

24 January 2012

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

Dear Pilar,

Proposed Modification to approved Major Project No.09_0051 – Centre for Obesity, Diabetes and Cardiovascular Disease

Urbis Heritage has been requested to review the issues raised in the letter of the City of Sydney, dated 17 March 2010, with regard to the relationship with St John's College.

The CMP referred at the time of that letter was the 2001 Conservation Management Plan (CMP) prepared by Clive Lucas Stapleton. This CMP has been superseded by the 'CMP Addendum 2010', prepared in June 2010 for St John's College by NBRSPartners and therefore is not included in the City's consideration.

The design of this 75W Application is considered to be a major improvement in the design of the CODCD than the approved scheme.

The CMP 2010 Addendum raises a number of issues in relation to any consideration of the alteration to the approved design of the CODCD. The major recommendations of the Addendum provide for the altered constraints to the site (including the approval for the extension of the College and the consent for the CODCD).

The addendum has rightly acknowledged the history of the site and the consents that have been given for the University of Sydney.

Section 5.2.2- Maintenance of Significant Views in the Addendum restates the CMP 2001 consideration that the "the principal views are from the north and north east and particularly from Parramatta Road and the original entry avenue". The Addendum states that "panoramic views from the south east will no longer be available due to development of the CODCD Medical Research Building".

The addendum has plotted views and vistas to and from the college on a new survey incorporating the more recent changes and approvals to the site and surrounding sites. "Remaining significant views on this plan should be protected and enhanced in any future redevelopment or master planning".

In this regard the NBR+S Addendum has recognised the actual situation of the approval for a new medical research centre associated with the University.

The Addendum 2010 has noted that the CMP 2001 provided little assistance in respect to the provision of new buildings within the College grounds. The 2001 CMP stated that "New buildings should be entrusted to architects with relevant expertise and experience with historic precincts".

The Addendum 2010 has stated that “New development along John Hopkins Drive will now be defined by the relationship of the site with the major Hospital developments including the CODCD building. Glimpse views from the Hospital site to the open landscape areas should be considered.”

The University cannot set the building back further for both site planning and research capability reasons and they have used an architectural form envelope and setbacks, with appropriately detailed design resolution, to minimise the impacts of a building in this location. The important views to and from the college will be conserved and the college will be fully viewed from the ovals that provide for the important eastern elevation.

The revised proposal for the CODCD building has significant heritage benefits for the site with regard to the existing approval, including location, design detail and materials. It will be a more compatible building adjacent to St John’s with respect to heritage siting.

The Addendum 2010 has recognised the timing of the initial 2001 CMP, the subsequent approvals for the site and the requirement for detailed analysis and use of architects experienced in heritage sites. The University has employed FJMT to refine this scheme and their experience with historic buildings, sites and areas is well documented in architectural awards.

It is considered that the 75W application is a more compatible building in all respects to the previously approved scheme and meets the constraints outlined in the Addendum 2010 to the CMP.

Yours sincerely,



Stephen Davies
Director