



MN/MR
15313
22 June 2015

Ms Carolyn McNally
Secretary
Department of Planning and Environment
23 Bridge Street
SYDNEY, 2000

Attention: Megan Fu

**SECTION 75W MODIFICATION APPLICATION TO MP 09_0007
STAGE 1 MOORE THEOLOGICAL COLLEGE RESOURCE AND RESEARCH BUILDING**

This Section 75W Modification has been prepared to modify the Project Approval (MP 09-0007) for the Moore Theological College Research and Resource Building at the corner of King Street and Carillon Avenue, Newtown. It is submitted to the Secretary of the Department of Planning and Environment (or her delegate) pursuant to section 75W and Clause 12 of Schedule 6A of the *Environmental Planning and Assessment Act, 1979* (EP&A Act), on behalf of the Kane Construction, the builder appointed by Moore Theological College to construct the project.

As a non-profit theological training college, Moore Theological College (MTC) relies entirely on donations to undertake capital works projects. MTC has spent the last few years raising funds in order to commence construction on the Research and Resource Centre. During that time MTC has also undertaken further spatial and cost planning exercises and building tender negotiations. Accordingly the detailed design of the building is able to provide improved building materials and has undergone design modifications that could be reasonably expected from the continual design development of the building.

The ongoing design development of the building has implemented a series of minor amendments that must be captured in a modification to the Project Approval in order to be certified and progressed to a Construction Certificate. Accordingly, this modification seeks to make a series of design refinements to the Approved Project that will enable MTC to proceed with the construction of the Approved Project.

This letter has been prepared by JBA for MTC, and is based on amended Architectural Drawings prepared by Allen Jack & Cottier (AJC) (**Attachment A**). It describes the proposed modifications to the Approved Project and includes an assessment of the proposal against the relevant considerations of the EP&A Act. It should be read in conjunction with the Project Approval (MP 09_0007).

1.0 BACKGROUND

1.1 Concept Plan and Project Approval

On 27 November 2010, the Deputy Director General of the then Department of Planning, as delegate of the then Minister for Planning, granted Project Approval to MP 09_0007 for the Research and Resource Building at Moore Theological College. The Approved Project includes:

- construction of a 6 storey Resource and Research Centre at the corner of King Street and Carillon Avenue, including a library, teaching and administration spaces, and 3 basement levels including an Automatic Storage Retrieval System (ASRS), archive / storage spaces, and plant;
- site preparation works including demolition of the existing structures on the site, removal of 10 trees and excavation;
- associate 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.

A Concept Plan was approved concurrently with the Project Approval. The Concept Plan, which applies to the wider MTC campus included:

- demolition of buildings;
- distribution of land uses across the site associated with the activities of the MTC;
- up to 27,500m² of GFA for education purposes including ancillary student accommodation and retail uses;
- building envelopes;
- pedestrian and vehicle access arrangements; and
- a maximum of 270 car parking spaces to service the staff and students of MTC 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.

1.2 Previous Modification Applications

Consent was granted on behalf of the Department of Planning and Infrastructure by the Minister's delegate on 4 December 2013 for modifications to the Project Approval (Modification 1). An overview of the changes included in Modification 1 is outlined below:

- 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;
 - removal of the loading dock off Carillon Avenue and provision of a new loading zone on Carillon Avenue;
 - refinements to the building facades;

- modifications to the landscaping including tree removal and general landscaping modifications
- change of use of 9-11 King Street from academic to retail uses;
- an increase in the approved GFA by 488m² from 7,376m² to 7,864m²; and
- modifications to the temporary car park on Site B including tree removal and landscape works.

2.0 DESCRIPTION OF PROPOSED MODIFICATION

2.1 Design Modifications

The further detailed design of the building has created the impetus for the proposed modifications that must be captured under a S75W modification to allow the continuation of the building works. The building changes essentially reflect the natural evolution that occurs within the design development process as the construction documentation is commenced and original assumptions about the workings and mechanics of the building designs are tested through more detailed analysis. Notwithstanding this, the further detailed design process has allowed for improvements to the building and the use of higher quality building materials.

An overview of the proposed key modifications is provided within **Table 1** below and further detailed in the amended Architectural Drawings prepared by AJ+ C (**Attachment A**). A photomontage of the revised proposed Research and Resource Centre is shown at **Figure 1**.

Table 1 – Proposed Modifications

Component	Summary of key design development changes
Ground Level	<ul style="list-style-type: none"> ■ Reconfiguration of the entry doors to King Street.
Internal Modifications	<ul style="list-style-type: none"> ■ Relocation of amenities and replacement of the lecture theatre with library resources in the Basement level; ■ Removal of stairs to the ground floor entry foyer from basement; ■ Relocation of stair to library resource room (basement and ground level); ■ Addition of amenities on the ground level; ■ Removal of the services/goods lift (basement, ground and level 1); and ■ Reduction in the void area to the west of the tutorial rooms (level 1). <p>Note: the above modifications result in an additional 47sqm of GFA.</p>
Roof	<ul style="list-style-type: none"> ■ Reduction in the mass and height of the plant room.
Façades	<ul style="list-style-type: none"> ■ Addition of solid blade ends to the Carillon Avenue 'curtain wall'; ■ Addition of vertical blade elements to the building façade; and ■ Curtain wall glazing added to western façade at level 3 to 5.
Envelope modifications	<ul style="list-style-type: none"> ■ Minor reduction in the building envelope on the north-western corner of the level 5 terrace; ■ Minor reduction in the basement envelope; ■ Level 2 terrace extended further to the west; and ■ Relocation of level 1 bridge connection further to the west.
Materials	<ul style="list-style-type: none"> ■ Stone coloured render amended to sandstone cladding (ground and level 1 to King Street) ■ Coloured render amended to concrete columns (ground and level 1 northern façade) ■ Stone coloured render amended to concrete textured wall cladding (levels 2-5 western façade)
Required modifications	<ul style="list-style-type: none"> ■ Reduction in extent of louvres to kiosk due to Ausgrid requirements

Construction Hours

The modification includes an extension of the existing approved construction hours on Saturdays to align with the City of Sydney's standard hours of construction for areas outside of the CBD. The proposed construction hours are 7.30am and 3.30pm on Saturdays.



Figure 1 – Photomontage of the modified Research and Resource Centre

2.2 Proposed Modifications to the Project Approval

The proposed modifications described in Section 2.1 necessitate amendments to the Project Approval. The words proposed to be deleted are shown in ~~**bold italics strike through**~~ and words to be inserted are shown in **bold**.

Schedule 1

The project description is proposed to be updated to reflect the modified project as follows:

Stage 1 Resource and Research Building, including:

- *MP 09_0007 MOD 2: Modifications to the Stage 1 Resource and Research Building, including:*
 - *modifications to the basement, including removal of the lecture theatre and replacement with a library resource room, reconfiguration of internal layouts and voids, removal of goods lift and removal and relocation of amenities and stairs resulting in an additional 47 sqm of Gross Floor Area;*
 - *reconfiguration of the entry doors to King Street;*
 - *reduction in the size of the plant;*
 - *alterations and improvements to the façade treatments;*
 - *extension of the Level 2 terrace area;*
 - *relocation of the level 1 footbridge;*
 - *extension of the construction hours on Saturdays; and*
 - *modifications and improvements to the building materials.*

Condition A2

Condition A2, which references the approved plans and document, is proposed to be amended to reflect the modified architectural drawings and this Section 75W Environmental Assessment Report.

Condition D1

Hours of Work

D1. The hours of excavation and work on the development must be as follows:

- (a) All excavation and construction work and activities in the vicinity of the site generating noise associated with preparation for the commencement of work (e.g. loading and unloading of goods, transferring of tools) in connection with the approved development must only be carried out between the hours of:*
 - 7.00am and 6.00pm on Mondays to Fridays*
 - ~~8.00am and 1.00pm~~ 7.30am and 3.30pm on Saturdays*
 - No work must be carried out on Sundays or public holidays.*
- (b) Works may be undertaken outside these hours where:*
 - the delivery of materials is required outside these hours by the Police or other authorities*
 - It is required in an emergency to avoid the loss of life, damage to property and/or to prevent environmental harm*
 - the work is approved by the Director General or his nominee.*

2.3 Proposed Modifications to the Statement of Commitments

Commitment 6.3 Construction Management

It is proposed to modify Commitment 6.3 to facilitate the amended construction hours, as follows:

6.3 Construction Management

Following the engagement of building contractor MTC will prepare a Construction Management Plan to address noise and vibration. construction traffic, erosion and sediment controls, dust suppression, and waste management. The plan will include the principles set out in this report to minimise construction impacts at different stages of the Construction process.

MTC commits to undertake the following actions during the construction and demolition process to minimise any adverse impacts:

- Recommendations in the Traffic Management Plan for Demolition and Construction Works will be adopted including engaging a traffic controller to manage all vehicle movements to the site and providing relevant signage to alert pedestrians, public and private transport operators of the works.*
- Noise and vibration associated with construction work will be monitored in accordance with the Construction Noise and Vibration Management Plan prepared by Acoustic Studio dated September 2009. throughout the demolition and construction period and additional controls implemented if appropriate.*
- Up to 90% of waste generated during works will be recycled.*

Hours of construction will be limited to 7.00am to 6.00pm Monday to Friday and 7.00am to ~~3.00pm~~ 3:30pm on Saturdays. There will be no work on Sundays and public holidays.

3.0 ENVIRONMENTAL ASSESSMENT

3.1 Consistency with the Concept Plan

The proposed modifications do not affect the project's consistency with the approved Concept Plan. Specifically, the proposed modifications do not affect the general consistency with or intent of:

- Schedule 2 - Terms of Approval;
- Schedule 3 - Future Assessment Requirements; or
- Schedule 4 - Final Statement of Commitments.

As a result of the internal modifications to the stairs, removal of the goods lift and the reduction in the void area on level 1, the modification will increase the GFA of the Resource and Research Centre by 47m². Condition 1 of the Terms of the Concept Approval set a maximum GFA of up to 27,500m² for the entire Concept Plan site; therefore the increase does not affect the Project's consistency with the maximum approved GFA. It is noted that the additional GFA is predominantly a result of the removal of building components that are not classified as GFA such as the goods lift and areas of vertical circulation. Accordingly, the additional GFA does not affect the height, bulk or scale of the building, or the external appearance of the building.

The modifications to the building plant will reduce the size and height of the plant. As shown in the Architectural Drawings (**Attachment A**), the extent of the plant footprint and bulk is substantially reduced from the extent of that approved under Modification No. 1 to the Project Approval.

3.2 Built Form

The proposed modifications do not include any substantial alterations to the approved built form or building envelope and will not result in any increase in height or scale of the building. The approved and proposed comparison perspectives at **Figures 2-4** illustrate that the modifications will still achieve a high quality built form outcome, consistent with the approved building.

The modified building retains or enhances the key design features of the Approved Project, specifically it:

- maintains the existing parapet heights along King Street;
- reflects the subdivision character of King Street through fine grained vertical articulation;
- complements the materials and finishes along King Street by using a masonry base for the first two storeys and glass in the upper levels;
- provides a continuous street edge at the corner of King Street and Carillon Avenue; and
- presents a five storey street wall with an upper level setback.

Further detailed design has enabled the extent of the building plant to be reduced, minimising its perceived bulk and scale reducing the extent of the shadow cast by the building. As shown in **Figures 2-4**, the reduced size of the plant will have a beneficial outcome on the appearance of the building and will further enhance the overall design quality of the building.

Building Envelope

The modification seeks to relocate the Level 1 link bridge to the north of the tutorial rooms to better align with the openings of the adjoining building. The relocated bridge connection forms a more logical path of travel between the two buildings and will not have any substantial impact on the building envelope.

Materials and Façade Treatment

The modification includes the replacement of the stone coloured render for building base with sandstone panels along the King Street façade. This is an additional expense incurred by MTC in order to improve the materiality and masonry character of the building base. The sandstone

cladding will improve the materiality and quality of finishes for the building whilst maintaining a masonry base that relates to the character of the building finishes along King Street.

The modification includes amended material treatments to the building base to Carillon Avenue. The stone coloured render is replaced with concrete columns that reinforce the linear and vertical elements of the building base and better define the King Street façade as the primary building entrance. The concrete columns reiterate the contemporary design of the building and maintain the masonry character of the building base (refer **Figure 3**).

The horizontal and vertical façade blades of the Level 2-5 glazed façade are rationalised into a more linear form to better express the façade form and delineate the two building elements.

The modification also includes an area of additional glazing on the western façade on levels 3 to 5. The glazing will replace the approved 'blue metal cladding' and will allow more natural light into the building. The additional glazing will further enforce the design principle to maintain glass for the upper levels, further enhance the desired character of a light weight building element atop a masonry base.



Figure 2 – Approved and Proposed Resource and Research Centre from City Road



Figure 3 – Approved and Proposed Resource and Research Centre from City Road near Carillon Avenue



Figure 4 – Approved and Proposed Resource and Research Centre from King Street

3.3 Overshadowing

The modification will reduce the height and footprint of the building plant, reducing the extent of the shadow cast by the building. **Figure 5** below demonstrates the reduced extent of the shadow cast by the modified building envelope compared with the approved envelope at 3pm the winter solstice.

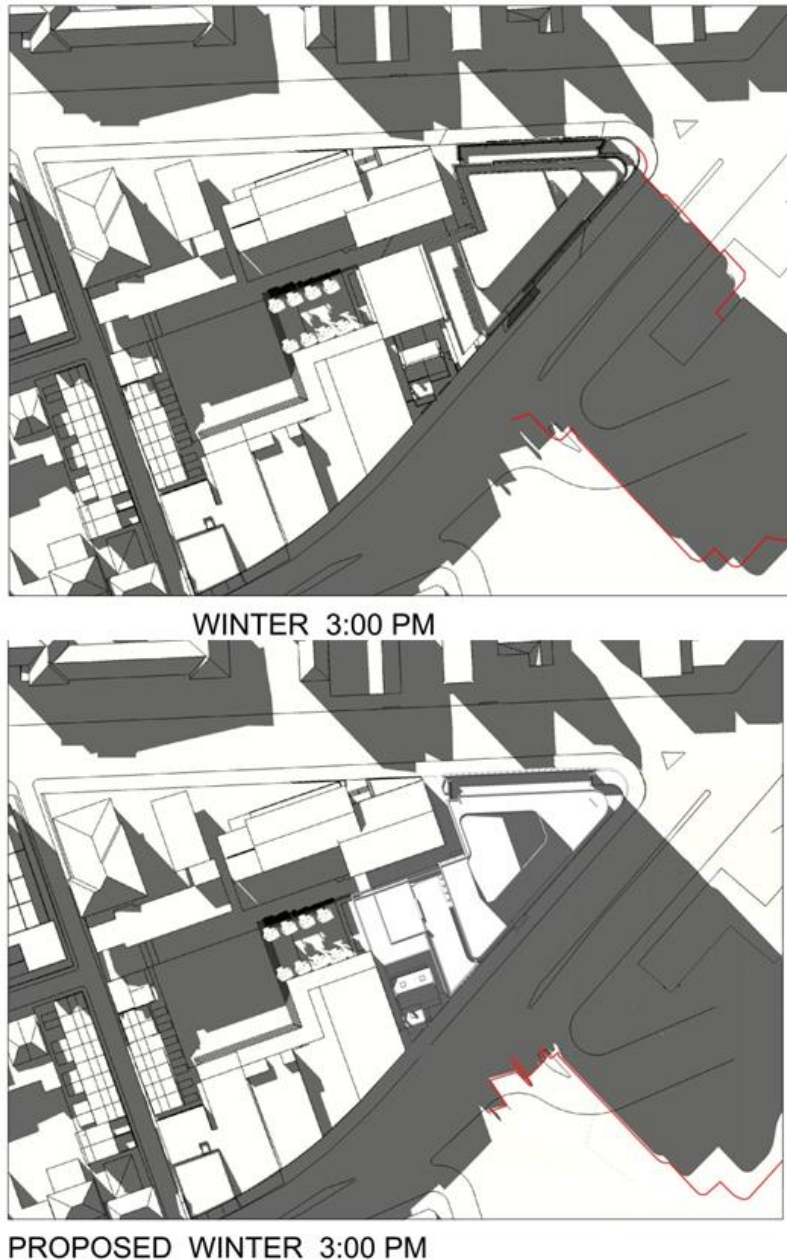


Figure 5 – Shadow comparison of approved and proposed building envelope at 3pm on the winter solstice

As shown above, the extent of the shadow cast by the proposed modification is lesser than that of the approved building.

3.4 Construction Hours

The modification seeks to amend the approved construction hours on Saturdays to align with the City of Sydney's Standard hours of construction for areas outside of the CBD. The extended construction hours on Saturdays will enable the faster completion of the construction process hence reducing the length of the potential construction noise and traffic impacts that are expected with any development. The City of Sydney standard hours of construction as well as email correspondence with Planning Officers is provided at **Attachment B**.

3.5 Heritage

The modified building materials will not have any significant heritage impacts on the surrounding heritage items or contributory buildings in the locality of the site. The proposed addition of

sandstone panels will improve the finished materiality of the building and improve the heritage response to the surrounding buildings.

3.6 Traffic, Parking and Loading

The modifications to the Research and Resource Centre will not result in any increase in staff or student population and hence will have no impact on the previously approved traffic generation or operation of key intersections in the locality.

3.7 Building Code Compliance

The modified building design has been prepared in accordance with the relevant Building Code of Australia (BCA) Standards and is capable of complying with the BCA deemed to satisfy provisions.

4.0 CONCLUSION

This modification seeks to make a series of design refinements to address specific issues MTC identified with the Approved Project. The modification will enable MTC to continue construction on this regionally significant development at an important higher educational establishment.

The modifications are minor in nature and do not result in additional adverse environmental impacts beyond those already deemed acceptable during assessment of the Approved Project. We therefore recommend this Section 75W Modification be approved.

Should you have any queries about this matter, please do not hesitate to contact me on 9956 6962 or mrowe@jbaplanning.com.au.

Yours faithfully



Matthew Norman
Urban Planner Intern



Michael Rowe
Associate

Attachments

Attachment A – Architectural Plans

Attachment B – City of Sydney standard hours of construction