

DEPARTMENT OF PLANNING & INFRASTRUCTURE

Development Assessment Systems and Approvals

SUBJECT: MODIFICATION TO MOORE COLLEGE STAGE 1 RESOURCE AND RESEARCH BUILDING (MP 09 0007 MOD 1)

PURPOSE

To determine a modification request (MP 09_0007 MOD 1) for the Moore College Stage 1 Resource and Research Building project approval. The modifications comprise removal of the Automatic Storage Retrieval System (ASRS) and replacement with a lecture theatre, internal reconfigurations, enlargement of the rooftop plant, conversion of academic floorspace to retail floorspace and a revised layout of the temporary car park.

BACKGROUND

On 27 November 2010, the then Deputy Director-General, Development Assessment and Systems Performance, as delegate of the then Minister for Planning, approved a concept plan for the redevelopment of the Moore Theological College (MTC). A concurrent project approval was given for the construction of the Stage 1 Resource and Research Building at the Moore College Campus, Newtown (see **TAG A** and **B**). The concept plan divided the MTC Campus along the road boundaries into Site A, Site B and Site C.

The concept plan approval comprises:

- demolition of buildings;
- distribution of land uses across the site;
- up to 27,500 sqm of GFA for educational purposes including ancillary student accommodation and retail uses;
- building envelopes (above and below ground);
- pedestrian and vehicle access arrangements;
- a maximum of 270 car parking spaces to be located in basement car parking under Site A and Site B; and
- the open space and public domain concept including the removal of 34 trees.

The approved concept plan layout is shown in **Figure 1**.

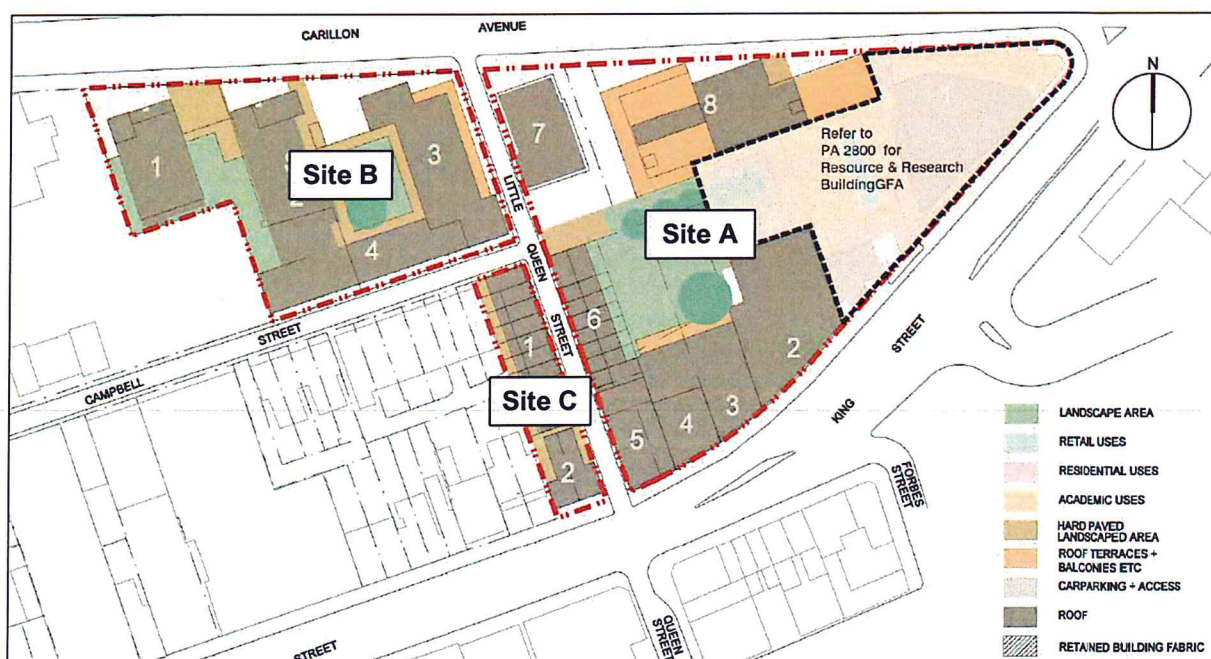


Figure 1: Approved Concept Plan Layout

The project approval for the Stage 1 Resource and Research Building comprises:

- construction of a six storey Resource and Research Centre at the corner of King Street and Carillon Avenue (Site A), including a library, teaching and administration spaces, and three basement levels including an Automatic Storage Retrieval System (ASRS), archive / storage spaces, and plant;
- refurbishment of 9-11 King Street for academic floor space purposes;
- site preparation works including: demolition of the existing structures on the site; removal of 10 trees; and excavation;
- associated landscaping and public domain works;
- construction of a temporary car park containing 36 spaces on part of Site B to facilitate the staging of the development; and
- provision of 40 bicycle spaces and associated facilities.

The approved Stage 1 Resource and Research Building layout is shown in **Figure 2**.

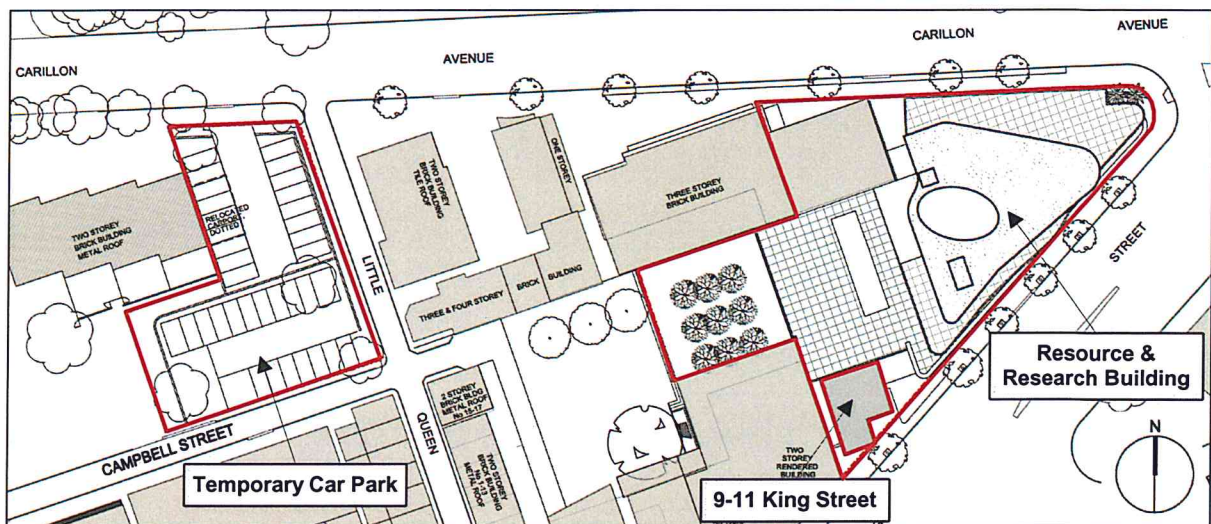


Figure 2: Approved Stage 1 Resource and Research Building Layout

The proponent is now seeking modifications due to design refinements and further cost analysis of the project. The proponent identified that the cost associated with the Automatic Storage Retrieval System (ASRS) was excessive given the non-profit nature of the MTC and that the system was not necessary for the current and future needs of the MTC.

PROPOSED MODIFICATION

The proponent was originally seeking to make the following design changes:

- modifications to the basement, including removal of the Automatic Storage Retrieval System (ASRS) and replacement with a lecture theatre, reconfiguration of internal layouts, conversion of the atrium to a new multi-purpose space and tutorial rooms resulting in an additional 488 sqm;
- modifications to the size of the plant;
- changes to the façade;
- provision of a loading zone along Carillon Avenue;
- conversion of academic floor space to retail floor space (9-11 King Street terraces);
- modifications to the landscaping, including provision of additional open space;
- removal of two street trees;
- relocation of the 40 bicycle spaces and provision of upgraded amenities; and
- modifications to the layout of the temporary car park on Site B, including removal of one tree.

The proponent has subsequently omitted the request for the loading zone and the removal of the two street trees from the modification request.

MODIFICATION OF THE MINISTER'S APPROVAL

In accordance with clause 3 of Schedule 6A of the EP&A Act, section 75W of the Act as in force immediately before its repeal on 1 October 2011 and as modified by Schedule 6A, continues to apply to transitional Part 3A projects. Approved projects are transitional Part 3A projects.

Section 75W(2) of the Act provides that a proponent may request the Minister to modify the Minister's approval of a project. The Minister's approval of a modification is not required if the approval of the project as modified would be consistent with the original approval. As the proposed modification involve changes to the external built form of the building, including an expanded rooftop plant area and change in land uses, the modification will require the Minister's approval.

CONSULTATION

In accordance with section 75X of the EP&A Act and clause 8G of the EP&A Regulation, the modification request was made available on the department's website. Due to the minor nature of the proposed modification, the modification request was not exhibited by any other means. No public submissions were received on the modification request.

The request was referred to City of Sydney Council, who were generally supportive of the proposed modifications and considered the design refinements compatible with the surrounding area. However, council provided the following comments:

- the bulk and height of the expanded plant room is excessive given the buildings prominent location;
- did not support the proposed removal of two street trees and the proposed loading zone on Carillon Avenue (apart from any temporary construction loading zone); and
- reiterated concerns regarding the vehicle access arrangements for the temporary car park, the minimum soil depths for landscaped areas, pedestrian movement, oversupply of car parking and bicycle parking provisions, which were raised during the original assessment of the concept plan and major project application.

As previously noted, the removal of the street trees and provision of a loading dock on Carillon Avenue have been omitted from the modification request. Consideration of the massing of the plant and layout for the temporary car park is provided in the following sections.

Council's concerns regarding the minimum soil depths, pedestrian movement, car parking and bicycle parking provisions were considered acceptable in the department's assessment of the project and the proposed modifications do not fundamentally alter the department's consideration of these matters. Therefore, the department considers that the arrangements in the concept plan and project approvals regarding these matters continue to be acceptable.

In regards to council's concerns regarding an oversupply of car parking being exacerbated by the conversion of library space to a lecture theatre, the department notes that the lecture theatre would create greater demand for car parking than the library storage space, as it generated no demand for car parking. Therefore, the additional floorspace will support what council considers is an oversupply of car parking in the concept plan approval.

DELEGATED AUTHORITY

The Minister has delegated his functions to determine a modification request under section 75W of the Act to the department where:

- the council has not made an objection, and
- there are less than 10 public submissions objecting to the proposal, and
- a political disclosure statement has not been made in relation to the application.

No submissions were received from the public regarding the proposed modification and council has not made an objection to the proposed modification. There has also been no political disclosure statement made for this application or for any previous related applications or by any of the persons who lodged a submission.

Accordingly, the application is able to be determined by the Director, Industry, Social Projects and Key Sites under delegation.

KEY ISSUES

The department considers the key issues for the modification application to be:

- built form;
- retail use; and
- the layout of the temporary car park.

Built form

The proponent proposes the following design modifications that would result in changes to the external built form:

- modifications to the basement, including removal of the Automatic Storage Retrieval System (ASRS) and replacement with a lecture theatre, reconfiguration of internal layouts, conversion of the atrium to a new multi-purpose space and tutorial rooms resulting in an additional 488 sqm;
- changes to the façade; and
- modifications to the size of the rooftop plant.

The proposed modifications will result in an additional 488 sqm of gross floor area. This additional floorspace is relatively minor when compared with the total amount of floorspace to be delivered in the concept plan of 27,500 sqm across the campus. The modified proposal (total GFA of 7,864 sqm) continues to comply with the overall permissible amount of floorspace for the campus redevelopment. The department considers this increase would be acceptable as the additional floorspace is primarily as a result of: the conversion of storage space to a lecture theatre; the conversion of the atrium to a multi-purpose space and tutorial rooms; and the enlargement of Level 6 to closer align with the levels below and support the additional plant. These modifications would not visibly increase the overall building footprint from the public domain, as the changes are located in the basement and centrally located on Site A at the rear of the building and confined to the lower levels, which will be screened by existing development.

The proposed modifications to the rooftop plant (see **Figures 3 and 4**) will increase the mass of the built form (see **Figures 5 and 6**). The more linear treatment of the building edge on the upper levels to King Street and closer alignment with the site boundary reduces the visual interest in the King Street elevation, which also increases the prominence of the rooftop plant. Council supports the revised design of the building and considers it to be compatible with the surrounding environment, however, considers the size of the plant to be excessive.

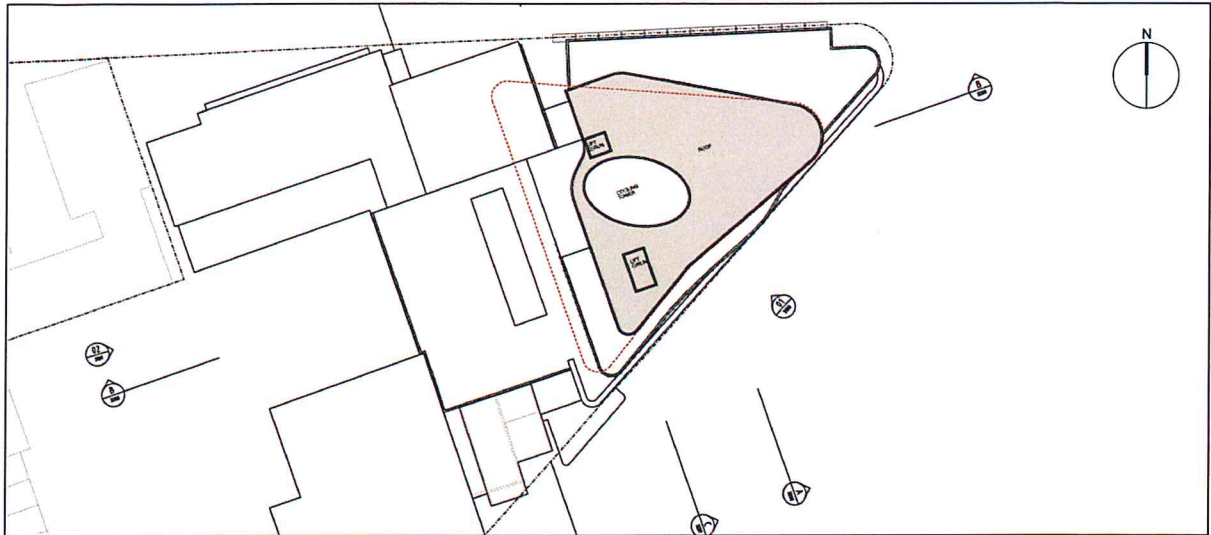


Figure 3: Approved Rooftop Plant Level

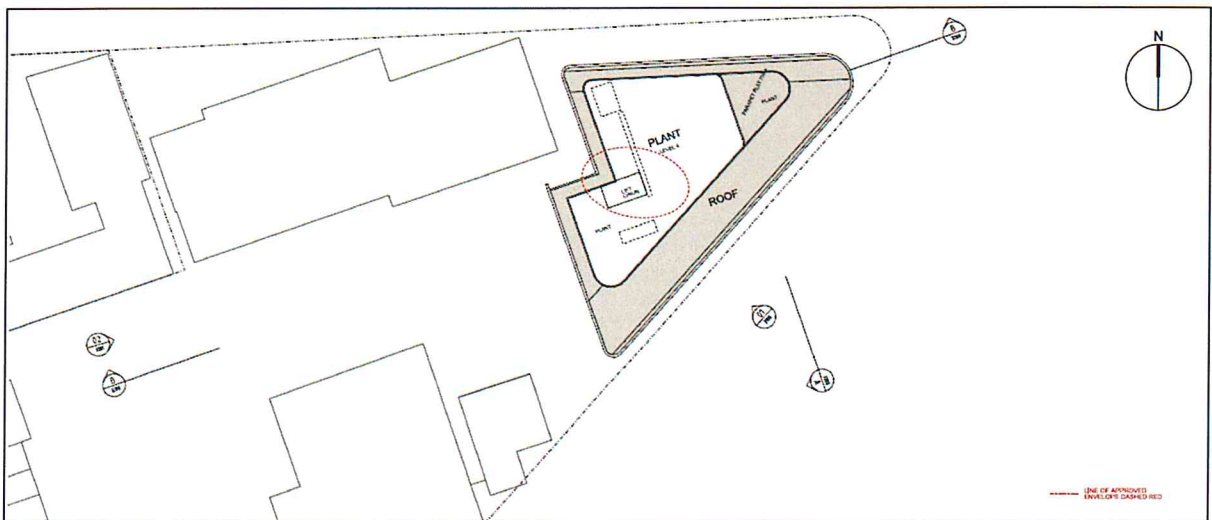


Figure 4: Proposed Rooftop Plant Level



Figure 5: Photomontage of the Stage 1 Resource and Research Building from King Street and Carillon Avenue Intersection - Approved



Figure 6: Photomontage of the Stage 1 Resource and Research Building from King Street and Carillon Avenue Intersection - Proposed

The proponent contends that the plant is necessary to meet the servicing needs of the development and to achieve project cost objectives. The proponent considers the size of the plant appropriate as the modified building meets the height limits prescribed in the concept plan, would have comparable overshadowing impacts with the approved development and the plant will only be partially visible from the public domain.

The department notes that the plant was previously largely located in the basement levels and has been relocated to the rooftop, resulting in the deletion of two basement levels given the removal of the ASRS. The storage space within the remaining basement level has been converted to a lecture theatre. The department considers that it would be unreasonable to require the proponent, a non-profit educational establishment, to construct costly basement structures for the sole purpose of plant as the larger basement structure required for the ASRS has been removed from the project. Furthermore, the modified building continues to comply with the prescribed height limit in the concept plan (maximum RL 70.6) and the rooftop plant is set back from the façade of the building and will be enclosed using aluminium louvres.

The department considers the relocation of the plant acceptable within the context of the site as it has been positioned to minimise visual impacts to the King Street and Carillon Avenue gateway. Therefore, the department considers the design modifications to the Stage 1 Resource and Research Building acceptable.

Retail Use

The proponent seeks to convert the approved academic floor space at 9-11 King Street (110 sqm) to retail floor space. The approved concept plan identifies this floor space as academic floor space. As the changes relate to a small amount of floor space, the department considers that the change in use would not be inconsistent with the concept plan approval. Whilst the concept plan does identify the general distribution of floorspace and land uses, it does not seek to limit the total retail floorspace or prescribe a minimum amount of academic floorspace.

The department considers that the conversion of the academic floorspace to retail floorspace would not impede the expansion of the educational establishment or the delivery of suitable academic floorspace. The location of the terraces at 9-11 King Street and the built form is suitable for conversion to retail given its frontage to King Street and similar retail uses further along on King Street. Furthermore, the department considers the change in use

Council reiterated its former position that vehicle access to the temporary car park should be from Little Queen Street and not from Campbell Street as west travelling vehicles should not be increased due to the narrowness of Campbell Street. Council also noted that it would not support any changes to the on-street car parking along Campbell Street to support the vehicle cross over on Campbell Street. As the vehicle cross over was an existing driveway and given the small number of car parking spaces, the department considered the Campbell Street access acceptable in the original assessment of the temporary car park. The proponent continues to seek to use the existing vehicle driveway and has indicated that due to the topography of the site, it would be impractical and unfeasible to provide vehicle access from Little Queen Street.

The amalgamation of the two car parks has the potential to result in additional traffic entering and exiting via Campbell Street. However, this is unlikely given the changes would only result in access to an additional 17 temporary car spaces (which would have previously relied solely on the Carillon Avenue access point) and the main vehicle access point would be from Carillon Avenue, which has more direct access to the local road network. The amalgamation of the car parks would potentially result in a reduction in vehicles travelling west along Campbell Street as the vehicles utilising the 19 spaces that relied solely on the Campbell Street driveway are now able to use the Carillon Avenue driveway also. As noted in the original assessment the vehicle driveway utilises an existing driveway, formerly providing access to the terraces (now demolished), and therefore no changes to the on-street car parking would be necessary.

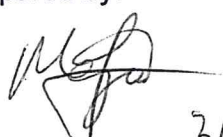
Accordingly, the department considers that the amalgamation of the two car parks is acceptable and would allow for improved movement within the car park. The amalgamation would result in the loss of an additional tree, however, this tree was to be removed as part of the longer term redevelopment approved for Site B and was also approved for removal as part of the project approval.

RECOMMENDATION

It is RECOMMENDED that the A/Director, Industry, Social Projects and Key Sites:

- note the information provided in this briefing;
- approve the modification request, subject to amending the conditions of approval; and
- sign the attached modifying instrument (**TAG A**).

Prepared by:


Megan Fu
Senior Planner
Industry, Social Projects and Key Sites

Endorsed by:


David Gibson
Team Leader
Industry, Social Projects and Key Sites

Approved by:


Chris Ritchie
A/Director
Industry, Social Projects and Key Sites