

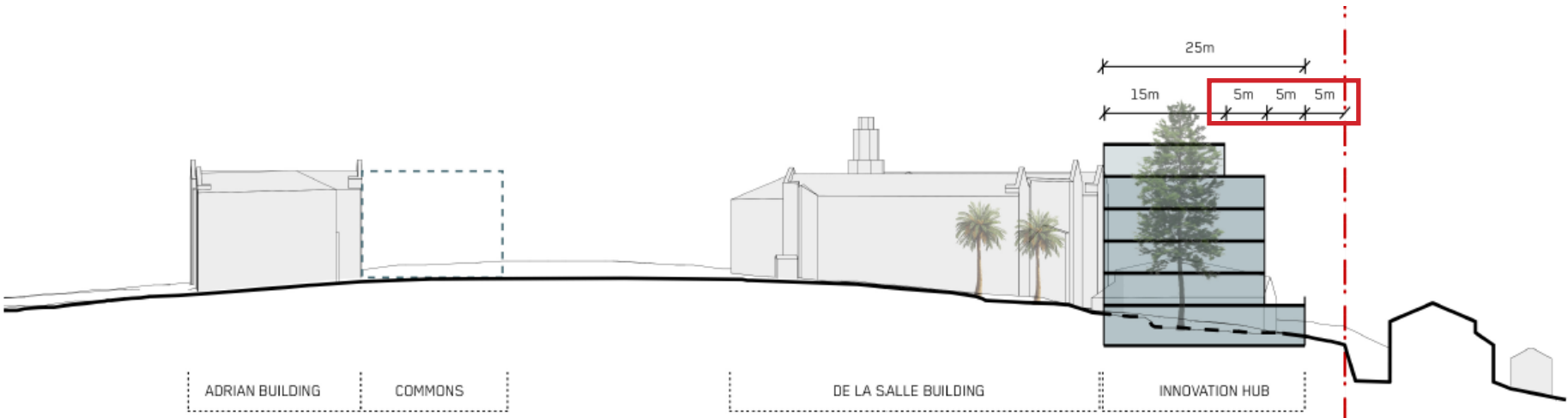
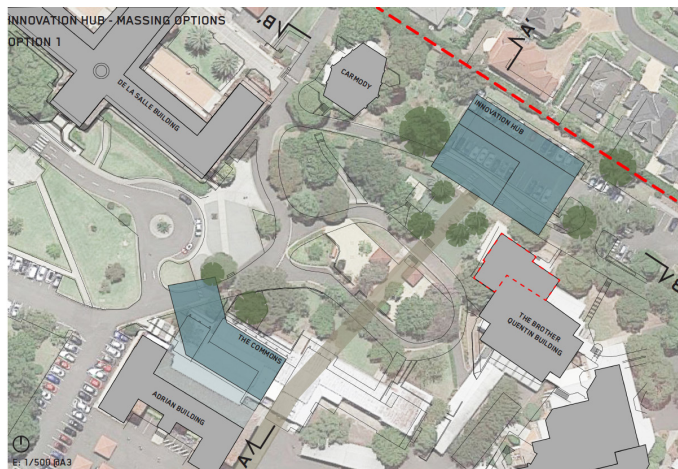
ITEM 7.0

CONSIDERATION OF OPTIONS WHICH MAY INCREASE THE NORTHERN SETBACK OF THE TOP LEVEL OF THE BUILDING.

DESIGN CONSIDERATIONS TO INCREASE SETBACK

- THE DESIGN AIMS TO MAINTAIN THE EXISTING CEREMONIAL WALK
- CEREMONIAL WALK WIDTH IS SET OUT BY AMBULANCE AND HEARSE ACCESS CLEARANCES WIDTHS.
- INCREASING THE TOP LEVEL SETBACK WILL RESULT IN AN INEFFICIENT CIRCULATION STAIR DESIGN WHICH WILL CAUSE INCREASES THE TOTAL BUILDING FLOOR AREAS. TO MAINTAIN USABLE CLASSROOM SPACES WITHIN THE INNOVATION HUB, ADDITIONAL BUILDING HEIGHT AND ENVELOPE WILL BE INCREASED

CONCEPT DESIGN - FORM TESTING



6 STOREY , 15M / 10M / 5M SETBACKS FROM NORTHERN BOUNDARY

STAGGERED SETBACK OPTION

- EARLY CONCEPT DESIGNS (OPTION 1) DEMONSTRATES TESTING OF A STAGGERED SETBACK FORM WHICH INCREASED THE SETBACK OF AS THE BUILDING INCREASED IN HEIGHT. STARTING FROM A 5M SETBACK AT THE LOWER GROUND TO A 10M SETBACK FROM GROUND TO THREE AND A 15M SETBACK ON LEVEL 4.
- THIS OPTION REQUIRED THE BUILDING TO BE 6 STOREYS IN ORDER TO FACILITATE USABLE CLASSROOM SPACES. FOOTPRINT OF BUILDING IS COMPARATIVELY SMALLER, HOWEVER HEIGHT OF BUILDING IN GREATLY INCREASED.

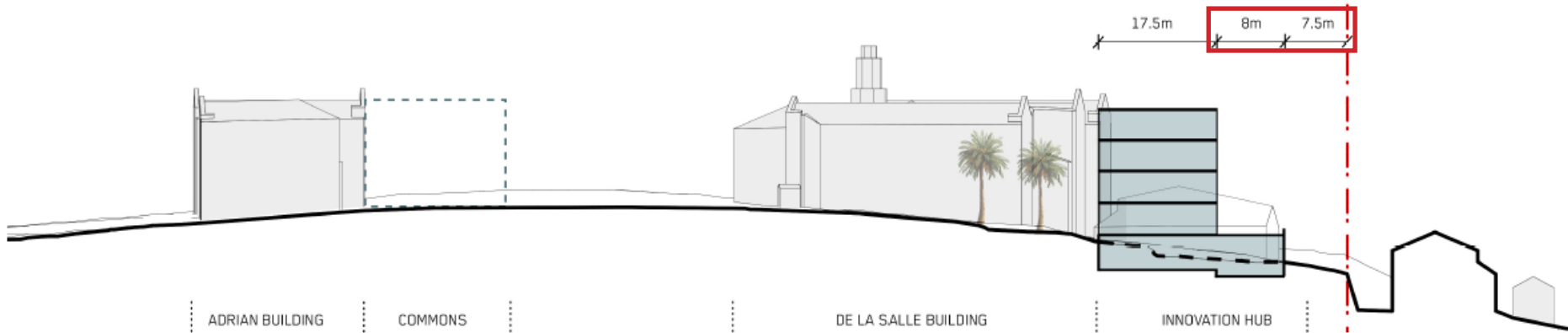
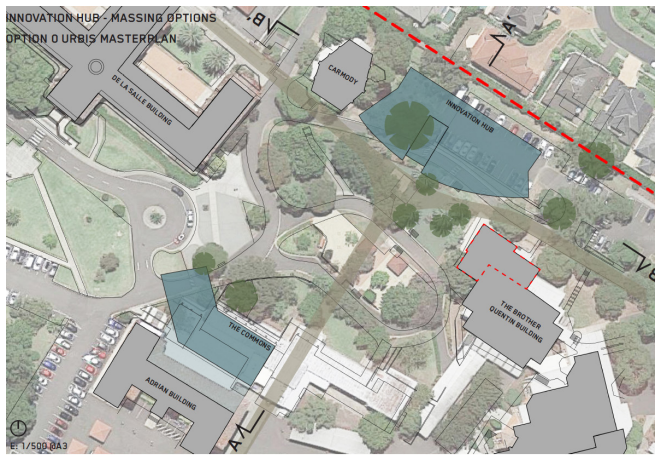
OPTION STAGGERED SETBACK OPTION

- PROS
- COMPACT FORM REDUCING COST
 - END POINT OF NEW AXIS VISIBLE FROM COMMONS BUILDING
 - HISTORIC BUILDING AXIS CAN BE REINSTATED/RETAINED
 - STAGGERED SET BACKS TO UPPER LEVELS
- CONS
- TOO HIGH COMPARED TO SITE, NEIGHBOURING RESIDENTS AND HERITAGE BUILDING
 - OFFENSIVE / CONTROVERSIAL TO NEIGHBOURING RESIDENTS
 - NO INTERACTION WITH SITE
 - TOP FLOORS DISCONNECT FROM CAMPUS

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CONSIDERATION OF OPTIONS WHICH MAY INCREASE THE NORTHERN SETBACK OF THE TOP LEVEL OF THE BUILDING.

CONCEPT DESIGN - FORM TESTING



5 STOREY , 15.5M / 7.5M SETBACKS FROM NORTHERN BOUNDARY

2 SETBACKS OPTION

- THE MASTERPLAN OPTION HAD LOOKED AT HAVING 7.5 METRE SETBACK FROM LOWER GROUND AND 15.5 METRE SETBACK TO UPPER LEVELS.
- THIS OPTION HAD LARGER FOOTPRINT AND ALSO LARGER FRONTAGE TO NORTHERN NEIGHBOURS
- HEIGHT OF THIS OPTION WAS STILL DEEMED TO HIGH IN COMPARISION TO SURROUNDING CONTEXT
- LARGE BUILDING FRONTAGE TO NORTHERN BOUNDARY

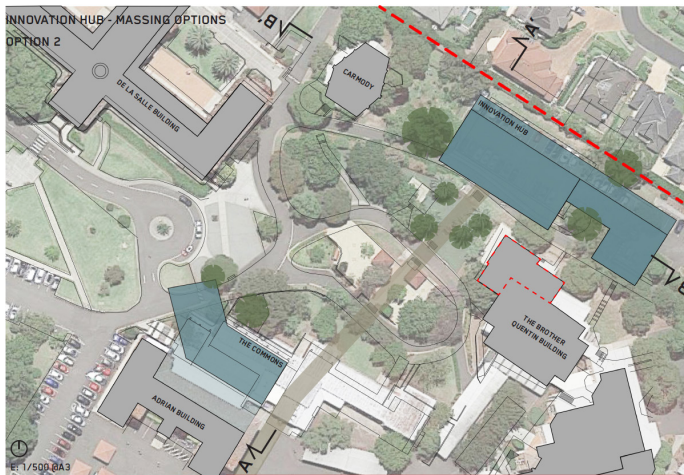
2 SETBACKS OPTION

- PROS
- END POINT OF NEW AXIS VISIBLE FROM COMMONS BUILDING
 - TOTAL HEIGHT DOES NOT EXCEED HERITAGE BUILDINGS
 - MATURE GUM TREES CAN BE RETAINED BENEFITING RESIDENTS AND SCHOOL
- CONS
- PINE TREE OF SIGNIFICANT HERITAGE VALUE NEEDS TO BE TAKEN DOWN
 - STEPS OF SIGNIFICANT HERITAGE VALUE NEED TO BE TAKEN DOWN
 - NEW AXIS DISREGARDS HISTORIC "KINKED" AXIS TO OLD COX BUILDING
 - 5 STOREY HIGH BUILDING COMPROMISES VIEW AMENITY AND PRIVACY OF NEIGHBOURING RESIDENTS

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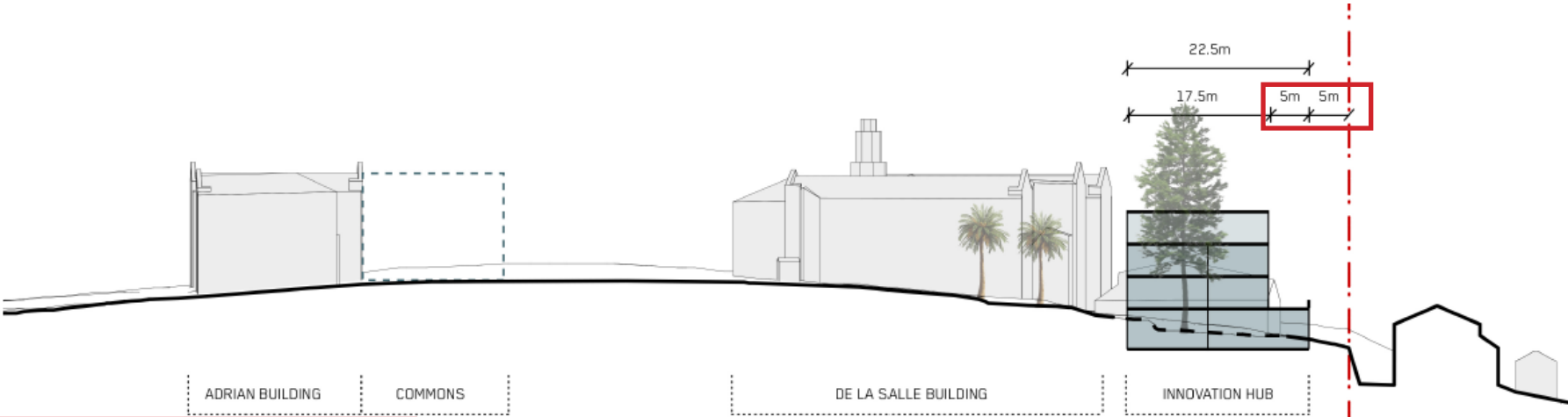
CONCEPT DESIGN - FORM TESTING



4 STOREY , 10M / 5M SETBACKS FROM NORTHERN BOUNDARY

2 SETBACKS OPTION WITH LARGER FOOTPRINT & REDUCED HEIGHT

- THE 4 STOREY OPTION WAS TESTED WITH 5M SETBACK FOR LOWER GROUND AND 10M SETBACK FOR UPPER LEVELS
- FOOTPRINT OF THE BUILDING WAS INCREASED TO ACCOMODATE A LOWER OVERALL BUILDING HEIGHT
- LARGE BUILDING FRONTAGE TO NORTHERN BOUNDARY



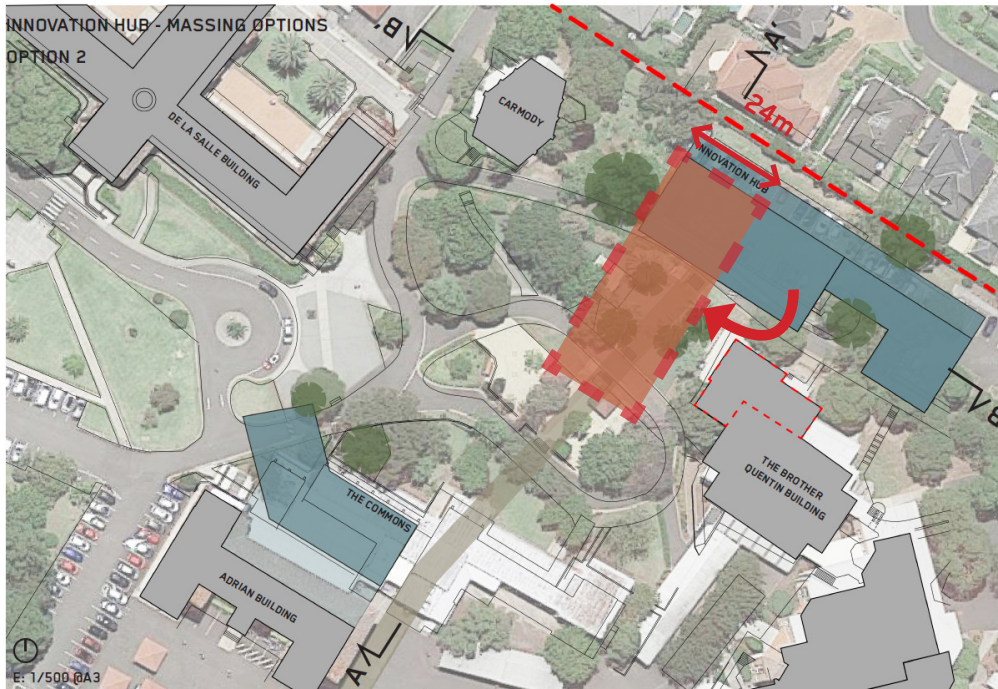
REDUCED HEIGHT WITH 2 SETBACKS OPTION

- PROS
- PINE TREE OF SIGNIFICANT HERITAGE VALUE RETAINED
 - REDUCTION OF HEIGHT TO 3-4 STOREYS
 - COURTYARD SPACE BENEFITS (OUTDOOR SPACE AND LIGHT TO INTERNAL SPACES)
- CONS
- LARGER FOOTPRINT
 - DEMOLITION OF SMALL PORTION OF ADJACENT "BROTHER QUENTIN BUILDING" (POTENTIALLY)
 - LARGE NORTHERN FRONTAGE OF UPPER LEVELS

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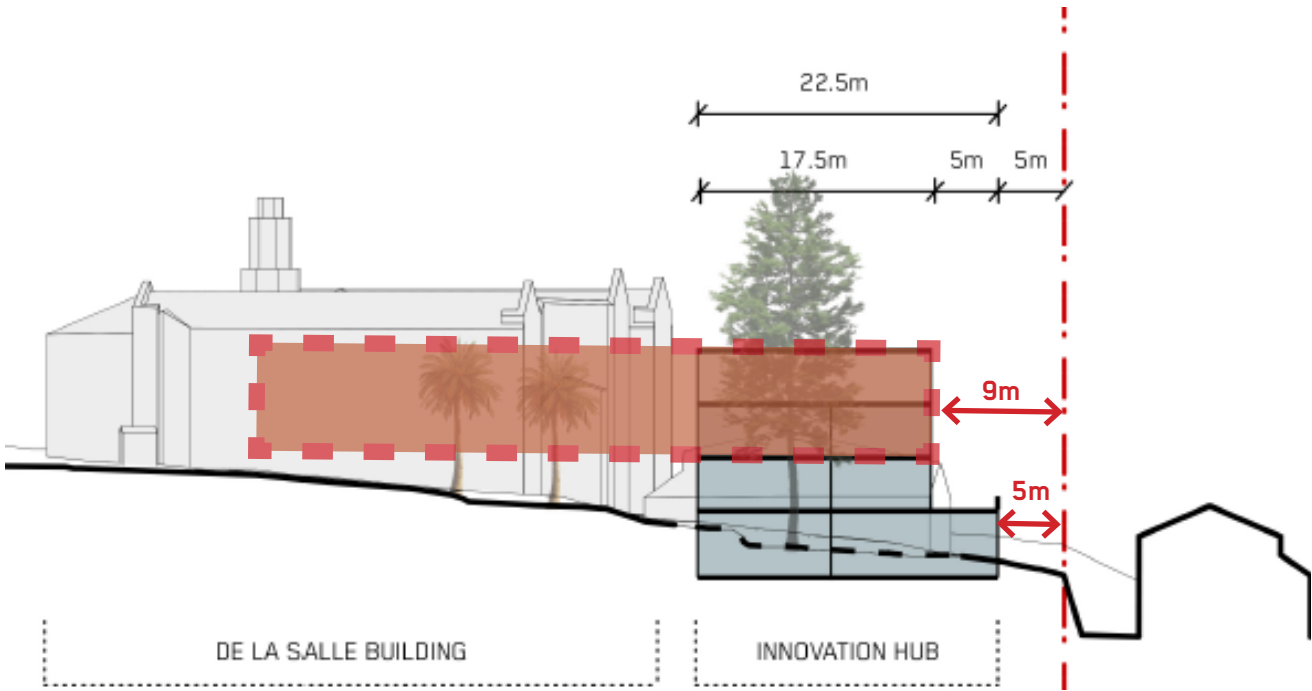
PROPOSED CONCEPT DESIGN FORM



4 STOREY, 9M / 5M SETBACKS FROM NORTHERN BOUNDARY

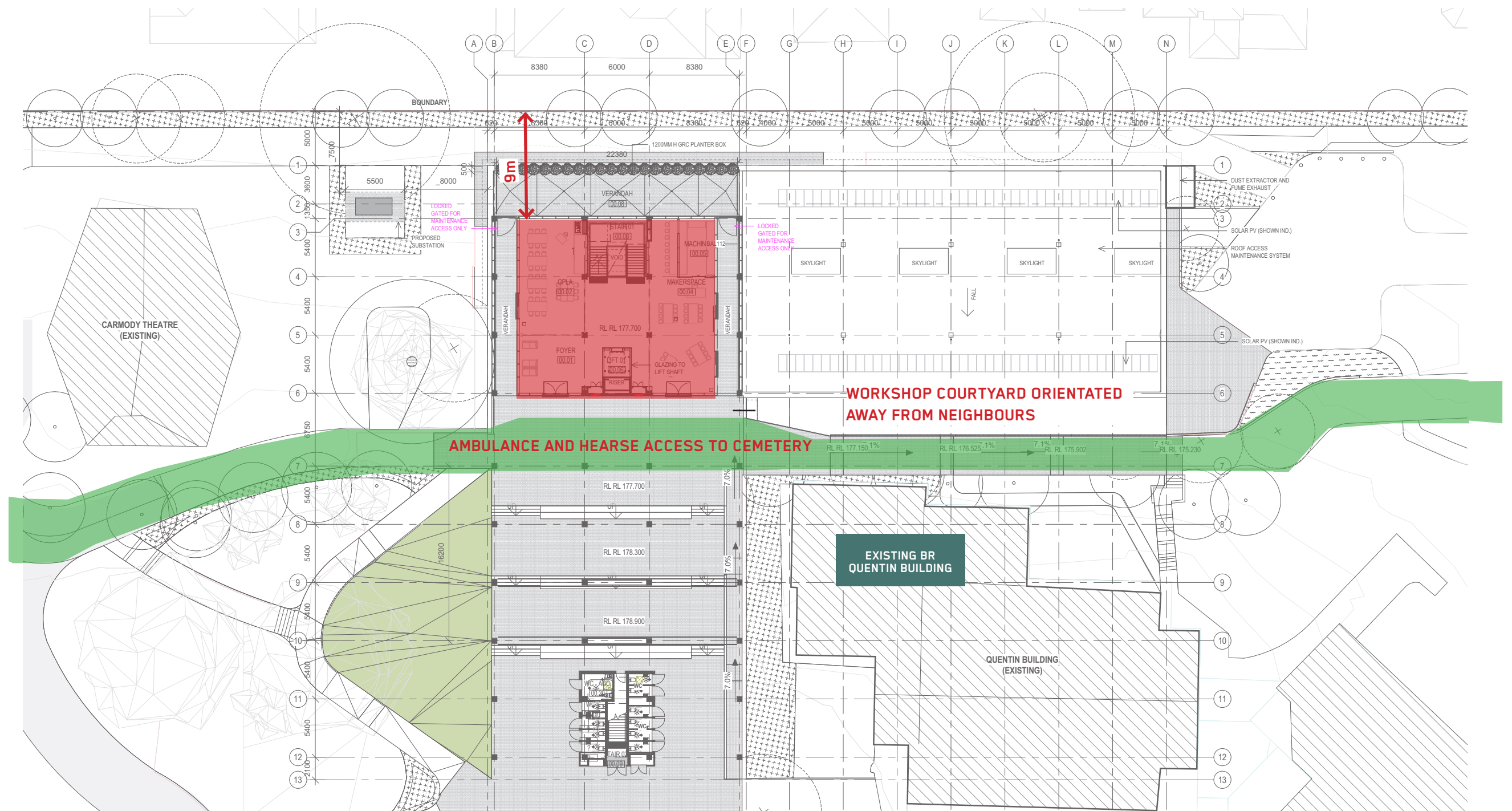
2 SETBACKS OPTION WITH REDUCED NORTHERN FRONTAGE

- THE UPPER LEVELS WERE PROPOSED TO BE ROTATED 90 DEGREES TO REDUCE FRONTAGE TO NORTHERN BOUNDARY
- MAINTAINED EXISTING CEREMONIAL WALK ON GROUND LEVEL
- REDUCED HEIGH AND REDUCED NORTHERN FRONTAGE DESIGN ALLOWED FOR LESS VISUAL IMPACT TO NEIGHBOURS



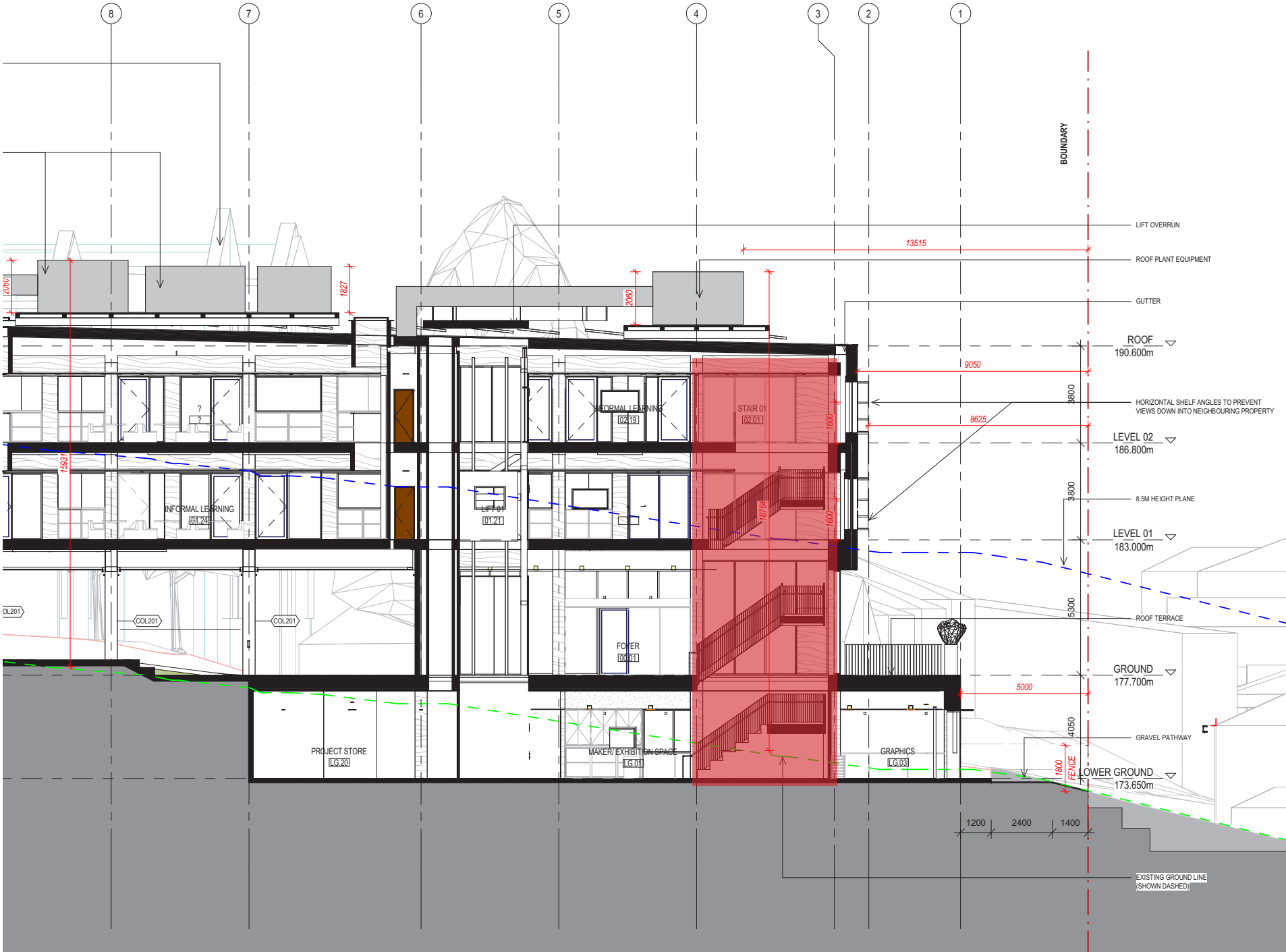
MAINTAINING THE EXISTING CEREMONIAL WALK AXIS

- THE EXISTING CEREMONIAL WALK TOWARDS TO CEMETERY WAS MAINTAINED TO PROVIDE PEDESTRIAN CONNECTION THROUGHOUT THE CAMPUS WHILST ALLOWING ENTRY PROCESSIONS TO BE CONDUCTED BY THE COLLEGE IN THE EVENT OF A FUNERAL SERVICE.
- CEREMONIAL WALK REQUIRES VEHICULAR ACCESS AND MINIMUM SWEEPED PATHS
- WORKSHOPS ON LOWER GROUND OPEN AWAY FROM NORTHERN BOUNDARY TO REDUCE NOISE
- MOVING THE CEREMONIAL WALK SOUTH WOULD NOT BE POSSIBLE TO LOCATION EXSTING BR QUENTIN BUILDING, WORKSHOP COURTYARD ORIENTATION AND VEHICULAR ACCESS REQUIRED ON SITE.



INCREASE TO BUILDING ENVELOPE DUE TO INCREASE SETBACK

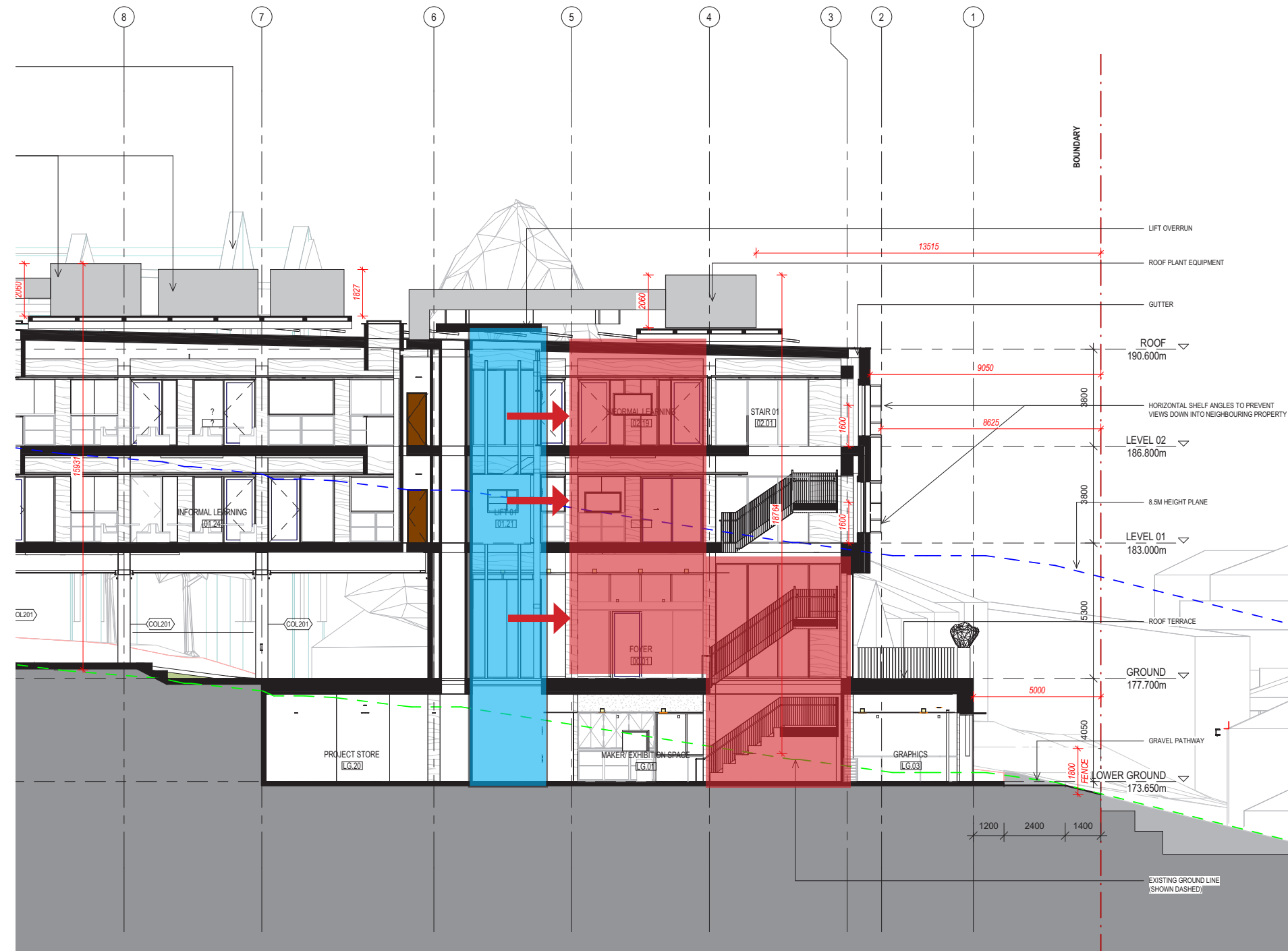
- WHILST MAINTAINING THE CEREMONIAL WALKWAY, TO INCREASE THE SETBACK OF THE UPPER LEVELS WOULD REQUIRED A CHANGE IN THE INTERNAL CIRCULATION OF THE BUILDING
- CURRENTLY THE STAIR SERVICES LOWER GROUND TO LEVEL 2 EFFICIENTLY.



CURRENT STAIR CIRCULATION

INCREASE TO BUILDING ENVELOPE DUE TO INCREASE SETBACK

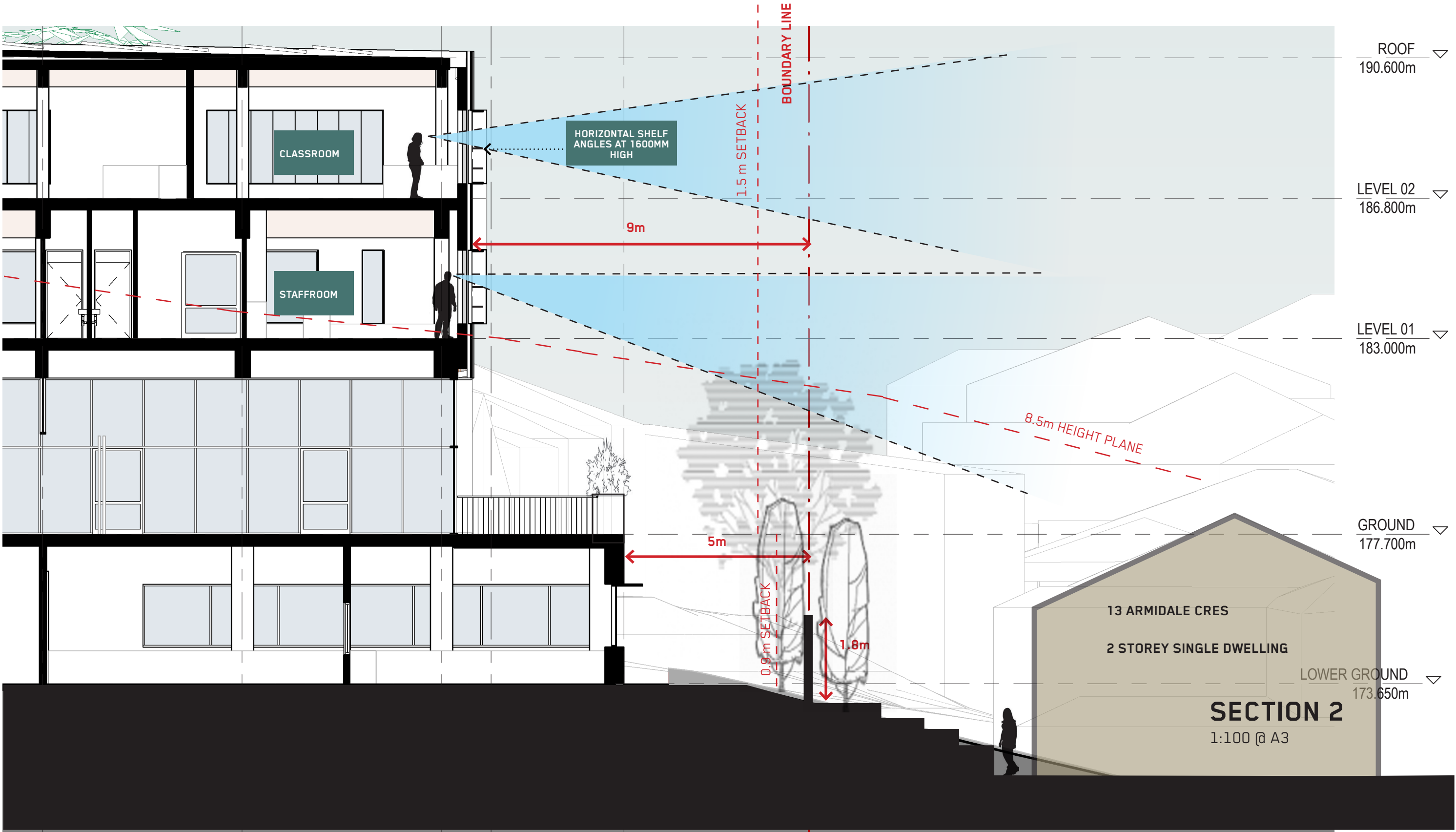
- STAIR SHIFTED TO INCREASE SETBACK FROM NORTHERN BOUNDARY - MOVED 1 STRUCTURAL BAY
- CHANGING STAIR LOCATION WILL RESULT IN INEFFICIENT FLOOR CIRCULATION AND CLASH WITH INTERNAL LIFT ENTRY.
- LIFT CORE WILL NEED TO BE RELOCATED
- RESULT IN THE LOSS OF 2 INFORMAL LEARNING SPACES & ENTRY LOBBY
- BUILDING ENVELOPE AND FLOOR AREA WILL INCREASE DUE TO RELOCATION OF LIFT AND TEACHING SPACES



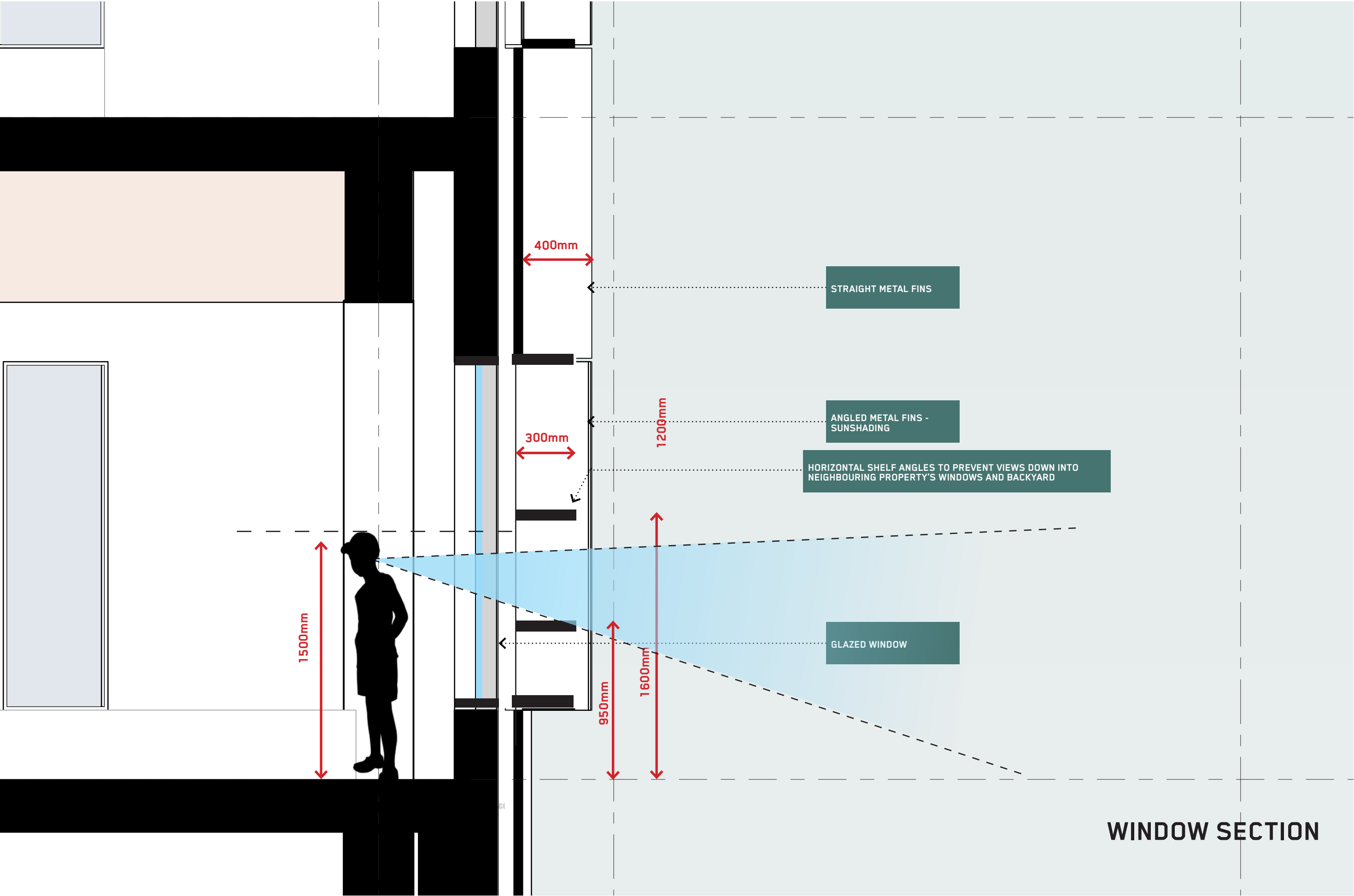
CURRENT STAIR CIRCULATION WITH SETBACK TO UPPER LEVELS

1600MM HIGH SHELF ANGLES

- INCREASING THE NORTHERN SETBACK WILL HAVE NO ADDITIONAL VISUAL IMPACTS DUE TO THE USE OF HORIZONTAL SHELF ANGLES
- SHELF ANGLE WILL PREVENT VISUAL LINE INTO THE NEIGHBOURING PRIVATE OPEN SPACE AT 9M SETBACK, NORTHER WINDOWS MAIN PURPOSE IS TO ALLOWING SUNLIGHT INDRECT INTO CLASSROOM SPACES.

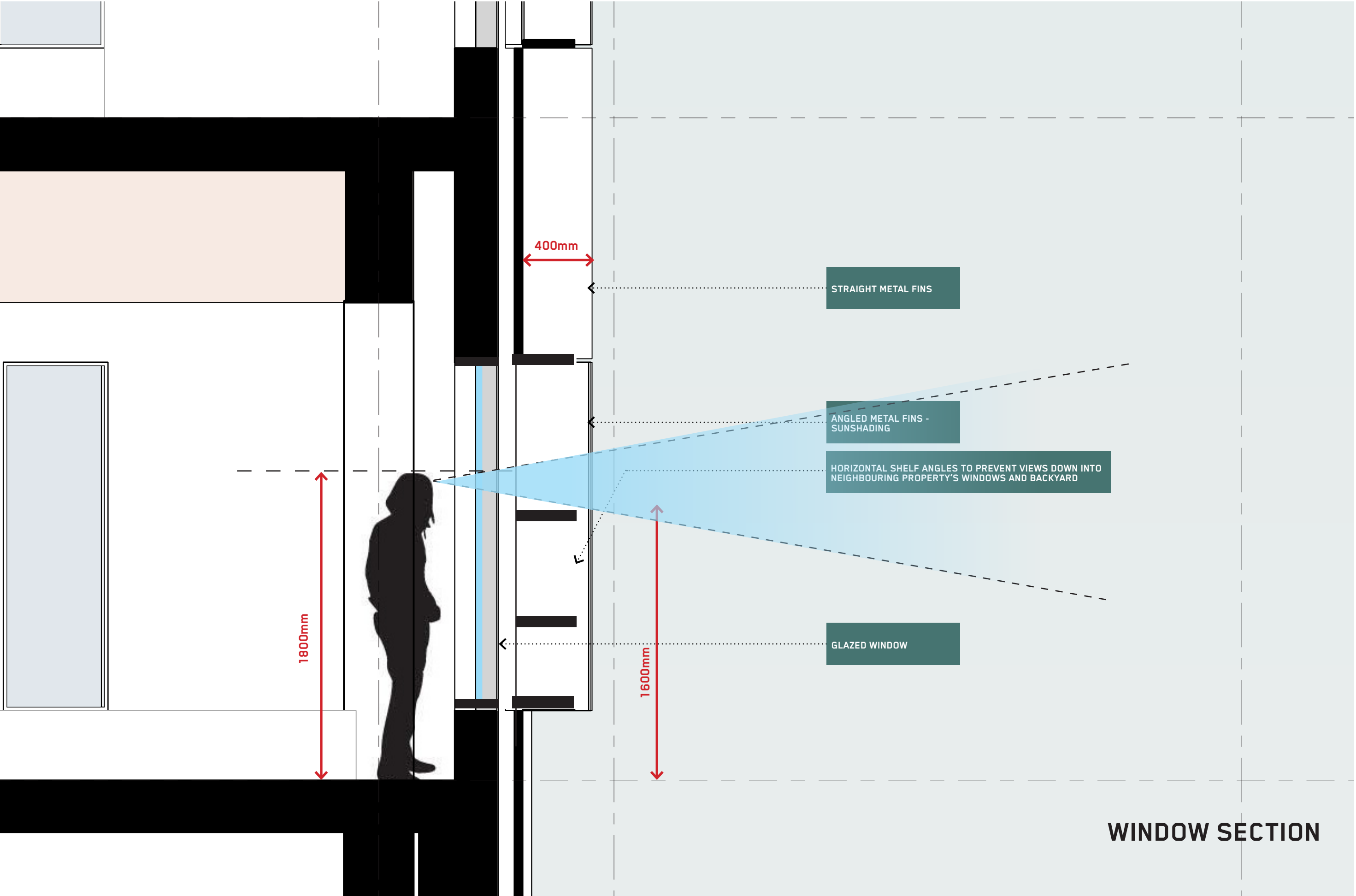


WINDOW SECTION



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