



***MODIFICATION REQUEST:***

***Centre for Obesity, Diabetes and  
Cardiovascular Disease,  
The University of Sydney***

***MP 09\_0051 MOD 2 – Modification to the  
design of the approved CODCD building***



Director-General's  
Environmental Assessment Report  
Section 75W of the  
*Environmental Planning and Assessment Act 1979*

March 2012

Cover Photograph: View of proposed CODCD building and St John's College from Parramatta Road.

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*NSW Government  
Department of Planning & Infrastructure*

## EXECUTIVE SUMMARY

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Brookfield Multiplex Constructions P/L (proponent) lodged an application to modify the Project Approval MP 09\_0051 for the construction of the Centre for Obesity, Diabetes and Cardiovascular Disease (CODCD) at the University of Sydney's Camperdown Campus, pursuant to Section 75W of the *Environmental Planning and Assessment Act 1979* (the Act).

On 29 June 2010, the then Minister for Planning approved the 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<sup>2</sup>.

On 13 October 2011, the Executive Director approved an application to modify the project approval MP 09\_0051 MOD 1 to reduce the height of the building from 8 levels to 7.

The proposed modification seeks to:

- modify the external design and shape of the building;
- modify the external façade treatment;
- amend the floor areas and internal layouts, including the basement;
- relocate and lower the basement component to bedrock level and reintroduce B3 as approved;
- relocate plant areas within the basement and roof level;
- delete remaining pedestrian bridge link to the Centenary Institute;
- relocate and increase the size of consolidated open space to south of the building;
- introduce a ground level pavilion form within the open space plaza to accommodate a café and provide entry to a relocated lecture theatre below ground; and
- extend the hours of construction on Saturdays by 3 hours from 1pm to 4pm.

The key issues in the department's assessment are the distinct built form and urban design of the revised scheme, impacts on the heritage listed St John's College and Royal Prince Alfred Hospital Group of buildings, amenity, landscaping, ESD and public interest.

City of Sydney Council (Council) originally advised they generally support the proposed design changes to the building but are concerned the north west alignment will encroach and impact on the heritage integrity and setting of St. John's College and the Royal Prince Alfred Hospital buildings. The proponent provided a response to Council's concerns which included amended plans to clarify the extent of encroachment and to provide additional texture to the north west façade adjacent to St John's College. In turn, Council expressed a preference for the façade treatment as originally submitted and not as amended. Council also originally objected to an alternative local access road from Parramatta Road. In response, the Proponent advises no change is proposed to the location of the approved access road and has withdrawn this aspect from the modification application.

No submissions from the public were received.

The department has assessed the modification and considers it to be acceptable. The department acknowledges the built form and urban design are notably distinct when compared to that approved. However, no variation is proposed to the overall height, GFA, purpose and or operational needs of the building and its users, with staff numbers, car parking and traffic to remain as approved. The department is satisfied that this modification application falls within the scope of section 75W of the Act.

The department is satisfied the impacts of the proposed amendments to the building and construction process have been adequately addressed and will not impact upon the neighbouring properties. The proposed modifications are also generally consistent with the terms of the Project Approval and are considered to be acceptable. It is therefore recommended that the application be approved, subject to the modified conditions.

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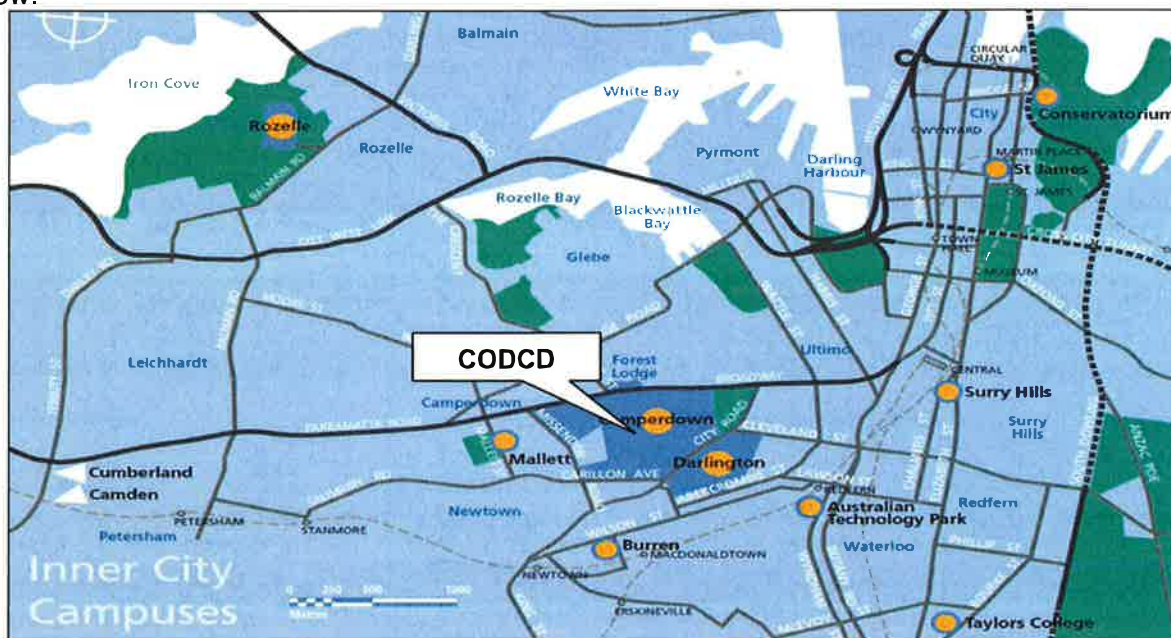


# 1. BACKGROUND

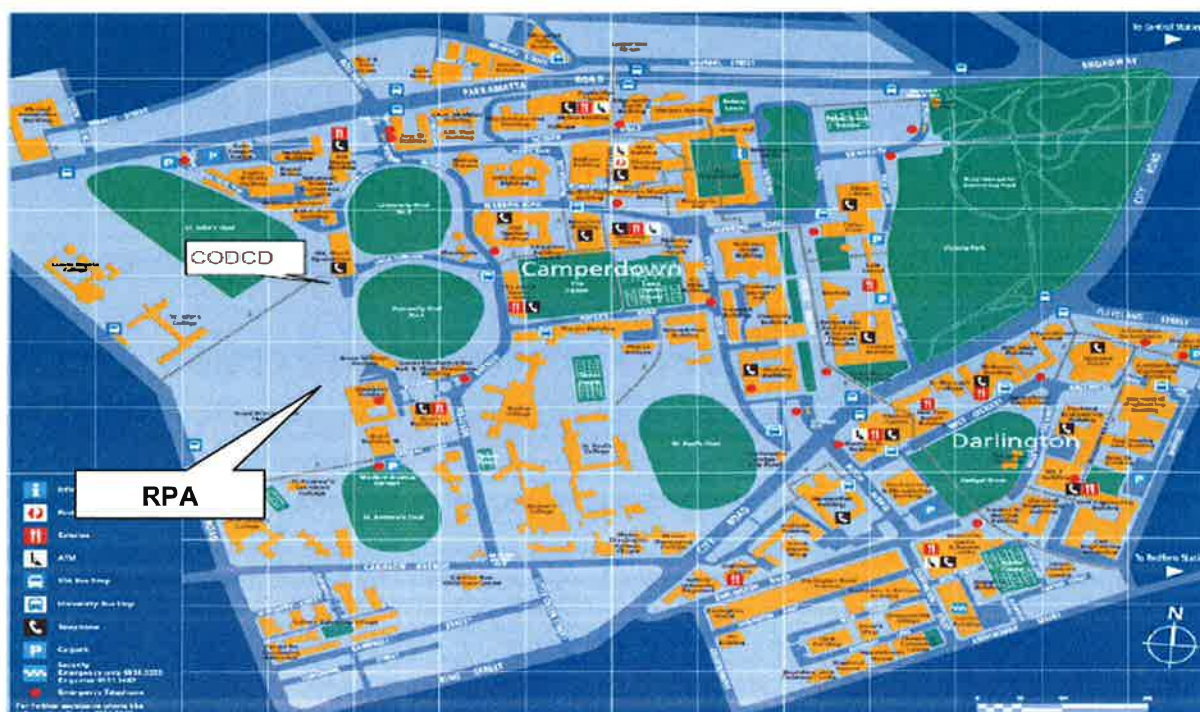
## 1.1 The site

The Centre for Obesity, Diabetes and Cardiovascular Disease (CODCD) is to be constructed in the north-western corner of the University of Sydney's Camperdown Campus, located at the junction between the University, Royal Prince Alfred Hospital (RPA) and St John's College. The site also encompasses a portion of the RPA site, which is proposed to be divested to the University to accommodate the project. The site is approximately 2 kilometres south west of the Sydney CBD, and is located within the City of Sydney local government area.

The site's location context is shown at **Figure 1** and within the context of the University at **Figure 2** below.



**Figure 1:** Site location as contained in the EA – University of Sydney shown in dark blue.



**Figure 2:** Location of the CODCD site within the University Campus

## 1.2 Surrounding Development

Land uses immediately surrounding the CODCD building include the University's Veterinary Science Faculty to the north. To the east are the University's Oval No.1 and Oval No.2. The RPA and Centenary Institute (medical research facility engaged in seeking improved treatments and cures for cancer, cardiovascular and infectious diseases) are sited to the east. To the west are located St John's College and Sancta Sophia College (residential colleges for the University) along with St Johns College Oval. The closest residential uses are located to the north beyond Parramatta Road, to the south beyond Carillon Avenue and west beyond Missenden Road in mixed use areas.

## 1.3 Heritage significance

The site is located within the Sydney University Heritage Conservation Area, identified on the Heritage Map that forms part of the *South Sydney Local Environmental Plan 1998 (LEP 1998)*. The University of Sydney Site is listed in Schedule 2 of the LEP 1998 as a heritage conservation area. There are also a number of identified heritage items in the vicinity of the site, including St John's College directly to the west and, The Royal Prince Alfred Hospital Group listed as a group heritage item, to the south.

The Missenden Psychiatry Unit Building is also listed as an Item of Heritage in the NSW Heritage Act 1977.

The Heritage Conservation Management Plan for St John's College 2001 (CMP 2001), prepared by Clive Lucas Stapleton and Partners (heritage consultants), provides conservation guidelines for St John's College within Sydney University. The CMP 2001 identifies significant view corridors towards St John's College noting principal views are from the north and north east (refer to the relevant diagram from CMP 2001 attached in **Appendix E**).

An amended CMP for St John's College, (CMP 2010 Addendum), prepared by Robert Staas of Noel Bell Ridley Smith (heritage consultants), is an addendum to the existing CMP and acknowledges approval of the CODCD and its impact on removal of significant panoramic views from the south east (refer to the relevant diagram from CMP 2010 Addendum attached in **Appendix F**).

## 1.4 Previous Approvals

On 29 June 2010, the then Minister for Planning granted approval to the Project Application for:

- subdivision of the site to adjust lot boundaries between the University of Sydney and the Royal Prince Alfred Hospital (RPA);
- demolition of buildings, including the University's HK Ward Gymnasium and cricket nets, and the RPA's Missenden Psychiatry Unit building;
- bulk and detailed earthworks across the site; and
- construction and use of the Centre for Obesity, Diabetes and Cardiovascular Disease, comprising a single 8 level building (plus 3 basement levels and rooftop plant) with a total gross floor area of approximately 45,000m<sup>2</sup>.

## 1.5 Previous Modifications

On 13 October 2011, the Executive Director of Major Project Assessments approved a Modification Application (MP 09\_0051 MOD 1) which:

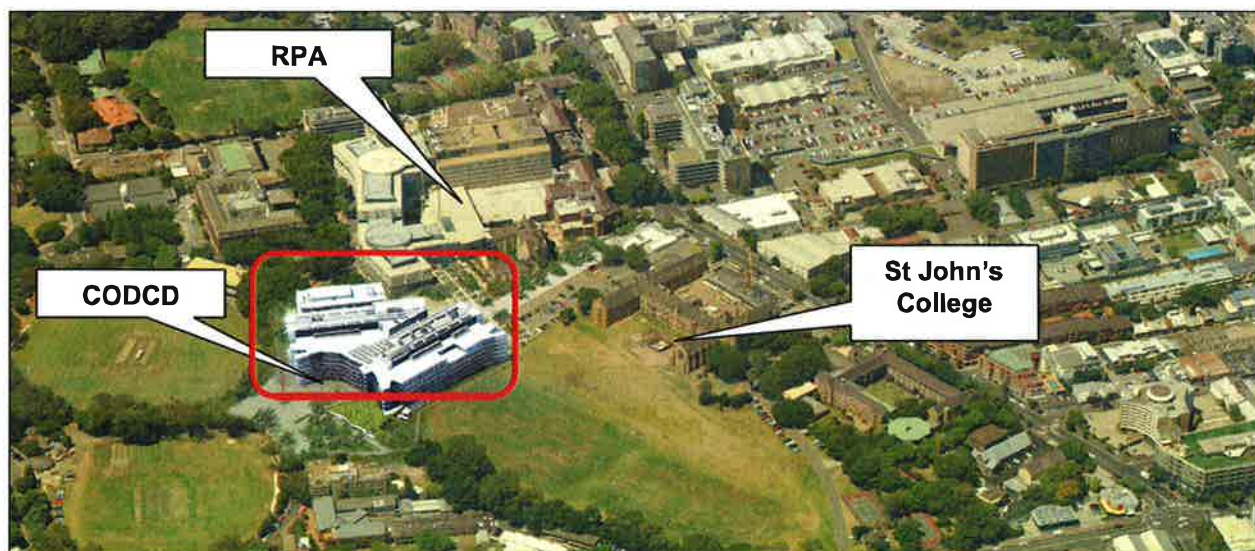
- 2 reduced the height of the building from 8 levels to 7;
- 3 amended the building footprint within the boundaries of the site;
- 4 amended the floor areas and internal layouts;
- 5 reduced the number of car parking spaces;
- 6 deleted a pedestrian bridge link to the Centenary Institute;
- 7 amended subdivision boundaries;
- 8 modified the vehicular access points and basement car parking amendments;



9 modified the potable water servicing strategy provided to the site; and

10 amended Condition D9 to allow use of the car park by users of the Centenary Institute.

**Figures 3, 4 and 5** shows the approved CODCD (MP 09\_0051 MOD 1) in context with St John's College and the Royal Prince Alfred Hospital Group of buildings



**Figure 3:** Photomontage of approved CODCD siting and materiality within the University Campus



**Figure 4:** Photomontage of north west glazed elevation (MP09\_0051 MOD 1) from across St John's Oval towards the RPA and St John's College

## 2. PROPOSED MODIFICATION

The proposed modification seeks to:

- modify the external design and shape of the building to create a rectangular shaped building form made up of two parallel wings and a central atrium;
- modify the external façade treatment having regard to building orientation, internal space planning and in respect of St John's College;
- amend the floor areas and internal layouts, including the basement;
- relocate the basement car parking to the east of the building, lowering basement component to bedrock level and reintroducing Basement Level 3 (B3);
- relocate plant areas within basement and roof level;
- delete pedestrian bridge link to the Centenary Institute;

- relocate consolidated open space to the south of the building;
- introduce a ground level pavilion form within the open space plaza to accommodate a café and provide entry to a relocated lecture theatre within the basement level;
- extend the hours of construction on Saturdays from 1pm to 4pm; and
- amend the approved subdivision plans to correct a plan reference corresponding to MP 09\_0051 MOD 1.

The CODCD proposal is described by a comparison table between MP 09\_0051 MOD 1 and MP 09\_0051 MOD 2 in **Appendix B**.

The Modification Request is provided at **Appendix A**.

### **3. STATUTORY CONTEXT**

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#### **3.1 Continuing Operation of Part 3A to modify the Project Approval**

In accordance with Clause 3 of Schedule 6A of the Environmental Planning & Assessment Act 1979 (the Act), section 75W of the Act as in force immediately before its repeal on 1 October 2011 and as modified by Schedule 64, continues to apply to transitional Part 3A projects. Consequently, this report has been prepared in accordance with the requirements of Part 3A and associated regulations, and the Minister (or his delegate) may approve or disapprove the modification of the project under section 75W of the Act.

#### **3.2 Modification of the Minister's Approval**

The modification application has been lodged with the Director-General pursuant to Section 75W of the Act. Section 75W provides for the modification of a Minister's approval including *"revoking or varying a condition of the approval or imposing an additional condition of the approval"*.

The Minister's approval for a modification is not required if the project as modified will be consistent with the existing approval. However, in this instance, the proposal seeks to modify conditions imposed on the Project Application and therefore, approval to modify the application is required.

#### **3.3 Environmental Assessment Requirements ( DGRs )**

No additional environmental assessment requirements were issued with respect to the proposed modification, as sufficient information has been provided to the Department in order to consider the application. Further, the issues raised remain consistent with the key assessment requirements addressed in the original DGR's.

#### **3.4 Delegation**

On 14 September 2011, the Minister for Planning and Infrastructure delegated his powers and functions under Section 75W of the EP&A Act 1979 to the Director of Metropolitan & Regional Projects South where the relevant local council has not made an objection to the proposal, where there are fewer than 10 submissions in the nature of objections in respect of the project application and, a political disclosure statement has not been made in relation to the application.

The Director of the Metropolitan & Regional Projects South is to note:

- City of Sydney Council do not object to the proposal;
- no public submissions were made on the application; and
- a reportable political donation has not been made in relation to the original application and or current modification application.

In accordance with the Minister's delegation, the Director of Metropolitan & Regional Projects South may determine this modification under delegated authority.



## 4. CONSULTATION AND SUBMISSIONS

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Under Section 75W of the Act, a request to modify an approval does not require public exhibition. However, under Section 75X (2) (f) of the Act, the Director-General is required to make publicly available requests for modifications of approvals given by the Minister.

In accordance with Clause 8G of the Environmental Planning and Assessment Regulation 2000, the application to modify the approval was placed on the Department's website and referred to City of Sydney Council (Council), the Office of Environment and Heritage, Roads and Maritime Services, Transport for NSW, NSW Department of Primary Industries (Office of Water) and the South Eastern Sydney Local Health District.

The department received submissions from each of these public authorities in response to the modification request. No submissions were received from the general public.

A summary of the issues raised in submissions is provided below:

### 4.1 City of Sydney Council (Council)

Council expressed their support for the revised design of the building, particularly its façade and spatial relationship with the St John's Building. Notwithstanding, Council raised concerns with the northern building alignment located on the southern wing of St John's College which interrupts an important view corridor identified in the Conservation Management Plan (CMP) for St John's College. Further, Council do not support changes to the access road from Parramatta Road.

The Council's comments are provided in **Appendix C**.

The Proponent's response including heritage specialist's comments are provided in **Appendix D**.

The department has provided detailed consideration of the heritage impacts, concerns raised by Council and responses by the proponent in **Section 5**.

### 4.2 NSW Department of Primary Industries (Office of Water)

The department notes that the modification to lower the basement to bedrock will require an additional 30,000m<sup>3</sup> of bulk excavation beyond that originally approved. The Office of Water advise all proposed groundwater works, including bores and excavations for the purpose of investigation, extraction, dewatering, testing or monitoring will require licensing approval/s under NSW water legislation prior to undertaking such work. In this respect a condition of approval is recommended.

### 4.3 Sydney Local Health District Service

A letter of support was provided as part of the application from the Sydney Local Health Service and advises the linear design affords a much improved streetscape off John Hopkins Drive, which is more in keeping with the original intent of the interface between Royal Prince Alfred Hospital and the University. Further, the addition of increased green space provides a pleasant outlook for hospital staff, clients and visitors.

### 4.4 Other Authorities

The Roads and Maritime Services, Transport for NSW and Office of Environment and Heritage did not raise any concerns in relation to the proposed modifications.

## 5. ASSESSMENT

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The department considers the key issues for the proposed modification to be:

- modification to the built form and urban design;
- loss of significant views to St John's College;
- north west façade treatment;
- construction hours;
- open space and landscaping details;
- ESD;
- other impacts; and
- public Interest.

### 5.1 Modification to the Built Form and Urban Design

#### 5.1.1 Revised Built Form

The proposal to alter the external design and shape of the approved building, reducing its size and bulk, is considered an improvement to the approved scheme. The proposed reduced building footprint adjoining the Centenary Institute Building also creates an opportunity to provide a consolidated open space area at the southern junction between the Sydney University Campus and Royal Prince Alfred Hospital, improving the spatial and visual relationship between the two sites.

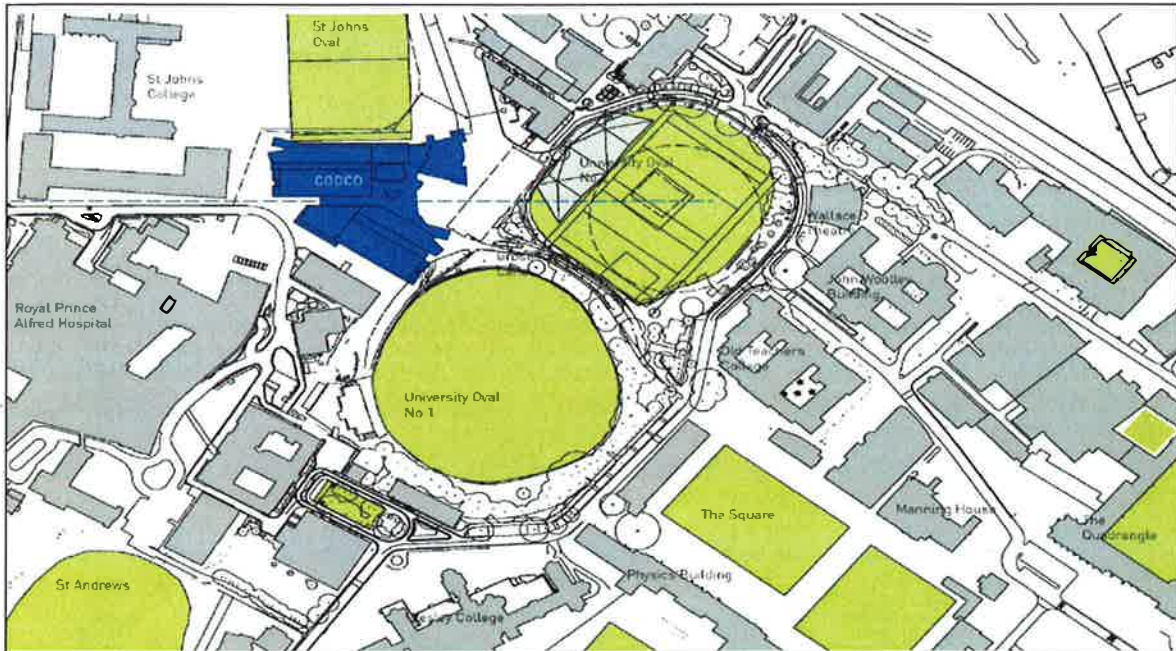
While the alternative building design is proposed to be extended closer to the university ovals, the deletion of the southern splayed wing for the full height of the approved footprint is considered to have a more significant impact in reducing the visual bulk and dominance of the building and to improve visibility of St John's College. Further, the additional building length is made up of clearly defined and separated building elements to further reduce its apparent additional bulk and height at its eastern end.

The department acknowledges the proposed rectangular shaped building envelope, elongated to the east, is distinct from the wider and irregular shaped building as approved. Notwithstanding, a 7 storey building form with a maximum height of RL 59.1 (including the plant) is maintained as approved to ensure compatibility with roof heights of adjacent buildings.

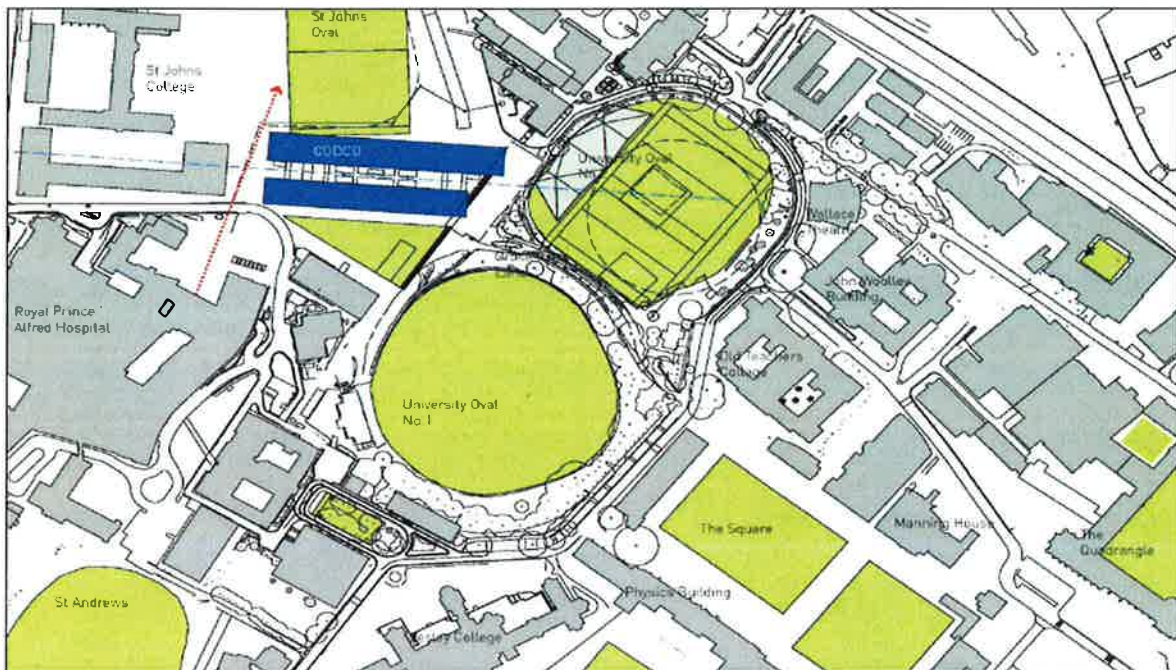
The revised linear elongated building alignment also enables reinstatement of the Hopkins Drive streetscape which responds to the need for a strong physical link between the University Campus and Royal Prince Alfred Hospital site, as outlined by the project application, while enabling views into the site and beyond to the university ovals.

The department considers that overall the proposal better relates to its surrounds and therefore is accepted in its current form.

**Figure 6** and **Figure 7** below provide a visual comparison between the building footprint of the approved and proposed CODCD facility showing the greater building setback from the Centenary Institute Building to the south.



**Figure 6:** Ground level footprint diagram of CODCD as approved.



**Figure 7:** Ground level footprint diagram of CODCD currently proposed.

#### 5.1.2 Internal Floor layout

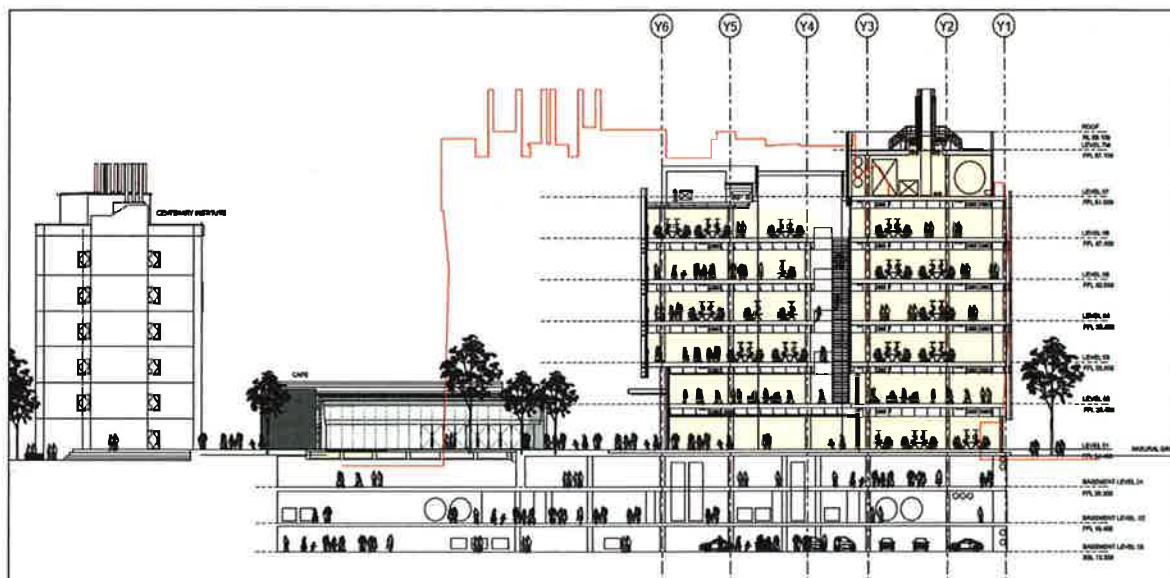
The internal floor configuration has been amended to suit the linear and elongated building footprint broken into two wings separated by a central atrium space (refer to **Figure 8** below). The department acknowledges the improvements to the internal floor layout provide benefits for workplace amenity from an integrated floor plan and natural daylight access. The department notes the detailed design of the building does not alter the principal purpose of the CODCD as a medical and educational facility and or the specific operational needs of the building (research, education and ancillary support areas). A comparison of the floor areas and functions for the CODCD as approved and as modified are provided in **Appendix B**.

The current modification seeks an increase in 317m<sup>2</sup> of useable floor space attributed to minor adjustments between research, education and ancillary support areas lost by the previous modification. However, there is no additional increase in terms of overall GFA for the building



compared to the last application. The proposed FSR for both the existing Camperdown Campus (0.99:1) and with the CODCD building (1.14:1) has not changed from that originally approved and or as modified.

The department is satisfied that the modified design changes are refinements to the operational aspects of the building which will not change the principal purpose and or intensity as originally approved.



**Figure 8:** Section of revised CODCD including basement footprint over 3 levels, single storey café / pavilion to provide access to below ground theatre / café within open space plaza and adjacent Centenary building.

### 5.1.3 Basement reconfiguration

The basement parking area has almost halved in area compared to the last application (refer to **Appendix B** for areas) despite additional excavation required to lower the building to bedrock (to improve vibration sensitive areas of medical imaging) and accommodate an additional basement level (B3). The decrease in the basement area is attributed to the reorganisation of the basement component to minimise building over a Sydney Water easement. The basement is now proposed over 3 levels in order to accommodate the existing number of spaces for parking/servicing and bicycle parking (refer to **Figure 8**).

The department notes that the internal adjustments to the basement also results in a reduction in the total above ground provision of visitor car parking so that only 6 spaces are provided at grade when compared to the 12 approved. Notwithstanding, the department supports this alteration given that no change to the total number of visitor parking numbers will occur despite the alternative access arrangements to the visitor spaces.

Further, the proposed modification will not alter the existing staff numbers, demand for traffic or transport circumstances including vehicular access point into the building from what was previously approved. In this regard, B3 originally approved as part of the basement component is now required and is generally consistent with the approved project, to which the department does not raise objection.

## 5.2 Views corridor along northern façade of CODCD to St John's College

The modified building will be within the view arc of St John's College. **Appendix E** shows the view corridor identified in the original CMP 2001 extending from the north-west to the north-east. Council advise the northern façade does not follow the alignment of the southern wing of St John's College identified as an important view corridor in the CMP 2001. Further, Council advise while

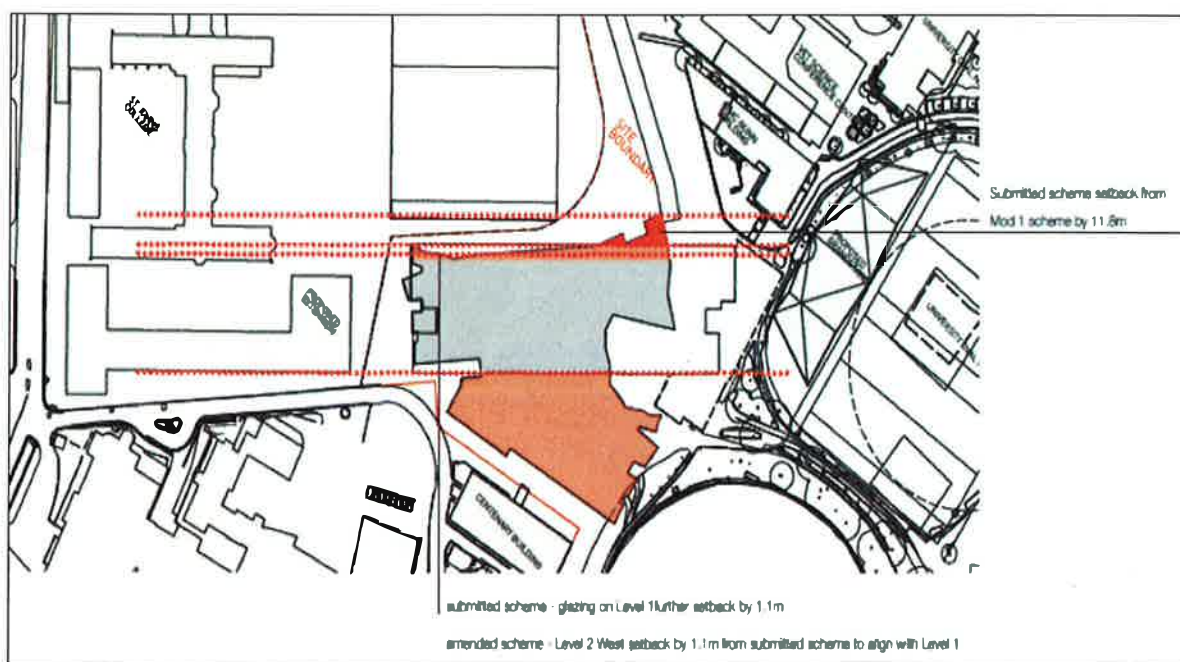


neither the approved or modified scheme matched this alignment, the modification application presents an opportunity to reduce the heritage impacts of this development.

### 5.2.1 Proponent's response

On 1 February and 8 February, the proponent provided a detailed response which included amended plans and a response by Stephen Davis, Heritage Director of Urbis, to Council's concerns including clarifying the extent of impact on the view corridor as defined by the southern alignment of St John's College and to reflect additional design modifications made to the appearance of the north west elevation in respect of its specific context adjacent to St John's College. The main points are summarised as follows:

- the original approval maintains the north west to north east view corridor with some impact on the north east view corridor identified in the CMP 2001. The modification reduces this encroachment and improves the spatial relationship of the building (linear building form) over that approved by providing a set back in the north east and north west corner areas along the northern building alignment from that approved. **Figure 9** provides a visual comparison of improvement on the encroachment by the current modification as originally submitted and as amended (8 February 2012) when compared with that approved;

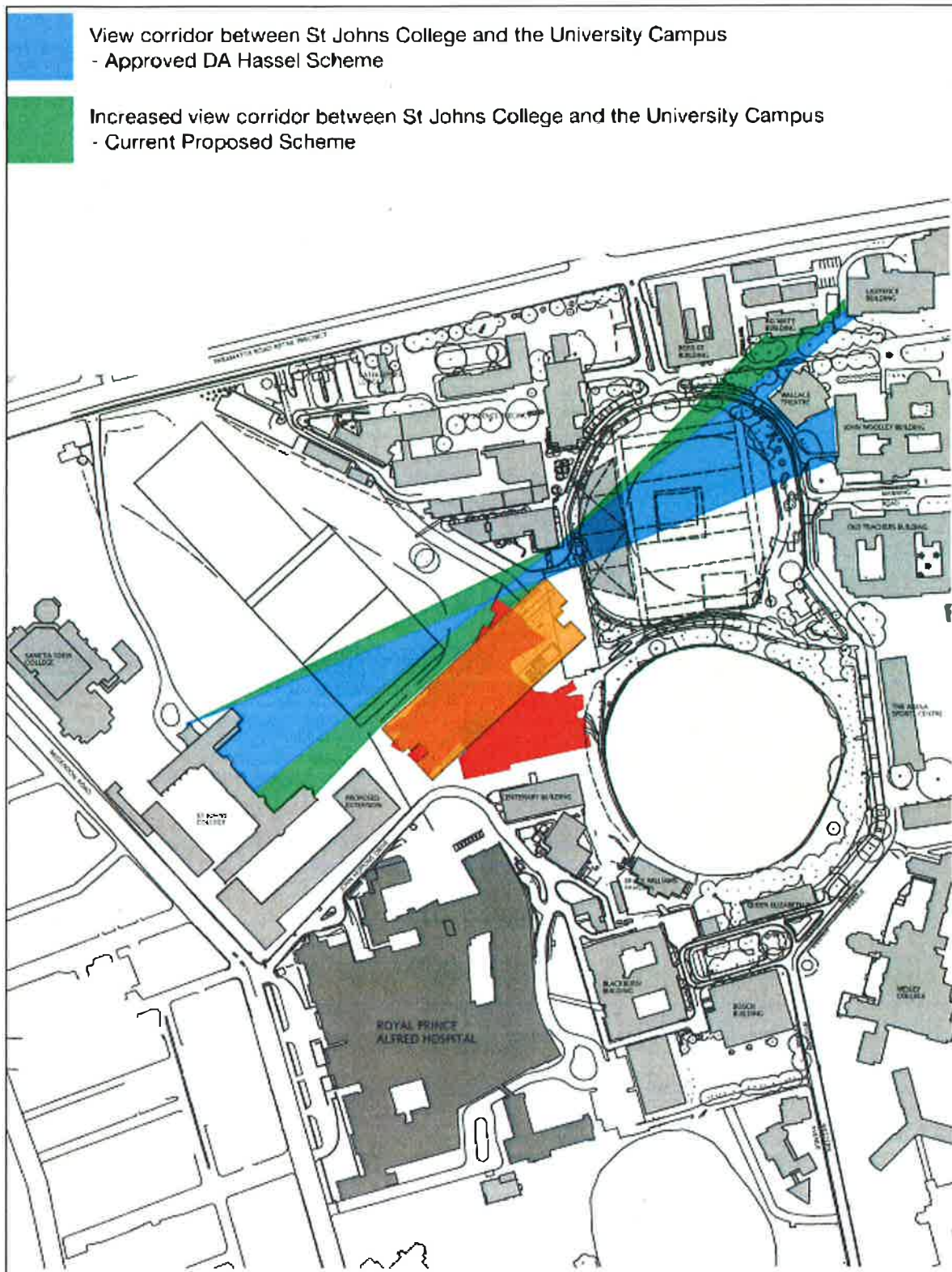


**Figure 9:** Visual comparison of improvement on encroachment on alignment of the southern wing of St John's College as originally submitted and as amended compared with that approved.

- the CMP 2010 Addendum recognises the impact of the CODCD approval on loss of panoramic sightlines to St John's College from south east and need to retain remaining significant views of St John's (refer to **Appendix F**) in any future redevelopment;
- having regard to the surveyed significant views and vistas identified in the CMP 2010 Addendum, the proposal retains views of St John's College from the north, north east (principal views) and to the east elevation from the ovals (refer to **Figure 10** below);
- increased texture to the north west sandstone façade including setback of plant at the roof level, additional articulation to reduce the apparent bulk of the envelope and to scale the façade in context of St John's College and the broader precinct;
- additional articulation to the south-east facade, north-east and south-west elevations to mitigate visual bulk;
- the revised proposal has significant heritage benefits for the site and landscape setting compared with that approved; and

- new requirement in CMP 2010 Addendum that new buildings should use architects experienced in heritage sites. The University has employed an appropriate architect with experience in historic buildings and sites to refine the scheme.

The proponent's responses including heritage specialist comments are provided in **Appendix C**.



**Figure 10:** Visual comparison of improvement to encroachment of views beyond the southern wall alignment of St John's College by the current modification when compared with that approved.

### 5.2.2 Department's consideration

The department has considered the revised design, footprint and reduced bulk and scale of the amended proposal and is satisfied that the modified building will not result in additional material visual impacts on the setting of St John's College and the Royal Prince Albert Hospital buildings for the following reasons:

- the proposed setback of the building alignment of the ground and first floor level in the corner locations, creates a view corridor not previously available (as approved and or modified in the context of the amended CMP for St John's College) along the northern elevation to St Johns College;
- the further encroachment of the building beyond the projected alignment of the southernmost wall of St Johns College is limited to the upper levels (level 3 to parapet) where pedestrian views of the local heritage item are unavailable and will not result in additional impacts on the College Building;
- the modification does not alter the 60m setback distance of the approved building siting from St John's College. In this respect, the curtilage and main public view corridor from Parramatta Road to St Johns College identified in the CMP Addendum is not affected;
- the proposed overall reduction in height and bulk, including adjustments to the pattern of articulation, fenestration and sandstone finish relates better to St John's College Building and the Royal Prince Alfred Hospital buildings, when compared with that as approved; and
- the removal of a splayed building mass in preference for a building with lineal geometry that aligns with Sir Hopkins Drive minimises the impact of the building on the setting of St John's College and provides the opportunity for framed view corridor into and out of the university campus and beyond to the ovals along its southern elevation.

On balance, the department notes that the survey of remaining views and vistas to be retained, identified in the CMP 2010 Addendum (refer to **Appendix F**), has been amended to suit the former proposal's footprint and materiality which is notably different from the proposed streamlined building form. Notwithstanding, the department agrees with the proponent that the proposed massing and design of the revised building produces a positive gain by widening views to and from St John's College in the north east to north west view corridor in comparison to the approved scheme. The department also agrees the proposal is a major improvement in terms of its relationship to its surrounds including the heritage siting of St John's College and the Royal Prince Alfred group when compared to that approved.

The department supports the proposed changes in context of the building's improved relationship to St John's College and the Royal Prince Alfred Hospital buildings and considers repositioning of the revised building to align with the southern wall of St John's College to reduce the intrusion of this building into this view corridor is unwarranted in this instance.

### 5.3 Façade treatment

Council originally expressed that the building should not extend beyond the alignment of the southernmost wall of St John's College, consistent with comments made to both the original project and modified schemes as approved. In response, the proponent submitted amended plans (9 February 2012) to modify the north-west elevation to reduce the heritage impacts on the view corridor to St John's College.

**Figure 11** below provides a visual comparison of the north west elevation as amended (top view) and as originally submitted (bottom view). **Figure 12** and **Figure 13** provide a photomontage comparison of the north west elevation in context of St John's College, topography and heights of surrounding buildings.





**Figure 11:** provides a visual comparison of the north west elevation as amended (top view) and as originally submitted (bottom view). The outline of that approved is overlaid in red.





**Figure 12:** North west elevation as originally submitted which replaces a glazed screen with a more solid sandstone finish.



**Figure 13:** North West Elevation as amended in response to Council's comments

Upon review of the amended plans, Council indicated a preference for the architectural expression of the northern façade in the original design. In particular, Council advised the amended scheme diminishes the strength and originality of the original design by its (different) proportions, the reduction in the size of the openings and reduced use of sandstone (solid to void relationship).

Council concluded that the original design is considered a more distinct response to this setting and more sympathetic to St John's College.

On 29 February 2012, the proponent advised they do not agree that the previous elevation successfully reduced the apparent bulk, given the sheer length of the building. To summarise, the proponent asserts the proposed revised design reduces the apparent length and height of the building and better relates to the College by further articulation of the north west corner. Further, the siting and variation in the façade design is consistent overall with the previous elevation that respects its specific context and beyond while retaining originality.

On balance, the department considers that the modified architectural expression to the composition and finishes to the northern façade are appropriate, noting that a combination of materials, delineation of the building into regular bays, stepped parapet height in response to the sloping topography and revised fenestration pattern provide an acceptable visual outcome, consistent with the façade treatment of that originally submitted. Further, the increased height of the ground plane recess (2 storeys in height), at the north west corner (closest to St John's College) of the northern façade, will reduce visual impacts and improve visibility of St John's College over this part of the site. The department also notes the improved relationship with adjacent heritage buildings by the additional articulation and revised fenestration.

The department is satisfied that the additional detailed design of the façade will not have any negative impacts and that the building retains a high design standard. On this basis, the changes are supported and the proposal should be accepted as amended (Refer to Figure 13).

#### **5.4 Request to modify Condition C6 - Hours of Operation**

The proponent has requested that Condition C6 be amended to extend the current construction hours by additional 3 hours on Saturdays for the course of construction. The approved construction hours are between 8.00am and 1.00pm on Saturdays.

The proponent has indicated allowing construction activity to occur for an additional 3 hours on Saturdays will entail a reduced construction period, achieve delivery of the building earlier and minimise disruption during the university semester. The proponent has also advised that the construction and operational noise of the CODCD will not result in any additional impacts to applicable noise criteria assessed as part of the original Environmental Assessment and Clauses 1.3.5 – 1.3.7 of the Statement of Commitments for noise.

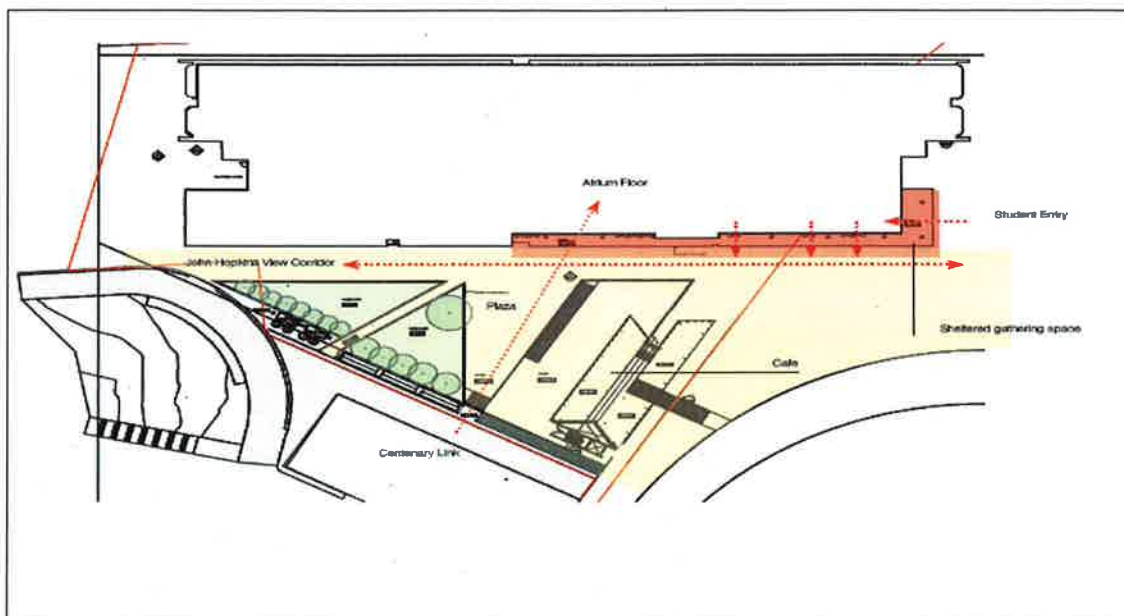
Upon consideration, the department notes that the additional construction hours sought will not have any additional negative impacts given that the existing condition of approval (Condition B11 – Construction Management Plan) and accompanying Statement of Commitments for Noise, remain appropriate in relation to noise limits and mitigation measures subject to an amendment to incorporate the additional hours sought. Accordingly, the department recommends the relevant condition and accompanying Statement of Commitments for Noise be amended to incorporate the extended hours of construction between 1pm and 4pm Saturdays.

Further, the department is satisfied the existing conditions and the accompanying statement of commitments remains appropriate for inaudible construction works outside of construction hours to protect amenity of the surrounding area and to minimise potential air and dust emissions from trucks and plant during construction.

The department is satisfied that construction and operation related impacts from noise / vibration on local air quality during the extended construction hours on Saturdays can be effectively minimised by adequate management during construction on neighbouring amenity, subject to amendment of the existing B11 condition. In this respect, the Department considers it reasonable to allow the extension of hours on Saturdays until 4pm. Amended Conditions and Statement of Commitments are proposed.

## 5.5 Open Space and Landscaping

As discussed, the proposal creates an opportunity to provide a consolidated open space area, between the CODCD building and the Centenary Institute Building to the south, at the interface between Royal Prince Alfred Hospital and the University sites. This area is supported as it will improve amenity and provide a connection and spatial / visual relationship between the University, Centenary Building and Royal Prince Alfred Hospital (refer to **Figure 14**).



**Figure 14:** *Creation of increased, useable public open space (including single storey café/pavilion entry to basement level theatre) and linkages between the university campus and the Royal Prince Alfred Hospital Group of Buildings.*

### 5.5.1 Deletion of pedestrian bridge link between the CODCD and Centenary Institute Buildings

The proposal seeks to delete the remaining approved pedestrian bridge link between the CODCD and the Centenary Institute Building. Mod 1 formally deleted one of the pedestrian bridges between the two facilities.

The department considers deletion of the remaining approved pedestrian bridge link between the CODCD building to the Centenary Institute building is reasonable given that the introduction of an open space plaza to the south of the facility provides for direct and at grade pathways between the two facilities. In effect, pedestrian links between the two facilities are maintained by the revised changes to the building form and urban design (refer to **Figure 14**). Further, the retention of the Sir Hopkins Drive adjoining the open space plaza over this part of the site provides a clear connection between the CODCD, Centenary Institute, wider university grounds and the Royal Hospital group of buildings.

### 5.5.2 Details of street furniture, lighting, tree and plant species

The proponent advises details such as street furniture, lighting, tree and plant species will be submitted to the Director General for approval prior to the release of the Construction Certificate and are to be included as an additional Statement of Commitment.

In this respect, the Department is satisfied that the existing condition of approval (Condition B15) remains appropriate subject to an amendment to ensure that additional details on street furniture and lighting be included as part of a detailed landscape plan for approval by the Council prior to the release of the Construction Certificate (CC). Accordingly, refer to Condition B15 as amended.



Further, to be consistent the Department recommended to the proponent that the Statement of Commitment 1.3.23 be amended so that Council is listed as the approval authority not the Director General prior to release of the Construction Certificate. The proponent has concurred with this request and modified the commitment accordingly.

### **5.5.3 Flora and Fauna**

The department is satisfied the proposed building footprint and open space plaza including open space and café/pavilion entry to a below ground theatre is similar to the disturbance area (footprint) associated with the previously approved scheme and that significant changes to the flora and fauna assessment as conditioned remain appropriate.

## **5.6 ESD**

The CODCD building is designed to be an exemplar leading ESD educational facility targeting a 40% reduction in annual energy consumption when compared to the average consumption of a laboratory building throughout the world.

The proponent advises key ESD initiatives of the revised building design to reduce greenhouse gases and climate change require the replacement of the sustainability reports and an amendment to the wording outlined in the amended Statement of Commitments.

The department is supportive of the proponent's adoption of best practice energy efficiency measures and the initiative to set ESD benchmarks to create a high performance medical and educational facility within Sydney University. The Department also notes the adoption of a comprehensive Environmental Management Plan for the duration of the construction works to minimise environmental and social impacts during the construction process.

Accordingly, the department recommends approval for the amendment to the wording of Statement of commitment 1.3.12 to enable replacement of former sustainability reports with the submitted Ecologically Sustainable Development reports.

## **5.7 Other**

### **5.7.1 Groundwater**

The NSW Office of Primary Industry (Office of Water) requires that the proponent apply for the relevant licences to ensure the necessary safeguards in relation to any ground water related impacts for water quality are considered. In this respect, a condition of approval is recommended.

In response, the proponent asserts the existing Project Approval Condition C10 satisfies the intent for the required Office of Water licence approval and that a new condition is unnecessary. However, further clarification by the Office of Water reveals while Condition C10 specifies the requirements for the licence approval it does not identify when the approval is to be obtained from the Office of Water. The Department agrees that Condition C10 does not address the proponent's need to obtain a licence prior to any groundwater work. On this basis, an appropriate condition of approval is recommended.

### **5.7.2 Other environmental impacts**

The department notes that the building footprint area including the open space plaza will be similar to the approved scheme and that the proposal maintains the same building height but in a more compact form. Further, the replacement of an all glass façade along the northern elevations to the building with a predominantly masonry façade will reduce the reflectivity impacts associated with the former modification approval. Also, the proposal will not alter storage of dangerous goods, increase in traffic and or transport circumstances from what was previously approved and no change to the construction management plan (with the exception of additional hours sought as discussed) is required.



Having regard to the above, the department considers that the proposed modifications to the approved project will not result in additional impacts for the setting of St John's College and or on adjoining development. Accordingly, the department is satisfied that the existing conditions of approval and accompanying Statement of Commitments remain appropriate in relation to shadow impact, wind, reflectivity, acid sulphate soils, erosion and sedimentation, site contamination, flooding, stormwater management, type and quantity of waste and archaeological investigation to adequately address environmental impact associated with the current modification.

#### **5.7.3 Relocation of the internal Access Road and removal of trees**

Council originally objected to the relocation of an internal access road shown on the original S75W plans. On 1 February 2012, Council informed the department that unauthorised work in the form of an internal road was under construction within the site and indicated that some trees may have been removed during construction of this road.

In response, the proponent withdrew modification to the internal access road and advised that any changes to the roadway will be sought through a separate S75W modification application. The proponent also advised the roadway as constructed, is a temporary construction road that provides vehicular access related to works on site and, will be removed upon completion of the construction works. Further, the proponent advised that no trees additional to that formerly approved for removal are proposed to be removed.

The department is satisfied that the written undertaking by the University of Sydney's project manager provides the necessary assurance that the roadway is temporary and will be removed at the end of construction as advised. On this basis, no further compliance action is recommended.

#### **5.7.4 Changes to approved subdivision plans**

The proponent requested that the department clarify the plan reference number corresponding to the approved plans for site boundary adjustments to lot boundaries between the University of Sydney and the Royal Prince Alfred Hospital approved under MP 09\_0051 MOD 1. .

The department has reviewed the approved plans and notes there is no change to the lot boundaries as part of this modification application. Accordingly, the Department is satisfied that the approved plan reference for site boundaries is not required to be amended.

### **5.8 Public Interest**

The department is satisfied the CODCD will be a significant element in the ongoing renewal and revitalisation of the University of Sydney and surrounding area. Further, the proposal will provide facilities that will enable research to be undertaken, the findings of which will provide wider community benefits in disease diagnosis, mitigation and prevention.

The facilities will be primarily operated by the University of Sydney on a non for profit basis. On this basis, the proposal will have ongoing public benefits through world class research into obesity, diabetes and cardiovascular disease for the University and Royal Prince Alfred Hospital.

The proposal is therefore in the public interest and is supported.

## **6. CONCLUSION**

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The department has assessed the application on its merits and the proposed modification is considered to be reasonable and will not result in any significant changes to the principal purpose and or intensity of the CODCD facility as approved. The principal use of the building, being for education purposes remains the same.

The modification does not change the original assessment as to the site's suitability for this development to establish a medical and educational facility on the grounds of Sydney University. While the external design and shape of the building is changed, the overall development and its key features remain the same.

The department is satisfied that the modifications to the fabric and layout of the revised design represent an improvement to the appearance, internal efficiency and is sympathetic to the adjacent heritage buildings when compared with that approved. Further, the modified proposal can be constructed and operated to ensure acceptable amenity.

The proposed modification is generally consistent with the terms of the Project Approval and is considered to be acceptable. It is therefore recommended that the application be approved subject to the modified conditions.

## 7. RECOMMENDATION

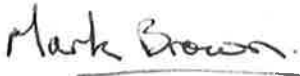
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It is recommended that the Acting Director of Metropolitan and Regional Projects South, as delegate for the Minister for Planning and Infrastructure:

- (A) **consider** the recommendations of this report;
- (B) **approve** the modification to MP09\_0051 subject to conditions, under Section 75W of the *Environmental Planning and Assessment Act. 1979*; and,
- (C) **sign** the attached Instrument of Modification (**Appendix G**)

Pilar Aberasturi  
Senior Planning Officer  
Metropolitan & Regional Projects South

Endorsed By:



Mark Brown  
A / Team Leader  
Metropolitan & Regional Projects South

26.3.2012

Approved By:



Alan Bright  
A / Director  
Metropolitan & Regional Projects South