

MLC SCHOOL BURWOOD - SENIOR SCHOOL CENTRE



4.0 FSR

4.1 FSR / GFA Analysis

	Site Area (meters ²)	GFA (meters ²)	FSR
Existing	12,487	9,784	0.80:1
Approved	13,105	11,462	0.87:1
Proposed	13,105	12,324	0.94:1
increased from approved	0	1,654	1.4
removed from approved	0	792	0.8
Total increase from approved	0	862	0.7
% Total increase from approved	0%	7.5%	7.5%
Control			0.55:1

The increase in building area is to support the a new learning pedagogy.
Student numbers will not be increased

- existing buildings to be demolished
- proposed new buildings



EXISTING, DEMOLISHED AND PROPOSED NEW BUILDINGS - APPROVED DA



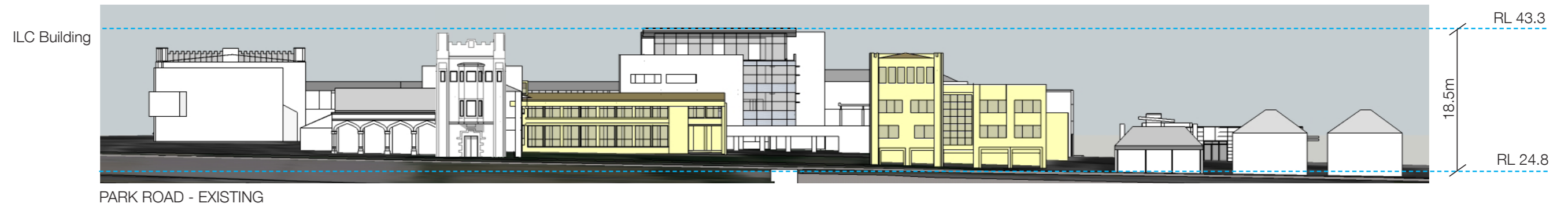
EXISTING, DEMOLISHED AND PROPOSED NEW BUILDINGS - CURRENT PROPOSAL

5.0 Elevations and Heights

The modifications consist of the inclusion of an additional level that will increase the maximum height of the building from 15.26 metres (RL 39.4) to 19.16 metres (RL 43.3). These heights indicate the maximum height of the building at the school's northern boundary.

The predominant height of the building, when viewed from Park Road, will increase from 14.6 metres (approved) to 18.5 metres (proposed).

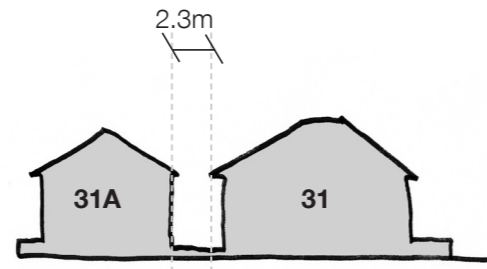
MLC Building heights - Senior Campus	RL		Maximum height (meters)
<i>ILC - Park Road</i>	<i>43.3</i>	Approved	14.6
<i>The chapel - Park Road</i>	<i>42.44</i>	ILC Building - highest on site	18.5
<i>Sutton wing - Grantham street</i>	<i>39.4</i>	Proposed	18.5
<i>Wade house - Grantham street</i>	<i>36.3</i>	Control	8.2
<i>Drama theatre - Rowley street</i>	<i>36.9</i>		
<i>Potts hall - Rowley street</i>	<i>39.6</i>		



6.0 Impact on neighbours

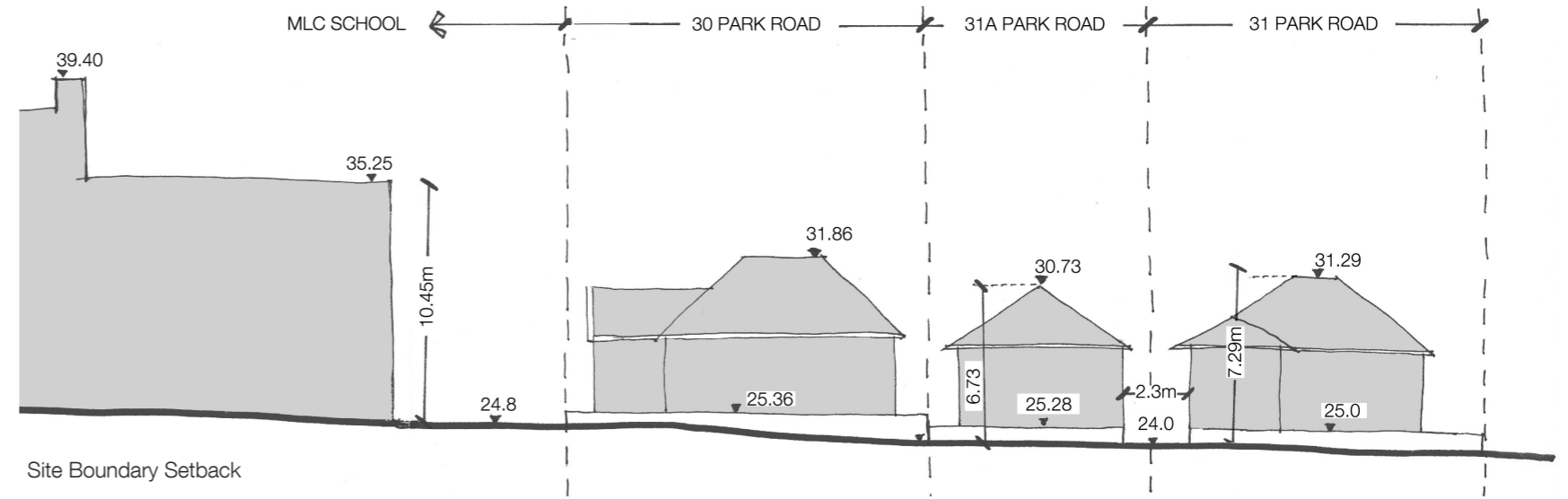
Key items that have been considered are:

- No overshadowing of neighbouring property
- Min 6m setback to building base & awning
- Min 7.7m building separation
- Further set back of building facade on level 2 to create a roof terrace.
- Mature planting screen along boundary edge to create buffer - landscape architect to select appropriate planting
- Screening to roof terrace for visual and acoustic buffer to neighbour

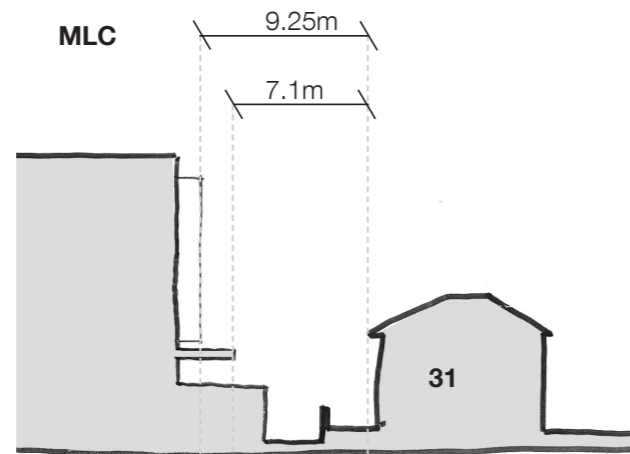


Building separation

Existing separation between 31A & 31 Park Rd

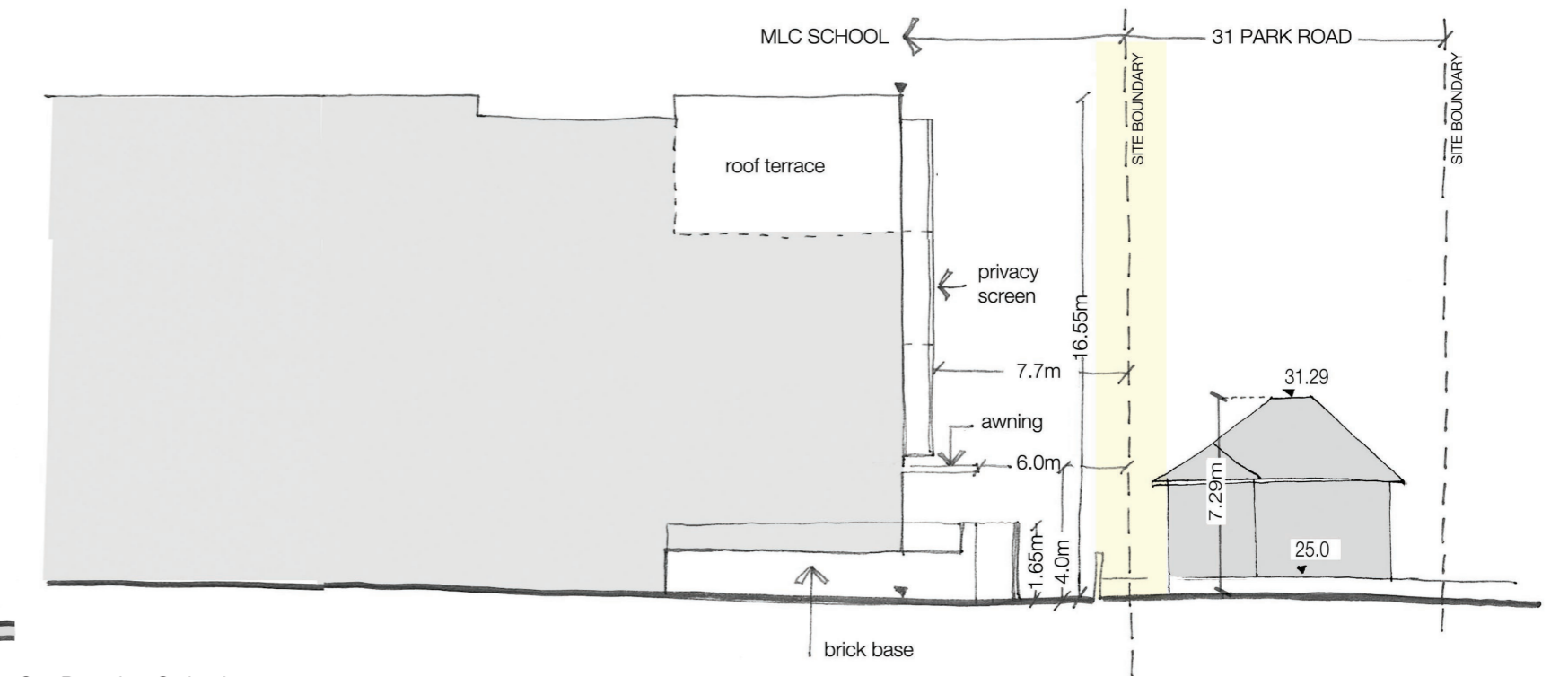


Site Boundary Setback



Building separation

Proposed separation between MLC & 31 Park Rd (31A demolished)



Site Boundary Setback