

**City of Sydney**

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5 January 2011

Our Ref: R/2009/3/B and 2012/002523

Your Ref: MP 09\_0051 MOD 2

Alan Bright

Director - Metropolitan & Regional Projects South

NSW Department of Planning & Infrastructure

GPO Box 39

Sydney NSW 2001

Attention: Pilar Aberasturi

Email: pilar.aberasturi@planning.nsw.gov.au

Dear Pilar,

**Section 75W - Centre for Obesity, Diabetes and Cardiovascular Disease  
(CODCD), University of Sydney (MP 09\_0051 MOD 2)**

I refer to your letter of 5 December 2011 about the abovementioned application.

The City generally supports the design changes to the building but is concerned about the proposed changes to the vehicle access arrangements from Parramatta Road. The issues are discussed below.

**Design changes**

The revised design of the building is considered an improvement to the approved scheme, particularly its facade and spatial relationship with the main St John's College building.

While the revised scheme is simpler, more linear and considered to relate better to its surrounds, contrary to statements in the EA (at 6.4), the northern facade does not follow the alignment of the southern wing of St John's College (see Figure 1).

Although neither the approved nor modified schemes matched this alignment, the City maintains that this is an important view corridor, as identified in the Conservation Management Plan (CMP) for St John's College. Please refer to the City's submission on the original MP, dated 17 March 2010, which includes relevant excerpts from the CMP. The s75W presents an opportunity to reduce the heritage impacts of this development.

*city of villages*



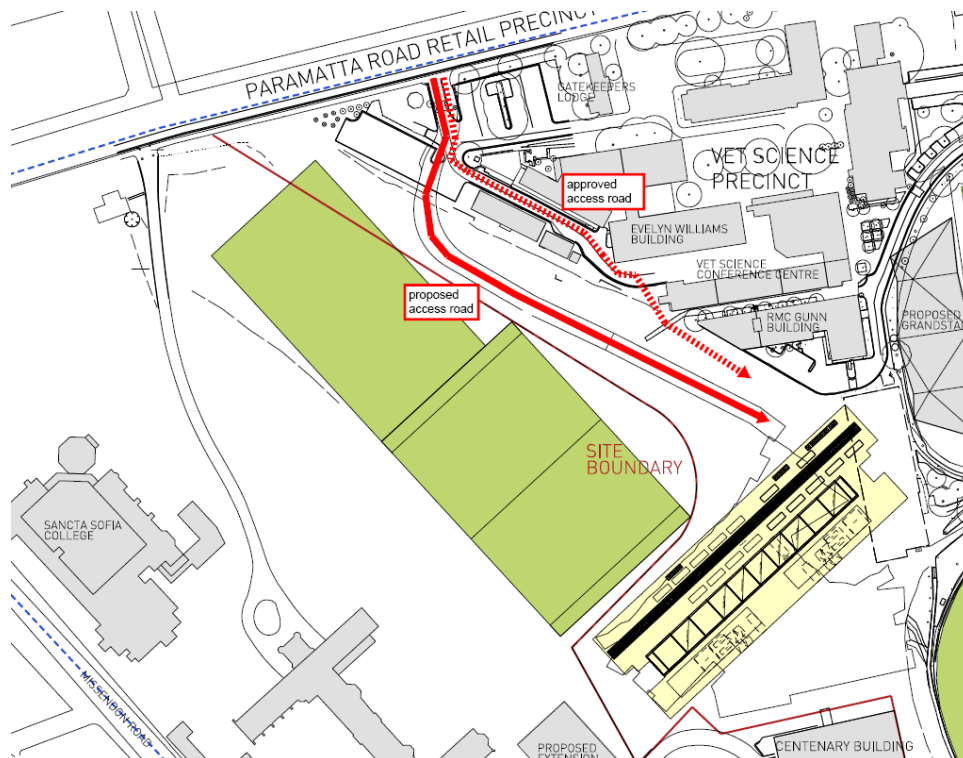
**Figure 1 - Alignment of new building and St John's College shown dashed.**

### **Access road**

The City does not support the proposed changes to the access road from Parramatta Road.

The City is also concerned that the changes are not identified in the EA or supporting reports. The EA contains repeated statements that no changes are proposed to vehicle access arrangements. Changes to the access road are shown on drawings A-DA-012 (Site Vehicular Access) and LA-9400 (Public Domain Plan).

The access road from Parramatta Road has moved and now runs alongside the St John's oval. The approved road is contained mostly within existing internal roads between the Evelyn Williams Building and Buildings BO7 and B10 (see Figure 2).



**Figure 2 - Approved (dashed) and proposed (solid) vehicle access from Parramatta Road. Existing trees adjacent to the oval are not shown (see Figures 3 and 4).**



**Figure 3 - St John's College showing existing row of trees adjacent to the oval.**



**Figure 4 - Public Domain Plan (LA-9400 Rev 6) shows the proposed access road. The approved road is shown dashed.**

The relocation of the access road is not supported because:

- it will diminish the landscape buffer between St John's College and the rest of the University campus to the north-east detracting from St John's visual setting;
- it will encroach into the historic grounds of the St John's College impacting on its landscaped setting;
- it is unnecessary as alternative, existing access roads can be used for the most part and further heritage impacts can be avoided; and
- it represents the development's cumulative impacts on the heritage significance of St John's College.

In addition to the change not being addressed in the EA, no details or specialist reports are provided in relation to heritage impacts or tree removal. No detail is provided about how the access road might be integrated into the adjoining landscaped area. There is also no detail on changes to the existing landform and trees to accommodate an 82m ramp at a 1:16 grade.

The proposed relocation of the access road is considered a further encroachment of this development into the curtilage of St John's College and is considered to compromise its heritage significance. It is recommended that the approved access be retained.

If you would like to speak to an officer, please contact Silvia Correia on 9246 7598 or [scorreia@cityofsydney.nsw.gov.au](mailto:scorreia@cityofsydney.nsw.gov.au).

Yours sincerely,

Graham Jahn LFRAIA Hon AIA Hon FPIA Hon FNZIA  
**Director City Planning and Regulatory Services**