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26 March 2009
Ref: 068600.9L

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

Attention: Mr T Wise

Dear Sir,

**Re: Application for Proposed Modifications to Major Project Approval No. 06-0265 dated 23 January 2008 – Roof Top Plant
Youth Hostel and Archaeological Education Centre
The Rocks Dig Site
110 – 128 Cumberland Street, The Rocks**

We refer to our meeting with officers of the Department on 13 February 2009 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; and
- a cheque for \$750, being 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. Instead, this letter describes and assesses the proposed modifications in the context of relevant planning considerations.

Proposed Modifications

The proposed modifications which are the subject of this application relate to the roof top plant. The proposed modifications have arisen as a result of detailed services documentation which has necessitated changes to the placement and size of the roof services.

The attached plans prepared by Tzannes Associates depict the proposed modifications to the approved project. We note that those plans also depict other modifications which are the subject of a separate submission to the Department. The approach taken to the design and detailing of the proposed modifications is consistent with the project approval. In particular, there is no change proposed to the finish of the proposed structures, being aluminium louvres.

It is noted that where the plant has increased in height compared with the project approval, the structures as proposed to be modified are within or are consistent with the maximum height permitted under the SCRA Scheme.

Assessment of the Proposed Modifications

The proposed modifications to the rooftop plant will result in a change in the appearance of the development compared with the approved project. These changes relate to the relocation and/or deletion of various rooftop structures as well as the increase in height of some of those structures.

The roof top plant is proposed to increase in height by up to 1m on the north wing reaching a maximum height of RL 47.7. The proposed modified plant on the south wing reaches a maximum height of RL 47.1, an increase of 500mm. In this respect, as noted above, the proposed modifications comply with the maximum heights permitted on the site under the SCRA Scheme. There are no significant external impacts arising from the increased height of the structures as proposed to be modified having regard to their siting and setbacks from the outer edges of the building. The additional height proposed would not have any significant additional view impacts having regard to the generally small increases proposed and that individual structures covering only parts of the roofs are affected.

As also referred to above, the proposed modified plant structures will be clad in aluminium louvres, in a manner consistent with the approved project. In this respect, the proposal will not result in any significant change in the appearance of the approved project.

It is considered that the degree and nature of the change in the appearance of the approved project as a result of the proposed modifications to the rooftop plant would be satisfactory. Overall, the appearance of the development would be similar to that which has been approved, particularly as no change is proposed in finishing material. In addition, there will be no significant adverse external impacts associated with the increase in height of 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 rooftop plant.

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

Yours faithfully,
DESIGN COLLABORATIVE PTY LTD

A handwritten signature in black ink, appearing to read 'H M Sanders', written in a cursive style.

H M Sanders
Director

Schedule of Plans prepared by Tzannes Associates depicting Proposed Modifications to Rooftop Plant - Major Project Approval No. 06-0265 dated 23 January 2008
Drawing No. 1104, revision p08, dated 26 March 2009
Drawing No. 1109, revision p08, dated 26 March 2009
Drawing No. 2000, revision p10, dated 26 March 2009
Drawing No. 2001, revision p10, dated 26 March 2009
Drawing No. 2002, revision p08, dated 26 March 2009
Drawing No. 2003, revision p08, dated 26 March 2009
Drawing No. 2000x, revision p10, dated 26 March 2009 (colour)
Drawing No. 2001x, revision p10, dated 26 March 2009 (colour)
Drawing No. 2002x, revision p08, dated 26 March 2009 (colour)
Drawing No. 2003x, revision p08, dated 26 March 2009 (colour)