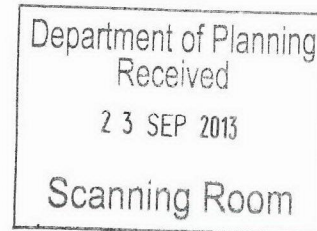




19 September 2013

Our Ref : 2013/354274
File No : S076158.049
Your Ref : MP07_0158



Director: Industry, Social Projects & Key Sites
Department of Planning & Infrastructure
GPO Box 39
Sydney NSW 2001

Attn: Peter McManus
Email: peter.mcmanus@planning.nsw.gov.au

Dear Mr McManus

**Modification Request for Sydney University Abercrombie Precinct
Redevelopment (MP07_0158 MOD 2)**

I refer to your letter of 16 August 2013 notifying proposed amendments to the above mentioned project.

The City has previously provided pre-application comments on the proposed redevelopment, directly to the University in a letter dated 28 September 2011, and submissions to the Department of Planning and Infrastructure with respect to the original project application, and subsequent amendments to it, in letters dated 24 June 2011 and 8 June 2012.

The following specific comments are provided in respect to the latest proposed modifications, firstly under headings as listed in the application and exhibition request, and then some general comments and observations are provided.

Relocation of 550 seat lecture theatre

The largest lecture theatre (550 seats) is to be relocated from the western end of the site to sit centrally within the basement and lower ground floors. It will provide significantly better access to the largest theatre in the complex from the front entrance. Given its location is not likely to give rise to any additional adverse effects no objection is raised.

Relocation of two of the 33 [300] seat lecture theatres

The application and notice of exhibition refer to the relocation of two 33 seat lecture theatres. However, it appears on review of the plans and Appendix 8 that the reference should correctly be to the repositioning of two 300 seat theatres.

Two 300 seat theatres currently approved on the lower ground level are to be relocated towards the north-west portion of the site. This location presents a larger continuous building element towards Darlington Lane, however, this is offset by an

increased setback and articulation provided through building materials which are favourable. Accordingly, no objection is raised.

Re-orientation of pods A and B fronting Codrington Street

The proposal seeks a reorientation of the two principal building wings (or pods) that are oriented towards Codrington Street. The repositioning of the southern of these wings helps to increase the building setback from Codrington Street and provides a minor increase in the area of publicly accessible open space on the corner, while creating a better relationship to the prominent Sydney Blue Gum that is to be retained. The provision of useable public open space near the outer edges of the site was highlighted as a consideration to be adopted in the initial comments from the City and is supported.

Retention of the Faculty of Business and Economics Building (previously approved for part demolition)

No objection is raised.

Increased setbacks to southern boundary, northern boundary and Mandelbaum House

The majority of the building wing directly to the east of Mandelbaum House, has been setback to a slightly greater degree from Abercrombie Street than currently approved. However, the loss of the truncated frontage to the ground floor 'Learning Hub' appears to result in a net loss of open space. The 'squaring off' of the ground floor will remove an architectural feature that ties this element to the design of the wings that project towards Codrington Street and will seek to further enclose the south facing outdoor space immediately to its east. Retention of the truncation to the ground floor provides a better outcome.

An increase in the setback of one of the wings from the rear of the Shepherd Centre (proposed Student Accommodation) will aid in improving through linkages between the student accommodation and the business school.

From the northern boundary and Darlington Lane, the setback has been increased to both the substation and the three wings of the building in the north-west of the site. The increased setback in general is supported as it increases the potential for landscaping and useable outdoor areas. However, the substation does not appear to be represented in the Darlington Lane elevation. Its elevation from the subterranean level to level 01 will make it a prominent feature from Darlington Lane. The necessity of the loading bay running the length of the building and adjoining Darlington Lane is questioned and some provision could be made for some soft landscaping in and around this area.

Consolidation and centralisation of rooftop plant

Many of the proposed changes evident in the building elevations relate to the reorganisation and consolidation of the plant and service rooms and the introduction of a new roof structure over much of the western part of the complex. Most evident in the elevations, this consolidation reduces the visual clutter of multiple rectangular forms projecting above the building. The proposed revisions present a cleaner contemporary appearance. However, some concern is raised over the length of the metal plant room louvers used as an external treatment, and the ability to provide some break in these horizontal elements which is not clearly represented.

Amended landscape and public domain design

The modified proposal presents a reduction in the number of trees and soft landscaping across the site, which is not supported. The modified landscaping scheme removes any planting immediately adjoining building elements, which would otherwise aid in softening the built form and also assist in solar absorption.

The proposed modifications remove the green roof and reduce the area of roof terrace planting. These changes combined with the reduced soft landscaping at ground level will most likely increase stormwater runoff and generation from the site. However, the modification application states that stormwater and flooding issues remain unchanged from the project approval.

The proposed removal of the green roof and reduced terrace planting is not a positive outcome. A green roof element could still be adopted with the proposed consolidation of plant rooms and the amended roof design.

The increased provision of ramps and reduction in stairs from the existing approved scheme improves circulation around and between buildings and is supported.

Tree Removal:

It is noted that the following trees are proposed to be removed:

- 2 Water Gums located adjacent to the Abercrombie Street frontage
- 1 Paperbark tree to the north of tree 20 and adjacent to Darlington Public School boundary
- 1 Swamp Oak (tree 23) which is also adjacent to Darlington Public School boundary

It was noted by Council's Tree Management Officer during a recent site inspection that removal of these trees has already been completed. The removal of the trees prior to approval being issued is unacceptable and in light of the comments above, further efforts should be made to incorporate further green spaces.

Transplanting Comments:

According to the Arborist Report, the row of Crows Ash trees located in Rose Street previously proposed to be transplanted are now proposed for removal. The report outlines that the feasibility to transplant these trees is restricted by fibre optic cables which run directly beneath the trees. This prevents successful transplanting due to the limited root ball that would be salvaged during the procedure. Therefore removal and replacement of these trees is supported.

Another row of Crows Ash trees number tree 29 in the original Arborist Report which were proposed for transplanting will now be retained *in situ*. However the southernmost tree will be removed to accommodate construction of a new lift that will service Mandelbaum House. The Arborist report states that the tree is of low to moderate landscape value and its removal will not have any impact on the landscape amenity immediately surrounding this area. Following a recent site inspection, this recommendation is confirmed and tree removal is supported by the Tree Management team.

Council's Public Domain unit have reviewed the proposed modifications and advise that there are no new Public Domain conditions, but that those previously

recommended, yet absent from the existing approval, are applicable and should be applied to the modified proposal.

As the development has a direct impact on the public domain including a new vehicle crossing off Darlington Lane, landscape elements, and proposed upgrades to footpaths, conditions are outlined in Attachment A to be included on any Project approval for the modified proposal.

Relocation of car park entry (as required by conditions)

Condition B4 of the development approval required that there be no vehicle access from Abercrombie Street. The proposal seeks for access to be provided to the underground car parking and loading dock areas via a ramp from Darlington Lane in the north-west corner of the site.

The Interim Traffic Statement by TTW states that any proposed driveway to the site on Darlington Lane requires the lane to be one way. Council's Transport Planning unit is generally supportive of both the one way arrangement and the proposed driveway from this lane. However, the conversion of the lane from two-way to one way is not something that can be approved as part of this application, and as such the application in its current form cannot be supported without the appropriate approvals in place.

A solution provided by Council's Transport Planning unit is to require the applicant to provide a passing bay within their land such that if in the absence of approval for a one way conversion, the lane could still cope with the additional level of traffic. It is noted that the substation next to the driveway has a space in front of it large enough for a passing bay. This could be designed to operate as a passing bay and then if/when the requisite approvals are obtained for Darlington Lane to become one way the passing bay requirement can be rescinded.

Council's Transport Planning unit is supportive of making Darlington Lane one way given the size of the car park for the proposed development which will increase traffic and therefore the number of conflicts along the lane. The nature of the parking is likely to result in the majority of those movements going in the same direction in each peak, therefore reducing conflicts.

Provision of wheelchair access direct from Darlington Lane

The improved network of ramps surrounding the building complex addressing accessible design for persons with disabilities is supported.

Deletion of conditions B1, D1 and G1 related to green star

With the City's Sustainable Sydney 2030 objectives, the deletion of these conditions is not something that the City supports. Energy efficient measures should be encouraged, promoted and required wherever possible.

Rationalisation of the car park areas onto one level

The proposal appears to provide the same number of car parking spaces to that of the existing approval (however, parking spaces 55 & 56 were not evident on the plans). Within the car parking provisions, the proposal increases the number of disabled car spaces from 2 spaces to 8 spaces and retains the number of 'small car' parking spaces at 10.

The proposed car space numbers remains consistent with the City's desire to reduce the use of private transportation and particularly relevant to the Abercrombie Precinct which is in close proximity to Redfern train station as well as numerous bus routes and cycling infrastructure. The provision for bicycle parking appears to have increased (certainly in the underground parking area), however, no discussion is provided as to any revision in car or bicycle parking spaces, such that these are considered to remain unchanged.

The provision of car parks on one or two lower ground levels is considered to have little or no environmental effect with respect to the proposed building, such that no objection is raised.

Heritage

The amended plans continue to include the reconstruction of the Joiners' Workshop façade to the exterior of one of the ground floor lecture rooms. This was included in the Heritage implementation strategy required under condition B9 and its inclusion and contribution to the project is again supported.

Council's Senior Heritage Specialist has reviewed the proposed changes and considers that the built form remains largely unchanged from that approved and there are to be no significant material changes. As such, there are no additional adverse heritage impacts resulting from the proposed modification on the heritage significance of the heritage listed Darlington terraces in the vicinity and the Golden Grove Conservation area.

Conditions

The granting of consent for the proposal should include the recommended conditions of consent as detailed in Attachment A to this letter. Council staff are available to assist with the final drafting of any conditions of consent.

Conclusion

The proposal modifications are generally considered to provide improvements to the development as a whole.

Notwithstanding the positive aspects of the proposal, the issues raised, and in particular those with respect to landscaping and road configuration need to be addressed in order for the proposed modifications to be completely supported.

If you would like to speak to an officer, please contact Alistair Smith on 9265 9112 or e-mail asmith1@cityofsydney.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Louise Kerr', with a long horizontal flourish extending to the right.

Louise Kerr
Acting Director City Planning, Development and Transport

ATTACHMENT A – RECOMMENDED CONDITIONS

DARLINGTON LANE ONE-WAY

The conversion of Darlington Lane from two-way to one-way is not approved as part of this consent.

A separate application must be made to the City Infrastructure and Traffic Operations Unit at the City of Sydney for the change to the road network. Contact the Traffic Operations team for information on what information is required to be submitted as part of this application and the process which is required to be undertaken.

PASSING BAY

The design for the Darlington Lane frontage must be amended to include the provision of a passing bay.

In the event that access/egress to and from Darlington Lane becomes one-way, the requirement for a passing lane is cancelled.

ALIGNMENT LEVELS

- a) Prior to Construction, footpath alignment levels for the building must be submitted to Council for approval. The submission must be prepared by a Registered Surveyor and must be in accordance with the City of Sydney's Public Domain Manual.
- b) These alignment levels, as approved by Council, are then to be incorporated into the plans submitted to the certifying authority.
- c) If a Public Domain Plan condition applies to the development the Alignment Levels application must be made concurrently with the submission of a Public Domain Plan.

PUBLIC DOMAIN PLAN

The Public Domain Plan accompanying this Development Application has not been approved by this consent. The design of the Public Domain must be further resolved in consultation with Council officers and all other relevant stakeholders to satisfactorily address the following issues:

- a) Footway finishes and the delineation and design of the public plazas adjoining it;
- b) The footway adjoining the private landscape in Darlington Lane at the western end of the site must be designed with respect to accessibility issues. Changes in height along the edge of the public footway are to be designed and certified as being compliant with the relevant Australian Standard with certification submitted to Council prior to a Construction Certificate being issued;
- c) The stormwater gardens proposed in Codrington Street must be designed in consultation with Council's engineers and approved prior to Construction;

Three copies of a detailed Public Domain Plan must be prepared by an architect, urban designer or landscape architect and must be lodged with Council's Public

Domain Section and approved by Council prior to a construction for any new building work (including internal refurbishments) excluding approved preparatory, demolition or shoring work.

The Public Domain Plan must be prepared in accordance with the City of Sydney's Public Domain Manual. The works to the public domain are to be completed in accordance with the approved plan and the Public Domain Manual before any Occupation Certificate is issued in respect of the development or before the use commences, whichever is earlier.

Note: A Public Domain Works Guarantee deposit will be required for the public domain works, in accordance with the City of Sydney's adopted fees and charges and the Public Domain Manual. The Public Domain Works Guarantee must be submitted as an unconditional bank guarantee in favour of Council as security for completion of the obligations under this consent.

Council's Public Domain section must be contacted to determine the guarantee amount prior to lodgement of the guarantee. The guarantee must be lodged with Council prior to a Road Opening Permit for works on the public way being issued.

The Bank Guarantee will be retained in full until all Public Domain works are completed and the required certifications, warranties and works-as-executed documentation are submitted and approved by Council in writing. On satisfying the above requirements, 90% of the total securities will be released. The remaining 10% will be retained for the duration of the specified Defects Liability Period.

PUBLIC DOMAIN WORKS - HOLD POINTS AND HANDOVER

- a) Prior to construction of new building work, excluding approved preparatory, demolition and shoring work, a set of hold points for approved public domain and civil construction work is to be determined with and approved by the City's Public Domain section in accordance with the City's Public Domain Manual.
- b) Completion and handover of the constructed public domain works is to be undertaken in accordance with the City's Public Domain Manual, including requirements for as-built documentation, certification and defects liability period.

STORMWATER AND DRAINAGE - MAJOR DEVELOPMENT

On-site detention, treatment and re-use is encouraged.

- a) Prior to construction, details of the proposed stormwater disposal and drainage from the development including a system of on-site stormwater detention in accordance with Council's standard requirements and details of the provision and maintenance of overland flow paths must be submitted to and approved by Council. All approved details for the disposal of stormwater and drainage are to be implemented in the development.
- b) Any proposed connection to the Council's underground drainage system will require the owner to enter into a Deed of Agreement with the Council and obtain registration on Title of a Positive Covenant prior to construction and prior to the commencement of any work within the public way.
- c) The requirements of Sydney Water with regard to the on-site detention of stormwater must be ascertained and complied with. Evidence of the approval

of Sydney Water to the on-site detention must be submitted prior to construction.

- d) An "Application for Approval of Stormwater Drainage Connections" must be submitted to the Council with the appropriate fee at the time of lodgement of the proposal for connection of stormwater to the Council's drainage system.

PRESERVATION OF SURVEY MARKS

All works in City streets must ensure the preservation of existing permanent survey marks (a brass bolt, or a lead plug holding a brass tack, covered by a cast iron box). At least forty-eight hours prior to the commencement of any works in the public way within 1 metre of a permanent survey mark contact must be made with the City's Project Manager Survey / Design Services to arrange for the recovery of the mark.

Prior to construction, a survey plan, clearly showing the location of all permanent survey marks fronting the site and within 5 metres on each side of the frontages must be submitted to Council.

At least forty-eight hours prior to the commencement of any works in the public way within 1 metre of a permanent survey mark contact must be made with the City's Senior Surveyor to arrange for the recovery of the mark.

A fee must be paid to the Council for the replacement of any permanent survey mark removed or damaged in accordance with the City's Schedule of Fees and Charges (Reinstatement of Survey Box).

LANDSCAPING OF THE SITE

- a) A detailed landscape plan, drawn to scale, by a qualified landscape architect or landscape designer, must be submitted to and approved by Council prior to the issue of a Construction Certificate. The plan must include:
 - (i) Location of existing and proposed structures on the site including existing trees (if applicable);
 - (ii) Details of earthworks including mounding and retaining walls and planter boxes (if applicable);
 - (iii) Location, numbers and type of plant species;
 - (iv) Details of planting procedure and maintenance;
 - (v) Details of drainage and watering systems.
- b) Prior to construction, a maintenance plan is to be submitted to and approved by the Principal Certifying Authority. The maintenance plan is to be complied with during occupation of the property.
- c) All landscaping in the approved plan is to be completed prior to an Occupation Certificate being issued.

FOOTPATH DAMAGE BANK GUARANTEE

A Footpath Damage Bank Guarantee calculated on the basis of an area of [Planner insert area] sqm of [Planner insert type of materials e.g. concrete] site frontage must be lodged with Council in accordance with the City of Sydney's adopted Schedule of Fees and Charges. The Footpath Damage Bank Guarantee must be submitted as an unconditional bank guarantee in favour of Council as security for repairing any

damage to the public domain in the vicinity of the site. The guarantee must be lodged with Council prior to construction.