



DESIGN COLLABORATIVE Pty Limited

ABN 36 002 126 954
ACN 002 126 954

Planning and Development Consultants

www.designcollaborative.com.au

G W Smith
BSurv(QLD)
MCP(MIT)
MIS FPIA
MRTPI FAPI
CPP

H M Sanders
MPhil(Lon)
MSc(Rdg)
FPIA MRTPI
MRICS CPP

J Lidis
BTP (UNSW)
MPIA CPP

27 January 2010

Ref: 109422.2L

The Director-General
Department of Planning
Bridge Street
Sydney NSW 2000

Attention: Ms A Ravitz-Williams

Dear Sir,

Re: Application for Proposed Modifications to Major Project Approval No. 06-0265 dated 23 January 2008 and Proposed Further Amendment of the SCRA Scheme – Sydney Harbour YHA and Archaeological Education Centre, 110 – 128 Cumberland Street, The Rocks

We refer to our meeting with officers of the Department on 23 November 2010 and to our subsequent discussions in relation to the above matter.

Please find enclosed an application for the modification of Major Project Approval No. 06-0265, for which the approval of the Minister is sought pursuant to Section 75W(2) of the EP&A Act 1979, comprising:

- a completed application form;
- plans of the proposed modifications prepared by Tzannes Associates as listed in the attached Schedule;
- a "Submission seeking a Variation to the Sydney Cove Redevelopment Authority (SCRA) Scheme"; and
- the required fee for a minor modification.

As discussed at our meeting, the nature of the proposed modifications is such that formal environmental assessment requirements would not need to be notified pursuant to Section 75W(3) of the EP&A Act 1979. This letter describes the proposed modifications. The assessment of the proposed modifications in the context of relevant planning considerations is undertaken in the enclosed "Submission seeking a Variation to the Sydney Cove Redevelopment Authority (SCRA) Scheme".

Proposed Modifications

The proposed modifications to which this submission relate are situated at the upper level of the building known as the North Wing of the Youth Hostel, specifically, the existing terrace at Level 03 of that building. The terrace extends across the full width of the eastern façade

of the North Wing facing Gloucester Street and is directly accessible from the Level 03 lounge/TV room at the north-eastern corner of the building as well as from the open access walkway around the central void of the building.

At present, the Level 03 terrace is unroofed apart from a small roof overhang adjacent to the lounge room. It is used for informal relaxation and recreation by Hostel guests. The terrace is the only external recreational space provided for the Hostel as access to the ground is not provided due to the need to protect the archaeological remains. As a result, the terrace is a significant component of the Hostel and an important amenity for guests.

The proposed modifications to the Level 03 terrace are illustrated in the attached plans prepared by Tzannes Associates and are summarised as follows:

- modification of the terrace balustrade handrail to increase its height to RL 42.52. The balustrade handrail is proposed to be modified by duplicating the existing steel plate handrail at a distance of some 200mm above the existing handrail; and
- extension of the existing building roof over the south-western part of terrace together with the installation of an integrated steel framed glazed screen some 2m high between the extended roof and the balustrade along the southern edge of the terrace. The roof is proposed to extend towards the east by some 4m to cover an area of some 48m²;
- installation of a steel framed glazed screen some 1.5m high on top of the balustrade of the open access walkway adjacent to the southern access point to the terrace.

The proposed modification to the balustrade handrail, and associated increase in the overall height of the balustrade, is designed to address perceived safety concerns with the height of the existing balustrade (although compliant with BCA requirements).

Similarly, the installation of the glazed screen adjacent to the southern access point to the terrace is to prevent unauthorised access to the terrace after hours. This screen would not be visible from any external vantage point.

The proposed roof extension is at the same level as the existing adjoining roof (RL 44.7 to the parapet). The proposed extension is cantilevered at its northern end and supported at its southern end by a steel plate column positioned on the handrail of the balustrade. The column is designed to match the details on the rest of the building. Similarly, the roof edge details are designed to match those of the existing building.

The proposed roof extension and associated glazed screen are designed to improve the amenity and utility of the terrace area. The proposed roof extension will allow use of part of the terrace in all weathers while the proposed glazed screen will improve the amenity of the terrace through the provision of protection from winds.

The proposed modifications will also involve a further variation to the SCRA Scheme over that approved as part of the project approval. This matter is addressed in the enclosed "Submission seeking a Variation of the Sydney Cove Redevelopment Authority (SCRA) Scheme".

Assessment of the Proposed Modifications

As referred to above the assessment of the proposed modifications is undertaken in the context of the "Submission seeking a Variation to the Sydney Cove Redevelopment Authority (SCRA) Scheme" which accompanies this modification application.

Overall, the appearance of the modified development would be similar to that which was originally approved, particularly as no change is proposed in finishing material. In addition, there will be no significant adverse external impacts associated with the proposed modified structures.

Accordingly, it is requested that the Minister modify the approval for the subject project pursuant to Section 75W(4) of the EP&A Act 1979, to allow the proposed changes to the Level 03 terrace.

If you wish to discuss the matters addressed above, please contact the writer.

Yours faithfully,
DESIGN COLLABORATIVE PTY LTD

A handwritten signature in dark ink, appearing to read 'H M Sanders', is positioned above the printed name and title.

H M Sanders
Director

Schedule of Plans prepared by Tzannes Associates depicting Proposed Modifications to Level 03 Terrace - Major Project Approval No. 06-0265 dated 23 January 2008
Drawing No. 1103, revision A3, dated 15 December 2010
Drawing No. 1104, revision A3, dated 15 December 2010
Drawing No. 2000, revision A3, dated 15 December 2010
Drawing No. 2001, revision A3, dated 15 December 2010
Drawing No. 3000, revision A1, dated 15 December 2010