

**MODIFICATION REQUEST:**

***Charles Perkins Centre  
(formally Centre for Obesity, Diabetes and  
Cardiovascular Disease),  
The University of Sydney***

***MP 09\_0051 MOD 3***

***Modification to make existing temporary  
construction road permanent and alter  
access to Regimental Drive***



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

March 2013

Cover Photograph: View of proposed CPC building and St John's College and oval

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## EXECUTIVE SUMMARY

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

On 29 June 2010, the then Minister for Planning approved the construction and use of the Centre for Obesity, Diabetes and Cardiovascular Disease, comprising an 8 storey 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 Department of Planning and Infrastructure approved an application to modify the Project Approval MP 09\_0051 (MOD 1) to reduce the height of the building from 8 storeys to 7 storeys.

On 27 March 2012 a further modification MP 09\_0051 (MOD 2) was approved by the Department of Planning and Infrastructure 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 the basement car park to the east of the building;
- 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 current modification application MP 09\_0051 (MOD 3) was lodged by Brookfield Multiplex Constructions P/L on 17 December 2012 to make permanent an existing temporary construction road in order to replace the approved access road, minor civil works, landscaping, a pedestrian pathway, alter access to Regimental Drive and minor changes to conditions.

The key issues in the Department's assessment include:

- Traffic and access;
- Trees and landscaping;
- Heritage; and
- Public interest

No government agencies objected to the proposal but instead have recommended conditions of approval for the Department's consideration. City of Sydney Council support the proposed new alignment of the access road from a traffic perspective; Roads and Maritime Services and Transport for NSW also have no objections subject to conditions and the Heritage Council is satisfied from a heritage viewpoint subject to the recommendations of the Heritage Impact Statement being implemented.

No submissions from the public were received.

The Department has assessed the modification and considers it to be acceptable. The Department is satisfied that this modification application falls within the scope of Section 75W of the Environmental Planning and Assessment Act, 1979. It is therefore recommended that the application be approved, subject to the modified conditions.

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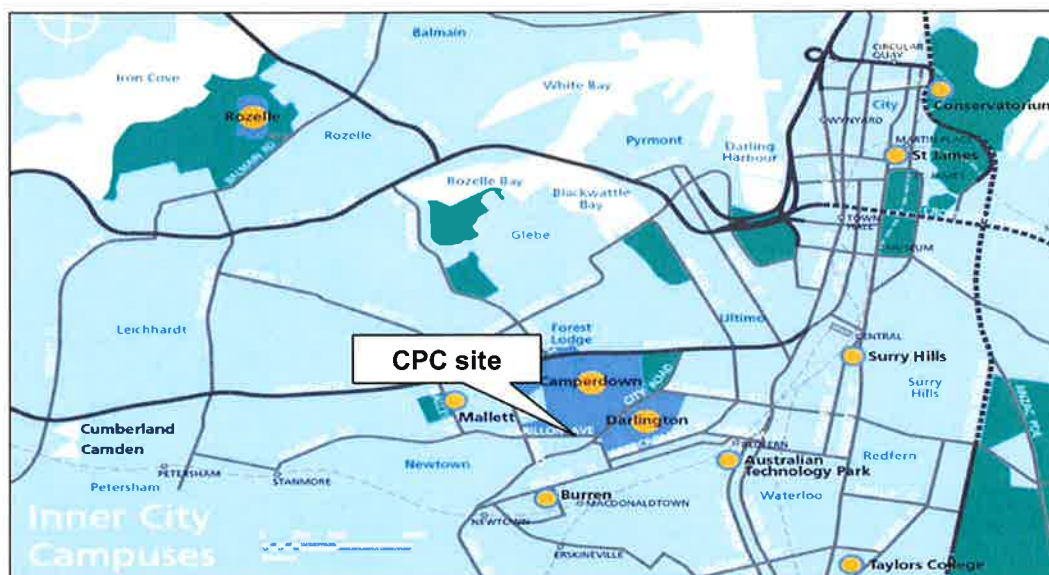
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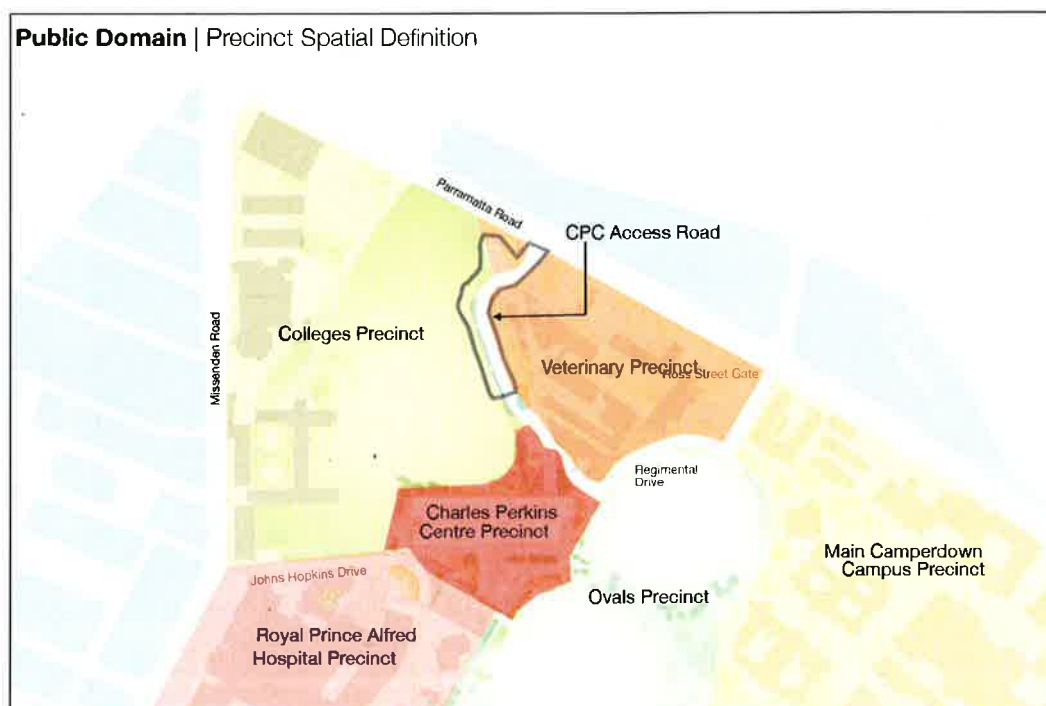
# 1. BACKGROUND

## 1.1 The site

The Charles Perkins Centre (formerly known as the Centre for Obesity, Diabetes and Cardiovascular Disease) is currently under construction in the north-western corner of the University of Sydney's Camperdown Campus, located at the junction between the University, Royal Prince Alfred Hospital and St John's College. 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 of Charles Perkins Centre within the University of Sydney campus**



**Figure 2: Location of the Charles Perkins Centre site and the proposed access road within the University Campus**

## 1.2 Surrounding Development

Land uses immediately surrounding the Charles Perkins Centre include the University's Veterinary Science Faculty to the north, and the University's Oval No.1 and Oval No.2 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.

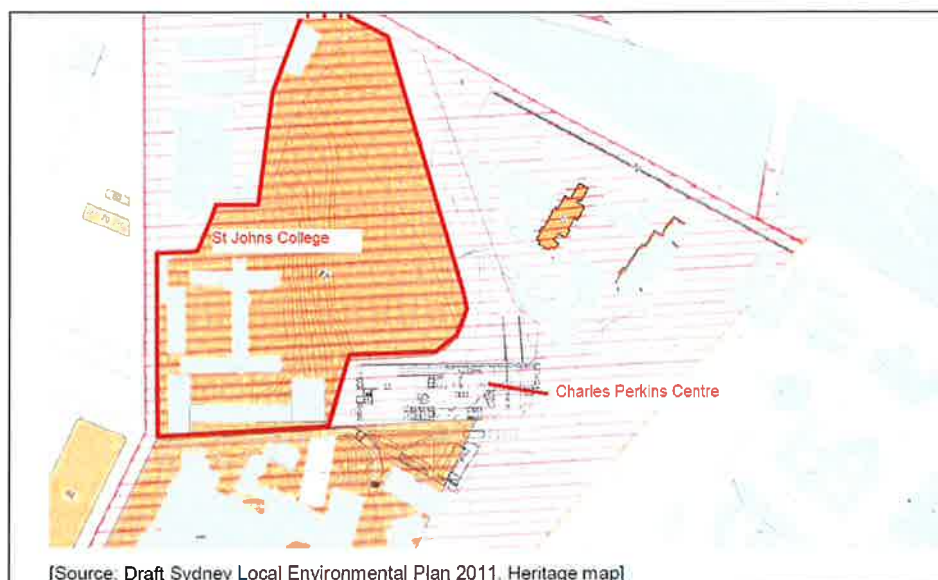
## 1.3 Heritage significance

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 (Refer **Figure 3**). The University of Sydney Site is also listed in Schedule 2 of the Local Environmental Plan 1998 as a heritage conservation area. There are 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.



**Figure 3** Extract from South Sydney Local Environmental Plan 1998 Heritage Map

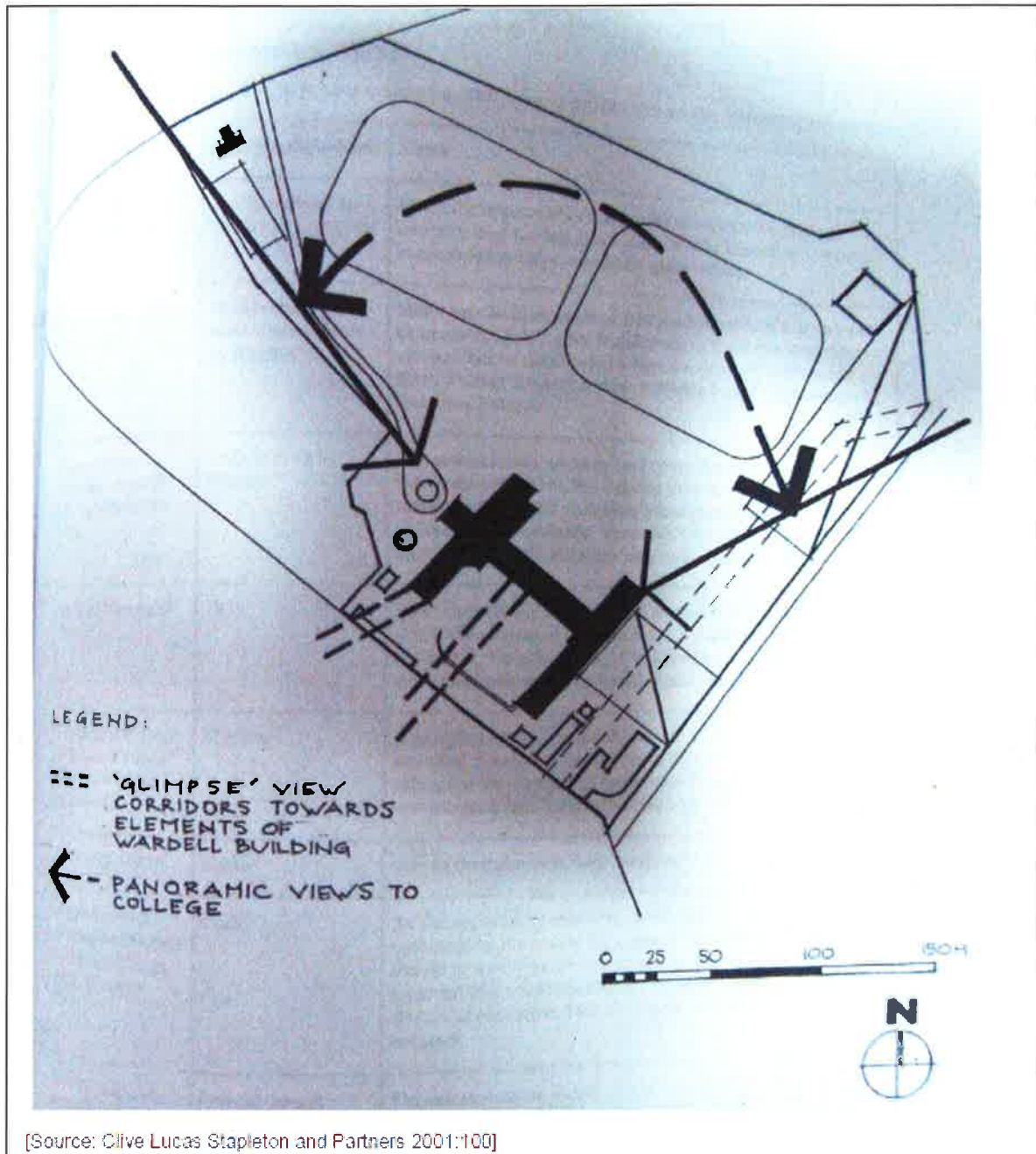
The Council's Draft Sydney Local Environmental Plan 2011 alters the boundaries of St Johns College heritage item, now excluding the site of the Charles Perkins Centre, as identified in **Figure 4** below.



**Figure 4** Extract from Sydney Draft Local Environmental Plan 2011

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, 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 below in **Figure 5**)



**Figure 5 – Extract of significant view corridors from CMP 2001**

An amended CMP for St John's College, (CMP 2010 Addendum), prepared by Robert Staas of Noel Bell Ridley Smith, is an addendum to the existing CMP and acknowledges approval of the Charles Perkins Centre facility and its impact on removal of significant panoramic views from the south east (refer to the relevant diagram from CMP 2010 Addendum in **Figure 6** below).

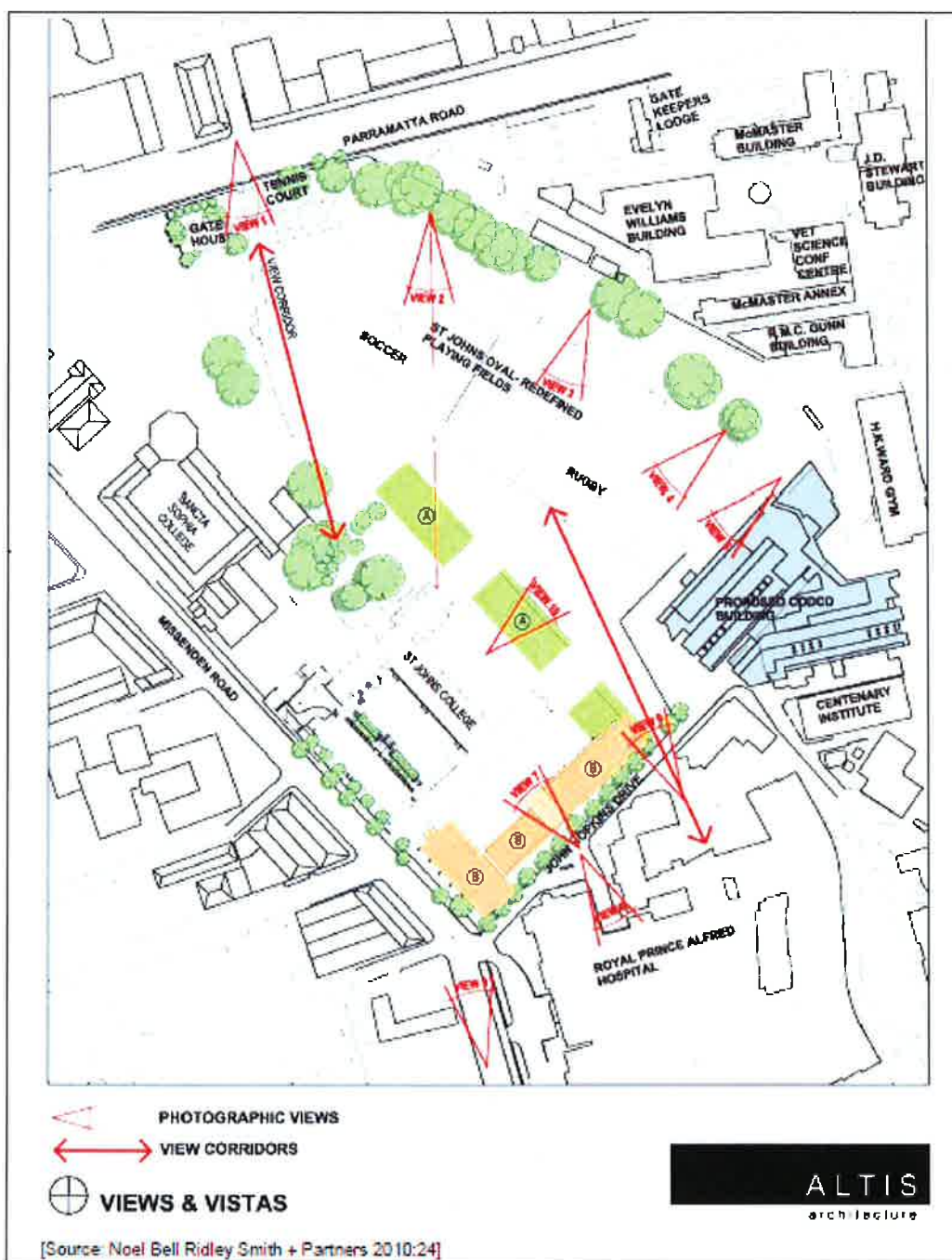


Figure 6 Extract from Amended CMP 2010 prepared by Noel Bell Ridley Smith

## 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;
- 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

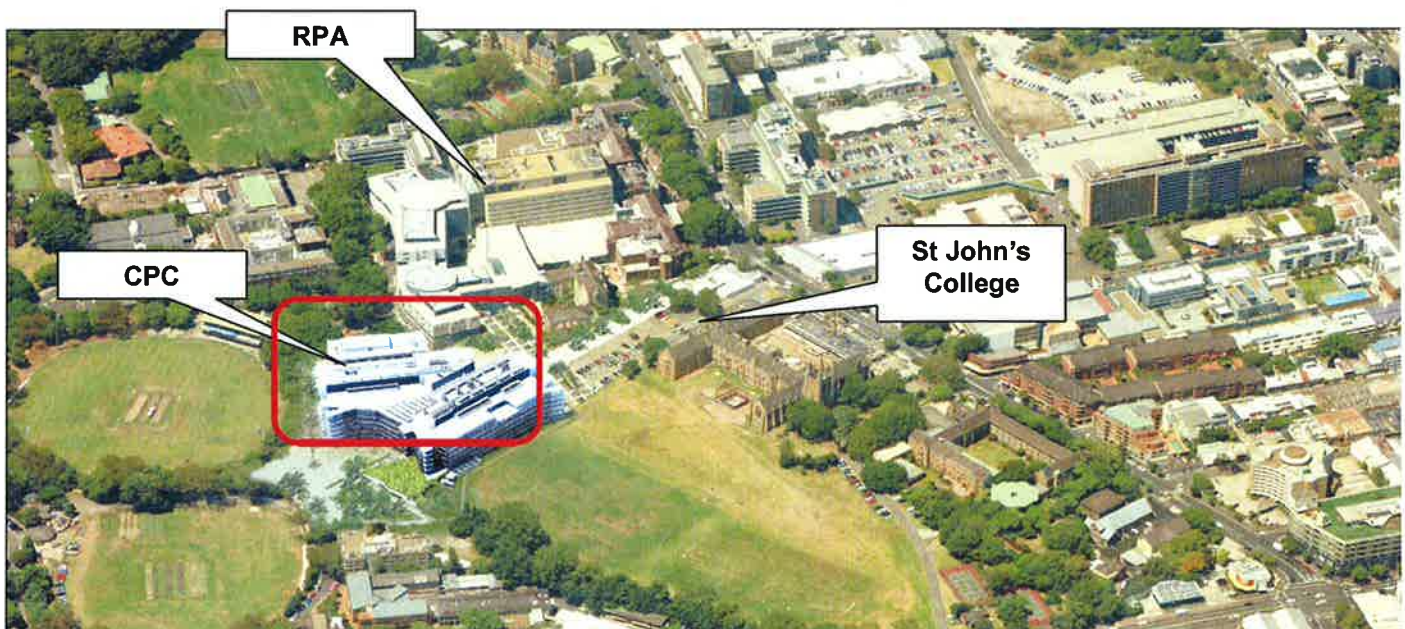
On 13 October 2011, the Executive Director of Major Project Assessments approved a Modification Application MP 09\_0051 (MOD 1) which:

- reduced the height of the building from 8 levels to 7;
- amended the building footprint within the boundaries of the site;
- amended the floor areas and internal layouts;
- reduced the number of car parking spaces;
- deleted a pedestrian bridge link to the Centenary Institute;
- amended subdivision boundaries;
- modified the vehicular access points and basement car parking amendments;
- modified the potable water servicing strategy provided to the site; and
- amended Condition D9 to allow use of the car park by users of the Centenary Institute.

On 27 March 2012 a further modification MP 09\_0051 (MOD 2) was approved by the Executive Director 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.

**Figure 7** shows a photomontage for the approved Charles Perkins Centre under MP 09\_0051 (MOD 1) in context with St John's College and the Royal Prince Alfred Hospital Group of buildings. **Figure 8** shows the location of the approved access road.



**Figure 7: Photomontage of approved Charles Perkins Centre within the University Campus**

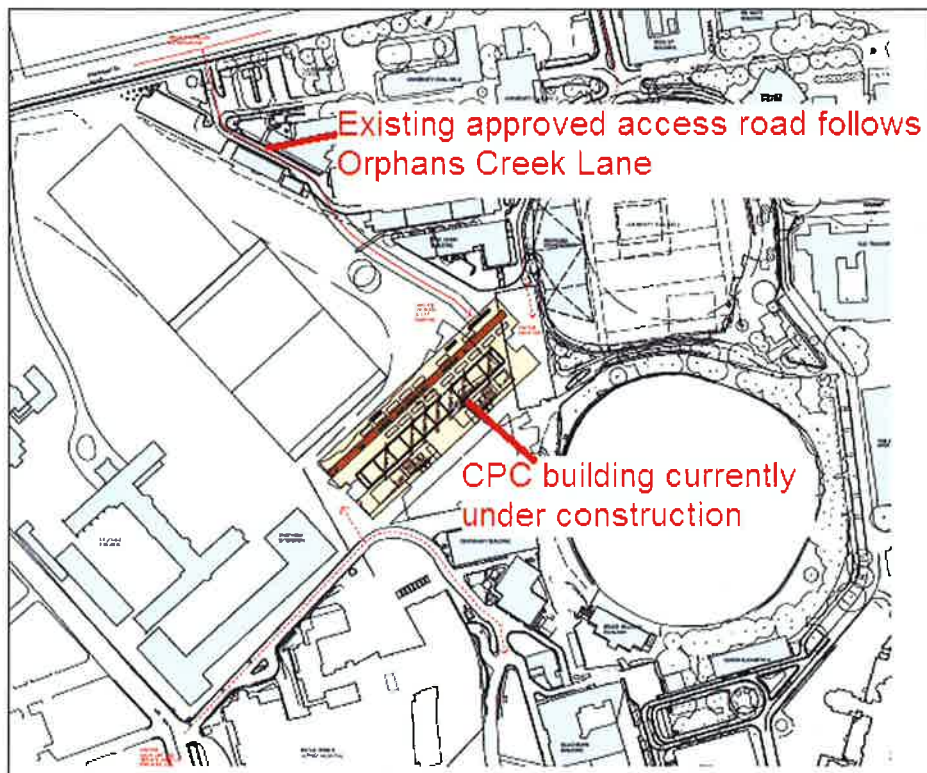


Figure 8 – Current approved vehicular access to the site via Orphan Creeks Road

## 2. PROPOSED MODIFICATION

The proposed modification seeks to alter the alignment of the approved access road. (See **Figure 9**) The access road is now proposed to align with the existing temporary construction road. In addition the proposal involves some minor civil works, landscaping, a pedestrian pathway, alterations to the access to Regimental Drive and some minor changes to conditions.

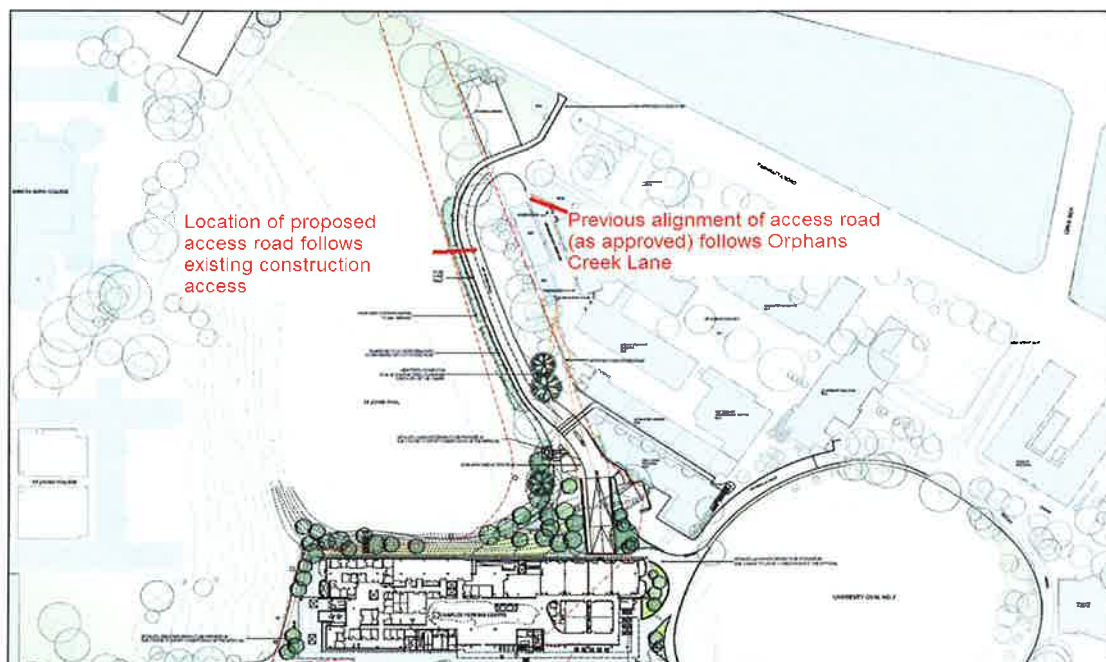


Figure 9 Location of proposed access road

In summary the proposed modifications involve:

- Retention of the existing temporary construction access road for the purpose of providing future permanent access to the Charles Perkins Centre building. The unconstructed section of the approved access alignment would not be constructed and would be extinguished.
- Minor civil works to the existing construction access including the provision of necessary drainage involving a natural swale to the eastern edge of the roadway or a pipe and pit arrangement.
- Provision of high canopy trees adjacent to the vehicular entry point to the CPC building and low scale planting along the western edge of the access road. The specific selection of plant and tree species will form part of the landscape plan to be submitted to Council to satisfy Condition B15 of the project approval.
- Incorporation of a pedestrian path on the western side of the proposed access way linking Parramatta Road, the Charles Perkins Centre building and John Hopkins Drive;
- Provision of a one-way eastbound access link from the access way (near the entrance to the Charles Perkins Centre) to Regimental Drive allowing the re-circulation of vehicles to the broader Campus road network; and
- Amend Condition A2 – Approved plans and documentation to refer to the revised plans and additional specialist documentation.

The Modification Request is provided at **Appendix A** and the accompanying Heritage Assessment in **Appendix B**.

### 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 EP&A Act), Section 75W 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 EP&A 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 EP&A 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

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 Director-General's Requirement'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 and 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 and Regional Projects South is to note:

- The City of Sydney Council does 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 and Regional Projects South may determine this modification under delegated authority.

## 4. CONSULTATION AND SUBMISSIONS

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Under Section 75W of the EP&A Act, a request to modify an approval does not require public exhibition. However, under Section 75X(2)(f) of the EP&A 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, the Office of Environment and Heritage, Roads and Maritime Services and Transport for NSW.

The Department received submissions from each of these public authorities in response to the modification request. These submissions raised no concerns but suggested various conditions. 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 expressed their support for the revised access from a traffic perspective and provided recommended conditions in relation to tree protection, landscaping and heritage. The Council's submission is provided in **Appendix C**.

### 4.2 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 and recommended the imposition of certain conditions. The submissions from these agencies are provided in **Appendix D** (NSW Transport and RMS) and **Appendix E** (Office of Environment and Heritage).

## 5. ASSESSMENT

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

- Heritage;
- Traffic and access;
- Trees and landscaping; and
- Public interest

### 5.1 Heritage

There are several heritage items in the vicinity of the Charles Perkins Centre building, including St John's College. The site is also within the boundary of the University of Sydney Conservation Area.

The 2001 CMP and 2010 CMP Addendum for the College identified two significant views and vistas including views from the University to the College, looking south-west; and views from the College to the University, looking north-east. The retention of significant views and vistas of St John's College was therefore an important consideration with the original proposal and subsequent modification applications.

A heritage assessment (**Appendix B**) prepared by Stephen Davies, of Urbis has been submitted with the current application and considers the potential impacts of the construction road if made a permanent access road to the Charles Perkins Centre building, and if so, what mitigation measures may be required to minimise potential impacts to the heritage significance of St John's College and the University of Sydney. The assessment provides the following consideration with regard to significant views and vistas:

- If made permanent the access road will not adversely affect views to the College from the University, which will be retained across the open space north and east of the College. Vistas of the College building are obtained from various other areas around the University; however they do not have any historic associations, rather unplanned vistas between buildings and from taller campus buildings.
- Views from the College to the south-east have been affected by the siting of the new Charles Perkins Centre building and these impacts have been assessed in the 2010 CMP Addendum and the revised views and vistas plan. Mitigation measures for the new Charles Perkins Centre building as part of heritage impact assessment for the Major Project Application included new landscaping around the building and the interface between other campus buildings.
- Views from the College to the north-east have been affected by the removal of several mature trees for the new construction access road, which now form a 'gap' in the vista when looking towards the University. For some time these mature trees have formed a 'green buffer', which has enhanced the setting of the College. To mitigate the loss of the mature trees from this 'gap' in the College's vista to the University, it is recommended that new plantings in this area (shown as Area No. 1 in **Figure 10** below) include mature trees, and that landscape advice is sought in relation to appropriate species.
- The road does not impact on the view corridor between the College and the Gate House on Parramatta Road.
- To further mitigate the visual impact of the access road when viewed from the College, low-scale planting is recommended on the south-west side of the road (between the road and the sporting fields, No. 2 on the plan in **Figure 10** below). Low-scale planting in this area, rather than mature trees, would retain the existing large canopy on the north-east side of the road

and not lessen the depth and location of the 'green buffer', as identified in the revised views and vistas plan.

- The current temporary access road is concrete. If made permanent, a darker surface would be more appropriate to the setting of the College and University, such as an applied dark finish to the concrete or asphalt layer over the concrete.

The Urbis Heritage Assessment recommends the following mitigation measures to be incorporated into the proposal:

1. New mature plantings be established within the area (marked Area No.1 **Figure 10**) to mitigate the loss of mature trees within a gap in the College's vista to the University. Landscape advice should be sought in relation to appropriate species.
2. Low-scale planting is recommended on the south-west side of the access road (between the road and sporting fields as shown as Area No. 2 on **Figure 10** of the Urbis report).
3. A darker surface to the road to be considered as a more appropriate setting to the College and University such as an applied dark finish or asphalt layer over the existing concrete surface.



**Figure 10:** Extract from Heritage Assessment prepared by Urbis

The NSW Office of Environment and Heritage has advised in its submission dated 7 February 2013, that it concurs with the Heritage Assessment undertaken by Urbis that *"the conversion of the existing construction access road to a permanent access road is acceptable from a heritage view-point, provided the mitigating measures recommended in the report are implemented."*

The Department is also satisfied that the conversion of the existing construction access road to a permanent access road is acceptable from a heritage perspective, subject to the proposed mitigation measures that have been recommended by Urbis to retain significant views and vistas to and from St John's College being incorporated. These measures are therefore included within an amended condition B15 - Landscaping of the Site.

## 5.2 Traffic and access

Under the current project approval all vehicular access to the site is to occur via the existing Orphans School Creek Lane. Based on the Traffic Impact Assessment undertaken by Halcrow for the approved Modification No. 1, the approved development will generate a peak hour demand during the AM peak period of approximately 60 vehicles per hour.

Due to a concern in relation to the adequacy of the approved access to accommodate this future traffic generation, TRAFFIX was commissioned by the proponent to undertake a review of the approved access route, which is via the existing Orphans School Creek Lane. This review also formed part of a broader analysis of access and links to the Charles Perkins Centre building to determine an optimum alignment for vehicles, bicycles and pedestrians using the Charles Perkins Centre and other campus facilities.

Orphans School Creek Lane (refer **Photo 1**) has a carriageway of 5 metres. Under the Australian Standards for Off-Street Parking (AS2890.1 – 2002) the minimum carriageway width for two way flow is 5.5m. The existing access is therefore non-compliant. It operates satisfactorily at present only by virtue of the very low daily traffic volumes that it accommodates (estimated at approximately 100 vehicles per day). However under the Project Approval, daily traffic volumes are anticipated to increase on Orphans School Creek Lane by up to 500 vehicles per day to a total of 600 vehicles per day.

The Traffix report submitted with the current modification concludes that:

*"This increase along Orphans School Creek Lane is unsupportable and does not comply with AS2890.1 having regard to its narrow width and the inability for the roadway to accommodate uninterrupted two way flow.*

*It is also noted that Orphans School Creek Lane requires pedestrians or cyclists to share the carriageway and that these will increase significantly as a consequence of the development, associated with the increase in arrivals and departures of both staff and visitors. The projected (increased) traffic volumes are incompatible with these activities, do not conform to relevant standards and best practice and raise serious concerns in relation to the safety of both cyclists and pedestrians."*

The current proposal to modify the alignment of the approved access road has therefore occurred due to the above review of the approved access road which has highlighted the inadequate and narrow width (5m) of the access via Orphans School Creek Lane to safely accommodate vehicles, bikes and pedestrians.

As identified by the proponent's traffic consultants the approved route via Orphans School Creek Lane is considered unsuitable to accommodate the future increases in traffic, pedestrian and cyclist volumes associated with the Charles Perkins Centre, with major safety concerns including:

- The insufficient carriageway width to accommodate the future traffic volumes.
- Inadequate pedestrian infrastructure to accommodate the future pedestrian demand.
- Continued use of the lane for servicing of the adjacent buildings resulting in potential conflicts.



**Photo 1 – Illustrates the narrow width of Orphan Creek Lane and the existing loading facilities directly off the lane**

The modified access will have a carriageway width of 7.2 metres (compared to 5 metres) which is considered sufficient to provide uninterrupted two way traffic flow and also allow for cyclists and pedestrians. A pedestrian footpath is proposed along the access road's western edge, directly linking the Charles Perkins Centre with Parramatta Road which will improve pedestrian access to the facility.

The proposal does not result in any change to the approved building or increased traffic generation and therefore the proposed access road will have no significant impact on the operation of critical intersections in the locality or the operation of the access to Parramatta Road which will continue to operate as previously approved. Transport for NSW and the Roads and Maritime Services have raised no objections to the proposed access, subject to the conditions. The recommended conditions are already incorporated into the original Project Approval.

The Department is satisfied that the proposed permanent access road provides significant improvements to road and pedestrian safety associated with the Charles Perkins Centre facility, broader Campus users, as well as the existing function and role of those facilities having service access to Orphans School Creek Lane.

### **5.3 Trees and Landscaping**

As discussed, the proposal creates an opportunity to retain a row of mature trees adjacent to Orphans Creek Lane. This group of trees consists of two mature *Populus spec*, approximately 18-20m in height located closest to St Johns Oval, two mature *Grevillea robusta*, approximately 14-16m in height; one smooth bark *Eucalyptus* and one Iron bark *Eucalyptus* tree approximately 10-12m tall.

This existing group of mature trees (located within the previously approved S75W access road) would have been required to be removed as part of the previously approved road alignment.

These trees can now be retained under the current modification proposal. These trees, which are identified in **Photo 2** below, currently provide considerable amenity to the lane. They currently form an integral part of the green buffer to the Eastern oval edge, located between McMaster Annexe building, the Store building and adjacent to Orphans School Creek Lane. The preservation of these trees is therefore considered to be a positive aspect of the proposal.



**Photo 2** Existing trees adjacent to Orphans Creek Lane to be retained

It is also proposed to provide further planting, including the provision of additional landscaping with high canopy trees adjacent to the vehicular entry point to the Charles Perkins Centre; and low scale planting along the western side of the access road adjacent to St John's oval (Refer to **Figure 12** below). These landscaping works are proposed to satisfy the mitigation measures recommended by the Urbis Heritage Assessment (see **Appendix B**) and have been included as a condition of approval.



**Figure 12 Public Domain plan identifying additional landscaping works adjacent to the proposed access road and Charles Perkins Centre building**

## 5.4 Public Interest

The Department is satisfied the Charles Perkins Centre facility 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 currently approved access road is narrow and non-compliant; and potentially unsafe to vehicles, pedestrians and cycles. It is also incompatible with the existing loading area along Orphans School Creek Lane. The proposal to alter the alignment of the access road will therefore improve public safety. It will also result in improved feasibility, permeability and connection within the University campus. The proposed relocation of the permanent access road does not result in any adverse heritage impacts and it is consistent with the St Johns CMP (as amended in 2010).

The proposal will also result in an overall improvement in the public domain with the retention of several mature trees along Orphans Creek Lane; and provides the opportunity to introduce additional landscape planting adjacent to the access road and Charles Perkins Centre building to enhance views from St Johns College.

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

## 6. CONCLUSION

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 Charles Perkins Centre 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 location of the approved access road is changed, the overall development, its future traffic generation and its key features remain the same.

The road currently exists as a temporary construction access and consequently no environmental impacts arise from its development.

The Department is satisfied that the proposed modification to the alignment of the access road is acceptable and should be approved as it provides broader public benefits including increased pedestrian and traffic safety, permeability and connection within the University of Sydney campus. As highlighted, the currently approved access road which uses the existing Orphans School Creek Lane does not conform to the relevant Australian standards and raises concerns in relation to the safety of cyclists and pedestrians.

The new alignment of the road will result in the retention several large trees which is a positive aspect of the proposal, as it results in improved landscaping outcomes and greater streetscape amenity. In addition the proposal provides the opportunity to introduce additional landscaping near the access road and Charles Perkins Centre building to enhance views from St Johns College. As identified no adverse heritage impacts are associated with the proposal and it is consistent with the St Johns CMP (as amended in 2010).

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

It is recommended that the 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 F**)

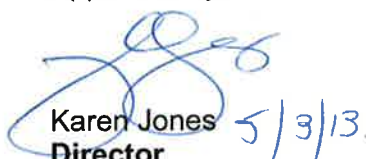
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Approved By:



Karen Jones  
Director  
Metropolitan & Regional Projects South

## **APPENDIX A    MODIFICATION REQUEST**

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12 December 2012

Ms Pilar Aberasturi  
Senior Planner  
NSW Department of Planning and Infrastructure  
23-33 Bridge Street  
SYDNEY NSW 2000

Dear Pilar,

**Proposed Modification (Mod 3) to MP 09\_0051 Charles Perkins Centre (previously Centre for Obesity, Diabetes and Cardiovascular Disease), Sydney University**

## 1 Introduction

This letter forms the Environmental Assessment (EA) that accompanies a request to modify MP 09\_0051 pursuant to Section 75W of the Environmental Planning & Assessment Act, 1979 (the Act) on behalf of the proponent, the University of Sydney, and their nominated representative Brookfield Multiplex.

This proposed modification (Mod 3) seeks approval for the conversion of the existing construction access road to the Charles Perkins Centre (CPC) to a permanent road that will service the CPC. On the advice of the Project Heritage Consultant, various mitigation measures and improvements have also been incorporated within the proposal, they include:

- The inclusion of additional high canopy trees adjacent to the vehicular entry point to the CPC building
- The inclusion of low scale planting along the western side of the access road, and
- The provision of an asphalt coat finish to the existing concrete construction road

Further details of the proposal are included in Section 6 of this letter and illustrated on the proposed plans within **Appendix A** and within the photo montage within **Appendix E**.

The proposal has also been endorsed by the University of Sydney and the adjoining St Johns College.

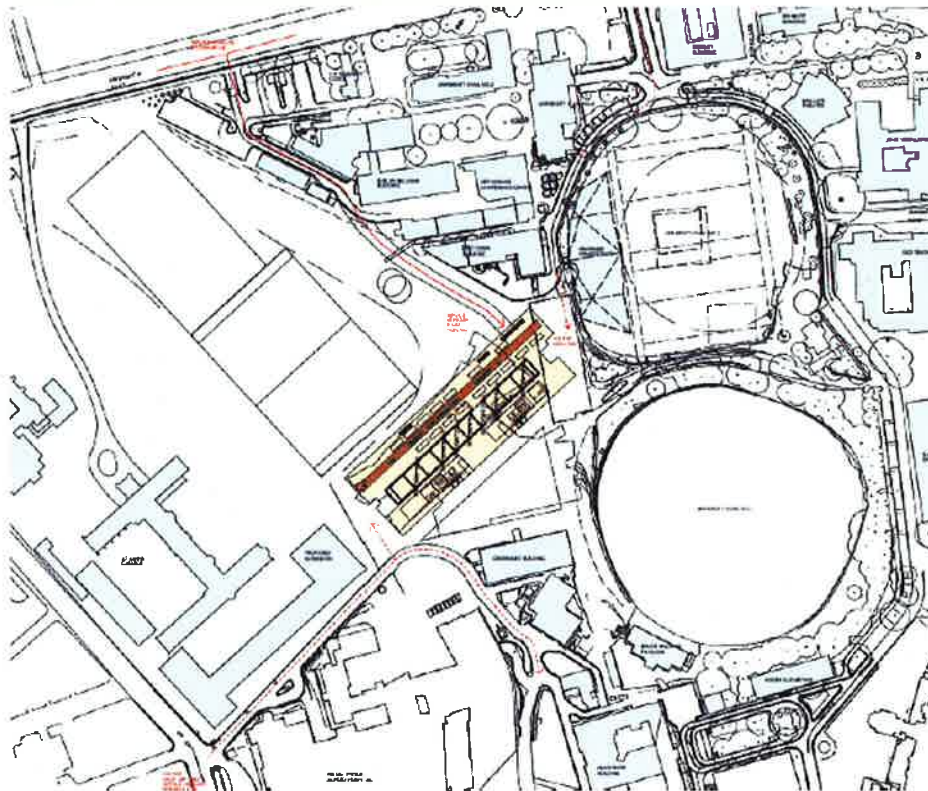
## 2 Background

MP 09\_0051 was approved on the 29 June 2010 by the Minister for Planning for the construction and operation of the Centre for Obesity, Diabetes and Cardiovascular Disease, now renamed as the Charles Perkins Centre (CPC). Since the approval, MP 09\_0051 has been modified under Section 75W provisions on two occasions. These modifications broadly included:

- Mod 1 approved on 13 October 2011
  - Reduction in height.
  - Amendment to building footprint, floor area and internal layout.

- Reduction in car parking, modification to vehicular access points.
- Deletion of a pedestrian bridge link to the Centenary Institute.
- Mod 2 approved on 23 March 2012 involving changes to the building footprint, external design and shape of the building.
  - The modified building footprint altered the orientation of the building and improved views from the college to the north-east compared to that originally approved.
  - The modification essentially focussed on the design of the building. The building's linkages and connectivity to the University surrounds was intended to be explored following the University's review of the overall Campus.
  - The current modified approval provides vehicular access to the CPC from Parramatta Road via the existing Orphans School Creek Lane as illustrated in Figure 1 below. As part of the University's review of the Campus, the potential to improve access and linkages to the building was identified, which is subject to the proposed Mod 3.

FIGURE 1 – CURRENT APPROVED VEHICULAR ACCESS TO THE CPC



The CPC is now under construction and accordingly all built form issues associated with the building-together with all matters relating to traffic generation, access points (and related external impacts) and also on-site parking matters, have been previously considered and approved by the Department. It is also worth noting that sections of the construction road alignment have also been previously approved by the Department as part of the permanent access way- being the entrance section off Parramatta Road to its junction with Orphans School Creek Lane approximately (30m within the site), and also a section approaching the building's basement.

Considering all of the above, this Section 75W modification application (i.e Mod 3) essentially deals with converting part of the approved construction road (the mid-section) to allow for permanent access purposes.

The proponent and their project team representatives met with City of Sydney officers on 29 November 2012 to discuss proposed Mod 3. The outcomes of the meeting confirmed that the Planning and Heritage Officers were agreeable to the scheme and were satisfied with the intended inputs that now accompany this application.

### 3 The Site and Context of the Proposal

The CPC is located in the north-west portion of the Sydney University Campus and is identified to be on Lot 1 DP 1124852 and Lot 1001 1159799. In particular, the CPC is located east of heritage listed St Johns College and Sancta Sophia residential college.

In conjunction with FJMT Architects and Sydney University, an analysis of the CPC site and its linkages and connectivity to adjacent precincts was undertaken to inform appropriate routes and the detailed design of links carrying vehicles, pedestrians and cyclists. Importantly, route selection and design was required to:

- a. comply with current relevant standards
- b. be safe, obvious and able to be surveilled
- c. celebrate the approach and sense of arrival at a significant building
- d. contribute to the broader campus network

Pedestrian links to and from the CPC are provided at various points. An existing condition of MP09\_0051 (Condition B15) requires the submission and approval of a detailed landscape plan to formalise such links that were considered as part of the original approval- and this will be provided in due course in satisfaction of that condition.

However, following the analysis, one such link that is intended to accommodate vehicles, pedestrians and cyclists that requires modification to the original approval is the road access via Orphans School Creek Lane.

### 4 The Need for the Proposed Modification

In relation to (a) above, a specific review was conducted by TRAFFIX (Traffic and Transport Consultants) in relation to the adequacy of the existing approved road alignment given the anticipated traffic volumes of the approved development and the existing role and function of Orphans School Creek Lane. Their review is included at **Appendix B**, however identified the approved route is unsuitable in accommodating future increases in traffic, pedestrian and cyclist volumes due to:

- Orphans School Creek Lane has a carriageway of generally 5.0m wide which does not meet the minimum 5.5m width carriageway for two way traffic under the AS2890.1 – 2002.

As such, the width would not satisfactorily accommodate increased traffic volumes and uninterrupted two way traffic flow.

- The width of the carriageway will not safely support the use of this route by cyclists and pedestrians.
- The Lane currently accommodates for loading dock facilities directly off the carriageway. The increase in traffic on a narrow carriageway will significantly impact on the safe and efficient servicing activities of adjacent buildings.
- The Lane currently includes an area that has an unsatisfactory sight distance, adjacent to the corner of the Evelyn Williams Building. This will be exacerbated by the increased traffic levels, pedestrian and cyclist use.

The following photos show parts of the existing approved road link and assist in illustrating the differences in this route to service the proposal.

FIGURE 2 – PHOTOGRAPHS OF ORPHANS SCHOOL CREEK LANE



PICTURE 1 – LOOKING NORTH-WEST ALONG ORPHANS SCHOOL CREEK LANE SHOWING THE NARROW CARRIAGEWAY AND EXISTING LOADING DOCKS



PICTURE 2 – LOOKING SOUTH-EAST ALONG ORPHANS SCHOOL CREEK ROAD NOTING THE NARROW PATHS



PICTURE 3 – LOOKING SOUTH-EAST ALONG ORPHANS SCHOOL CREEK LANE



PICTURE 4 – LOOKING SOUTH-EAST ALONG ORPHANS SCHOOL CREEK LANE AND SHOWING THE BLIND CORNER

## 5 Broader Precinct Analysis supporting the Modification

Further to the broader precinct analysis instigated by the University, some key analysis diagrams that informed the thinking on this issue are provided in **Appendix C**. In summary, the analysis identifies that:

- The CPC building occupies a strategic position within University grounds, with various linkages and connections from surrounding precincts and localities terminating at the CPC precinct.
- The CPC is surrounded by several distinct precincts such as:
  - Colleges Precinct to the north-west which accommodates the St Johns College and its associated heritage curtilage, including the oval and the Sancta Sophia College. This precinct includes a distinct band of landscaping that borders the Veterinary Precinct that contributes to the views from St Johns College (but is not part of the heritage significance of the St Johns building or grounds).
  - Veterinary Precinct to the north-east that includes smaller and near derelict buildings that are planned for future renewal under strategic University plans.
  - Ovals precinct to the east which includes distinct bands of perimeter landscaping.
  - Royal Prince Alfred Hospital to the south.
- Each of these precincts is distinct in role and urban form but provide vital pedestrian, cyclist, vehicular or visual connections to and with the CPC site and to broader areas.
- The defined heritage curtilage associated with St Johns excludes the defined band of established landscaping bordering the Veterinary Precinct.
- There is opportunity to augment the existing established landscape pattern on the edge of the Colleges Precinct.
- The various entrances to the CPC are located on the southern side of the building coinciding with the main plaza area, and hence specific detailing and programming will be important in this area.
- While pedestrians will enter the CPC from its southern side, vehicles will approach the building from its Parramatta Road frontage (from the north) and pedestrians arriving by bus (or on foot) from along the Parramatta Road corridor will primarily access the site via the Veterinary Precinct (under the current approval).
- The existing approved access route from Parramatta Road (via Orphans School Creek Lane) provides poor legibility and provides no real sense of arrival to this important building.
- Pedestrians accessing the site from north (including the Parramatta Road corridor) will be required to share the roadway through the Veterinary Precinct and walk amongst a number of closely grouped buildings that, by virtue of their design and function, do not provide activation or passive surveillance.

The analysis has assisted the University in identifying improvements and enhancements to strengthen these linkages and connections to the CPC as well as provide other broader Campus benefits. These enhancements include:

- Improvement to the road access arrangement to the CPC from Parramatta Road by adopting the construction road as the permanent route to the CPC. This improvement has safety benefits for vehicles, pedestrians and cyclists; involves a more appropriate approach to celebrate the significance of the CPC building; and provides the opportunity for future redevelopment of the Veterinary Precinct unencumbered by the vehicular access road into a major facility. This improvement forms the basis of Mod 3.
- Future hard and soft landscape detail at other key junctions and approaches associated with the CPC. This detail will be included in the future landscape plan to be submitted to Council under Condition B15.

## 6 Proposed Modifications

The modifications included within this application incorporate the following and are identified on the plans within **Appendix A** and on Figure 3 below. A photo montage is also included at **Appendix E** when viewing the proposal from St Johns Collage.

- Retention of the existing construction access road for the purpose of providing future permanent access to the CPC building. The unconstructed section of the approved access alignment would not be constructed and would be extinguished.
- Minor civil works to the existing construction access including the provision of necessary drainage involving a natural swale to the eastern edge of the roadway or a pipe and pit arrangement.
- Provision of high canopy trees adjacent to the vehicular entry point to the CPC building and low scale planting along the western edge of the access road, it being noted the specific selection of plant and tree species will form part of the required landscape plan (that is required to be submitted to Council under Condition B15 of the project approval).
- Incorporation of a pedestrian path on the western side of the proposed accessway linking Parramatta Road, the CPC building and John Hopkins Drive; and
- Provision of a one-way eastbound access link from the access way (near the entrance to the CPC) to Regimental Drive allowing the re-circulation of vehicles to the broader Campus road network that may have inadvertently entered the wrong access point on the campus.

We note the above modifications have been supported by the University of Sydney and the adjoining St Johns College.

FIGURE 3 – PROPOSED VEHICULAR ACCESS TO THE CPC



The proposal provides significant improvements to road and pedestrian safety associated with the CPC, broader Campus users, as well as the existing function and role of those facilities having service access to Orphans School Creek Lane. Further details of these matters are discussed in **Appendix B**.

It is also confirmed the proposed conversion of the existing construction road for permanent access (as well as the associated drainage works) will not involve the removal of any trees on site. Rather, it involves retaining several established trees that would otherwise have been required to be removed to make way for the extension from Orphans School Creek Lane to the building's car park.

In addition, and at the advice of the Project's Heritage Consultant, the proposed modification involves the provision of additional landscaping including high canopy trees adjacent to the vehicular entry point to the CPC and low scale planting along the western side of the access road.

## 7 Statutory Context

As part of the repeal of Part 3A of the EP&A Act, Schedule 6A of the EP&A Act was created to allow the application of the repealed Part 3A provisions to certain projects that were approved or undetermined under Part 3A. These projects are known as "Transitional Part 3A projects" and approved major projects may be modified under the previous Section 75W modification framework.

Major Project No. 09\_0051 was approved on the 29 June 2010 by the Minister for Planning and is a transitional Part 3A project.

This submission seeks under the previous Part 3A provisions, notably Section 75W of the Environmental Planning and Assessment Act 1979, to request the Minister modify approval for the project.

The following environmental assessment addresses the relevant matters raised in the Director General's Requirements (DGRs) dated 5 November 2009 for the project application.

## 8 Environmental Assessment

The following environmental assessment addresses the relevant matters raised in the DGRs for the project application.

### STRATEGIC CONTEXT

The proposed modifications are minor in the context of the overall approval and do not impact on the approved development's consistency with the NSW government strategic directions.

The proposed urban design improvements and location of the vehicular access route will contribute towards achieving the strategic directions outlined in the Draft Masterplan 2020.

### STATUTORY COMPLIANCE

The proposed modification does not result in any changes to the proposal's compliance with relevant environmental planning instruments. In particular:

- There is no change in consistency with provisions under South Sydney LEP 1998 and the Draft Sydney Local Environmental Plan 2011.
- The proposed modification (inclusive of the landscaped elements) will maintain and improve an appropriate curtilage and view corridor relationship between St Johns College and the broader University Precinct. A Heritage Assessment is included with this modification application and is discussed further below.

### HERITAGE IMPACTS

The proposed Mod 3 has been reviewed in terms of heritage impacts by Urbis and the report is attached under **Appendix D**.

In particular, the assessment related to the potential impacts to the heritage significance of St Johns College and the University of Sydney, having regard to existing view corridors from the College. In summary, the assessment concludes that the conversion of the construction access road to a permanent access road is acceptable. The key findings of the reviews included recommendations are:

- The road does not impact on the view corridor between the College and the Gate House on Parramatta Road.
- It is recommended that several high canopy trees be planting in the area between the established band of mature trees to the north-east of the College grounds and between the building itself where there appears to be 'a gap'. This would provide an enhanced 'green buffer' of the view corridor when looking towards the University from St Johns College and would also have the benefits of enhancing the setting of the College.
- Include low scale planting on the western side of the road, which serves to soften the appearance of the road structure when viewed from the College, but also importantly retains the depth perception of open space when viewed from the College to the established band of trees flanking

the Veterinary Precinct. These principles are in line with the provisions of the St Johns College Conservation Management Plan (as amended in 2010).

- Incorporation of a darker surface to the road to be more appropriate to the setting of the College and the University, such as a dark finish to the concrete or asphalt layer over the existing concrete finish.

## 9 Required Amendments to Conditions of the Project Approval

To facilitate the proposed Mod 3, the Project Approval will not require amendment to any conditions or statements of commitments, except for the amendment to *Condition A2. Development in Accordance with Plans and Documents* to reflect the revised plans and reference to the additional specialist documentation associated with this Section 75W application.

### AMENDMENT TO CONDITION A2 APPROVED PLANS AND DOCUMENTATION

The wording of Condition A2 will require reference to the modified plan; this Section 75W EA Report letter and the accompanying reports. As such it is proposed to:

- Replace the reference to LA 9400 Rev 6 Public Domain Plan dated 23.11.11 in the table with LA-9401-DA Rev 05 Landscape Plan Access Road S75W Planning Modification dated 4.12.12.
- Include reference of this letter by Urbis dated 10 December 2012 and the Heritage Assessment by Urbis dated 29 November 2012 in the table.

## 10 Conclusion

This proposed modification is acceptable and should be approved for the following reasons:

- It has been based on considered analysis of the immediate CPC site and the broader campus, and consequently provides broader benefits – particularly increased feasibility, permeability and connection.
- The currently approved access road is non-compliant, unsafe to vehicles, pedestrians and cycles; and is incongruous to the existing loading area along Orphans School Creek Lane.
- No adverse heritage impacts are associated with the proposal and it is consistent with the St Johns CMP (as amended in 2010).
- The proposal provides the opportunity to introduce additional landscaping near the road and building to enhance views from St Johns College.
- The road is existing and consequently no environmental impacts arise from its development.

Yours sincerely,



Audrey Chee  
Senior Consultant

## **APPENDIX B     HERITAGE ASSESSMENT BY URBIS**

---

29 November 2012

Department of Planning  
GPO Box 39  
Sydney NSW 2001

Dear Sir/Madam

**Charles Perkins Centre – Heritage Assessment on proposed new S75W (MP\_09\_0051)**

The following heritage advice is provided in relation to the current Section 75W modification to convert the existing construction access road to a permanent road on the University of Sydney site that will primarily service the Charles Perkins Centre building (CPC).

Sections of the alignment of the construction road have previously been approved as part of the permanent access way, being the entrance section off Parramatta Road to its junction with Orphans School Creek Lane approximately (30m within the site), and also a section approaching the building's basement. The alignment of the mid-section of the construction access has been approved for construction purposes and is the subject of this Section 75W modification.

This advice considers the heritage impacts of this proposal on the University of Sydney and St John's College. Background information to the proposal is provided below along with mitigation measures for this S75W modification.

**Background Information**

There are several heritage items in the vicinity of the new CPC building, and it is also within the boundary of the University of Sydney Conservation Area. The current and proposed heritage curtilage of St John's College is highlighted on the current LEP (Figure 1) and draft LEP (Figure 5) below in relation to the footprint of the new CPC building.

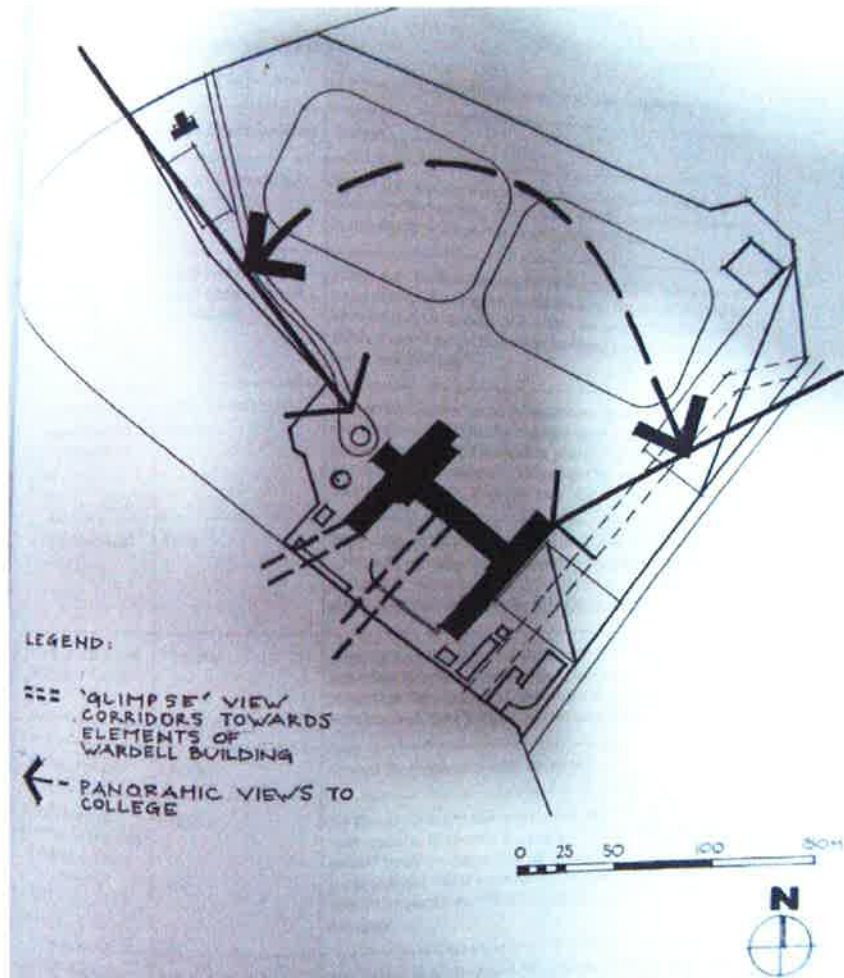
**FIGURE 1 – CURRENT HERITAGE MAP, 1998**



[Source: South Sydney Local Environmental Plan 1998, Heritage map]

St John's College is the second oldest University College in Australia and has been in continuous occupation of this site since 1863. It is heritage listed under the SS LEP 1998 (No. 720). In 2001 Clive Lucas Stapleton and Partners prepared a Conservation Management Plan for St John's College. The CMP provides conservation guidelines for St John's College within the University and it identifies significant view corridors towards the College noting principal views are from the north and north-east (Figure 1).

FIGURE 2 – VIEWS AND VISTAS PLAN (FIGURE 6.1 FROM 2001 CMP)



[Source: Clive Lucas Stapleton and Partners 2001:100]

On 29 June 2010 the MP\_09\_0051 was approved by the Department of Planning for the new CPC building on the University of Sydney site. A heritage impact statement was submitted with the application that considered the heritage impacts of various heritage items and conservation areas, including St John's College. Various other background reports on aboriginal cultural heritage, archaeology and tree assessment were also prepared as part of that application.

An Addendum to the 2001 CMP for St John's College was prepared by Noel Bell Ridley Smith in 2010, as part of the major project application. The Addendum acknowledged approval of the CPC building and its impact on removal of significant panoramic views to the south-west from the University towards the College. A portion of land was sold by the College to the University, so the CPC building is sited fully on University land.

Section 5.2.2 in the 2010 CMP Addendum considers the retention of significant views for the College: <sup>1</sup>

All of the significant views identified in the original Conservation Plan at Figure 6.1 have been maintained in the works carried out to date. The principal views are from the north and north east and particularly from Parramatta Road and the original entry avenue. The new Hintze Building erected in the (BG) landscape area shown in Figure 6.3 of the Conservation Management Plan has preserved view corridors of the early buildings from Missenden Road and new development on the southern boundary should where possible continue that principle in relation to the original building and early wings.

Panoramic views from the south east will no longer be available due to development of the CODCD Medical Research Building<sup>2</sup>. This development, approved but not yet constructed has significantly affected the panoramic view identified in the Conservation Management Plan at Figure 6.1. This development which is outside the College site has also affected the (CP) landscape zone adopted in the Conservation Management Plan which recommended a ground level car park and low vegetation in this area.

Changed view lines in relation to the proposed Stage 2 Masterplan should take into account in the design of this building along Missenden Road and John Hopkins Drive. A review of the impact of new developments on the University and Hospital grounds should form part of the establishment of any new understanding of the significant views available.

#### Views and Vista Plan

Accurate view lines and vistas to and from the College have been plotted on a new survey incorporating the more recent changes to the site and surrounding sites. Remaining significant views identified on this plan should be protected and enhanced in any future redevelopment or master planning. (See Figure 15)

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<sup>1</sup> Noel Bell Ridley Smith + Partners 2010:23

<sup>2</sup> Re-named to the Charles Perkins Centre (CPC)

[Source: Department of Lands 2012]

[Source: Draft Sydney Local Environmental Plan 2011, Heritage map]

On 13 October 2011 the MP 09\_0051 (Mod 1) was approved by the Department of Planning to amend the building footprint and reduce the height by one storey. These changes further altered views from the college to the north-east. Additional Aboriginal Archaeological Investigation and Archival Recording (Building 92) were required as part of this approval.

On 23 March 2012 the MP 09\_0051 (Mod 2) was approved by the Department of Planning for amendments to the building footprint, which altered the orientation of the building and improved views from the college to the north-east. Urbis Heritage provided a Heritage Assessment with this modification and was satisfied that the revised building alignment protected and enhanced the views and vistas identified in the CMP Addendum.

The current consideration for the permanent configuration of the access road has come out of the inadequacy of the previously contemplated access via Orphans School Creek Lane, and the opportunity the proposed alignment presents in terms of an open, safe and integrated road/bike and pedestrian access linking a significant campus building to the Parramatta Road frontage.

### **Heritage Assessment**

This heritage assessment considers the potential impacts of the construction road if made a permanent access road to the CPC building, and if so, what mitigation measures may be required to minimise potential impacts to the heritage significance of St John's College and the University of Sydney.

The proposed plan to make the construction road permanent (Figure 7) includes new landscaping along its western boundary and around the new CPC building.

The 2001 CMP and 2010 CMP Addendum for the College identified two significant views and vistas: views from the University to the College, looking south-west; and views from the College to the University, looking north-east.

If made permanent the access road will not adversely affect views to the College from the University, which will be retained across the open space north and east of the College. Vistas of the College building are obtained from various other areas around the University; however they do not have any historic associations, rather unplanned vistas between buildings and from taller campus buildings.

Views from the College to the south-east have been affected by the siting of the new CPC building and these impacts have been assessed in the 2010 CMP Addendum and the revised views and vistas plan (Figure 5 below). Mitigation measures for the new CPC building as part of heritage impact assessment for the major project application included new landscaping around the building and the interface between other campus buildings.

Views from the College to the north-east have been affected by the removal of several mature trees for the new construction access road, which now form a 'gap' in the vista when looking towards the University. For some time these mature trees have formed a 'green buffer', which has enhanced the setting of the College. To mitigate the loss of the mature trees from this 'gap' in the College's vista to the University, it is recommended that new plantings in this area (shown as Area No. 1 on Figure 7 below) include mature trees, and that landscape advice is sought in relation to appropriate species.

The road does not impact on the view corridor between the College and the Gate House on Parramatta Road.

An aerial photograph of the St. Johns College campus. A red circle highlights a specific area in the center of the campus, and a yellow line connects this area to a point further north. The text "GPC Building" is visible in red. A blue arrow in the top right corner points towards the top right, labeled "N". The text "St Johns College" is written in red on the left side of the image.

## Conclusion

1. New mature plantings be established within the area (marked Area No. 1 on Figure 7) to mitigate the loss of mature trees within a gap in the College's vista to the University. Landscape advice should be sought in relation to appropriate species.
2. Low-scale planting is recommended on the south-west side of the access road (between the road and sporting fields as shown as Area No. 2 on Figure 7).
3. A darker surface to the road to be considered as a more appropriate setting to the College and University such as an applied dark finish or asphalt layer over the existing concrete surface.

Please contact the undersigned with any enquires on 8233 9994.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Stephen Davies', with a stylized flourish at the end.

Stephen Davies  
**Heritage Director**

## **APPENDIX C      CITY OF SYDNEY COUNCIL'S COMMENTS**

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City of Sydney  
Town Hall House  
456 Kent Street  
Sydney NSW 2000

Telephone +61 2 9265 9333  
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council@cityofsydney.nsw.gov.au

GPO Box 1591 Sydney NSW 2001  
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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.

*city of villages*

- (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

## **APPENDIX D      NSW TRANSPORT AND RMS COMMENTS**

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Our Reference:  
Your Reference:  
Contact:  
Telephone

SYD10/00034/04  
MP09\_0051 MOD3  
Xi Lin  
8849 2906



**Transport**  
Roads & Maritime  
Services

Director  
Metropolitan and Regional Projects South  
Department of Planning & Infrastructure  
GPO Box 39  
Sydney NSW 2001

**Attention: Pilar Aberasturi**

**SECTION 75W MODIFICATION TO APPROVED CENTRE FOR OBESITY,  
DIABETES AND CARDIOVASCULAR DISEASE (CODCD), UNIVERSITY  
OF SYDNEY**

Dear Ms Jones,

I refer to Department's letter of 24 December 2012 regarding the abovementioned modification applications (Ref: MP09\_0051 MOD3) forwarded to the Roads and Maritime Services (RMS) for comment, pursuant to the Environmental Planning and Assessment Act 1979.

RMS has reviewed the applications and raises no objection to the proposed modifications, subject to the conditions outlined in the previous Roads and Traffic Authority's letters dated 16 February 2010 and 1 September 2011(attached).

Further enquiries on this matter can be directed to the nominated Assistant Transport Planner Xi Lin on phone 8849 2906 or via email at [xi.lin@rms.nsw.gov.au](mailto:xi.lin@rms.nsw.gov.au).

Yours faithfully

James Hall  
Senior Land Use Planner  
Transport Planning, Sydney Region

23 January 2013

Our Ref: RDC 10M95 SYD 10/00034  
Contact: Iona Cameron T 8849 2525  
Your Ref: MP 09\_0051

**SRDAC**

**SYDNEY  
REGIONAL  
DEVELOPMENT  
ADVISORY  
COMMITTEE**

The Director  
Government Land and Social Projects  
Department of Planning  
GPO Box 39  
Sydney NSW 2001

Attention: Ellie Caldwell

**PROPOSED CENTRE FOR OBESITY, DIABETES AND CARDIOVASCULAR  
DISEASE AT THE UNIVERSITY OF SYDNEY, CAMPERDOWN**

Dear Sir/Madam,

Reference is made to the Department of Planning's correspondence dated 8 January 2010 (Ref: MP\_0051), regarding the above mentioned Development Application referral to the Roads and Traffic Authority (RTA) for comment in accordance with Clause 104 and Column 2 of Schedule 3 of State Environmental Planning Policy (Infrastructure) 2007. The Sydney Regional Development Advisory Committee (SRDAC) considered the traffic impact of this application at its meeting on 10 February 2010.

Below are the SRDAC's recommendations and RTA's requirements on the subject application:

1. The design and construction of the gutter crossing on Parramatta Road shall be in accordance with RTA requirements. Details of these requirements should be obtained from RTA's Project Services Manager, Traffic Projects Section, Parramatta.

Detailed design plans of the proposed gutter crossing are to be submitted to the RTA for approval prior to the commencement of any road works.

It should be noted that a plan checking fee (amount to be advised) and lodgement of a performance bond may be required from the applicant prior to the release of the approved road design plans by the RTA.

2. A Road Occupancy Licence should be obtained from the RTA for any works that may impact on traffic flows on Parramatta Road during construction activities.
3. The developer may be required to enter into a Works Authorisation Deed (WAD) for the abovementioned works. Please note that the Works Authorisation Deed (WAD) will need to be executed prior to the RTA's assessment of the detailed civil design plans.

Page 1 of 2

Roads and Traffic Authority  
ABN 64 480 155 255



27-31 Argyle Street,  
Parramatta NSW 2150

PO Box 973 Parramatta CBD NSW 2124  
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T 131 782

[www.rta.nsw.gov.au](http://www.rta.nsw.gov.au)

In addition to the above conditions, the SRDAC provides the following advisory comments to the Department of Planning for consideration in the determination of the environmental assessment:

4. A Construction Traffic Management Plan detailing construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control should be submitted to Council prior to the issue of a construction certificate.
5. Council should ensure that post development storm water discharge from the subject site into the RTA drainage system does not exceed the pre-development discharge.
6. The layout of the proposed car parking areas associated with the subject development (including driveways, grades, turn paths, sight distance requirements, aisle widths, aisle lengths and parking bay dimensions) should be in accordance with AS 2890.1- 2004 and AS 2890.2 – 2002 for heavy vehicle usage.
7. The proposed turning areas are to be kept clear of any obstacles, including parked cars, at all times.
8. All demolition and construction vehicles are to be contained wholly within the site and vehicles must enter the site before stopping. A construction zone will not be permitted on Parramatta Road.

In accordance with Clause 104 (4) of State Environmental Planning Policy (Infrastructure) 2007, it is essential that a copy of the determination of the proposal (conditions of consent if approved) is forwarded to the RTA at the same time it is sent to the developer.

Please refer further inquiries regarding this development application to Iona Cameron on 8849 2525 or facsimile 8849 2918.

Yours faithfully



Ken Moon  
Chairman, Sydney Regional Development Advisory Committee

16 February 2010

Your Reference: MP 09\_005 MOD 1  
Our Reference: RDC 10m95 vol 2 -  
SYD 10/00034  
Contact: Sevda Huseyni  
Telephone: 6849 2914



Transport  
Roads & Traffic  
Authority

The Director  
Metropolitan and Regional Projects South  
Department of Planning and Infrastructure  
GPO Box 39  
SYDNEY NSW 2001

Attention: Mark Brown

**SECTION 75W REQUEST TO MODIFY PROJECT APPLICATION – CENTRE FOR OBESITY,  
DIABETES AND CARDIOVASCULAR DISEASE  
UNIVERSITY OF SYDNEY, CAMPERDOWN**

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Dear Sir,

I refer to your correspondence dated 25 May 2011 with regard to the above-mentioned Major Project Section 75W application which was referred to the Roads and Traffic Authority (RTA) for comment.

The RTA has reviewed the subject application and raises no objection to the modified proposal subject to the conditions outlined in the RTA's previous letter dated 16 February 2011.

If you wish to discuss this matter further, please contact Sevda Huseyni on (02) 6849 2914.

Regards,

A handwritten signature in dark ink, appearing to read "James Hall".

James Hall  
Senior Land Use Planner  
Land Use Planning and Assessment Unit  
Transport Planning, Sydney Region  
1 September 2011

**APPENDIX E      OFFICE      OF      ENVIRONMENT      AND      HERITAGE**  
**COMMENTS**

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**Heritage Council**  
  
of New South Wales

3 Stanist Place  
Parramatta NSW 2150

Locked Bag 5020  
Parramatta NSW 2124  
DX 8225 PARRAMATTA

Telephone: 61 2 9873 8500  
Facsimile: 61 2 9873 8599

[heritage@heritage.nsw.gov.au](mailto:heritage@heritage.nsw.gov.au)  
[www.heritage.nsw.gov.au](http://www.heritage.nsw.gov.au)

Contact: Michael Ellis  
Phone: (02) 9873 8572  
Fax: (02) 9873 8599  
Email: [Michael.Ellis@heritage.nsw.gov.au](mailto:Michael.Ellis@heritage.nsw.gov.au)  
Our File No: 10/22079  
Our Ref: A1302745

Department of Planning & Infrastructure  
23-33 Bridge St  
SYDNEY NSW 2000

Emailed to: Ms Pilar Aberasturi <[Pilar.Aberasturi@planning.nsw.gov.au](mailto:Pilar.Aberasturi@planning.nsw.gov.au)>

Dear Ms Aberasturi,

**RE: SECTION 75W REQUEST TO MODIFY THE PROJECT APPLICATION FOR THE APPROVED  
CHARLES PERKINS CENTRE (MP 09\_0051 MOD 3)**

Reference is made to your correspondence dated 23 January 2013 referring the abovementioned section 75W application to modify consent to the Heritage Council, for recommended conditions of approval. The Heritage Council notes that neither the original MD 09\_0051 application nor modification 1 and 2 was referred to the Heritage Council.

The Heritage Council considers that The Main Building Group, Anderson Stewart Building, Gate Lodges, and St Paul's, St John's and St Andrew's Colleges within the Camperdown Campus at The University of Sydney, comprise what is arguably the most important group of Gothic and Tudor revival architecture in Australia.

Therefore, the Heritage Council requests that any development proposal at the University of Sydney be referred to the Heritage Council for advice on recommended conditions of approval.

The Heritage Branch has reviewed the information provided in relation to the Charles Perkins Centre and concurs with the Heritage Assessment (undertaken by Urbis Pty Ltd) that 'the conversion of the existing construction access road to a permanent access road is acceptable from a heritage view-point', provided the mitigating measures recommended in the report are implemented.

If you have any questions regarding the above matter please contact Michael Ellis at the Heritage Branch, Office of Environment and Heritage on (02) 9873 8572.

Yours sincerely

07/02/2013

**Vincent Sicari**  
Manager, Conservation Team,  
Heritage Branch  
Office of Environment and Heritage  
**AS DELEGATE OF THE NSW HERITAGE COUNCIL**

## **APPENDIX F    RECOMMENDED MODIFYING INSTRUMENT**

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