

4 March 2019

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Ms Carolyn McNally
Secretary
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Attention: Anthony Witherdin (Director Modification Assessments)

Dear Mr Witherdin,

SSD 8596 – MOD 1 – SECTION 4.55(1A) MODIFICATION APPLICATION WESTERN BUILDING, UNIVERSITY OF WOLLONGONG

This application has been prepared by Ethos Urban on behalf of the University of Wollongong, pursuant to section 4.55(1A) of the *Environmental Planning and Assessment Act 1979* (EP&A Act) to modify Development Consent SSD 8596 which relates to the Western Building at the University of Wollongong.

The application relates to minor internal and external design changes. The modifications are a direct result of on-going design development. The proposed modifications necessitate amendments to the plan schedule in Condition A2.

This application identifies the consent, describes the proposed modifications and provides an assessment of the relevant matters contained in section 4.55(1A) of the EP&A Act. This application is accompanied by:

- Amended Architectural Plans prepared by HASSELL (**Attachment A**)
- Traffic and Parking Statement prepared Taylor Thomson Whitting (**Attachment B**);
- Fire Services Statement prepared by ABS Fire Safety (**Attachment C**); and
- BCA Statement prepared by Group DLA (**Attachment D**).

1.0 Background

Development consent (SSD 8596) was granted on 24 August 2018 by the NSW Department of Planning and Environment for the redevelopment of the Western Building and involved the construction of a four storey education building with 9,329m² of GFA, associate landscape and public domain works, site preparation works, and upgrade works to the Robsons Road culvert.

The proposal did not seek to increase student numbers across the UOW Campus. Rather students would be relocated from existing facilities to the Western Building. The proposal did however seek to increase staff occupancy numbers by 54. As noted in supporting documentation that accompanied the SSD, the additional staff was projected to result in a demand for an additional 39 vehicle spaces. In addition to this, the proposed loading dock configuration necessitate the removal of vehicle spaces. Due consideration was given to the design of the loading dock to minimise the number of spaces required to be removed. It was determined that the most suitable dock configuration was one which required service vehicles to enter the dock in reverse and exit in a forward direction and vice versa. Notwithstanding, the proposed design necessitated the removal of 104 vehicle spaces.

Inclusive of the additional demand for spaces and those requiring removal as a result of the loading dock, the proposal would generate an overall demand for 143 vehicle spaces. The demand for parking was proposed to be addressed through the implementation of a short and long term parking strategy involving a lease agreement with

TAFE NSW for use of 201 spaces. The strategy also relied on the utilisation of 248 spaces made available by the expansion of the University's P5 carpark (proposed under DA/2017/376).

Subsequent to the granting of SSD 8596, the University of Wollongong and its project team have identified a number of design modifications that will improve the appearance of the building and its internal functionality. In particular, the internal modifications are proposed for the purpose of achieving a more open plan layout. These modifications will increase the building's staff occupancy rate. It is noted the additional staff will be transferred from existing university facilities to the Western Building. Accordingly, the amendments will not increase the overall occupancy numbers of the University.

2.0 Consent proposed to be modified

The proposed modifications to SSD 8596 are illustrated in the Architectural Drawings included at **Attachment A** and include the following:

- minor amendments to the materiality and expression of the façade;
- amendments to the internal layout to achieve a more open plan layout;
- provision of an additional 87 staff workspaces within the building; and
- increase to the building's occupancy from 149 persons to 235 persons.

Internal Amendments

The proposed modifications include minor amendments to the internal layout of the building which are illustrated on the Architectural Plans at **Attachment A**. The proposed amendments and their locations include the following:

- minor relocation of the entrance doors on the western elevation to the workspace located adjacent to the courtyard at Ground Level;
- increase to the size of the centrally located plant at Level 1;
- amendments to the amenities located at Level 1 and Level 2;
- amendments to the HAS, SGSC and collaborative workspaces at Level 1 to Level 3 to achieve a more open plan layout;
- minor amendment to the layout of the specialist studios located at Level 3; and
- minor reconfiguration of the void located in the western portion of the floorplate at Level 1.

The proposed internal reconfigurations will have no impact on the approved GFA.

Façade Amendments

The proposal's exterior elevations have been amended to provide for an improved design that achieves an architectural expression more in keeping with the University's vision, whilst generally maintaining the originally proposed building expression, materiality and colour palette.

Notable changes include the further rationalisation of the facades to achieve a more vertical expression, which is attained through the inclusion of vertical fins located at intervals between masonry brickwork. At street level, feature masonry has been included adjacent to the entrances for the purpose of achieving a more varied materiality that provides greater visual interest. Further, the amended design has sought to further refine the façade at ground level by incorporating a vertical and horizontal aluminium and glazed façade system that improves the articulation of the building.

A detailed overview of the changes is provided below in **Table 1**. The proposed amendments to the northern and southern facades are also shown from **Figures 1 – 2**.

Table 1 Schedule of external changes

Level / Location	Description of Proposed Modification	Drawing No.	Revision.
Eastern Elevation	<ul style="list-style-type: none"> horizontal metal cladding to be deleted and replaced with vertical metal cladding/fins; inclusion of a steel framed awning 2.8m in height and 2m in length; deletion of the cooling towers; and addition of aluminium framed glazing. 	SK_0043	F
Northern Elevation	<ul style="list-style-type: none"> inclusion of roof cowls/skylights; inclusion of an awning above the entrance doors with a length of 9m and a height of 2.8m; introduction of feature masonry detailing at street level adjacent to the entrances; deletion of the horizontal sun shading to allow for their replacement with vertical perforated metal screening; reduction in the extent of the masonry to facilitate the inclusion of additional glazing and metal curtain walling; and inclusion of additional roof plant comprising a fume cupboard flue. 	SK_0042	F
Western Elevation	<ul style="list-style-type: none"> amendments to the plant at roof level, including the addition of a fume cupboard flue and removal of the cooling towers; removal of the horizontal sun shading to accommodate the introduction of vertical metal cladding with perforated openings and glazing; and minor reduction to the building height from RL 59.30 to RL 58.70. 	SK_0043	F
Southern Elevation	<ul style="list-style-type: none"> inclusion of metal cladding and glazing with a vertical expression; addition of a steel framed glazed façade at street level; and inclusion of a fume cupboard flue. 	SK_0042	F

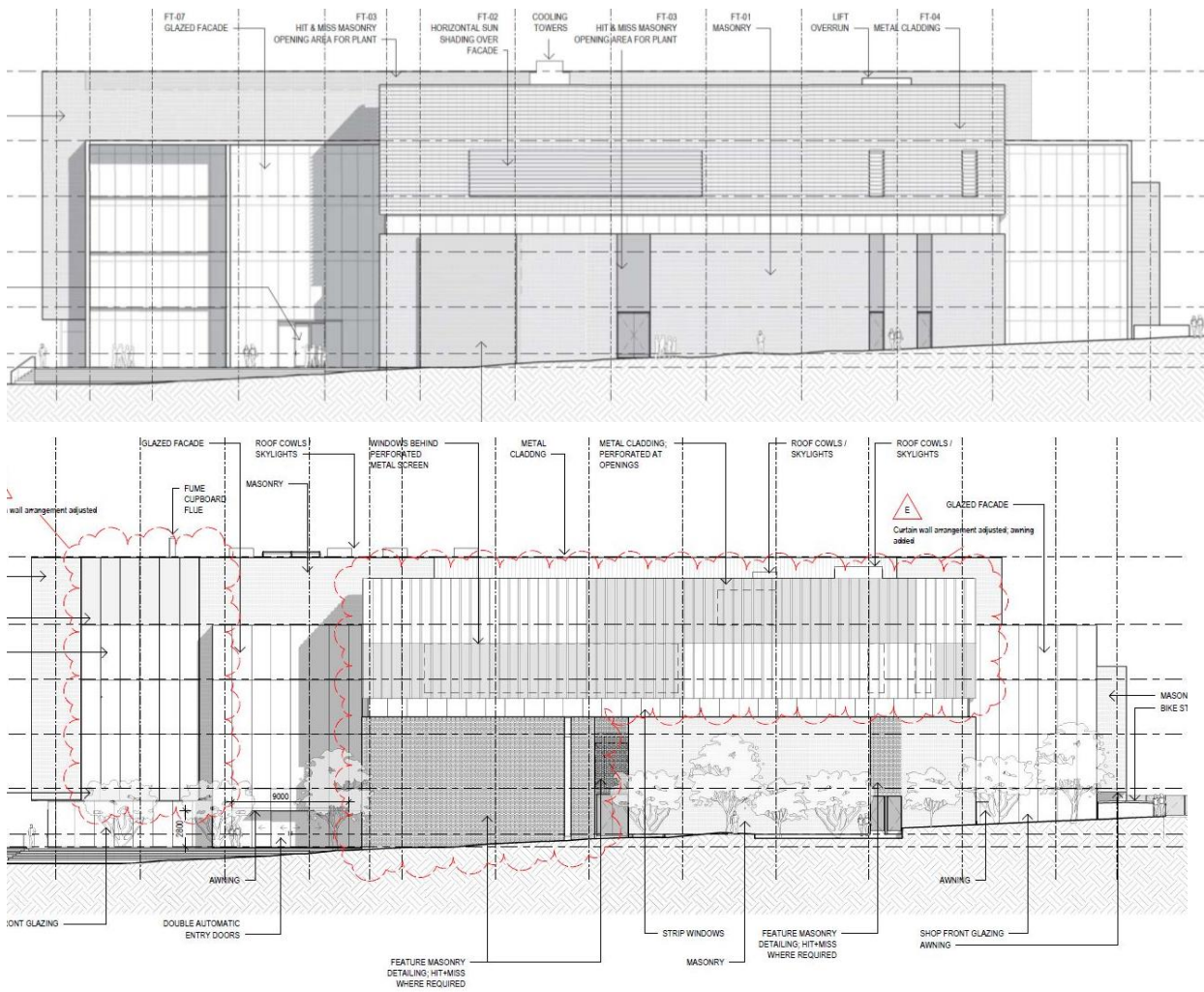


Figure 1 Approved northern façade (above) and proposed (below)

Source: HASSELL

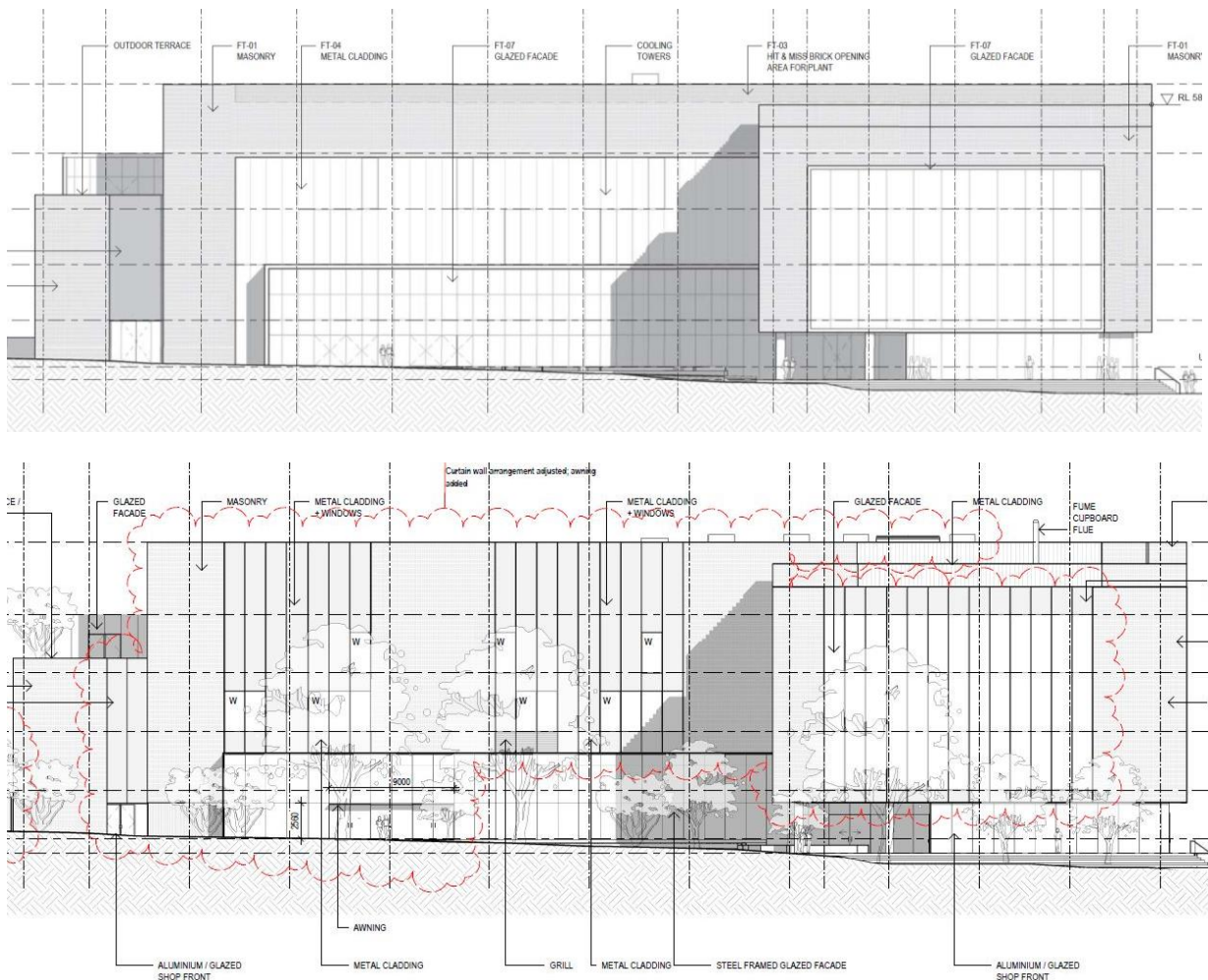


Figure 2 Approved southern façade (above) and proposed (below)

Source: HASSELL

External bin storage area

The proposal seeks to finalise the location and design of the plant/bin storage area which is proposed to be located to the west of the approved building and adjacent to the loading dock (refer to **Figure 3**). As noted in the EIS and supporting documentation, a waste storage area was always intended to be located adjacent to the vehicular entrance point for the Western Building.

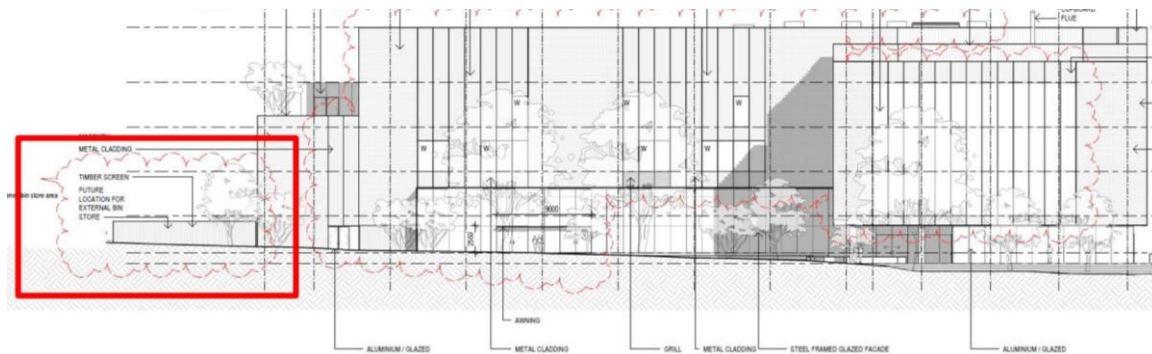


Figure 3 Proposed location of the external bin store

Source: HASSELL

The proposed modification includes further details pertaining to this waste storage area and demonstrates that it will be of high quality design and screened with timber panelling (refer to **Attachment A**). In addition to accommodating a bin store, the storage area will contain an emergency generator. Access to the storage area will be restricted to authorised personnel.

Loading Dock

The loading dock is proposed to remain unchanged. Service vehicles will still be required to enter the dock in reverse and exit in a forward direction. Accordingly, this modification application will not alter the approved 104 vehicles spaces that are required to be removed in order to accommodate the loading dock.



Figure 4 Approved loading dock (left) and proposed (right)

Source: HASSELL

2.1 Modifications to conditions

The proposed modifications described above necessitate amendments to the consent conditions which are identified below. Words proposed to be deleted are shown in **bold strike through** and words to be inserted are shown in **bold italics**.

A2. The development may only be carried out:

- a) in compliance with the conditions of this consent;
- b) in accordance with all written directions of the planning secretary;
- c) generally in accordance with the EIS as amended by the RtS; and
- d) in accordance with the approved plans in the table below:

Architectural (or Design) Drawings prepared by HASSELL and University of Wollongong			
Dwg. No.	Rev.	Name of Plan	Date
-	-	Demountables Relocation Plan	March 2018
A_0200	A	Demolition Plan and Nominal Contractor Laydown and Car Parking Area	16.02.18
SK_0001	B	Site Plan	23.10.17
SK_0033	H H	Schematic Ground Layout	20.10.17 20.02.19

Architectural (or Design) Drawings prepared by HASSELL and University of Wollongong			
SK_0034	G H	Schematic_Level 1 Layout	29.09.17 20.02.19
SK_0035	G H	Schematic_Level 2 Layout	29.09.17 20.02.19
SL_0036	G J	Schematic_Level 3 Layout	29.09.17 20.02.19
SK_0037	G H	Schematic_Level 4 Layout	29.09.17 20.02.19
SK_0042	C F	GA Elevations North-South	20.10.17 20.02.19
SK_0043	C F	GA Elevations East-West	20.10.17 20.02.19
Landscape (or Design) Drawings prepared by TaylorBrammer			
Dwg. No.	Rev.	Name of Plan	Date
LC01	L	Landscape Concept – Masterplan	27.10.17
LC02	L	Landscape Concept – Sections	27.10.17
Stormwater Drawings prepared by Taylor Thomson Whitting and Cardno			
Dwg No.	Rev.	Name of Plan	Date
C05	P6	Site Works Plant Sheet 1	18.10.17
C02	P1	Erosion & Sediment Control Plan	15.08.17
8201720801-001 SK005	2	Culvert Layout Plan	05.02.18
8201720801-001 SK006	1	Long Section	15.01.18
8201720801-001	1	Cross Sections	15.01.18
8201720801-001 SK008	1	Typical Details	15.01.18

3.0 Substantially the same development

Section 4.55(1A) of the EP&A Act states that a consent authority may modify a development consent if “it is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which the consent was originally granted and before that consent as originally granted was modified (if at all)”.

None of the proposed modifications, whether considered individually or as a whole, will substantially alter the essence of the approved development. The proposed development is substantially the same as the approved in that:

- It retains the same use as the approved development, providing for an education facility on a site zoned SP2 Infrastructure (Educational Establishment);
- the proposed modifications are generally consistent with the approved building envelope and do not amend the bulk, mass or scale of the development;
- the architectural expression remains largely consistent with the approved development;
- the public benefits delivered by the development in the form of facilities and amenity will continue to be provided; and
- the environmental impacts are the same as the approved development.

The incorporation of the proposed modifications will result in a development which is substantially the same as the approved development. The modification of the SSD approval can therefore be lawfully made under section 4.55(1A) of the EP&A Act.

4.0 Environmental assessment

Section 4.55(1A) of the EP&A Act states that a consent authority may modify a development consent if “*it is satisfied that the proposed modification is of minimal environmental impact*”. Under section 4.55(3) the consent Authority must also take into consideration the relevant matters to the application referred to in section 4.15(1) of the EP&A Act and the reasons given by the consent authority for the grant of the original consent.

The following assessment considers the relevant matters under section 4.15(1) and demonstrates that the development, as proposed to be modified, will be of minimal environmental impact.

4.1 Compliance with Statutory Plans

The development, as proposed to be modified, remains generally consistent with the following statutory plans and policies:

- NSW State Priorities (NSW 2021);
- Illawarra-Shoalhaven Regional Plan 2015;
- NSW Long Term Transport Master Plan 2012;
- Illawarra Regional Transport Plan 2014;
- Healthy Urban Development Checklist, NSW Health;
- Environmental Planning and Assessment Act 1979 (EP&A Act);
- Environmental Planning and Assessment Regulation 2000 (EP&A Reg);
- *State Environmental Planning Policy (State & Regional Development) 2011*;
- *State Environmental Planning Policy (Education and Childcare Centres) 2017*;
- *State Environmental Planning Policy (Infrastructure) 2007*;
- *State Environmental Planning Policy No.55 – Remediation of Land (SEPP 55)*;
- *State Environmental Planning Policy No 33 – Hazardous and Offensive Development; and*
- *Wollongong Local Environmental Plan 2009 (WLEP 2009)*.

The planning assessment of the proposed modified development remains generally unchanged with respect to the above matters. The proposal will continue to be consistent with the provisions of SLEP 2012 and other applicable planning policies.

4.2 Section 4.15(1)(b) Environmental Impacts

The EIS Submitted with the original application addressed the likely environmental impacts of the development, including:

- Compliance with Relevant Strategic and Statutory Plans and Policies
- Permissibility
- Urban Design and Built Form
- Environmental Amenity
- European Heritage
- Archaeology
- Traffic, Parking and Access
- Crime Prevention through Environmental Design
- Water Cycle Management

- Structural Stability
- Environmentally Sustainable Development
- Tree Removal and Ecological Impacts
- Consultation
- Construction Impacts
- Social and Economic Impacts

Compliance with relevant strategic and statutory plans and policies has been considered above. The planning assessment of the proposed modified development remains generally unchanged with respect to the above matters. However, the following matters warrant further assessment.

4.3 Urban Design and Built Form

The proposed amendments will not alter the configuration or massing of the approved buildings, or the presentation of the development to the public domain. In particular, the height and FSR are not proposed to change. Similarly, whilst minor changes are proposed to the approved materiality and façade concept, the proposal continues to reflect the original colour palette and horizontal/vertical expression.

4.4 Traffic, Parking and Access

A Traffic and Parking Statement prepared Taylor Thomson Whitting (TTW) is included at **Attachment B** and provides an assessment of the proposed amendments in relation to traffic and parking.

As noted above, the proposal seeks to accommodate an additional 87 staff workspaces and increase the building's occupancy potential from 149 to 235 persons. Notwithstanding, the Statement confirms that the additional workspaces will be utilised by existing staff who will be relocated from other areas of the Campus to the Western Building. Consequently, the proposal will not increase the overall staff numbers for the Campus and will not alter the demand for parking or public transport.

In light of the above, the proposed short and long term parking strategy remains adequate to address the parking demands associated with the proposal. Moreover, the findings of the Traffic and Parking Assessment prepared by TTW which accompanied the EIS remain unchanged.

It is noted that the loading dock will continue to be suitable to accommodate a 12.5m Heavy Rigid Vehicle (HRV) and the swept path analysis included with the original application remains unchanged.

4.5 Fire Safety

A Fire Safety Statement has been prepared by ABS Fire Safety and is included at **Attachment D**. The Statement confirms that the proposal as modified will continue to satisfy the relevant fire safety standards.

4.6 BCA

A BCA Statement has been prepared by Group DLA to assess the amended design against the requirements of the BCA (refer to **Attachment C**). Group DLA conclude that the development as modified is capable of complying with the relevant BCA Standards.

4.7 Environmental Amenity

The proposed development will not give rise to any adverse amenity impacts, or alter the assessment contained in the original EIS.

4.8 S.79C(1)(c) Suitability of the site for the proposed development

The site remains suitable for the proposed development for the reasons outlined in the EIS lodged with the original application.

5.0 Conclusion

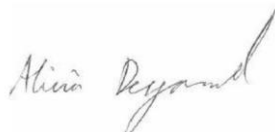
In accordance with section 4.55(1A) of the EP&A Act, the modified development will be substantially the same as the originally approved development. This application seeks to facilitate amendments in order to improve the functionality of the approved development and provide for an improved design. The proposed modifications will not alter the environmental impacts assessed and approved as part of the existing development consent, nor will they give rise to any additional adverse amenity impacts.

In accordance with section 4.55(1A) of the EP&A Act, Council may modify the consent as:

- the consent, as proposed to be modified, is substantially the same development as that originally approved;
- the modification will improve amenity offered by the approved education facility;
- the modifications are a result of ongoing design development and will improve the aesthetic appearance of the development and its internal layout;
- the proposal will not result in any unacceptable environmental, social, or economic impacts; and
- the proposed modification is of minimal environmental impact.

We trust that this information is sufficient to enable a prompt assessment of the proposed modification request.

Yours sincerely,



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