

9 July 2015

File Number: 2015/342070
Our Ref: R/2015/25

Ms Fiona Gibson
NSW Department of Planning and Environment
Sydney NSW 2000

Dear Fiona,

**RE: MP 09_0007 MOD 2 – Stage 1 Project Application – Library Building,
Moore Theological College, 1-11 King Street, Newtown**

Thank you for the opportunity to provide comment on the abovementioned modification. City Staff have reviewed the proposal and are broadly supportive of the modified design and it is considered an improvement on the earlier approval. Notwithstanding this, there are some minor concerns with selected aspects of the modification, which are raised for your consideration below.

Gross Floor Area

The proposed modification will increase the Gross Floor Area of the approved development by 47m² from 7,864m² to 7,911m². It is noted that the FSR controls vary across the site, and a maximum FSR of 4:1 is permissible over an area of approximately 1,049m², and a maximum of 1.5:1 is permissible over an area of approximately 833m². This allows for a maximum GFA of approximately 5,445m².

The original approval was for 7,376m², which was further increased to 7,864m² under MOD1. This has resulted in a FSR exceedance across both sites of approximately 45%. Although the proposed increase in this application is minor, concern is raised that incremental increases are further exacerbating the level of non-compliance with the development standard.

Floor to Ceiling Heights

The elevations illustrate the currently approved building envelope in relation to the proposed modification. It appears that the overall roof height may have been reduced; however the City is not able to verify this as the currently approved plans do not include RLs on the upper level plans or the elevations. The applicant should confirm amendments to the proposed floor levels are proposed. If the floor to ceiling heights are proposed to be amended, the Department should satisfy itself that the new clearances are appropriate for the intended uses.

Potential Signage Zones

No objection is raised in principle to the proposed facade blades on the Carillon Avenue frontage, however it is noted that they are potential signage zones. The

applicant should advise if the intention is to install signage in these locations and amend the application if necessary.

Level 1 Bridge

In principle, no objection is raised to the relocation of the bridge on Level 1. It is noted however that the new location requires stair access between the buildings, where previously there was none. The applicant should demonstrate that equitable access between the two buildings is maintained.

King Street Entrance

The proposed modification includes the provision of a revolving door at the Ground Floor entrance on the King Street facade. Revolving doors can be an impediment to access for people with restricted mobility, and the applicant should consider removing them from the plans.



Should you wish to speak with a Council officer about the above, please contact Christopher Ashworth, Specialist Planner, on 9246 7757 or at cashworth@cityofsydney.nsw.gov.au.

Yours sincerely,

CHRISTOPHER CORRADI
Area Planning Manager
City of Sydney