

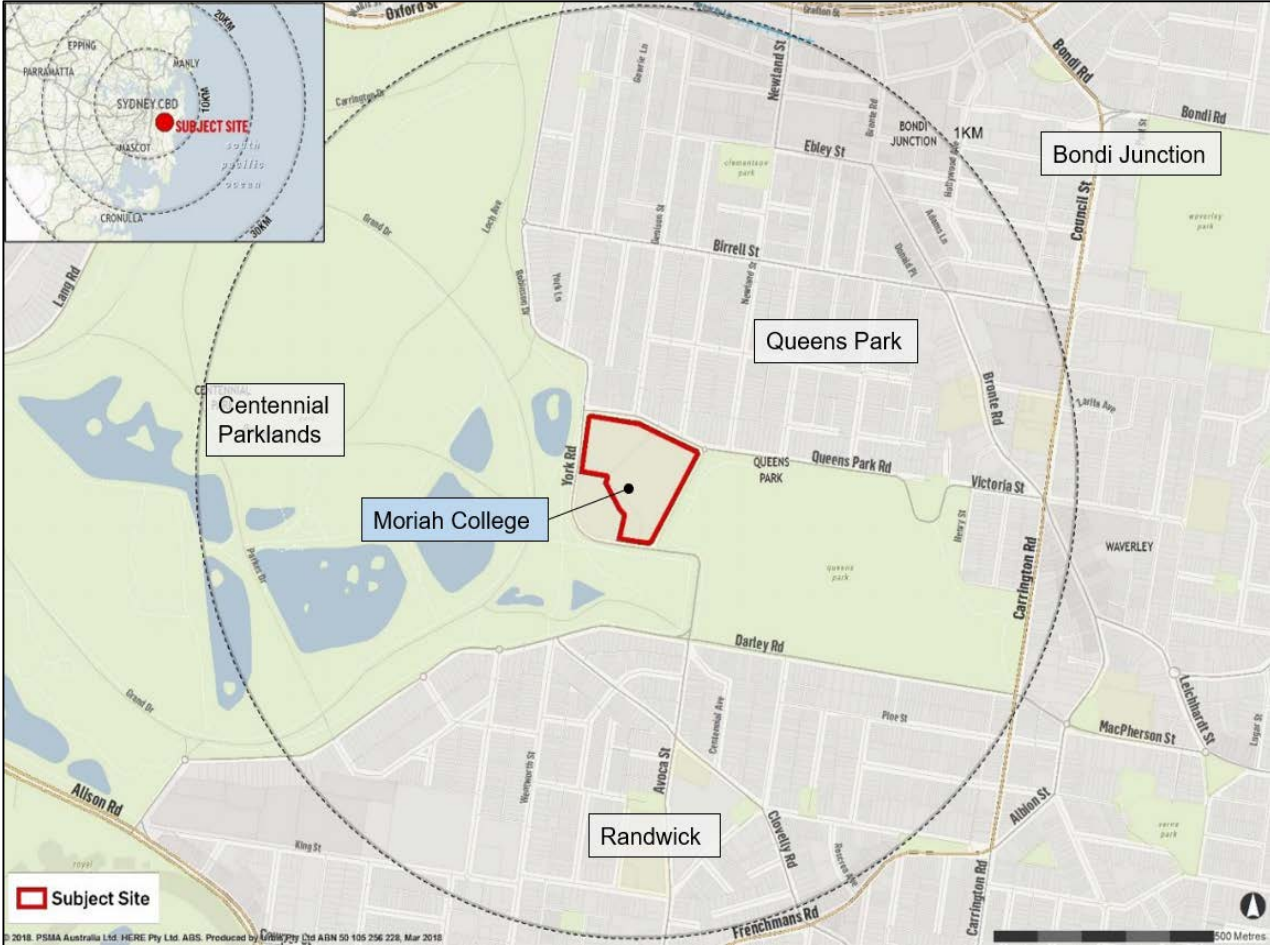
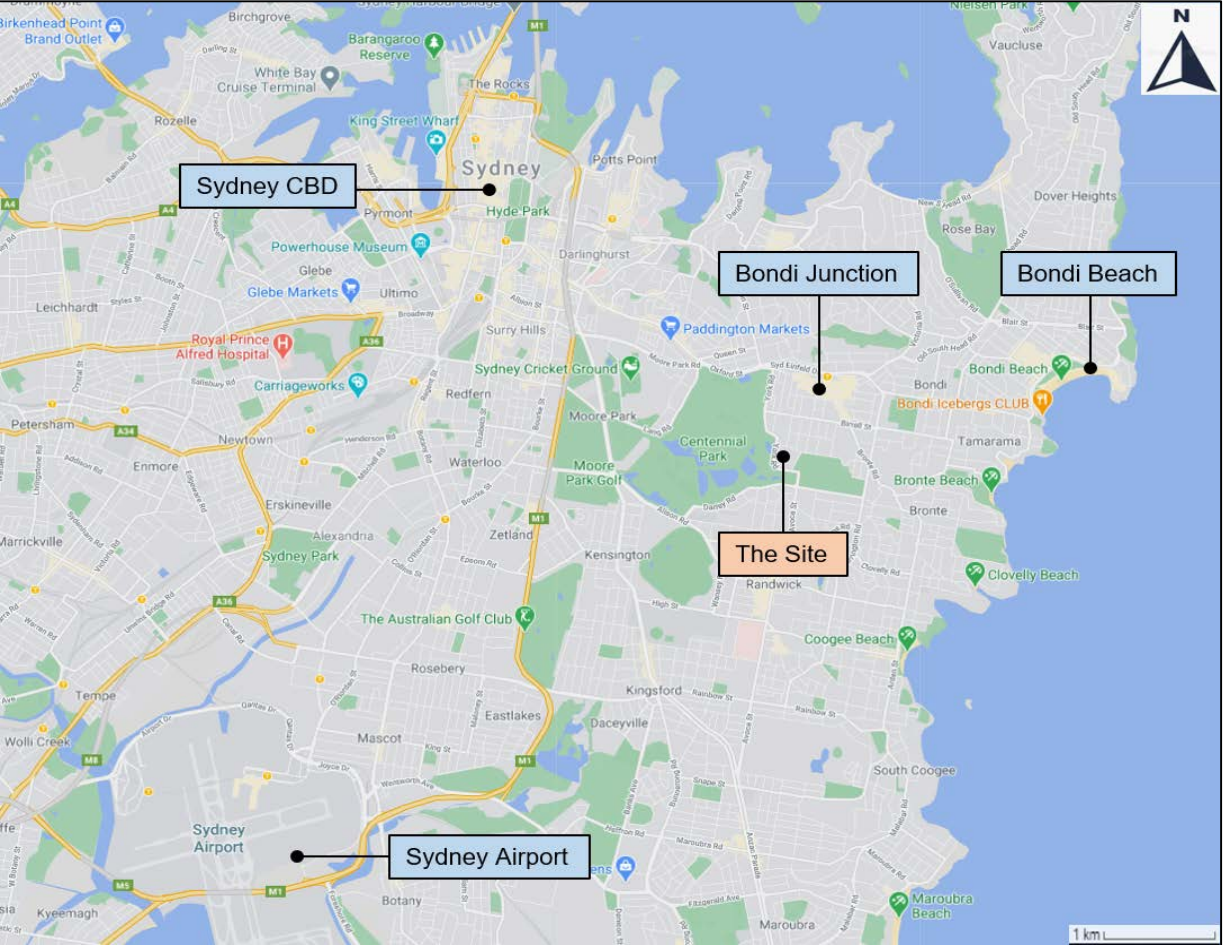


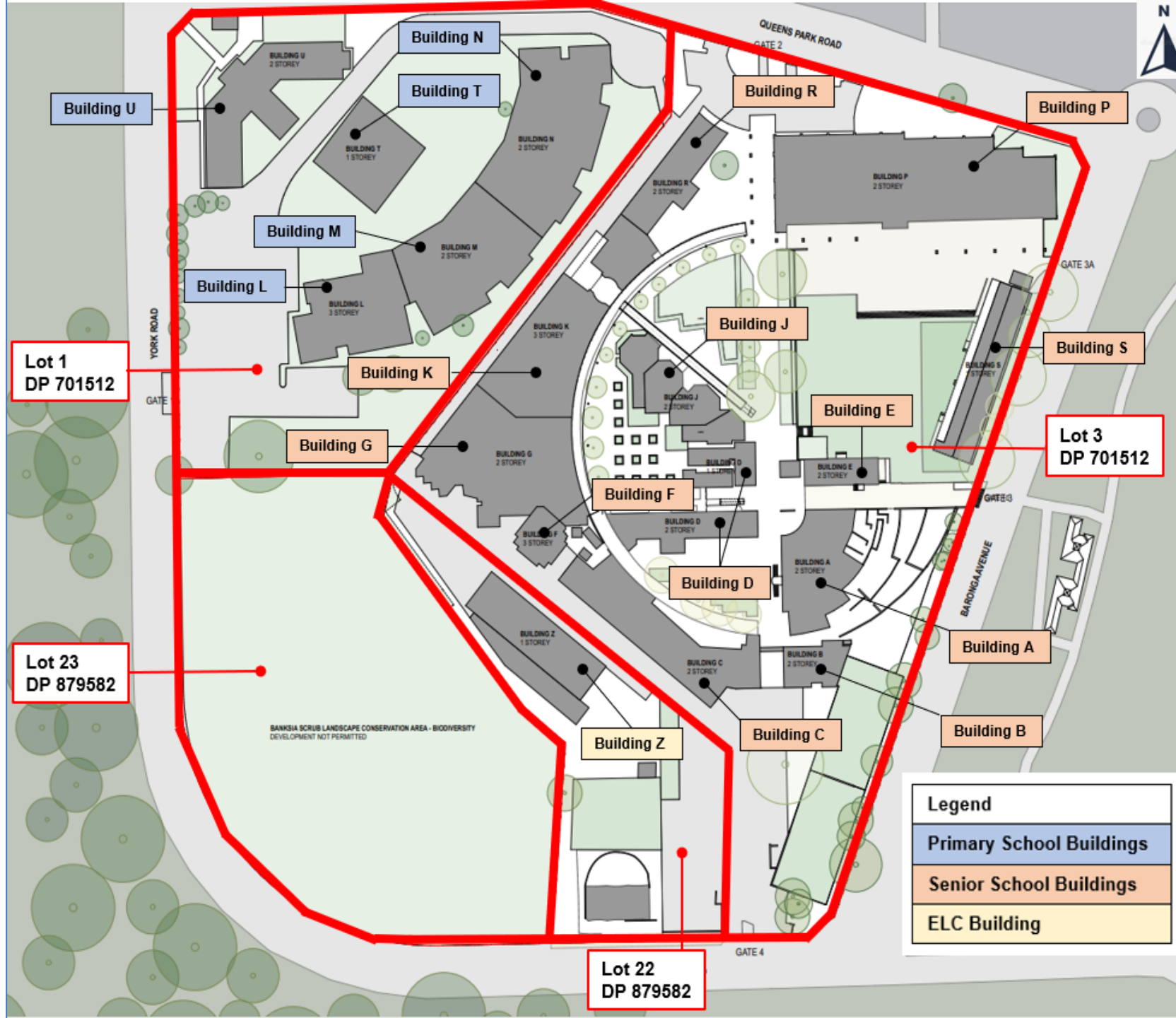
Moriah College Redevelopment SSD-10352

Recommendation from the
Department of Planning,
Industry and Environment to
the Independent Planning
Commission NSW

Site Location

Moriah College, Queens Park campus





Lot 1
DP 701512

Lot 23
DP 879582

Lot 22
DP 879582

Lot 3
DP 701512

Building N

Building T

Building R

Building P

Building U

Building M

Building L

Building J

Building S

Building K

Building E

Building G

Building F

Building D

Building A

Building Z

Building C

Building B

BANKSIA SCRUB LANDSCAPE CONSERVATION AREA - BIODIVERSITY DEVELOPMENT NOT PERMITTED

GATE 4

QUEENS PARK ROAD
GATE 2

GATE 3A

BARONGA AVENUE
GATE B

YORK ROAD
GATE

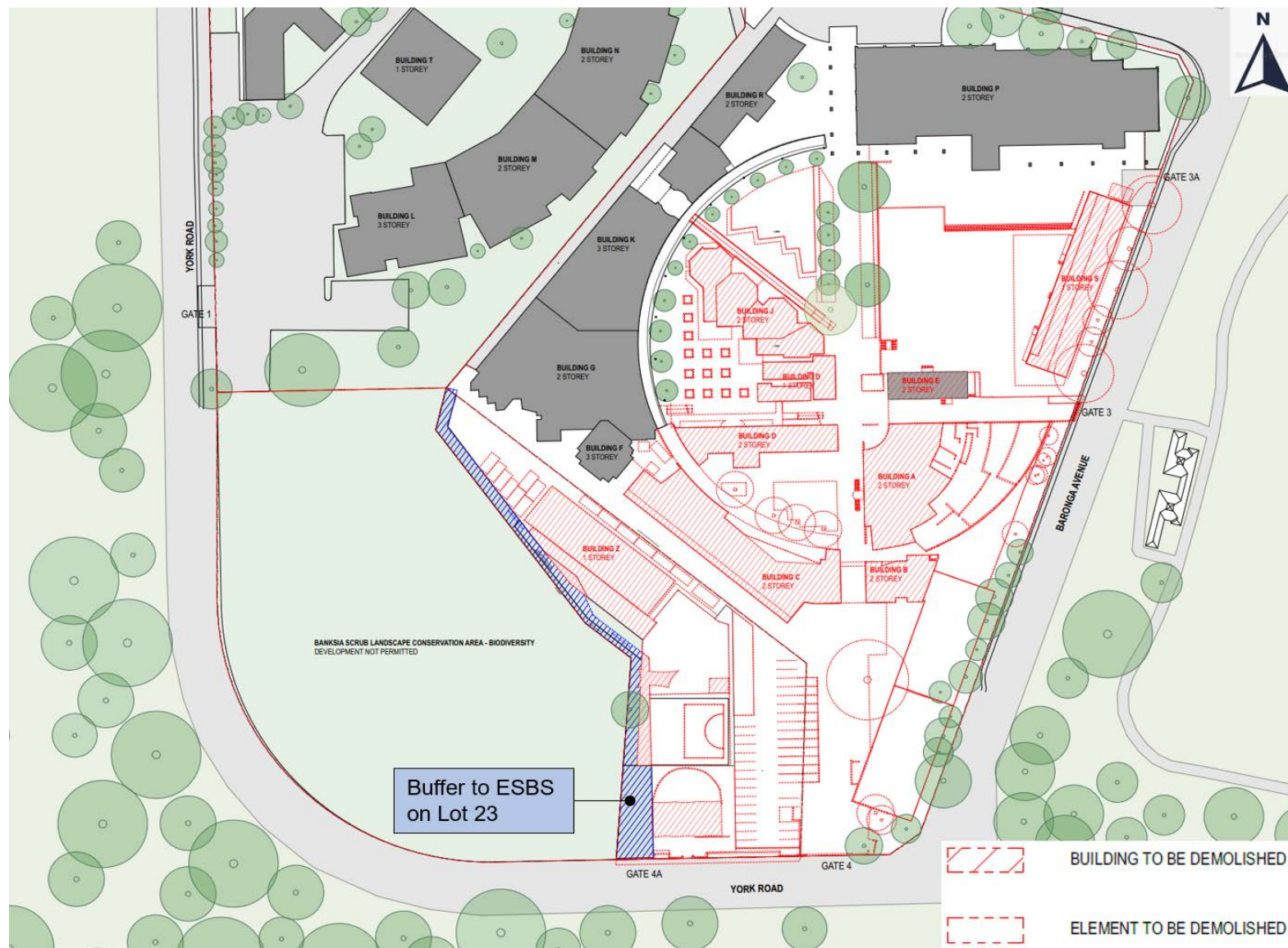


Concept Proposal

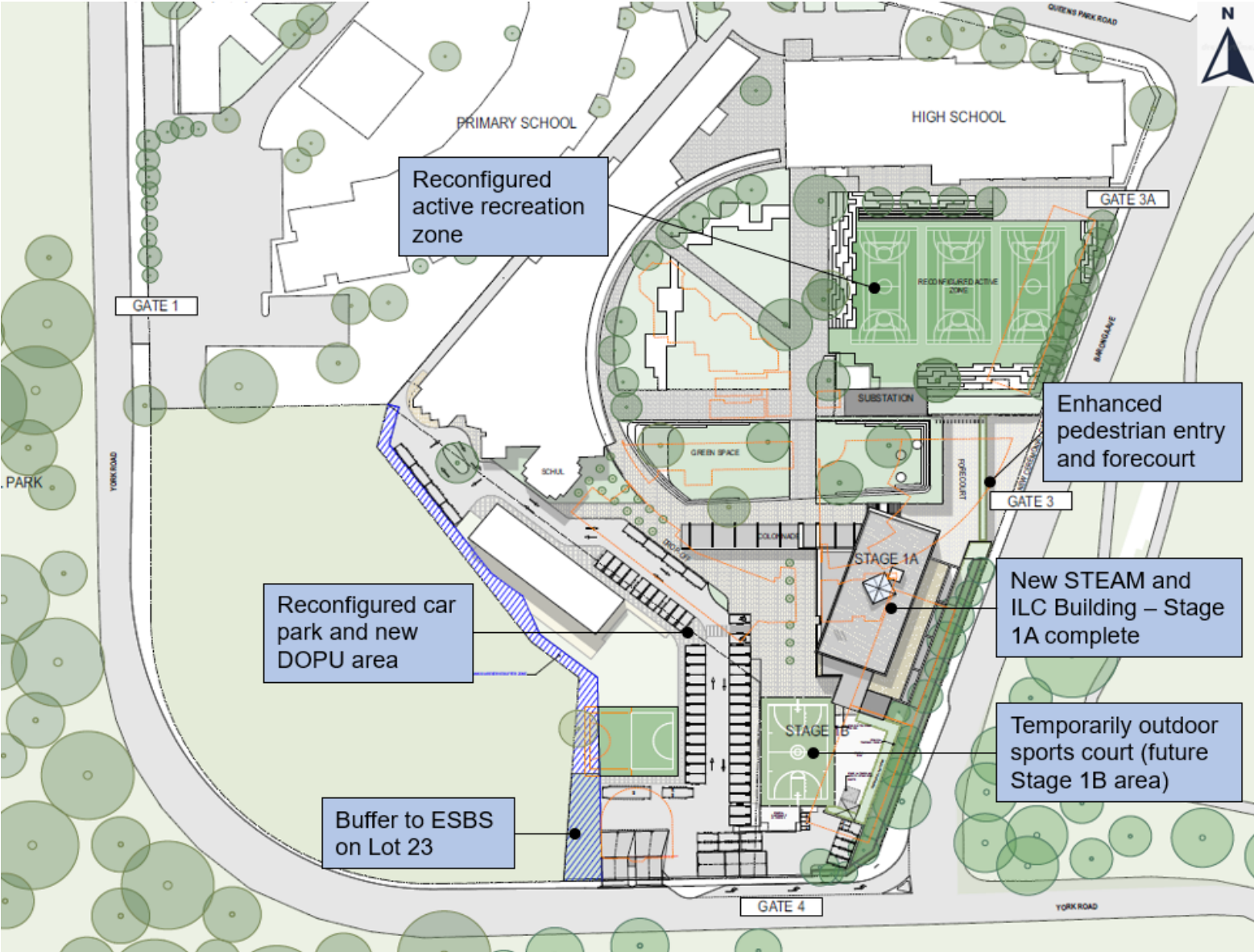
Development components

- Demolition, tree removal and earthworks.
- Building envelopes for a new:
 - Science, Technology, Engineering, Art and Mathematics (STEAM) and Independent Learning Centre (ILC) building.
 - ELC building.
- Enhanced vehicle and pedestrian access and road network upgrades.
- On-site DOPU area for the senior school and the ELC.
- An additional 19 on-site car parking spaces and 160 bicycle parking spaces.
- Improved sporting and recreation facilities.
- Landscape master plan.
- Vegetation management plan (VMP).
- Signage and boundary walls.
- An additional 290 students over a 15-year period.

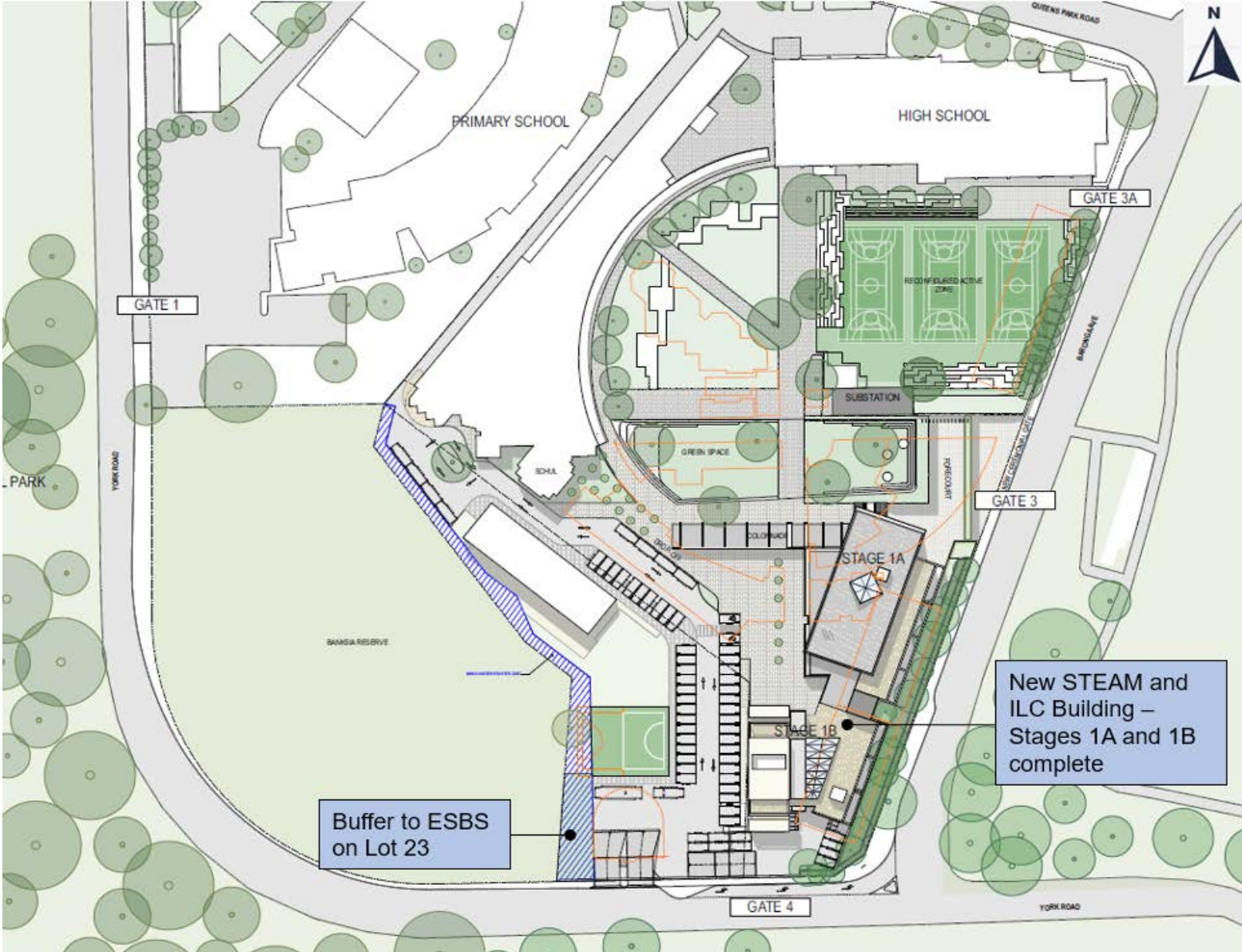
Demolition Plan



Site Layout Completion of Stage 1A



Site Layout Completion of Stage 1B

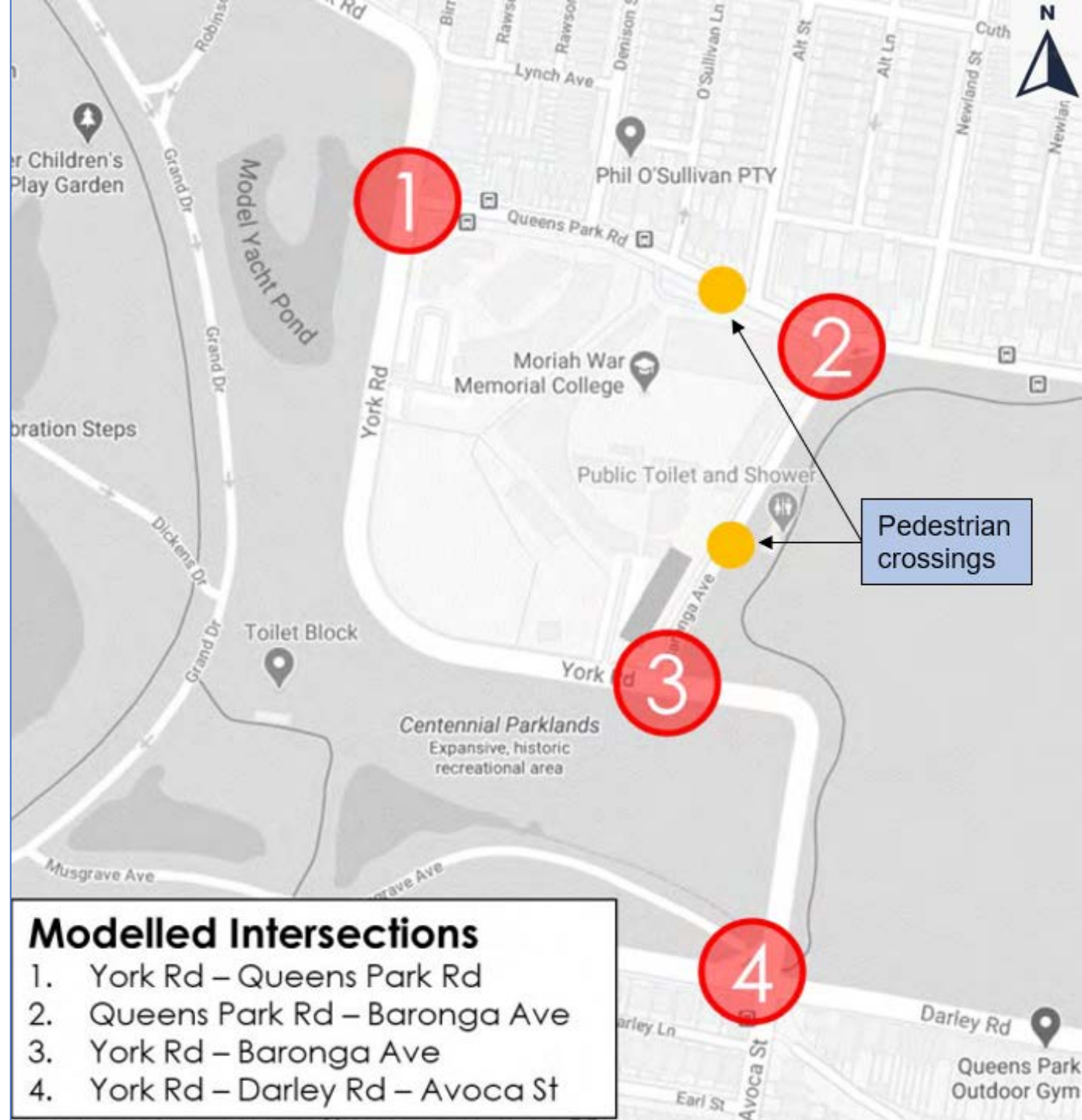


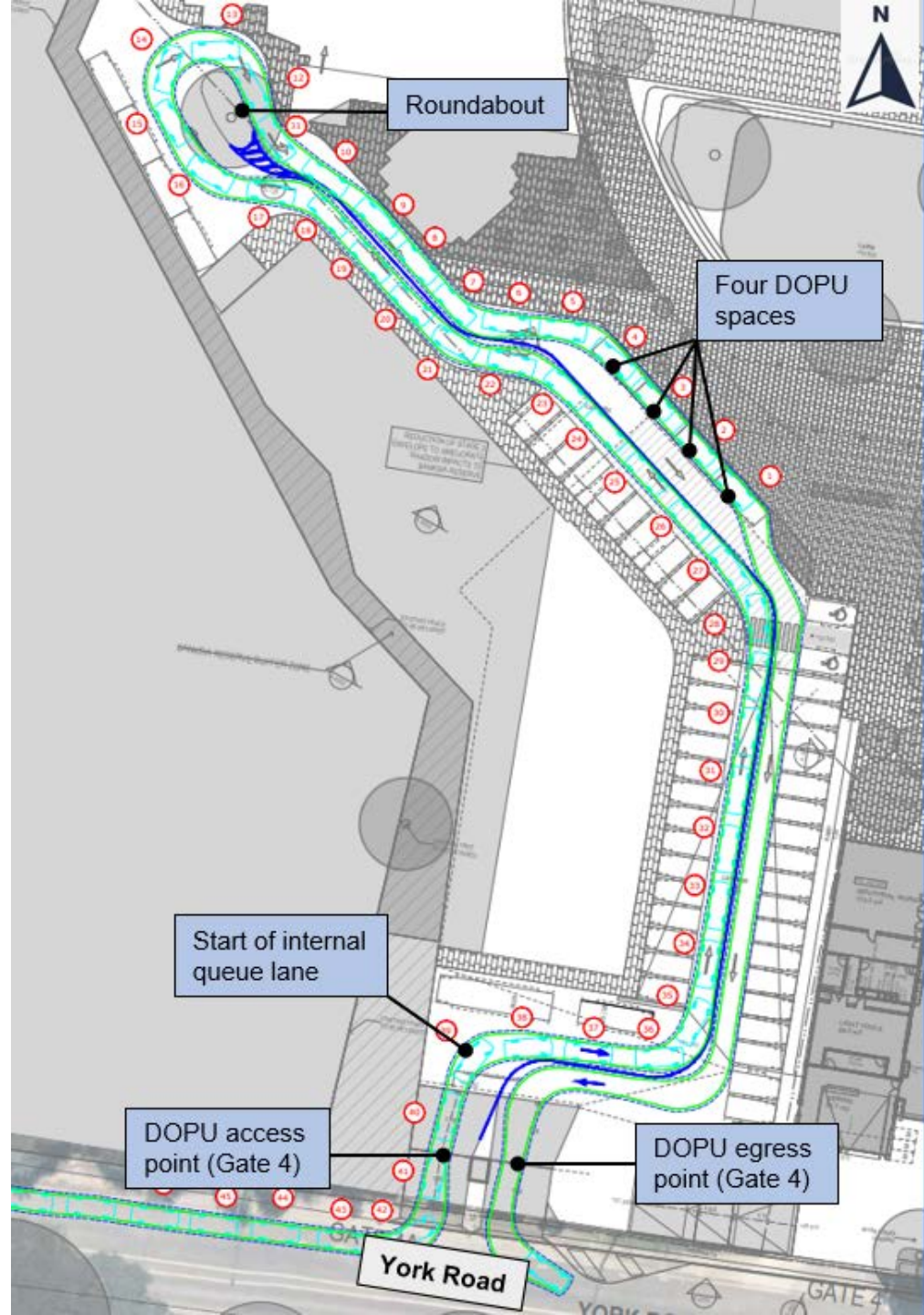
Proposed student population (total)

Year	ELC	K-12	Total	Difference
Current Student Cap	80	1,600	1,680	-
Proposed 2023 (completion of stage 1)	80	1,760 (+160)	1,840 (+160)	Additional 160 students in K-12
Proposed 2030 (completion of Stage 2)	130 (+50)	1,800 (+40)	1,930 (+90)	Additional 40 students in K-12 Additional 50 ELC students
Proposed 2036+	130	1,840 (+40)	1,970 (+40)	Additional 40 students in K-12

Modelled Intersections

- York Road / Queens Park Road (1)
- Queens Park Road / Baronga Avenue (2)
- York Road / Baronga Avenue (3)
- York Road / Darley Road / Avoca Street (4)





Overall reduction in bulk of eastern facade is further enhanced by the setback plant

Northern wing is setback to reduce bulk on Baronga Avenue. Facade is simplified to provide a quieter backdrop.



View from Baronga Avenue

Clearer articulation of the built form and facade expression reduces the perception of scale to the York Road elevation

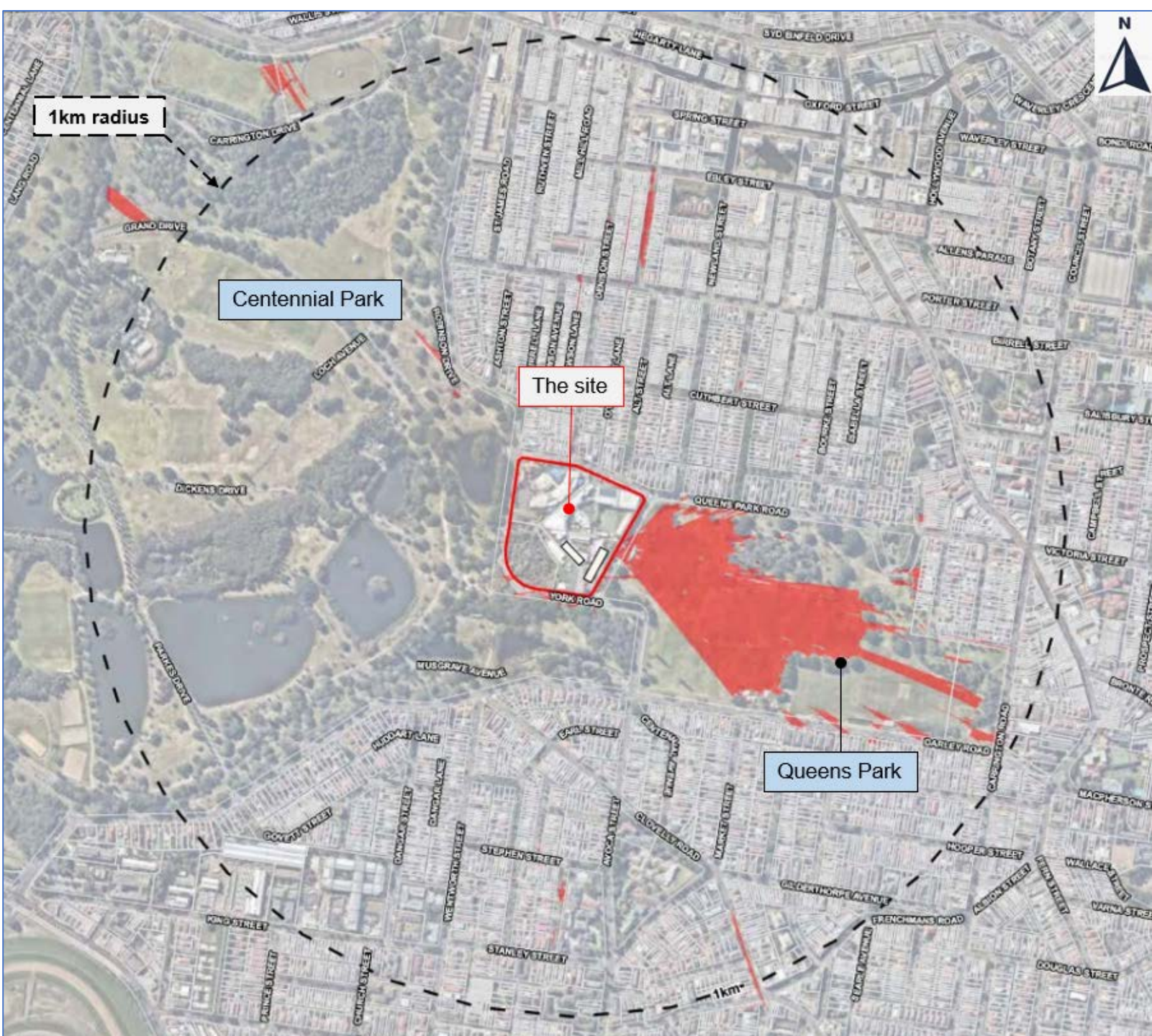
Overall reduction in bulk of eastern facade is further enhanced by the setback plant

Clear separation of forms reduces overall scale



View from the intersection of Baronga Avenue and York Road

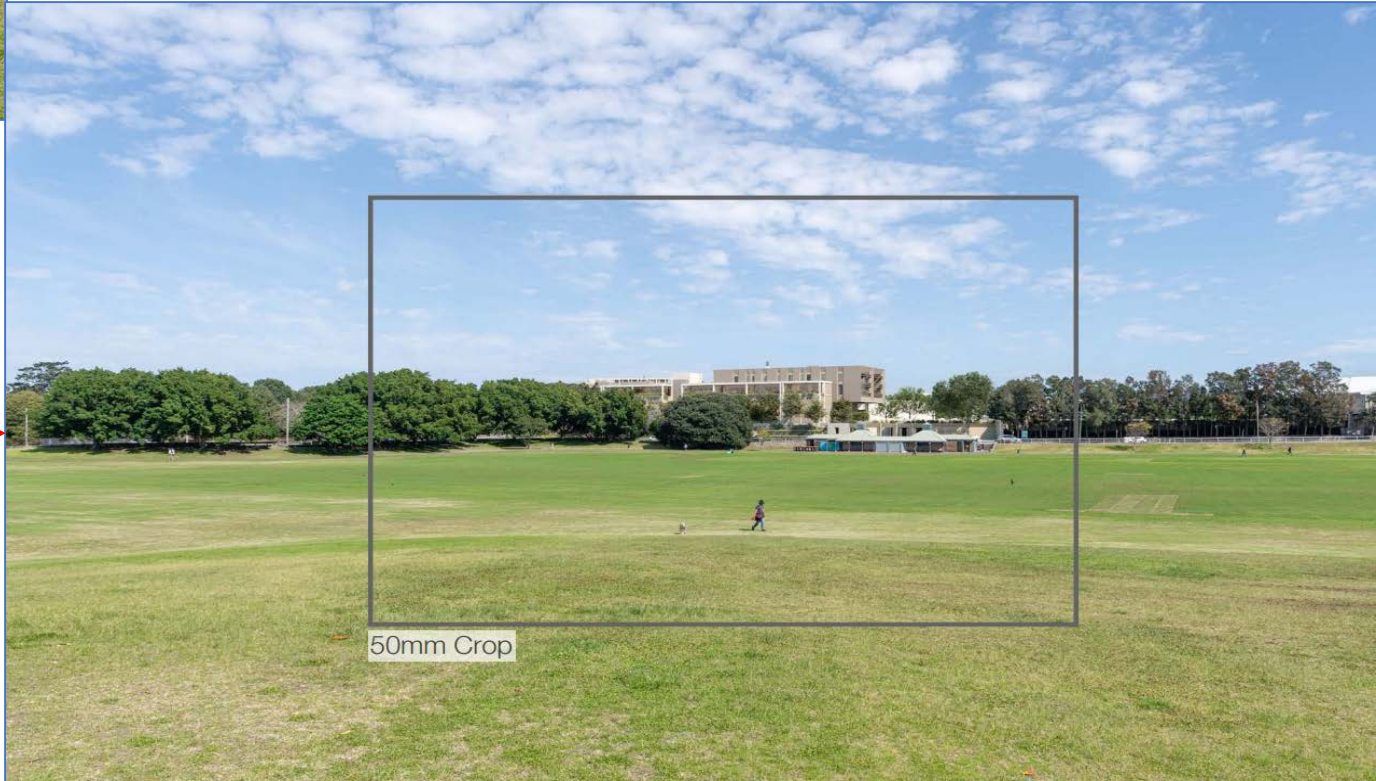
Visual catchment 1 km radius





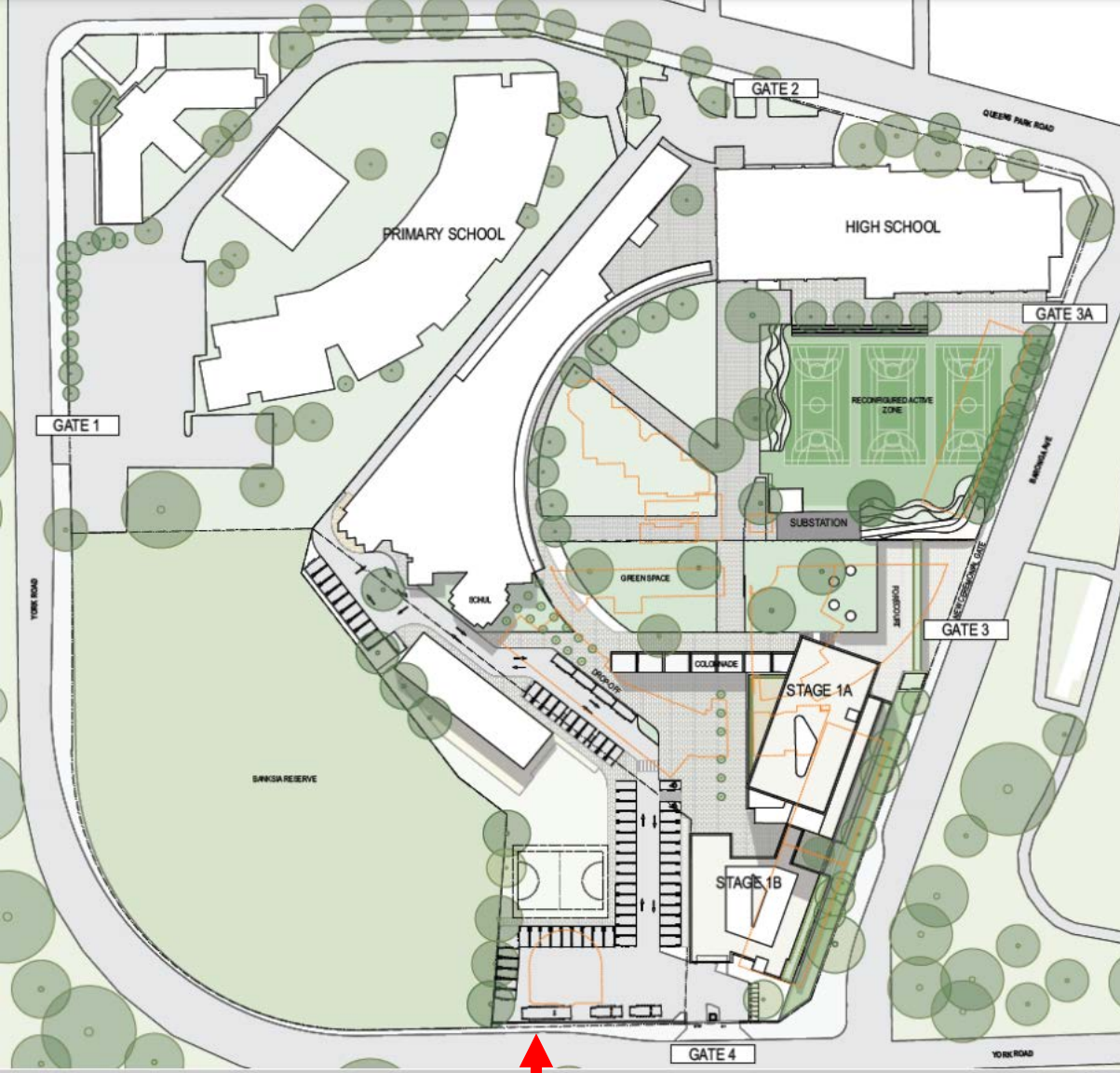
View from Queens Park
without Stage 1 building

View from Queens Park
with Stage 1 building



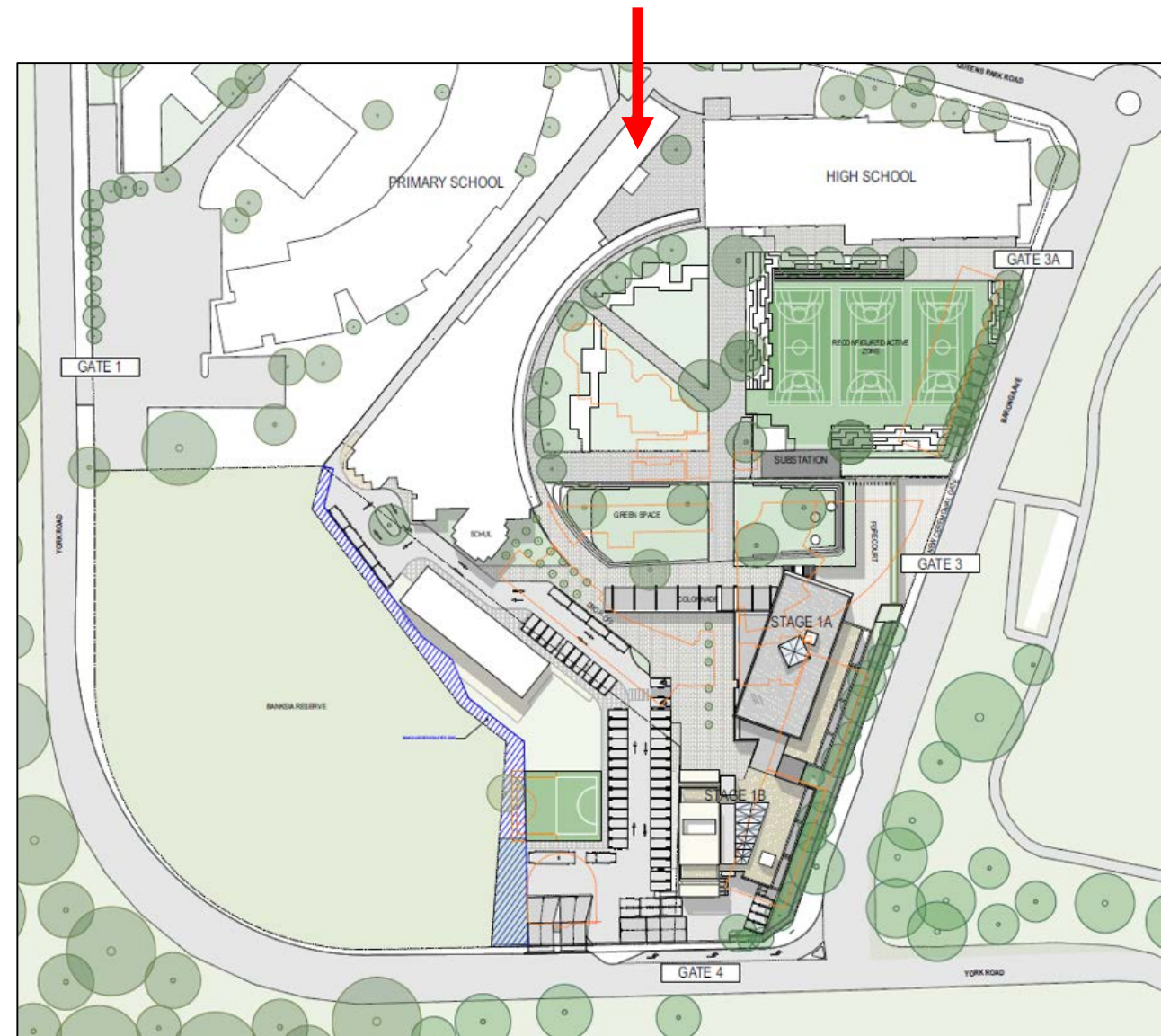
View from Baronga Avenue





Stage 1 Site Plan (EIS) – no buffer to ESBS

Stage 1 Site Plan (SRtS) – with a 3m to 10m buffer to ESBS





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