

18 August 2017

15489

Ms Karen Harragon
Director, Social and Other Infrastructure Assessments
Department of Planning and Environment
320 Pitt St, Sydney NSW 2000

Attention: Michelle Niles - Social Infrastructure Assessments

Dear Karen,

This application has been prepared by Ethos Urban (formerly JBA) on behalf of the University of New South Wales (UNSW), pursuant to Section 96(1A) of the *Environmental Planning and Assessment Act, 1979* (EP&A Act) to modify Development Consent SSD 7518 relating to the Science and Engineering Building at the UNSW Kensington Campus (the site).

The modification relates to the inclusion of a new mezzanine floor above the goods store area at ground level, in addition to the extension of a lift core through the podium slab of the double height basement / lower ground level which contains the IO Myers Theatre and Studio 1.

This application identifies the consent, describes the proposed modifications and provides an assessment of the relevant matters contained in Section 96(1A) of the EP&A Act. This application is accompanied by:

- Amended Architectural Drawings prepared by Grimshaw Architects (**Attachment A**);
- Structural Statement prepared by Taylor Thomas Whitting (NSW) Pty Ltd (**Attachment B**); and
- Building Code of Australia 2016 Capability Statement prepared by Group DLA (**Attachment C**).

1.0 Consent Proposed to be Modified

Development consent SSD 7518 was granted by the Department of Planning and Environment on 13 April 2017 for the following development:

- earthworks, bulk excavation and tree removal;
- demolition of Buildings D9 and D10;

- construction of a 10-storey building (including one level of rooftop plant and one double height lower ground / basement level for plant and storage, as well as the IO Myers Theatre and Studio 1) with a total of 18,722sqm of gross floor area (GFA); and
- landscaping works consisting of external paving, construction of a podium and minor soft landscaping works.

There have been no previous modifications to the consent.

2.0 Proposed Modifications to the Consent

The proposed modification to the development consent comprises:

- minor modifications to the layout of the goods store area at ground level;
- inclusion of a new mezzanine floor above the ground level goods store area, to provide additional consumables storage space; and
- extension of the lift core through the podium slab to provide access to the IO Myers Theatre and Studio 1.

The proposed modifications requiring further explanation are described in more detail below.

2.1 Modifications to the Development

Inclusion of a new mezzanine floor

Under the approved design, the height of the ground floor is 6.82m. This has provided the opportunity for the inclusion of a mezzanine floor above the goods store area at ground level, without the need to modify any additional floor heights. This mezzanine will be 3.28m above the ground floor and will be used for consumables storage including items such as paper, glassware, basic equipment, stationary and other lab consumables. It will not be used for storing any hazardous materials.

The inclusion of this mezzanine floor will result in a GFA increase of 473m². The proposed mezzanine will not result in any changes to the exterior of the building.

Extension of a lift core through the podium slab

It is proposed to extend the approved lift core in the north of the lower ground / basement level (located between the IO Myers Theatre and Studio 1) through the podium slab. This lift services the IO Myers Theatre, Studio 1 and the foyer. The extended lift core will protrude to RL35.1, which is 1.96m above the current maximum height of the terraced podium (refer to **Figure 1**).

The podium provides an inviting outdoor space for a variety of flexible uses. The lift extension will enable an alternate means of access to the podium roof which is raised approximately 4.7m above ground level.

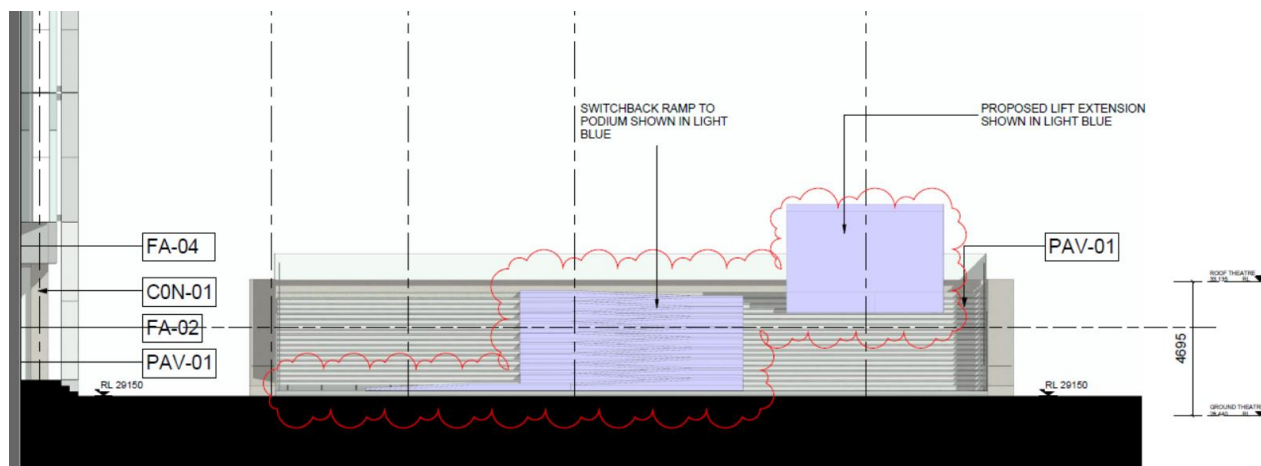


Figure 1- Proposed extension of the lift core through the podium slab (east elevation)

2.2 Modifications to Conditions

The proposed modifications described above necessitate amendments to the consent conditions which are identified below. Words proposed to be deleted are shown in **~~bold strike through~~** and words to be inserted are shown in ***bold italics***.

SCHEDULE 2

Development in Accordance with Plans and Documents

A2. The Applicant must carry out the project in accordance with the conditions of consent and generally in accordance with:

- a) State Significant Development Application SSD 7518;
- b) Science and Engineering Building State Significant Development (SSD 7518), prepared by JBA Urban Planning Consultants Pty Ltd and dated September 2016, except where amended by the Response to Submissions and accompanying documentation, prepared by The University of New South Wales, dated 21 December 2016;
- c) ***the Section 96(1A) modification SSD 7518, prepared by Ethos Urban Pty Ltd, dated 8 August 2017;***
- d) the conditions of this consent; and
- e) the following drawings, except for:
 - i. any modifications which are Exempt or Complying Development; and
 - ii. otherwise provided by the conditions of this consent

Architectural Drawings prepared by Grimshaw Architects

Drawing No.	Rev	Name of Plan	Date
A03 1002 B-SSD	1-2	GROUND FLOOR ZONE B	22/07/16 <i>AUGUST 2017</i>
<i>A03 1002 C-SSD</i>	<i>1</i>	<i>MEZZANINE CONSUMABLE STORE</i>	<i>AUGUST 2017</i>

Architectural Drawings prepared by Grimshaw Architects			
A03 1003 A-SSD	4-2	LEVEL 1 ZONE A	22/07/16 AUGUST 2017
A06 1001-SSD	4-2	NORTH ELEVATION	22/07/16 AUGUST 2017
A06 1004-SSD	4-2	EAST ELEVATION	22/07/16 AUGUST 2017
A07 1001-SSD	4-2	SECTION 01	22/07/16 AUGUST 2017
A23 1002 B-SSD	4-2	GROUND FLOOR AREA PLAN – ZONE B	22/07/16 AUGUST 2017
A23 1002 C-SSD	1	MEZZANINE CONSUMABLE STORE AREA PLAN	AUGUST 2017

3.0 Substantially the same development

Section 96(1A) of the EP&A Act states that a consent authority may modify a development consent if “it is satisfied 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 development, as proposed to be modified, is substantially the same development as that originally approved in that:

- the proposal retains the approved 10 storey building (including one double height lower ground / basement level and one rooftop level);
- the proposed mezzanine level will be used for storage only, and the modified development will not accommodate any additional students or staff beyond what was approved under SSD 7518;
- the proposal will not result in any changes to the exterior of the building, other than a minor lift core extension;
- the proposal will continue to meet the original objectives of the proposal, including the establishment and expansion of UNSW's world class Physical Sciences Precinct; and
- the changes are purely design development driven and aim to support the functionality of the building.

The incorporation of the proposed modifications will result in a development which is substantially the same as the approved development. The modification to the SSDA approval can therefore be lawfully made under Section 96 of the EP&A Act.

4.0 Environmental assessment

Section 96(1A) of the EP&A Act states that a consent authority may modify a development consent if “it is satisfied that the proposed modification is of minimal environmental impact”. Under Section 96(4) the consent Authority must also take into consideration the relevant matters to the application referred to in Section 79C(1) of the EP&A Act.

The following assessment considers the relevant matters under Section 79C(1) and demonstrates that the development, as proposed to be modified, will be of minimal environmental impact.

4.1 Compliance with Statutory Plans

The development, as proposed to be modified, remains generally consistent with the statutory plans and policies that were assessed as part of the Environmental Impact Statement submitted with the SSD DA in September 2016.

The proposed modifications will result in the provision of an additional 473m² of GFA, however there is no floor space ratio (FSR) standard applying to the site under *Randwick Local Environmental Plan 2012*. Further, the increase in GFA is accommodated within the approved building envelope.

4.2 Built Form and Visual Impacts

The built form and visual impacts of the proposal are minimal, as the inclusion of the new mezzanine floor is contained within the approved building envelope. The lift core extension through the podium slab is only a minor alteration to the approved terraced podium and provides an additional alternative means of access for convenience.

The building is sited well within the UNSW Kensington Campus and the proposed lift core extension will therefore not be visible from any surrounding public streets.

4.3 Parking, Traffic, and Access

As described above, the proposed mezzanine will be used for storage only, and will not result in any increase in staff or students within the building. As a result, there will be no increase in demand for parking and no changes are proposed to traffic or access arrangements.

4.4 Structural Integrity

A Structural Statement has been prepared by Taylor Thomson Whitting (NSW) Pty Ltd and is available at **Attachment B**. The Statement confirms that the proposed mezzanine between the ground floor and level one, above the goods store area, can be supported by the approved structure.

4.5 Building Code of Australia 2016

A Building Code of Australia 2016 (BCA) Capability Statement has been prepared by Group DLA and is available at **Attachment C**. The Statement confirms that compliance with the BCA 2016 will be able to be achieved by a combination of compliance with the deemed-to-satisfy provisions and the documentation of alternative solutions in accordance with Clause A.05 of the BCA, suitable

prepared by an Accredited Fire Safety Engineer to achieve compliance with the performance provisions of the BCA 2016.

5.0 Conclusion

The proposed modifications relate to the inclusion of a new mezzanine floor between ground floor and level 1, in addition to an extension of the lift core through the podium slab to improve access to the IO Myers Theatre and Studio 1 within the Science and Engineering Building (SSD 7518) at the UNSW Kensington Campus.

In accordance with Section 96(1A) of the EP&A Act, the Department may modify the consent as:

- the proposed modification is of minimal environmental impact; and
- substantially the same development as development for which the consent was granted.

We trust that this information is sufficient to enable a prompt assessment of the proposed modification request. Should you have any queries about this matter, please do not hesitate to contact either Kate Tudehope or Chris Patfield at the details below.

Yours sincerely,



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Kate Tudehope

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