

03\_\_\_\_\_
 Concept Plan Proposal

3.11\_Development Precinct Controls

Development controls are outlined for each of the four proposed development precincts. The proposed controls will ensure high quality urban design outcomes, with buildings which respond to the existing built form of the campus and surrounding locality.

- The primary development controls identified are:
- \_Maximum gross floor area (GFA) per development precinct
  - \_Building Envelopes
  - \_Building Height
  - \_Active Edges and Public Domain

3.11.1\_Floor Area

A maximum GFA is identified for each development precinct. This will ensure an appropriate floor area for future buildings. The GFA will not be transferrable between development precincts.

The Concept Plan will yield approximately 13,590sqm of new floor space within the campus for educational activities. The distribution of this GFA is shown in the table below, and discussed in further detail within each of the proposed development precincts.

| Precinct               | Maximum GFA |
|------------------------|-------------|
| South eastern Precinct | 5,900 sqm   |
| Eastern Precinct       | 3,450 sqm   |
| Western Precinct       | 3,200 sqm   |
| Central Precinct       | 1,040sqm    |
| Total                  | 13,590 sqm  |

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Precinct 1\_South eastern

Character Statement

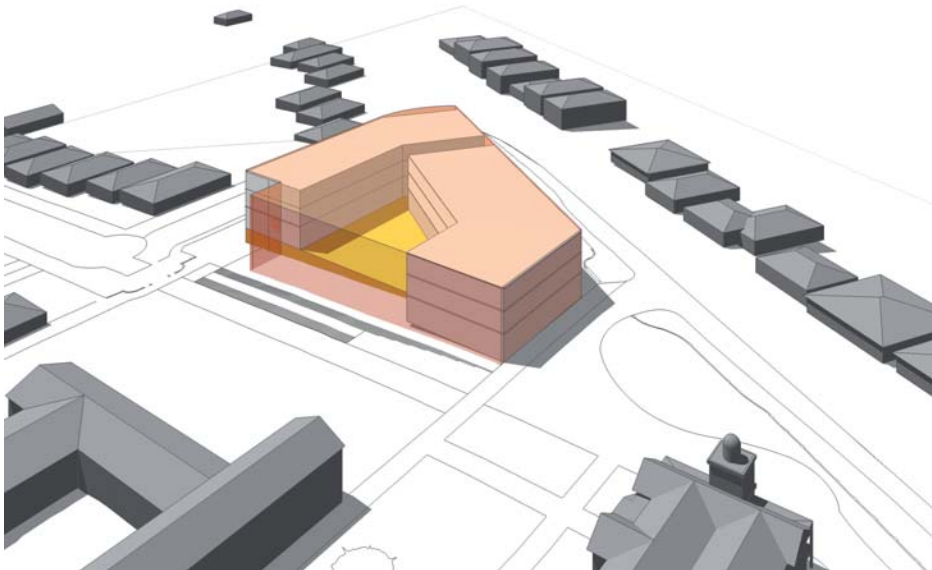
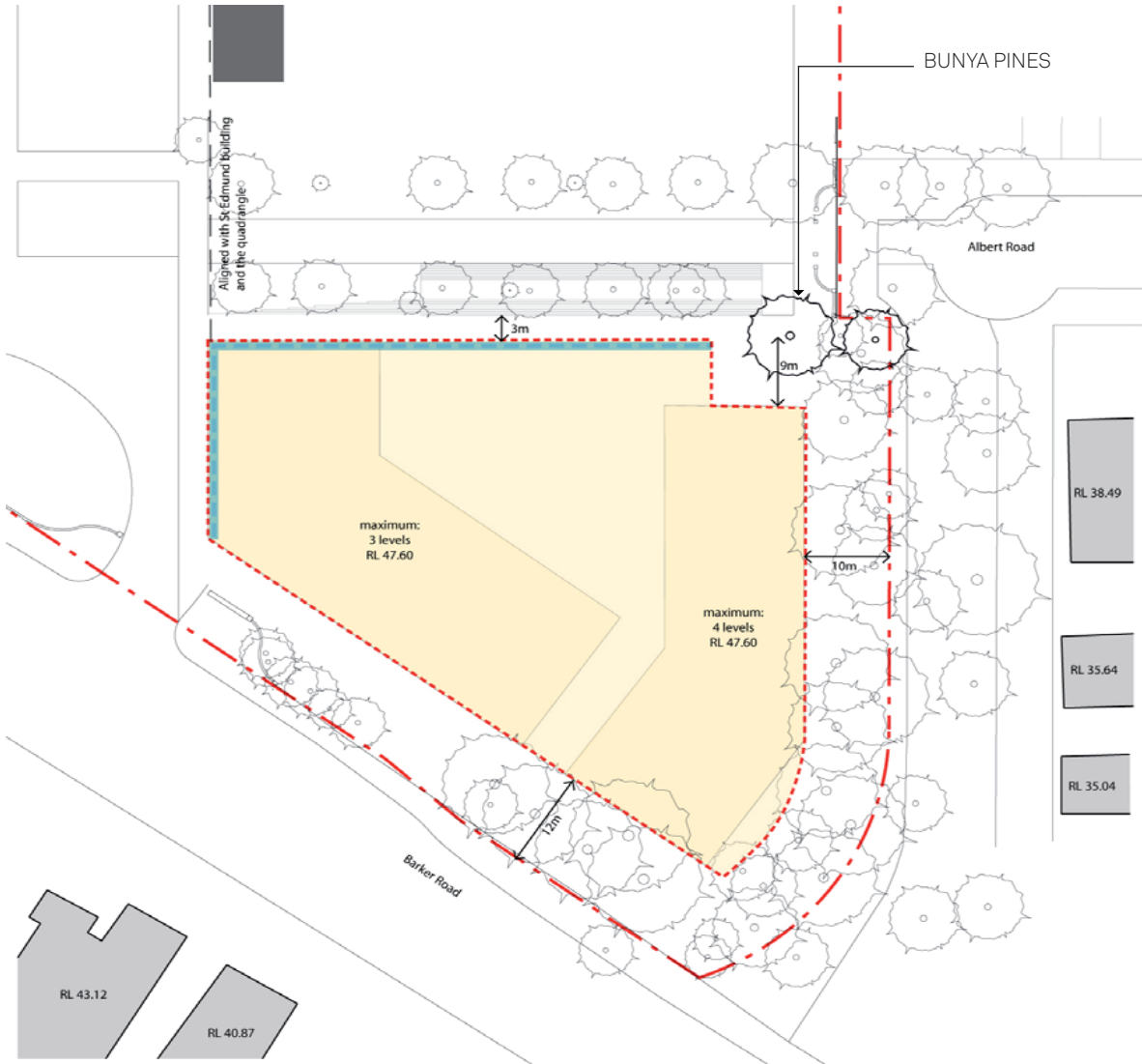
The south eastern precinct will include a new library building to represent the figurehead building of the campus and a destination and meeting point. The new building will be brought to the front of the campus to serve as a gateway to the campus from Barker Road.

The new library building will replace the existing library with a larger space, including modern education technologies and electronic resource and knowledge delivery services. It is anticipated that the new library building may also comprise a small scale shop or retail space to support student activities.

A new internal courtyard and a paved area will provide opportunity for learning activities to spill out onto courtyard or one of the upper level balconies. The courtyard space will serve as an extension of the two buildings providing the opportunity for students to study outside. The paved library commons will be a key pedestrian only hardstand space that will provide for gatherings and events adjacent to the new library space.

Seating will be provided under the trees and to the edge of the space. Stormwater will drain to the two central rows of trees passively irrigating the trees.

| Primary Precinct Controls |  |
|---------------------------|--|
| Maximum GFA               | 5,900sqm   |
| Maximum Height            | RL 47.60 - excludes plant and lift overruns                                    |
| Building Uses             | _library<br>_education<br>_research space<br>_shop<br>_food and drink premises |

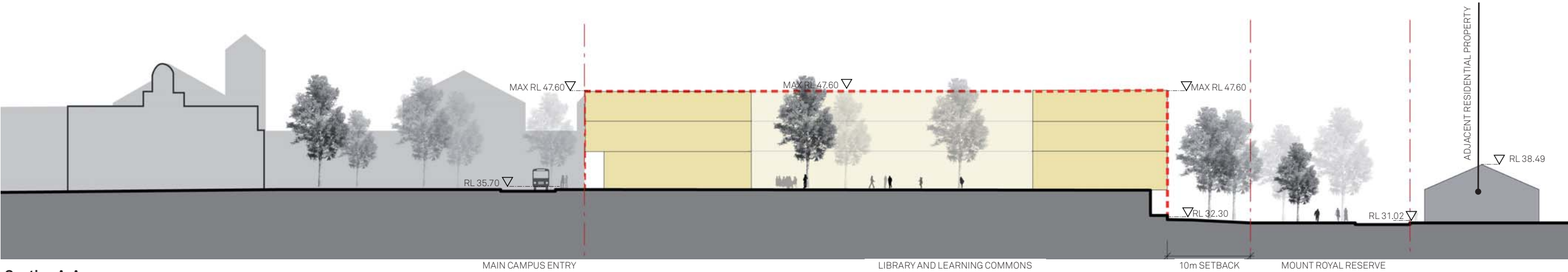


3D Envelope Analysis



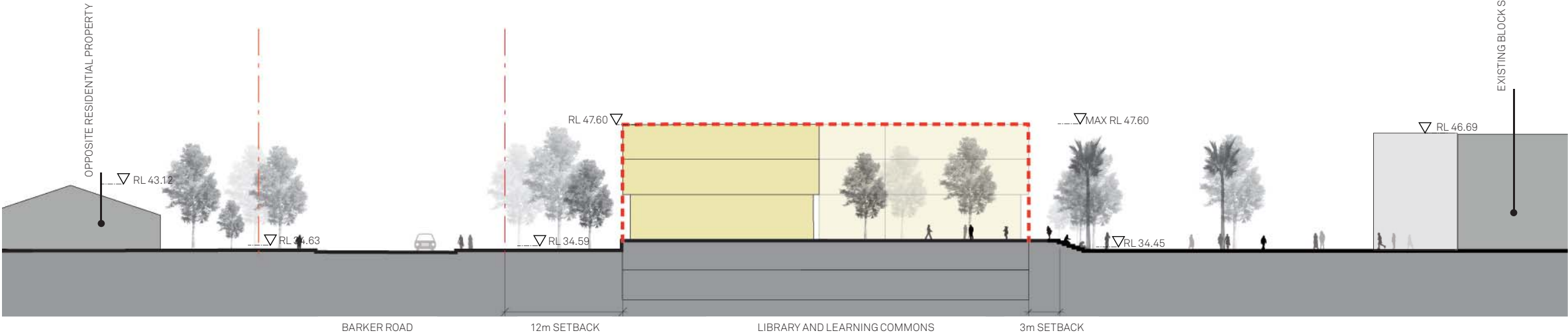
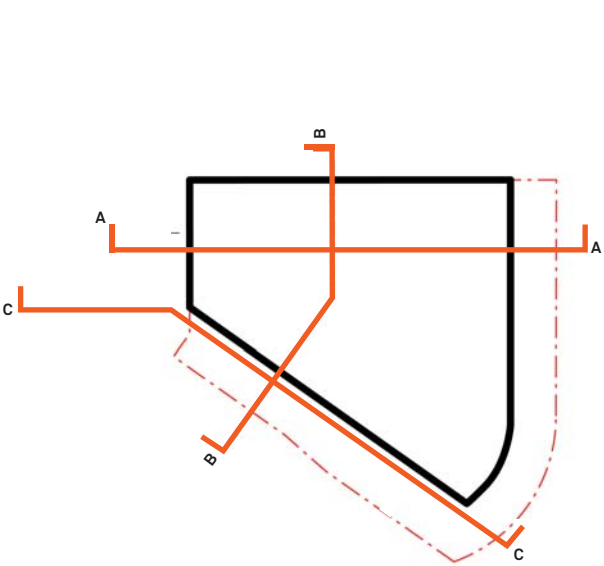
3D Envelope Analysis

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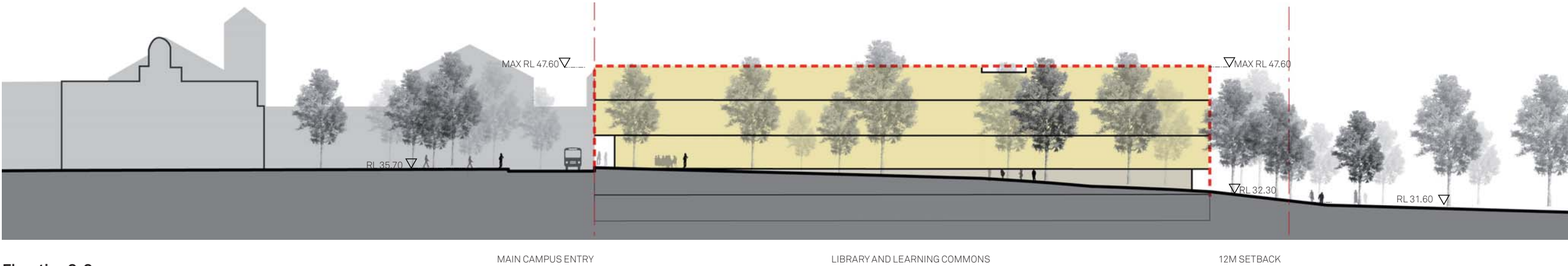
Section A-A

Note: At detailed development application stage, minor changes to ground level RLs may occur. Maximum height RLs will not change.



Section B-B

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Elevation C-C

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Precinct 2\_Eastern

Character Statement

The eastern precinct will provide a new education building which integrates with the existing Mullens building to the west and St Edmunds building to the south. The new building will occupy a vacant area of the main campus on the eastern boundary improving the built edge to the northern playing field, as well as strengthening the main pedestrian spine through the campus.

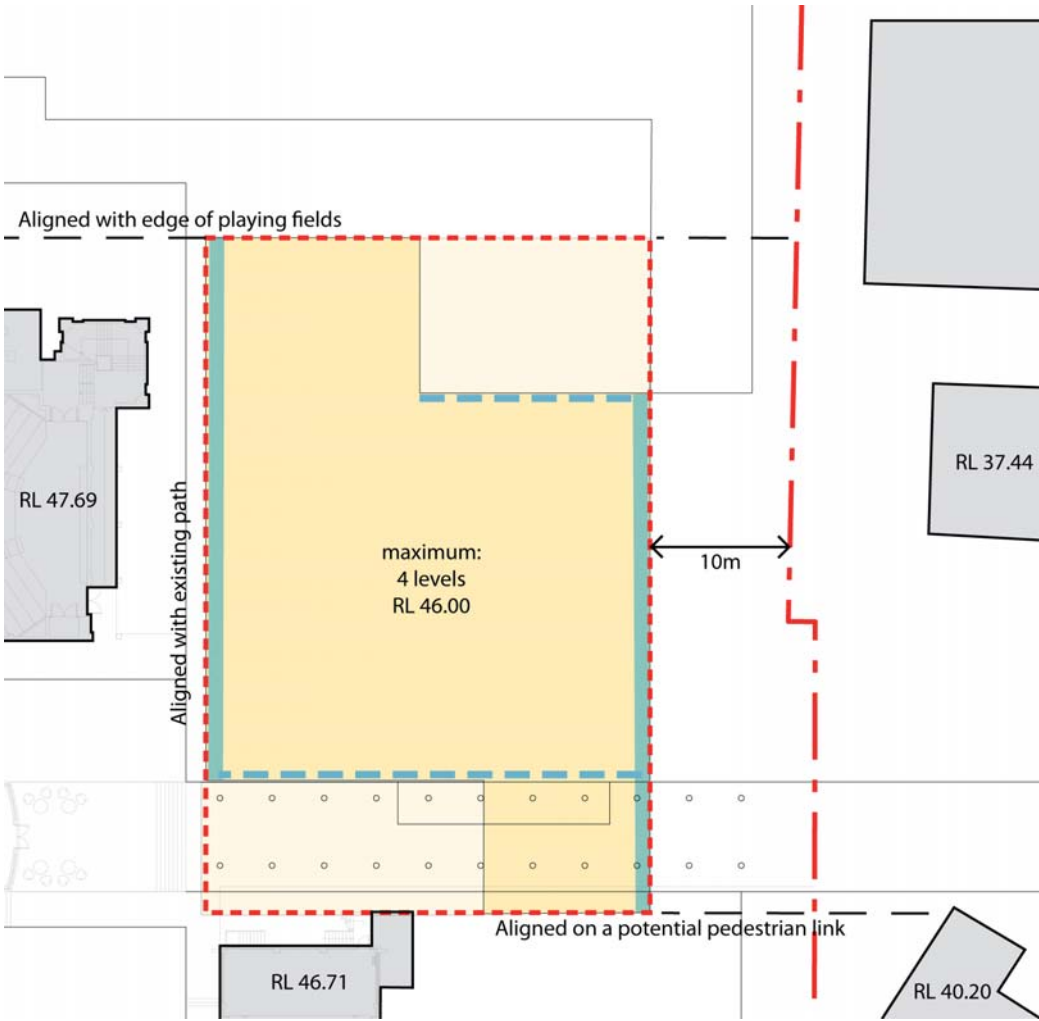
The southern edge of the new precinct will provide an active frontage, with activity opening onto a new pedestrian spine.

The northern extent of the building will address the existing oval with a new promenade along the playing field edge.

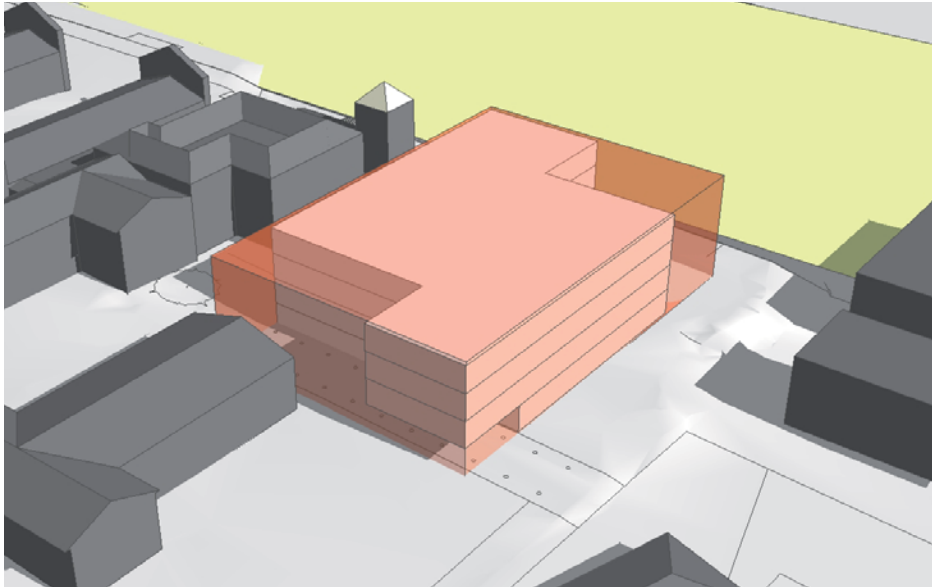
A new courtyard will be created between the existing Mullens building and the new education building, with a northern orientation. This space will provide for student congregation and activity, as well as a passive location for outdoor study.

Primary Precinct Controls

|                |  |
|----------------|--|
| Maximum GFA    | 3,450sqm   |
| Maximum Height | RL 46.00 - excludes plant and lift overruns        |
| Building Uses  | _education<br>_lecture theatres<br>_research space |



- Site boundary
  - Building envelope
  - Hard built edge
  - Active edge
- Built Form Controls

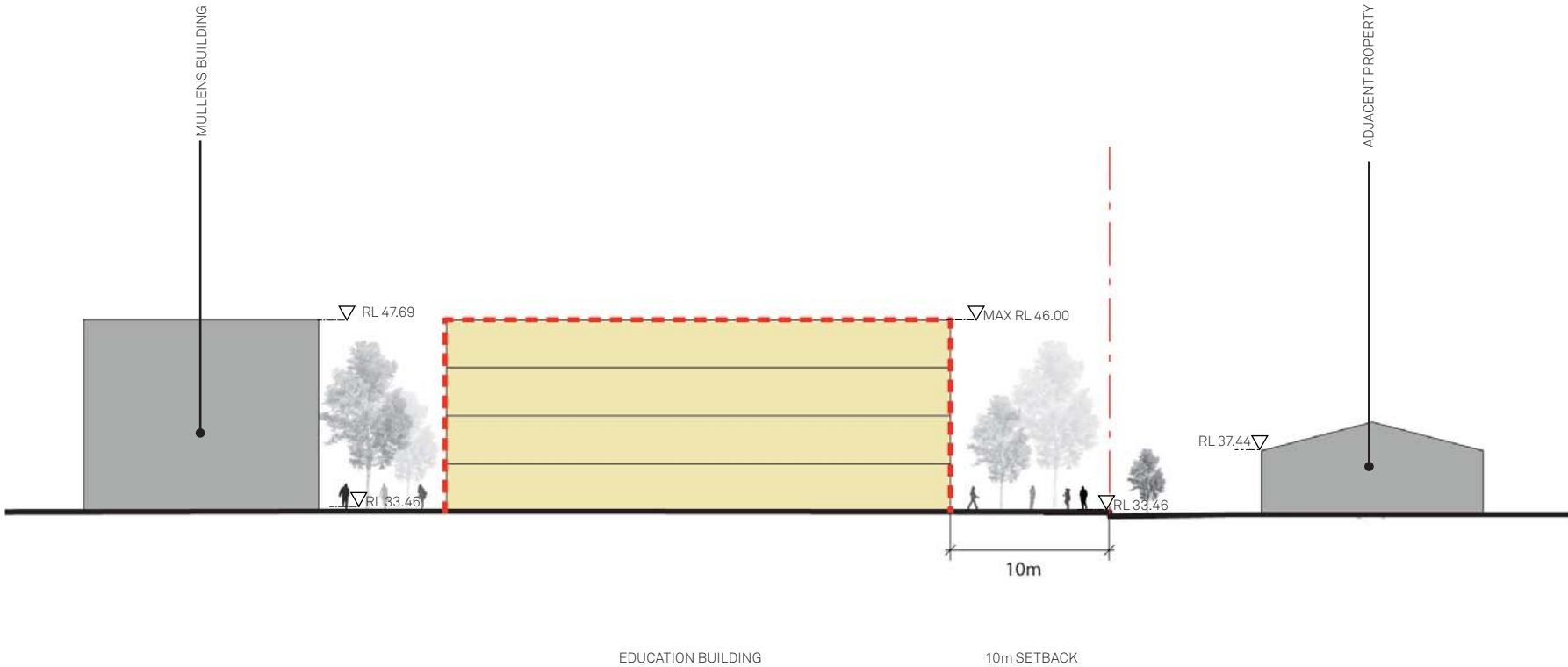
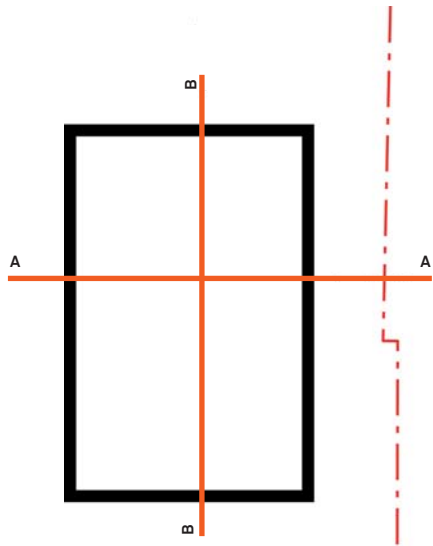


3D Envelope Analysis

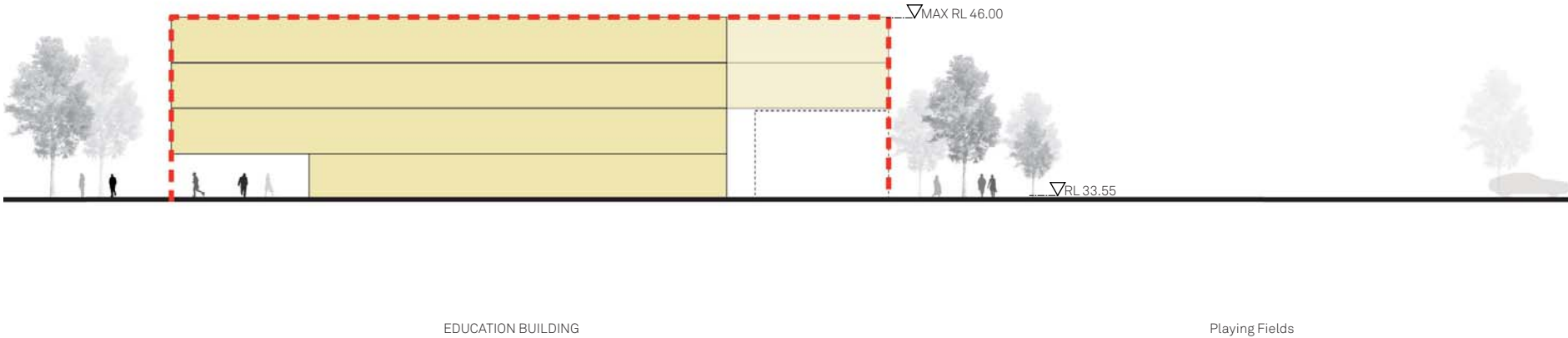


3D Envelope Analysis

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Section A-A  
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Section B-B  
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Precinct 3\_Western

Character Statement

The western precinct will comprise a new Arts and Sciences building. This precinct will allow a dual aspect building facing a new courtyard to the south east and the playing field to the north.

The precinct will comprise tutorial spaces, a visual arts studio and specialist teaching labs such as the photography lab.

The precinct is at the western end of one of the primary pedestrian promenades through the campus and will strengthen the pedestrian connections through the campus.

The south western interface of the new precinct will include a new paved courtyard space which is to be activated by a cafe or small retail space to support student activities.

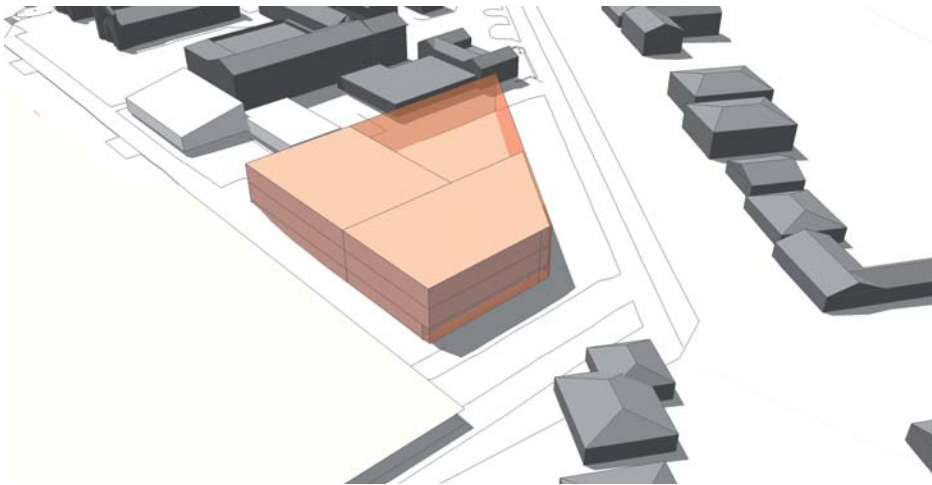
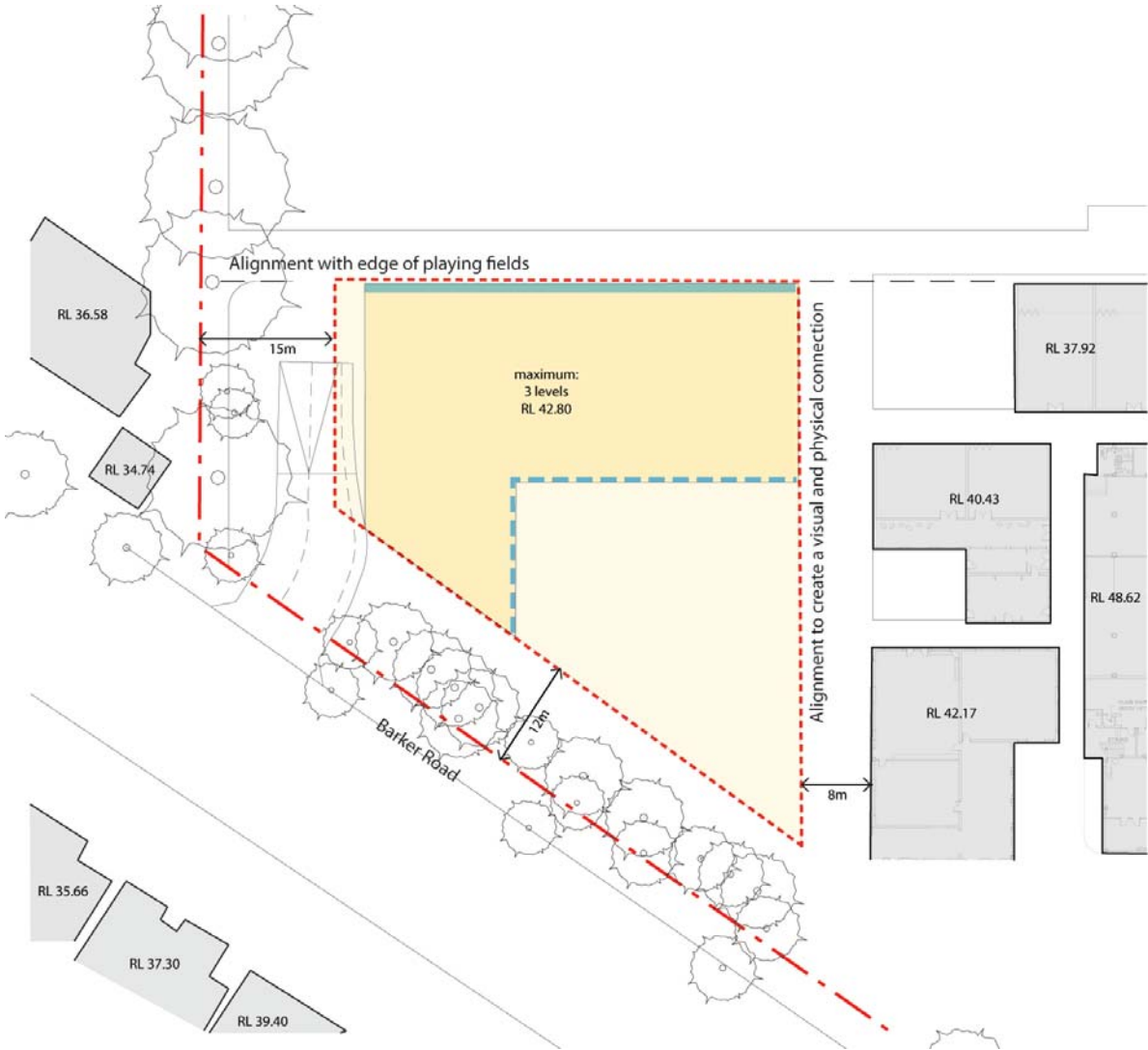
| Primary Precinct Controls |   |
|---------------------------|---|
| Maximum GFA               | 3,200sqm  |
| Maximum Height            | RL 42.80 - excludes plant and lift overruns   |
| Building Uses             | _education<br>_specialist laboratories<br>_arts studio<br>_food and drink premises<br>_shop |

- Site boundary

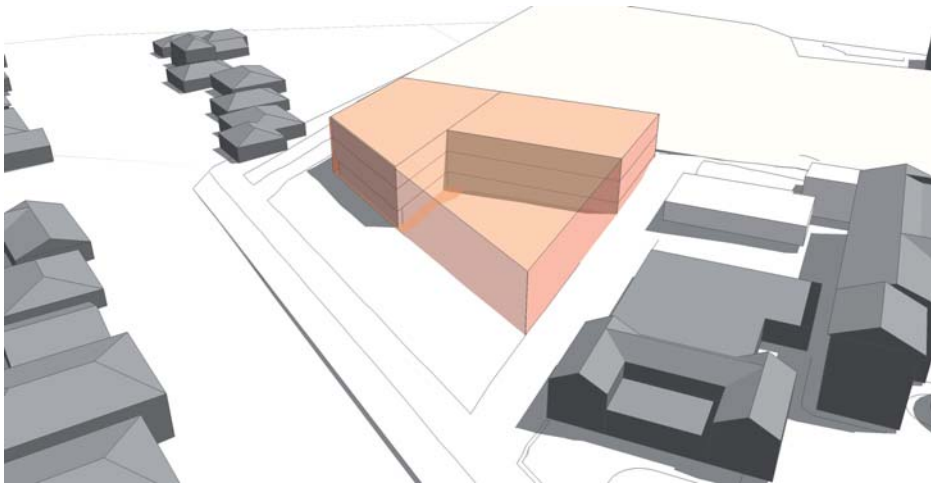
Building envelope

Hard built edge

Active edge
- Built Form Controls

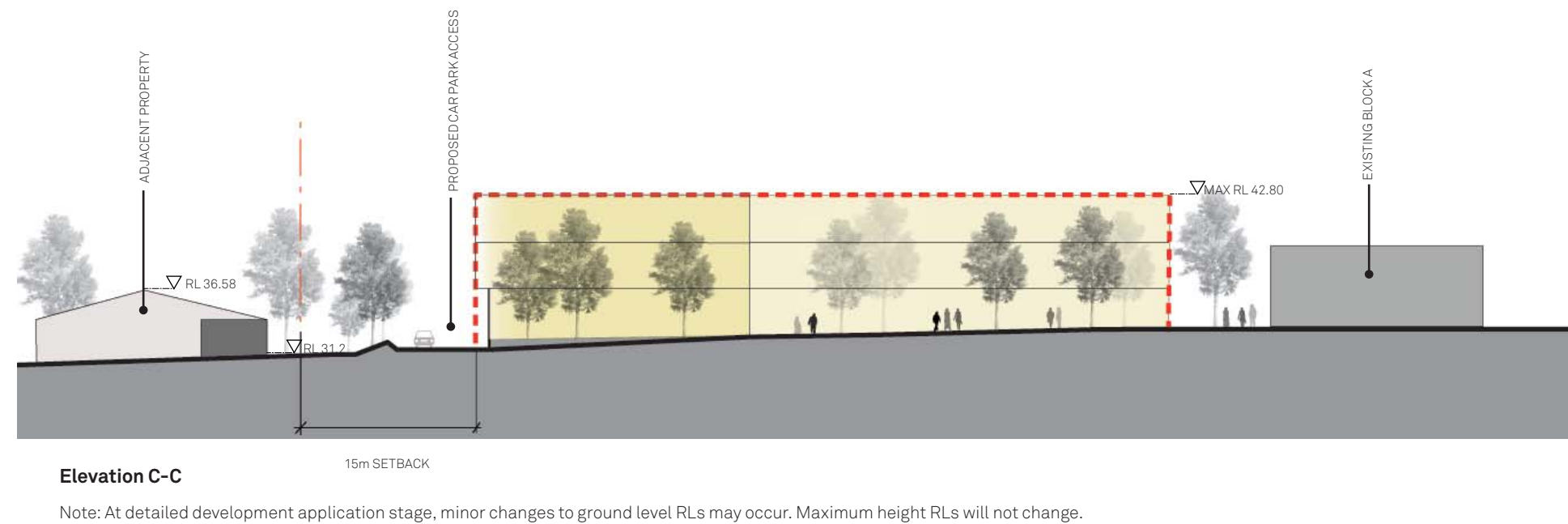
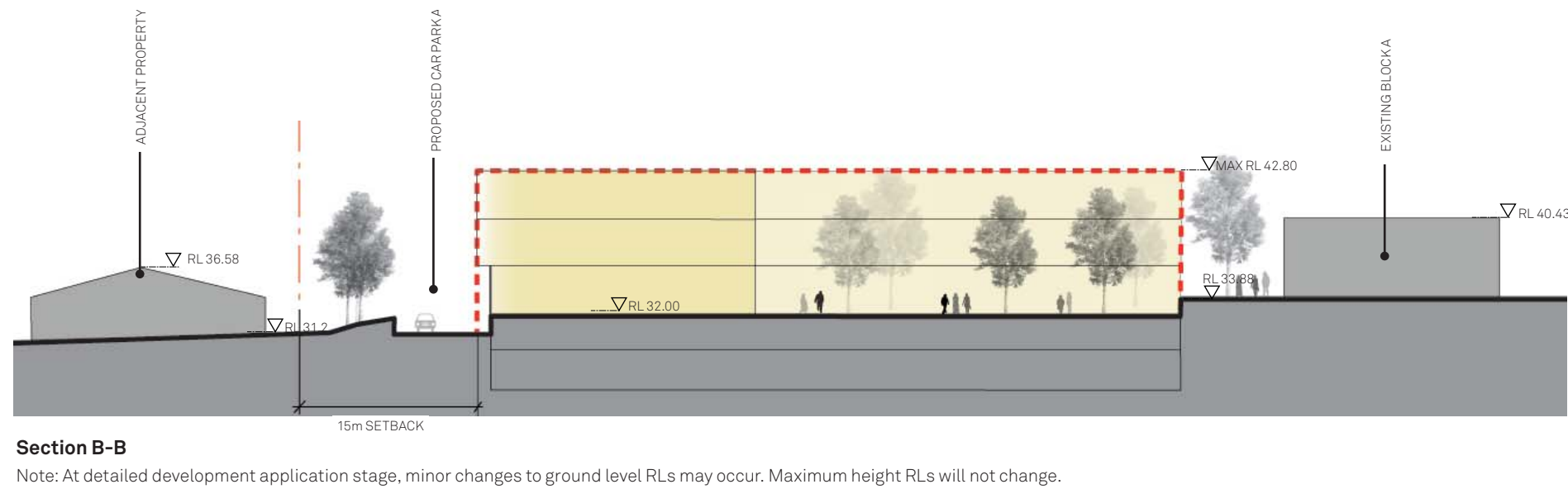
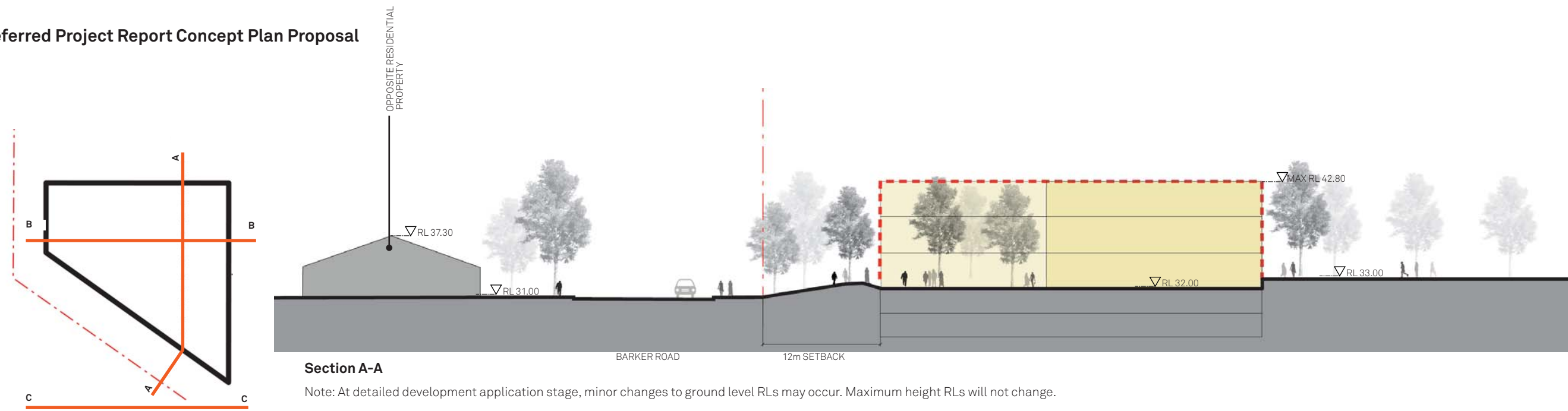


3D Envelope Analysis



3D Envelope Analysis

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Precinct 4\_Central

Character Statement

The central precinct contains the existing handball court building which is presently used as a storage space. The surrounding area also comprises a number of existing portable structures utilised as classrooms.

These existing buildings will be removed and/or demolished to allow construction of new permanent buildings with associated landscaped courtyard space. It is anticipated that one building will be utilised for campus facilities and storage, including landscape maintenance equipment and furniture.

The other building will be constructed for educational uses. The specific activities will be determined under future detailed applications, however it is anticipated that this space may be used in association with the adjacent arts and sciences activities.

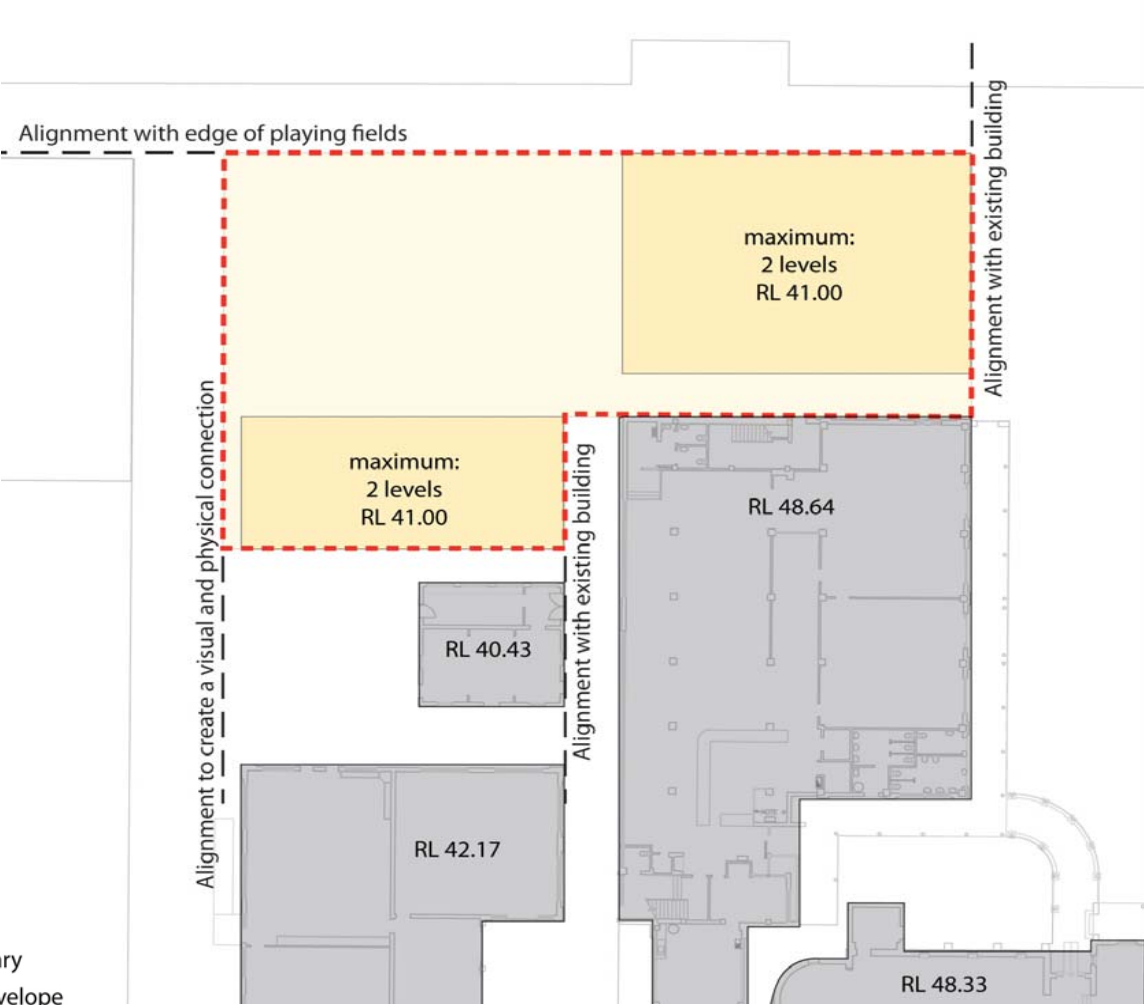
Work within this precinct will also include the reuse of the existing library.

| Primary Precinct Controls |   |
|---------------------------|---|
| Maximum GFA               | 1,040 sqm   |
| Maximum Height            | RL 40.50 - excludes plant and lift overruns   |
| Building Uses             | _Campus Facilities<br>_Storage<br>_Educational uses<br>_Reuse of the existing library |

Site boundary

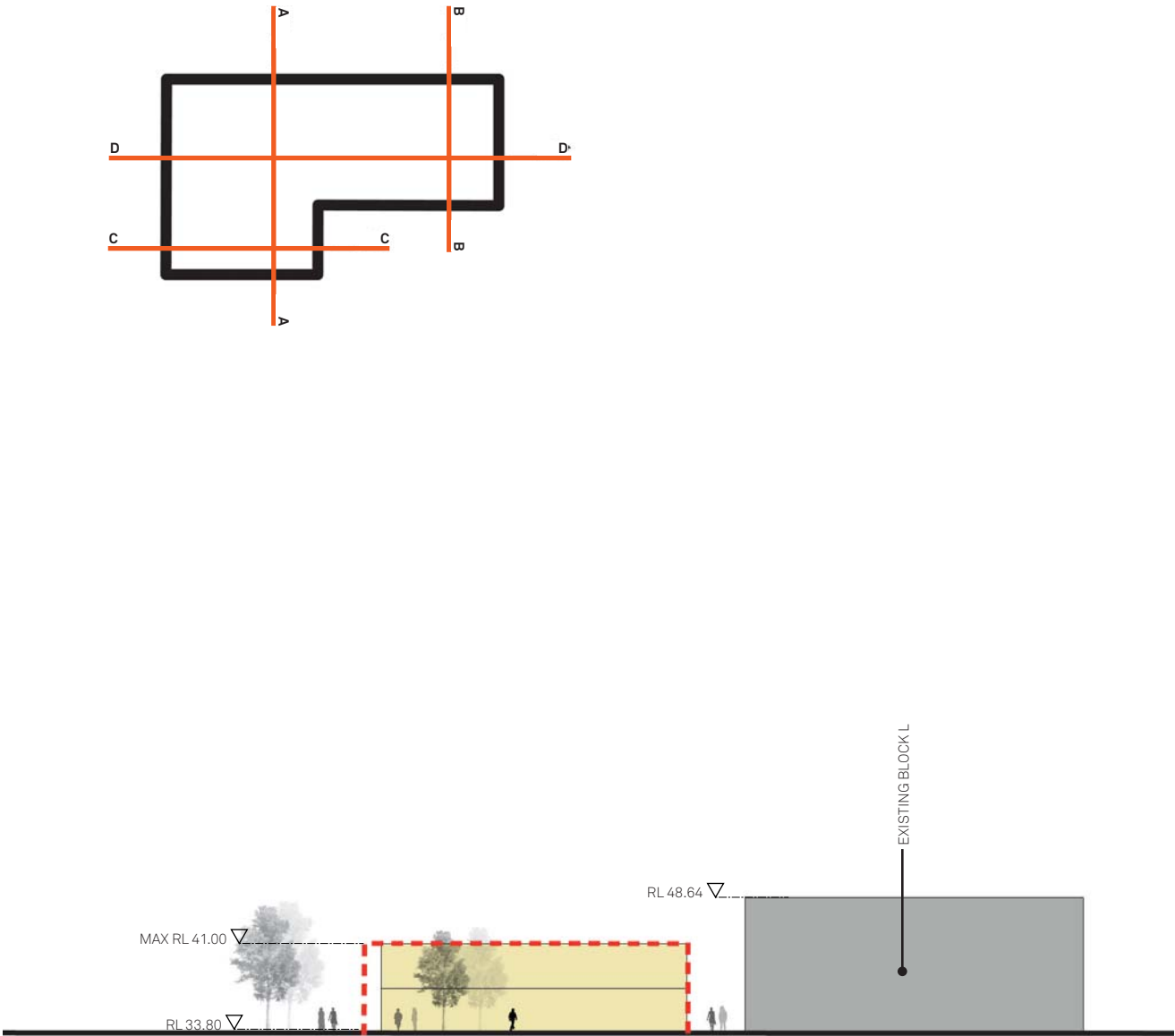
Building envelope

Built Form Controls



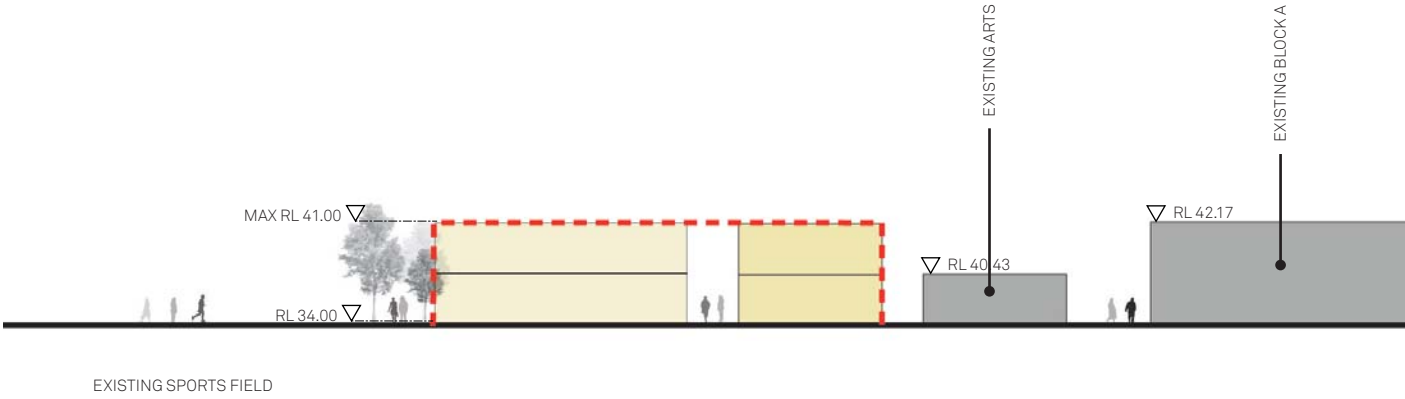


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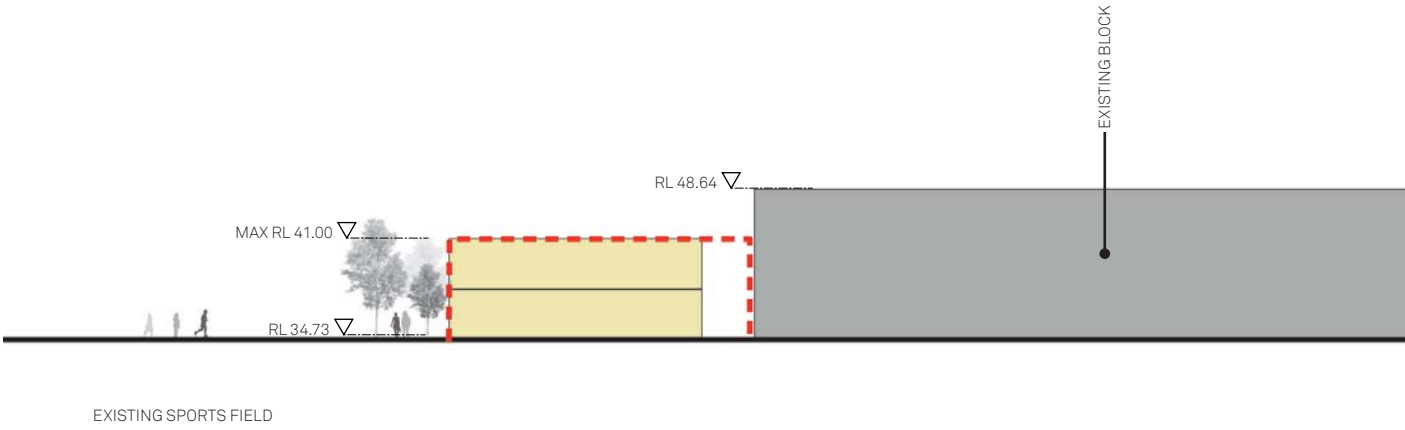
Section C-C

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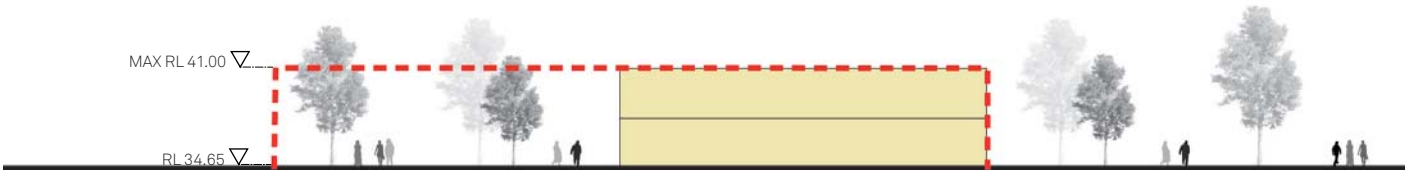
Section A-A

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Section B-B

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Section D-D

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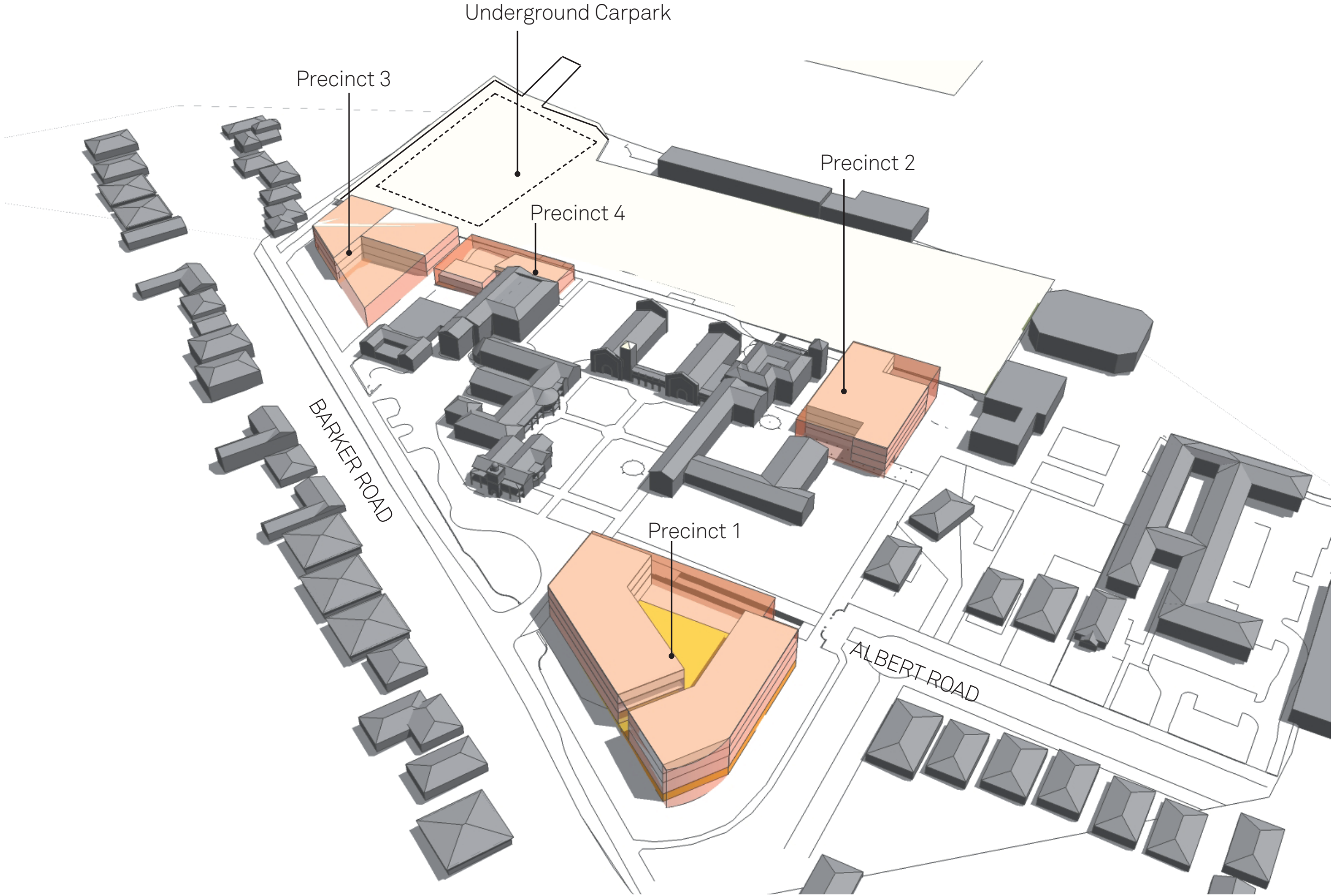


Figure 3.8\_Proposed Aerial View