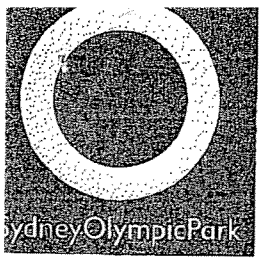


**SYDNEY OLYMPIC PARK AUTHORITY  
DESIGN REVIEW PANEL  
ADVICE SHEET**

<b>Project</b>	3.6 – Site 9
<b>Presentation / Review Date</b>	21 June 2007
<b>Panel Present</b>	Peter Mould Catherin Bull Petula Samios James Weirick Darlene van der Breggen (SOPA)
<b>COI Declaration</b>	nil
<b>Also Present</b>	Brian Newman (SOPA) Craig Bagley (SOPA) Steve Jensen (SOPA)
<b>Presenters</b>	Noel Samyia (PTW Architects) Malcolm Sholl (PTW Architects)
<b>Documents made available</b>	PP presentation
<b>Inherited decisions</b>	Existing DA for commercial office building
<b>Previous relevant SOPA Advice</b>	nil
<b>General Observations/ Overall Comment</b>	The proposal is to modify the existing approved office building design to a 100 bed specialist orthopaedic hospital, requiring substantial changes to the floor plate configuration, external elevation treatments and ground level uses.
<b>Positives</b>	The panel supported: <ul style="list-style-type: none"> <li>• Hospital use in this location</li> <li>• principle of a distinctive corner design</li> <li>• strong horizontal articulation of the external treatments</li> </ul>
<b>Issues</b>	The DRP had the following concerns: <ul style="list-style-type: none"> <li>• That the approved office building design was not compatible to the medical uses and that in adapting the approved design, too many functional and aesthetic compromises have been made, eg changes to accommodate wards and operating theatres adversely affect the distinctive quality of the original elevation design.</li> <li>• That the ground level uses did not generate active frontages, eg MRI room at Olympic Boulevard frontage</li> <li>• No accessible colonnade along the Olympic Boulevard, with high blank wall facing the footpath.</li> <li>• Reduction of one carparking level, resulted in only 28 spaces</li> </ul>
<b>Matters for consideration</b>	<ul style="list-style-type: none"> <li>• External treatments should be reviewed to reflect the proposed new use</li> <li>• Consider review of ground level uses to activate street frontages</li> </ul>
<b>Recommended Supporting Action</b>	That the above issues be addressed and presented to the DRP
<b>Circulation of Advice</b>	SOPA, proponents



Sydney Olympic Park Authority, 7 Figtree Drive, Sydney Olympic Park NSW 2127

30 July 2007

**Attn: The Company Secretary**

Owen Ferguson Health (Homebush) Development Pty Ltd CAN 121 685 407  
as trustee for the  
Owen Ferguson Health (Homebush) Development Trust ABN 22 374 056 784  
50 Campbell Drive, Wahroonga NSW 2076

**By Facsimile 02 9487 6532**

**Re: SITE 9 HOSPITAL DEVELOPMENT, SYDNEY OLYMPIC PARK**

We refer to your presentation to the Design Review Panel (DRP) meeting of 19 July 2007. The panel have considered your submission and we attach a copy of their comments (DRP Advice Sheet) for your consideration.

In reviewing the basement parking layout, we note that your current design provides for only 48 car parking spaces. This is inconsistent with the executed Agreement for Lease (refer our letter of 4 July 2007).

SOPA advises that it seeks the full compliment of parking spaces provided for in the AFL. To achieve this you may wish to consider excavating beyond the site boundaries as contemplated in the existing development consent.

We advise that the next scheduled DRP meeting is on 16 August 2007, however with sufficient notice we are happy to meet between the scheduled dates.

Yours faithfully

  
**Steve Jensen**  
Senior Development Executive, Property

**cc. Mr Brian Newman CEO, Sydney Olympic Park Authority**

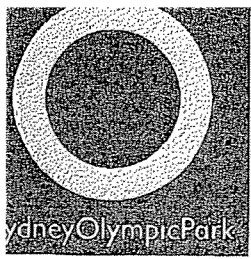
**Chief Executive Officer**

APT (Sydney Olympic Park) Pty Ltd CAN 123 220 735  
Australian Public Trustees limited ABN 82 095 572 482 as trustee for the  
APT Health & Aged Care Trust ABN 26 783 188 229  
APT Treasury Pty Ltd ABN 23 095 572 606  
Level 51, 101 Collins Street, Melbourne VIC 3000

**By facsimile 03 8643 4911**

**SYDNEY OLYMPIC PARK AUTHORITY  
DESIGN REVIEW PANEL  
ADVICE SHEET**

<b>Project</b>	3.2 – Site 9
<b>Presentation / Review Date</b>	19 <sup>th</sup> July 2007
<b>Panel Present</b>	Peter Mould Philip Thalís Darlene van der Breggen (SOPA)
<b>COI Declaration</b>	nil
<b>Also Present</b>	Brian Newman (SOPA) Craig Bagley (SOPA) Steve Jensen (SOPA)
<b>Presenters</b>	Noel Samyia (PTW Architects)
<b>Documents made available</b>	PP presentation and A1 drawings
<b>Inherited decisions</b>	Existing DA for commercial office building
<b>Previous relevant SOPA Advice</b>	DRP Advice sheet – 21st June 2007.
<b>General Observations/ Overall Comment</b>	Many of the previous concerns had been addressed through substantial changes to the internal planning and external elevation treatments
<b>Positives</b>	The Panel supported: <ul style="list-style-type: none"> <li>• Structural changes that provide a covered colonnade along the Olympic Blvd frontage.</li> <li>• Plan amendments that reduce the building depth on the Sarah Durack frontage.</li> <li>• Incorporation of naturally ventilated break out spaces.</li> <li>• Façade detailing more closely reflecting internal functions.</li> <li>• Basement redesign that allows more parking.</li> </ul>
<b>Issues</b>	The DRP had the following concerns: <ul style="list-style-type: none"> <li>• Colonnade should be substantially on grade with adjacent natural ground levels along the Boulevard.</li> <li>• B + W elevations were difficult to read especially in terms of the finishes and colour variations.</li> <li>• The apparent range and complexity of elevation materials and finishes.</li> <li>• The ambiguity between the strong horizontal composition of projecting slabs, vertical infill panels with the square inset elements such as the windows.</li> <li>• The curved roof element which detracts from the strong horizontal composition of the remaining elevations.</li> </ul>
<b>Matters for consideration</b>	<ul style="list-style-type: none"> <li>• Review basement design to allow slab setdown for colonnade.</li> <li>• Further detailed resolution of the elevations.</li> <li>• Investigation of alternative roof form, better integrated with the form of the building.</li> </ul>
<b>Recommended Supporting Action</b>	That the external finishes be represented as coloured drawings with material samples.
<b>Circulation of Advice</b>	SOPA, proponents



Sydney Olympic Park Authority, 7 Figtree Drive, Sydney Olympic Park NSW 2127

27 August 2007

**Attn: The Company Secretary**

Owen Ferguson Health (Homebush) Development Pty Ltd CAN 121 685 407  
as trustee for the  
Owen Ferguson Health (Homebush) Development Trust ABN 22 374 056 784  
50 Campbell Drive, Wahroonga NSW 2076

**By Facsimile 02 9487 6532**

**Re: SITE 9 HOSPITAL DEVELOPMENT, SYDNEY OLYMPIC PARK**

Thank you for presenting your latest proposal at the Design Review Panel (DRP) meeting of 16 August 2007. The DRP are generally supportive of the current concept and have submitted their advice to SOPA for consideration.

SOPA have now considered the advice from the DRP and would like OFH/APT to give further consideration to the following:

1. Elevation treatments, especially to the upper levels are overly complex and have not captured the clarity and simplicity of the previous building design. – consider repeating the louvred screens for the upper levels.
2. The colonnade should be on grade with adjacent natural ground levels – review basement design to allow slab set-down for colonnade.

SOPA have also agreed to allow the reduced number (54) of basement car parking spaces in accordance with the current layout.

We look forward to meeting with you on Tuesday 28 August 2007, to discuss item 2 above.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Steve Jensen', written over a circular stamp.

**Steve Jensen**  
Senior Development Executive, Property

**Chief Executive Officer**

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