15 August 2018

Ms Carolyn McNally
Secretary
NSW Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

Attention: David Gibson

Dear Ms McNally,

MODIFICATION OF CONSENT (SECTION 4.55(1A)) – MOD 1
SSD DA 17_8388 – MACQUARIE UNIVERSITY ARTS PRECINCT PROJECT (MUAPP)
MACQUARIE UNIVERSITY

I write on behalf of Macquarie University with respect of a section 4.55(1A) modification (MOD 1) to Development Application (DA) consent DA 17_8388, as granted under delegated authority from the Minister on 4 May 2018.

1.0 PURPOSE

As you will recall, Development Consent SSD 17_8388 is for the integrated MUAPP involving:

- refurbishment of existing buildings known as W6A (now 25WWB) and W6B (now 25WWA);
- erection of a new 5-storey building (showcase building 25WWC);
- atrium spaces connecting to the new building; and
- associated landscape works.

The purpose of the modification arises from a detailed analysis of the proposed mechanical services design during the tender process for this project. That process identified that significant reductions in plant floor area requirements were possible with the adoption of a more centralised mechanical services design philosophy. This philosophy allowed the removal of previously proposed floor by floor plant rooms throughout Building 25WWB, thereby freeing floor area which could then be used to increase the number of Higher Degree Research (HDR) student work points accommodated within the building at a wholly acceptable additional cost. This is consistent with the Faculty of Arts stated objective to maximise research student and academic staff interaction throughout the new Arts Precinct. It is noted that the increase in HDR student work points does not reflect an increase in campus population, but does provide for work points for students who do not otherwise have designated work space.

The centralised mechanical services design philosophy therefore provides an opportunity to improve the functionality of the Arts Precinct, while maintaining the design excellence of the approved development.

Detailed discussion on the purpose of the modification is also set out in the BNM&H Architects Architectural Design Statement which is also supported by the Group GSA Landscape Design Statement.

2.0 APPROACH

As previously discussed with, and requested by, the DPE, this application addresses and provides:

- the type of modification we believe the application to be;
- revised architectural and landscape plans / drawings showing and comparing the proposed changes against the approved plans / drawings;

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- a list of the proposed changes describing the details, reason and justification for those changes;
- a simple block diagram clearly showing the proposed changes;
- perspectives showing the proposed development's changes and demonstrating the height, materials, louvres/windows, bulk and scale etc, directly comparable to the approved development's perspectives; and
- commentary on how design excellence already achieved is maintained, including reference back to GANSW input and commentary to the DA at exhibition, post-exhibition, and draft conditions stages.

This application is supported by material from BNM&H Architects and Group GSA in addressing the above, as well as other consultants from other disciplines where environmental impacts are further assessed in relation to the modification.

In addressing the proposed changes to the design of the development, the documentation lodged includes:

- Revised architectural and landscape design plans and drawings, including a rendering and axonometric representation of the proposed modification;
- Design statements by both BNM&H and Group GSA;
- Section J and ESD statements;
- BCA statement/addendum;
- Fire Engineering statement;
- Acoustic statement/addendum;
- Stormwater statement/addendum;
- Supporting statement from the project engineer to confirm no change arises from the positions previously agreed and reached with Sydney Trains with respect to the railway tunnel near the site; and
- Access report/addendum.

The content, conclusions and recommendations arising from this suite of documentation is further set out in the justification and assessment sections for this modification.

3.0 PROPOSED MODIFICATION & JUSTIFICATION

In implementing the centralised mechanical services design philosophy across the three buildings, in general terms the following results:

- deletion of plant rooms on the eastern and western extremities of each floor of 25WWB and transfer of plant to consolidated rooftop plant areas at the eastern and western extremities of the building;
- Replanning of newly freed-up space on each floor of 25WWB for a variety of academic, teaching, learning, and functional / ancillary spaces and purposes;
- Relocation of plant areas on the 25WWC rooftop to lower level plant room locations in 25WWC and to an enlarged consolidated plant area on the rooftop of the eastern wing of 25WWA directly to the east of 25WWB; and
- Expansion of the useable rooftop terrace area of 25WWC arising from the newly freed-up space.

This is broadly represented in the table below.

Building	Level	Approved	Proposed
25WWB			
	Ground East	Plant Rooms	No change
	Ground West	Plant Rooms	IT Store Room Teaching and Learning Store Room
	1 East	Plant Rooms	No change

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	1 West	Plant Rooms	High Degree research student work room Communications Room
	1 Hub	Communications Room	Meeting Room
	2 East	Plant Rooms	No change
	2 West	Plant Rooms	High Degree research student work rooms
	3 East	Plant Rooms	No change
	3 West	Plant Rooms	High Degree research student work room Communications Room
	3 Hub	Communications Room	Collaboration Space
	4 East	Plant Rooms	High Degree research student work rooms Communications Room
	4 West	Plant Rooms	High Degree research student work rooms
	4 Hub	Communications Room	Collaboration Space
	5 East	Plant Rooms	High Degree research student work rooms
	5 West	Plant Rooms	High Degree research student work rooms
	5 Hub	Communications Room	Collaboration Space
	6 East	Plant Rooms	High Degree research student work room Communications Room
	6 West	Plant Rooms	High Degree research student work room Communications Room
	7 East	Plant Rooms	New social use lounge Executive Staff Office areas Workstation space as part of Emeritus Professors suite
	7 West	Plant Rooms	High Degree research student work rooms
	7 Hub	Communications Room	Collaboration Space
	Roof East	-	Plant Platform
	Roof West	-	Plant Platform
25WWC			
	Roof	Cooling towers in central roof zone.	Relocated 25WWC cooling towers to a roof mounted platform on eastern wing of 25WWA directly east of 25WWB tower. Platform area is to be screened and roofed.
		Roof mounted plant areas at east and west ends of 25WWC	Roof mounted plant areas at east and west ends of 25WWC to be deleted and relocated in part to lower levels of 25WWC and consolidation in currently approved plant room areas.
		Roof terrace	Roof terrace area to be expanded to increase useable outdoor education and social space and better integration with collaborative spaces in the connecting bridge.
25WWA			
	Roof	Cooling towers in central roof zone.	Cooling towers on roof mounted platform of eastern wing of 25WWA directly east of 25WWB tower. Platform area is to be screened and roofed.

Please see a detailed building by building and floor by floor description set out in the BNM&H Architects Architectural Design Statement. Axonometric diagrams are also provided to give an indicative overview of the changes. The diagrams show both the approved and proposed modified scheme from south-west and north-east – see both below and attached as drawings SSDA 25 B and SSDA 26 B in the architectural drawing set. A render/photomontage is also set out further below comparing the approved with the proposed.

Based on the nature of the changes proposed and their impacts being minor and manageable, we believe the modification to be a section 4.55(1A) application – a modification involving minimal environmental impact. The consent, as modified, would also relate to substantially the same development, as is self-evident.

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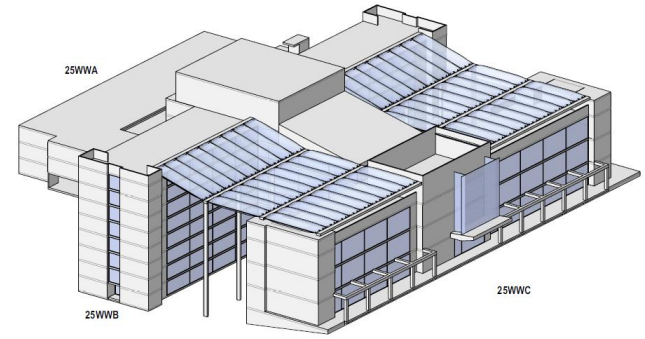
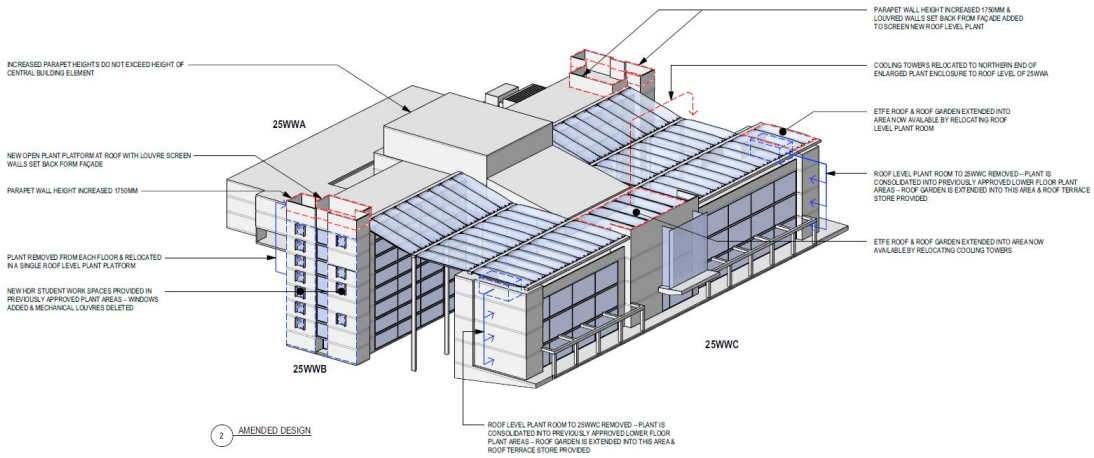
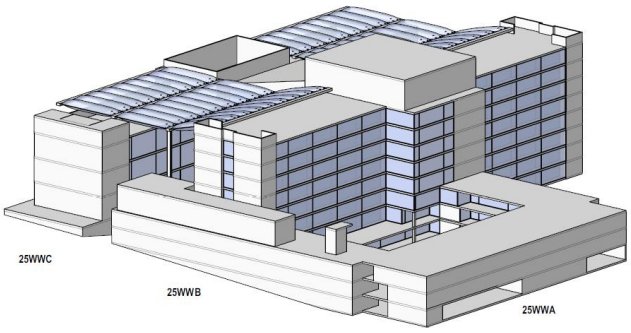


1 DESIGN AS APPROVED



2 AMENDED DESIGN



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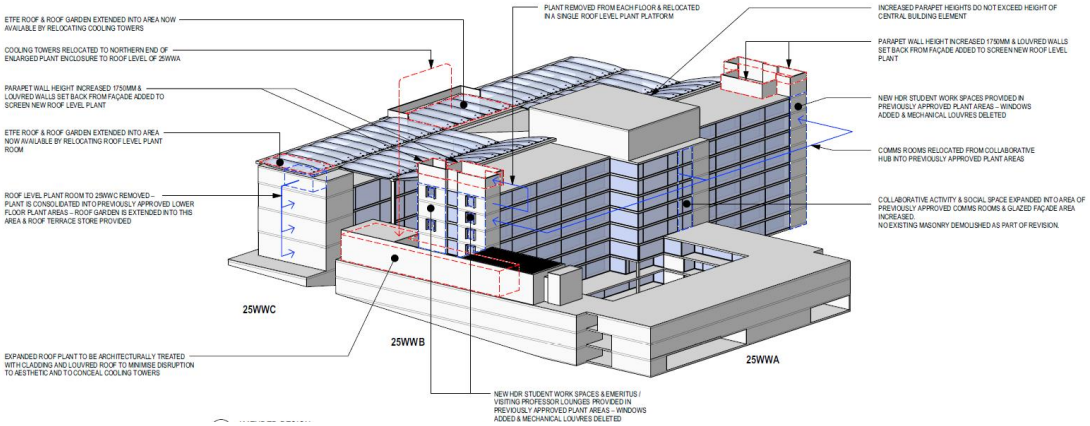

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Approved - Render / Photomontage – As submitted with original DA

Proposed - Render / Photomontage

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The main changes to the external appearance and bulk or scale of the approved building (as circled in red on the render of the proposed above) are generally confined to:

- The extension of the masonry façades at the eastern and western ends of 25WWB by an additional 1750mm in height, whilst remaining within the previously approved maximum building height;
- The extension of plant area atop 25WWA at its eastern elevation directly adjacent to 25WWB; and
- Extension of the lift overrun in the same general location.

In the context of the overall suite of buildings, these are considered minor extensions of the built form and building envelope consistent with the designation of the modification as having minor environmental impact. This is further discussed in the assessment section that follows.

4.0 ASSESSMENT

As required under section 4.55(3) for modifications generally, an assessment has been undertaken of the proposed modification consistent with the relevant requirements of section 4.15(1) of the EP&A Act. Section 4.15(1) states as follows:

> *(1) Matters for consideration—general*
> *In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:*
>
> *(a) the provisions of:*
>
> *(i) any environmental planning instrument, and*
> *(ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and*
> *(iii) any development control plan, and*
> *(iiia) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and*
> *(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph), and*
> *(v) any coastal zone management plan (within the meaning of the Coastal Protection Act 1979), that apply to the land to which the development application relates,*
>
> *(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,*
> *(c) the suitability of the site for the development,*
> *(d) any submissions made in accordance with this Act or the regulations,*
> *(e) the public interest.*
>
> Note. See section 75P (2) (a) for circumstances in which determination of development application to be generally consistent with approved concept plan for a project under Part 3A.

Assessment against (and compliance with) the relevant provisions of section 4.15(1) is set out below as well as the reasons given by the consent authority in granting consent to the original DA. Further detailed assessment of relevant matters is also set out throughout this Section of this application.

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Provision	Compliance / Commentary
any environmental planning instrument	The modification will not alter any pre-existing compliance with any SEPP or LEP relevant to the site or development. There will be no increase in impacts already assessed and determined by DPE to be satisfactory.
any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved)	The modification does not relate to any current draft or proposed instruments.
any development control plan	The modification is not contrary to any DCP, noting DCPs do not apply to SSD.
any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4	N/A. Whilst the February 2013 executed VPA between MQU and Ryde City Council applies, no relevant provisions apply in relation to academic development and floorspace. No aspect of that VPA is affected or altered by this modification.
the regulations (to the extent that they prescribe matters for the purposes of this paragraph)	N/A
any coastal zone management plan (within the meaning of the Coastal Protection Act 1979), that apply to the land to which the development application relates	N/A
the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality	There will be no increase in impacts, or erosion of the design and operational / performance qualities of the development, already assessed and determined by DPE to be satisfactory. In fact, albeit a minor increase in height in parts of the development and its envelope, the modification will result in a building that performs at a more efficient and manageable level, with added academic floorspace, and with enhanced amenities and amenity for its users. The development will not generate new impacts on neighbours of the university. See further commentary throughout this application.
the suitability of the site for the development	The modification does not alter the approved development's suitability to the site, noting the development's overall consistency with the approved Part 3A Concept Plan and planning regime applicable to the development and the MQU campus.
any submissions made in accordance with this Act or the regulations	N/A – this relates to the DPE's consideration of any submissions it may receive.
the public interest	The modification will not affect or alter the public interest in relation to this development. Indeed, the reconfiguration of the development will greatly enhance the teaching, academic, and learning capacity of the building(s) and provide improved amenities, and amenity, for MQU staff and students and visitors (the general public) to the buildings, including the new 25WWC.
Note. See section 75P (2) (a) for circumstances in which determination of development application to be generally consistent with approved concept plan for a project under Part 3A	This modification is subject to the approved Macquarie University Part 3A Concept Plan. No aspect of the modification alters the approved development's

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	general consistency with the Concept Plan. No height, density or floorspace controls are affected.
Reasons for giving consent were identified as to: • Prevent, minimise, and/or offset environmental impacts including economic and social impacts; • Set standards and performance measures for acceptable environmental performance; • Require regular monitoring and reporting; and • Provide for ongoing environmental management of the development.	No aspect of this modification will alter or compromise the reasons for giving conditional consent to the development.

4.1 Design Excellence Considerations

The BNM&H Architects Design Statement has addressed the prior design excellence inputs and commentary made by GANSW at the exhibition, post-exhibition, and draft conditions stages in the context of the changes to the design of the development.

Original GANSW commentary concerned:

- Maintenance of design excellence;
- Short to Medium Term Landscape & Urban Design to the Carpark/25WWC Interface;
- Long Term Landscape & Urban Design to the Carpark/25WWC Interface;
- Accessibility from the southern carpark to/from the southern entry of 25WWC;
- Form, massing and articulation of the 25WWB/25WWC Atrium Spaces;
- External Materials and Finishes;
- Sustainability Benefits, Initiatives & Opportunities of the Atrium Space;
- Equitable Access Strategy;
- Accessible parking access to 25WWC;
- 25WWC southern perimeter / carpark interface;
- Atrium Space between 25WWB and 25WWC; and
- Safety for the general public and users within the Atrium Space.

The main changes addressed by the modification relate to:

- Façade and materials changes arising from the conversion of plant areas to habitable spaces at the ends of 25WWB, involving louvres changing to windows, changes to areas and proportions of fenestration to solid materials, and the like; and
- The height, bulk, scale and appearance of the consolidated plant areas on 25WWA and 25WWB.

In summary, no significant changes arise that reduce or erode the levels of design excellence achieved during the DA assessment process with no impact or alteration to outcomes achieved from commentary by GANSW throughout the stages of the DA process. In this sense the modification is neutral in relation to prior GANSW commentary. See detailed commentary in the BNM&H Design Statement.

4.2 Review of changes and consideration of impacts of changes

Modest changes occur to the envelope with resultant superior spatial planning and mechanical services design outcomes. No new perceptible impacts arise from the changes in terms of visual impact, view loss, overshadowing, or bulk and scale of the development.

Overall, the key architectural and spatial planning design changes result in additional valuable usable floor area for teaching and academic purposes broadly within the same building envelope as approved.

Most vividly, the key rooftop landscape changes are summarised as follows:

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- The usable roof terraces of 25WWC are extended into the areas previously occupied by the cooling towers. This has increased the outdoor area by 52%. Consequently, the increased area has resulted in additional space for a range of educational and social use. The walls which previously surrounded the cooling towers are omitted creating a more open environment.
- The arrangement of raised planters in both the east and west terrace are rationalised to complement the new, holistic nature of the space, which incorporates the central area. Their arrangement still accommodates a variety of uses including small outdoor study / relaxation spaces, areas which can be used for informal/formal teaching and social spaces.
- The roof mounted plant areas located to the east and west ends of the 25WWC roof are deleted and the roof terrace areas correspondingly expanded. Suitably scaled garden and outdoor equipment storerooms are now provided in part of the roof areas vacated by the removal of the plant rooms to better support the function and maintenance of the roof terraces.
- The mechanical ventilation system running along the southern side of the roof terrace is omitted due to the relocation of the plant equipment. This area is replaced with a maintenance access route, however a balustrade system is retained to form a backdrop to the roof garden. The maintenance route is located to the south of the balustrade system and along the edge of the building.
- The furnishings and finishes of the previous / approved drawing issue are maintained, providing a high-quality public environment for formal and informal use.

Overall, the rationalisation and relocation of rooftop plant has:

- Reinforced the educational nature of the terrace and gives the rooftop an added distinct identity;
- Enabled review and implementation of materials to enhance the appearance of the rooftop garden;
- Provided flexibility for the usage of the space for different purposes;
- Enhanced security / visibility of spaces; and
- Better capacity to accommodate a variety of uses and environments, ensuring that more private areas are suitably screened from teaching or louder spaces.

Please see further commentary in the Group GSA Design Statement.

4.3 ESD and Section J of the BCA

Wood & Grieve Engineers have reviewed the modifications against the originally prepared and approved ESD report for the MUAPP. Wood & Grieve Engineers advise *the proposed changes remain in support of the existing project commitments. Changes such as relocation of HVAC plant, deletion or addition of building service risers, increased plant deck space, internal design changes and increased curtain wall will have minor impacts on the overall ESD outcome.*

It is therefore the opinion of Wood & Grieve Engineers that the proposed design changes remain consistent with the ESD commitments and framework documented within the original ESD report, dated 10 August 2017 and as such, remain an accurate reflection of the project's commitment to ESD.

Surface Design has undertaken a compliance review of the proposed modification's design against Section J of the BCA / National Construction Code (NCC). Overall, the results of the compliance review indicates that the proposed design's building fabric *achieves a 4.9% reduction in overall energy usage compared to the Deemed To Satisfy NCC 2016 fabric and is deemed to comply with NCC provisions should all of the building fabric constructions as defined in this report be met or exceeded*. The full results are set out in Section 7 of the Surface Design report.

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4.4 BCA compliance

BM+G has provided an updated BCA Compliance Statement with respect to the modification. It concludes that *the proposed development can readily achieve compliance with the Building Code of Australia (BCA) pursuant to s 6.28 (Crown Building Work) of the EP&A Regulation 2000.*

BM+G also notes that compliance will be achieved through a combination of complying with the BCA deemed-to-satisfy and fire engineered Performance Solutions.

4.5 Fire Engineering

A fire engineering review of the preliminary design has been undertaken by Wood & Grieve Engineers based on the following:

- 'Section 96 Issue' architectural plans dated 25 July 2018; and
- Preliminary BCA Report prepared by BM+G dated 26 July 2018 – the above reference BM+G statement.

The fire safety design of the building will generally satisfy the Performance Requirements of the Building Code of Australia (BCA) by complying with the Deemed-to-Satisfy (DtS) Provisions. However, there are some aspects of the design that are to be refined through performance-based fire engineering to achieve compliance with the Performance Requirements of the BCA.

Wood & Grieve Engineers has concluded that the building will be able to comply with the Performance Requirements of the BCA without (any further) major changes to the current design.

4.6 Operational Noise Impacts

Acoustic Logic has advised that the relocation of plant is typical of design development. Based on the architectural plans subject of this modification, the proposed locations for items of plant are acceptable and also have the capacity to comply with the noise emission goals established in the Wood & Grieve Noise Impact Assessment dated 2 February 2018, subject to the implementation of acoustic treatments during the equipment selection process.

Mechanical plant will need to be designed to achieve the noise emission goals through typical treatments such as:

- Solid plantroom for water-cooled chillers;
- Attenuators (if required) for cooling towers;
- Attenuators or induct lining for fans;
- Screens or barriers to inactive areas of plant room façade louvres; and
- Acoustic louvres (if required).

These treatments are substantially embodied in the design as articulated in the architectural plans submitted as part of this modification.

4.7 Stormwater

C&M Engineering has considered the revised design subject of this modification against the approved set of stormwater and civil engineering plans, as well as the approved stormwater management plan. C&M Engineering concludes that the approved documentation is still able to apply without change to the approved civil and stormwater design and arrangements.

4.8 Engineering / Sydney Trains

Taylor Lauder Bersten (tlb) has reviewed the proposed design changes and re-confirms that these will not adversely impact on Sydney Trains assets and that previously applied structural engineering commentary and conclusions with respect to the original DA will still apply.

Accordingly, the position agreed and reached by, and with, Sydney Trains and as articulated in the conditions of consent will prevail.

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4.9 Accessibility

Morris Goding Accessibility Consulting (MGAC) has provided a comprehensive updated assessment of the development. MGAC has identified that *generally, the modification documentation has no impact on accessibility, other than an improvement to the Rooftop Garden's circulation.*

MGAC has assessed the design under this modification against the Mandatory Accessibility Elements of the DDA Access Code for Buildings and the BCA. These include:

1. Exemptions
2. External Access Linkages
3. Entry Access to Buildings
4. Level of Access within the Building
5. Paths of Travel
6. Central Courtyard and Covered Atrium
7. Emergency Egress
8. Passenger Lifts
9. Sanitary Facilities
10. Seating and Service Counters
11. Accessible Car Parking
12. Lighting
13. Signage
14. Hearing Augmentation
15. Stairways
16. Ramps
17. Kitchens and Dining
18. Luminance Contrast
19. Meeting and Activity Spaces
20. Tactile Ground Surface Indicators (TGSI)

MGAC concludes that:

> *documentation provided for this developing design shows a mature and comprehensive response to the extensive range of mandatory and best practice provision for people with a disability. Based on the issued drawings, meetings, email communications and telephone conversations since April 2017, the project has evolved to meet the objectives to provide equitable and dignified access, as described in the Disability Discrimination Act and eliminate, as far as possible, discrimination against persons with a disability. The next stage of accessibility auditing will advise and ensure the implementation and construction according to the items within each element as laid out in this report.*

4.10 Summary

The overall impacts of the proposed design changes can be summarised as being generally neutral from an environmental impacts perspective, to beneficial from an ESD / Section J, mechanical services, and rooftop garden and open space provision perspective. No new acoustic, fire engineering and BCA compliance, stormwater, structural engineering or accessibility issues arise. The impacts from this perspective are also neutral to beneficial based on the above.

In general, it can be reasonably concluded that the modification will have only a minimal and imperceptible environmental impact from a building bulk and envelope perspective compared to that of the approved scheme.

5.0 CONDITIONS REQUIRING MODIFICATION

The following sets out the resultant required modification of the conditions of consent, with new text denoted as ***bold italics*** and deleted text as ~~struck through~~.

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The only relevant conditions affected by the modification are the approved architectural and landscape drawings at Condition A2, and operational noise conditions at Conditions B14, B15 and E5 – as far as the Department believes the contemporary commentary for this modification is required to be reinforced under the consent.

A2

…

Architectural (or Design) Drawings prepared by Budden Nangle Michael Hudson Architects + Architectus			
Dwg No.	**Rev**	**Name of Plan**	**Date**
SSDA-02	B	Site Analysis Plan	24/1/2018
SSDA-03	~~B~~ ***E***	Proposed Ground Floor Plan – All Buildings	~~24/1/2018~~ ***10/8/2018***
SSDA-04	***D***	***Proposed Floor Plan - Level 1 25 WWA & 25 WWB***	***10/8/2018***
SSDA-05	~~B~~ ***D***	Proposed Floor Plan – Level 2 - 25 WWA & 25 WWB Level 1 - 25 WWC	~~24/1/2018~~ ***25/7/2018***
SSDA-06	~~B~~ ***D***	Proposed Floor Plan – Roof Level - 25 WW A Level 3 – 25 WW B Level 2 – 25 WW C	~~24/1/2018~~ ***25/7/2018***
SSDA-07	~~B~~ ***D***	Proposed Floor Plan – Level 4 25 WW B	~~24/1/2018~~ ***25/7/2018***
SSDA-08	~~B~~ ***D***	Proposed Floor Plan – Level 5 – 25 WW B Level 3 – 25 WW C	~~24/1/2018~~ ***25/7/2018***
SSDA-09	***C***	***Proposed Floor Plan - Level 6 25 WWB Level 4 25 WWC***	***25/7/2018***
SSDA-10	***C***	***Proposed Floor Plan – Level 7 25 WWB***	***25/7/2018***
SSDA-11	***C***	***Proposed Floor Plan – Level 8 & 9 25 WWB***	***25/7/2018***
SSDA-12	~~B~~ ***D***	North Elevation and South Elevation	~~24/1/2018~~ ***25/7/2018***
SSDA-13	~~B~~ ***D***	East Elevation and West Elevation	~~24/1/2018~~ ***25/7/2018***
SSDA-22	~~B~~ ***C***	Materials and Finishes	~~24/1/2018~~ ***7/8/2018***
SSDA-23	A	Materials Details	24/1/2018
SSDA-50	~~A~~ ***B***	Façade Diagram – Ground Floor – All Buildings	~~Feb 2018~~ ***7/8/2018***
SSDA-51	~~A~~ ***B***	Façade Diagram – Level 1 – 25 WW A Level 1 – 25 WW B	~~Feb 2018~~ ***7/8/2018***
SSDA-52	~~A~~ ***B***	Façade Diagram – Level 2 - 25 WW A Level 2 - 25 WW B Level 1 - 25 WW C	~~Feb 2018~~ ***7/8/2018***
SSDA-53	~~A~~ ***B***	Façade Diagram – Roof Level - 25 WW A Level 3 - 25 WW B Level 2 - 25 WW C	~~24/1/2018~~ ***7/8/2018***
SSDA-54	~~A~~ ***B***	Façade Diagram – Level 4 25 WW B	~~24/1/2018~~ ***7/8/2018***
SSDA-55	~~A~~ ***B***	Façade Diagram – Level 5 – 25 WW B Level 3 – 25 WW C	~~24/1/2018~~ ***7/8/2018***
SSDA-56	~~A~~ ***B***	Façade Diagram – Level 6 – 25 WW B Level 4 – 25 WW C	~~24/1/2018~~ ***7/8/2018***
SSDA-57	~~A~~ ***B***	Façade Diagram – Level 7 WW B	~~24/1/2018~~ ***7/8/2018***
Landscape Drawings prepared by Group GSA			
1002-DA	A	Ground Floor Periphery Softworks Plan	22/1/2018
1000-DA	A	Ground Floor Periphery Finishes Plan	22/1/2018
1100-DA	A	Ground Floor Courtyard Finishes Plan	22/1/2018
1102-DA	A	Ground Floor Courtyard Furnishings Plan	22/1/2018
1103-DA	A	Ground Floor Courtyard Softworks Plan	22/1/2018
3100-DA	A	Ground Floor Courtyard Sections/Elevations	22/1/2018
1200-DA	A	Ground Floor Atrium Finishes Plan	22/1/2018
1202-DA	A	Ground Floor Atrium Furnishings Plan	22/1/2018

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1203-DA	A	Ground Floor Atrium Softworks Plan	22/1/2018
1400-DA	~~A~~ ***B***	Level 6 - Roof Garden (West) Landscape Plan	~~22/1/2018~~ ***26/6/2018***
1401-DA	~~A~~ ***B***	Level 6 - Roof Garden (East) Landscape Plan	~~22/1/2018~~ ***29/6/2018***
1402-DA	A	Level 6 - Roof Garden (East) Planting Plan	22/1/2018
1403-DA	A	Level 6 - Roof Garden (West) Planting Plan	22/1/2018
1420-DA	***A***	***Level 6 – Roof Garden (Central) Landscape Plan***	***29/6/2018***
1430-DA	***A***	***Level 6 – Roof Garden (Full) Landscape Plan***	***29/6/2018***
3400-DA	~~A~~ ***B***	Rooftop Garden (~~East and~~ West) Sections/Elevations	~~22/1/2018~~ ***29/6/2018***
3410-DA	***A***	***Rooftop Garden (East) Sections/Elevations***	***29/6/2018***
3420-DA	***A***	***Rooftop Garden (Central) Sections/Elevations***	***29/6/2018***
1300-DA	A	Level 1 – Exhibition hall Terrace – Landscape Plans & Sections	22/1/2018

Consequential changes may also be required for the following noise-related condition should it be warranted to include the Acoustic Logic statement from this modification.

Noise
B14. Prior to commencement of construction, the Applicant must incorporate the noise mitigation recommendations in the Noise and Vibration Impact Assessment, prepared by Wood and Grieve Engineers dated 2 February 2018 ***(and as reinforced by the Acoustic Logic Acoustic Design Certification dated 1 August 2018)*** into the detailed design drawings. The Certifying Authority must verify that all reasonable and feasible noise mitigation measures have been incorporated into the design to ensure the development does not exceed the recommended operational noise levels identified in *Noise and Vibration Impact Assessment*, prepared by Wood and Grieve Engineers dated 2 February 2018.

B15. Prior to the commencement of construction, the Applicant must engage an appropriately qualified acoustic consultant to verify final mechanical plant and machinery selections will ensure that operational noise limits specified within *Noise and Vibration Impact Assessment*, prepared by Wood and Grieve Engineers dated 2 February 2018 ***(and as reinforced by the Acoustic Logic Acoustic Design Certification dated 1 August 2018)*** will not be exceeded.

Noise Control – Plant and Machinery
E5. The Applicant must undertake noise monitoring of mechanical plant and equipment, to collect valid data and provide a quantitative assessment of operational noise impacts following the occupation of the building.

The noise monitoring must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Secretary within three months of full occupation of the building to verify that operational noise levels do not exceed the noise levels presented within the *Noise and Vibration Impact Assessment*, prepared by Wood and Grieve Engineers dated 2 February 2018 ***(and as reinforced by the Acoustic Logic Acoustic Design Certification dated 1 August 2018)***.

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6.0 CONCLUSION

Based on the above, we recommend this modification be approved by the DPE. The modification does not result in any new environmental impacts. Minor imperceptible changes to the height of the eastern and western ends of building 25WWB occur (+1750mm) whilst new bulk is limited to the lower areas of the suite of buildings at the rooftop of 25WWA, adjacent to the eastern edge of 25WWB.

No new impacts result. The most vivid changes are the significant improvement in the rooftop garden areas on 25WWC and the enhanced academic floorspace outcomes within the already approved building envelope of 25WWB, as substantially retained under the original DA.

Based on the preceding and appended information the application relates to a minimal environmental impact for substantially the same development, and can accordingly be considered as a section 4.55(1A) application.

Should you have any queries with respect to the above, please don't hesitate to contact me on 0437 259 581 or at oliverklein1968@gmail.com.

Yours sincerely

Oliver Klein
Director
_planning Pty Ltd

Attached:

- Revised architectural plans and landscape plans - BNM&H and Group GSA
- Design statements - BNM&H and Group GSA
- ESD Statement – Wood & Grieve Engineers
- Section J Statement – Surface Design
- BCA Compliance Statement – BM+G
- Fire Engineering Statement – Wood & Grieve Engineers
- Acoustic Statement – Acoustic Logic
- Stormwater Report addendum – C&M Consulting
- Structural Engineering Statement – tlb
- Access Report addendum – Morris Goding Access Consulting

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