

**Megan Fu - RE: MP 09\_0007 Moore Theological College Library and Resource Centre (Mod 1) - Response to Submission**

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**From:** Stephanie Ballango <SBallango@jbaplaning.com.au>  
**To:** Megan Fu <Megan.Fu@planning.nsw.gov.au>  
**Date:** 10/21/2013 1:19 PM  
**Subject:** RE: MP 09\_0007 Moore Theological College Library and Resource Centre (Mod 1) - Response to Submission  
**CC:** Mark Louw <Mark.Louw@architectsajc.com>, "ttang@jattca.com.au" <ttang@jattca.com.au>, Michael Rowe <MRowe@jbaplaning.com.au>  
**Attachments:** C03-P2.pdf

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Hi Megan,

Thanks for your email.

**Tree Removal**

Apologies, the reference to the SRZ in the Response to Submissions was an inadvertent error and should have read TRZ. The project's arborist has reiterated that the encroachment to the root zones is not so significant that it would destabilise the trees. In the instance of T5, the encroachment just exceeds acceptable limits as identified under the relevant Australian Standard, where as T6 is about double what it should be. The arborist has advised that both trees could survive the level of encroachment into the TRZ proposed, however the bigger issue is the extent of canopy pruning required to clear the building façade. The required canopy pruning will equate to approximately 50% of the canopy on one side. Whilst the trees could survive such severe pruning, it is not really desirable. There are no real options available to minimise the amount of pruning required, and reducing the scaffold width as suggested by Council, will not really have a great benefit. On this basis, the arborist has formed the view that it would be a better long term option to remove and replace the trees.

Having further discussed this component of the proposal and noting that neither the Department nor Council share our view regarding the visual impact the required pruning, the proponent has decided to retain the trees and prune them as required. Accordingly, the proposal to remove the two liquid amber street trees and replace them with two jacarandas as outlined in the Section 75W Modification is no longer sought.

**Temporary Construction Zone**

We agree that the temporary construction zone should not form part of the current Section 75W Modification.

**Campbell Street Driveway**

I understand from our telephone conversation last week, that the request to relocate the Campbell Street driveway to Little Queen Street has arisen from Council's submission and in your view is largely being driven by concerns raised by residents of the nearby residential flat buildings during the initial assessment of the Stage 1 Project Application. As discussed with you, we are not proposing to amend the driveway from the already approved location and as such it is unclear why the Council and Department are seeking to revisit a matter that has already been approved and deemed acceptable.

Notwithstanding this, our justification for retaining the Campbell Street driveway in its current position is as follows:

- The attached plan prepared by project's engineers TTW, demonstrates that the level difference between proposed temporary car park levels and the boundary level at Little Queen Street is about 1m minimum. Relocation of the driveway to Little Queen Street, would require at least 6m at 5% maximum (300mm fall) within the boundary to comply with the relevant engineering specifications. The remaining 700mm level difference could be graded at 12% without transitions.

The ramp length would need to be about 11.6m in length to comply. Designing the temporary car park to satisfy these requirements would compromise the centre aisle, compromise circulation, and remove at least 4 spaces.

- The option being considered (that is access to Little Queen) is redundant given that it then forces ALL traffic onto Carillon Ave as Little Queen Street is beyond its intersection with Campbell Street one-way north bound. Whilst it is noted that the Department is concerned the consolidation of the two temporary car parks offers the potential for all cars to exit the site via the Campbell Street driveway, it is less likely that people would leave via the temporary car park via Campbell street to access the regional roadwork, given the one way restrictions in Little Queen Street, and the Carillon Street exit being the more direct connection to the regional road network.
- We have reviewed the submissions received from the Rubicon and Elizabeth Moore buildings, and can advise that there was no specific concern raised by either of those groups in relation to the Campbell Street driveway, nor was there any indication that the driveway should be relocated to Little Queen Street.
- Moore College predominantly owns all properties east of the driveway, possibly with the exception of two single storey semis before the driveway entry into the apartment building which fronts King St. There are therefore no significant numbers of local residents who would be affected by the Campbell Street driveway in its current location.

In light of the above and based on the minor revisions to scope, the Section 75W development description should read as follows and can be reinforced through appropriately worded conditions of consent:

- *modifications to the design of the Research and Resource Building, including:*
  - *removal of the ASRS resulting in deletion of Basements 2 and 3, reduction in the size Basement 1, and removal of the connection through 2-16 Carillon Avenue;*
  - *provision of a new basement lecture theatre;*
  - *modification of the central atrium to include a multi-purpose space at ground level, and tutorial rooms on Level 1;*
  - *reduction in the size of the Level 2 terrace over the atrium and removal of the terrace at the corner of King Street and Carillon Avenue;*
  - *general reconfiguration of the internal planning of Levels 1-5;*
  - *increased area of building plant room on Level 6;*
  - *relocation of the bicycle parking to the existing training room at 2-16 Carillon Avenue with upgraded adjoining amenities;*
  - *refinements to the building facades;*
- *modifications to the landscaping, including:*
  - *expanded area of landscaping including provision of the College Green;*
  - *provision of a landscaped courtyard at the rear of 9-11 King Street; and*
  - *revised front landscaping along Carillon Avenue including removal of the stair and ramp into 2-16 Carillon Avenue;*
- *changing the use of 9-11 King Street from academic to retail uses;*
- *increasing the approved GFA by 488m<sup>2</sup> from 7,376m<sup>2</sup> to 7,864m<sup>2</sup>;*
- *modifications to the temporary car park on Site B, including:*
  - *regrading and connecting the two previously separate but adjacent car parks;*
  - *increasing the landscape area; and*
  - *removal of Tree 39 (Hackberry).*

I trust we have now satisfactorily addressed everything to finalise assessment and determination of this matter.

Regards  
Stephanie

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P2	ISSUE FOR APPROVAL	SB	WW	29.08.13					
P1	PRELIMINARY	SB	PM	22.08.13					
Rev	Description	Eng	Draft	Date	Rev	Description	Eng	Draft	Date

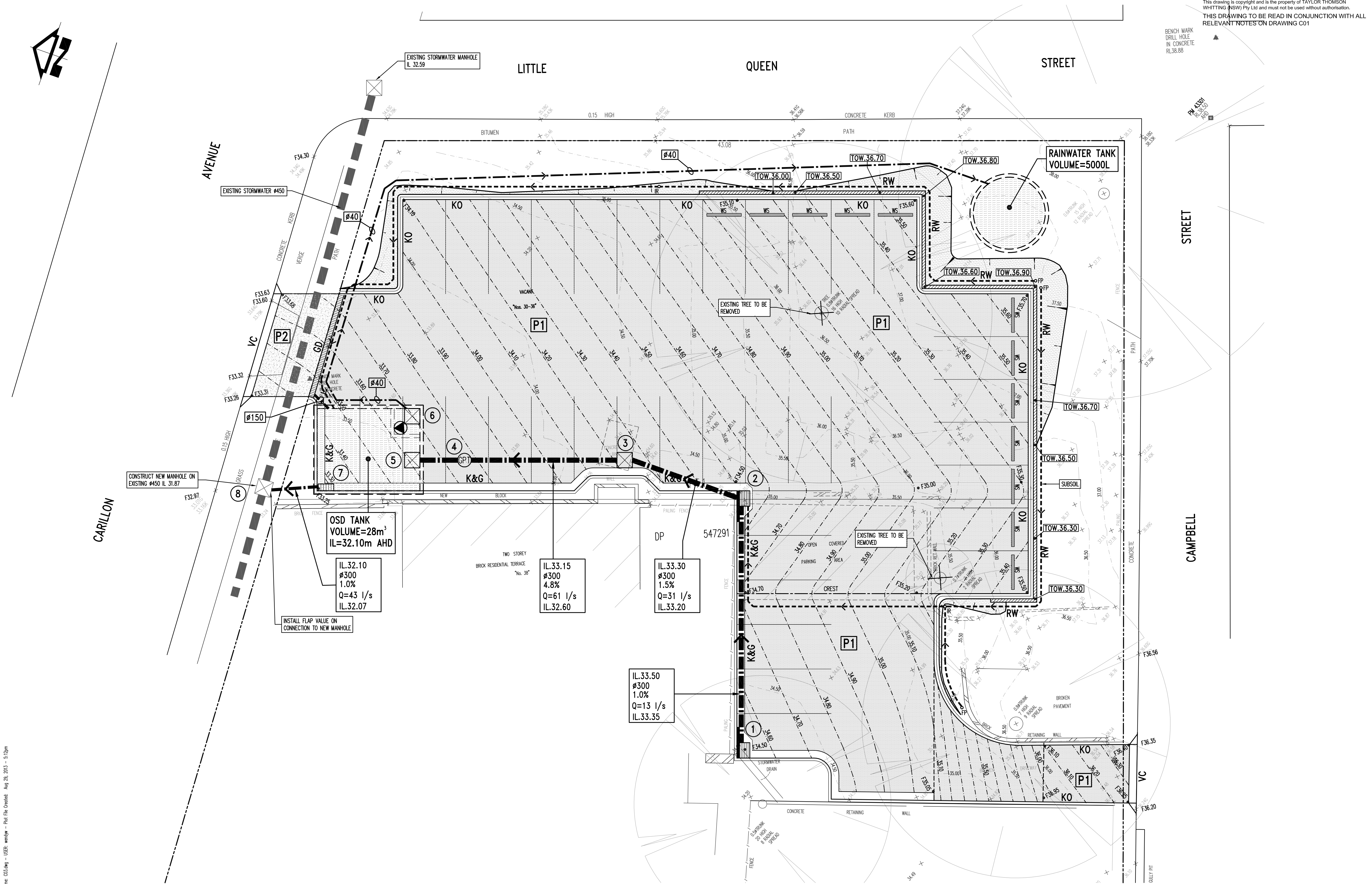
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Project  
CARPARK, MOORE COLLEGE,  
SITE B

Sheet Subject  
SITeworks & STORWATER  
PLAN

Scale : A1 1:100	Drawn PM	Authorised SB
Job No 131536	Drawing No C03	Revision P2
Plot File Created: Aug 29, 2013 - 5:12pm		



APPROVAL