

09405
17 September 2009

Daniel Keary
Director - Government Land and Social Projects Assessments
Department of Planning
GPO Box 39
SYDNEY NSW 2001

Dear Dan

**PART 3A PROJECT
REVISION TO CHILLED WATER TANK LOCATION - SUPPLEMENTARY INFORMATION
SECTION 75W APPLICATION TO MODIFY APPROVAL
NEW MACQUARIE UNIVERSITY LIBRARY**

Introduction

We refer to the above development of the new Macquarie University Library presently underway. This letter supplements our earlier letter of 10 September 2009 which sought guidance regarding the need for a formal section 75W modification for the relocation of the approved cooling tank. You have advised that a formal section 75W application is warranted but that no further information is required. We have nonetheless addressed issues and concerns raised in telephone conversations with both Annette of your office and yourself in order to clarify misconceptions with the proposal and to support the project. Please also find attached a signed application form. The \$750 fee will follow shortly, as agreed.

As you may be aware the project was approved by the then Minister for Planning on 29 April 2008. A subsequent modification was also recently approved under delegation on 13 March 2009. The recent modification was for minor changes to the building's façade, rooftop, layout in relation to services, and included a reduction of height.

Impact of the proposal

In discussion with you, two issues have surfaced regarding potential impacts of the proposal. These are in relation to the impacts of the tank relocation on the façade and elevation of the building, and the impingement upon access around the tank to its west (towards Western Road). These issues are addressed individually below.

Façade / Elevation resolution

It has been assumed that the relocated tank will impact adversely upon the approved building's façade in terms of its location and relative scale. At its westernmost extremity, the library is predominantly underground, with its roof within the western portion of the development forming a grassed area. The main façade and elevation of the building occurs to the east. The relocated tank will not affect or impact upon the design resolution of the principal elevation and façade treatments of the library as it sits at the western fringe of the development.

In terms of scale, the tank will sit within a landscaped area partly concealed by existing mature and proposed trees. Further, the tank will blend with its urban and built backdrop, noting numerous buildings exist within the sightlines of the library, notably W3A, C3A, and C5A to the north, and multi-decked car parks to the south and proposed to the west. The tank's proposed height is well below the heights of the tallest of these.

This is further articulated by a revised elevation, which will be issued to you as soon as it is available.

Access

Concern has been raised about the potential and likelihood for the relocated tank to impinge upon access past it along Western Road's eastern alignment. We can advise that the proposed relocation will not impact upon any accessways adjacent or near the library. The tank is proposed to sit wholly within an approved soft landscaped (planted) area at the building's western edge. There is no footpath or access in the immediate vicinity of the tank's proposed location. Western Road's footpath lies at the western alignment of Western Road and services carparking further west.

The tank is well removed from any localised or broader University accessways or pedestrian desire-lines through the Campus. The proposal does not impact on any existing or future footpaths.

Conclusion

We are of the view that the proposed amendments to the library building are minor and have no adverse environmental impacts. The relocated tank should be seen in its broader locational context. It is proposed to sit predominantly within the same location as approved, away from any of the building's openings and access points and towards the rear and servicing area of and for the building. In general, the relocated tank will continue to sit appropriately, and at a scale, relative to its proposed functional requirements. It should be remembered that the tank will be viewed in context with other existing and taller buildings forming its backdrop. Accordingly, the impact of the proposal is marginal.

It should be noted that the library building will benefit from the proposed amendment in that the building's environmental performance and the University's sustainability goals will be significantly enhanced.

We trust that the above, and our earlier letter, in tandem along with submitted plans is sufficient to enable the Department to form the view that the modification is minor and is substantially the same development as approved.

Should you have any queries about this matter, please do not hesitate to contact me on 9956 6962 or oklein@jbaplanning.com.au.

Yours faithfully



Oliver Klein
Principal Planner