

Modification of Minister's Approval

Section 75W of the *Environmental Planning & Assessment Act 1979*

As delegate of the Minister for Planning and Infrastructure under delegation dated 14 September 2011, the NSW Planning Assessment Commission approves the modification of the project application referred to in schedule 1, subject to the conditions in schedule 2.



Donna Campbell
Member of the Commission



Alan Coutts
Member of the Commission

Sydney

31 March 2014

SCHEDULE 1

Project Approval:

MP07_0158 granted by the Minister for Planning and Infrastructure on 16 November 2012

For the following:

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 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.

Modification Number:

MP07_0158 MOD 3:

- modifications to the façade treatment, design and layout of the student accommodation building, associated landscaping and public domain; and
- increase the maximum resident student capacity from 188 beds to 200 beds.

SCHEDULE 2 CONDITIONS

- Delete condition A2 and replace with the following:

Development in Accordance with Plans and Documents

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

- (a) Environmental Assessment titled *Abercrombie Precinct Redevelopment Project Environmental Assessment*, prepared by *PJEP Environmental Planning Pty Ltd*, dated March 2011;
- (b) Project Report titled *Preferred Project Report and Response to Submissions, The University of Sydney, Abercrombie Precinct Redevelopment*, prepared by *JBA Planning*, dated April 2012 (amended July 2012);
- (c) Section 75W Modification titled *Section 75W Modification Project Approval (MP07_0158), Abercrombie Precinct Redevelopment, University of Sydney*, prepared by *McKenzie Group Consulting Planning*, dated August 2013;
- (d) Response to Submissions titled *Response to Submissions Section 75W Modification Application (MP07_0158 MOD 2)*, prepared by *McKenzie Group Consulting Planning*, dated October 2013;
- (e) Section 75W Modification titled *Modification to University of Sydney Abercrombie Precinct Redevelopment (MP07_0158)*, prepared by *JBA Planning*, dated 11 October 2013;
- (f) Response to Submissions titled *University of Sydney Abercrombie Precinct Redevelopment (MP07_0158) MOD 3*, prepared by *The University of Sydney*, dated 12 December 2013
- (g) The following drawings, except for:
 - (i) any modifications 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; or
 - (iii) otherwise provided by the conditions of this approval.

Architectural (or Design) Drawings prepared by KANNFINCH and NETTLETON TRIBE			
Drawing No.	Revision	Name of Plan	Date
A1001	E	SITE ANALYSIS	18/07/13
A1003	E	EXTENT OF WORKS	18/07/13
A1004	A	EXISTING SUBDIVISION PLAN	13/04/12
A1005	B	EXISTING SITE & DEMOLITION	12/07/12
A1006	B	PROPOSED SITE OVERVIEW	12/07/12
A2200	F	PLAN – LOWER GROUND	29/07/13
A2201	F	PLAN – CAR PARK LEVEL	29/07/13
A2202	F	PLAN – GROUND FLOOR	29/07/13
A2203	F	PLAN – MEZZANINE	29/07/13
A2204	F	PLAN – LEVEL 01	29/07/13
A2205	F	PLAN – LEVEL 02	29/07/13
A2206	F	PLAN – LEVEL 03	29/07/13
A2207	F	PLAN – LEVEL 04	29/07/13
A2208	F	PLAN – LEVEL 05	29/07/13
A2209	F	PLAN – ROOF	29/07/13
A2210	F	PLAN – BASEMENT	29/07/13
A3000	F	RENDERED ELEVATIONS – ABERCROMBIE STREET	29/07/13
A3001	F	RENDERED ELEVATIONS – CODRINGTON STREET & DARLINGTON LANE	29/07/13
A3002	F	RENDERED ELEVATIONS – WEST ELEVATION FACING SCHOOL	29/07/13

A3100	F	SECTIONS A & B	29/07/13
A3101	F	SECTIONS C & D	29/07/13
A9000	D	FINISHES – MATERIALS/USBS	04/12/13
TTW-BUS-CIV-SKT-110	P1	DARLINGTON LANE KERB AND PAVEMENT WORKS	03/10/13
MCG-BUS-LDS-DWG	N/A	SUBSTATION PLAN AND DARLINGTON LANE ELEVATION	N/A
4001_DA01-F	F	BASEMENT PLAN	06.02.14
4001_DA02-F	F	GROUND FLOOR PLAN	06.02.14
4001_DA03-F	F	LEVEL 1 & 2 PLAN	06.02.14
4001_DA04-F	F	LEVEL 3 & 4 PLAN	06.02.14
4001_DA05-F	F	ROOF PLAN	04.12.13
4001_DA06-F	F	ELEVATIONS	06.02.14
4001_DA07-F	F	SECTIONS	06.02.14
4001_DA08-F	F	APARTMENT TYPES	06.02.14
4001_DA010-F	F	FENCE DETAILS	06.02.14
4001_DA011-F	F	FAÇADE DETAILING	06.02.14
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

- Delete condition A13(a) and replace with the following:

A13 The proponent shall:

(a) make the following information publicly available on its website:

- a copy of the Construction Environmental Management Plan, Noise Management Plan, Waste Management Plan and Compliance Report required under conditions of this approval;
- a comprehensive summary of monitoring result of the project, which have been reported in accordance with the various plans approved under the conditions of this approval;
- a summary of the operational plan as described in the University of Sydney letter dated 12 December 2013 to the NSW Department of Planning and Infrastructure. The plan shall be made available before the issue of the final occupation certificate. It shall include, but not be limited to the following - house rules, noise policy, and facility management contact details.

- Delete condition B14 and replace with the following:

Number of Car and Bicycle Parking Spaces

B14. The number of car and bicycle parking spaces to be provided for the development shall comply with the table below. Details confirming the parking numbers shall be submitted to the satisfaction of the PCA prior to the certification of Crown Building Works.

Car/Bicycle Parking Space Allocation	Number
Car Parking Spaces	82
Business School Building Bicycle Parking Spaces	383
Student Accommodation Building Bicycle Parking Spaces	50

- Delete condition B15(a) and replace with the following:

B15 (a) all bicycle parking for occupants of the student accommodation building must be Class 2 Bicycle facilities;

- Delete condition B25 and replace with the following:

Landscape Plans

B25.

- (a) Detailed landscape plans for both the Business School Building and Student Accommodation Building components of the Abercrombie Precinct Redevelopment, drawn to scale, by a qualified landscape architect or landscape designer, must be submitted to and approved by the Director General prior to:
 - (i) the next certification of Crown Building Works (CC5 – Remainder of Structure) for the Business School Building; and
 - (ii) the certification of Crown Building Works for above ground works for the Student Accommodation Building.
 - (b) The plans 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; and
 - (v) details of drainage and watering systems.
 - (c) The Business School Building landscape plan must also provide details for the installation of photo-voltaic cells on the roof the Business School as per the drawing prepared by John Holland, *'Indicative location of potential Photovoltaic Cells'* dated 23-01-14.
 - (d) Prior to occupation, a landscaping maintenance plan is to be submitted to and approved by the PCA. The maintenance plan is to be complied with during occupation of the property. In this regard, satisfactory access for maintenance of all landscaping is to be maintained at all times.
 - (e) All landscaping in the approved plans is to be completed prior to occupation or commencement of use of the corresponding building.
- Insert the following new condition B29 after B28:

Student Accommodation Building Floor to Ceiling Heights

B29. To design of the building must ensure that all habitable areas on all floors achieve a minimum 2.7 m floor to ceiling height except at the kitchen area where a minimum height of 2.5m applies. Details are to be submitted to the satisfaction of the PCA prior to the certification of Crown Building Works.

- Insert the following new conditions B30 and B31 after B29:

Student Accommodation Building Ecologically Sustainable Development

B30. The Student Accommodation Building shall identify all reasonable and feasible design, construction and operational measures required to target a 5 star green star rating. Details are to be clearly identified in relevant construction plans and construction management plans.

Student Accommodation Building - Lift Opening

B31 The opening of the lift to garbage and bike storage must not face Mandelbaum House. An amended ground floor plan must be submitted to the satisfaction of the PCA prior to the certification of Crown Building Works. A copy of the amended plan must be provided to the Director General for record purposes.

- Delete G1 and replace with the following:

Building Energy Rating

G1.

- (a) The Business School Building shall implement operational and design measures to target a 5 Star – Education v1 rating.
- (b) The Student Accommodation Building shall implement operational and design measures to target a 5 star green star rating.