners' consent for the development site (including City of Sydney).</i></li> </ul>	<p>An executive summary has been provided with respect to the 75W Application along with a detailed description of the modifications sought.</p> <p>Part D addresses the legislative framework.</p> <p>Part F provides a conclusion while <b>Appendix 3</b> provides a revised Statement of Commitments.</p>
<b>Key Assessment Requirements</b>	
<p><b>Relevant EPI's and Guidelines to be addressed</b></p> <ul style="list-style-type: none"> <li>▪ <i>Planning provisions applying to the site, including permissibility and the provisions of all plans and policies including:</i> <ul style="list-style-type: none"> <li>- SEPP (Building Sustainability Index: BASIX) 2004</li> <li>- SEPP (Infrastructure) 2007</li> <li>- SEPP 55 – Remediation of Contaminated Sites</li> <li>- South Sydney LEP 1998</li> </ul> </li> <li>▪ <i>Nature and extent of any non-compliance with relevant environmental planning instruments, plans and guidelines and justification for any non-compliance.</i></li> </ul>	<p>Part D addresses the legislative framework applicable.</p>



<p><b>Built Form/Design and Visual Impacts</b> <i>Demonstrate that the proposal is of a high standard of architectural and urban design which addresses:</i></p> <ul style="list-style-type: none"> <li>▪ <i>Density, height, bulk and scale of the proposal within the context of the locality.</i></li> <li>▪ <i>Design quality with specific consideration of the siting, massing, setbacks and amenity impacts for adjoining and surrounding development. In particular, the proposal's compatibility with the existing character and built form of the neighbourhood and site, including the Darlington Road heritage items adjacent to the subject site.</i></li> <li>▪ <i>Visual impacts upon the public domain</i></li> <li>▪ <i>Detail the nature of the links between various buildings which are located above Council's roadways</i></li> <li>▪ <i>Consideration of the objectives of the Redfern-Waterloo Built Environment Plan and redevelopment of the North-Eveleigh precinct.</i></li> </ul>	<p>Revised architectural plans are annexed at <b>Appendix 5</b> which demonstrate the design merit of the modified scheme.</p>
<p><b>Environmental and Residential Amenity</b> <i>Provide details and an assessment of the following issues and outline any mitigation measures that may be necessary to achieve a high level of amenity:</i></p> <ul style="list-style-type: none"> <li>▪ <i>Solar access: Shadow diagrams are to be submitted demonstrating impacts of the proposal on both public and private open space areas and on adjoining properties.</i></li> <li>▪ <i>Wind effects: demonstrate the design achieves appropriate wind speeds for all publicly accessible spaces.</i></li> <li>▪ <i>Visual Privacy: ensure the design minimises overlooking into adjoining properties.</i></li> <li>▪ <i>Indicative layouts of proposed student accommodation.</i></li> <li>▪ <i>Protection of views, where relevant.</i></li> </ul>	<p>Amenity impacts associated with the proposal have been addressed in Part E.</p> <p>Revised solar access diagrams are annexed at <b>Appendix 5</b>.</p> <p>Given the scope of modifications, a Wind Effects Report is not deemed necessary.</p> <p>Visual privacy and views are considered to be unaffected from the proposed modifications.</p>
<p><b>Heritage</b> <i>Prepare a Heritage Impact Statement in accordance with the Heritage Manual (NSW Heritage Office) addressing:</i></p> <ul style="list-style-type: none"> <li>▪ <i>impacts on identified heritage items adjacent to and on the site, any other items of heritage significance and the Golden Grove Conservation Area. In particular, the impacts and proximity of the proposed building envelopes in the rear yards of the Darlington Road heritage items.</i></li> <li>▪ <i>The significance of the IXL factory and Carpentry Workshop to the future Darlington Campus and the impacts of the proposal on these buildings.</i></li> </ul> <p><i>An assessment of the sites archaeological significance is also required (note an Archaeological Impact Assessment is required where the site is a potential archaeological site).</i></p>	<p>A revised statement of Heritage Impact is annexed at <b>Appendix 13</b>.</p>

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<p><b>Transport and Accessibility</b> <i>Prepare a Traffic and Transport Impact Study in accordance with the RTA's Guide to Traffic Generating Developments which addresses the following matters:</i></p> <ul style="list-style-type: none"> <li>▪ <i>traffic generation including daily and various peak traffic movements and the increase in the level and type of traffic associated with the proposal;</i></li> <li>▪ <i>impacts and resultant upgrades to street parking, the road network including laneways, arterial roads, intersections, signage and road capacity resulting from the project;</i></li> <li>▪ <i>cumulative impacts on the local and subregional area including the future development of the North Eveleigh Site;</i></li> <li>▪ <i>assessment of the likely impact of truck traffic on nearby residential areas; potential increase in toxicity levels of loads transported (including an incident management</i></li> <li>▪ <i>Details of public transport accessibility and strategies to encourage public transport patronage including pedestrian and cyclists;</i></li> <li>▪ <i>Pedestrian and cyclists accessibility; existing peak movements; adequacy of the proposal to meet likely future demand; need for upgrading or improvement works; links to Redfern Railway Station and the future bridge link;</i></li> <li>▪ <i>Vehicular access, car parking and bicycle arrangements;</i></li> <li>▪ <i>Detail adequate emergency vehicle access.</i></li> </ul>	<p><b>Appendix 11</b> includes a revised Traffic Report which addresses the modifications.</p>
<p><b>Safety/Public Domain</b> <i>Demonstrate how the proposal will:-</i></p> <ul style="list-style-type: none"> <li>▪ <i>Maximise safety, security, surveillance and activity within the public domain and the basement car park and show consistency with 'Safer by Design' principles.</i></li> <li>▪ <i>Ensure access for people with disabilities. Consideration of these issues is to include the new pedestrian link and open spaces/Landscaping</i></li> </ul>	<p>Safety and security measures will not be affected under the subject application.</p> <p>A revised Access Report has been prepared to support the application which demonstrates access for people with a disability (refer <b>Appendix 16</b>).</p>
<ul style="list-style-type: none"> <li>▪ <i>A signed statement on the validity of the Environmental Assessment, the qualifications of person(s) preparing the Assessment and that the information contained therein is neither false nor misleading.</i></li> </ul>	<p>Not Applicable to subject application.</p>
<p><b>Social Impacts</b> <i>The EA is to outline the social impacts of the proposal, infrastructure requirements and how it supports the development of a sustainable community within the wider area. The EA is to clarify whether the existing community services are to be retained or relocated.</i></p>	<p>No social impacts associated with the proposed modification that warrant comment with the 75W Report.</p>
<p><b>Ecologically Sustainable Development (ESD)</b> <i>Detail how the development will incorporate ESD principles.</i></p>	<p>Revised ESD Report is provided at <b>Appendix 9</b>.</p>

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<p><b>Stormwater/Flooding</b> <i>The EA is to address drainage and identify localised and downstream flooding issues with the aim to reduce stormwater flows through rainwater harvesting and retention and, where relevant, incorporation of Water Sensitive Urban Design measures.</i></p>	<p>The extent of the proposed changes does not warrant revised documentation to be prepared to address this issue.</p>
<p><b>Public Services/ Infrastructure and Utilities</b> <i>Address provision of public services and infrastructure having regard to the Redfern- Waterloo Authority's Contributions Plans and Redfern-Waterloo Authority's Affordable Housing Contributions Plan.</i></p> <ul style="list-style-type: none"> <li><i>In consultation with relevant agencies, address the existing capacity and requirements of the development for water and sewerage infrastructure, electricity, waste disposal, telecommunications and gas and detail any augmentation required.</i></li> <li><i>Identify funding arrangements to implement the required works on regional roads in the area.</i></li> </ul>	<p>The extent of the proposed changes does not warrant revised documentation to be prepared to address this issue.</p>
<p><b>Staging</b> <i>The EA is to detail the proposed staging of the development in the context of the University's overall master plan.</i></p>	<p>A revised staging plan has been included with the application at <b>Appendix 5</b>.</p>
<p><b>Potential On Site Contamination</b> <i>The EA is to demonstrate that the site is suitable to accommodate the proposed uses in accordance with SEPP 55.</i></p>	<p>The extent of the proposed changes does not warrant revised documentation to be prepared to address this issue.</p>
<p><b>Dedication</b> <i>Details of any proposed dedication of the open space to Council or other authority are to be provided.</i></p>	<p>The extent of the proposed changes does not warrant revised documentation to be prepared to address this issue.</p>
<p><b>Consultation</b> <i>Undertake an appropriate and justified level of consultation in accordance with the Department's Major Project Community Consultation Guidelines October 2007 including:</i></p> <ul style="list-style-type: none"> <li><i>Public:</i> <ul style="list-style-type: none"> <li><i>Private landowners (of Darlington Road terraces) adjacent to the precinct; and</i></li> <li><i>Any other relevant individuals/groups.</i></li> </ul> </li> </ul>	<p>Consultation undertaken prior to lodgement of this 75W application is documented in Part A of this Report.</p>
<p><b>Plans and Documents</b> <i>The following plans, architectural drawings and diagrams of your proposal as well as the relevant documents will be required to be submitted for your application:</i></p> <p><i>The existing <b>site survey plan</b> is to be drawn to 1:500 scale (or other appropriate scale) and show:</i></p> <ul style="list-style-type: none"> <li><i>the location of the land, boundary measurements, area (sq. m) and north point;</i></li> <li><i>location of any trees including street trees within 5m of the site;</i></li> <li><i>the existing levels of the land in relation to buildings and roads;</i></li> <li><i>location and height of existing structures on the site;</i></li> <li><i>location and height of adjacent buildings and private open space; and</i></li> <li><i>all levels to be to Australian Height Datum;</i></li> </ul>	<p>A revised survey is not deemed necessary for this application.</p>

<p><i>A Site Analysis Plan must be provided which identifies existing natural elements of the site (including all hazards and constraints), existing vegetation, footpath crossing levels and alignments, existing pedestrian and vehicular access points and other facilities, slope and topography, utility services, boundaries, orientation, view corridors and all structures on neighbouring properties where relevant to the application (including windows, driveways, private open space etc.</i></p>	
<p><i>A locality/context plan drawn to 1:500 scale (or other appropriate scale) should be submitted indicating:</i></p> <ul style="list-style-type: none"> <li>▪ <i>significant local features such as parks, community facilities and open space and heritage items;</i></li> <li>▪ <i>the location and uses of existing buildings, shopping and employment areas;</i></li> <li>▪ <i>traffic and road patterns, pedestrian routes and public transport nodes.</i></li> </ul>	
<p><i>The Architectural drawings (where relevant) are to be drawn to scale and illustrate the following:</i></p> <ul style="list-style-type: none"> <li>▪ <i>the location of any existing building envelopes or structures on the land in relation to the boundaries of the land, any development on adjoining surrounding land and the proposed buildings on the site;</i></li> <li>▪ <i>the proposed building envelopes detailing the footprint and siting of the buildings, bulk and scale and setbacks between existing and proposed buildings;</i></li> <li>▪ <i>where relevant, indicative floor plans of the proposed buildings showing the layout, room uses, sizes and orientation;</i></li> <li>▪ <i>indicative elevations including sections of levels of the proposed buildings;</i></li> <li>▪ <i>where relevant, the location and size of vertical and horizontal circulation of lifts, stairs and corridors including indicative roof plans;</i></li> <li>▪ <i>communal facilities and servicing points (where relevant);</i></li> <li>▪ <i>the height of the proposed buildings in relation to the land (AHD);</i></li> <li>▪ <i>any changes that will be made to the level of the land by excavation, filling or otherwise;</i></li> <li>▪ <i>the level of the lowest floor, the level of any unbuilt area and the level of the ground;</i></li> <li>▪ <i>parking arrangements, where vehicles will enter and leave the site, and how vehicles will move about the site and an indicative basement plan;</i></li> <li>▪ <i>pedestrian access to, through the site and within the site.</i></li> </ul>	<p>Revised Architectural Plans have been prepared and are annexed in <b>Appendix 5</b>.</p>
<ul style="list-style-type: none"> <li>▪ <i>The shadow diagrams showing solar access to the site and adjacent properties including open space areas and the schools playground at summer solstice (Dec 21), winter solstice (June 21) and the equinox (March 21 and September 21) at 9.00 am, 12.00 midday and 3.00 pm.</i></li> </ul>	<p>As the proposal involves minor changes to the built form, revised shadow diagrams are provided at <b>Appendix 5</b>.</p>

<p><i>The Other plans and reports including (where relevant):</i></p> <ul style="list-style-type: none"> <li>▪ <i>Arborist Report –detailing all trees on site, street trees within 5m of the site and the height, canopy spread, condition and appropriate tree protection measures.</i></li> <li>▪ <i>Stormwater Concept Plan - illustrating the concept for stormwater management from the site to the Council drainage system and include a detailed site survey.</i></li> <li>▪ <i>View Analysis - Visual aids including photomontages, artists impressions of the proposed buildings in the context of the surrounds and key vantage points.</i></li> <li>▪ <i>Landscape Public Domain Concept Plan – to illustrate the treatment of all communal/public open space areas, surfaces (pavers, lawn) and detail any street furniture, signage, lighting and tree/plant species (numbers, mature height &amp; spread).</i></li> </ul>	<p>Addendums to the specialists reports prepared as part of Project Application MP07_0158 have been provided where applicable to support the 75W.</p>
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#### **1.4 Abercrombie Precinct Re-development – Project Particulars**

The particulars of Project Approval MP07\_0158 are detailed as follows:

- site remediation;
- lot consolidation and subdivision into two lots for the business school and student accommodation building;
- demolition of all existing structures, except part demolition only of the Faculty of Business and Economic building and reuse reinterpretation of the Joiners Workshop building facade;
- 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 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; and
- ancillary works, including utilities servicing and minor works to Darlington Public School.

Plans issued under the Project Approval are attached in **Appendix 1**.

#### **1.5 Consultation**

Prior to lodgement of this 75W application, consultation was carried out with the following authorities to discuss the proposed changes and incorporate feedback provided to the final design. Details of the consultation as provided by John Holland Group are annexed at **Appendix 4**.



## **PART B      SITE ANALYSIS**

### **2.1      Site Location and Description**

The subject site is rectangular in shape and has an area of approximately 1.92 hectares and is located within the southern end of the University of Sydney's Darlington Campus, which has a total area of approximately 16.7 hectares. Frontages of approximately 169m to Abercrombie Street and 110m to Codrington Street are achieved with mature vegetation interspersed. A total of 79 individual allotments make up the project site in addition to Rose Street and Boundary Lane. All 79 Allotments are owned by the University of Sydney.

The site is located in a less developed area of the Darlington Campus and comprises a number of buildings which vary in scale, architectural style and physical condition. Rose and Boundary Street provide access to the existing buildings on the site along with vehicular access. Existing improvements located on the site include:

- Faculty of Economics and Business building;
- Existing University maintenance facilities and services;
- Boundary Lane Childcare Centre; and
- the children's deaf and hearing-impaired facility – the Shepherd Centre

For the purpose of this 75W modification, the existing residential college (Mandelbaum House) is excluded from the development site (refer to the site location and existing development as illustrated in **Figure 1**).



**Figure 1: Site Location and Existing Development** – Department of Lands, 2013

## 2.2 Ownership

The land is owned by the University of Sydney. Owners consent is annexed at **Appendix 2** which provides authority to lodge the application.

## 2.3 Site Context

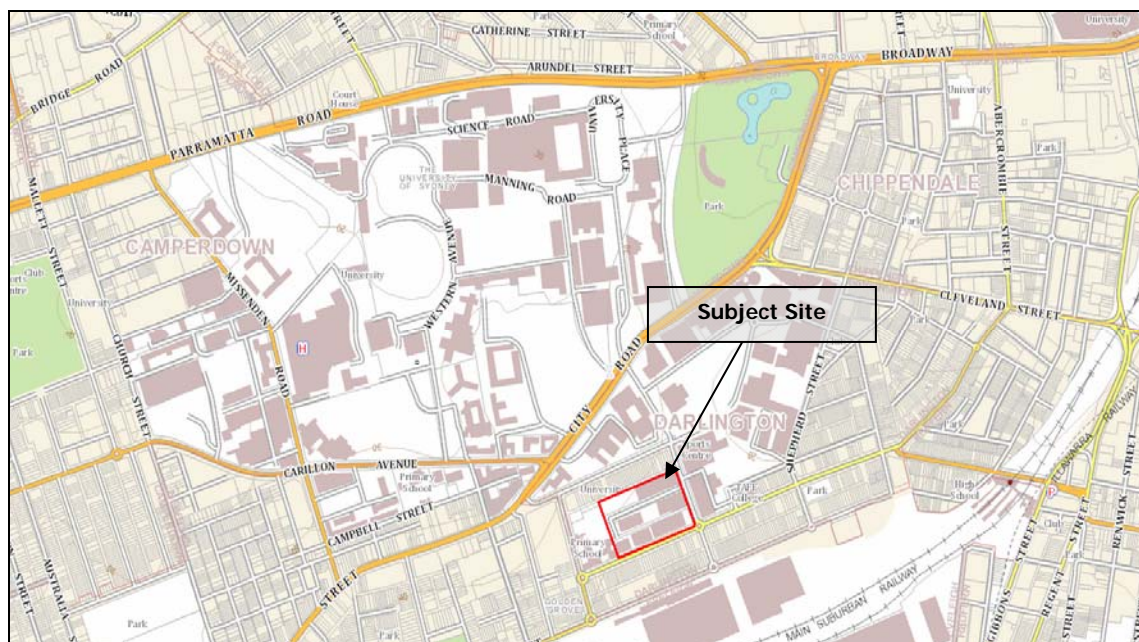
The subject site is located within an established urban area within the Sydney City LGA at the southern end of the University of Sydney's Darlington Campus (**Figure 2**). The locality is characterised by predominately low-medium scale residential development, along with education buildings which form part of the University of Sydney, interspersed with local retail shops and areas of public open space. To date, the University of Sydney maintains a strong presence within the locality by virtue of the scale of land ownership and education buildings which are easily identifiable from various points of the public domain.

The location of the site is such that it benefits from being in close proximity transport linkages and land uses which make it easily accessible and from a number of sub-regions within metropolitan Sydney, these include:

- Central Station - 2.7kms north-east
- Sydney Central Business - 3.9kms north-east
- Parramatta Road – 2.1kms north
- Redfern Station - 850m east of the subject site

The immediate surrounds of the site are made up of a variety of land uses, some which bear a relationship to the operation of the University of Sydney, including:

- North - Darlington Lane terraces which are predominately student accommodation housing
- South - mixed use development and two storey residential development
- East – University buildings including the campus services and infrastructure building and the university sports aquatic centre
- West - Darlington public school



**Figure 2: Site Context** – (Land and Property Information, 2013)





**Figure 3: Site Context** – (Land and Property Information, 2013)



## **PART C PROPOSED MODIFICATIONS**

### **3.1 Proposed Development**

The subject application seeks to undertake modifications Project Approval MP07\_0158. The proposed changes to the approved development are outlined below.

- relocation of 550 seat lecture theatre;
- relocation of two of the 33 seat lecture theatres;
- re-orientation of pod A and B;
- increased setbacks to southern boundary and Mandelbaum House;
- reduced building height;
- car park entry re-located (in accordance with conditions);
- provision of wheelchair access direct from Darlington Lane;
- Deletion of conditions B9, D1 and G1 related to green star; and
- rationalisation of the car park areas onto a single level.

The following conditions of Project Approval MP07\_0158 are required to be deleted as detailed hereunder:

~~**B9.** The project shall identify all reasonable and feasible design, operational and construction measures required to target a minimum 5 star green star rating. Details are to be clearly identified in relevant construction plans and construction management plans. (Deleted)~~

~~**D1.** The project shall implement all reasonable and feasible construction measures to target a minimum 5 star green star rating. (Deleted)~~

~~**G1.** The project shall implement all reasonable and feasible operational and design measures to target a minimum 5 star green star rating. (Deleted)~~

A full schedule of changes is annexed at **Appendix 8** which is to be read in conjunction with the proposed architectural plans.

### **3.2 Project Need**

The objectives of the proposed development seek to ensure the optimal operational capacity of business faculty building once complete. This will allow a higher standard of education to be provided that will meet the expected and demanded.

The proposed development as modified will:

- comply with current standards;
- provide an opportunity to further strengthen the role of this part of the University and the Sydney City LGA, as identified in State, regional and local strategic and statutory plans as a precinct for education facilities;
- strengthen and complement the existing cluster of education buildings, providing opportunities for education, employment growth and student housing;
- generate further employment opportunities and retention of educational expertise in the Sydney region, seeking to promote the precinct as a centre of excellence; and
- preserve the amenity of the surrounding locality whilst reinforcing the role of the University at a local, regional, national and international level.

### **3.3 Project Justification**

In essence, the basis of the proposed modifications are that a more appropriate, alternative, and cost effective design treatment with greater opportunity for the provision of within a

building that maintains high architectural merit. Other factors contributing to the amendments sought under the subject application include:

- Poor functionality of the approved internal layout and restriction on future flexibility;
- Opportunities for improved design outcomes such as reconfiguration of the Business Faculty and amendments to the lecture theatres; and
- The realities of the needs of the end users not reflected in the design and need to amend conditions of approval.

### **3.4 Supporting Documentation**

The existing approval and development plans are attached to this report. Additionally, the following supporting documents and reports are included:

- Architectural Plans & Shadow Diagrams
- Stormwater and Civil Plans
- Landscape Plan & Report
- Architectural Design Statement
- Soil & Water Management Plan
- Green Building Design Report
- Acoustic Assessment
- Traffic Report
- Statement of Heritage Impact
- Non-indigenous Archeological Assessment
- BCA Statement
- Fire Engineering Statement
- Accessibility Statement

## PART D LEGISLATIVE AND POLICY FRAMEWORK

### 4.1 Environmental Planning Instruments

The relevant matters for consideration required are addressed as follows:

#### 4.1.1 State Environmental Planning Policy Infrastructure (2007)

*State Environmental Planning Policy (Infrastructure) 2007* applies as the proposal is for an Educational Establishment as the size and capacity of the development under schedule 3 meets the thresholds.

##### **104 Traffic-generating development**

- (1) *This clause applies to development specified in Column 1 of the Table to Schedule 3 that involves:*
  - (a) *new premises of the relevant size or capacity, or*
  - (b) *an enlargement or extension of existing premises, being an alteration or addition of the relevant size or capacity.*
- (2) *In this clause, **relevant size or capacity** means:*
  - (a) *in relation to development on a site that has direct vehicular or pedestrian access to any road—the size or capacity specified opposite that development in Column 2 of the Table to Schedule 3, or*
  - (b) *in relation to development on a site that has direct vehicular or pedestrian access to a classified road or to a road that connects to a classified road where the access (measured along the alignment of the connecting road) is within 90m of the connection—the size or capacity specified opposite that development in Column 3 of the Table to Schedule 3.*
- (3) *Before determining a development application for development to which this clause applies, the consent authority must:*
  - (a) *give written notice of the application to the RTA within 7 days after the application is made, and*
  - (b) *take into consideration:*
    - (i) *any submission that the RTA provides in response to that notice within 21 days after the notice was given (unless, before the 21 days have passed, the RTA advises that it will not be making a submission), and*
    - (ii) *the accessibility of the site concerned, including:*
      - (A) *the efficiency of movement of people and freight to and from the site and the extent of multi-purpose trips, and*
      - (B) *the potential to minimise the need for travel by car and to maximise movement of freight in containers or bulk freight by rail, and*
    - (iii) *any potential traffic safety, road congestion or parking implications of the development.*
- (4) *The consent authority must give the RTA a copy of the determination of the application within 7 days after the determination is made.*

As the Project Application entailed Educational Establishment comprising more than 50 students, this EPI was a statutory consideration. No increase is proposed to the number of students, nevertheless, an updated traffic and parking report has been prepared by TTW and is attached in **Appendix 11**.

In summary, the report concludes:

*While the traffic assignment is operationally different due to the site access being relocated from Abercrombie Street to Darlington Lane it is reasonable to presume that the redistribution of traffic flows will not significantly impact on the spare capacity and acceptable delays outlined in ARUP's Transport Impact Assessment (Rev B) 18 April 2012.*

#### **4.1.2 State Environmental Planning Policy No.33 – Hazardous and Offensive Development**

It is considered the modifications sought to the Project Approval will not pose any risk as no hazardous or offensive development is proposed. Accordingly, the provisions of SEPP 33 are satisfied.

#### **4.1.3 State Environmental Planning Policy No.55 – Remediation of Land**

Under the assessment carried out in relation to the Project Application (MP07\_0158), it was concluded that the subject site is suitable for the proposed development. Based on the scope of modifications proposed, there are no additional matters in terms of contamination to consider and a revised contamination report is not warranted. As such, the provisions of SEPP 55 are satisfied.

#### **4.1.4 State Environmental Planning Policy No.65 – Design Quality of Residential Flat Development**

Consent was granted under Project Approval MP07\_0158 for student accommodation which necessitated consideration of SEPP 65. Based on the scope of changes excluding this component of the development, it is not considered necessary to provide an assessment against the design principles stipulated under clause 30.

#### **4.1.5 State Environmental Planning Policy (Urban Renewal) 2010**

Clause 10 of the SEPP requires a consent authority to consider whether development within a potential precinct is consistent with the objective of developing the potential precinct for urban renewal purposes.

It is considered that the Project Approval as modified is consistent with and supports the objectives of the SEPP.

#### **4.1.6 Sydney Local Environmental Plan 2012**

At the time of determination of Project Application MP07\_0158, *South Sydney Local Environmental Plan 1998* applied to the land and the subject development, thus the proposal was considered under this instrument. Draft Sydney Local Environmental 2011 was also a statutory consideration for the proposal - this plan has subsequently been gazetted and is now known as *Sydney Local Environmental Plan 2012* (SLEP).

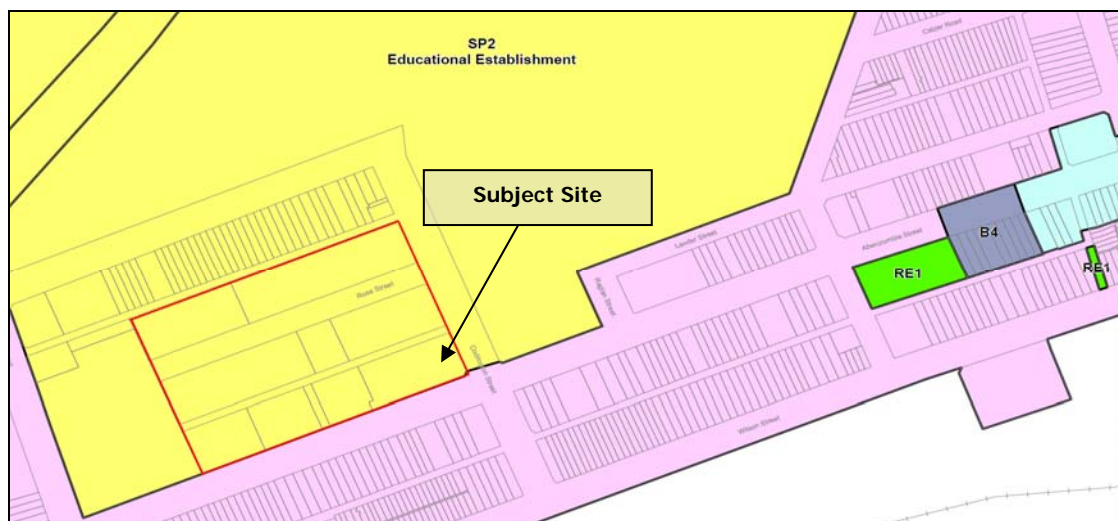
The provisions SLEP 2012 apply to the subject site and the proposed development as discussed below.

##### ***Zoning and Permissibility***

The site is "SP2 Infrastructure" under SLEP 2012. The objectives of the zone are:

##### ***Objectives of zone***

- *To provide for special land uses that are not provided for in other zones.*
- *To provide for sites with special natural characteristics that are not provided for in other zones.*
- *To facilitate development that is in keeping with the special characteristics of the site or its existing or intended special use, and that minimises any adverse impacts on surrounding land.*



**Figure 4:** Zoning Map – SLEP 2012 (Sydney City Council, 2012)

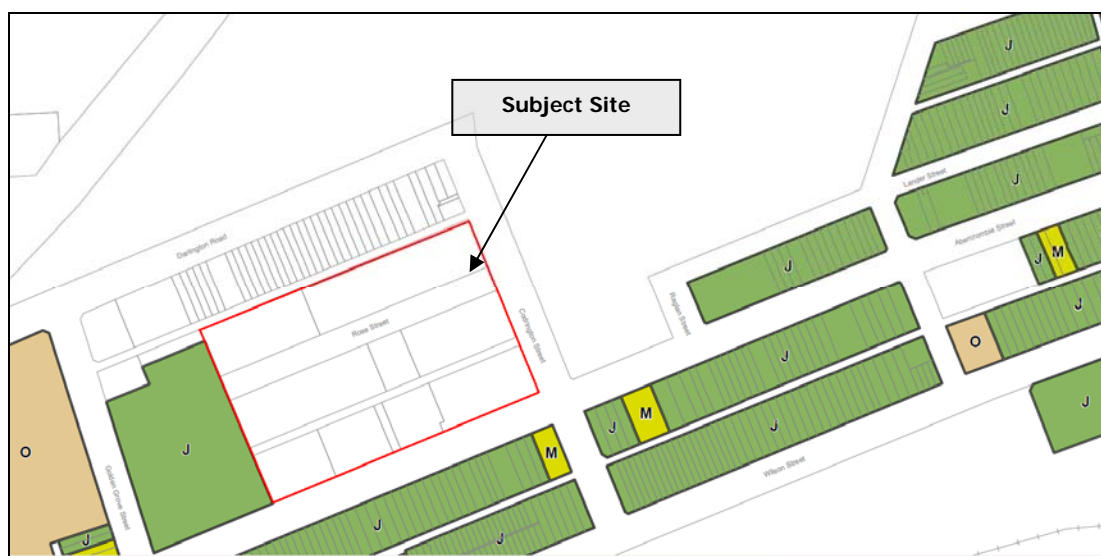
The proposal entails modifications to an approved Educational Establishment. Under the provisions of the SP2 Zone, Educational Establishments are permissible with consent as “Educational Establishments” are specifically identified on the map.

The proposal as modified is considered to be consistent with the objectives of the zone in that it will provide a land use that is not provided in other zones, retaining the special natural characteristics of the site whilst minimising adverse impacts on surrounding land.

### ***Height of Buildings***

Clause 4.3 of WLEP 2009 sets out the objectives for building heights in the LGA and specific height limits. The highest point to the ridge of the plant room servicing the business school is RL51.775.

The Height of Buildings Map under SLEP 2012 does not include the subject site as shown below in **Figure 5**.

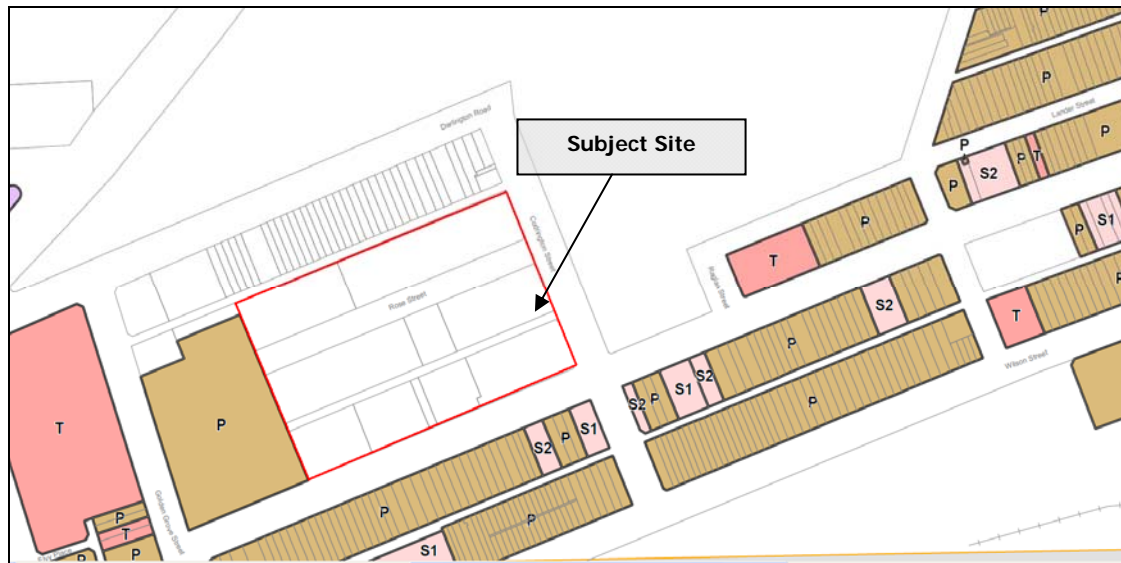


**Figure 5:** Height of Buildings Map – SLEP 2012 (Sydney City Council, 2012)



### ***Floor Space Ratio***

The FSR Map under SLEP 2012 does not include a ratio for the subject site as shown in **Figure 5** below. Notwithstanding, no increase is proposed to the FSR under the revised scheme as the GFA is sought to be reduced by 191sqm equating to a total of 26,297sqm.



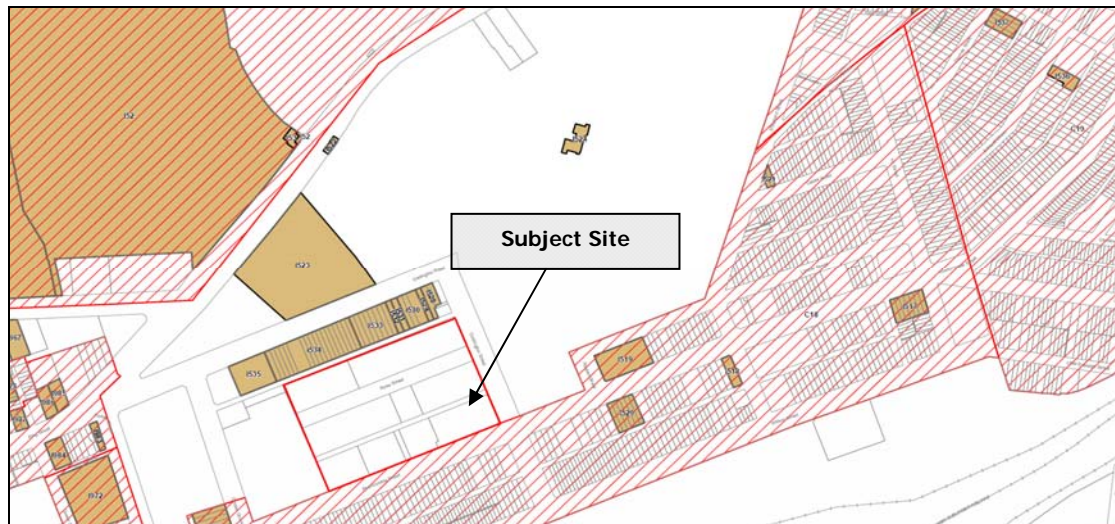
**Figure 6:** Floor Space Ratio Map – SLEP 2012 (Sydney City Council, 2012)

### ***Preservation of Trees and Vegetation***

Vegetation to be removed under this application has been documented in the Arborist Report annexed at **Appendix 15** due to a number of reasons, namely the structural viability and proximity to the built form. The existing landscaping scheme approved under the Project Approval is to remain substantially the same which provides for suitable planting throughout the site. A revised plan has been provided at **Appendix 7**.

### ***Heritage Conservation***

The adjoining properties to the north fronting Darling Road are listed as heritage items under SLEP 2012 being attached terraces while the land adjacent to the south lies within a heritage conservation area. Works proposed under the subject modification application do not adversely impact on the heritage value of the surrounding items or conservation area as the built form will largely remain unaltered with no significant material change. A Statement of Heritage Impact has been prepared by Graham Brookes and Associated and is annexed at **Appendix 13**.



**Figure 7:** Heritage Map – SLEP 2012 (Sydney City Council, 2012)

### ***Other Land Uses***

No change is proposed to the approved car parking scheme under the 75W modification Application with 82 spaces retained.

### ***Car Parks***

The proposal as amended will provide a car parking area which services the educational establishment. The provision of public transport will remain unaltered and continue to service the development upon completion and once operational.

## **4.2 Strategic Planning Context**

The Project Approval as modified has been considered having regard to the plans and strategies shown below. It is considered the modifications sought contribute to the attainment of the objectives of these plans and policies as the provision of a modern day education facility is achieved by virtue of the development outcomes.

- *Draft Metropolitan Strategy for Sydney*
- *Draft Central sub-regional Strategy*
- *NSW 2021*
- *The University of Sydney 2011-2015 Strategic Plan*
- *Draft University Master Plan*

## **4.3 Draft Environmental Planning Instruments**

No draft environmental planning instruments currently apply to the proposal.

## **4.4 Development Contributions**

Development contributions shall levied based on negotiations with the relevant authorities as per the Project Approval.

## **PART E ENVIRONMENTAL ASSESSMENT**

### **5.1 Relevant EPI's and Guidelines**

All relevant EPIs and guidelines have been considered as detailed in Part F of this report. It is concluded from the assessment carried out that the modified Project Approval is consistent with the provisions of applicable EPIs and guidelines, in particular *Sydney Local Environmental Plan 2012* which now applies to the land.

Consistency with the relevant EPIs demonstrates the acceptable nature of the development and the merit of the design. As previously discussed, there is no further increase to the approved building height proposed, nor does the proposal seek to increase the GFA of the development.

On balance, the strategic intentions of the EPIs and guidelines which apply to the site are achieved while providing a modern day education facility which enhances the education experience of students of the University of Sydney.

### **5.2 Built Form/Design and Visual Impacts**

The proposal is compatible with surrounding development in terms of massing and scale. As demonstrated on the Architectural Plans, the majority of the changes sought to the design are cosmetic with some degree of change to the layout to improve the functionality for the end user. Overall, the merit of the design, as approved under the Project Application is reinforced as the resultant built form seeks to contribute to the precinct as centre for excellence in university education and learning.

### **5.3 Environmental and Residential Amenity**

In terms of privacy and overshadowing to surrounding properties, the amended scheme provides a sufficient level of amenity. This is evident through the shadow analysis prepared which demonstrates there will be no net increase in the reduction of solar access. Similarly, privacy will be maintained as approved under the Major Project Approval.

Having regard to the above, the proposed modifications to Project Approval MP07\_0158 are warranted as they retain an acceptable level of amenity to surrounding residential properties while reinforcing the character of the precinct for education purposes.

### **5.4 Heritage**

Preservation of the heritage value is maintained under the modification application. This is demonstrated through the revised Statement of Heritage Impact.

### **5.5 Transport and Accessibility**

Transport and accessibility will largely remain unaltered from the Project Approval under the subject modification application with the exception of the vehicle access which is relocated from Abercrombie Street to Darlington Lane. Sufficient justification and analysis has been provided in the accompanying traffic report which demonstrates the Project Approval as amended will be acceptable in terms of transport and accessibility.

The relocation of the wheelchair access from Darlington Lane has also been considered in the revised access report which gives justification to the revised scheme.



## **5.6 Safety/Public Domain**

Implications in terms of safety and the public domain are not considered to change under the subject 75W. For the purpose of this report, the assessment provided as part of the EA Report for the Project Application are maintained with as the site layout will be substantially the same as that approved.

## **5.7 Social Impacts**

The modifications sought under this application are considered to remain unchanged from the Project Approval.

## **5.8 Ecologically Sustainable Development (ESD)**

All matters related to ESD have been accounted for under the revised scheme. The building addresses:

- Thermal Massing and Building Fabric;
- Water Sensitive Urban Design;
- Energy Efficiency; and
- Recycling and Waste Disposal.

## **5.9 Stormwater/Flooding**

Stormwater and flooding issues are to remain unchanged from the Project Approval. These issues have previously been dealt with and do not require further consideration.

## **5.10 Public Services/ Infrastructure and Utilities**

All essential services and utilities are available to the site and are capable of accommodating the development.

Provision of stormwater management is achieved through an on-site detention system which will disperse of stormwater on the site.

## **5.11 Staging**

Staging is to remain as per Project Approval MP07\_0158. This is considered appropriate to deal with the site constraints and manage the construction process to ensure there is no unacceptable impact on the surrounding environment. A revised staging plan has been included as part of this application which demonstrates the staging of the development.

## **5.12 Potential On Site Contamination**

On-site contamination was previously dealt with under Project Approval MP07\_0158. Due to the extent of changes proposed, further consideration in regard to contamination is not warranted under this application.

## **5.13 Dedication**

Dedication of land was dealt with under the Project Application, as such no change is proposed under this 75W.

#### **5.14 Consultation**

Prior to lodgement of this application, John Holland Group consulted with the NSW Department of Planning & Infrastructure to discuss and resolve design issues and planning matters related to the application.

The advice provided has been taken into account and is reflected on the amended architectural plans and supporting specialist reports.

## **PART F CONCLUSION**

The proposed modifications to Project Approval MP07\_0158 for the Abercrombie Precinct redevelopment are considered to make a positive contribution to ensuring the provision of modern education facilities and services on a local, regional and national level while enhancing the existing precinct with the Sydney City LGA.

All modifications sought under this application ensure that the development can be accommodated within the site, resulting in no adverse impacts on neighbouring residential and commercial development. The merit of the design provides for greater functionality for the intended use of the land and will complement the existing facilities within the University.

The proposal meets the aims and objectives of all relevant policies and is consistent with the locality and will have no adverse environmental impact. This will be achieved through on-management and mitigation measures associated with the use of the site.

Based on the above assessment it is recommended that the modification application be approved.

## **Appendix 1 – Project Approval 07\_0158 & DGRs**

## **Appendix 2 – Owners Consent**

## **Appendix 3 – Revised Statement of Commitments**

## **Appendix 4 – Consultation Summary**

## **Appendix 5 – Architectural Plans & Shadow Diagrams**



## **Appendix 6 – Soil and Water Management Plan**

## **Appendix 7 – Landscape Plan & Report**

## **Appendix 8 – Architectural Design Statement**

## **Appendix 9 – Green Building Design Report**

## **Appendix 10 – Acoustic Assessment**

## **Appendix 11 – Traffic Report**

## **Appendix 12 – Statement of Heritage Impact**

## **Appendix 13 – Non-indigenous Archeological Assessment**



## **Appendix 14 – BCA Statement**

## **Appendix 15 – Arborist Report**

## **Appendix 16 – Accessibility Statement**

## **Appendix 17 – Structural Engineering Statement**

## **Appendix 18 – Construction Traffic Management Plan**