



MN/MR  
15313  
10 August 2015

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

Attention: Fiona Gibson

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

I write to you in response to the submission prepared by the City of Sydney Council in relation to the proposed S75W modification application to MP 09\_0007. Each of the issues raised in the submission are addressed below.

**Gross Floor Area**

The design development of the building including services coordination and the relocation of vertical access arrangement and void spaces which resulted in a nominal 46m<sup>2</sup> increase in GFA, as could be expected with any design development for a building of this scale.

The approved Concept Plan set a maximum GFA for 'Site A' (which includes the subject development site) of 27,500m<sup>2</sup>. The development as proposed to be modified continues to comply with the overall maximum amount of floor space approved for Site A under the Concept Plan. As the site is the subject of a Part 3A Concept Plan approval and is a transitional Part 3A Project, the Floor Space Ratio Controls (FSR) in the *Sydney Local Environmental Plan 2012* do not apply and are not a relevant consideration.

**Floor to Ceiling Heights**

A section plan annotating floor to floor RL levels has been prepared for the modification and is provided at **Attachment A**. As shown in the section plan, the floor to ceiling heights are not proposed to be amended, rather the height of the roof plant is reduced from RL70.6, as approved under MOD 1, to RL70.5 as proposed.

**Potential Signage Zones**

On behalf of Moore Theological College we can confirm that there is no intention to install signage on the façade blades to Carillon Avenue. We note that no signs are included in the proposed modification and any such signs in the future would require the submission of a separate DA to Council for its assessment.

**Level 1 Bridge**

The bridge link connects the existing dining room with a seminar/tutorial room on Level 1, the upper level of the existing dining room building. We note that currently there is only stair access between the ground and first floor level of the existing dining room building; as such we do not consider that the level of accessibility has not been reduced. Should accessibility be considered an issue, a consent condition may be imposed requiring access is provided in accordance with the BCA.

**King Street Entrance**

The revolving door to the King Street Entrance of the building is 'flanked' with accessible pass doors on both sides. This detail is shown on the plans submitted with the modification application.

We consider that the above information suitably addresses the issues raised by the City of Sydney Council in their submission and can enable the finalisation of the modification assessment. Should you have any queries about this matter, please do not hesitate to contact me on 9956 6962 or [mrowe@jbaplanning.com.au](mailto:mrowe@jbaplanning.com.au).

Yours faithfully

A handwritten signature in blue ink, appearing to read 'M Rowe', with a horizontal line underneath.

Michael Rowe  
*Associate*