

Modification of Minister's Approval

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

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



Karen Jones
Director
Metropolitan & Regional Projects South

Sydney

5 March

2013

SCHEDULE 1

Project Approval:

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

For the following:

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

- (a) subdivision of the site to adjust lot boundaries between the University of Sydney and the Royal Prince Alfred Hospital (RPA);
- (b) demolition of buildings, including the University's HK Ward Gymnasium and cricket nets, and the RPA's Missenden Psychiatry Unit building;
- (c) bulk and detailed earthworks across the site; and
- (d) construction and use of the Centre for Obesity, Diabetes and Cardiovascular Disease, comprising a single 8 level building (plus basement levels and rooftop plant) with a total gross floor area of approximately 45,000m².

Modification:

MP 09_0051 MOD 3: Modification includes:

- o Retention of the existing temporary construction access road for the purpose of providing future permanent access to the Charles Perkins Centre (CPC) building. The unconstructed section of the approved access alignment would not be constructed and would be extinguished.
- o 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.
- o 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.

- Incorporation of a pedestrian path on the western side of the proposed access way 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.

SCHEDULE 2

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

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

A2. DEVELOPMENT IN ACCORDANCE WITH PLANS AND DOCUMENTATION

The development will be undertaken in accordance with the following drawings and documents **and as amended by the Section 75W application and Appendices dated December 2012, prepared by Urbis and the following documents:**

- (a) **Letter prepared by Urbis dated 10 December 2012**
- (b) **Amended plan LA-9401-DA dated 4/12//2012;**
- (c) **Heritage Assessment by Urbis dated 29 November 2012; and**
- (d) **Traffic Report prepared by Traffix submitted December 2012**

THE ENVIRONMENTAL ASSESSMENT (EA) TITLED CENTRE FOR OBESITY, DIABETES AND CARDIOVASCULAR DISEASE PROJECT, PREPARED BY PHILLIP JONES ENVIRONMENTAL PLANNING (PJEP), DATED DECEMBER 2009, AS AMENDED BY THE SECTION 75W MODIFICATION PREPARED BY PJEP ENVIRONMENTAL PLANNING PTY LTD DATED APRIL 2011 AND AS AMENDED BY THE SECTION 75W MODIFICATION PREPARED BY URBIS PTY LTD DATED NOVEMBER 2011 AND AS FURTHER AMENDED BY THE SECTION 75W MODIFICATION PREPARED BY URBIS PTY LTD DATED DECEMBER 2012.

Statement of Commitments at Schedule 3 and as modified by the Section 75W Environmental Assessment Report by Urbis Pty Ltd dated November 2011 (as amended on 26 March 2012)

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

Architectural Drawings prepared by FJMT & Building Studio

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

<u>8</u>	<u>A-DA-102</u>	<u>1</u>	<u>Basement Level B1</u>	<u>23.11.11</u>
<u>9</u>	<u>A-DA-103</u>	<u>2</u>	<u>Level 1 Plan</u>	<u>03.02.12</u>
<u>10</u>	<u>A-DA-104</u>	<u>2</u>	<u>Level 2 Plan</u>	<u>03.02.12</u>
<u>11</u>	<u>A-DA-105</u>	<u>2</u>	<u>Level 3 Plan</u>	<u>03.02.12</u>
<u>12</u>	<u>A-DA-106</u>	<u>2</u>	<u>Level 4 Plan</u>	<u>03.02.12</u>
<u>13</u>	<u>A-DA-107</u>	<u>2</u>	<u>Level 5 Plan</u>	<u>03.02.12</u>
<u>14</u>	<u>A-DA-108</u>	<u>2</u>	<u>Level 6 Plan</u>	<u>03.02.12</u>
<u>15</u>	<u>A-DA-109</u>	<u>2</u>	<u>Level 7 Plan</u>	<u>03.02.12</u>
<u>16</u>	<u>A-DA-110</u>	<u>2</u>	<u>Level 7M Plan</u>	<u>03.02.12</u>
<u>17</u>	<u>A-DA-150</u>	<u>2</u>	<u>Elevation – North</u>	<u>03.02.12</u>
<u>18</u>	<u>A-DA-151</u>	<u>2</u>	<u>Elevation – West</u>	<u>03.02.12</u>
<u>19</u>	<u>A-DA-152</u>	<u>2</u>	<u>Elevation – East</u>	<u>03.02.12</u>
<u>20</u>	<u>A-DA-153</u>	<u>2</u>	<u>Elevation – South</u>	<u>03.02.12</u>
<u>21</u>	<u>A-DA-200</u>	<u>2</u>	<u>Section AA</u>	<u>03.02.12</u>
<u>22</u>	<u>A-DA-201</u>	<u>2</u>	<u>Section BB</u>	<u>03.02.12</u>
<u>23</u>	<u>A-DA-202</u>	<u>2</u>	<u>Section CC</u>	<u>03.02.12</u>
<u>24</u>	<u>A-DA-500</u>	<u>1</u>	<u>Shadow Diagrams</u>	<u>23.11.11</u>
<u>25</u>	<u>A-DA-550</u>	<u>2</u>	<u>Aerial View</u>	<u>03.02.12</u>
<u>26</u>	<u>A-DA-600</u>	<u>2</u>	<u>View from Parramatta Road</u>	<u>03.02.12</u>
<u>27</u>	<u>A-DA-601</u>	<u>2</u>	<u>View from St Johns Oval</u>	<u>03.02.12</u>
<u>28</u>	<u>A-DA-602</u>	<u>2</u>	<u>External Perspective South Facade</u>	<u>03.02.12</u>
<u>29</u>	<u>A-DA-700</u>	<u>1</u>	<u>Materials Board</u>	<u>23.11.11</u>
<u>30</u>	<u>LA 9400</u>	<u>2</u>	<u>Public Domain Plan</u>	<u>03.02.12</u>
<u>30</u>	<u>LA 9401</u>	<u>5</u>	<u>Landscape Plan Access Road</u>	<u>13.12.12</u>

- (2) **Condition B15 Landscaping of the Site** is amended by insertion of the **bold and underlined** words as follows

B15 LANDSCAPING OF THE SITE

- (a) A detailed Landscape Plan, including details on street furniture, lighting and tree / plant species, drawn to scale, by a landscape architect or approved landscape consultant, must be submitted to and approved by Council prior to a Construction Certificate being issued. The plan must include:
- (i) Location of existing and proposed structures on the site including existing trees (if applicable);
 - (ii) Details of earthworks including mounding and retaining walls and planter boxes (if applicable);
 - (iii) Location, numbers and type of plant species;
 - (iv) Details of planting procedure and maintenance;
 - (v) Details of drainage and watering systems
 - (vi) **Details of proposed landscaping as recommended in the Heritage Assessment prepared by Urbis dated 29 November 2012, as follows:**
- **New mature plantings be established within the area (marked Area No.1 on Figure 7 Urbis Heritage Assessment Report) 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.**
 - **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 Urbis Heritage Assessment Report).**
 - **A darker surface to the access road is to be provided as a more appropriate setting to the College and University such as an applied dark finish or asphalt layer over the existing concrete surface.**

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

- (b) Prior to a Construction Certificate being issued, a maintenance plan is to be submitted for approval of the Certifying Authority and be complied with during occupation of the property.
- (3) In Part C, insert the following new **Conditions C11, C12 and C13** as follows:

C11 TREE PROTECTION DURING CONSTRUCTION

- (a) All trees on site to be retained are to be protected in accordance with Australian Standard AS 4970 and comply with the following measures:
- I. Stockpiling, storage or mixing of materials, washing of equipment, vehicle parking, disposal of liquids, machinery repairs and refuelling, 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.
 - II. 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.

C12 ADVANCE TREE PLANTING

- (a) Tree planting within the property must be undertaken in accordance with the following:
 - I. 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. The tree must be grown to NATSPEC Guidelines for Specifying Trees to ensure quality trees and more successful establishment.
 - II. At the time of planting, the container size is to be a minimum of 100 litres and a minimum height of 1.5 metres.
 - III. The tree must be planted by a qualified Horticulturalist or Arborist of Level 2 under the Australian Qualifications Framework (AQF).
 - IV. 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.
 - V. 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.

C13 VEHICLE FOOTWAY CROSSING

- (a) The existing crossover is to be reconstructed and the following is to be complied with:
 - I. 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.
 - II. 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.

End of Section