

Director General Approval & Section 75W



Title:	Abercrombie Precinct Redevelopment – Approval & Section 75W
Date:	18 JUNE 2013 DEPARTMENT OF PLANNING & INFRASTRUCTURE
Distribution date:	29/07/2013

Attendees list

1.	Adrian Mulhall (JH)	4.	Heather Wharton (DoPI)
2.	Dominic Begley (JH)	5.	Peter McManus (DoPI)
3.	Adrian Wuillemin (JH)		

Item

1	Drawings issued to HW & PM for review and went through CC1 requirements
2	Discussed Section 75W submission and what was required: <ul style="list-style-type: none">▪ Structural and building footprint changes:<ul style="list-style-type: none">- Reorientation of 'K' by approx. 8°- H69 Annex not to be demolished- Car park entry relocated to Darlington Ln- Car park changed to be single level with same number of spaces▪ Office dividers and wall petitions detail not required for 75W
3	PM advised that Section 75W review process would take 10 weeks, so long as there was not any written stakeholder or community objections.
4	AM indicated that JH would be holding meetings to inform stakeholders and interested community parties of the required changes and explain details.
5	HW & PM not overly concerned with the reorientation of 'K' section of the building considering that not demolishing the H69 annex can only be of benefit to the community.
6	Reconfiguration of the car park entry considered by HW & PM as a great outcome. JH seeking approval of location to allow design to be finalised and early works to start.



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Mr Adrian Mulhall
Project Director
John Holland
GPO Box 508
SYDNEY NSW 2000

Our ref: MP07_0158

Dear Mr Mulhall

Subject: Compliance with Project Approval for University of Sydney Abercrombie Precinct Redevelopment, Darlington (MP07_0158)

Reference is made to your correspondence, dated 20 June 2013 and 26 June 2013, submitted to satisfy condition B4 of Major Project MP07_0158 for the Sydney University Abercrombie Precinct Redevelopment, determined by the NSW Planning Assessment Commission on 16 November 2012.

Design Modifications – Car Park Access

B4. There is to be no vehicle access to the site from Abercrombie St. The Proponent must prepare and implement an alternative Car Park Design and Access Plan to the satisfaction of the Director-General. The Car Park Design and Access Plan must:

- (a) be prepared in consultation with Council and approved by the Director-General prior to the commencement of construction on the site; and***
- (b) demonstrate safe and functional car park access and satisfactory queuing and stopping distances from all intersections, including during peak periods.***

The department has reviewed the documentation submitted and considers the alternative design solution proposed to remove vehicle access from Abercrombie Street to be satisfactory. The department acknowledges that adequate access and manoeuvrability can be provided to the revised basement car park, and that satisfactory visibility and sight distances for vehicles exiting to Darlington Lane would also be satisfactorily provided in both an easterly and westerly direction. The department also supports Darlington Lane being restricted to one-way vehicle movements to aid in ensuring the safe and functional operation of the revised access design.

The department is also satisfied that key intersections and road networks surrounding the Abercrombie Precinct will continue to operate at a satisfactory level of service, and that the proposed new vehicle access from Darlington Lane will not have a detrimental impact on the operation of the surrounding local road network.

In this regard, the design and layout of the car park and vehicle access are approved in accordance with condition B4.

Notwithstanding the above, any proposed design amendments to the design and layout of the approved Abercrombie Precinct Redevelopment that are not required as a consequence in satisfying condition B4 will require separate approval under section 75W of the *Environmental Planning and Assessment Act 1979*.

If you have any enquiries on this matter please contact the Peter McManus on 02 9228 6316 or via email at peter.mcmanus@planning.nsw.gov.au. Please mark all correspondence regarding the proposal to the attention of the contact officer.

Yours sincerely,



Heather Warton
Director

9/7/13

Industry, Social Infrastructure and Key Sites