

24 January 2013

File No: 2013/025662  
Our Ref : R/2009/3/C  
Your Ref: MP 09\_0051 MOD 3

Ms Pilar Aberasturi  
NSW Department of Planning & Infrastructure  
[pilar.aberasturi@planning.nsw.gov.au](mailto:pilar.aberasturi@planning.nsw.gov.au)

Dear Pilar

**RE: Section 75W request to modify the Project Application for the Centre of Obesity, Diabetes and Cardiovascular Disease (CODCD), University of Sydney**

I refer to your letter of 24 December 2012 that invites the City of Sydney to make a submission to the above application.

The following specific comments, including recommended conditions, about the development are provided:

***Heritage***

The application was accompanied by a Heritage Impact Statement (HIS) prepared by Urbis. The recommendations in the HIS should be imposed.

***Traffic***

The proposal is supported from traffic perspective and no additional conditions are recommended.

***Tree Protection and Landscaping***

It is noted that Condition B15 requires the provision of a landscape plan, and this should incorporate the proposed tree/shrub plantings.

It is recommended that all trees on site are protected in accordance with Australian Standard AS4970 and the following condition:

**(1) TREE PROTECTION DURING CONSTRUCTION**

- (a) Stockpiling, storage or mixing of materials, washing of equipment, vehicle parking, disposal of liquids, machinery repairs and refueling, disposal of building materials such as cement slurry, siting of offices or sheds and the lighting of fires, must not occur within 3 metres of the trunk of any tree to be retained.

- (b) Excavation must not occur within 3 metres of the trunk of a retained tree. If excavation is proposed within this zone, the Council's Tree Management Officer must be contacted immediately and the excavation must be carried out in accordance with their direction.

## **(2) ADVANCE TREE PLANTING**

Tree planting within the property must be undertaken in accordance with the following:

- (a) The tree species, when mature, must attain a minimum height of no less than 6 metres and minimum canopy spread of 4 metres. Palms, fruit trees and species recognised to have a short life span are not considered a suitable replacement.
- (b) The tree must be grown to NATSPEC Guidelines for Specifying Trees to ensure quality trees and more successful establishment.
- (c) At the time of planting, the container size is to be a minimum of 100 litres and a minimum height of 1.5 metres.
- (d) The tree must be planted by a qualified Horticulturalist or Arborist of Level 2 under the Australian Qualifications Framework (AQF).
- (e) The planting/s must be planted in such a manner as to promote good health during the establishment period, and must be maintained, as far as practicable to ensure tree growth into maturity.
- (f) Any newly planted tree that fails to establish within 2 years of the initial planting date must be replaced with a tree of comparable qualities.

### ***Vehicle Footway Crossing***

The existing concrete crossing is in poor condition with a cracked surface that likely to deteriorate under increased persistent traffic load. It is recommended that the crossover be reconstructed and the following condition imposed:

## **(3) VEHICLE FOOTWAY CROSSING**

A separate application is to be made to, and approved by, Council for the construction of any proposed vehicle footway crossing or for the removal of any existing crossing and replacement of the footpath formation where any such crossings are no longer required.

All disused or redundant vehicle crossings and laybacks must be removed and footway and kerb reinstated in accordance with Council's standards, to suit the adjacent finished footway and edge treatment materials, levels and details, or as otherwise directed by Council officers. All construction and replacement works are to be completed in accordance with the approved plans prior to the issue of an Occupation Certificate.

Note: In all cases the construction materials should reinforce the priority of pedestrian movement over that of the crossing vehicle.

Should you wish to speak with a Council officer about the above, please contact Matthew Girvan, Planner, on 9246 7756 or [mgirvan@cityofsydney.nsw.gov.au](mailto:mgirvan@cityofsydney.nsw.gov.au).

Yours sincerely,

A handwritten signature in black ink, appearing to be 'GJahn', written in a cursive style.

**Graham Jahn AM**  
**Director**  
City Planning | Development | Transport