

7 February 2012

Ms Pilar Aberasturi  
Senior Planner  
Metropolitan and Regional Projects South  
NSW Department of Planning & Infrastructure  
GPO Box 39  
SYDNEY NSW 2001

Dear Pilar,

**Proposed Modification to Approved Major Project No. 09\_0051 – Centre for Obesity, Diabetes & Cardiovascular Disease**

I refer to our recent discussions and the response to the City of Sydney package delivered to the Department on the 27 January 2011. The response package included architectural documents that illustrated changes and refinements to the scheme via perspectives and elevations as well as explanatory diagrams such as building alignments and ground plane elements.

This letter accompanies the formal set of drawings that arise as a result of the design changes and refinements contained in the response package. As a guide, FJMT has also prepared a separate set of “clouded drawings” for your information and assessment purposes that readily identify the changes to the floor plans, sections and elevations. Accordingly, this package comprises:

- 5 x A3 sets of the complete updated architectural drawings including:
  - the drawings that have not been changed
  - updated FJMT illustrated changes and refinements to the scheme previously submitted on 27 January 2011.
- 3 x A3 sets of “clouded drawings” (excluding drawings that have not changed) for reference purposes only.
- 2 x A1 full sized updated architectural drawings.
- 2 x CDs of:
  - complete updated FJMT drawing and “clouded” set by FJMT for reference purposes only
  - Urbis correspondence
  - updated FJMT illustrated changes and refinements to the scheme previously submitted on 27 January 2011.

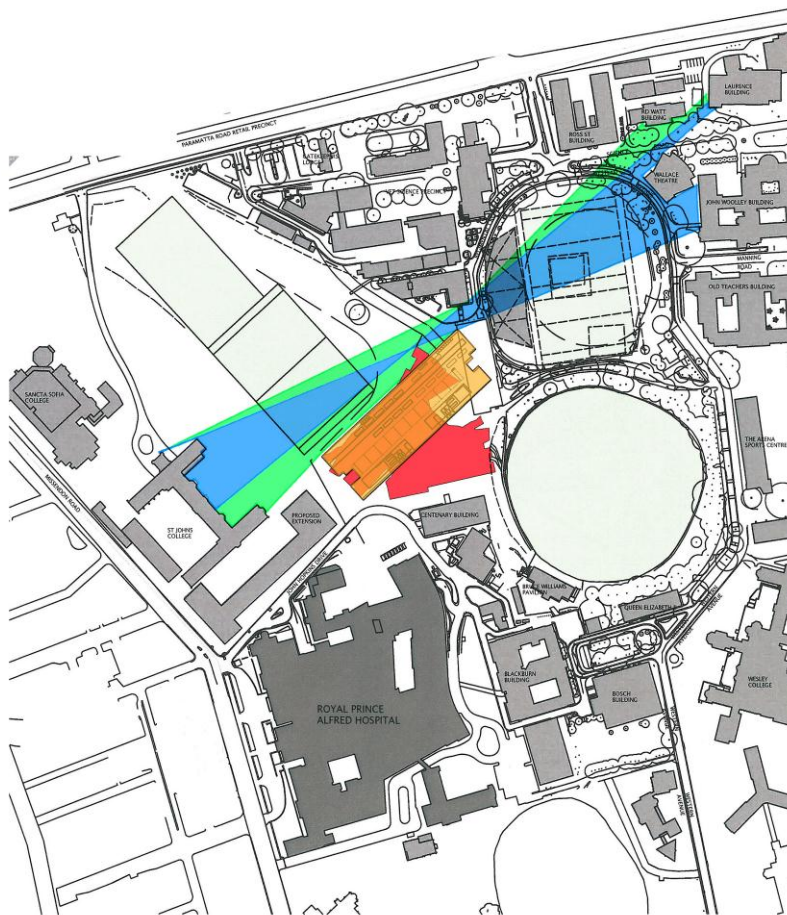
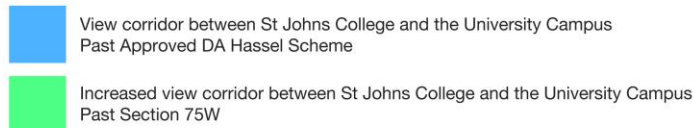
In reference to your particular questions arising over the last week, we provide the following response:

*Proposed alignments relative to St John's College and the view corridor*

- The view corridor to St John's College is not given a rating in the original 2001 Conservation Management Plan (CMP) by Clive Lucas Stapleton (prepared prior to the approval of the CODCD building). The view corridor is identified in the original CMP to extend from the north-west to the north-east. The CMP stated that *"It is especially important to preserve the view of the building from the Parramatta Road entrance"*.
- A view corridor to the south-east was not identified in the original Conservation Management Plan (CMP) by Clive Lucas Stapleton.
- The approved scheme of the CODCD building predominantly maintained the north-west to the north-east view corridor but with some impact to the north-east.
- The addendum to the CMP by NBRSP+Partners prepared in June 2010 reaffirmed the principal views from the north and north-east and acknowledged that panoramic views from the south-east will no longer be available (despite there being no identification of a south-eastern view corridor in the original CMP as being required to be preserved).
- Notwithstanding, the proposed scheme represents a benefit in terms of improving the north-west to north-east view corridor relative to the approved scheme by achieving the following:
  - The proposed northern alignment is sited south of the approved scheme's floor plate, where it projects into the north-east view corridor as illustrated in the diagram below. The proposed northern alignment is 11.8m south of the north – eastern corner of the approved scheme from Level 2 to roof level. Proposed Level 1 is also setback a further 1.1m south in this location.
  - The proposed north-western corner area of Level 1 is approximately 900mm south of the approved north-western corner.
  - Level 2 has been amended from the submitted scheme to include a setback of 1.1m in the north-western corner along the northern façade to follow the alignment of Level 1 below. This contributes towards opening up the view corridor to the north-east at the ground plane, in conjunction with the inclusion of glazing to Level 2.



- The upper levels, up to the parapet in the north-western corner and along the northern face of the proposed building are aligned with the centre line of the St John's College Southern Annex. In conjunction with the significant setback of the proposed north – eastern corner relative to the approved scheme, from Level 1 to roof level, the result is a positive gain. As illustrated in the diagram below, it is evident that the views to and from St John's College in the north-east primary view corridor is widened in comparison to the approved scheme.



COMPARATIVE VIEW CORRIDORS DIAGRAM

### Status of Temporary Access Road

In a meeting with Council officers earlier this week, the Council officers noted that the status of this road may be further investigated separately. The access road in question has been confirmed by the University as a temporary road to facilitate the initial enabling works on site associated with the development. As you will recall there is a current approval on the site and this road caters for

construction vehicles associated with initial works, such as piling. I understand the temporary road was facilitated through a Crown Certificate.

We wish to reaffirm that this is a separate matter that has been referred back to the University for response and trust that the matter does not delay the assessment of the Section 75W modification.

Removal of Trees

In response to your recent question regarding tree removal as a result of vehicular access into the basement car park, we have been advised that no additional trees are required to be removed in comparison to the approved scheme. South of the vehicular route along the existing internal road system of the University, the access road and basement ramp into the proposed building is adjusted marginally to the west in comparison to the approved scheme. This is to enable the retention of additional trees, which would have been required to be removed under the approved scheme.

We trust the updated plans and this letter further assists you in the assessment in the final assessment process of this application. If you have any questions regarding the above, please contact either myself or Audrey Chee on (02) 8233-9900, or alternatively Alan Crowe at Brookfield Multiplex on 0428 168 960.

Yours faithfully,



Peter Strudwick  
Director