

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, I approve the modification of the project application referred to in Schedule 1, subject to the conditions in Schedule 2.

 30/11/11

A/Director
Metropolitan and Regional Projects South

Sydney

2011

SCHEDULE 1

Project Approval:

MP 09_0075 granted by the Minister for Planning and Infrastructure on 27 November 2010.

For the following:

A Project Application for redevelopment of Wallace Wurth Building, including:

- demolition of the existing single storey building on the corner of High and Botany Streets, the dangerous goods store, boundary fence, hedge, various retaining walls, kerbs and paving, removal of the existing trade waste pit and trees along High and Botany Street boundaries;
- construction of an additional level above the west wing;
- an expansion of the building footprint to the north and south of the existing east or "M" wing to create a new 7 storey building with a gross floor area of 20,739m²;
- a central atrium space to connect the floor levels of the western and eastern wings; and
- associated landscaping works along the High and Botany Street boundaries.

Modification 1:

- Amendment to the northern façades of the eastern and western wings; and
- Amendment to the retention and removal of trees along the High Street and Botany Street frontages of the site.

SCHEDULE 2

PART A – ADMINISTRATIVE CONDITIONS

Modify Condition A2, as follows:

A2 Development in accordance with plans and documents

The development will be undertaken in accordance with the following drawings and documents:

Environmental Assessment Wallace Wurth Redevelopment UNSW Kensington Campus and Appendices prepared by RPS, 23 June 2010			
Section 75W Modification Application – UNSW Wallace Wurth Building (MP09_0075) and Appendices prepared by RPS, 7 September 2011 and Arboriculture Assessment by the ENTS Tree Consultancy, dated 29 June 2011			
Preferred Project Report prepared by RPS Australia East Pty Ltd, dated 1 September 2010 including all attachments			
Architectural (or Design) Drawings prepared by Wilson Architects and Lahznimmo Architects and Landscape Drawings prepared by Spackman Mossop Michaels			
Drawing No.	Revision	Name of Plan	Date
C27-A-C-EA 03	02	Site Plan	26 August 2010
C27-A-C-EA 04	01	Demolition Plan	22 June 2010
C27-A-C-EA 05	01	Lower Ground Floor	26 August 2010
C27-A-C-EA 06	01	Ground Floor	26 August 2010
C27-A-C-EA 06	02	Ground Floor	12 August 2011
C27-A-C-EA 07	01	Level 1 Plan	26 August 2011
C27-A-C-EA 07	02	Level 1 Plan	12 August 2011
C27-A-C-EA 08	02	Level 2 Plan	26 August 2011
C27-A-C-EA 08	03	Level 2 Plan	12 August 2011
C27-A-C-EA 09	02	Level 3 Plan	26 August 2011
C27-A-C-EA 09	03	Level 3 Plan	12 August 2011
C27-A-C-EA 10	02	Level 4 Plan	26 August 2011
C27-A-C-EA 10	03	Level 4 Plan	12 August 2011
C27-A-C-EA 11	02	Level 5 Plan	26 August 2011

C27-A-C-EA 11	03	Level 5 Plan	12 August 2011
C27-A-C-EA 12	02	Level 6 Plan	26 August 2011
C27-A-C-EA 12	03	Level 6 Plan	12 August 2011
C27-A-C-EA 13	01	Level 7 Plan	26 August 2010
C27-A-C-EA 14	01	Roof Plan	26 August 2010
C27-A-C-EA 15	02	Street Elevation	26 August 2010
C27-A-C-EA 16	01	South and North Elevations	26 August 2010
C27-A-C-EA 16	02	South and North Elevations	2 September 2011
C27-A-C-EA 17	02	East Elevation	26 August 2010
C27-A-C-EA 18	01	West Elevation	26 August 2010
C27-A-C-EA 19	01	Section A-A	26 August 2010
C27-A-C-EA 20	01	Section B-B	26 August 2010
C27-A-C-EA 21	01	Section C-C	26 August 2010
C27-A-C-EA 22	01	Section D-D	26 August 2010
L.EA.01	03	Landscape Plan	1 September 2010
L.EA.02	03	Landscape Plan	1 September 2010

End of section

PART B – PRIOR TO CERTIFICATION ON CROWN BUILDING WORK

Modify Condition B13, as follows:

B13 Landscape and Tree Management

A landscape plan (prepared by a registered member of either AILA/AILDM), must be submitted to, and be approved by Council, and must include the following:

- a. A detailed plant schedule and planting plan for the proposed development;
- b. Additional notation showing soil and mulch details, irrigation details, edging, paving, fencing details, surface finishes, retaining wall details, and any other landscape elements in sufficient detail to fully describe the proposed landscape works;
- c. All planter boxes and garden beds constructed on slab must have a minimum soil depth of 600mm;
- d. All detention tanks and below ground stormwater infiltration systems located within the landscaped areas shall have a minimum soil cover of 600mm to ensure sufficient soil depth to permit the establishment of landscaping;
- e. Any substation required shall be screened from view. The proposed location, elevation and screening method shall be shown on all detailed landscape drawings and specifications.

Approval is granted for removal of those trees listed for removal in the Arboriculture Assessment by the ENTS Tree Consultancy, dated ~~15~~ **29 June 2010 2011.**, ~~except for Tree 4. Trees 4, 7 and 11 shall be retained and protected in accordance with the recommendations of the Arboriculture Assessment by the ENTS Tree Consultancy – Proposed Tree Changes, dated 29 June 2011.~~ Additional evidence in support of the proposed removal of Tree 4 must be provided to Council for approval prior to its removal. **Trees 1, 2, 3, 39 and 40 are approved for removal.** All other trees on the site are to be retained and protected or relocated in general accordance with the recommendations of the Arboriculture Assessment by the ENTS Tree Consultancy, dated 15th-**29 June 2010 2011.**

The proponent must liaise with Council's Landscape Development Officer in relation to the cost associated with removing trees from public property, which will need to be paid into Tree Amenity Income at Council's offices, prior to the commencement of site works. The proponent must give at least four working weeks notice to arrange for replacement of the street trees.

End of section