

2 October 2007

Our Ref: DA/468/2007

DEVELOPMENT APPLICATION NOTICE OF DETERMINATION

*Issued under the Environmental Planning and Assessment Act 1979
Sections 80, 80A & 81 (1)(a)*

Development Application No: DA/468/2007

Prince Of Wales Medical
Research Institute
Barker St
RANDWICK NSW 2031

Property Address: 61 High Street, RANDWICK NSW 2031

Description of Work: Proposed additions to Prince of Wales Medical Research Institute, comprising additional open office spaces located to the northeast & southwest corners of the building envelope, additional stairs and rooftop plant room located above the north-eastern addition.

Determination: **Approved**

Determination Date: **25 September 2007 (OCM)**

Consent to operate from: 2 October 2007

Consent to lapse on: 2 October 2012

Prior to the commencement of any building, subdivision or associated construction works, a construction certificate must be obtained from the Council or an accredited certifier, in accordance with Section 81A (2) (a) of the Environmental Planning and Assessment Act 1979.

Conditions of Consent:

1. The development must be implemented substantially in accordance with the plans numbered DA002/01, DA003/01, DA004/01, DA005/01 and DA006/01, dated April 2007 and received by Council on 12 June 2007, the application form and on any supporting information received with the application, except as may be amended by the following conditions and as may be shown in red on the attached plans:

The following conditions are applied to satisfy the provisions of section 79C of the Environmental Planning and Assessment Act 1979 and to maintain reasonable levels of environmental amenity:

2. The proposed additions to the north-eastern corner of the existing building are to be implemented in accordance with the sketch numbered SK001 Revision B, dated

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for Excellence in Local Government

13 September 2007 and received by Council on 13 September 2007, and letters prepared by Ian McGilvray dated 11 and 13 September 2007.

3. The colours, materials and finishes of the external surfaces to the building are to be compatible with the existing building and surrounding buildings. Details of the proposed colours, materials and textures (i.e. a schedule and brochure/s or sample board) are to be submitted to and approved by Council's Director City Planning, in accordance with Section 80A (2) of the Environmental Planning and Assessment Act 1979 prior to the commencement of works on the site.
4. In the unlikely event that historical archaeological remains or deposits are exposed during the works, all work should cease while an evaluation of their potent extent and significance is undertaken and the NSW Heritage Office notified under the requirements of the Heritage Act.

The following conditions have been applied to ensure that noise emissions from the development satisfy legislative requirements and maintain reasonable levels of amenity to the area:

5. A report or correspondence prepared by a suitably qualified and experienced person shall be obtained prior to a **construction certificate** being issued for the works, which demonstrates that noise and vibration from the air conditioning plant and equipment will satisfy the relevant provisions of the Protection of the Environment Operations Act 1997 and relevant regulations, guidelines and conditions of approval. A copy of the report or correspondence is to be included in the construction certificate documentation.
6. The proposed use of the premises and the operation of all plant and equipment shall not give rise to an 'offensive noise' as defined in the Protection of the Environment Operations Act 1997 and Regulations.

In this regard, the operation of the premises and plant and equipment shall not give rise to a sound pressure level at any affected premises that exceeds the background (LA90), 15 min noise level, measured in the absence of the noise source/s under consideration by more than 5dB(A). The source noise level shall be assessed as an LAeq, 15 min and adjusted in accordance with the NSW Environmental Protection Authority's Industrial Noise Policy 2000 and Environmental Noise Control Manual (sleep disturbance).

7. The use of the premises and the operation of plant and equipment shall not give rise to the transmission of a vibration nuisance or damage to other premises.
8. A report, prepared by a suitably qualified and experienced consultant in acoustics, shall be submitted to the Council prior to an **occupation certificate** being issued for the development, which demonstrates and certifies that noise and vibration emissions from the development comply with the relevant provisions of the Protection of the Environment Operations Act 1997, NSW Environmental Protection Authority Noise Control Manual & Industrial Noise Policy and conditions of Council's approval, to the satisfaction of Council's Manager Environmental Health & Building Services.

The following conditions are applied to satisfy the relevant pollution control criteria and to maintain reasonable levels of health, safety and amenity to the locality:

9. The use and operation of the premises shall not give rise to an environmental health nuisance to the adjoining/nearby premises or environment.

10. There are to be no emissions or discharges from the premises, which will give rise to a public nuisance or result in an offence under the Protection of the Environment Operations Act 1997 and Regulations.

The following conditions are applied to ensure that the development satisfies the provisions of the Environmental Planning and Assessment Act 1979 and Regulations:

11. The requirements and provisions of the Environmental Planning & Assessment Act 1979 and Environmental Planning & Assessment Regulation 2000, must be fully complied with at all times.

Failure to comply with these legislative requirements is an offence and may result in the commencement of legal proceedings, issuing of 'on-the-spot' penalty infringements or service of a notice and order by Council.

12. All new building work must be carried out in accordance with the provisions of the Building Code of Australia (BCA), in accordance with Clause 98 of the Environmental Planning and Assessment Regulation 2000.
13. The applicant must provide certification of compliance with the Building Code of Australia as required by Clause 116G of the Environmental Planning & Assessment Act, 1979.

The applicant must also certify that the building works are substantially in accordance with the Development Consent.

The following conditions are applied to ensure that the development satisfies relevant standards of construction, and to maintain adequate levels of health, safety and amenity during construction:

14. Except with the written approval of Council's Manager of Health, Building & Regulatory Services, all building, demolition and associated site works (including site deliveries) must only be carried out between the hours of 7.00am to 5.00pm on Monday to Friday inclusive and (except as detailed below) between 8.00am to 5.00pm on Saturdays.

All building, demolition and associated site works are strictly prohibited on Sundays, Public Holidays and also on Saturdays adjacent to a Public Holiday.

In addition, the use of any rock excavation machinery or any mechanical pile drivers or the like is restricted to the hours of 8.00am to 5.00pm (maximum) on Monday to Friday only, to minimise the noise levels during construction and loss of amenity to nearby residents.

15. Noise and vibration emissions during the construction of the building and associated site works must not result in damage to nearby premises or result in an unreasonable loss of amenity to nearby residents and the relevant provisions of the Protection of the Environment Operations Act 1997 must be satisfied at all times.
16. Temporary toilet facilities are to be provided, at or in the vicinity of the work site throughout the course of demolition and construction, to the satisfaction of WorkCover NSW and the toilet facilities must be connected to a public sewer or other sewage management facility approved by Council.

17. Public safety must be maintained at all times and public access to the site and building works, materials and equipment on the site is to be restricted, when work is not in progress or the site is unoccupied.

A temporary safety fence is to be provided to protect the public, located to the perimeter of the site (unless the site is separated from the adjoining land by an existing structurally adequate fence, having a minimum height of 1.5 metres). Temporary fences are to have a minimum height of 1.8 metres and be constructed of cyclone wire fencing, with geotextile fabric attached to the inside of the fence to provide dust control, or other material approved by Council.

Temporary site fences are to be structurally adequate, safe and be constructed in a professional manner and the use of poor quality materials or steel reinforcement mesh as fencing is not permissible.

The public safety provisions and temporary fences must be in place **prior to the commencement of any demolition, excavation or building works** and be maintained throughout construction.

If it is proposed to locate any site fencing, hoardings or amenities upon any part of the footpath, nature strip or any public place, the written consent from Council's Building Services section must be obtained beforehand and detailed plans are to be submitted to Council for consideration, together with payment of the weekly charge in accordance with Council's adopted fees and charges.

18. Building materials, sand, soil, waste materials or construction equipment must not be placed upon the footpath, roadway or nature strip at any time and the footpath, nature strip and road must be maintained in a clean condition and free from any obstructions, soil and debris at all times.
19. Bulk bins/waste containers must not be located upon the footpath, roadway or nature strip at any time without the prior written approval of the Council, unless the waste container is located upon the road in accordance with the Roads & Traffic Authority Guidelines and Requirements, and the container is exempt from an approval under Development Control Plan for Exempt & Complying Development and Council's Local Approvals Policy. Applications to place a waste container in a public place can be made to Council's Building Services section.
20. During construction stages, sediment laden stormwater run-off shall be controlled using the sediment control measures outlined in the manual for Managing Urban Stormwater – Soils and Construction, published by the NSW Department of Housing.

Details of the proposed sediment control measures are to be detailed in a site water management plan and must be submitted to and approved by the Council prior to the commencement of any site works. The sediment and erosion control measures must be implemented prior to the commencement of any site works and be maintained throughout construction. A copy of the approved details must be forwarded to the Council and a copy is to be maintained on-site and be made available to Council officers upon request.

Details of proposed sediment and erosion control measures shall include; a site plan; indicating the slope of land, access points & access control measures, location and type of sediment & erosion controls, location of existing vegetation to be retained, location of material stockpiles and storage areas, location of building operations and equipment, methods of sediment control, details of drainage systems and details of existing and proposed vegetation.

21. Stockpiles of soil, sand, aggregate or other materials must not be located on any footpath, roadway, nature strip, drainage line or any public place and the stockpiles must be protected with adequate sediment control measures.

Building operations such as brick cutting, washing tools or equipment and mixing mortar are not permitted on public footpaths, roadways, nature strips, in any public place or any location which may lead to the discharge of materials into the stormwater drainage system.

22. A warning sign for soil and water management must be displayed in a prominent position on the building site, visible to both the public and site workers. The sign must be displayed throughout the construction period. Copies of a suitable warning sign are available at Council's Customer Service Centre for a nominal fee.

The following conditions are applied to provide adequate provisions for access, transport and infrastructure:

23. The applicant must meet the full cost for Council or a Council approved contractor to repair/replace any damaged sections of Council's footpath, kerb & gutter, nature strip etc which are due to building works being carried out at the above site. This includes the removal of cement slurry from Council's footpath and roadway.

The following condition is applied to provide adequate consideration for service authority assets:

24. The applicant must meet the full cost for telecommunication companies, gas providers, Energy Australia and Sydney Water to adjust/repair/relocate their services as required. The applicant must make the necessary arrangements with the service authority.

The following condition is applied to provide adequate provisions for drainage and associated infrastructure:

25. Stormwater runoff from the site shall be discharged either to the existing stormwater system within the site.

The following conditions are applied to provide adequate provisions for landscaping and to maintain reasonable levels of environmental amenity:

26. That part of the naturestrip upon Council's footway which is damaged during the construction of the proposed works shall be excavated to a depth of 150mm, backfilled with topsoil equivalent with 'Organic Garden Mix' as supplied by Australian Native Landscapes, and re-turfed with Kikuyu turf or similar. Such works shall be completed at the applicant's expense prior to the issue of a final Occupation Certificate.

Tree Management

27. Approval is granted for the removal of the following trees in order to accommodate the proposed works as shown, subject to the planting of 1 x 75 litre (pot size at the time of planting) replacement tree (not a palm) in the open grassed area fronting Barker Street. The species selected shall be a native that will attain a minimum height of 6 metres at maturity:
- a) One *Melaleuca quinquinervia* (Broad Leafed Paperbark) between the existing Hospital Building and Ambulance Station, fronting Barker Street;

- b) One *Grevillea robusta* (Silky Oak) immediately to the north of the tree described in point a (above);
 - c) The two smaller, most southern *Corymbia maculata* (Spotted Gums) near the northeast corner of the existing Hospital building.
28. Permission is granted for the selective pruning of only those lower growing branches from the western and southern sides of the most northern *Corymbia maculata* (Spotted Gum) in the group of three to be retained, near the northeast corner of the existing Hospital Building, adjacent the Black Dog Institute and Kiloh Centre, which need to be specifically pruned in order to avoid damage/conflict during the course of the proposed works.
29. All pruning must be undertaken by an Arborist holding a minimum of Level III in Arboriculture, and who is a registered member of a nationally recognized organisation.
30. Pruning shall be performed to the requirements of Australian Standard AS 4373-1996 'Pruning of Amenity Trees', and will not be such an amount that will substantially, and unnecessarily alter the existing habit or form of this tree.

Tree Protection Measures

31. In order to ensure the retention of the largest, most northern *Corymbia maculata* (Spotted Gum) in the existing group of three trees, near the northeast corner of the existing Hospital building, adjacent the Black Dog Institute and Kiloh Centre in good health, the following measures are to be undertaken:
- a. All detailed architectural, building, demolition, engineering (structural, stormwater & drainage, services), and landscape documentation will be required to show the retention of this specimen with the position of its trunk and full diameter of its canopy clearly shown on all drawings.
 - b. All detailed documentation will be required to show that a setback of 5 metres will be provided between the outside edge of its trunk and the northern side of the proposed open office area.
 - c. There shall be no alteration in the existing soil levels or the location of any structures, services, footings, paving, detention tanks, stormwater infiltration systems, pipes, cutting or battering of the existing soil profile, or any excavations within the setback specified in point b (above), with all site services needing to be designed accordingly.
 - d. The tree is to be physically protected by the installation of 1.8 metre high steel mesh/chainwire fencing which shall be located a minimum distance of 4.0 metres off the southern side of its trunk (to allow for scaffolding), as well as along the back of the kerb to the east and north of the trunk, matching up with the existing Hospital building, in order to completely enclose this tree for the duration of the works.
 - e. Signage containing the following words "TREE PROTECTION ZONE, DO NOT ENTER", shall be clearly displayed and permanently attached to the fencing which will be installed prior to the commencement of demolition and construction works, and will need to remain in place until all works are completed.
 - f. Any excavations associated with the northern edge of the proposed open office space, at the 5 metre setback point described in point b of this

condition above, shall be initially undertaken by hand, to a minimum depth of 800mm in order to identify the size and location of roots in this area.

- g. Any roots encountered shall be cut cleanly by hand, by or under the supervision of, a suitably qualified Arborist, with the end of the affected roots to be treated with an industry accepted root hormone, whereupon the trench shall be backfilled as soon as practically possible with existing site soil.
- h. Within this protection zone there is to be no storage of materials or machinery or site office/sheds, nor is cement to be mixed or chemicals spilt/disposed of and no stockpiling of soil or rubble.
- i. Woodchip mulch to a minimum depth of 75mm shall be provided throughout the protection area prior to commencement, and shall be maintained for the duration of works.
- j. Irrigation shall be administered as appropriate in order to ensure adequate levels of moisture are maintained so that any stress/disturbance to this tree is minimised during the course of the works.

ADVISORY MATTERS:

- A1. The applicant is advised that the plans and specification must comply with the provisions of the Building Code of Australia (BCA).

In this regard, the development consent plans do not show compliance with the deemed-to-satisfy provisions of the BCA, including:

- a) Clause C3.2&C3.4 - Protection of openings in external walls
- b) Part D3 - Access for people with disabilities
- c) Clause D3.5 - Car parking for people with disabilities
- d) Part E1 - Fire fighting equipment
- e) Part E2 - Smoke Hazard Management
- f) Part E4 - Emergency lighting, exit signs & warning systems
- g) Part F2 - Sanitary and other facilities
- h) Part F4 - Light and ventilation

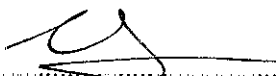
You are advised to ensure that the development is not inconsistent with Council's consent.

- A2. The applicant/owner is advised that this approval does not guarantee compliance with the provisions of the Disability Discrimination Act 1992 and the applicant should therefore consider their liability under the Act. In this regard, the applicant is advised that compliance with the requirements of the Building Code of Australia and Australian Standard 1428.1 - Design for Access and Mobility does not necessarily satisfy the objectives of the Disability Discrimination Act 1992.

The applicant/owner is requested to give consideration to providing access and facilities for people with disabilities in accordance with Australian Standard 1428 Parts 1, 2, 3 and 4 - Design for Access and Mobility, which may be necessary to satisfy the objectives of the Disability Discrimination Act 1992.

- A3. The applicant is to advise Council in writing and/or photographs of any signs of existing damage to the Council roadway, footway, or verge prior to the commencement of any building/demolition works.

Yours faithfully,



Kerry Kyriacou
Manager Development Assessment

Rights of Appeal and Review of Determination:

- If you are dissatisfied with this decision, Section 97 of the Environmental Planning and Assessment Act 1979 gives you the right to appeal to the Land and Environment Court within 12 months after the date on which you receive this notice.
- Section 82A of the Environmental Planning and Assessment Act 1979 provides that the applicant may request the Council to Review the determination. The request must be made in writing (or on the review application form) within twelve (12) months after the 25 September 2007, as specified in this notice of determination, together with payment of the appropriate fee.

General Advisory Notes & Requirements:

Compliance with development consent

Please note that the development and all building work must be carried out fully in accordance with the development consent and conditions of consent.

It is an offence to carry out any unauthorised development or building work or to carry out any development or building work that is not in accordance with Council's development consent.

An offence under Environmental Planning and Assessment Act 1979 and Regulations is subject to a penalty up to \$1,100,000 and \$110,000 respectively. Alternatively, Council may issue a \$600 on-the-spot penalty infringement notice for each offence.

Council may also serve a notice and an order to require the demolition/removal of unauthorised building work or to require full compliance with Council's development consent.

An amended development application is required to be submitted to and approved by Council and also, a (new or amended) Construction Certificate is to be obtained from the Council or an Accredited Certifier, prior to commencement of any variations from the approved plans and conditions of approval.

Legal requirements prior to commencing any building or subdivision works:

Prior to commencing any building, subdivision or associated construction works, the following provisions of the Environmental Planning and Assessment Act 1979 (the 'Act') and the Environmental Planning & Assessment Regulation 2000 (the 'Regulation') are to be complied with:

- A Construction Certificate is to be obtained in accordance with Section 81A (2) (a) of the Act.*
- A Principal Certifying Authority is to be appointed and Council is to be notified of the appointment in accordance with Section 81A of the Act and clause 103 of the Regulation.*
- Council is to be notified at least two (2) days of the intention to commence building works, in accordance with Section 81A of the Act and clause 104 of the Regulation.*

Construction Certificate and Principal Certifying Authority

The applicant may apply to the Council or an Accredited Certifier to issue a Construction Certificate and to be the Principal Certifying Authority to monitor compliance with the approval and to issue the occupation certificate.

Council's Building Certification Services Business Unit can provide these services and further information, including a copy of the service agreement and details of certification and inspection fees can be obtained by telephoning Council's Building Certification Services Business Unit on 9399 0944.

Applications for a Construction Certificate are to be made in the standard form and in relation to an application made to Council's Building Certification Services, submission requirements include:

- a completed Construction Certificate application form and payment of the appropriate fee.
- 4 copies of detailed architectural building plans and building specifications*.
- 4 copies of structural engineering plans*, detailing; all reinforced concrete floor slabs, footings, beams, columns and other structures; retaining walls; piers; underpinning; shoring systems; structural steelwork and framing details (as applicable).
- 4 copies of other technical details* (ie. details of mechanical ventilation systems, stormwater drainage, timber framing and roof trusses, termite protection, sediment control, boundary/party wall construction, masonry construction, acoustic and sound transmission, glazing, wet areas, smoke alarm systems and other fire safety provisions), where applicable.
- full details of compliance with the provisions of the Building Code of Australia, including details of the standards of construction that are to be complied with (i.e. Australian Standards).
- a list of existing and proposed fire safety measures (ie. fire doors, hose reels, fire hydrants, fire extinguishers, sprinkler systems, fire and smoke detection systems, smoke hazard management systems, exit signs and emergency lighting etc), except in relation to dwellings and associated structures.
- any compliance certificates relied upon.
- details of payment of the Building Industry Long Service Levy, in relation to building work which costs \$25,000 or more
- details of compliance with the Home Building Act Insurance Provisions, in relation to residential building work.
- details of existing and proposed swimming pool fencing and barriers showing compliance with the Swimming Pools Act 1992 and AS1926 and details of acoustic enclosures for pool equipment.

* Note- Only 2 copies of the plans and documents are required to be provided if an electronic copy of the plans and documents is provided in pdf, word, or excel format.

Building Code of Australia – General

The Construction Certificate plans and associated specifications must comply with the relevant provisions of the Building Code of Australia (BCA) and the building work must be carried out in accordance with development consent and Construction Certificate.

Details of compliance with the relevant provisions of the Building Code of Australia and conditions of development consent are to be provided in the plans, specifications and documentation for the Construction Certificate.

Inspection of building works

The Principal Certifying Authority is required to specify the stages of construction which are to be inspected (including relevant 'critical stage' inspections), to ensure that the development complies with the relevant requirements of the development consent, Building Code of Australia and Australian Standards.

Critical stage inspections may include the following stages of construction (as specified by the appointed principal certifying authority):-

- Footings, after placement of steel reinforcement and before pouring concrete.
- Reinforced concrete floor slabs, columns and beams, after placement of steel reinforcement and before pouring concrete.
- Timber or metal floor, wall and roof framing (including columns and beams), before installing floor, wall or roof cladding.
- Waterproofing of 'wet areas', after installation, before tiling or covering over.

- Immediately after the building (or alterations and additions to a building) have been completed and before an Occupation Certificate is issued.

Reference should be made to clause 162A of the Environmental Planning & Assessment Regulation 2000 for details relating to the critical stage inspections.

Occupation Certificate requirements

An occupation certificate must be obtained from the principal certifying authority, prior to occupation of the new building work or use of the building or part (including additions), as required by section 109M of the Environmental Planning and Assessment Act 1979

Failure to obtain the required occupation certificate is an offence and is subject to a maximum penalty of up to \$110,000.

Fire safety requirements

Under the provisions of Part 9 of the Environmental Planning and Assessment Regulation 2000 (except in relation to class 1a dwellings and class 10 non-habitable buildings or structures):

- A Fire safety certificate is required to be submitted to the Council and the New South Wales Fire Brigades prior to occupation of the building and a fire safety statement is to be provided on an annual basis thereafter, in relation to all of the essential fire safety measures within the building premises.
- A copy of the latest fire safety schedule and fire safety certificate/statement must also be displayed in a conspicuous position within the building at all times.

Sydney Water Requirements

All building, plumbing and drainage work must be carried out in accordance with the requirements of the Sydney Water Corporation.

The approved Construction Certificate plans must be submitted to a Sydney Water Quick Check agent or Customer Centre prior to commencing any building or excavation works, to determine whether the development will affect Sydney Water's sewer and water mains, stormwater drains and/or easements, and if any further requirements need to be met.

If suitable, the plans will be appropriately stamped. For Quick Check agent details please refer to Sydney Water's web site at www.sydneywater.com.au and go to the Building, Developing and Plumbing, then Quick Check or Building and Renovating or telephone 13 20 92.

The principal certifying authority is required to ensure that a Quick Check Agent/Sydney Water has appropriately stamped the plans before commencing works

WorkCover requirements

The applicant, owner and builder is advised to ensure that the relevant requirements of WorkCover New South Wales are complied with, in relation to occupational health and safety, including the handling of hazardous materials (i.e. materials containing asbestos). Further information can be obtained from the WorkCover New South Wales 400 Kent Street, Sydney, NSW, 2000 or telephone 9370 5000 or 13 10 50.

Disability Discrimination Act

The applicant/owner is advised that this approval does not guarantee compliance with the provisions of the Disability Discrimination Act 1992 and the applicant should therefore consider their liability under the Act. In this regard, the applicant is advised that compliance with the requirements of the Building Code of Australia and Australian Standard 1428.1 - Design for Access and Mobility does not necessarily satisfy the objectives of the Disability Discrimination Act 1992.

The applicant/owner is requested to give consideration to providing access and facilities for people with disabilities in accordance with Australian Standard 1428 Parts 1, 2, 3 and 4 - Design for

Access and Mobility, which may be necessary to satisfy the objectives of the Disability Discrimination Act 1992.

Dividing Fences

Any approval for fences on side boundaries common to other private properties is independent of any consent or agreement which may be required of any adjoining owner under the provisions of the Dividing Fences Act and if applicable, you are advised to consult with the owners of the adjoining premises in this regard.

Access to adjoining land, encroachments and work affecting other premises

This consent does not authorise any trespass, encroachment or carrying out of any works upon any adjoining land or building whether private or public. Where any access, underpinning, shoring or any other works are proposed to be carried out upon any adjoining land (including work affecting party walls, common roof construction or any other building works on or adjacent to the site boundaries), the owner/builder must obtain:

- a) the consent of the owners of the adjoining land to access, carry out works or encroach upon their land, or otherwise affect an easement, right-of-way or other restriction on the certificate of title, or*
- b) an access order under the Access to Neighbouring Land Act 2000, or*
- c) an easement under section 88K of the Conveyancing Act 1919, or*
- d) an easement under section 40 of the Land & Environment Court Act 1979 as appropriate.*

Local Government Act requirements

A separate Local Approval application is required to be submitted to and approved by Council if it is proposed to place any articles, materials or waste containers in a public place and to hoist or use a crane over a footway, in accordance with Section 68 of the Local Government Act 1993.

*Should you require further information on the determination of this development application, please contact Frank Ko, **9399 0965** between 9.00am to 12 noon Monday to Friday or by appointment.*

Cox Richardson

Level 2, 204 Clarence Street Sydney 2000 Australia
PO Box Q193 Sydney NSW 1230 Tel: 612 9267 9599 Fax: 612 9264 5844
Email: sydney@cox.com.au Internet: www.cox.com.au

Architecture Planning Urban design Interior design Health facility design



11 September 2007

Randwick City Council
Manager Development Assessment
City Planning
Administrative Centre
30 Frances Street
Randwick NSW 2031
Att Kerry Kyriacou

Dear Kerry,

**RE: PRINCE OF WALES MEDICAL RESEARCH INSTITUTE ADDITIONS
DA/468/2007**

Further to our discussions on site with Paul O'Sullivan and with yourself at RCC, we propose the following modification to the DA drawings to achieve the retention of the northern gum tree (Gum 1) at the north east end of the site:

- 1.Reduce proposed eastern addition as per the attached sketch SK001 dated 6 September 2007.
- 2.This proposed eastern addition to be 3 levels.
- 3.Elevation treatment to be similar to existing building

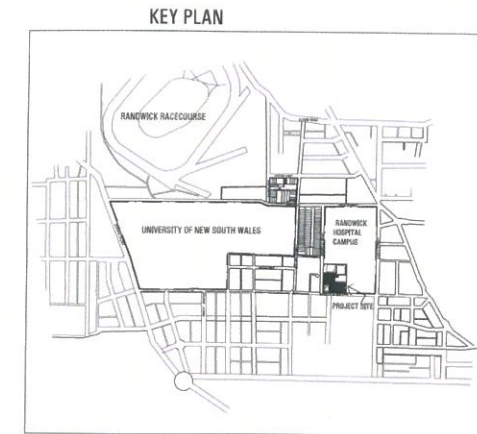
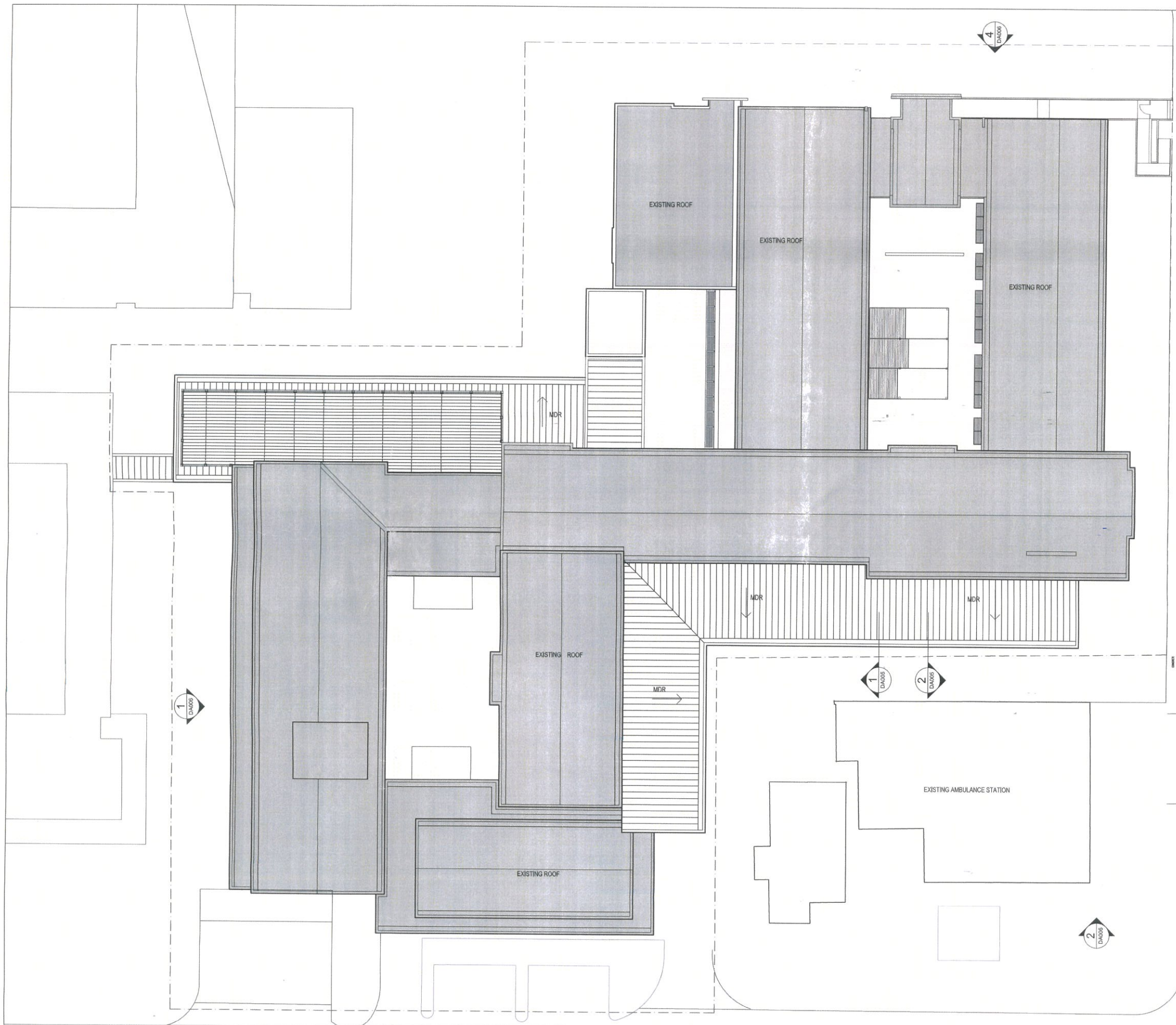
Pending your agreement, we request that this modification become a condition of DA consent. Due to the urgency of accommodation needs on site, we are keen to obtain development consent at the next September meeting of Council.

Please do not hesitate to contact me if you have any queries regarding the above.

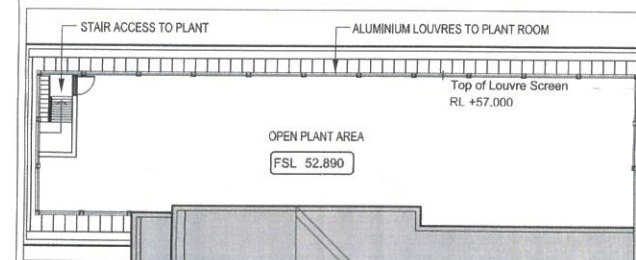
Yours faithfully
Cox Richardson Architects & Planners

Ian McGilvray
Director

cc. Dr Peter Schofield POWMRI
Mr Frank Ko
Mr Paul O'Sullivan



- LEGEND**
- EXISTING BUILDING
 - SITE EXTENT
 - DEMOLITION ITEMS
- AL ALUMINIUM LOUVRES - PAINT FINISH
MDR METAL DECK ROOF - COLORBOND FINISH



2 PLANTROOM PLAN
1:200



RANDWICK CITY COUNCIL
APPLICANTS COPY

Cox Richardson
Level 2, 204 Clarence Street, Sydney 2000 Australia
Tel : 612 9267 9599 Fax : 612 9264 5844
Email : sydney@cox.com.au



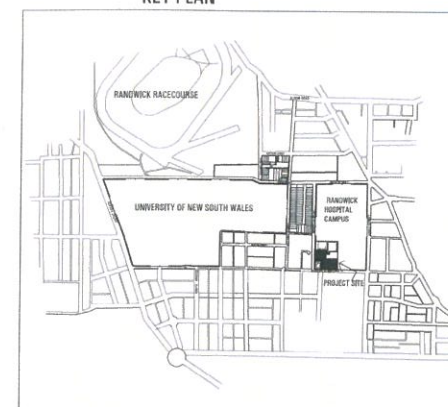
PRINCE OF WALES - MEDICAL RESEARCH INSTITUTE



Drawing Title	Roof Plan
Drawing Number	DA004/01
Date	April 2007
Scale	1:200 @ A1
Filepath	K:\2004\204179\DRAWINGS\PILOTDA SET

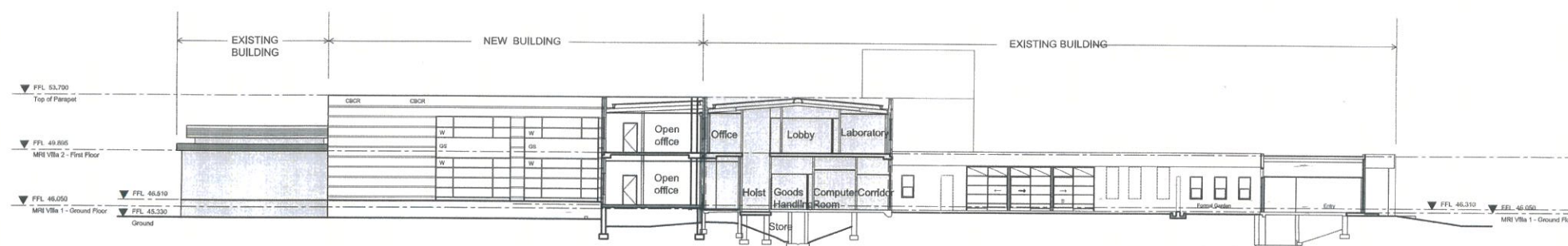
The Cox Group Pty Ltd ACN 002 535 891

KEY PLAN

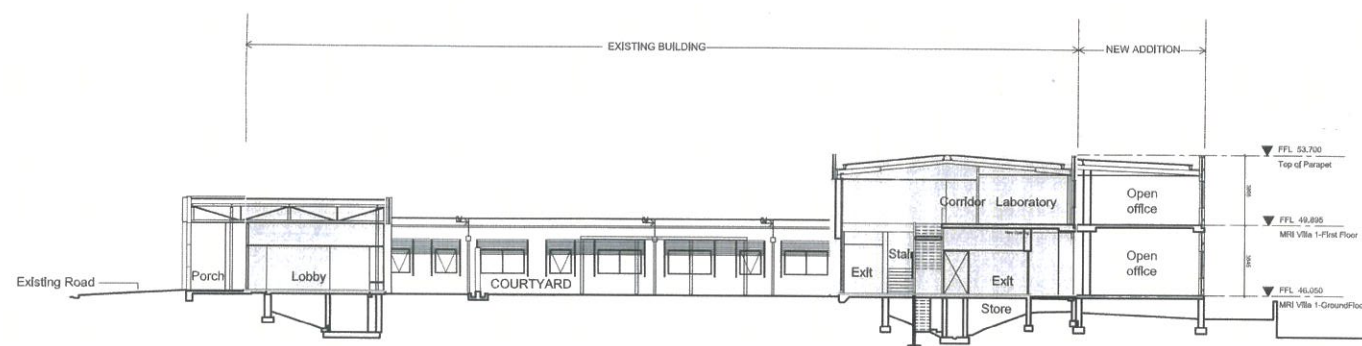


LEGEND

AL	ALUMINIUM LOUVRES-PAINT FINISH
AGD	ALUMINIUM FRAMED GLASS DOOR
BAL	BALUSTRADE
CBGR	CONCRETE BLOCK, RENDERED FINISH (TO MATCH EXISTING DETAILS)
DP	DOWN PIPE
GS	COLOURBACK OPAQUE SPANDREL GLASS
MDR	METAL DECK ROOF-COLORBOND FINISH
MF	METAL FACIA
RS	ROLLER SHUTTER
W	TINTED GLAZING
	EXISTING BUILDING



1 Section A
1:200



2 Section B
1:200



Randwick City Council
12 JUN 2007
Records Received



RANDWICK CITY COUNCIL
APPLICANTS COPY

Cox Richardson

Level 2, 204 Clarence Street, Sydney 2000 Australia
Tel : 612 9267 9599 Fax : 612 9264 5844
Email : sydney@cox.com.au

Architecture Planning Urban design Interior design Health facility design

COX

PRINCE OF WALES - MEDICAL RESEARCH INSTITUTE



Drawing Title
Sections

Drawing Number
DA005/01

Date
April 2007

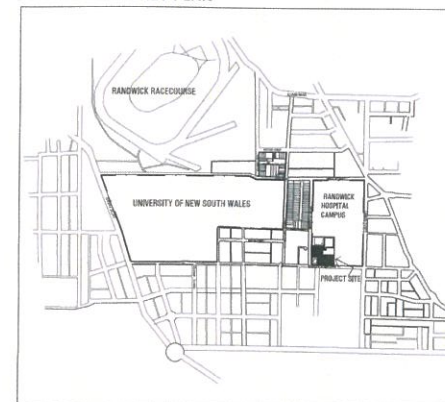
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Filepath
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The Cox Group Pty Ltd ACN 002 535 891

KEY PLAN

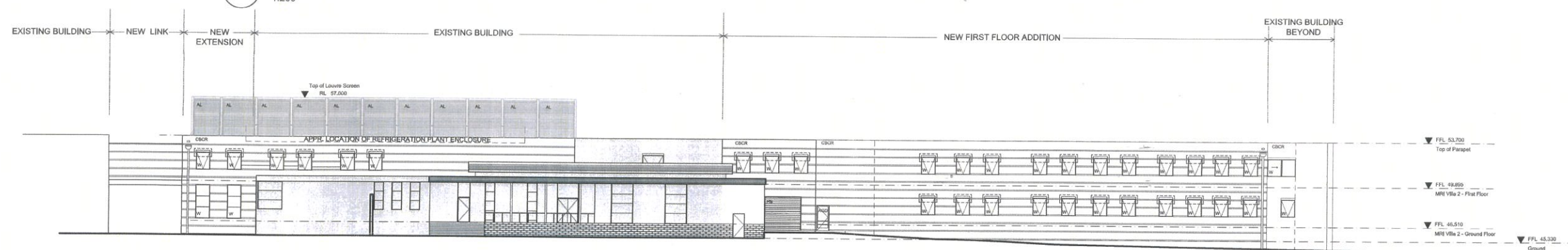


LEGEND

- AL ALUMINIUM LOUVRES-PAINT FINISH
- AGD ALUMINIUM FRAMED GLASS DOOR
- BAL BALUSTRADE
- CBCR CONCRETE BLOCK, RENDERED FINISH (TO MATCH EXISTING DETAILS)
- DP DOWN PIPE
- GS COLOURBACK OPAQUE SPANDREL GLASS
- MDR METAL DECK ROOF-COLORBOND FINISH
- MF METAL FACIA
- RS ROLLER SHUTTER
- W TINTED GLAZING
- EXISTING BUILDING

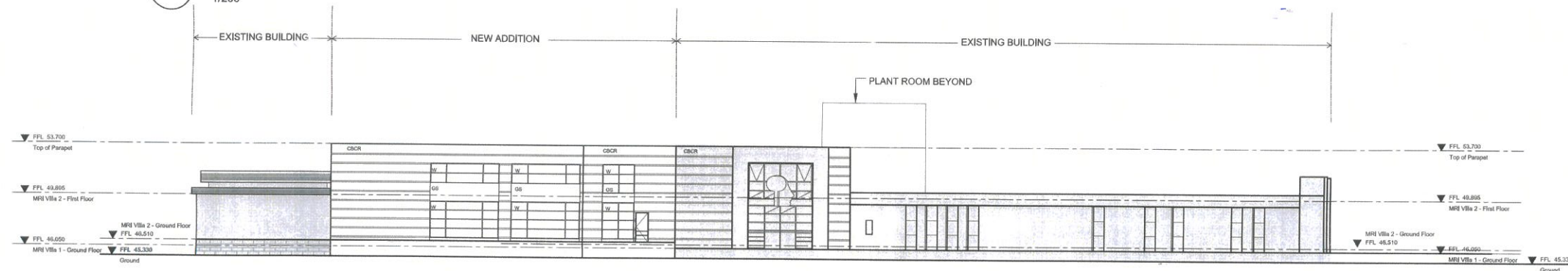
1 North Elevation

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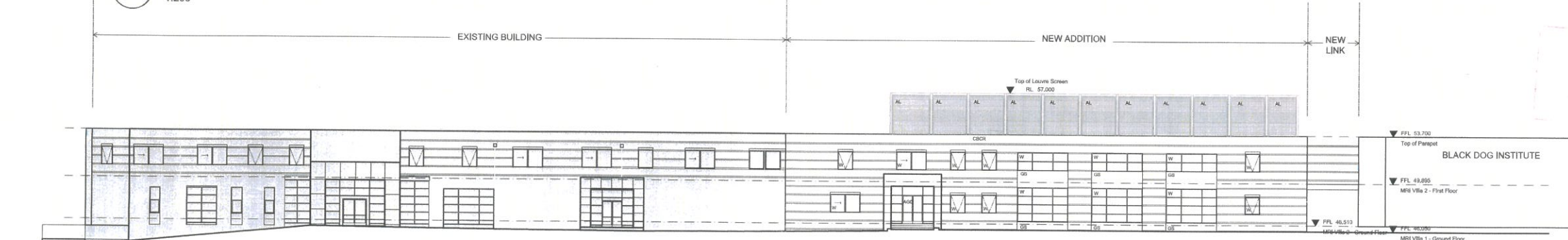
2 West Elevation

1:200



3 South Elevation

1:200



4 East Elevation

1:200



Cox Richardson

Level 2, 204 Clarence Street, Sydney 2000 Australia
Tel : 612 9267 9599 Fax : 612 9264 5844
Email : sydney@cox.com.au

Architecture Planning Urban design Interior design Health facility design

COX

PRINCE OF WALES - MEDICAL RESEARCH INSTITUTE

Drawing Title
Elevations

Drawing Number
DA006 /01

Date
April 2007

Scale
1:200 @ A1

Filepath
K:\2004\204179\DRAWINGS\101\DA SET

RANDWICK CITY COUNCIL
APPLICANTS COPY

468/07

RANDWICK CITY COUNCIL

12 JUN 2007
Records Received

Randwick City Council

25/05/07 (OCM)

468/07

BLACK DOG INSTITUTE

Top of Parapet

FFL 53.700

FFL 49.895

MRI Villa 2 - First Floor

FFL 46.510

MRI Villa 2 - Ground Floor

FFL 45.330

MRI Villa 1 - Ground Floor

Ground

Top of Parapet

FFL 53.700

FFL 49.895

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FFL 53.700

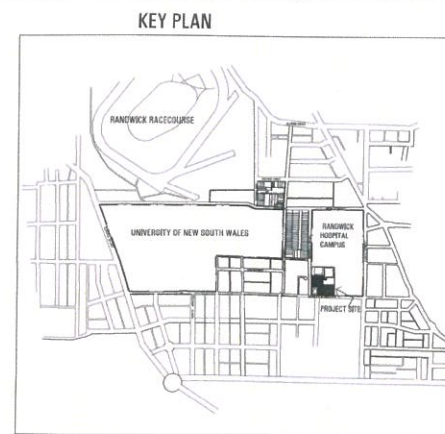
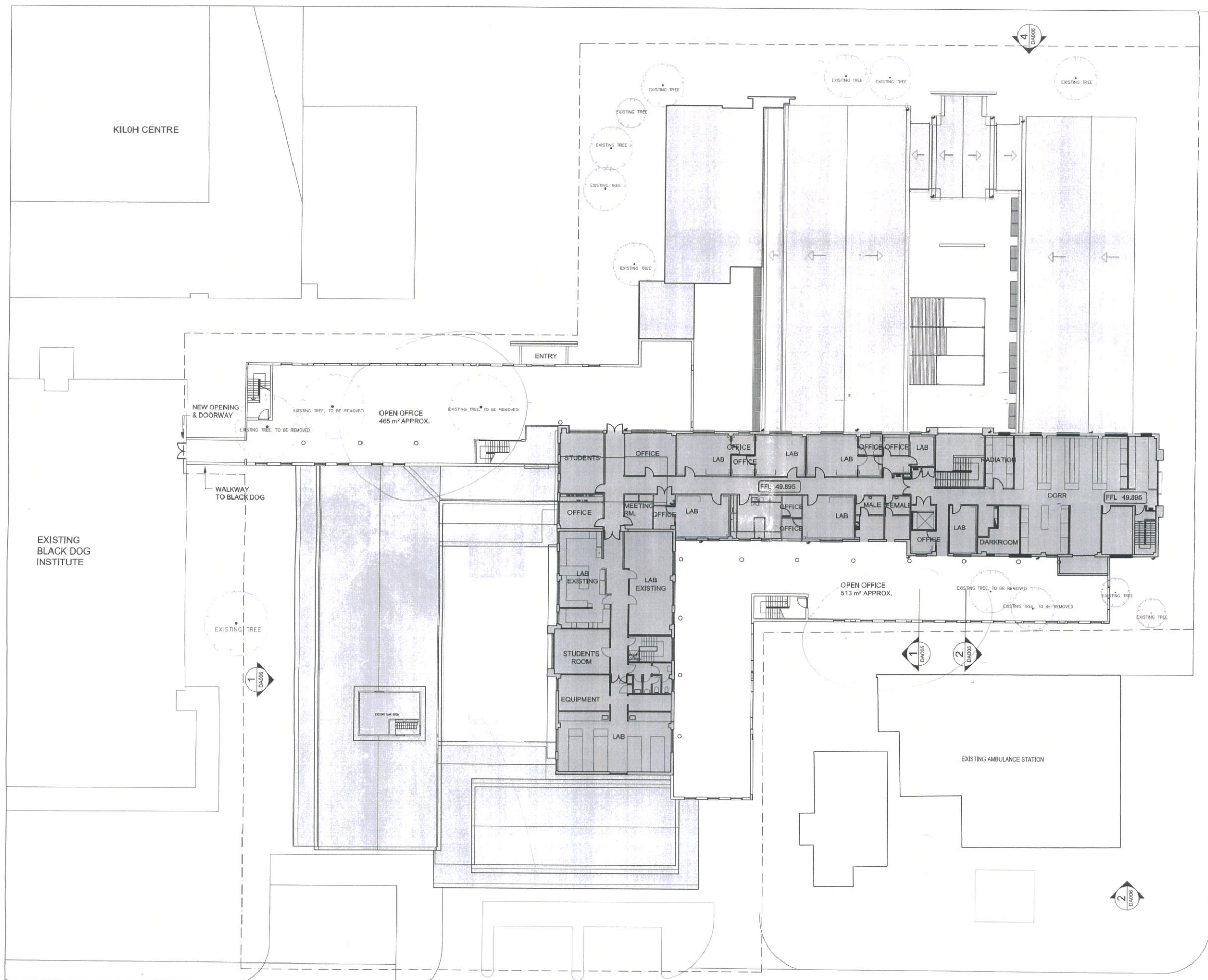
FFL 49.895

MRI Villa 2 - First Floor

FFL 46.510

MRI Villa 2 - Ground Floor

FFL 45.330</



KEY PLAN

RANDWICK CITY COUNCIL
APPROVED
DA No. 468/07 Date: 25/9/07 (SCM)
Refer to determination for conditions.

Randwick City Council

12 JUN 2007

Records Received

1:1 ELEMENT
APPLICATION No
468/07
RANDWICK CITY COUNCIL

RANDWICK CITY COUNCIL
APPLICANTS COPY

Cox Richardson

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Architecture Planning Urban design Interior design Health facility design

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PRINCE OF WALES - MEDICAL RESEARCH INSTITUTE

0 2 4 6 8 10 20m

Drawing Title
First Floor Plan

Drawing Number
DA003/01

Date
April 2007

Scale
1:200 @ A1

Filepath
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The Cox Group Pty Ltd ACN 902 535 891