Gross Floor Area (GFA)

Objectives

- To provide sufficient development capacity that enables the College to expand and improve its facilities to meet increasing student enrolments.
- To acknowledge that large sites constrained by heritage and conservation require flexibility in the distribution of GFA.
- To enable development to occur in a orderly manner.

General Controls

Maximum GFA controls for each site are as follows:

- **Site A =16,893m² GFA**
  - Academic GFA =13,770m²
  - Residential GFA = 2,473m²
  - Retail GFA = 650m²
- **Site B =9,481m² GFA**
  - Residential GFA = 9,481m²
- **Site C = 961m² GFA**
  - Residential GFA =961m²

Total GFA = 27,335m²

Figure 4.1: Gross Floor Area diagram

04 BUILT FORM CONTROLS

Overall Building Height in Storeys

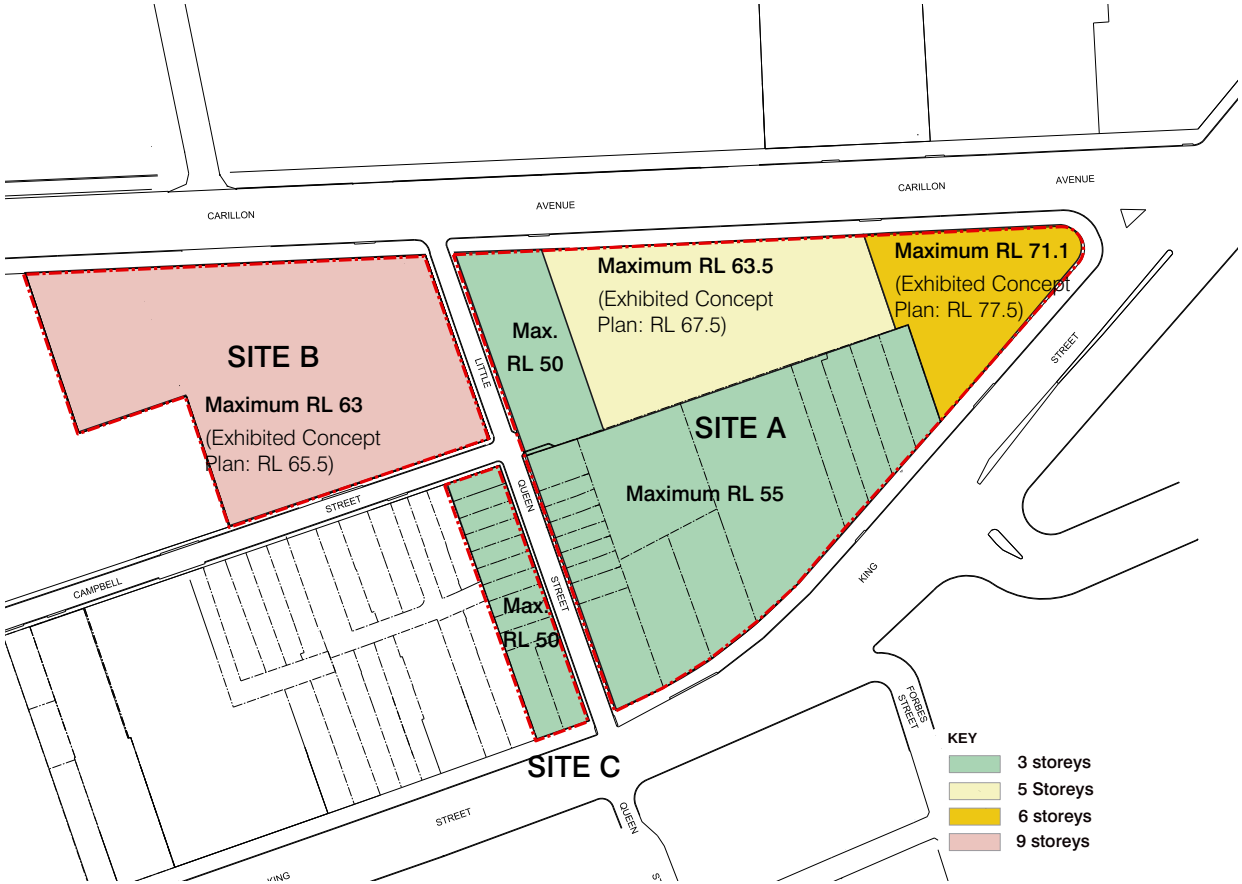


Figure 4.2: Height diagram

Objectives

- To create a 'gateway' to King Street
- To ensure appropriate floor to floor heights are provided for academic, residential and retail uses.
- To relate the scale of new buildings to contributory items in conservation areas and heritage items.
- To locate taller buildings where they have minimal impact on the amenity of adjoining properties.
- To allow sufficient height to accommodate topography across the site, roofs, parapets, and access to roofs, roof gardens and terraces, plant rooms and service areas.

General Controls

- Overall maximum building heights in storeys are as indicated in *Figure: Height diagram*
- Optimum floor to floor heights are as follows:
  - 4m for academic uses
  - 3.1m for campus residential uses
- These controls assume:
  - 6m for roof, plant and services for buildings that are predominantly academic; and
  - 4m for roof, plant and services for buildings that are predominantly residential.
  - Maximum 1.2m for parapets
- These controls are to be read in conjunction with:
  - Street frontage heights and upperlevel setback controls
  - Street setback controls
  - Upper level setbacks for buildings adjacent to Heritage

Overall Building Height - RL's

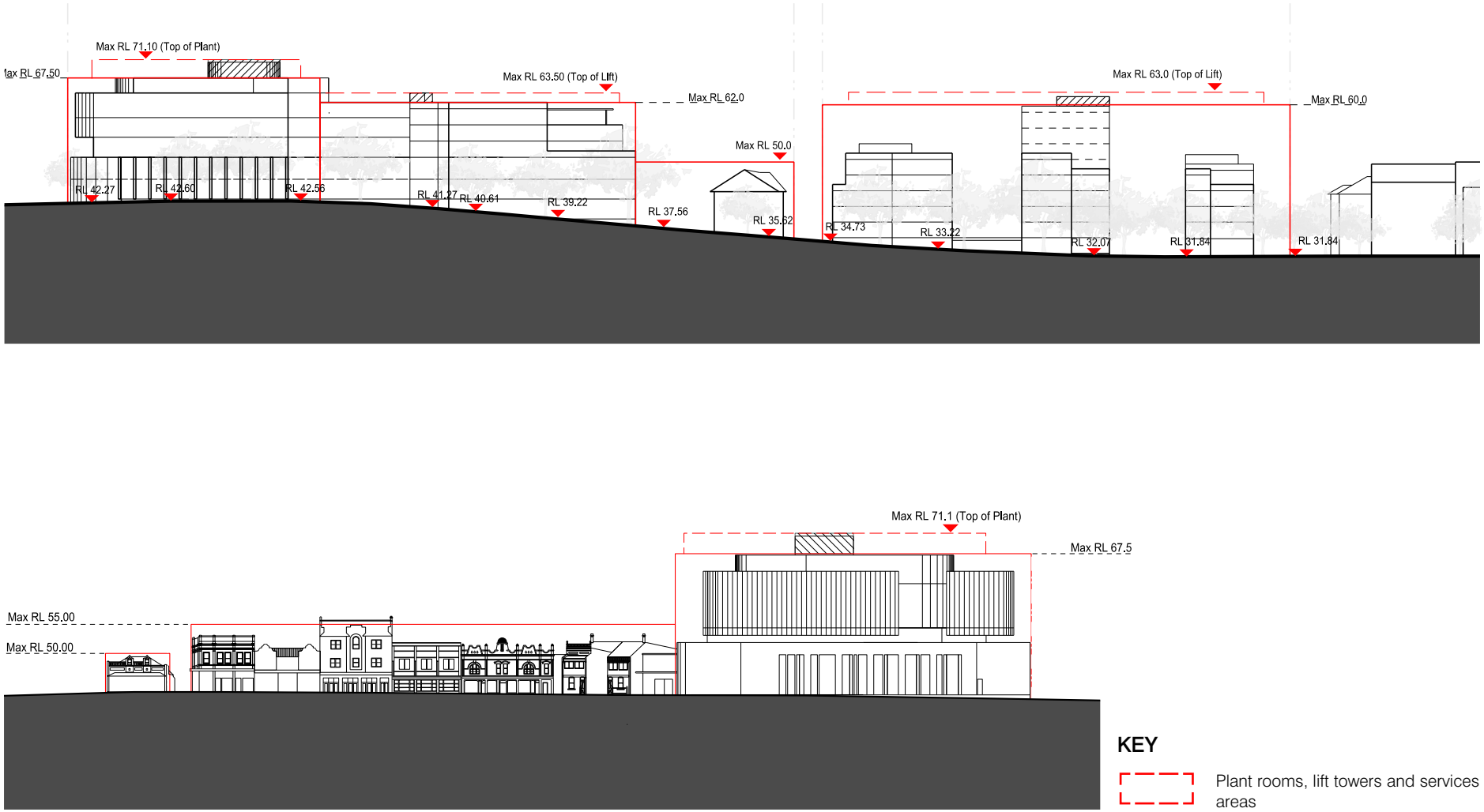


Figure 4.3: Diagram showing the Preferred Project Report Concept Plan within the proposed height controls/

04 BUILT FORM CONTROLS

Street Frontage Heights

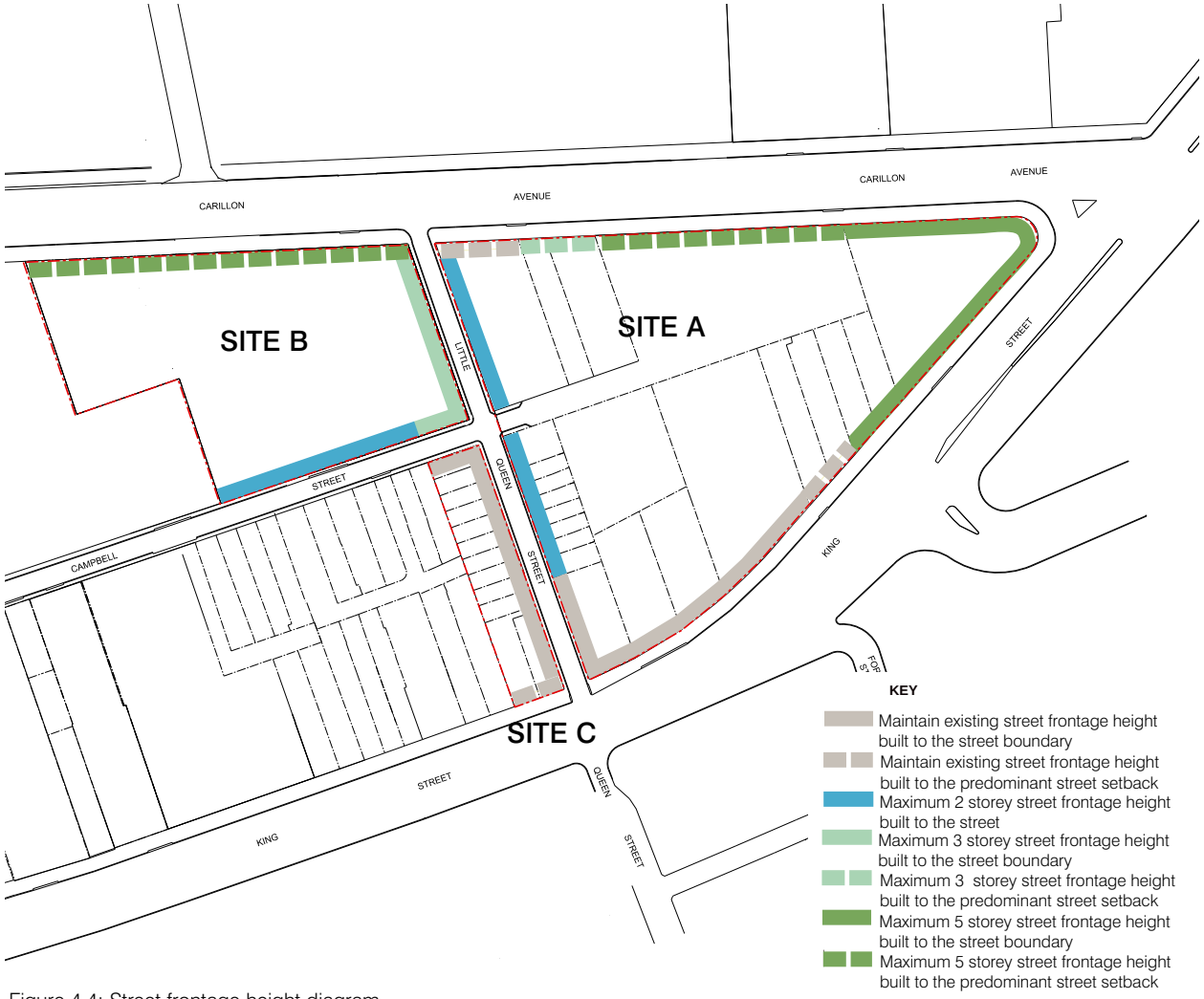


Figure 4.4: Street frontage height diagram

Street frontage heights relate to the height of the building interface to the street. These heights follow the intent of the proposed City of Sydney controls for height recognising the City's intent to maintain the existing street scale and proportion.

Objectives

- To manage change as redevelopment occurs.
- To enhance the streetscape scale of King Street Carillon Avenue, Little Queen Street and Campbell Street.
- To retain the intended street frontage scale of the City of Sydney proposed height controls.
- To locate higher building heights away from the street frontage.
- To allow for parapets and other vertical architectural elements

General Controls

- Maximum street frontage heights in storeys are indicated in *Figure 4.3.1: Street frontage height diagram*
- Street Frontage Height controls are to be read in conjunction with:
  - Overall building height in storeys control
  - Upper level setback controls
  - Street setback controls
  - Upper level setbacks for buildings adjacent to Heritage

Upper Level Setbacks

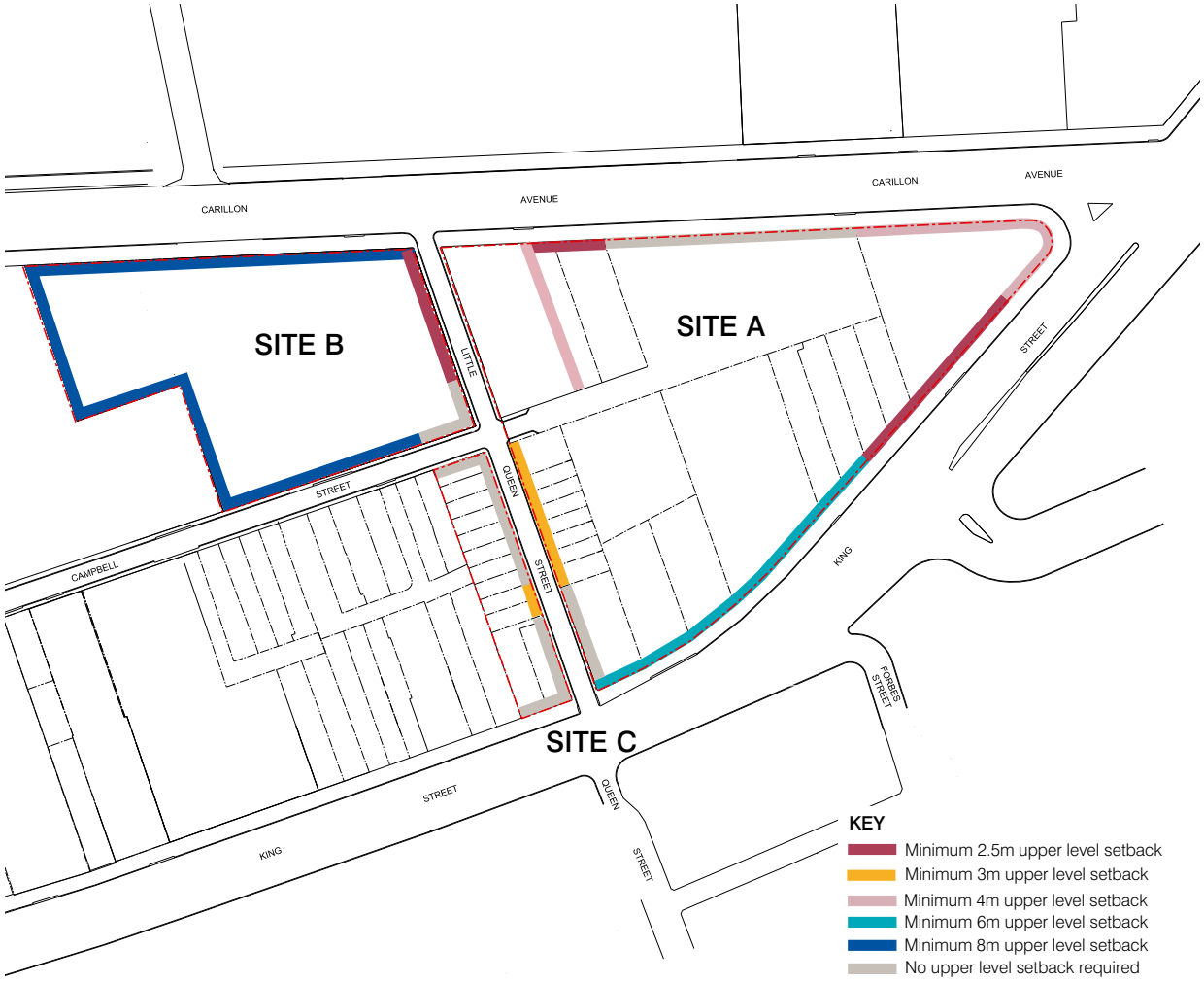


Figure 4.5:: Upper level setback diagram

Upper level setbacks are the distance upper levels of proposed buildings are setback from the Street Frontage Heights and from adjacent heritage buildings to achieve the overall maximum building height.

Objectives

- To provide building modulation and articulation.
- To reduce the visual impact of buildings by locating additional building height away from the street edge inwards to within the site.
- To maintain the scale of streets as change occurs
- To respect the scale of existing heritage buildings within and adjacent to the Concept Plan.
- To optimise solar access to adjacent residential buildings.

General Controls

- Minimum Upper Level Setback controls are indicated in *Figure 4.4.1: Upper level setback diagram*
- Upper Level Setback controls are to be read in conjunction with:
  - Overall building height in storeys control
  - Street Frontage Height
  - Street setback controls

05 STAGING

Indicative Construction Staging of the Concept Plan

Three key factors determine the proposed staging of the development. These are the:

- Immediate need for specific new facilities,
- Availability of the necessary funding and
- Ability of the College to continue teaching and other functions while adjacent to a major building site.

The Concept Plan has been developed to facilitate building in multiple stages over a period of years. Staging is designed to impose the minimum possible impact on staff and students and to ensure that there is no additional car parking burden on local streets.

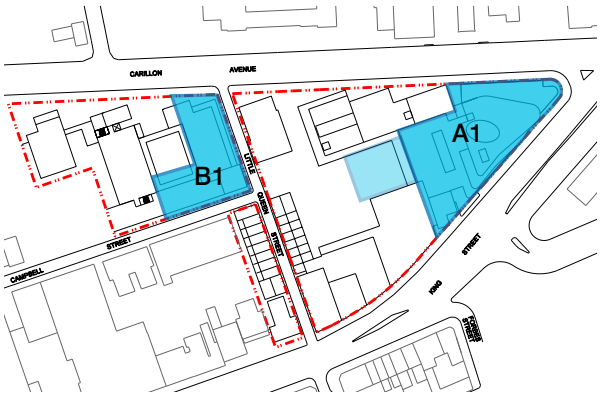


Figure 5.1.1: Stage 1 - Resource and Research Centre and associated basement storage

Figure 5.1.2: Stage 2 - College Residential

A1: Stage 1 will be the "Resource and Research Centre" (RR&C - subject of the Project Application). This building will be located at the corner of King Street and Carillon Avenue. It will extend from 1 to 11 King Street and include storage facilities. This building has been designed to be staged (Figure 5.1.6).

B1: Prior to demolition and construction of the RR&C, the College plans to demolish houses at 84-86 Campbell Street and 30-32 Carillon Avenue. These sites will provide temporary car parking to replace that existing in the area shown as A1. These spaces will provide parking to meet the needs of the College until the permanent parking is constructed in the basements of Site A.

B2 & B3: Following the completion of the Resource and Research Centre, the College expects to commence building residences for teaching staff and students along the western side of Little Queen Street between Campbell Street and Carillon Avenue and along the northern side of Campbell Street. Construction of additional residences on this site will occur as needed.

Indicative Construction Staging of the Concept Plan

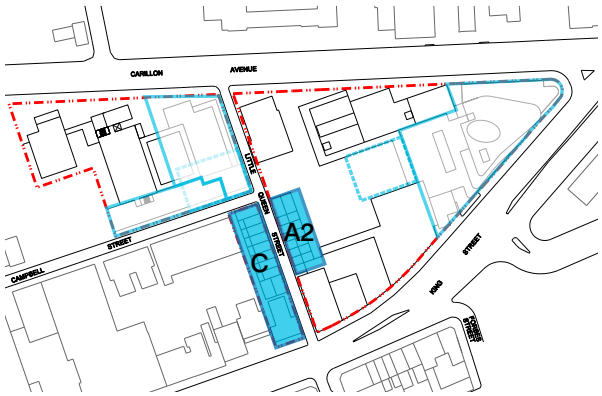


Figure 5.1.3: Stage 3 - Refurbish & upgrade Little Queen Street Terraces

C & A2: The existing houses on both sides of Little Queen Street between King Street and Campbell Street will, over time, be progressively upgraded for adaptive reuse, mostly as student family residences.

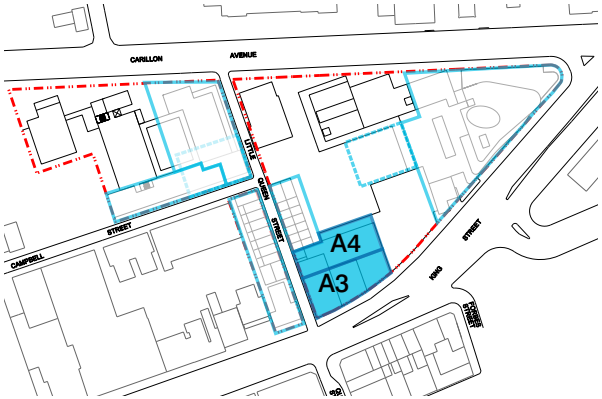


Figure 5.1.4: Stage 4 - King Street Retail & Teaching Centre

A3 & A4: The proposed retail facilities located on King Street near Little Queen Street will be developed as soon as the existing users of these properties can be relocated to new locations. The erection of the new teaching centre at the rear of the properties at 23-31 King Street will occur when further teaching space is required due to expected growth in student numbers.

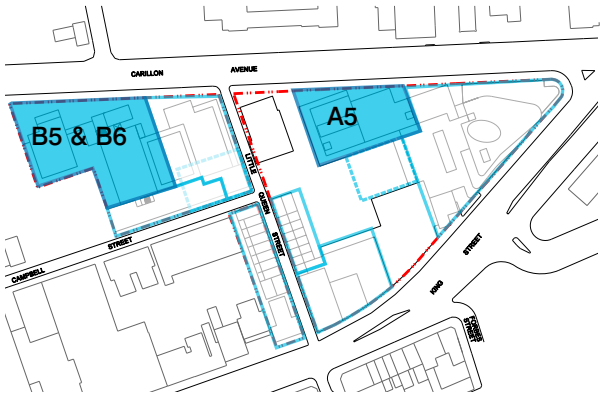


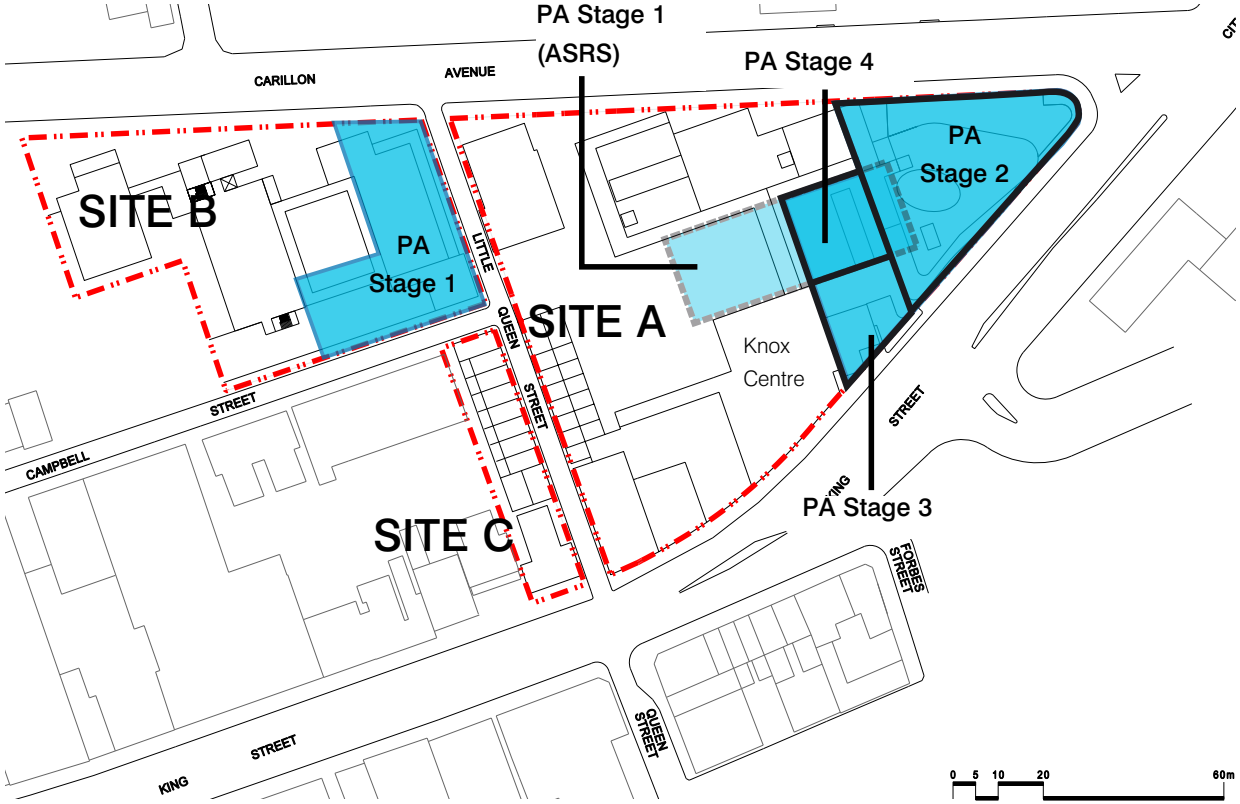
Figure 5.1.5: Stage 5 - Dining Hall & College Residential

A5: It is anticipated that the final part of the Concept Plan to be constructed will be the new building designed to replace the site of the existing Moore College Dining Hall on the south side of Carillon Avenue

B5 & B6: The construction of remaining College Residential on Site B will occur as needed.

05 STAGING

Indicative Construction Staging of the Project Application



The Resource and Research Centre may be constructed in stages (Figure 5.1.6) depending on finance, construction and decanting practicalities. Ideally the whole building will be built as one project.

If staging is necessary, then a possible construction scenario could be as follows:

PA Stage 1: One option for the College is to invest in an underground Automatic Storage & Retrieval System (ASRS) as the first stage of the Project Application to accommodate the College's extensive book collection

PA Stage 2: Portion at the corner of King Street and Carillon Avenue will be the first substantial building to be built.

PA Stage 3: The adaptive re-use of 9-11 King Street and the connection of the Knox Centre to the Resource and Research Centre.

PA Stage 4: The construction of the Atrium. The Atrium will provide much needed flexible space for gathering large numbers of people and if possible, would be constructed at the same time as Stage 3.

Figure 5.1.6: Indicative Project Application staging

Figure 6.1: Location of areas with soil depths greater than 600mm to accommodate for mature trees and soft landscaping

07 ARCHITECTURAL DRAWINGS

Basement Level 1

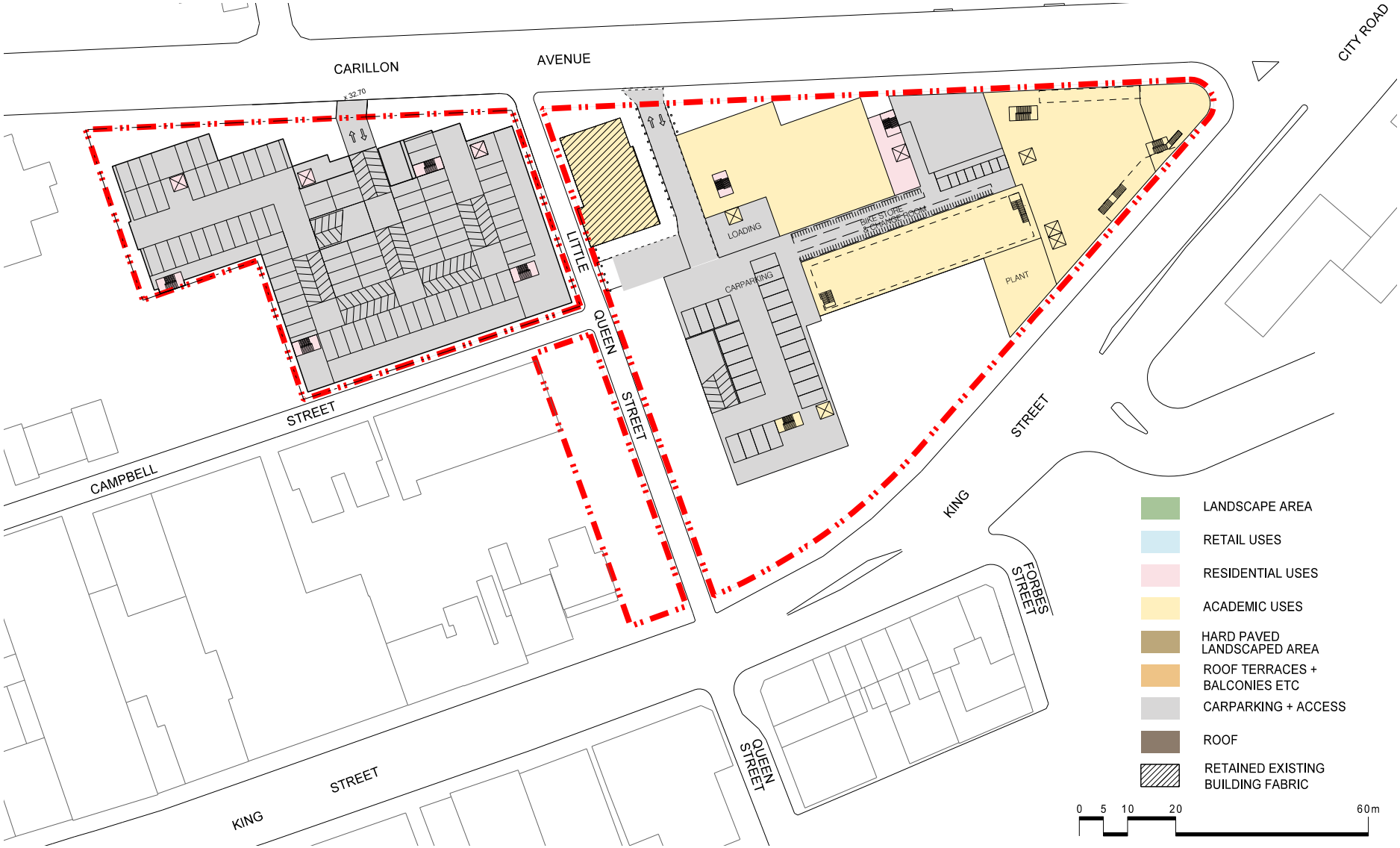


Figure CP 2001: Basement level 1 plan

Basement Level 2

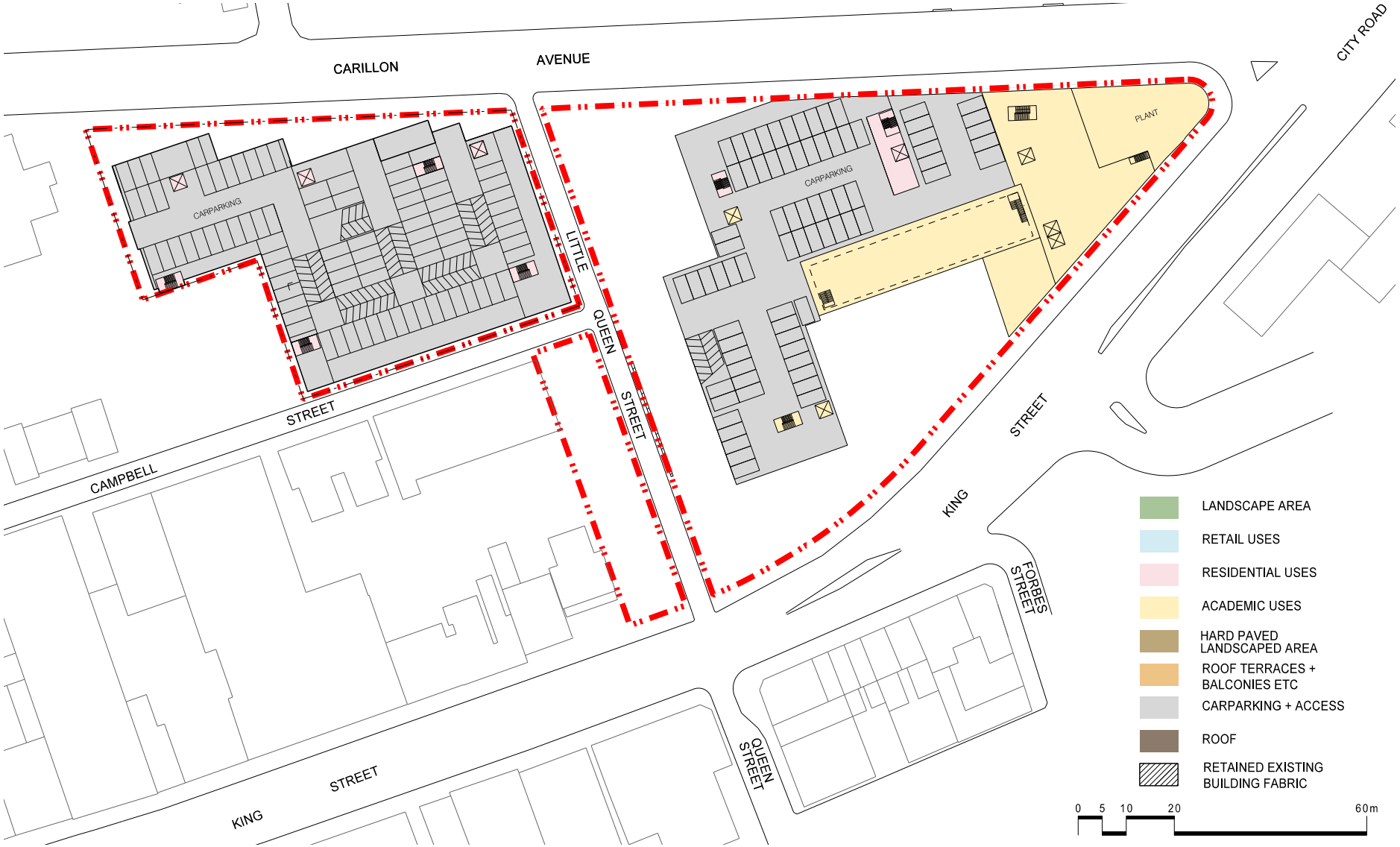


Figure CP 2002: Basement level 2 plan

07 ARCHITECTURAL DRAWINGS

Basement Level 3

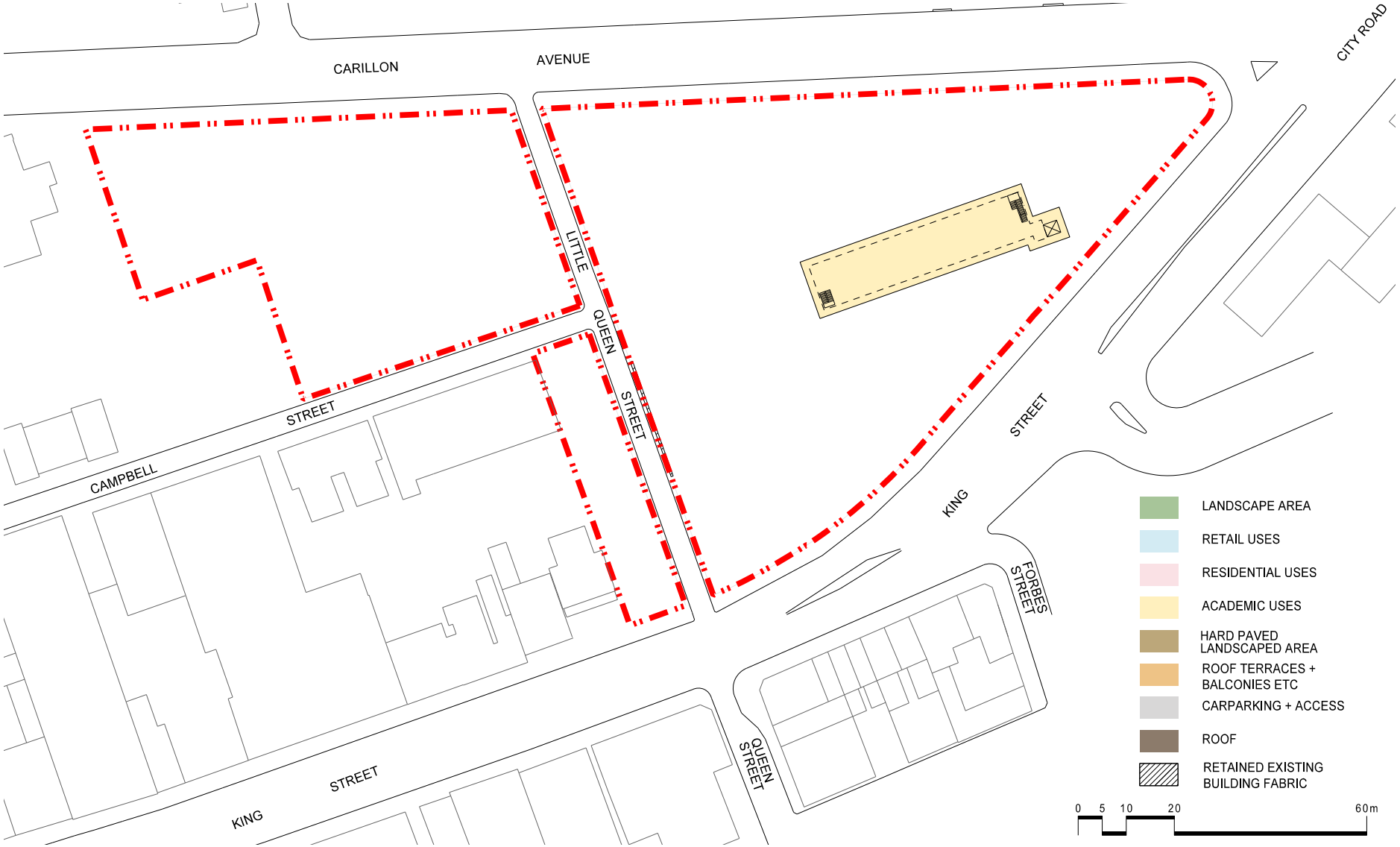


Figure CP 2003: Basement level 3 plan

Ground Level 1

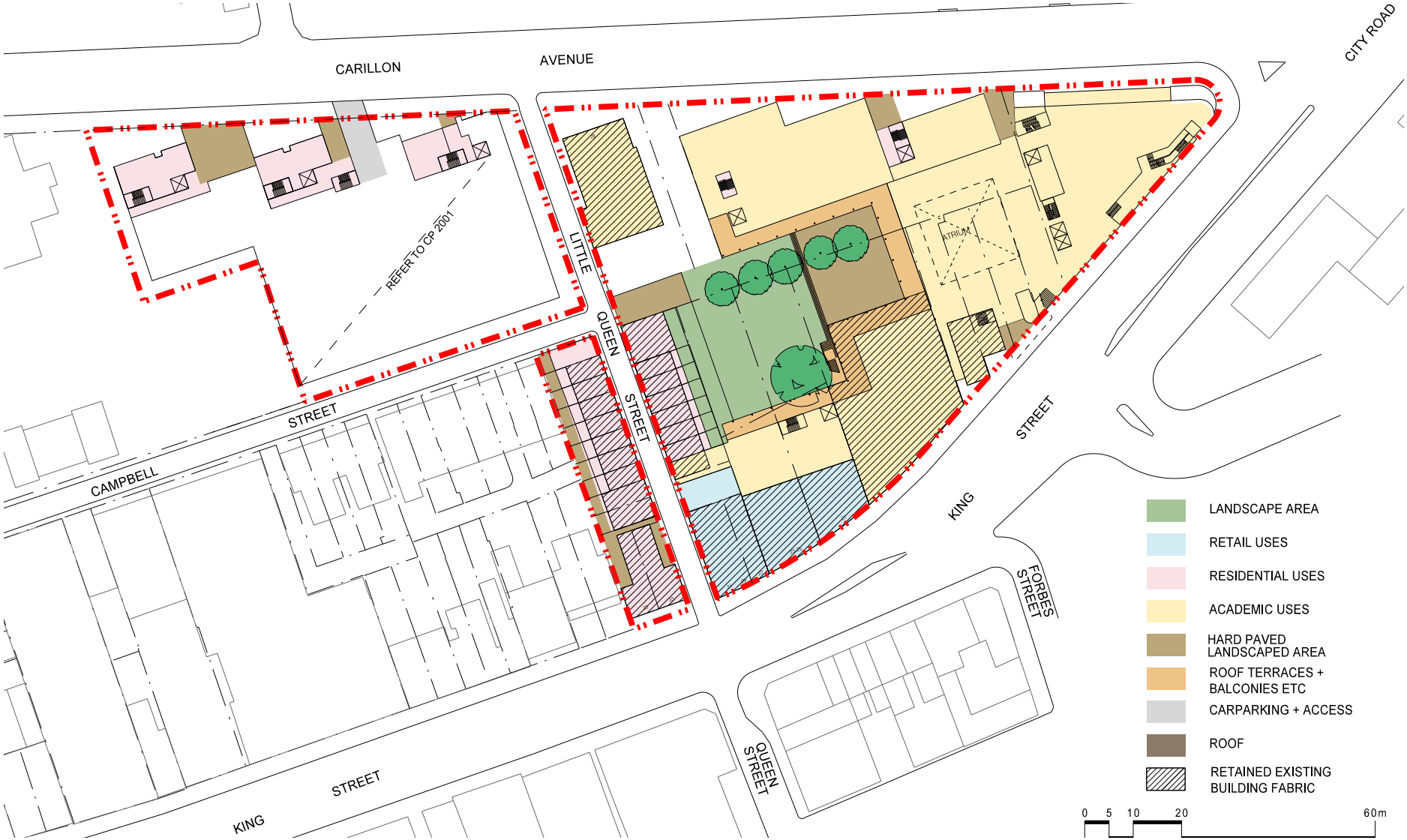


Figure CP 2101: Ground level 1 plan

07 ARCHITECTURAL DRAWINGS

Level 2

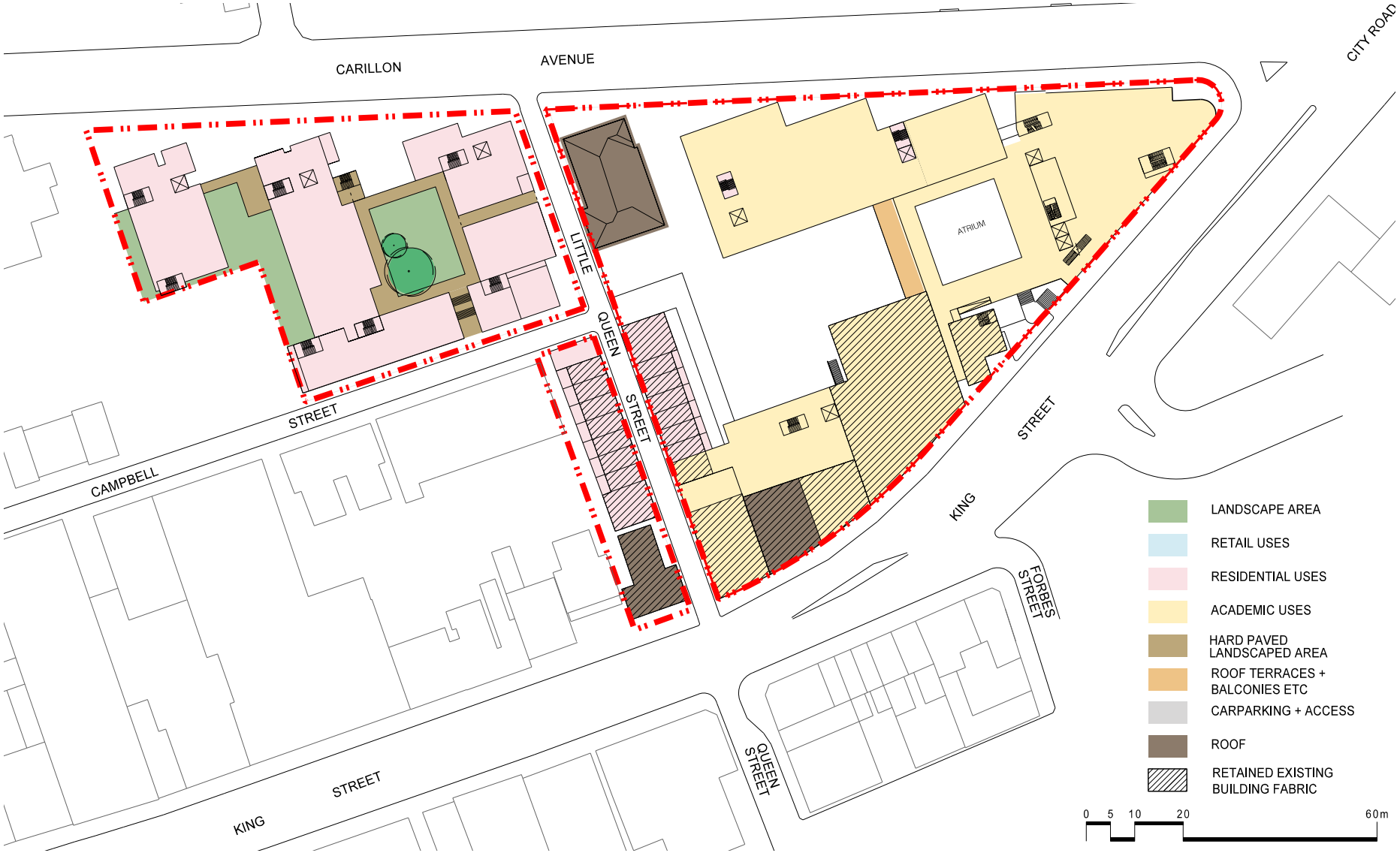


Figure CP 2102: Level 2 plan

Level 3

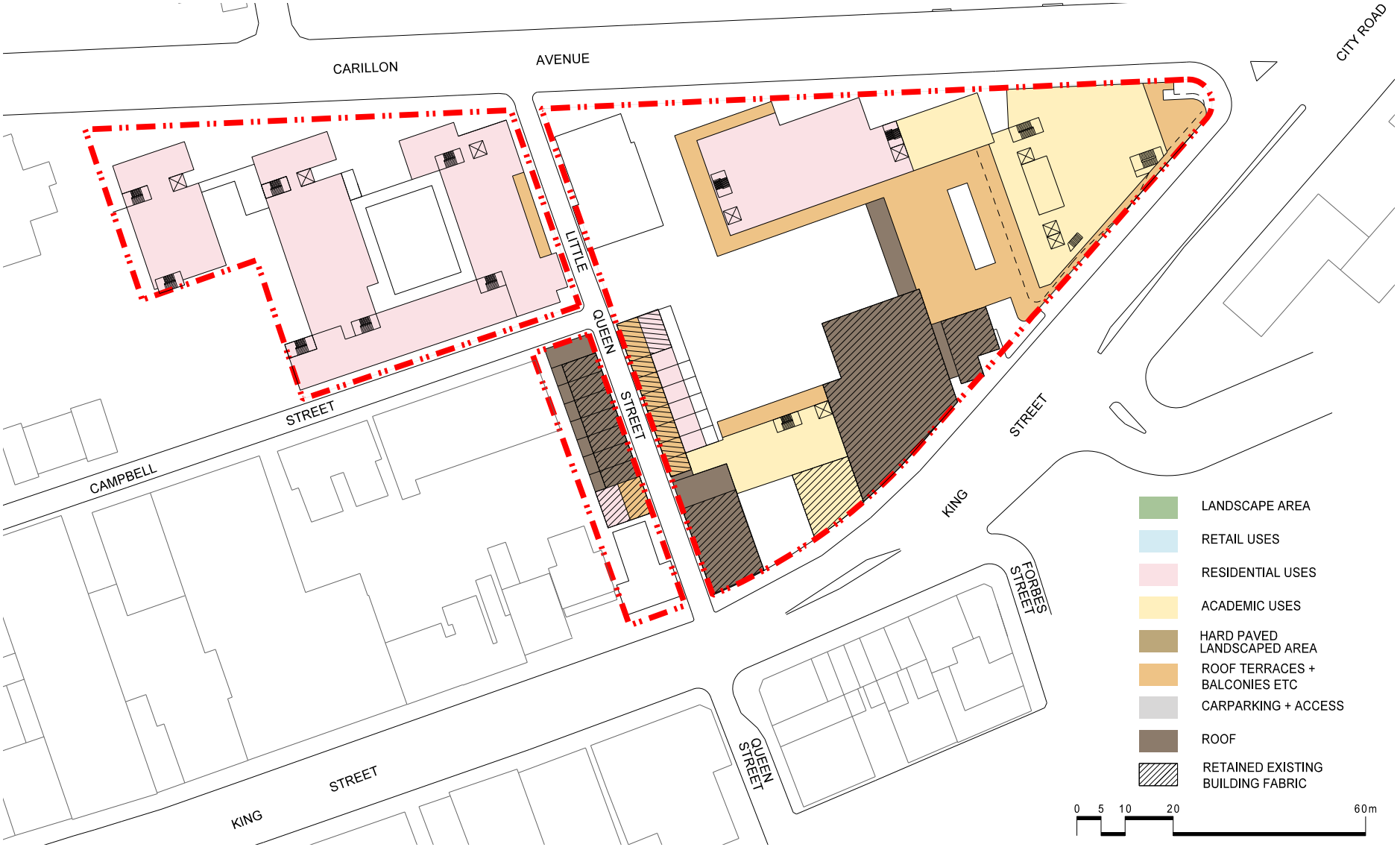


Figure CP 2103: Level 3 plan

07 ARCHITECTURAL DRAWINGS

Level 4

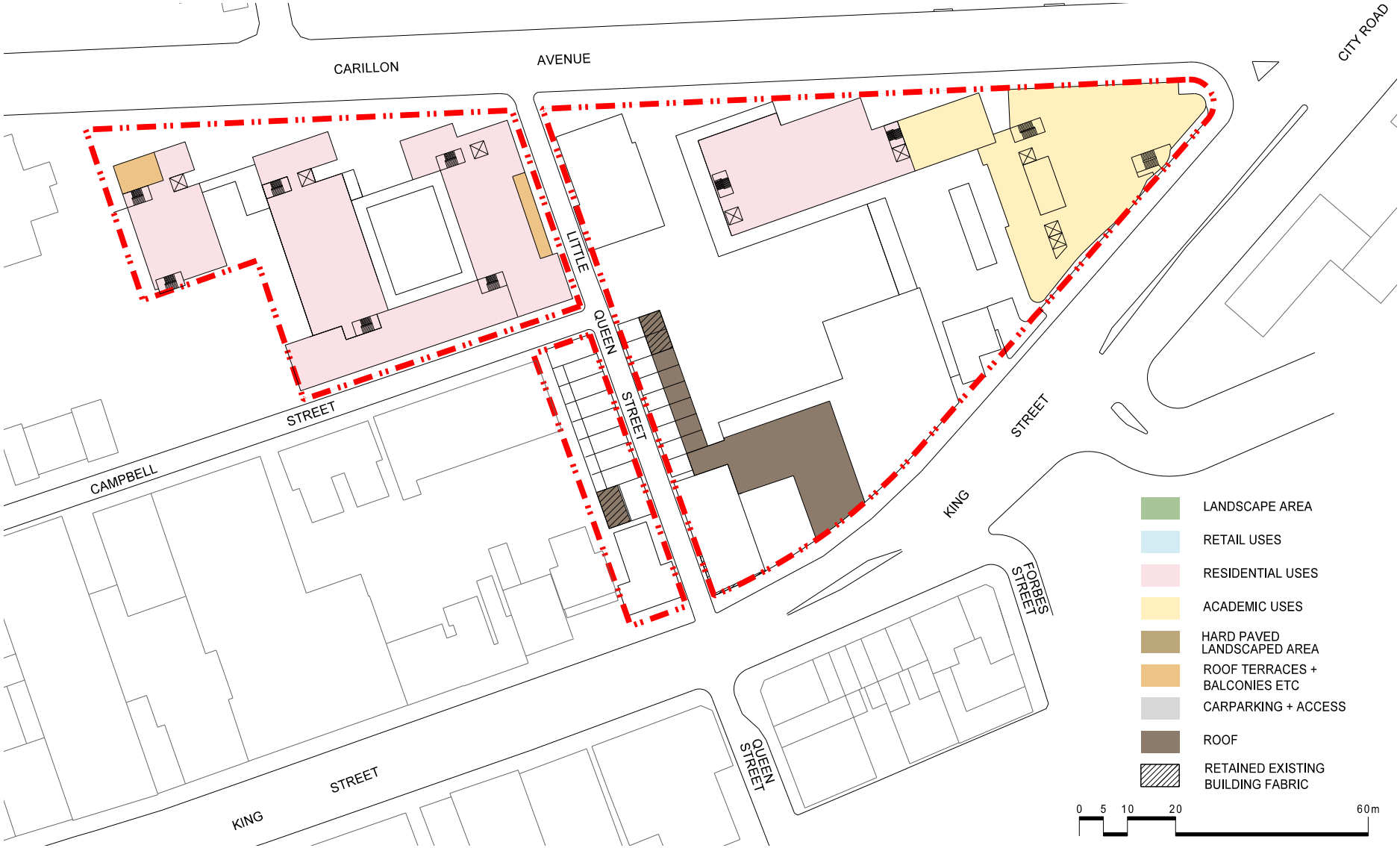


Figure CP 2104: Level 4 plan

Level 5

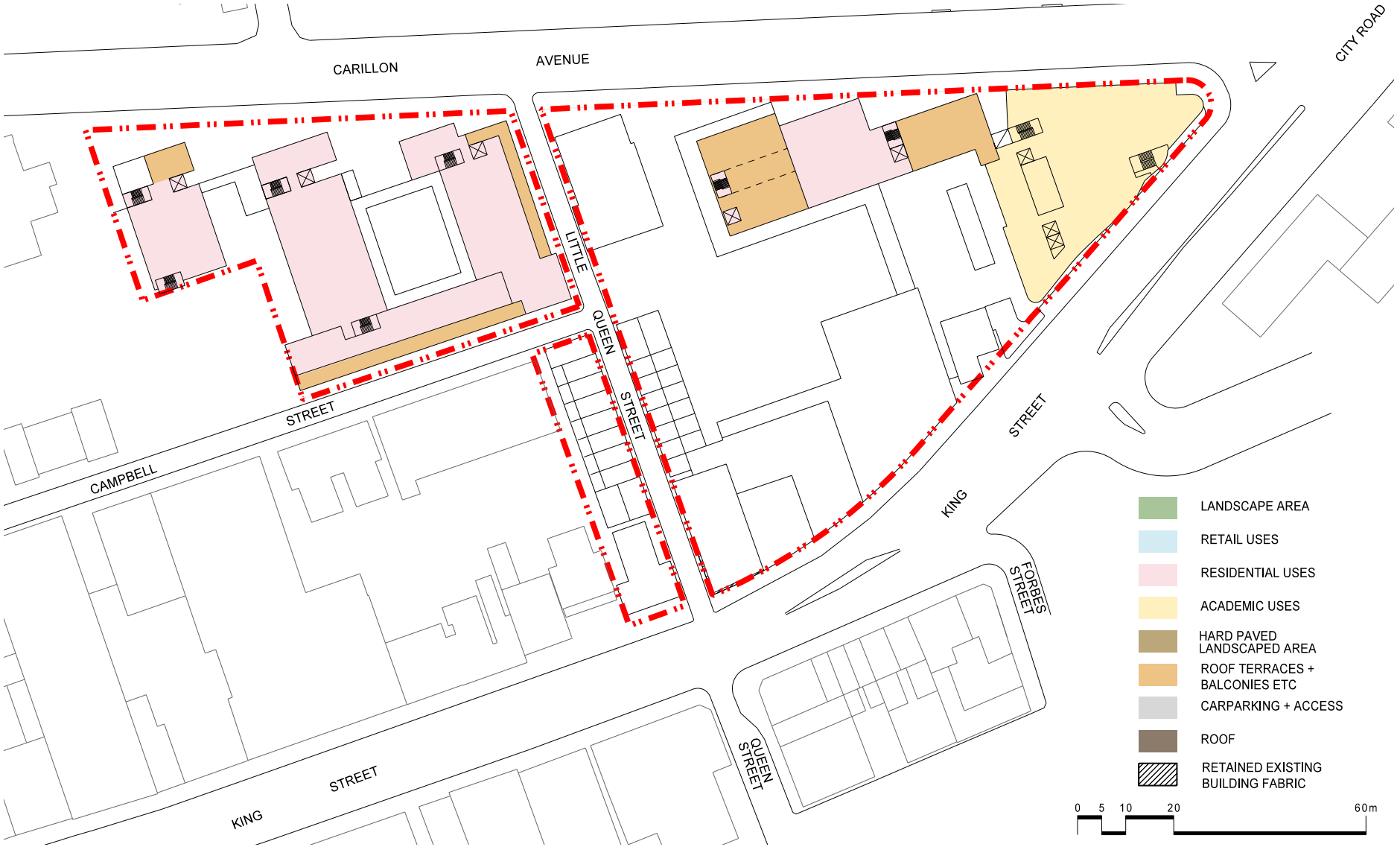


Figure CP 2105: Level 5 plan

07 ARCHITECTURAL DRAWINGS

Level 6

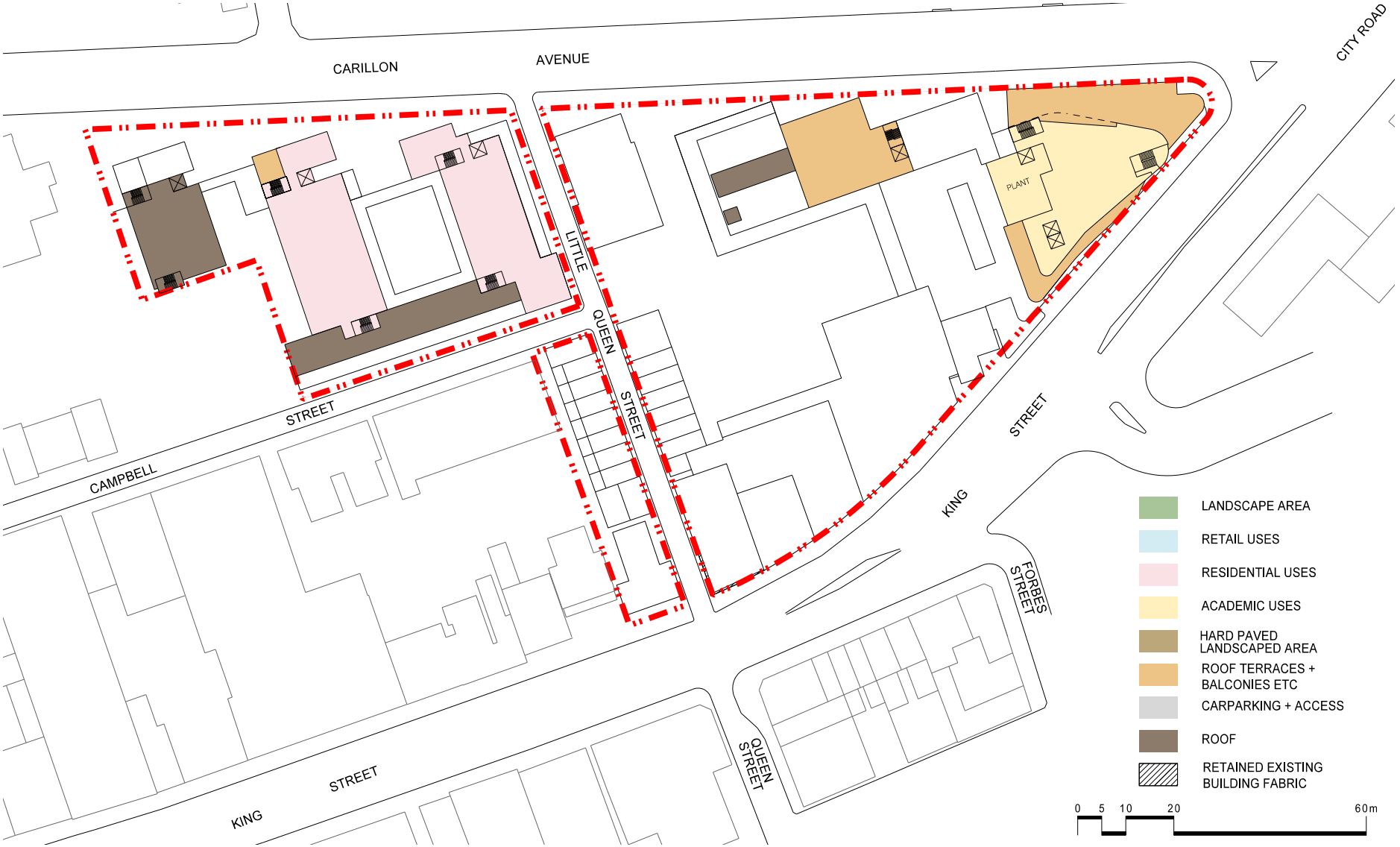


Figure CP 2106: Level 6 plan

Level 7

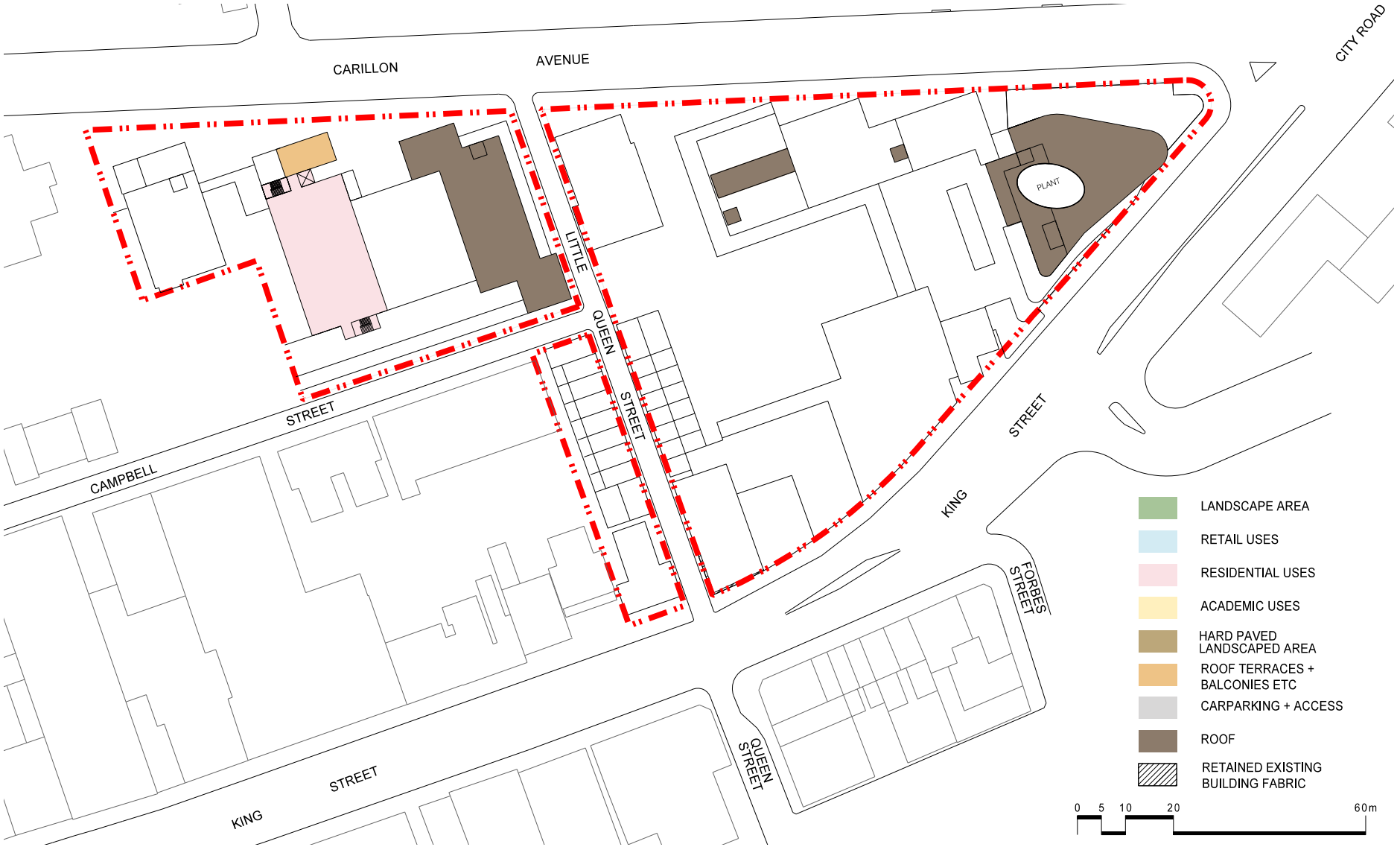


Figure CP 2107: Level 7 plan

07 ARCHITECTURAL DRAWINGS

Level 8

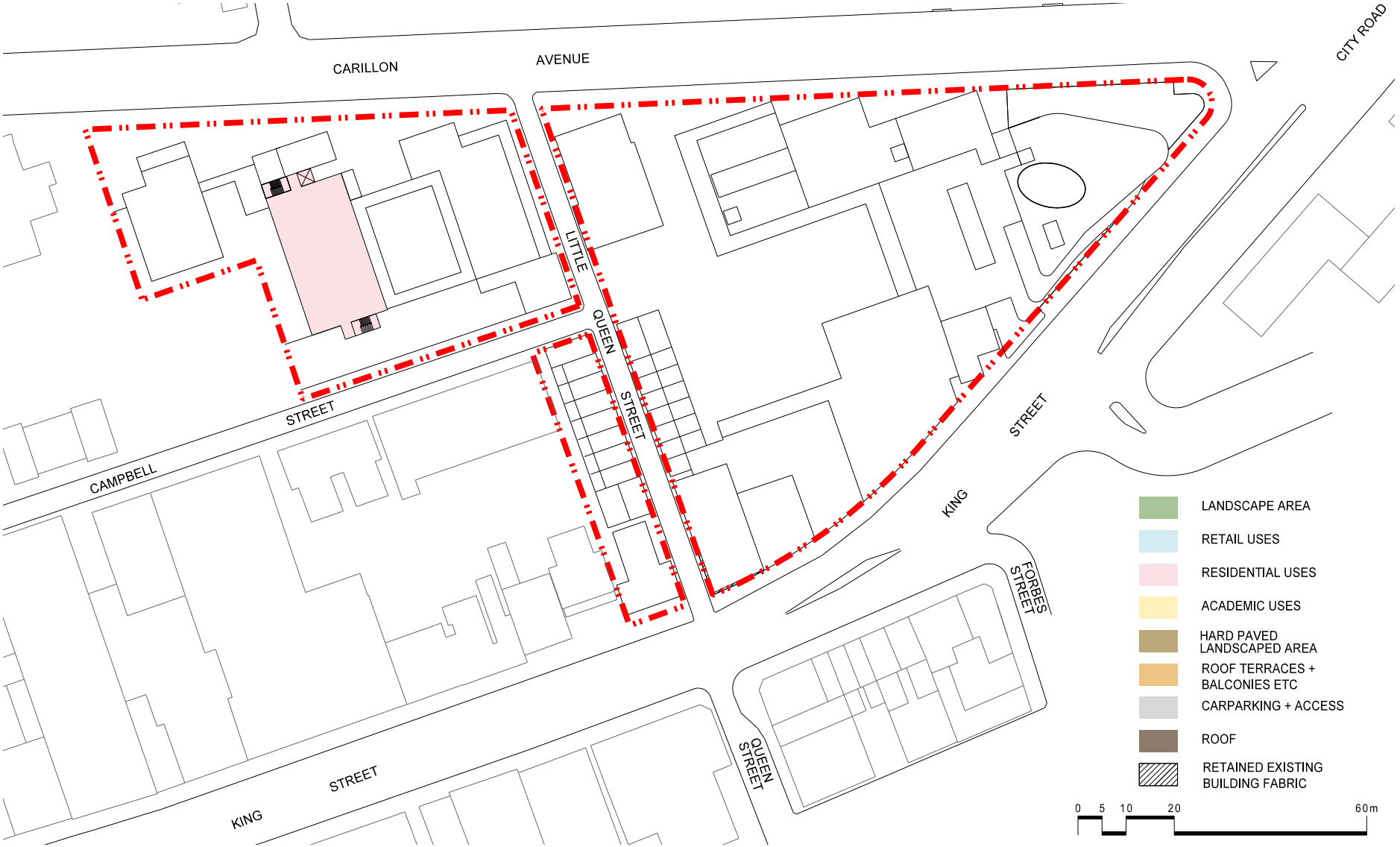


Figure CP 2108: Level 8 plan

Level 9

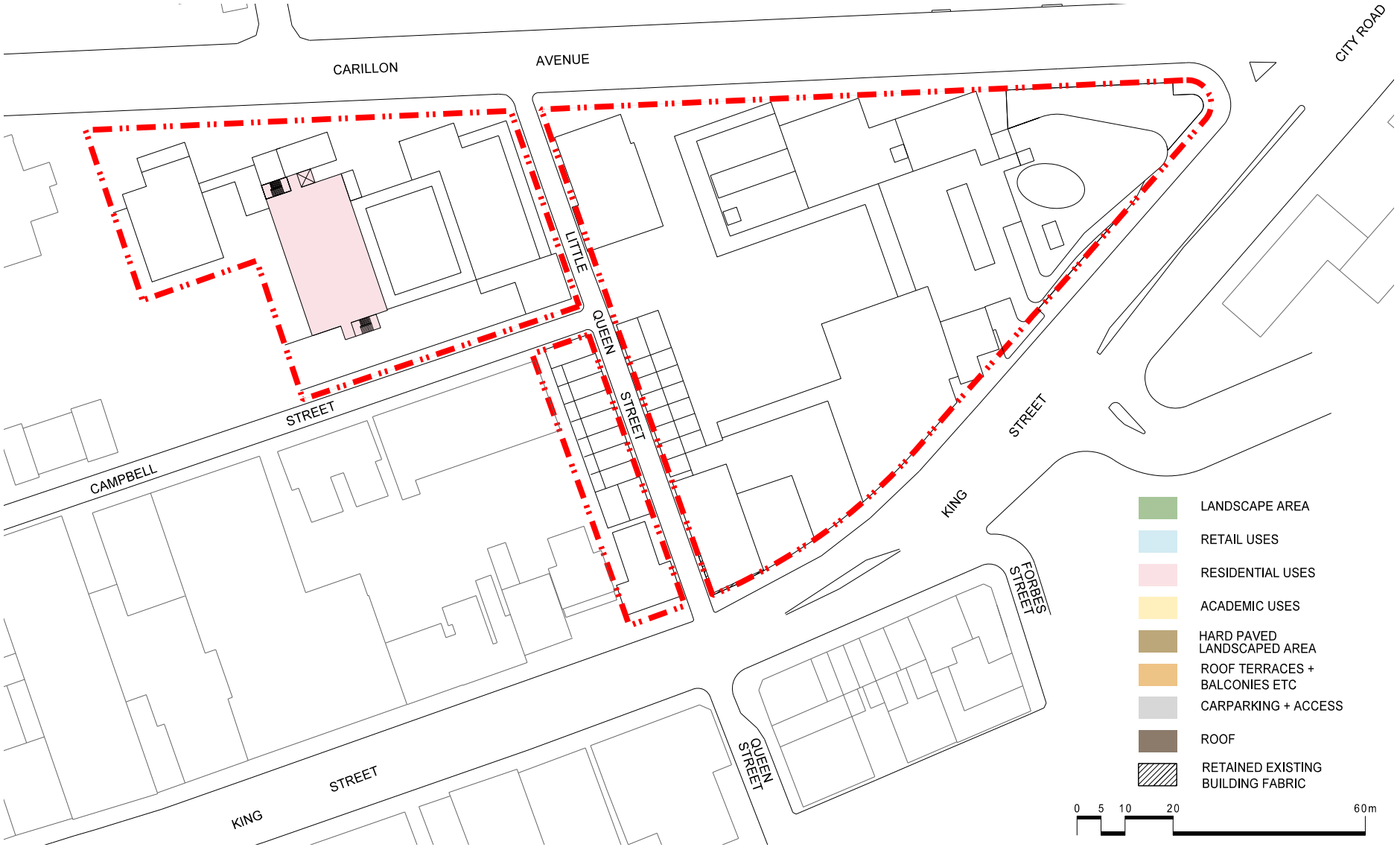


Figure CP 2109: Level 9 plan

07 ARCHITECTURAL DRAWINGS

Level 10

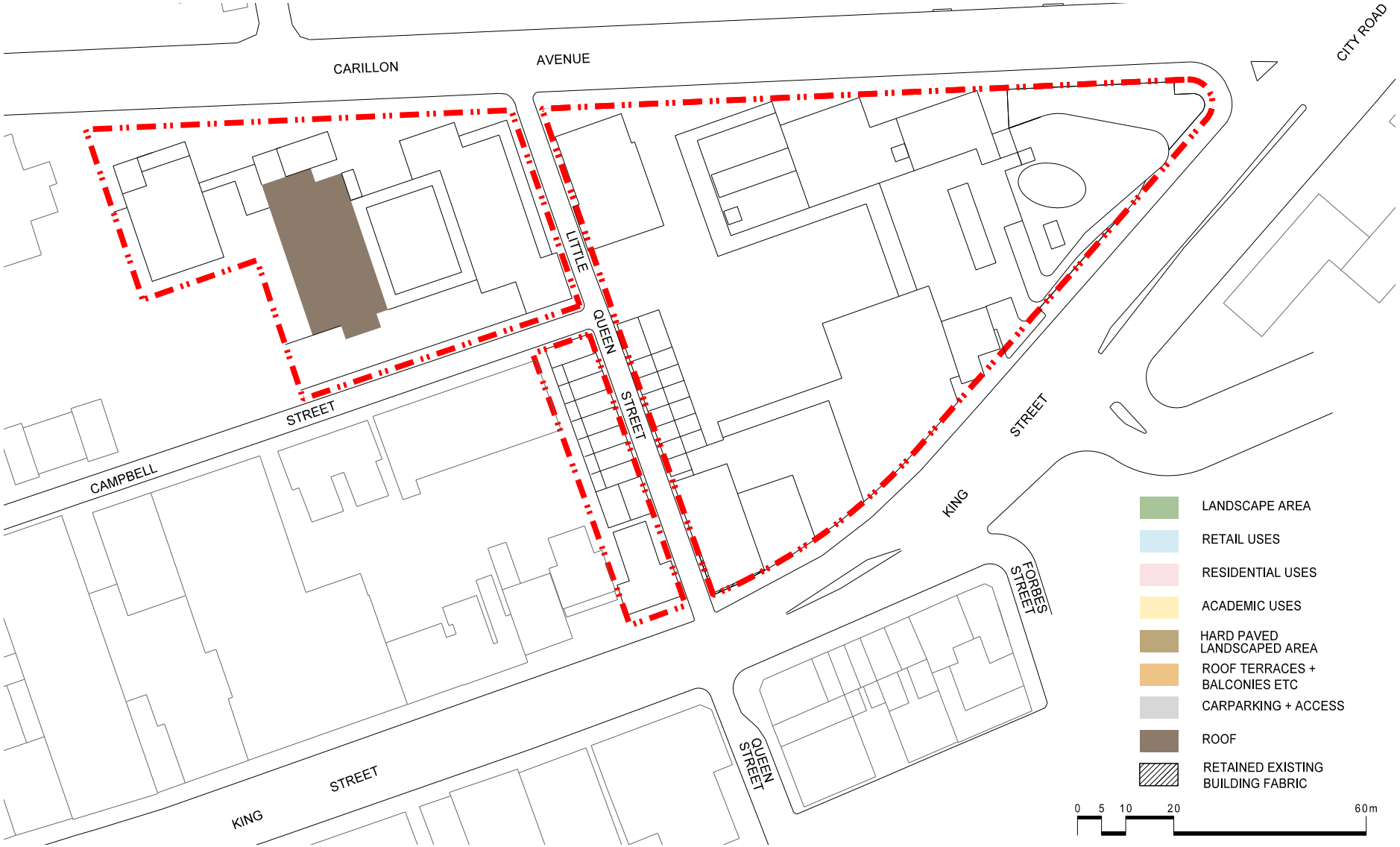
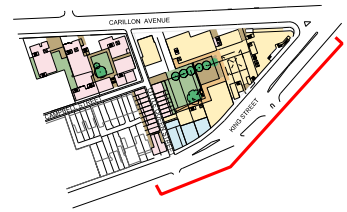
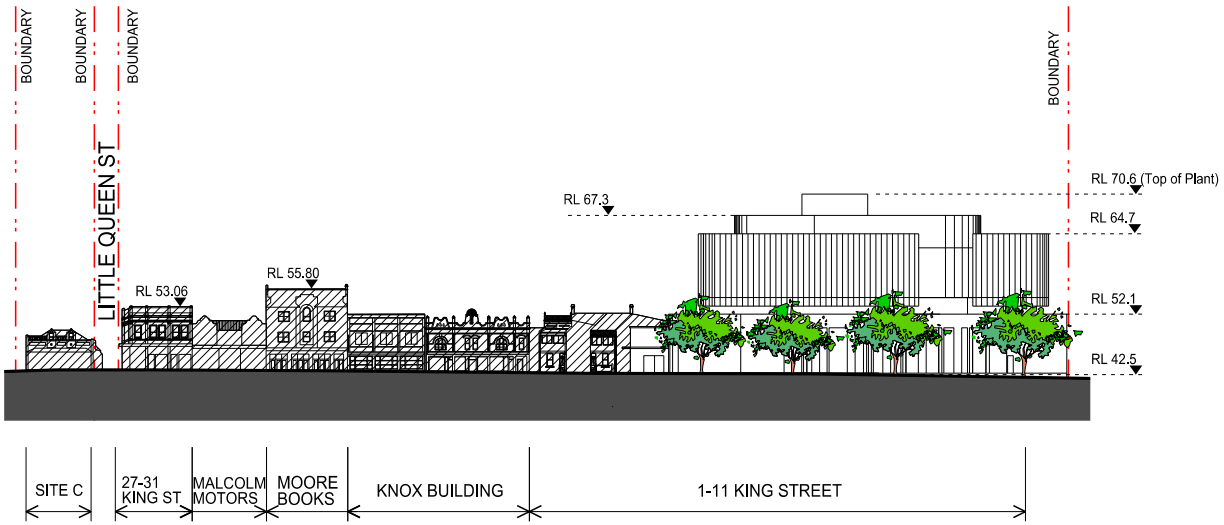


Figure CP 2110: Level 10 plan

King Street Elevation





LEGEND

- LANDSCAPE AREA
- RETAIL USES
- RESIDENTIAL USES
- ACADEMIC USES
- HARD PAVED LANDSCAPED AREA
- ROOF TERRACES + BALCONIES ETC
- CARPARKING + ACCESS
- ROOF
- RETAINED EXISTING BUILDING FABRIC

0 5 10 20 60m

Figure CP 3101: King Street Elevation

07 ARCHITECTURAL DRAWINGS

Carillon Avenue Elevation

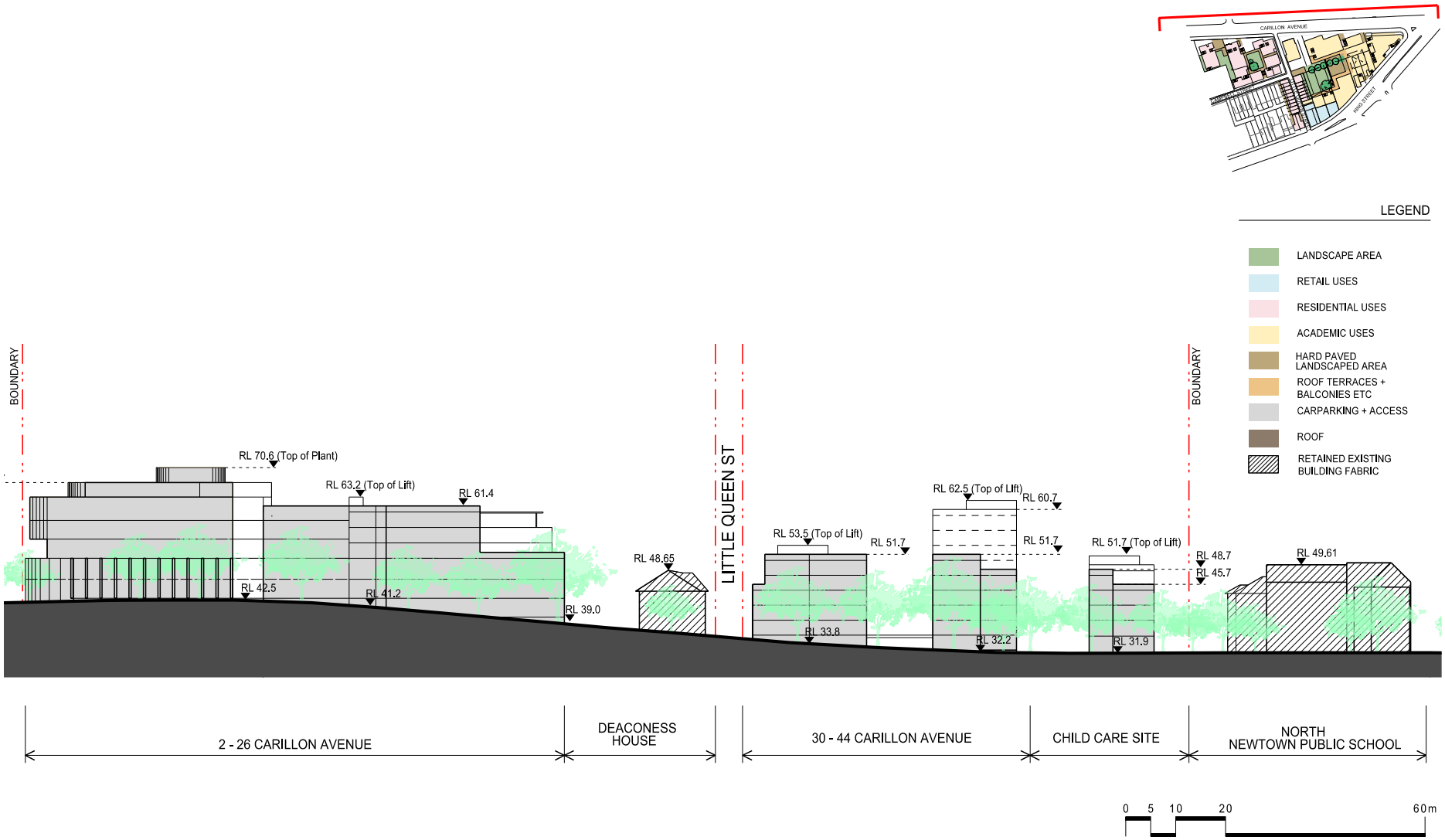


Figure CP 3100: Carillon Avenue Elevation

Site A Section 1

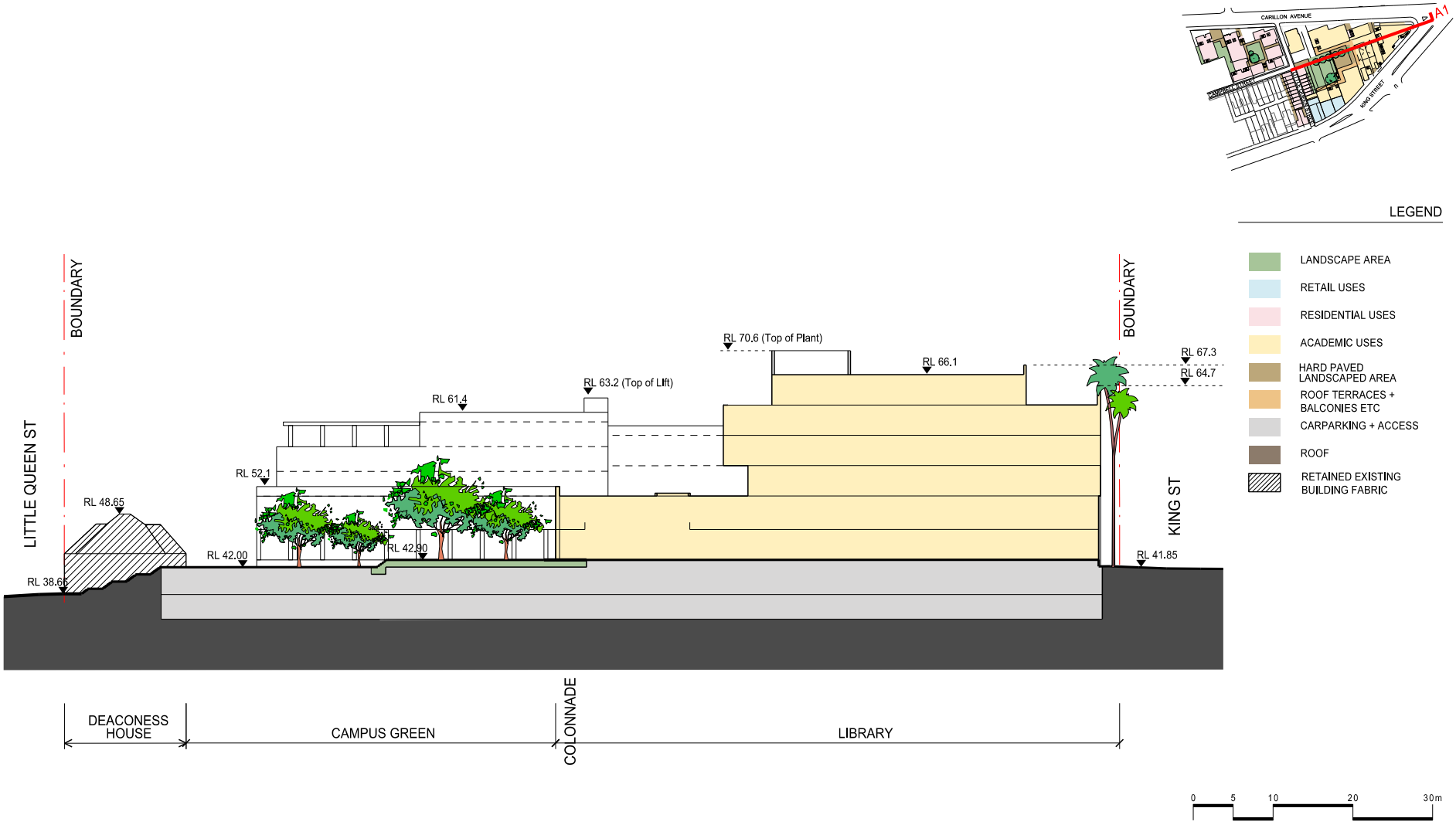


Figure CP 3200: Site A section 1