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Our Ref: JC070060

Date: 18 February 2011

Attn: Mr Daniel Cavallo
Acting Director, Government Land and Social Projects

Director General
Department of Planning
23-33 Bridge Street
Sydney NSW 2000

Via: hand delivery

Dear Mr Cavallo

**RE: College of Fine Arts (CoFA) Redevelopment - MP 08_0104
University of New South Wales, Paddington Campus**

**Section 75W Modification – Building F and Courtyard
(Modification No 3)**

In accordance with the provisions of Section 75W (s75W) of the Environmental Planning and Assessment (EP&A) Act 1979 and on behalf of our client Hindmarsh, we hereby submit this s75W Application to modify the Minister's approval for the redevelopment of part of the CoFA Campus (Project Application 08_0104) at the UNSW Paddington Campus.

This modification Application flows from refinements to the project due to design development, funding and the flow-on effects of changes to the siting of Building D (which were approved 21 December 2010 in Modification No 2).

Although the processing and assessment of this Major Project has been delegated by the Minister for Planning to the Council of the City of Sydney, it is considered appropriate that the Department of Planning assess this Application.

The s75W Application consists of the following documents:

This report describes and explains the proposed modifications to the approved project and assesses the impacts of the changes. The application also includes:

- Supporting Appendices:
 - Appendix A – a schedule of the proposed modifications
 - Appendix B - annotated drawings of the proposed modifications
 - Appendix C – Architectural Design Statement on proposed modifications & external finishes
 - Appendix D – Landscape Design Changes
 - Appendix E – supporting reports by specialist consultants
 - Appendix F – CLC meeting minutes from December 2010, January 2011 and February 2011.

- 4 x A3 copies of revised plans prepared by Architectus, dated February 2011
- Materials and Finishes Sample Board prepared by Architectus, dated February 2011
- a cheque for \$33,330.50, being the modification fee
- a completed Request to Modify a Major Project Application form, and
- 2 x CDs of the Application.

1. BACKGROUND

On 16 December 2008, the Minister for Planning granted approval subject to conditions to Major Project Application (MP 08_0104), comprising the partial redevelopment of the CoFA Campus, mainly being the demolition of three (3) buildings, alterations and additions to one (1) building, and erection of a new four (4) storey building.

The funding and timing of this project is dependent on a grant from the Commonwealth Government, which is subject to efficient progress of implementation of the consent. UNSW undertook work to satisfy the conditions of consent required before a Construction Certificate (CC) for the building works could be issued. Part of this work has included design development that has necessitated some minor amendments to the approved scheme.

On 11 June 2010 the Minister for Planning approved a s75W Application to refine the wording of numerous conditions of consent to streamline the implementation process (Modification 1).

On 21 December 2010 a delegate of the Minister for Planning approved a second s75W Application for a refined design of the proposed new Block D (Modification 2). Those changes stemmed from an increased building setback in relation to Selwyn Street trees and reconsideration of the internal functional layout of the building.

This new S75W Application (Modification 3) relates to the remainder of the campus approved for redevelopment within the Part 3A consent of December 2008. It relates to the proposed alterations and additions to the existing Building F and the central campus courtyard.

The proposed design changes are necessary due to:

- the size of the Commonwealth grant and other funding available to UNSW limited the scope of work possible,
- the art gallery element of the project needed to be reduced in scale and scope,
- the internal space allocations and planning of the various educational activities were refined,
- the space allocation and design of required plant were progressed,
- the changed siting and shape of Building D had flow-on affects to adjoining spaces and construction.

In November 2010, UNSW appointed Hindmarsh as the design and construction agent with responsibility to deliver the project on behalf of the University. Hence Hindmarsh is the proponent for Modification 3.

2. PROPOSED MODIFICATIONS

This amendment seeks to modify numerous but minor aspects of the approved project relating the refurbishment of and additions to Building F and the internal courtyard, ie all of the approved project excluding Building D.

The consent is to be amended in the following manner.

1. Altering the wording of Condition (1) DEVELOPMENT DESCRIPTION to include reference

to basement parking for 47 cars instead of the 62 as listed in the approval.

2. Deleting the list of approved plans in Condition (2) APPROVED DEVELOPMENT and inserting:
 - a new set of plans for Building F and the courtyard, prepared by Architectus, titled "UNSW-COFA Gateway Precinct Two" dated 8 February 2011.
 - Materials Board prepared by Architectus, titled "CoFA Gateway External Finishes" dated February 2011
 - new landscape plans prepared by Site Image, titled "College of Fine Arts UNSW Landscape Design Changes" dated 9 February 2011.

[Note that Condition (2A) APPROVED DEVELOPMENT - BUILDING D will remain unchanged.]

3. Deleting existing Condition (9) MATERIAL AND SAMPLE BOARD and inserting instead:

"Any changes to the materials approved in Condition 2 shall be submitted to and approved by the Director General prior to a Construction Certificate for relevant building works."

The proposed modifications within the new plans are summarised below and are documented in the table in **Appendix A**, the notated plans in **Appendix B**, and landscape design changes in **Appendix D**.

- Re-aligned facades and entry to Building F from Napier Street open space
- Reduced scale and new layout of proposed galleries, including deletion of double height spaces
- Reduced scale of café
- Deletion of separate art loading dock for gallery and specific art lift
- Inclusion of new all floors lift in Building F
- Internal arrangement of teaching spaces and offices
- Revised size of upper level terraces, including not enclosing some existing terraces
- New plant for Building F in basement and on roof top
- Revised facade treatments for all of Building F
- The northern façade (Level 1) is to include a digital screen for the display of art works integrated with a canopy above the main entry and cafe
- Reduced size of canopies on Building F
- Reduced size and revised layout of basement under Building F and its extension to Building D
- Reduced car parking in basement from 62 spaces on approved plans to 47, and on ground level parking from 16 to 13 spaces
- Re-designed entry to courtyard from Napier Street open space between Building F and Building C (North)
- Revised landscape design of central courtyard - altered shape (caused by approved redesign of Building D), removal of courtyard lift, removal of void/light well to gallery adjoining Building C (North)
- Revised layout of existing loading dock, including new canopy added

3. LIKELY ENVIRONMENTAL IMPACTS FROM PROPOSED MODIFICATION

As set out in the table in **Appendix A**, the impacts from the proposed modifications will be neutral, or minor, or positive.

The proposed modifications do not alter the uses within the site, the size of the building, the student or staff population, nor the relationships with adjoining sites or its neighbourhood. Therefore there will be no adverse impacts from the development stemming from the modifications.

Most of the proposed modifications stem from detailed design issues such as internal layouts, plant design or a revised architectural approach. The logic of the revised architectural approach is addressed in the Architectural Design Statement in **Appendix C** demonstrating that the modifications retain the original design logic and will result in high quality of design outcomes similar to the original Part 3 A approval.

Landscaping design impacts are negligible as the changes only of details due to the changed shape of the courtyard and deletion of lift and revision of canopies. The landscaping will create a high quality campus courtyard. The design changes have no impacts beyond the site. (see also **Appendix D**)

Specialist reports within **Appendix E** document that the changes do not raise any issues of impact or compliance in relation to the approved ESD strategy, BCA, traffic and parking and equal access.

No issues are raised by the proposed modifications related to the “*Key Assessment Requirements*” within the Director General’s Requirements for the original Part 3A Project Application.

1. *Relevant Planning Controls*

The modifications do not raise any issues related to the planning controls for the site.

The changes are consistent with the zoning of Special Use “University” and the identification of the site as an item of environmental heritage. Building F is not a part of the heritage fabric or significance. The changes do not adversely affect the significance of Building C(North), or Building A or Busby’s Bore which are the three heritage elements of the site. Conditions within the Part 3A consent related to heritage will still apply. The South Sydney Local Environmental Plan 1998 (the relevant LEP) Clause 28 *Built Environment and Design Principles* will still be achieved, such as streetscape character, scale and design related to the neighbourhood, energy efficiency, the relationship with the public domain and complementary land uses.

The changes are also consistent with the controls within Development Control Plan 1997 Part G for the site. The key concepts and details will be achieved:

- the re-orientation of the campus towards Oxford Street and Napier Street open space
- creation of major gallery spaces and up-graded teaching facilities
- activating the ground floor of Building F
- creation of a major central courtyard
- limiting access from Selwyn Street and Albion Avenue
- the revised design generally complies with the specified building envelopes
- the revisions maintain the ESD strategy
- the revisions reduce the overshadowing of the public domain along the Greens Road edge due to reduction in size of the roof overhangs

The only non-compliance with the planning controls is the new canopy on the north eastern corner over the main entry extending beyond the building envelope. This provides shelter, emphasizes the main entry of the college and new art gallery, and is integrated with the proposed digital screening clearly indicating the function of the development.

This is similar to a footpath awning which usually project beyond building envelopes. It also replaces an overhanging roof at level 4 which was approved in the Part 3A Consent. This change is considered to be a beneficial change with no adverse impacts.

2. Construction Management Plan

The modifications do not raise any issues related to the construction management. The proposed changes do not alter construction issues for the project as a whole. Condition 38 for a construction traffic management plan and other conditions relating to construction methodologies and details will remain within the Consent and will be complied with by the applicant.

3. Street Trees

The modifications do not raise any issues related to street trees. All modifications are within the site itself and do not affect street trees. [Many of the changes stem from changes approved to Building D which were required to avoid impacts on Selwyn Street trees]

4. Traffic

The modifications do not raise any adverse impacts in relation to traffic and parking. The deletion of the specialised gallery loading dock will not result in any adverse impacts. Servicing of the campus will occur through the existing, reconfigured loading dock. The new gallery space will be accessible through the existing loading dock, via a connection to the central corridor in Building F.

Within the reconfigured parking areas, ramp grades and transitions, parking spaces, aisle widths, column locations and height clearances will be provided in accordance with the Australian Standard for Parking Facilities (Part 1: Off-street car parking), AS 2890.1:2004.

In relation to the proposed 60 car spaces, it should be noted that the DCP for the site provides for an increase in on-site parking for up to 120 spaces. The proposed parking provision of 60 spaces is therefore consistent with the parking provision identified in the DCP. As future development of the campus occurs, there will be further opportunities to provide additional parking if required.

These matters are also addressed in correspondence from Colston Budd Hunt and Kafes provided in Appendix E.

5. Statement of Commitments

The modifications do not raise any issues related to the Statements of Commitments [see Chapter 5 of the Environmental Assessment Report, August 2008]. These Commitments will remain part of the Consent, as modified by the revised plans and supporting reports. The Commitments will be implemented by the Applicant.

4. COMMUNITY CONSULTATION

The proposed design changes have been discussed at the last three Construction Liaison Committee (CLC) meetings, on 9 December 2010, 13 January 2011 and 10 February 2011. The minutes from each of these meetings is included as **Appendix F**. The CLC were generally supportive of the proposed modifications and no major issues were raised.

5. CONCLUSION

As outlined above the proposed modifications will retain the intent of the original project approval dated December 2008 and therefore will result in a development that is substantially the same as that previously approved by the Minister. The proposal supports UNSW's major development initiative to improve the campus. The modifications are considered minor and appropriate. The amended design does not raise any significant issues in relation to the site-specific DCP controls.

The changes will have no substantive environmental impacts which are different to the approved project.

We trust that the above information will enable a prompt decision in this matter. However, should further information be required please do not hesitate to contact the undersigned on TEL 8270 8300 or Michael Jarman at Hindmarsh on TEL 0458 111 457.

Yours sincerely

RPS

A handwritten signature in blue ink, appearing to read 'Alan Davidson'.

Alan Davidson
Principal – Planning

enc:

Appendix A – a schedule of the proposed modifications

Appendix B - annotated drawings of the proposed modifications

Appendix C – Architectural Design Statement on proposed modifications

Appendix D – Landscape Design Changes

Appendix E – supporting reports by specialist consultants

Appendix F – CLC Meeting Minutes for December 2010, January 2011 and February 2011.

Revised plans prepared by Architectus, dated February 2011

Materials and Finishes Sample Board prepared by Architectus, dated February 2011