CENTRE FOR OBESITY, DIABETES AND CARDIOVASCULAR DISEASE

SYDNEY UNIVERSITY MODIFICATION 2

Section 75W Environmental Assessment Report

November 2011

urbis

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TABLE OF CONTENTS

FIGURES:

TABLES:

Executive Summary

This Environmental Assessment (EA) accompanies a request to modify Major Project No. 09_0051 pursuant to Section 75W of the Environmental Planning and Assessment Act, 1979 (the Act) on behalf of the proponent, Brookfield Multiplex. Major Project No. 09_0051 was approved on the 29 June 2010 for the construction and operation of the Centre for Obesity, Diabetes and Cardiovascular Disease (CODCD) at the University's Camperdown campus. The Major Project Approval was recently modified (Mod 1) under Section 75W provisions for a range of design changes on 13 October 2011.

The proposed modification (Mod 2) relates to design changes to the building footprint and layout arising from further design development that aims to achieve a greater operating efficiency. The rationalisation of the building results in a smaller overall footprint size with no change to the GFA. Associated with the proposed changes, the external design and shape of the building has been amended to reflect a linear and elongated floor plate in comparison to the approved scheme that is broadly described as a wider and irregular shaped floor plate.

Whilst the external design and shape of the building is changed, the overall development and its key features remain the same as approved, such as the overall use and purpose of the building; the height of the overall building; and the individual components of the building and their relationships between each other. The impacts on the external road network also remain the same as approved due to no changes to the approved building 'population'; the overall intensity of the use; and vehicular access to the site.

The proposed modified design represents a design outcome that contains significant environmental, social and economic benefits to a range of stakeholders, nearby buildings and spaces as well as the student population that interact with the building and its adjoining public domain. Such public benefits primarily involve improved urban design outcomes that more closely align with the desired urban design principles sought under the University 2020 Master Plan. These improvements include:

- An improved spatial relationship with nearby heritage items on the site;
- The achievement of visual linkages and connectivity within the University Campus and improved connectivity with the Royal Prince Alfred Hospital site,
- Revised external building facades and articulation to enhance a complementary relationship between the proposed building and the heritage buildings nearby;
- A consolidated open space plaza that will form the junction of two vistas and provide improved outlook and spatial separation between the Centenary Institute and the proposed CODCD building; and
- Enhanced ecologically sustainable development outcomes.

Associated benefits also apply to the operating efficiencies of the building and its users by adopting a more integrated floor plan that encourages communication, collaboration and productivity between the various departments. The revised floor layout further includes energy saving principles such as improved depth of space to natural daylight; improved solar orientation and a central atrium space that will benefit the users of the building and its overall sustainability performance.

The revised building design scheme has been assessed with regard to the Director General's Environmental Assessment requirements issued for the original Part 3A scheme. The key environmental considerations relate to urban design and built form impacts; heritage impacts and ESD. The proposed scheme is assessed to meet the overarching strategic and statutory planning framework and on the basis of the nature of the proposed modification and the associated benefits, it is considered that the modifications warrant approval.

1 Introduction

This Environmental Assessment (EA) accompanies a request to modify Major Project No. 09_0051 pursuant to Section 75W of the Environmental Planning and Assessment Act, 1979 (the Act) on behalf of the proponent, Brookfield Multiplex. Major Project No. 09_0051 was approved on the 29 June 2010 for the construction and operation of the Centre for Obesity, Diabetes and Cardiovascular Disease (CODCD) at the University's Camperdown campus. The Major Project Approval was recently modified (Mod 1) under Section 75W provisions for a range of design changes on 13 October 2011.

The proposed modification (Mod 2) relates to design changes to the building footprint and layout arising from further design development that aims to achieve a greater operating efficiency. In turn, this has resulted in a range of significant benefits, as discussed within this report. These include improved urban design outcomes such as enabling visual linkages and greater spatial relationships within the University Campus and beyond; enhanced ecologically sustainable development outcomes; and a more efficient construction layout.

This report provides:

- A background to Major Project;
- A summary of the existing development and site context;
- Details of the proposed modification designed by Building Studio;
- An Environmental Assessment relative to applicable Director General Environmental Assessment Requirements (DGEARS) issued for the Part 3A project; and
- Justification for the proposed modifications.

The original Major Project was accompanied by a range of specialist consultant inputs. This Section 75W is accompanied by a review as appended to this EA report.

2 Background

Major Project 09_0051 was approved on the 29 June 2010 by the Minister for Planning for the construction and operation of the CODCD within the Sydney University Camperdown campus. In summary, the Major Project entails the following, as described in the Project Approval for the original Part 3A scheme:

> *"The construction and operation of a Centre for Obesity, Diabetes and Cardiovascular Disease."*

The Project Approval in detail further describes the approved development as:

a) *Subdivision of the site to adjust lot boundaries between the University of Sydney and the Royal Prince Alfred Hospital (RPA);*
b) *Demolition of buildings, including the University's HK Ward Gymnasium and cricket nets, and the RPA's Missenden Psychiatry Unit building;*
c) *Bulk and detailed earthworks across the site; and*
d) *Construction and use of the Centre for Obesity, Diabetes and Cardiovascular Disease, comprising a single 8 level building (plus basement levels and rooftop plant) with a total gross floor area of approximately 45,000m^2."*

The Major Project Approval was recently modified (Mod 1) under Section 75W provisions for a range of design changes. Mod 1 was approved on 13 October 2011 and includes:

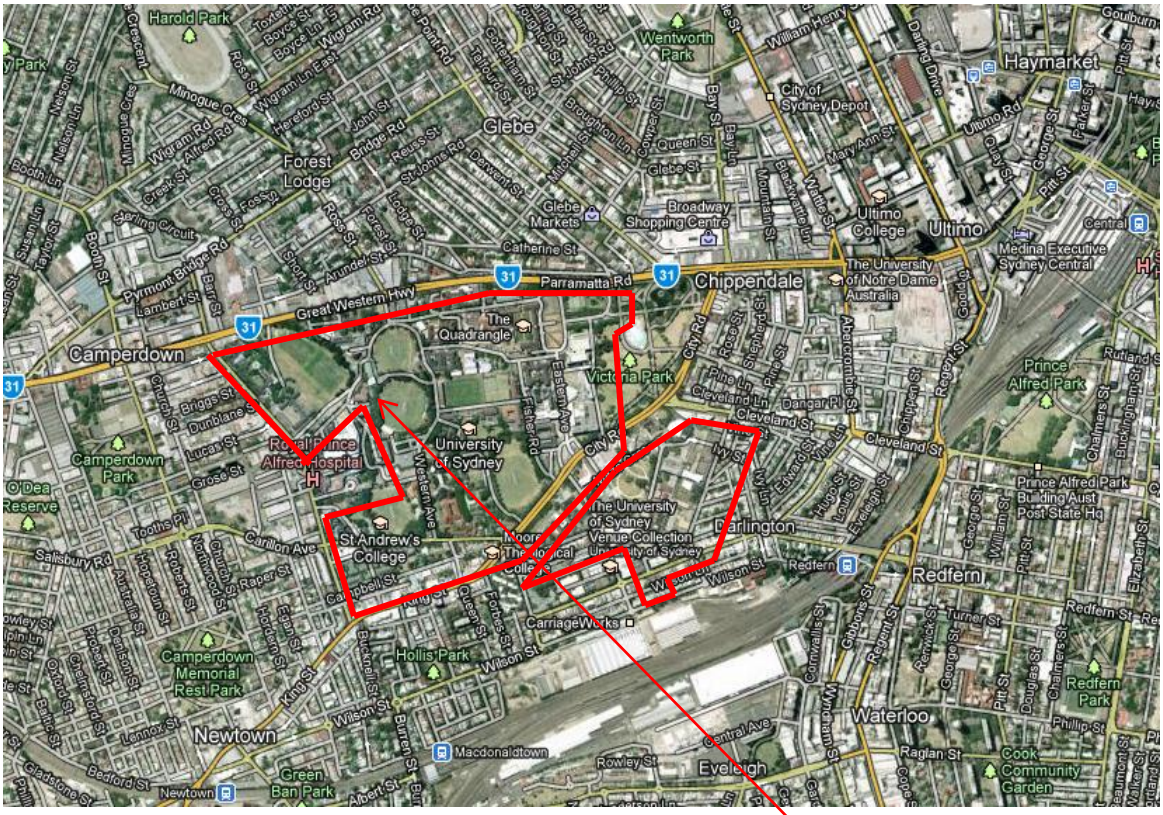
- *Reducing the height of the building from 8 levels to 7;*
- *Amending the building footprint within the boundaries of the site;*
- *Amending the floor areas and internal layouts;*
- *Reducing the number of car parking spaces;*
- *Deleting the pedestrian bridge link to the Centenary Institute;*
- *Amending subdivision boundaries;*
- *Modifying the vehicular access points and basement car parking amendments;*
- *Modifying the potable water servicing strategy provided to the site; and*
- *Amending Condition **D9** to allow use of the car park by users of the Centenary Institute.*

3 The Site and Context

The approved development is located within the boundaries of the Sydney University Camperdown Campus located approximately 2km South-West of the Sydney Central Business District.

The location of the University Campus and location of the approved CODCD within the Campus is identified in **Figure 1** below.

FIGURE 1 – LOCATION MAP



Directly to the North of the University Campus Site, beyond Parramatta Rd, is a mix of retail, commercial and residential uses. To the East of the University Campus site is Victoria Park. To the West and South of the University Campus site is Royal Prince Alfred (RPA) Hospital and mixed retail, commercial and residential uses.

The location of the approved CODCD building is in the North- West portion of the University Campus and is legally described as Lot 1 in DP 1115224 and part Lot 101 in DP 819559. The subject land also includes a portion of the principal grant to the University of Sydney dated 18 January 1855.

The location of the approved CODCD building is directly South of the University's Veterinary Science faculty, directly West of the University Sports Ovals 1 and 2, North of RPA and East of St Johns and Sancta Sophia residential colleges. The existing development on the CODCD building site is as follows:

- Portion of the St John's College Gravel car park;
- University cricket nets;
- University's HK Ward Gymnasium building;
- The RPA's Missenden Psychiatry Unit building; and
- University landscaping.

4 Proposed Modifications

Further design development of the approved scheme was undertaken to investigate opportunities for improving the layout and floor plate of the approved scheme and its operations to achieve greater building efficiency and reduced energy consumption.

The proposed modified design represents a design outcome that contains significant environmental, social and economic benefits to a range of stakeholders, nearby buildings and spaces as well as the student population that interact with the building and its adjoining public domain. Overall, the proposed modified scheme achieves greater urban design and planning principles as well building design and its environmental performance. Section 4.1 further discusses the benefits associated with the revised design scheme.

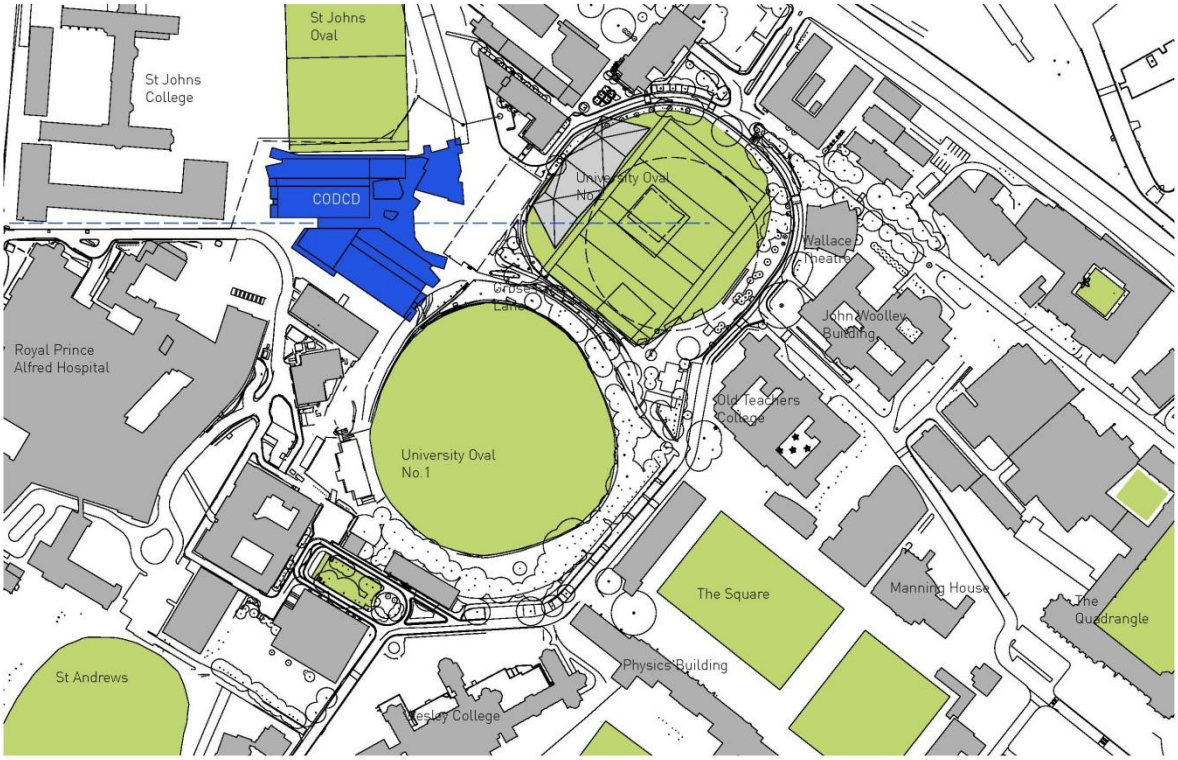
Whilst the external design and shape of the building is changed, the overall development and its key features remain the same as approved. The following remain unchanged:

- The overall use and purpose of the building;
- The height of the overall building;
- The individual components of the building (including facilities, services and departments) and their relationships between each other;
- Uses on a floor by floor basis generally remain unchanged (except for the location of the lecture theatre – now underground);
- The inclusion of an open space element within the scheme, albeit in a different position;
- The number of car spaces associated with the building;
- The position of the vehicular access to the overall site and impacts on the external road network;
- Loading and logistics areas remain unchanged, although replanned to suit the revised core;
- Building 'population' and the overall intensity of the use arising from all of the above.

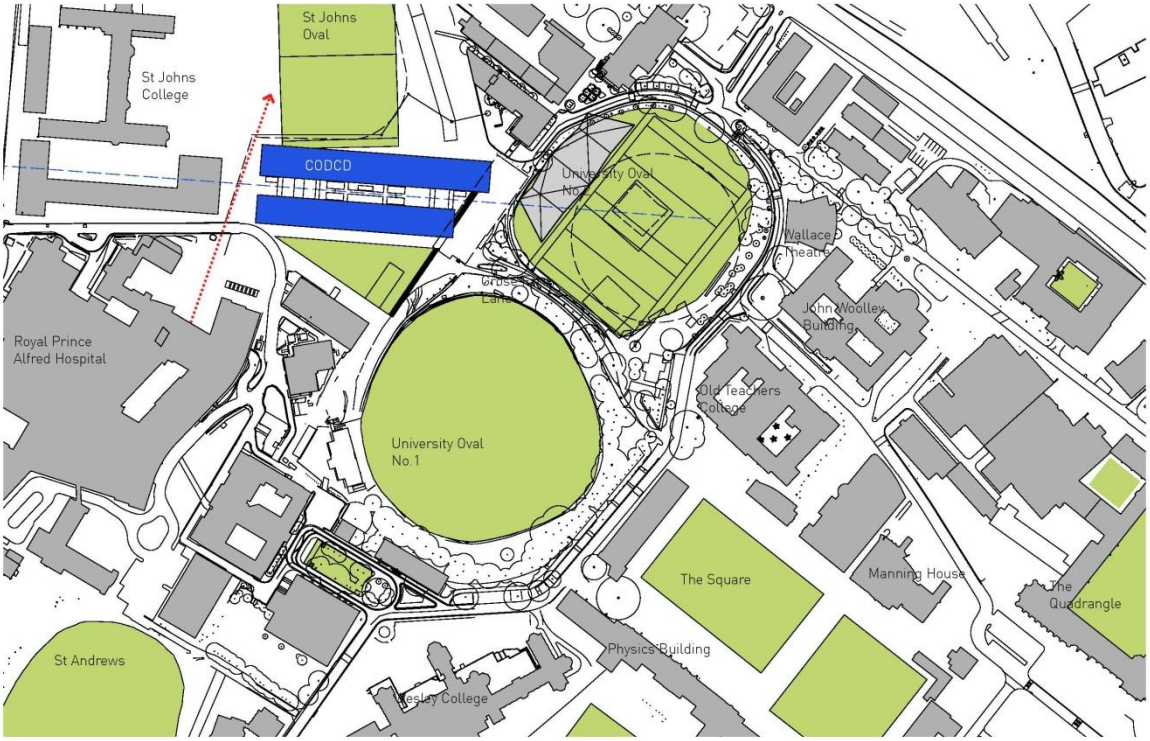
The rationalisation of the building results in a smaller overall footprint size with no change to the GFA. Associated with the proposed changes, the external design and shape of the building has been amended to reflect a linear and elongated floor plate in comparison to the approved scheme that is broadly described as a wider and irregular shaped floor plate as illustrated in **Figure 2** below.

A complete Architectural package by Building Studio is attached under **Appendix A**.

FIGURE 2 – COMPARISON GROUND LEVEL FOOTPRINT DIAGRAMS



Current



Alternate C - rotated and moved

As a result of the revised building floor plate, the key changes include:

External changes

- Greater building setback from the Centenary Institute Building to the south, creating a wider separation between buildings allowing for a new open plaza space;
- An improved axis along John Hopkins Drive for visual and pedestrian connectivity;
- Refinement of the bulk, scale and massing of the entire development, including revised building façade treatment having regard to building orientation and internal space planning, such as providing solid treatments to northern located laboratories;
- Revised building façade treatments to improve relationship with heritage buildings and external spaces in the nearby area.

Internal Changes

- Rationalisation of laboratory and "write up"/ office spaces to a linear configuration;
- Relocation of "collaboration" and support zones for more effective access between departments;
- Improved linkages between laboratories and "write up"/ office spaces;
- Removal of unusable internal spaces;
- Relocation of the lecture theatre to the south-eastern corner of the building footprint and positioning below ground level, with a small ground level pavilion for access;
- Creation of a centrally located atrium;
- Lowering of basement floor levels by approximately 600mm to 700mm to enable the basement floor level to site on bedrock and provide better control in the vibration sensitive areas of medical imaging;
- Creation of a sub soil zone for a new landscaped courtyard to the south east of the proposed building;
- Relocation of basement car parking in the eastern area to an additional basement level B3 to avoid building over a Sydney Water easement and allow appropriate maintenance access to the drainage network system of the building. The introduction of the B3 basement level is consistent with the quantity of basement levels approved under the original Part 3A scheme; and
- Rationalisation of basement levels and relocation of components such as reconfiguration of loading dock areas for greater separation with car park areas; improved positioning of bicycle facilities; relocation of plant areas within basement areas and to the roof level.

Tables 1 and 2 provide a summary comparison of the project as-approved under Mod 1 and the project as proposed under Mod 2, based on the tables submitted with the Mod 1 EA by PJEP Environmental Planning Pty Ltd.

TABLE 1 – COMPARISON BETWEEN MOD 1 AND PROPOSED MOD 2 SCHEMES

	PROJECT AS APPROVED (MOD 1)	PROPOSED PROJECT (MOD 2)
Project Summary	***Construction and use of a medical research and training facility, including:*** ▪ ***Subdivision;*** ▪ ***Demolition;*** ▪ ***Bulk and detailed earthworks;*** ▪ ***Construction and use of the CODCD facility;*** ▪ ***Ancillary services, including internal access roads and utilities servicing***	**No change**
Proposed Use	*University purposes, predominantly medical research and training / education, with ancillary facilities including cafes*	No change
Subdivision	*Lot boundary adjustment between the University and the RPA*	No change
Demolition	*Demolition of the University's HK Ward Gymnasium building and cricket nets, the RPA's Missenden Psychiatry Unit building, and part of the St John's College commercial (gravel) car park*	No change
Earthworks	*Bulk earthworks across the site to create a level building pad and to excavate basement levels. Approximately 50,000m^3 of fill to be exported.*	Additional basement level has changed volume to 80,000m^3
Facility Description	*The CODCD would comprise a single 7 level building (plus 2 basement levels and rooftop plan) with a total gross floor area of approximately 45,000m^2, including:* ▪ *Research areas:* - *Wet and dry research labs* - *Research offices* ▪ *Education areas:* - *Teaching labs* - *Group learning* - *Teaching staff offices* ▪ *Ancillary support areas:* - *Amenities (inc. cafes)* - *Administration, stores, supplies, waste areas*	No change apart from: ▪ rearrangement of basement car parking.

	PROJECT AS APPROVED (MOD 1)	PROPOSED PROJECT (MOD 2)
Capital Investment Value	*$350 million*	No change
Employees	*Construction – Estimated 200 full time equivalent construction jobs*	No change
	Operation – Total building population of approximately 920 staff, including 200 new employees	No change
Infrastructure and services:		
Access and Roads	*Construction of internal access and circulation roads and car parking (103 spaces). No external road works are required.*	No change
Stormwater Drainage	*On-site stormwater collection, detention and treatment, with connection to stormwater mains within the campus. The stormwater main would remain in –situ (with some augmentation).*	No change
Potable Water	*The site would be connected to the existing Sydney Water mains supply in Missenden Road. The proposal includes a number of water savings measures, including water efficient (4-star minimum) fixtures and harvesting of roof rainwater for toilet flushing, cooling tower make-up and irrigation.*	No change
Sewer	*The site would be connected to reticulated sewer to the north of the site (within the campus), which would be augmented to accommodate the project.*	No change
Electricity	*The facility is able to be serviced from existing electrical supplies in the area, subject to some augmentation.* The project includes an ambitious energy savings benchmark (40% reduction), based on a number of passive energy savings measures	No change. The project includes an ambitious energy savings benchmark (40% reduction), based on a number of passive energy savings measures including thermal massing on north west facade; concrete labyrinth in basement for cooling air; phase change material.
Gas	*Relocation of, and connection to, the existing AGL reticulated high pressure gas main within the site.*	No change
Telecommunications	*Relocation of, and connection to, the existing University IT fibre optic network within the site.*	No change

TABLE 2 – CODCD AREA SCHEDULE COMPARISON

	PROJECT AS APPROVED (MOD 1)	PROPOSED PROJECT (MOD 2)
Building Elements and Areas		
▪ Research areas, including: - Wet and dry research labs - Research offices	*20,961 m²*	21,329 m²
▪ Education areas, including: - Teaching labs - Group learning - Teaching staff offices	*4,741m²*	4,693 m²
▪ Ancillary support areas, including: - Amenities (inc. cafes) - Administration, stores, supplies, waste areas	*3,971m²*	3,968 m²
Total Areas		
Useable floor area	*29,673m²*	29,990m²
Gross floor area (excluding parking)	*44,870m²*	44,500m²
Building footprint area	*6,244m²*	5,631m²
Parking area	*4,815m²*	2,944m²
Other paved area (hardstand and roads)	*10,894m²*	10,894m²
Landscape area	*6,835 m²*	6,998m²
Floor Space Ratio (Camperdown Campus existing)	*0.99:1*	0.99:1
Floor Space Ratio (Camperdown Campus with CODCD)	*1.14:1*	1.14:1
Heights		
No. of levels above ground (inc. ground floor)	*7*	7
No. of levels below ground (basements)	*2* (note that 3 levels was approved under the original Part 3A scheme)	3
Finished ground level	*RL 24.4m*	RL 24.4m

	PROJECT AS APPROVED (MOD 1)	PROPOSED PROJECT (MOD 2)
Maximum height	*RL 51.9 (roof level)* *RL 59.1 (roof plant level)*	RL 51.9 (Roof Level) RL 59.1 (Roof Plant Level)
Parking		
Car Parking spaces	*91 (plus 12 visitor spaces at grade)*	97 spaces (plus 6 visitor spaces at grade)
Loading spaces	*2 trucks plus sally port*	2 trucks plus sally port
Bicycle parking	*125*	125

4.1 BENEFITS OF THE PROPOSED MODIFICATIONS

Further design development of the approved scheme has resulted in various benefits more than previously contemplated under the approved scheme in terms of broader urban planning principles as well as individual building / environmental design as identified below:

Broader urban planning and design benefits of the proposal

- The relocation of the open plaza space to create a significant new landscaped space between the CODCD and the Centenary Institute provides an improved sense of address, amenity and greater prospect of usability;
- Improved views and vistas through the site from Missenden Road to the University Campus and the CBD beyond;
- Improved relationship to the St John's College building(s) in terms of proportion, bulk, massing and materiality;
- Improved physical links through the site to improve connectivity with the Campus masterplan, in particular the Grose Farm Way connection to the Campus beyond;
- Improved formal relationship with the two circular playing fields, including retention of the western walking link from the cricket pavilion to the main Campus;
- Refinement of the bulk, scale and massing of the entire development resulting in clearly defined and separated building elements to assist in reducing the bulk and scale of the building, and improved scale relationships with the existing buildings in the nearby area;
- Greatly improved sense of entry into both the CODCD and the Centenary Institute building; and
- Improved architectural presentation, more in keeping with the University Campus setting.

Building/Environmental design benefits of the proposal

- Reduced area through greater internal planning efficiencies, which allows a reduction in energy usage;
- Reduction in the overall perimeter length of the building façade reducing the amount of construction materials;
- Improved depth of space and natural daylight access into work spaces via the introduction of a central top lit atrium space;

- Improved solar orientation and protection along the north western facades through the introduction of a more solid masonry construction;
- Mirroring of the internal planning uses to allow the workstation based “write up” spaces to be on the south-eastern side, whilst locating the laboratory uses along the north-western side;
- Introduction of the central atrium space to provide improved workplace amenity and improved communication, collaboration and productivity;
- Retaining a design solution that has no material impacts upon wind patterns and pedestrian comfort;
- Reduced reflectivity from the revised northern façade and improved relationship with adjacent heritage buildings as a result of replacing the approved all-glass northern façade with a masonry finish; and
- Retaining a proposal that will have no change to traffic flows, entries and parking numbers.

Further elaboration of these benefits is discussed in Section 6 of the EA.

5 Statutory Context

5.1 SCHEDULE 6A OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT

As part of the repeal of Part 3A of the EP&A Act, Schedule 6A of the EP&A Act was created to allow the application of the repealed Part 3A provisions to certain projects that were approved or undetermined under Part 3A. These projects are known as “Transitional Part 3A projects” and approved major projects may be modified under the previous Section 75W modification framework.

Major Project No. 09_0051 was approved on the 29 June 2010 by the Minister for Planning and is a transitional Part 3A project. The submitted Mod 2 seeks approval under the previous Part 3A provisions, notably Section 75W.

Section 75W of the Environmental Planning and Assessment Act 1979 allows the proponent to request the Minister to modify approval for a project.

Section 75W also provides for the Director-General to notify the proponent of specific environmental assessment requirements with which the application must comply. For the purposes of assessing this 75W application we have considered the relevant issues raised in the Director General’s Environmental Assessment Requirements (DGRs) dated 5 November 2009.

6 Environmental Assessment

The following environmental assessment addresses the relevant matters raised in the DGRs for the project application.

6.1 STRATEGIC CONTEXT

The current strategic planning context for the site is provided by the following strategic plans:

- Metropolitan Strategy 'City of Cities: A Plan for Sydney's Future';
- Sydney City Draft Subregional Strategy;
- State Plan; and the
- Draft Campus 2020 Masterplan for University of Sydney

The proposed modified building design will maintain the previous assessment relative to the above strategic plans, which identifies that the development is consistent with NSW government strategic planning goals. As the proposed use and purpose of the building remains the same as that approved, the development scheme will continue to contribute towards the provision of major education and health facilities to established health and education clusters; and towards identified State Plan priorities relating to health care, business investment and education and training.

The Draft Campus 2020 Masterplan (the Draft Masterplan) was prepared in March 2008 to guide the future development of the University of Sydney and provides for a draft plan for each identified precinct. The site is contained within the "Orphan School" precinct, which is understood to have been renamed the "Life Sciences Research" precinct. Overall, the modified scheme represents a development scheme that more closely aligns with the key features of the Draft Masterplan by achieving the following:

- Provision of a landscaped, open space plaza designed for a high level of usability. This scheme contributes towards providing more open space areas within the University to address the historical loss of green space;
- The redefined building footprint and more compact building form contributes towards more coherent building shapes and forms between new development and established building forms, including heritage items;
- Improved pedestrian linkages between St Johns College and University as result of the revised building footprint and siting;
- Preservation of important view corridors from Missenden Road to the University as result of the revised building footprint and siting; and
- The modified scheme has enabled an improved sustainable building design, thereby achieving environmental responsibility goals of the University.

Further discussion relative to the Draft Masterplan is contained with Section 6.3 of the EA.

6.2 STATUTORY COMPLIANCE

The proposed modified design scheme does not result in any changes to the proposals compliance with the:

- State Environmental Planning Policy (Major Development) 2005;
- State Environmental Planning Policy No.33 – Hazardous and Offensive Development;
- State Environmental Planning Policy No.55 – Remediation of Land;

- State Environmental Planning Policy (Infrastructure) 2007; and
- South Sydney LEP 1998

Key considerations to the above statutory instruments are:

- Since project approval was granted in June 2010, State Environmental Planning Policy (Major Development) 2005 was amended to reflect the recent repeal of Part 3A of the EP&A Act. This SEPP is subject to Schedule 6A of the Act, which as discussed in Section 5.1 of the EA identifies "Transitional Part 3A projects" and provides for the modification of approved major projects under the previous Section 75W framework. Major Project No. 09_0051 was approved on the 29 June 2010 by the Minister for Planning and is a transitional Part 3A project. The submitted Mod 2 seeks approval under the previous Part 3A provisions, notably Section 75W.

- The previous assessment by SKM Pty Ltd in respect to State Environmental Planning Policy No.33 – Hazardous and Offensive Development, does not change and a Preliminary Hazard Analysis will be undertaken prior to construction in accordance with the Statement of Commitments. The previous assessment relative to State Environmental Planning Policy (Infrastructure 2007) does not change. The modification maintains the approved use of the CODCD building and the intensity of the operations such as building population, traffic generation and parking provision.

- The approved development use does not change and is consistent with permitted uses and objectives of the Zone 5 – Special Uses (University) under South Sydney LEP 1998.

- The proposed modified design represents an improvement to the relationship between heritage items and the subject building through a revised building form and external façade finishes. A heritage impact statement is submitted to address the relevant heritage considerations of the South Sydney LEP 1998 and this is further addressed under Section 6.4 of the EA. No additional impacts to that already assessed relative to Aboriginal heritage or Non-Indigenous archaeology will occur.

- The proposed modified design has resulted in numerous benefits in terms of urban design outcomes that are consistent with the design principles of the South Sydney LEP 1998 and the Draft Masterplan. This is further discussed in Section 6.3 of the EA.

- Other assessment matters under the South Sydney LEP 1998 relating to flooding and site contamination remain as per the previous environmental assessments.

The Draft Sydney Local Environmental Plan 2011 (DSLEP 2011) was exhibited following the approval of the Major Project. A review of the proposed modification relative to the DSLEP 2011 identifies the following:

- The building is proposed over land that is to be zoned SP2 Infrastructure "Educational Establishment" and "Health Services Facilities". This is consistent with the approved building, over the land currently zoned Zone 5 Special Uses "University" and "Hospital".

- A maximum car park provision of 1 space 200sqm of GFA for "information and education facilities" applies. This would equate to a maximum of some 222 spaces. The proposed 103 car spaces would be consistent with the DSLEP 2011.

- The heritage considerations are addressed within the heritage reviews submitted with this application.

6.3 URBAN DESIGN AND BUILT FORM

The revision to the building layout of the approved scheme has provided the opportunity to refine the built form with further consideration to the Draft Masterplan and urban design improvements. Overall the revised scheme enhances its relationship with the built forms of the University campus and provides an integral open space area that will significantly contribute to the public domain strategy of the campus as discussed below:

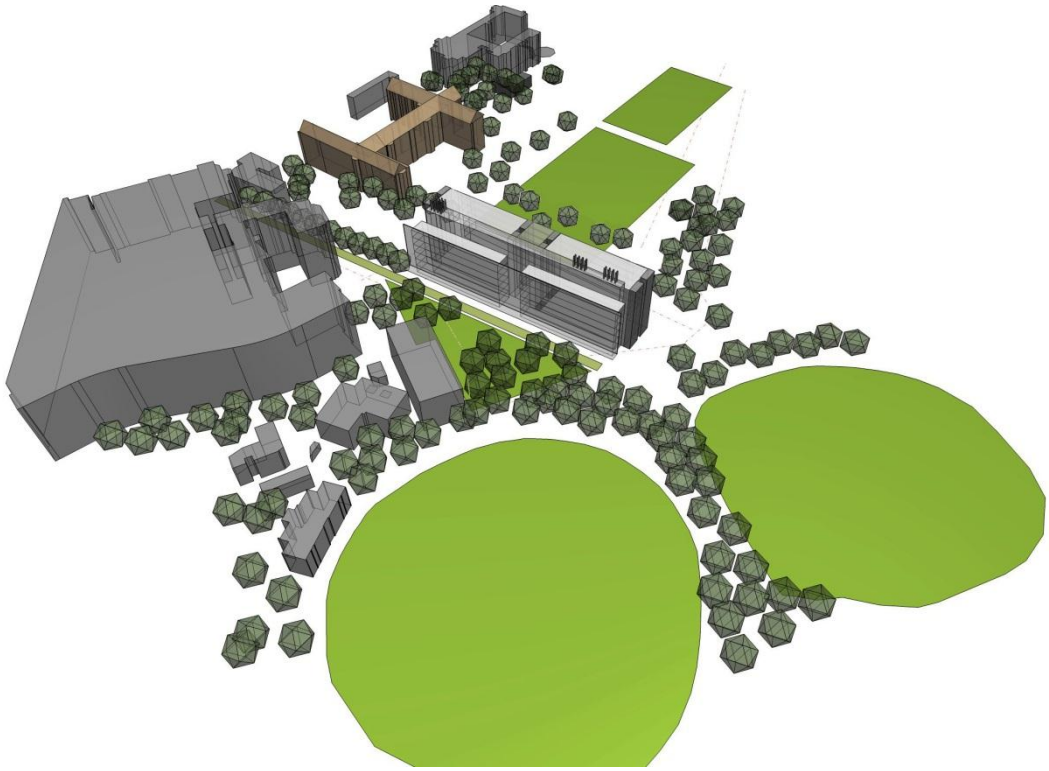
- The revised articulation to the façade and the external finishes enhances the CODCD building's relationship with its surrounds, particularly in respect St John's College. Whilst the development maintains an example of contemporary design, the proposed materials echo the sandstone of St Johns College; whilst the fenestration and articulation details of the façade appropriately reduces the scale of the building.

- The proposed modifications maintain the approved building height of the Mod 1 scheme, maintaining compatibility with the roof heights of adjacent buildings.

- The reconfigured floor plate has translated the building mass to a more linear and streamlined building of two parallel wings connected by a central atrium. This reconfiguration results in a more compact built form that reflects the linear building composition of St Johns College (Refer to Figure 3 below).

- The proposed linear building configuration creates the opportunity to create an open space area between the building and the Centenary Institute. This provides greater spatial separation between these buildings and establishes a more significant and celebrated public space. In conjunction with the two adjacent ovals, this open space area will also enhance the junction of John Hopkins Drive and Regimental Drive (Refer to Figure 3 below).

FIGURE 3 – BUILDING MASS DIAGRAM



- Assessed view impacts of the original and Mod 1 scheme remain generally similar for the proposed revised scheme due to the retained building height and siting. Photomontages to demonstrate the visual impacts from distant and close vantage points are submitted in the architectural package (Appendix A). Relative to the approved design and the proposed linear design and compact configuration, the modification will result in the following view impacts:

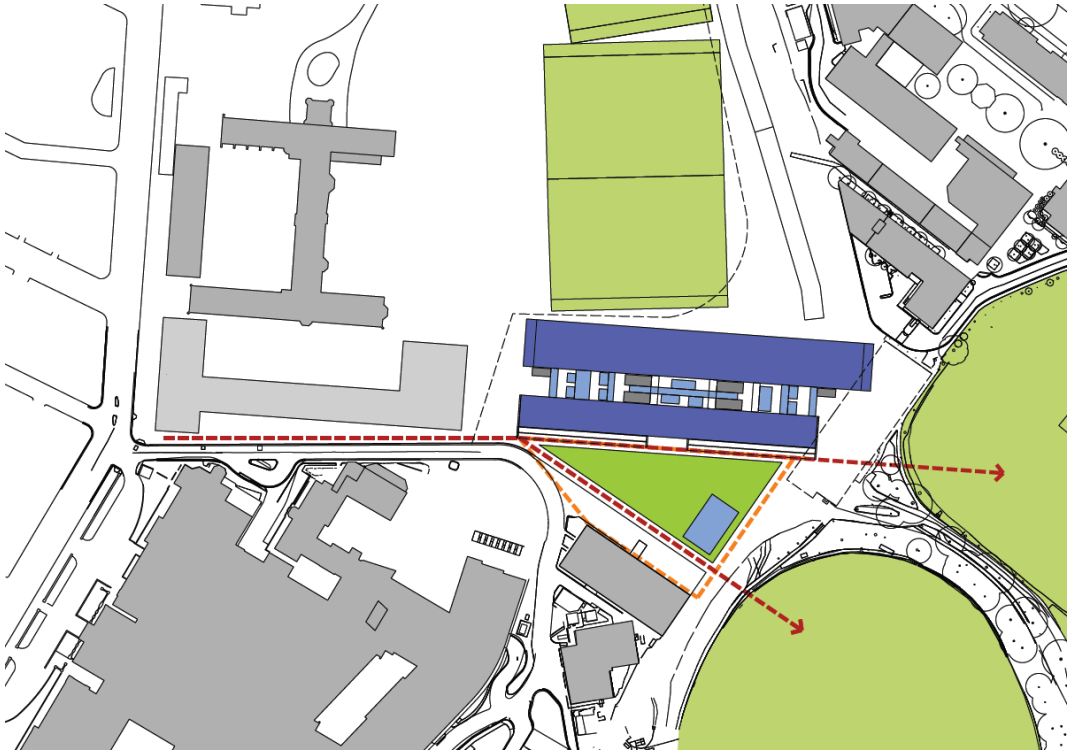
  – From St Johns Oval, the view impacts to and from St Johns College and Sancta Sophia College are negligible.

- There will be an improvement to the extent of view from the St Johns College to the east due to the removal of the previous eastern wing and the widening of the gap between the CODCD building and the Centenary Institute building.

- Relative to the views as seen from Parramatta Road, the building will present as a more elongated built form but will maintain views to St Johns College.

- The view corridor from Missenden Road along John Hopkins Drive will be towards the proposed open space plaza due to the siting of the building adjacent to John Hopkins Drive (refer to Figure 4 below).

FIGURE 4 – VIEW CORRIDOR ALONG JOHN HOPKINS DRIVE



The heritage assessment further elaborates on the urban design and built form impacts.

6.4 HERITAGE IMPACTS

The proposed design scheme has been reviewed in terms of heritage impacts by two heritage consultants, Mr Stephen Davies, Director of Urbis and Mr Trevor Howells, Director Heritage Conservation Program of the University of Sydney. The reviews are attached under **Appendix B**.

The reviews are based on the considerations under the DGEARS for the original Part 3A proposal in regards to the impacts on nearby heritage items and view corridors, setbacks and curtilages to St Johns College and Sancta Sophia. In summary, the key findings of the reviews are:

- An improved alignment of building footprint and relationship to key elements of the University campus:

  - The northern façade is located on the alignment of the southern wing of St John's College and forms a primary architectural relationship with this heritage item. The parallel wings of the revised building layout echo the simplicity and geometric massing of the plan configuration of St John's College.

- The siting and alignment will retain the important view of St John's College from the University campus, from the east.

- The regular parallel alignment of the building reinforces the massing, orientation, form and alignment of St John's College.

- The revised design further represents a successful and sensitive design response by establishing a substantial new building that defines the south-eastern edge of St John's Oval and terminates the oval in an elegant manner.

- The proposed building sets up a formal relationship with the oval and acts in the same manner as a quadrangle for the heritage building rather than competing in form and scale. The alignment of the building with the St John's College extension further reinforces the formality of the colleges with the open space.

- The southern façade of the proposed building will be aligned along John Hopkins Drive and will create an extension of the street. The intended and partially realised Wilkinson east-west axis intersects with the extension of John Hopkins Drive to create a substantial triangular open space lawn. This open space feature will tie the proposed building visually to the main campus and contribute towards enhancing the relationship with the Royal Prince Alfred Hospital to the University Campus.

- The new configuration provides a well resolved amenity for the grounds and the relationship with other buildings in the vicinity by respecting the existing urban relationships of the precinct.

- Spatial relationship to St John's College

  - The revised siting of the CODCD building positively results in a substantial separation with the St John's College building. This separation maintains an appropriate curtilage to St John's College and allows both buildings to stand as independent identities without visual competition.

  - The form of the building, which provides for two longer, slimmer forms have a better relationship in proportions with St John's College and its proposed new College wing.

- Potential new Campus connections

  - The siting of the revised scheme will create a defined view from Manning Road to St John's College.

  - The University Campus has in the past been developed without appropriate connectivity between the Camperdown Campus, the colleges and the RPA. The proposed Student Entry plaza will initiate a connection between the CODCD building, through the University Ovals 1 and 2 to the Camperdown Campus.

- Façade Composition

  - The façade composition results in an improved relationship between the proposed building and St John's College by adopting more appropriate finishes, textures including sandstone elements.

  - The revised façade articulation further enhances the relationship with St John's College by featuring definition to floor levels, appropriate fenestration patterns and solid to void proportions.

  - The wing to the north provides a more solid to void elevation to the oval in front of St John's College. The design introduces a façade with low reflectivity with elegant proportions and complements the solid sandstone façade of St John's College.

- Impacts to view corridors

  - View lines associated with development from John Hopkins Drive have been altered by the approval of the southern extension to St John's College. A clear view of the College is currently

available across an existing car park however this view is no longer relevant as the proposed College extension will obscure that view from the south. The proposed building will not change that situation in the same manner that the earlier proposal did not affect the view.

- The primary public view of the eastern façade of St John's College is currently from Parramatta Road. The most impressive view of the eastern façade however is from the oval and this will not be affected by the proposal. The proposal will enhance the view compared to the previous proposal in that the simple façade of the new building to the south of the oval will not divert views from the college.

- Impacts to Sancta Sophia College

  - The Sancta Sophia College is not currently listed as a heritage item and is not included in the Draft City of Sydney LEP 2011 Heritage Schedule.

  - The revised scheme will present a more solid, less reflective end to the south of the oval and will provide a sympathetic 'collegiate' elevation to terminate the college precinct. As identified in the previous HIS submitted with the original scheme, the proposal will not have an adverse impact on the potential heritage significance of the Sancta Sophia College.

In respect to considerations to Indigenous Heritage and European Archaeology, the previous findings and conclusions by the specialist consultants submitted with the original Part 3A application do not change. The approved Statement of Commitments relative to heritage considerations will continue to apply.

6.5 LANDSCAPE AND THE PUBLIC DOMAIN

The revised landscape and public domain strategy has been prepared by Group GSA and is included within **Appendix A**. The design philosophy of this strategy is described by Group GSA as:

The intent of the landscape concept is create a public domain environment that supplements spaces created by the architecture and integrates with the overall campus. The landscape will provide a strong visual connection to the broader campus and will have a lively relationship to the facades of the architecture that bound and define the space.

The design principles behind the landscape concept include:

- *Creating a public domain that provides inspiration, respite, amenity, and functionality so as to encourage interactive, creative and reflective learning.*

- *Providing landscape continuity for the site, adjacent buildings and the wider campus context with a cohesive character to the established university campus planting.*

- *Maximising accessibility, clarity and ease of movement within the site and in regard to campus links.*

- *Providing seasonal amenity for students, staff and visitors.*

- *Incorporating Environmentally Sustainable Design (ESD) and Water Sensitive Urban Design (WSUD) principles.*

- *Delivering a low-maintenance landscape with predominantly indigenous or low water use species.*

- *Retaining existing trees where possible to create an established landscape feel.*

- *Incorporating the principles of Crime Prevention Through Environmental Design (CPTED).*

- *Creating a planting design that reflects historic campus axes and articulates linkages, gathering spaces and passive seating zones.*

- *Provision for cyclists, parking and vehicular traffic.*

Site Entry and Oval Interface Plaza

The site entry plaza acts as an interface with a number of key access routes and elements including the main building entry, café and university ovals.

The plaza is defined by a bosque of trees aligned to the Wilkinson Central Planning Axis, and acts as the main site entry point from the university and wider campus, linking CODCD to Western Avenue via Grose Farm Lane. The paved area, with the backdrop of tree planting, creates a shaded gathering and an attractive setting for informal gatherings.

The regular rhythm of tree planting will provide a strong contribution to the public domain and create framed views towards the building when viewed from Grose Farm Lane.

On the ground plane, the arrangement of garden beds provides an uninterrupted thoroughfare for pedestrian traffic whilst allowing for strategic location of seating to provide opportunities both socialising and learning. The plaza takes advantage of levels to provide attractive viewing areas to the University Oval 1.

North Entry Plaza

The plaza adjacent the University Oval No 2, provides both an entry setting for the north student entry to the building as well as continuing the linkages for the Med-Vet Avenue for pedestrians and cyclists. In addition it will enable controlled vehicular access as part of Regimental Drive.

The trees have been aligned to the building façade, providing a shaded setting with direct outlook onto University Oval No 2. The tree set out will be complemented by banded paving and strategically located seating.

The Triangle

Defined by the built forms of the CODCD and Centenary Institute, the triangle provides a green respite and casual seating area for socialising and learning. Throughout the turf area, corten steel tree planter beds are further raised to provide sufficient soil depth for tree planting. The slightly raised turf creates an area of tranquility to view passing pedestrian traffic with interesting filtered views through the rows of tree planting.

The finished levels provides sufficient soil depth for turf and tree planting above the basement below, creating a green interface between the new building and surrounding built form.

An at-grade connection through the space enables access between the new building, the café and existing Centenary Institute to the south.

Regimental Drive continues between the building and podium turf area for pedestrian access as well as controlled vehicular access.

A visitor drop-off and gas delivery bay is provided adjacent to John Hopkins Drive. An access road and parking is also provided to the Centenary Institute with tree and shrub planting to provide shade and definition to the spaces.

Patient Garden

Located at the western end of the building, this area provides both a tranquil sensory garden area for patients, as well as cycle path link and emergency vehicular access from John Hopkins Drive.

The space is divided into smaller garden areas to provide a transition experience through the gardens and a pleasant outlook from the adjacent rooms. The cycle path forms the western boundary of the garden area, providing a direct pathway to link Missenden Road into the University Campus.

St John's Oval Interface

The landscape treatments provide both an attractive garden setting when viewed either internally from the building or from the St John College. The garden will also serve to define the south-eastern edge to the St John's Playing Field.

The landscape extends north along the access road and wraps around the St John's playing Fields providing a landscape buffer between the new building, St John's Playing Field and the existing R.M.C Building, McMaster Annexe and Evelyn Williams Building.

LANDSCAPE COMPONENTS

Water Sensitive Urban Design (WSUD)

The integration of Water Sensitive Urban Design principles is a significant component of the public domain proposals with the design and detailing of the drainage systems, irrigation, pavements, tree pits and edges at the core of our design thinking. Species will be selected for their low-water requirements, and adequate soil depths given to planting on slab in order to minimize demands on potable water.

Planting

The trees and shrub selection for new planting works shall be of high quality. Ideally trees will be grown to a specific plant procurement contract that has stringent requirements for the habit and quality of tree material that will be accepted. Through the planting of trees that exhibit a good balanced habit (both above and below the ground) the ongoing maintenance required by the University's ground staff will be minimised and the tree will establish to achieve its maximum amenity value.

The structure of the basement and heights of above ground containers will be carefully co-ordinated with the requirements of the plant material.

All planting areas will be co-ordinated so that they do not affect the operation of the facility.

Plant species will be used to define the varying planting character types reflective of setting and use. We will develop a schedule to identify the preferred tree species selection in conjunction with the arborist to include detailed consideration of form, canopy structure, availability, and ongoing maintenance requirements so that preferred tree species can be selected and approved by the University.

Bicycle Parking

Bicycle parking will be incorporated into the public domain, recognising the importance and popularity of bicycle transport throughout the university.

The design incorporates bike path connections from John Hopkins Drive to Regimental Drive and links to the broader cycle network both within and external to campus.

Bicycle racks will be located at strategic locations to correspond with the bicycle network links and the key destination and arrival points to the building.

Vehicular drop off and access

Vehicular access to the basement car parking is to be via Parramatta Road, with an additional drop off area located adjacent to John Hopkins Drive.

Regimental Drive will continue through the paved plaza area of the site, accessed past remote-drop bollards. Emergency vehicles will also be able to gain access to this route, with additional access to the patient facility through the volunteer garden.

The vehicle route is incorporated into the main pedestrian plaza and will appear as part of the holistic paving of the plaza. It will appear as more of an accessway as opposed to a roadway in order to be complementary to the plaza and also in response to the low amount of vehicle traffic.

Lighting

In order to create public domain areas that have clear sight lines at all times, ambient light from the building will be complemented by landscape lighting to present the public domain as a very safe and pedestrian friendly space at night.

The lighting strategy for the public domain has been developed to include four primary lighting types that respond to the varying spatial types and the structure of the public domain. We will develop this strategy further so that the lighting levels are co-ordinated with the building and so that they are in accordance with the guidelines for CPTED.

6.6 ECOLOGICALLY SUSTAINABLE DEVELOPMENT

The key ecologically sustainable development initiatives of the revised building design are outlined by Brookfield Multiplex in the CODCD ESD report, attached in **Appendix C**. The CODCD building is designed to be an "*exemplar leading ESD educational facility*". This will be achieved through the following measures:

- Configuration of building envelope massing and orientation to control unwanted summer solar gain whilst maximising daylight access;
- Incorporation of passive design principles enables efficient mechanical systems and associated reduction to energy consumption;
- Limitation to carbon use through renewable energy generation by deployment of photovoltaic panels;
- Internal planning that is respondent to external façade treatment and orientation;
- Energy conservation measures comprising gas driven chillers; efficient air conditioning and ventilation systems to minimise wasted heating and cooling that is normally exhausted from the building; and a thermal storage system.
- A centrally located naturally lit atrium to provide daylight access to the central parts of the building;
- Incorporation of a subterranean thermal labyrinth to passively pre-cool and warm incoming air, which connects to air conditioning and ventilation systems to reduce air-conditioning energy consumption;
- Incorporation of thermally passive and lightweight materials to reduce energy consumption and improved occupant comfort;
- Potable water conservation by capture of rainwater from hard surfaces of the building for use in non-potable applications; use of WELS rated taps, showerheads, WCs and urinals.
- High levels of Indoor Environmental Quality by increased amounts of fresh air above the minimum statutory requirements to ensure fresh air is provided for occupants as well thermal comfort, acoustic performance, glare, daylight and access to views;
- Appropriate building material selection having regard to energy usage, water usage, ecological impacts and resource usage; and
- Provision of extensive cyclist facilities to encourage sustainable travel modes.

6.7 OTHER CONSIDERATIONS

With regard the DGEARS, the remaining environmental considerations and assessment relative to the Mod 2 scheme is contained in the table below:

TABLE 3 – OTHER ENVIRONMENTAL CONSIDERATIONS

ISSUE	ASSESSMENT
Overshadowing, wind and reflectivity	Shadow diagrams are submitted with the Mod 2 design which demonstrates that the revised building envelope will result in less shadow impact to the approved scheme due to the revised compact form. As the building height will be the same as the Mod 1 scheme, the resultant wind impacts are expected to be similar. The replacement of the all-glass northern elevations with a predominantly, articulated masonry façade will significantly reduce the reflectivity impacts of the Mod 1 scheme.
Landscape and public domain design	Landscape plans for the site and the surrounds are submitted with the architectural package in Appendix A. The landscape and public domain strategy will include a range of soft and hard paved areas appropriate for university needs. A key benefit to the revised scheme is the new open plaza space between the CODCD building and the Centenary Institute Building to the south. Details such as street furniture, lighting and plant species will be confirmed as part of the CC stage and subject to discussion between key stakeholders. This is included as an additional Statement of Commitment. A signage strategy will be submitted to the Director General, as per the approved Statement of Commitments.
Soil and Water:	
▪ Erosion & Sedimentation	The proposed Mod 2 scheme includes a similar extent of building footprint area to the approved scheme. The proposed scheme entails the excavation of an additional basement level but similar to the original approved project and as such there are no further considerations to erosion and sedimentation impacts. As the per the project approval, an Erosion and Sediment Control Plan will be prepared prior to building works.
▪ Site Contamination	The previous assessment by SKM Pty Ltd in respect to State Environmental Planning Policy No.33 – Hazardous and Offensive Development, does not change and a Preliminary Hazard Analysis will be undertaken prior to construction in accordance with the Statement of Commitments.
▪ Acid Sulphate Soils	There is no change to the previous assessments relating to acid sulphate soils. The site contains acid sulphate soils and an Acid Sulphate Soil Management Plan will be prepared prior to building works to ensure the management of acid sulphate soil risk.
▪ Riparian areas and waterbodies	The site is not located adjacent to or near any riparian areas or water bodies and therefore the Mod 2 scheme will have no impacts in regards to these considerations.
▪ Stormwater	No additional impacts relating to stormwater impacts are expected. As per the project

ISSUE	ASSESSMENT
management	approval, a Stormwater Management Plan will be prepared prior to building works.
▪ Flooding	No additional flood impacts are expected, given that the building footprint area will be similar to the approved scheme. Stormwater Management Plans will be prepared having regard to the findings of the Flood review undertaken by ARUP as part of the original approved project.
Noise (Construction and Operational)-	The proposed Mod 2 scheme will not result in any additional impacts to that already assessed within the Noise Assessment report submitted with the original EA. The Noise assessment concludes that the operations of the CODCD will comply with the applicable noise criteria. Construction noise will exceed applicable criteria levels at St Johns College and Sancta Sophia College by up to 7dBA exceedance and 3 dBA exceedance respectively. To minimise these impacts, the project approval included Statement of Commitments relating to measures for controlling noise impacts such as compliance with applicable operation noise criteria; restriction of construction hours, preparation of a construction noise management plan and noise compliant monitoring. These commitments will continue to apply to the Mod 2 Scheme.
Air quality	The extent of building works and excavation will remain similar to that approved and therefore it is not expected that dust and air emissions will increase. To minimise potential air and dust emissions, the project approval included Statement of Commitments relating to measures for controlling these impacts such minimising dust emissions from trucks and plant during construction; preparation of a dust management plan and undertaking a detailed Air Quality Assessment prior to construction. These commitments will continue to apply to the Mod 2 Scheme.
Greenhouse gases and climate change	The CODCD building is designed to be an "*exemplar leading ESD educational facility*". The key ecologically sustainable development initiatives of the revised building design are outlined by Brookfield Multiplex in the CODCD ESD report, attached in Appendix C.
Flora and fauna	The proposed building footprint and open space plaza is similar to the disturbance area associated with the previously approved schemes and therefore the Mod 2 scheme will not entail significant changes to the flora and fauna assessment previously undertaken.
Traffic and parking	The Mod 2 Scheme provides similar extent of approved car parking under Mod 1. A total of 97 car spaces are proposed in basement levels plus 6 on grade spaces, whilst Mod 1 provides 91 spaces plus 12 visitor spaces. The associated access point into the building remains the same. In this regard, the traffic assessment undertaken for Mod 1 will remain the same for Mod 2 which concluded that the extent car parking and traffic impacts are appropriate and satisfactory. Similarly, the extent of bicycle parking remains consistent and will appropriately accommodate and encourage bicycle usage.
Wastes and hazards:	

ISSUE	ASSESSMENT
▪ Wastes	No changes to the type and quantity of waste are associated with the Mod 2 scheme. Waste management will be undertaken in accordance with the previously submitted Waste Management Plan, project approval conditions and Statement of Commitments.
▪ Dangerous goods and hazardous substances	The Mod 2 scheme will maintain the same extent of storage of dangerous goods as approved under the previous schemes. A Preliminary Hazard Analysis will be prepared prior to construction of the building, as identified in the current approved Statement of Commitments.

7 Required Amendments to Conditions of the Project Approval

To facilitate the proposed design changes, the Project Approval will require:

- Amendment to *Condition A2. Development in Accordance with Plans and Documents* to reflect the revised plans and reference to the additional specialist documentation associated with this Section 75W application.
- Amendment to the Statement of Commitments as follows:
  - Include reference to Mod 2 documents Clause 1.2.2; and
  - Replace reference to the sustainability reports to the sustainability reports submitted with Mod 2.
  - Insert additional Statement of Commitment relating to street furniture, lighting and tree / plant species to be provided to the Director General prior to release of the Construction Certificate.

7.1 AMENDMENT TO CONDITION A2 APPROVED PLANS AND DOCUMENTATION

The wording of Condition A2 will require reference to the modified plans; this Section 75W EA Report and the accompanying reports. As such it is proposed to replace current text with the following (changes to text are bold for ease of reference).

It is noted that there appears to be an overlooked error in the plan reference of the proposed draft plan of subdivision which was updated in Mod 1. It is recommended that DOPI officers confirm whether the draft subdivision plan reference requires correction under Condition A2. This Mod 2, does not entail any changes to the previous approved draft plan of subdivision, as referenced in the Statement of Commitments lodged with Mod 1:

The development shall be generally in accordance with the following plans and documentation:

THE ENVIRONMENTAL ASSESSMENT (EA) TITLED CENTRE FOR OBESITY, DIABETES AND CARDIOVASCULAR DISEASE PROJECT, PREPARED BY PHILLIP JONES ENVIRONMENTAL PLANNING (PJEP), DATED DECEMBER 2009, AS AMENDED BY THE SECTION 75W MODIFICATION PREPARED BY PJEP ENVIRONMENTAL PLANNING PTY LTD DATED APRIL 2011 AND AS AMENDED BY THE SECTION 75W MODIFICATION PREPARED BY URBIS PTY LTD DATED NOVEMBER 2011.				
Statement of Commitments at Schedule 3 and as modified in Section 7.2 of the Section 75W Environmental Assessment Report by Urbis Pty Ltd dated November 2011				
Proposed draft plan of subdivision, titled: 'Plan of Subdivision of Lot 101 in DP 819559', Drawing Number: 113903001 rev 00.				
Architectural Drawings prepared by Building Studio				
	Drawing No.	***Revision***	***Name of Plan***	***Date***
1	***A-DA-010***	***1***	***Locality Context Plan***	***23.11.11***
2	***A-DA-011***	***1***	***Site Plan***	***23.11.11***
3	***A-DA-012***	***1***	***Site Vehicular Access***	***23.11.11***

4	*A-DA-013*	*1*	*Site Boundaries and Subdivision*	*23.11.11*
5	*A-DA-014*	*1*	*Site Analysis*	*23.11.11*
6	*A-DA-100*	*1*	*Basement Level B3*	*23.11.11*
7	*A-DA-101*	*1*	*Basement Level B2*	*23.11.11*
8	*A-DA-102*	*1*	*Basement Level B1*	*23.11.11*
9	*A-DA-103*	*1*	*Level 1 Plan*	*23.11.11*
10	*A-DA-104*	*1*	*Level 2 Plan*	*23.11.11*
11	*A-DA-105*	*1*	*Level 3 Plan*	*23.11.11*
12	*A-DA-106*	*1*	*Level 4 Plan*	*23.11.11*
13	*A-DA-107*	*1*	*Level 5 Plan*	*23.11.11*
14	*A-DA-108*	*1*	*Level 6 Plan*	*23.11.11*
15	*A-DA-109*	*1*	*Level 7 Plan – Plant*	*23.11.11*
16	*A-DA-110*	*1*	*Level 7M Plan – Plant*	*23.11.11*
17	*A-DA-150*	*1*	*Elevation – North*	*23.11.11*
18	*A-DA-151*	*1*	*Elevation – West*	*23.11.11*
19	*A-DA-152*	*1*	*Elevation – East*	*23.11.11*
20	*A-DA-153*	*1*	*Elevation – South*	*23.11.11*
21	*A-DA-200*	*1*	*Section AA*	*23.11.11*
22	*A-DA-201*	*1*	*Section BB*	*23.11.11*
23	*A-DA-202*	*1*	*Section CC*	*23.11.11*
24	*A-DA-500*	*1*	*Shadow Diagrams*	*23.11.11*
25	*A-DA-550*	*1*	*Aerial View*	*23.11.11*
26	*A-DA-600*	*1*	*View from Parramatta Road*	*23.11.11*
27	*A-DA-601*	*1*	*View from St Johns Oval*	*23.11.11*

28	***A-DA-602***	***1***	***External Perspective South Facade***	***23.11.11***
29	***A-DA-603***	***1***	***Photomontage from John Hopkins Drive***	***23.11.11***
30	***SK-700***	***1***	***Materials Board***	***23.11.11***
31	***LA 9400***	***6***	***Public Domain Plan***	***23.11.11***

7.2 AMENDMENT TO STATEMENT OF COMMITMENTS

To reflect the submitted Mod 2 package, the Statement of Commitments require amendment as follows:

- reference to the Mod 2 under Clause 1.2.2 as follows (changes to text are bold for ease of reference):

1.2.2 The University will carry out the project generally in accordance with the:

a) EA;
b) The EA titled Environmental Assessment: Centre for Obesity, Diabetes and Cardiovascular Disease project – Modification 1, dated April 2011;
c) ***The EA titled Centre for Obesity, Diabetes and Cardiovascular Disease Environmental Assessment – Modification 2. Section 75W Environmental Assessment report, dated November 2011****;*
d) Statement of commitments; and
e) Conditions of the approval.

- replacement of the sustainability reports submitted with Mod 2 is required as per the text below (changes to text are bold for ease of reference):

1.3.12 The University will carry out the project generally in accordance with the recommendations of the sustainability reports, as contained in Appendix C of the Centre for Obesity, Diabetes and Cardiovascular Disease Environmental Assessment – Modification 2. Section 75W Environmental Assessment report, dated November 2011, including designing and operating the project to achieve the following benchmarks:

- **Target 40% reduction in annual energy consumption when compared to the average energy consumption of similar laboratory building throughout the world.**

Note: As detailed in the EA, some of the specific initiatives outlined in the sustainability reports are subject to detailed feasibility analysis and as such may be subject to change.

- insert additional Statement of Commitment relating to street furniture, lighting and tree / plant species to be provided to the Director General prior to release of the Construction Certificate.

Landscape and Public Domain Strategy details

1.3.23 The proponent will provide the Director General with details on street furniture, lighting and tree / plant species prior to release of the Construction Certificate.

8 Conclusion

The proposed modification has arisen from further design development to achieve a greater operating efficiency of the approved building and its use. These design changes have been assessed to be inconsequential and result in numerous, significant public benefits.

Such public benefits primarily involve improved urban design outcomes that more closely align with the desired urban design principles sought under the University 2020 Master Plan. These improvements include:

- An improved spatial relationship with nearby heritage items on the site;
- The achievement of visual linkages and connectivity within the University Campus that has in the past been largely ignored through previous piecemeal development; and improved connectivity with the Royal Prince Alfred Hospital site,
- Revised external building facades and articulation to enhance a complementary relationship between the proposed building and the heritage buildings nearby;
- A consolidated open space plaza that will form the junction of two vistas and provide improved outlook and spatial separation between the Centenary Institute and the proposed CODCD building; and
- Enhanced ecologically sustainable development outcomes.

Associated benefits also apply to the operating efficiencies of the building and its users by adopting a more integrated floor plan that encourages communication, collaboration and productivity between the various departments. The revised floor layout further includes energy saving principles such as improved depth of space to natural daylight; improved solar orientation and a central atrium space that will benefit the users of the building and its overall sustainability performance.

On the basis of the nature of the proposed modification and the associated benefits, it is considered that the modifications warrant approval.

Appendix A Architectural and Landscape Package (Refer to separate A3 document)

Appendix B Heritage Impact Statement

Appendix C Ecologically Sustainable Development Report

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