

19 April 2021

Mr Jim Betts
Secretary
NSW Department of Planning, Industry & Environment
Locked Bag 5022
Parramatta NSW 2124

Attention: Andrew Golden

Dear Mr Betts

**RE: NEXTSENSE CENTRE FOR EXCELLENCE (SSD 10451)
CULLODEN ROAD, MACQUARIE UNIVERSITY
RESPONSE TO REQUEST FOR INFORMATION**

I write on behalf of NextSense (formerly known as RIDBC) in relation to the current SSD DA for the new NextSense Centre for Excellence at Culloden Road, Macquarie University and provide a response to a request for further information from a letter dated 15 March 2021.

The Department's letter sought clarity and consistency in the documentation of unencumbered indoor and outdoor spaces related to the pre-school / child care component of the development, as well as confirmation of compliance with the relevant guidelines.

I can advise and confirm that the proposed development complies with the relevant guidelines by providing 267.87m² of unencumbered indoor space for 80 children @ 3.35m² per child which exceeds the minimum 3.25m² requirement. The outdoor unencumbered space is similarly compliant by providing 561.54m² of space for 80 children @ 7.02m² per child, thereby exceeding the 7.00m² minimum requirement.

These calculations are variously included at pages 55 and 112 of the WMK Design Statement and again at drawing A960 Revision C.

The other area references shown by WMK at pages 37 and 39 of the Design Statement and at drawing A990 Revision C show gross floor area which is greater than the area required to be demonstrated under the guidelines and otherwise includes elements required to be excluded. These references are not relevant for establishing the unencumbered areas. Only pages 55 and 112 of the WMK Design Statement and drawing A960 Revision C shall be used for the purposes of the guidelines.

Further, as discussed previously, we have used this time as an opportunity to also update plans and drawings to represent the current design for which consent is sought. This includes minor adjustments only as set out below, and involves updated architectural, landscape, and engineering plans. The intent has been to avoid any immediate future modification to the consent arising from current design development.

The changes generally relate to:

- A new Sprinkler valve room (off the School Porte Cochere)
This results in minor design changes to the services / kiosk area of the school to address:
 - The new Sprinkler Valve room
 - Relocated Garbage room
 - Relocated Garden store
 - Relocated MSB room

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- The basement stair leading to the ground floor has been relocated, as such an updated basement plan is issued and shows:
 - Changes to location of the resource library, together with minor layout changes to the Collaboration area on Level 1; and
 - Minor layout changes to some of the Consultation areas on Level 1
- The roof PV cells (forming part of the Environmental Design principles) were not previously documented on the architectural roof plans and elevations.
- Changes to the pre-school garden beds such that the play areas can be more readily unified (thus resulting in an anticipated increase of outdoor area).
- Adjustment of the landscaping to reduce the number or extent of retaining walls and replace these with berms and earthworks for a more naturalistic design response.

A clean and clouded/marked-up set of relevant plans and drawings is provided for approval and assessment purposes, respectively.

Should you have any questions or seek further information please do not hesitate to contact me on 0437 259 581.

Yours Sincerely



Oliver Klein
Director
_planning Pty Ltd