

## ASSESSMENT REPORT

### Science and Engineering Building, University of New South Wales SSD 7518 MOD 1

#### 1. INTRODUCTION

This report is an assessment of an application seeking to modify the State significant development (SSD 7518) consent for the construction of a Science and Engineering Building (SEB) at the University of New South Wales (UNSW), Kensington Campus, Sydney.

The application has been lodged by Ethos Urban on behalf of UNSW (the Applicant) pursuant to section 96(1A) of the *Environmental Planning and Assessment Act 1979* (EP&A Act). It seeks approval to revise the ground floor storage layout, construct a new mezzanine floor above the ground floor storage area and undertake modifications to the podium.

#### 2. SUBJECT SITE

The UNSW Kensington campus is located in the Randwick local government area and comprises multiple allotments with an area of approximately 38 hectares. The SEB is located on Lot 3 DP 1104617 of the main campus within an area known as the Physical Sciences Precinct (see Figure 1)



Figure 1: Subject site and surrounding context (Source - Nearmaps).

### 3. APPROVAL HISTORY

On 13 April 2017, the Executive Director, Priority Projects Assessments, granted approval for the construction of a new SEB at UNSW Kensington Campus, including:

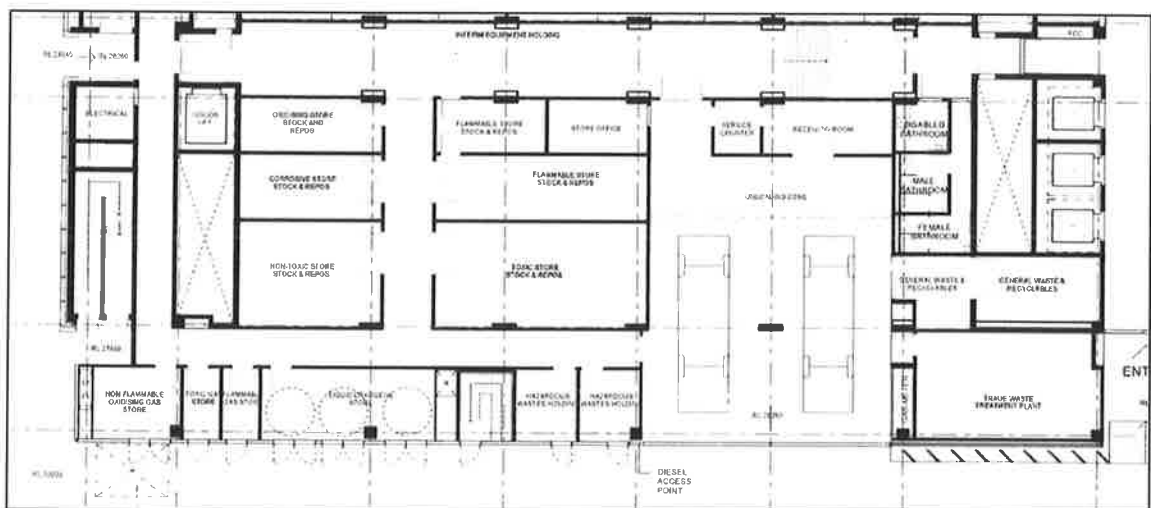
- earthworks, bulk excavation and tree removal
- demolition of Buildings D9 and D10
- construction of a 10 storey building (including one basement level and one rooftop level) and a single storey theatre building with a combined total of 18,722 sqm of floor space
- landscaping works consisting of external paving, construction of a podium and minor soft landscaping works.

### 4. PROPOSED MODIFICATION

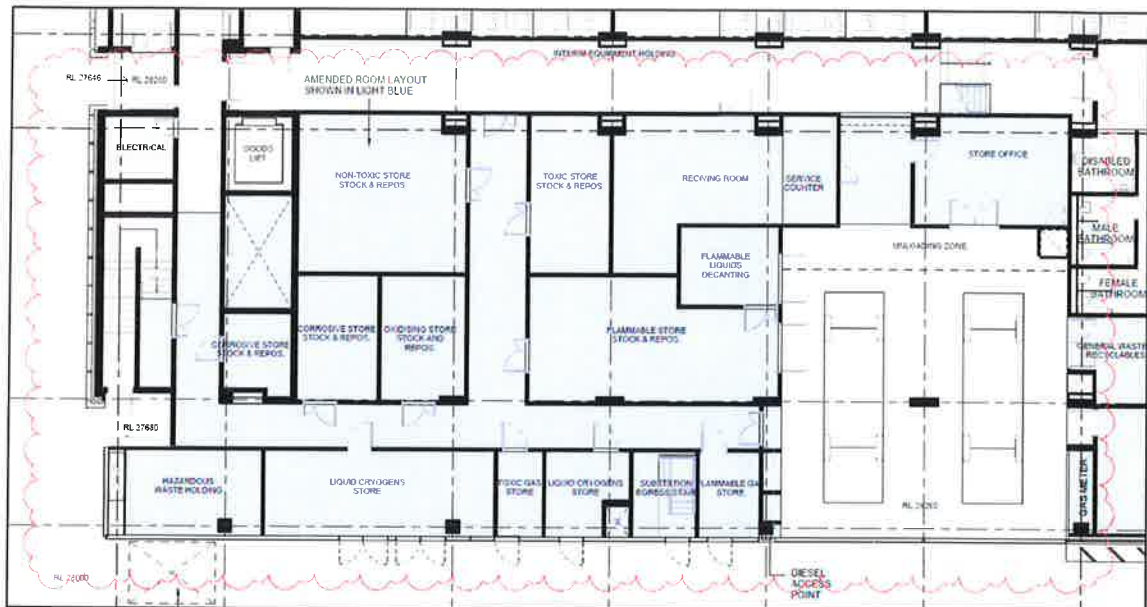
On 23 August 2017, the Applicant lodged an application (SSD 7518 MOD 1) seeking approval to revise the ground floor storage layout, construct a new mezzanine floor above the ground floor storage area and undertake modifications to the podium.

On 13 November 2017, the Applicant requested that the modification to the podium be altered. The final modification application includes the following:

- a revised ground floor storage layout to better suit the needs of the SEB. The Applicant confirmed that the proposed modifications do not result in additional storage capacity for hazardous materials. The approved and proposed modification to the ground floor storage area is identified in **Figures 2 and 3** respectively.

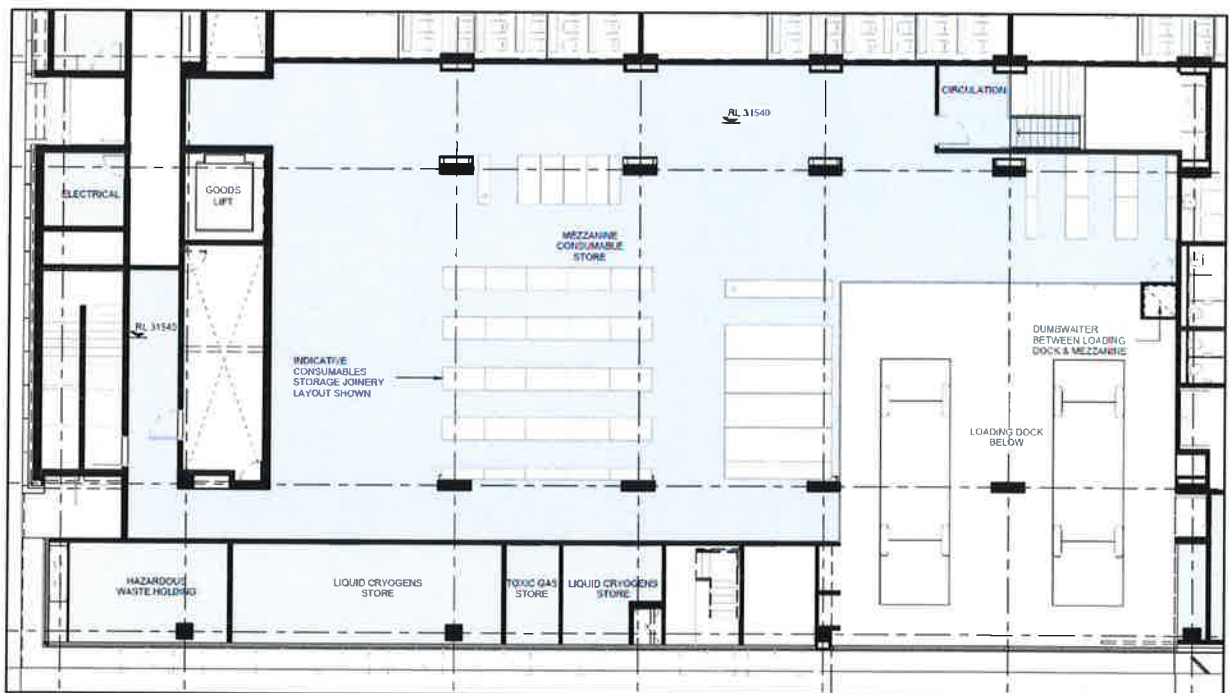


**Figure 2: Approved Ground Floor storage area (Source - SSD 7518 EIS)**

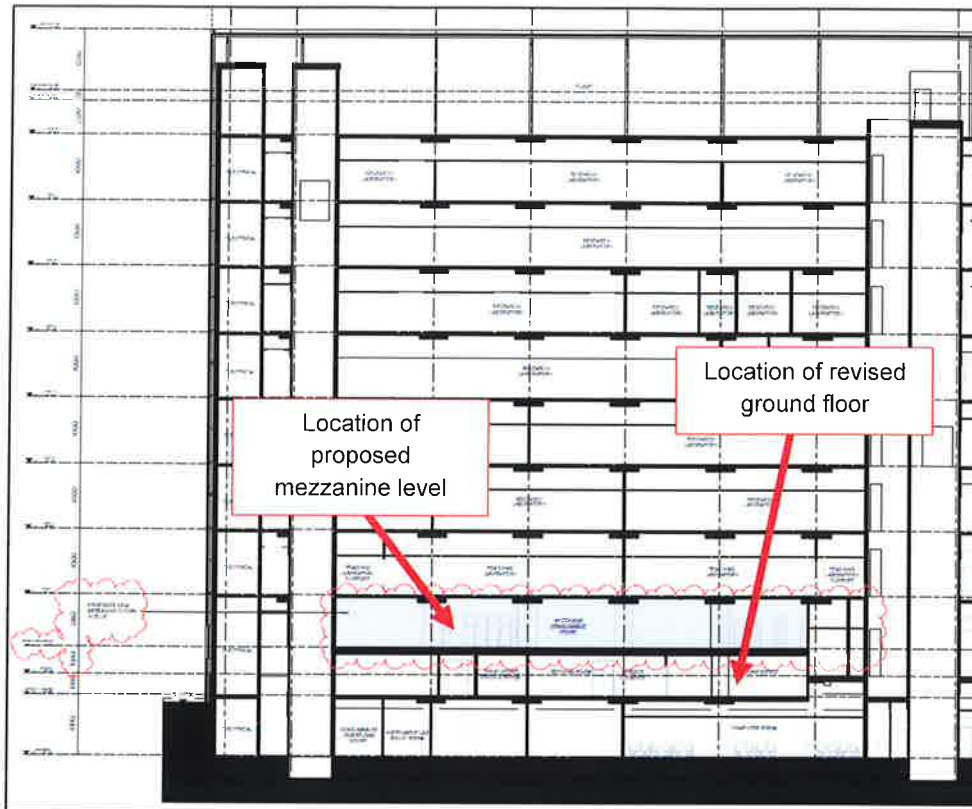


**Figure 3:** Proposed Ground Floor storage area (Source - SSD 7518 MOD 1 Modification Request)

- the addition of a mezzanine level which is to be accommodated within the approved SEB envelope. The Applicant proposes to achieve this through splitting part of the ground floor (identified in **Figure 3**) into two levels. As such, this section of the ground floor level (identified in **Figure 3**) will reduce in height from 6.84 m to 3.28 m, with a mezzanine level located above with a height of 3.56 m (refer to **Figure 4** and **5**). The proposed mezzanine level will not result in any changes to the façade of the SEB, however it will result in an additional 473 sqm of gross floor area (GFA). The mezzanine level would be used for storage of consumables such as paper, glassware and basic laboratory equipment.

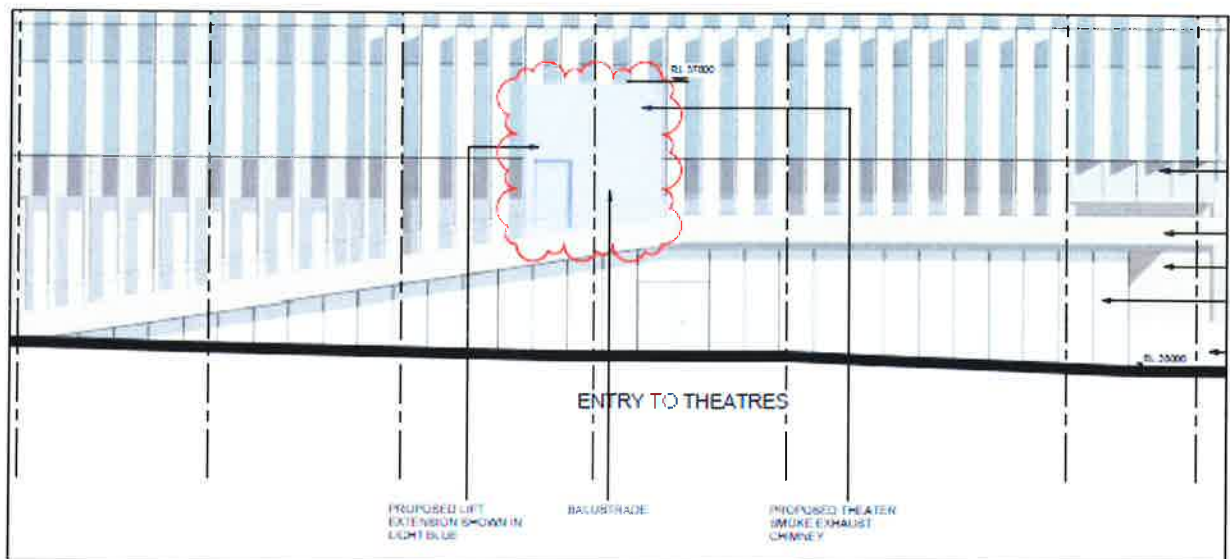


**Figure 4:** Proposed mezzanine level (Source - SSD 7518 MOD 1 Modification Request)

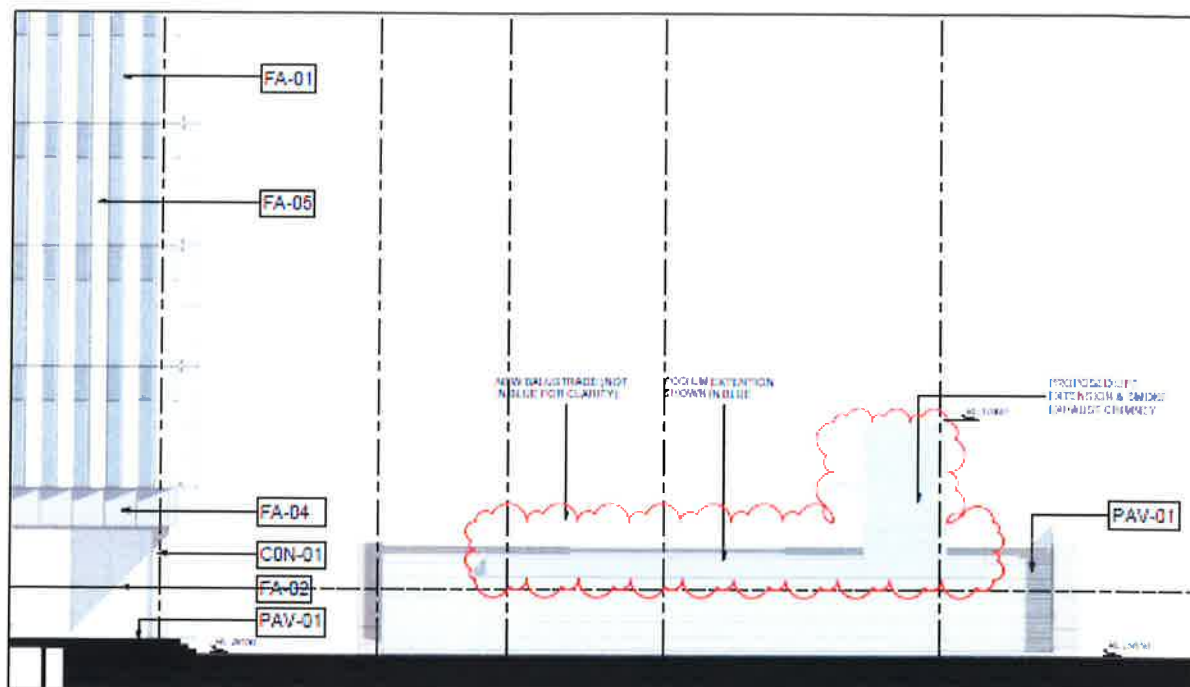


**Figure 5:** Proposed section (Source - SSD 7518 MOD 1 Modification Request)

- podium modifications to extend the lift core, the addition of a mechanical exhaust and extend the top of the podium. The approved lift core services the IO Myers Theatre, Studio 1a and the foyer areas, and does not extend to the podium surface level. As such, it is proposed to extend the lift core through the podium slab to allow for an alternate method of access to the podium. The proposed mechanical exhaust will extract smoke exhaust from the theatre space below (refer to **Figure 6**). The extended lift core and exhaust are proposed in the same location to minimise visual impact and allow for an integrated external cladding solution. The lift core extension and mechanical exhaust will result in a structure which is 5.05 m above the previously approved level of the podium. It is also proposed to extend the southern end of the flat portion of the podium, in place of the bleacher style seating in this location, and provide associated balustrading to create a larger lift lobby area (refer to **Figure 7**).



**Figure 6:** Proposed northern elevation view of the lift extension and mechanical exhaust to the podium (Source - SSD 7518 MOD 1 Modification Request)



**Figure 7:** Proposed eastern elevation view of the lift extension, lift lobby area and mechanical exhaust to the podium (Source - SSD 7518 MOD 1 Modification Request)

## 5. STATUTORY CONSIDERATION

### 5.1 Modification of approval

Section 96(1A) of the EP&A Act requires the consent authority to be satisfied that the following matters are addressed in respect of all applications that seek modification approvals:

Section 96(1A) matters for consideration	Comment
That the proposed modification is of minimal environmental impact	<b>Section 7</b> of this report provides an assessment of the impacts associated with the proposal. The Department is satisfied that the proposed modifications will have minimal environmental impacts.
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).	The proposed modification seeks approval for internal alterations and the addition of increased access to the podium and does not result in any additional adverse impacts on the surrounding area. On this basis, the proposal would result in development that is substantially the same as the originally approved development.
The application has been notified in accordance with the regulations	The modification application has been notified in accordance with the regulations. Details of the notification are provided in <b>Section 6</b> of this report.
Any submission made concerning the proposed modification has been considered.	The Department received no submissions on the proposal.

### 5.2 Environmental Planning Instruments

The following EPIs are relevant to the development:

- State Environmental Planning Policy (State & Regional Development) 2011
- State Environment Planning Policy No 33 – Hazardous and Offensive Development (SEPP 33)
- State Environmental Planning Policy No. 55 – Remediation of Land
- State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017
- Randwick Local Environmental Plan 2012.

The Department undertook a comprehensive assessment of the redevelopment against the above-mentioned EPIs in its original assessment. The Department has considered the above

EPIs and is satisfied that the modification does not result in any change to consistency with the EPIs.

### **5.3 Approval Authority**

The Minister for Planning is the approval authority for the application. However, the Director, Modification Assessments, may determine the application under delegation as:

- the relevant local Council has not made an objection
- a political disclosure statement has not been made
- there are no public submissions in the nature of objections.

## **6. CONSULTATION**

The application was notified in accordance with the *Environmental Planning & Assessment Regulation 2000*. The modification request was made publicly available on the Department's website and referred to the Randwick City Council (Council).

**Council** did not make a submission.

**No public** submissions were received.

## **7. ASSESSMENT**

The application seeks approval for minor internal changes to the SEB including a revised ground floor layout and provision of a new mezzanine level. The proposal also seeks approval to modify the podium to allow for an extension of the lift to service the podium, the addition of a mechanical exhaust and extension of the southern end of the flat portion of the podium.

The Department has considered the potential impacts associated with the application and is satisfied that the proposed modifications are acceptable as:

- the addition of the mezzanine level would not physically change the appearance of the SEB
- the additional GFA resulting from the mezzanine level is minor and it would not result in additional staff or student numbers or affect parking requirements
- the proposed floor to ceiling heights of 3.28 m and 3.56 m for the ground floor and mezzanine storage areas, respectively, are considered appropriate for storage rooms
- the additional storage area within the new mezzanine level would only be used for consumables such as paper, glassware, stationary and other laboratory consumables and would not be used for storing hazardous materials
- the revised ground floor storage layout would not increase the quantities of the hazardous materials stored within the building and existing conditions of approval would appropriately manage the storage and handling of hazardous materials
- the modifications to the podium are minor and would not be visible when viewed from surrounding external public areas
- the addition of the podium lift access and extension of the flat surface of the podium would improve access to the podium, which is identified as being a major focal point within the future Alumni Park
- potential impacts associated with the proposed mechanical exhaust would be appropriately mitigated and managed by existing conditions.

The Department's assessment therefore concludes the proposed modifications to the approved SEB are acceptable. Consequently, the proposal is in the public interest and it is recommended that the modification be approved subject to the recommended conditions.

## 9. RECOMMENDATION

It is recommended that the Director, Modification Assessments, as delegate of the Minister for Planning:

- **consider** the findings and recommendations of this report
- **determine** that the application falls within the scope of section 96(1A) of the EP&A Act
- **modify** the consent (SSD 7518)
- **sign** the attached instrument of modification (**Appendix A**).

Recommended by:



Michelle Niles  
**Senior Planner**  
**Modification Assessments**

Recommended by:



Natasha Harras  
**Team Leader**  
**Modification Assessments**

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## DECISION

Approved by:



Anthony Witherdin  
**Director**  
**Modification Assessments**  
as delegate of the Minister for Planning.

## **APPENDIX A: MODIFICATION CONSENT**

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A copy of the notice of modification can be found on Department of Planning and Environment's website:

[http://majorprojects.planning.nsw.gov.au/index.pl?action=view\\_job&job\\_id=8692](http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=8692)

## **APPENDIX B: SUPPORTING INFORMATION**

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The following supporting documents and supporting information to this assessment report can be found on the Department of Planning and Environment's website as follows:

1. Modification Application

[http://majorprojects.planning.nsw.gov.au/index.pl?action=view\\_job&job\\_id=8692](http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=8692)