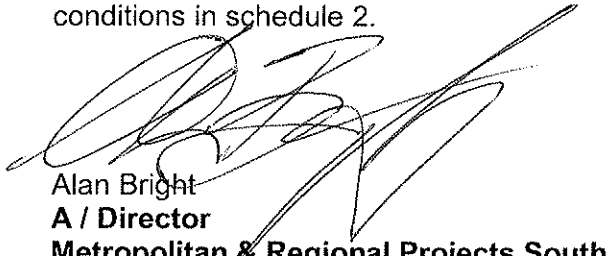


Modification of Minister's Approval

Section 75W of the *Environmental Planning & Assessment Act 1979*

As delegate of the Minister for Planning and Infrastructure under delegation dated 14 September 2011, I approve the modification of the application referred to in Schedule 1, subject to the conditions in schedule 2.



Alan Bright
A / Director
Metropolitan & Regional Projects South

Sydney 27 MARCH 2012

SCHEDULE 1

Project Approval: MP 09_0051 granted by the former Minister for Planning on 29 June 2010

For the following: Project Approval for the construction and operation of a Centre for Obesity, Diabetes and Cardiovascular Disease at the University of Sydney, including:

- (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 45,000m².

Modification: MP 09_0051 MOD 2: Modification includes:

- o modifying the external design and shape of the building including creation of a centrally located atrium;
- o modifying the external façade treatment having regard to building orientation, internal space planning and in respect of St John's College;
- o amending the floor areas and internal layouts including basement;
- o relocating the basement car parking to the east of the building, lowering basement component to bedrock and reintroducing Basement Level 3 (B3);
- o relocating plant areas within basement and roof level;
- o deleting pedestrian bridge link to the Centenary Institute;
- o relocating consolidated open space to south of the building and increasing the setback from the Centenary Institute building;

- introducing a ground level pavilion form within the open space plaza to accommodate a café and provide entry to relocated lecture theatre within basement level; and
- amending Condition **C6** to allow hours of construction to extend by 3 hours on Saturdays from 1pm to 4pm.

SCHEDULE 2

The Project Approval for MP 09_0051 is modified as follows:

- 1) Condition A2 is amended by the insertion of the **bold and underlined** words/numbers and deletion of the ~~struck out words/numbers~~ as follows:

A2. DEVELOPMENT IN ACCORDANCE WITH PLANS AND DOCUMENTATION

The development will be undertaken in accordance with the following drawings and documents **and as amended by the Section 75W application and Appendices dated November 2011, prepared by Urbis and the following documents:**

- (a) **letter responses to issues, dated 24 January 2012, 7 February 2012 and 28 February 2012, prepared by Urbis;**
- (b) **Amended plans dated February 2012; and**
- (c) **Revised Statement of Commitments prepared by Urbis dated November 2011 (as amended on 26 March 2012).**

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 by the Section 75W Environmental Assessment Report by Urbis Pty Ltd dated November 2011 (as amended on 26 March 2012)

Proposed draft plan of subdivision, titled: 'Plan of Subdivision of Lot 101 in DP 819559', Drawing Number: 113903001 rev 00.

Architectural Drawings prepared by FJMT & Building Studio

	<u>Drawing No.</u>	<u>Revision</u>	<u>Name of Plan</u>	<u>Date</u>
<u>1</u>	<u>A-DA-010</u>	<u>2</u>	<u>Locality Context Plan</u>	<u>03.02.12</u>
<u>2</u>	<u>A-DA-011</u>	<u>2</u>	<u>Site Plan</u>	<u>03.02.12</u>
<u>3</u>	<u>A-DA-012</u>	<u>2</u>	<u>Site Vehicular Access</u>	<u>03.02.12</u>
<u>4</u>	<u>A-DA-013</u>	<u>2</u>	<u>Site Boundaries and Subdivision</u>	<u>03.02.12</u>
<u>5</u>	<u>A-DA-014</u>	<u>2</u>	<u>Site Analysis</u>	<u>03.02.12</u>
<u>6</u>	<u>A-DA-100</u>	<u>1</u>	<u>Basement Level B3</u>	<u>23.11.11</u>
<u>7</u>	<u>A-DA-101</u>	<u>1</u>	<u>Basement Level B2</u>	<u>23.11.11</u>
<u>8</u>	<u>A-DA-102</u>	<u>1</u>	<u>Basement Level B1</u>	<u>23.11.11</u>

<u>9</u>	<u>A-DA-103</u>	<u>2</u>	<u>Level 1 Plan</u>	<u>03.02.12</u>
<u>10</u>	<u>A-DA-104</u>	<u>2</u>	<u>Level 2 Plan</u>	<u>03.02.12</u>
<u>11</u>	<u>A-DA-105</u>	<u>2</u>	<u>Level 3 Plan</u>	<u>03.02.12</u>
<u>12</u>	<u>A-DA-106</u>	<u>2</u>	<u>Level 4 Plan</u>	<u>03.02.12</u>
<u>13</u>	<u>A-DA-107</u>	<u>2</u>	<u>Level 5 Plan</u>	<u>03.02.12</u>
<u>14</u>	<u>A-DA-108</u>	<u>2</u>	<u>Level 6 Plan</u>	<u>03.02.12</u>
<u>15</u>	<u>A-DA-109</u>	<u>2</u>	<u>Level 7 Plan</u>	<u>03.02.12</u>
<u>16</u>	<u>A-DA-110</u>	<u>2</u>	<u>Level 7M Plan</u>	<u>03.02.12</u>
<u>17</u>	<u>A-DA-150</u>	<u>2</u>	<u>Elevation – North</u>	<u>03.02.12</u>
<u>18</u>	<u>A-DA-151</u>	<u>2</u>	<u>Elevation – West</u>	<u>03.02.12</u>
<u>19</u>	<u>A-DA-152</u>	<u>2</u>	<u>Elevation – East</u>	<u>03.02.12</u>
<u>20</u>	<u>A-DA-153</u>	<u>2</u>	<u>Elevation – South</u>	<u>03.02.12</u>
<u>21</u>	<u>A-DA-200</u>	<u>2</u>	<u>Section AA</u>	<u>03.02.12</u>
<u>22</u>	<u>A-DA-201</u>	<u>2</u>	<u>Section BB</u>	<u>03.02.12</u>
<u>23</u>	<u>A-DA-202</u>	<u>2</u>	<u>Section CC</u>	<u>03.02.12</u>
<u>24</u>	<u>A-DA-500</u>	<u>1</u>	<u>Shadow Diagrams</u>	<u>23.11.11</u>
<u>25</u>	<u>A-DA-550</u>	<u>2</u>	<u>Aerial View</u>	<u>03.02.12</u>
<u>26</u>	<u>A-DA-600</u>	<u>2</u>	<u>View from Parramatta Road</u>	<u>03.02.12</u>
<u>27</u>	<u>A-DA-601</u>	<u>2</u>	<u>View from St Johns Oval</u>	<u>03.02.12</u>
<u>28</u>	<u>A-DA-602</u>	<u>2</u>	<u>External Perspective South Facade</u>	<u>03.02.12</u>
<u>29</u>	<u>A-DA-700</u>	<u>1</u>	<u>Materials Board</u>	<u>23.11.11</u>
<u>30</u>	<u>LA 9400</u>	<u>2</u>	<u>Public Domain Plan</u>	<u>03.02.12</u>

- (2) **Condition B11 Construction Management Plan** is amended by the deletion of the struck-out words and insertion of the **bold and underlined** words as follows

B1 CONSTRUCTION MANAGEMENT PLAN

Prior to commencing construction, a Construction Environmental Management Plan will be prepared and forwarded to the Department or Council **Certifying Authority for approval**. This plan will include:

- a) Development of a site specific soil erosion and sediment control plan;
- b) Construction hours **to incorporate 3 additional hours between 1pm and 4pm on Saturdays;**
- c) Air quality/dust control procedures;

- d) Asbestos Material Control;
- e) Noise management procedures;
- f) Waste management plan;
- g) Flora and Fauna protection plan;
- h) Community Safety Plan;
- i) Arrangements for temporary pedestrian and vehicular access;
- j) Storage and handling of materials procedures;
- k) Environmental Training and Awareness;
- l) Control and complaints handling procedures;
- m) Emergency preparedness and Response.

- (3) **Condition C6 Hours of Construction** is amended by the deletion of the ~~struck-out~~ words and insertion of the **bold and underlined** words as follows

C6 HOURS OF CONSTRUCTION

All building work shall be restricted to within the hours of 7.00am to 6.00pm between Monday to Friday, and 8.00am to 4.00pm **4.00pm** on Saturday, with no work on Sundays and / or Public Holidays. Measures shall be undertaken to ensure no adverse noise or amenity impacts occur to any residential premises.

Works may be undertaken outside of these hours where:

- 1) the delivery of materials is required outside these hours by the Police or other authorities;
- 2) it is required in an emergency to avoid the loss of life, damage to property and / or to prevent environmental harm;
- 3) the work is approved through the Construction Noise and Vibration Management Plan; and
- 4) residents likely to be affected by the works are notified of the timing and duration of these works at least 48 hours prior to the commencement of the works.

- (4) **Condition B15 Landscaping of the Site** is amended by the deletion of the ~~struck-out~~ words and insertion of the **bold and underlined** words as follows

B15 LANDSCAPING OF THE SITE

- (a) A detailed Landscape Plan, **including details on street furniture, lighting and tree / plant species**, drawn to scale, by a landscape architect or approved landscape consultant, must be submitted to and approved by Council prior to a Construction Certificate being issued. The plan must include:
- (i) Location of existing and proposed structures on the site including existing trees (if applicable);
 - (ii) Details of earthworks including mounding and retaining walls and planter boxes (if applicable);
 - (iii) Location, numbers and type of plant species;
 - (iv) Details of planting procedure and maintenance;
 - (v) Details of drainage and watering systems.

All landscaping in the approved plan is to be completed prior to an Occupation Certificate being issued or the use commencing, whichever is earlier.

- (b) Prior to a Construction Certificate being issued, a maintenance plan is to be submitted for approval of the Certifying Authority and be complied with during occupation of the property.

and proposed structures on the site including existing trees (if licensing approval for all proposed groundwater works, including bores and excavations for the purpose of investigation, extraction, dewatering, testing or monitoring from the NSW Department of Primary Industries (Office of Water) is required to be submitted to the Certifying Authority prior to the release of the relevant Construction Certificate.

- (5) Condition B16 to be added by the insertion of the **bold and underlined** words / numbers as follows

B16 GROUND WATER WORKS LICENCING REQUIREMENTS

Details of licensing approval for all proposed groundwater works, including bores and excavations for the purpose of investigation, extraction, dewatering, testing or monitoring from the NSW Department of Primary Industries (Office of Water) is required to be submitted to the Certifying Authority prior to the release of the relevant Construction Certificate.

End of Section