

## ASSESSMENT REPORT

### MOORE THEOLOGICAL COLLEGE, NEWTOWN MP09\_0007 MOD 2

#### 1. BACKGROUND

This report is an assessment of a request to modify Project Approval (MP 09\_0007) for the Moore Theological College in Newtown in the City of Sydney local government area. The request has been lodged by JBA Urban Planning on behalf of the Moore Theological College (the proponent), pursuant to Section 75W of the *Environmental Planning and Assessment Act 1979* (EP&A Act). The modification request seeks approval for changes to the detailed design of the Stage 1 Resource and Research Building, and an extension to the approved hours of construction.

#### 2. SUBJECT SITE

The subject site is located at the intersection of Carillon Avenue and King Street, Newtown (see **Figure 1**). The demolition works associated with the Stage 1 Resource and Research Building have commenced.

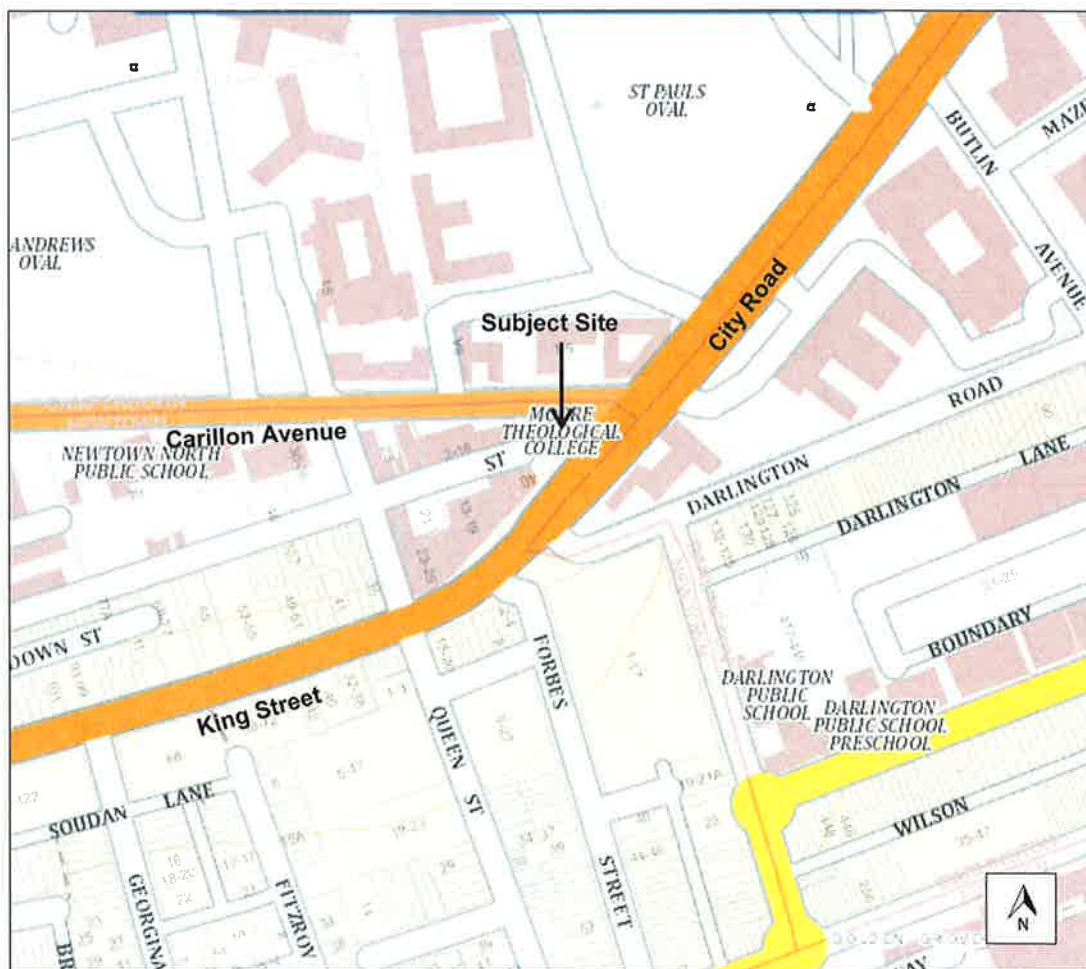


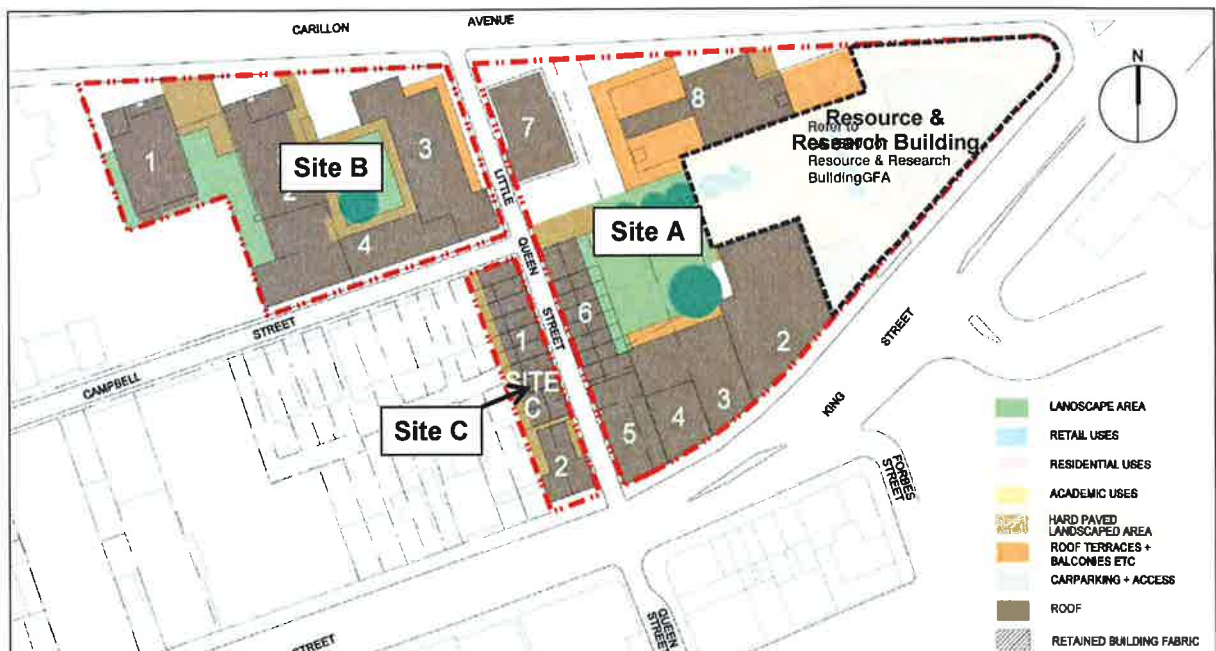
Figure 1 – Site Location

### 3. APPROVAL HISTORY

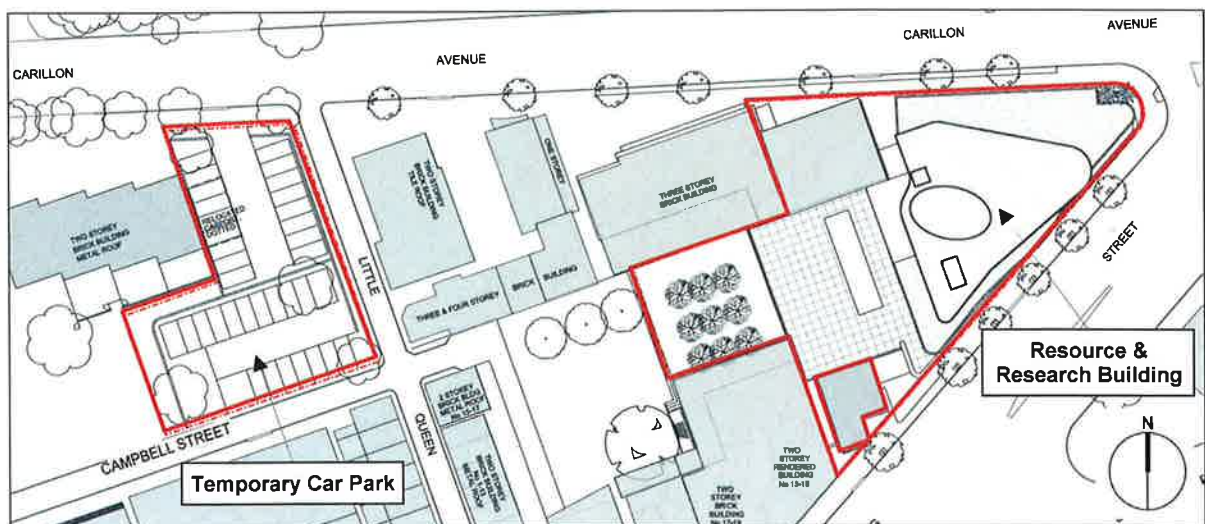
On 27 November 2010, the then Deputy Director-General, as delegate of the Minister for Planning, approved a Concept Plan for the redevelopment of the Moore Theological College (MTC), which divided the campus into three sites (A, B & C) as illustrated in **Figure 2**, and a concurrent Stage 1 Project Approval for the construction of the six storey Resource and Research Building on Site A, which is adjacent to King Street and Carillon Avenue (refer to **Figure 3**).

On 4 December 2013, the Stage 1 Project Approval for the Resource and Research Building was modified (MOD 1) under delegation, which included the following changes:

- 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 (Site B).



**Figure 2** – Approved Concept layout



**Figure 3** – Approved Stage 1 Resource and Research Building layout

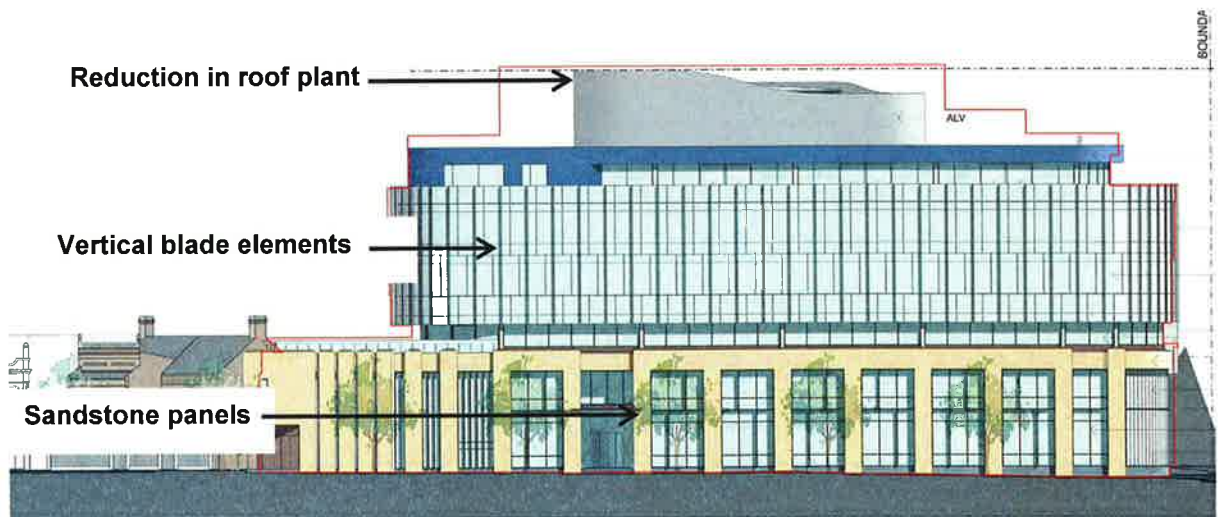


#### 4. PROPOSED MODIFICATION

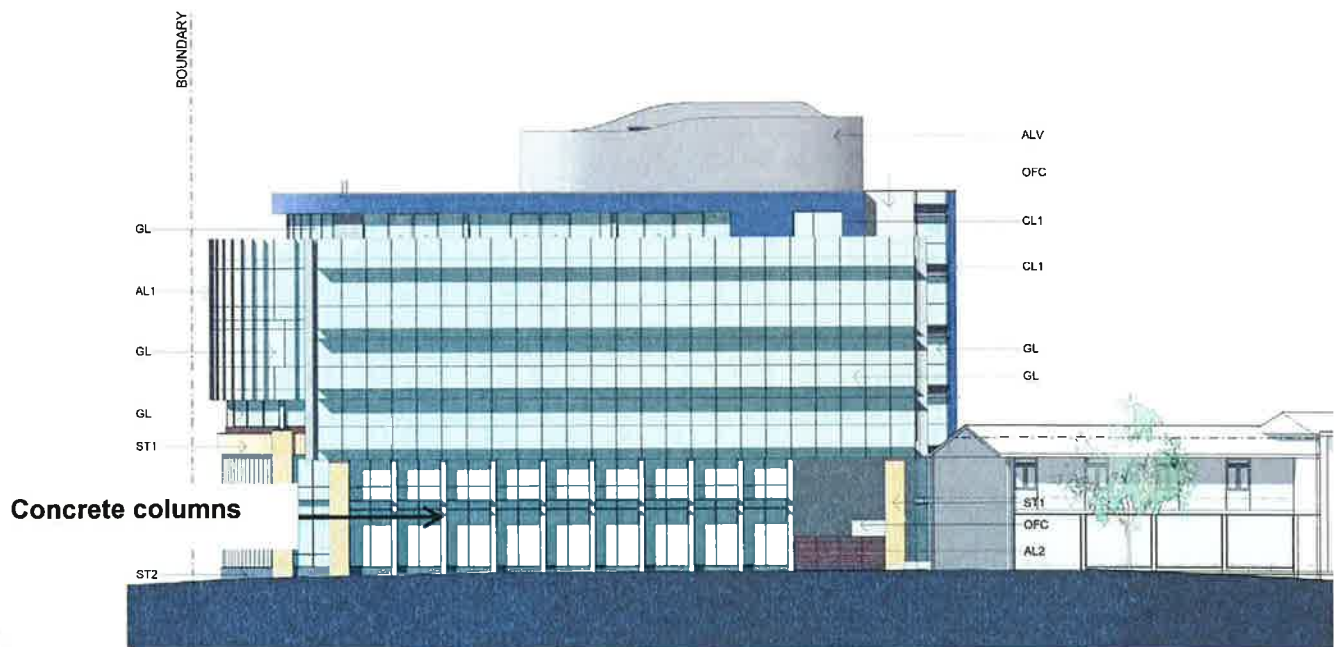
On 24 June 2015, the applicant lodged a section 75W modification application (MP09\_0007 MOD 2) seeking approval to make detailed design changes to the approved development on the basis it would improve the design outcome, and provide higher quality materials. The proposed changes are outlined in **Table 1** and the external changes are illustrated in **Figures 4 to 6**.

**Table 1: Summary of Proposed Modifications**

Component	Proposed Modification
Building Envelope	<ul style="list-style-type: none"> <li>minor reduction in the building envelope on the north-western corner of the level 5 terrace;</li> <li>reduction in the mass and height of the plant room;</li> <li>minor reduction in the basement envelope;</li> <li>extension to the level two terrace to the west; and</li> <li>relocation of the level 1 bridge connection to the west;</li> </ul>
Gross Floor Area	<ul style="list-style-type: none"> <li>Increase GFA by 46m<sup>2</sup> from 7,864m<sup>2</sup> to 7,910m<sup>2</sup></li> </ul>
External Modifications	<ul style="list-style-type: none"> <li>reconfiguration of the entry doors to King Street;</li> <li>addition of solid blade ends to the Carillon Avenue curtain wall;</li> <li>addition of vertical blade elements to the building façade;</li> <li>curtain wall glazing added to western façade at level 3 to 5;</li> <li>stone coloured render amended to: <ul style="list-style-type: none"> <li>sandstone cladding (ground and level 1 to King Street);</li> <li>concrete columns (ground and level 1 northern façade);</li> <li>concrete textured wall cladding (levels 2-5 western façade); and</li> </ul> </li> <li>reduction in extent of louvres to kiosk due to Ausgrid requirements</li> </ul>
Internal Modifications	<ul style="list-style-type: none"> <li>relocation of amenities and replacement of the lecture theatre with library resources in the Basement level;</li> <li>removal of stairs to the ground floor entry foyer from basement;</li> <li>relocation of stair to library resource room (basement and ground);</li> <li>addition of amenities on the ground level;</li> <li>removal of the services /goods lift (basement, ground and level 1); and</li> <li>reduction in the void area to the west of the tutorial rooms (level 1);</li> </ul>
Construction Hours	<ul style="list-style-type: none"> <li>extension to the approved hours of construction on a Saturday from 8:00am-1:00 pm to 7:30am-3:30pm.</li> </ul>



**Figure 4 – South-eastern elevation (King Street)**



**Figure 5 – Northern elevation (Carillon Avenue)**



**Figure 6 – View from City Road as approved (left) and as proposed (right)**

## 5. STATUTORY CONSIDERATION

### 5.1 Section 75W

The project was originally approved under Part 3A of the *Environmental Planning and Assessment Act 1979* (EP&A Act). Although Part 3A was repealed on 11 October 2011, the project remains a 'transitional Part 3A project' under Schedule 6A of the EP&A Act, and hence any modification to this approval must be made under the former Section 75W of the Act.

The Department is satisfied that the proposed changes are within the scope of Section 75W of the EP&A Act, and do not constitute a new application.

## **5.2 Approval Authority**

Under the Minister's delegation dated 16 February 2015, the Acting Director, Regional Assessments may determine the application as:

- Council has not made an objection;
- a political donation disclosure statement has not been made for this application; and
- no public submissions were received objecting to the proposed modification.

## **6. CONSULTATION**

The modification request was made publicly available on the Department's website, and referred to the City of Sydney (Council) for comment. Due to the minor nature of the proposed modification, the modification request was not exhibited by any other means.

**Council** supports the proposed modification, noting it would be an improved design outcome for the site. Council also identified the following issues for consideration:

- the increased floorspace would exacerbate the level of non-compliance with Council's floor space ratio (FSR) development standard;
- any changes to the floor to ceiling heights should be confirmed, and assessed to ensure appropriate amenity for the future occupants;
- any intentions to install signage on proposed blades on Carillon Avenue façade should be confirmed and the application amended, if necessary;
- equitable access should be maintained in light of relocation of the bridge on Level 1 and the provision of stair access; and
- consideration should be given to removing the revolving doors at the ground floor entrance, which are an impediment to access for people with restricted mobility.

No submissions from the **public** were received.

## **7. ASSESSMENT**

The key assessment issue relates to the proposed external changes and its potential impact on the streetscape. All other issues associated with the proposed modification have been considered in **Table 2**.

### **7.1 Urban Design and Streetscape**

As a result of detailed design work following approval of the original application, the proposal seeks to modify the design of the development to improve its functionality and upgrade its external appearance. The key design modifications that would change the appearance of the building as viewed from the public domain are the new façade treatments and building materials. These include:

- the rationalisation of the horizontal and vertical blades at levels 2 to 5 into a linear form;
- an additional area of glazing at levels 3 to 5 on the western façade, which replaces the approved blue metal cladding;
- replacement of the stone coloured render with:
  - sandstone panels at the base of the building along King Street;
  - concrete columns at the base of the building along Carillon Avenue; and
  - a textured concrete wall cladding from levels 2 to 5 at the western façade.

The proposed changes would not result in any change to the building envelope, other than a reduction to the height and footprint of the rooftop plant.

**Figures 6** (above) and **7** (below) illustrate the proposed changes to the appearance of the building.





**Figure 7** – View towards Carillon Avenue as approved (left) and as proposed (right)

Council have advised that it supports the proposed façade changes, noting they would improve the design outcome for the site.

The Department's assessment finds that:

- the building as modified would remain consistent with the overall built form of the approved building;
- the proposed changes to the façade blades and glazing at the upper levels, and the introduction of the sandstone panels and concrete columns at the lower levels, would improve the design quality of the building; and
- the proposed changes would also improve sunlight access and amenity for future occupants.

The Department is therefore satisfied that the proposed changes would make a positive contribution to the overall design and amenity of the building with no adverse urban design or streetscape impacts.

### 7.3 Other Issues

**Table 2: Other Assessment Issues**

<b>Issue</b>	<b>Consideration</b>	<b>Recommendation</b>
<i>Construction Hours</i>	<ul style="list-style-type: none"> <li>• The approved hours of construction on a Saturday are 8:00 am to 1:00 pm.</li> <li>• The proponent seeks to increase the hours of construction on Saturday from 7:30 am to 3:30 pm.</li> <li>• Council did not raise any objection to the proposed increase in construction hours on a Saturday.</li> <li>• The Department notes the proposed increase in the hours of construction is consistent with the Council's standard hours of construction for areas outside the CBD.</li> <li>• The Department is satisfied that the construction conditions in the Stage 1 approval would adequately minimise disturbance to the surrounding area in terms</li> </ul>	Amend construction hours in Condition D1 and Commitment 6.3

<i>Issue</i>	<i>Consideration</i>	<i>Recommendation</i>
	<ul style="list-style-type: none"> <li>of noise and traffic impacts during the proposed extended construction hours.</li> <li>The extension to construction hours on a Saturday is therefore acceptable.</li> </ul>	
<i>Heritage</i>	<ul style="list-style-type: none"> <li>The subject building is partly contained in a heritage conservation area to the west along King Street, and is in the vicinity of a number of buildings identified as heritage items in the Sydney Local Environmental Plan 2012.</li> <li>The Department considers the proposed modification would not alter the building's bulk and scale or its overall built form relationship with other buildings in the locality.</li> <li>The Department is satisfied the proposed changes in the façade treatments as discussed in <b>Section 7.1</b> would retain the design integrity of the original proposal and therefore would not detract from the significance of the heritage conservation area.</li> </ul>	No additional conditions or amendments necessary.
<i>Floorspace Changes</i>	<ul style="list-style-type: none"> <li>The proposed modification results in additional gross floor area (GFA) of 46 m<sup>2</sup> from 7,864 m<sup>2</sup> to 7,910 m<sup>2</sup>.</li> <li>Council raised concern with the incremental changes in GFA for the building, and the extent of non-compliance with its FSR control in SLEP 2012.</li> <li>The Department notes that the Concept Approval sets the parameters for permissible floor space on the site. The minor increase in GFA would not affect compliance with the maximum GFA permitted under the Concept Approval for the entire Concept Plan site (27,500 m<sup>2</sup>).</li> <li>Further, the additional GFA is a result of the removal of building components that are not classified as GFA, such as the goods lift and areas of vertical circulation, which are wholly contained within the approved building envelope and therefore no material impacts arise from the proposed change.</li> <li>The Department is therefore satisfied the additional floorspace is acceptable.</li> </ul>	No additional conditions or amendments necessary.
<i>Consistency with the approved Concept Plan</i>	<ul style="list-style-type: none"> <li>The Department is satisfied that the proposed changes largely relate to detailed design matters, and the overall building form and design quality parameters set by the approved Concept Plan are not affected by the minor modifications.</li> </ul>	No additional conditions or amendments necessary.
<i>Building Height/Solar Access</i>	<ul style="list-style-type: none"> <li>The Department notes there is no change to the approved floor to ceiling heights, and the height of the building would not change as a result of the proposed modification.</li> <li>However, the height and footprint of the plant on the rooftop will be reduced, which results in a corresponding reduction in the amount of shadows cast by the building at the winter solstice.</li> <li>The Department notes the proposal would therefore improve solar access to adjoining properties to the south.</li> </ul>	No additional conditions or amendments necessary.
<i>Traffic and Parking</i>	<ul style="list-style-type: none"> <li>The proposed modification does not result in any additional staff or student population.</li> <li>The Department is satisfied there would be no adverse traffic or parking impacts associated with the proposed changes.</li> </ul>	No additional conditions or amendments necessary.
<i>Equitable Access</i>	<ul style="list-style-type: none"> <li>Council raised concerns with the revolving doors at the ground floor entrance at King Street in relation to access for people with restricted mobility.</li> </ul>	No additional conditions or amendments necessary.

<i>Issue</i>	<i>Consideration</i>	<i>Recommendation</i>
	<ul style="list-style-type: none"> <li>• The Department notes that there are swing doors either side of the revolving door providing alternative access to the building.</li> <li>• Council also raised concern with the new stair access between the buildings in terms of equitable access, as a result of the relocation of the bridge on level 1.</li> <li>• Condition B14 in the Stage 1 Project Approval requires compliance with Building Code of Australia in terms of access for people with a disability.</li> <li>• The Department is satisfied that the detailed building design would need to demonstrate compliance with the relevant access requirements in the BCA, prior to the issue of a construction certificate.</li> </ul>	
<i>Signage</i>	<ul style="list-style-type: none"> <li>• Council raised concern with the potential opportunity for signage on the proposed façade blades on the Carillon Avenue frontage.</li> <li>• The proponent has advised that there is no intention to erect signage on this part of the building.</li> </ul>	No additional conditions or amendments necessary

## 8. CONCLUSION

The Department has assessed the modification application and supporting information in accordance with the relevant requirements in the EP&A Act. The Department considers that the proposed modification is generally consistent with the original approval.

The Department's assessment concludes the proposed modification is appropriate on the basis that it would:

- make a positive contribution to the overall design of the building;
- not detract from the significance of the heritage conservation area;
- improve amenity for future occupants of the building; and
- maintain consistency with the approved Concept Plan.

Consequently, the proposal is in the public interest and it is recommended that the modification be approved subject to the recommended conditions.


## 9. RECOMMENDATION

It is recommended that the Acting Director, Regional Assessments:


- consider** the findings and recommendations of this report;
- approve** the modification under Section 75W, subject to conditions; and
- sign** the attached notice of modification (**Appendix A**).

Prepared by: Thomas Mithen

Endorsed by:

  
 13.08.15  
 Natasha Harras  
 Team Leader  
 Regional Assessments

Approved by:

  
 13/8/15  
 Anthony Witherdin  
 Acting Director  
 Regional Assessments



## **APPENDIX A: NOTICE OF MODIFICATION**

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The notice of modification can be found on the Department of Planning and Environment's website as follows:

[http://majorprojects.planning.nsw.gov.au/index.pl?action=view\\_job&job\\_id=7131](http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=7131)

## **APPENDIX B: SUPPORTING INFORMATION**

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The following supporting documents and supporting information to this assessment report can be found on the Department of Planning and Environment's website as follows:

1. Modification request

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2. Submissions

[http://majorprojects.planning.nsw.gov.au/index.pl?action=view\\_job&job\\_id=7131](http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=7131)

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