

Moore College

Research + Resource Centre

Landscape Statement

Moore Theological College
28/08/13



Landscape Plan

Landscape Statement

1. Introduction

ASPECT Studios in conjunction with Allen Jack + Cottier and Traffix Group were commissioned by Moore Theological College to prepare a concept master plan for the redevelopment of the Moore Theological College campus in Newtown. The campus is situated over a number of blocks between King Street and Carillon Avenue with the main focal point at the head of the block at the intersection of King and Carillon Avenue. The concept master plan has been divided into 3 smaller sites consisting of Site A – College teaching and learning facilities, Site B – Student residences and Site C consisting of existing terrace house style student accommodation. The concept master plan also encompasses upgrades to adjacent streetscapes including Carillon Avenue, King Street and Little Queen Street.

This Project Application relates to the new and Resource and Research Centre being constructed as part of Site A, located at the head of the site at the intersection of King and Carillon.

2. Site Context

The Resource and Research Centre site is bound by King Street to the south and by Carillon Avenue to the north. The triangular shape of the site provides a prominent exposure to the intersection of King and Carillon in the north-eastern corner of the site. Existing college facilities including a landscaped courtyard lie to the west of the library site. The Resource and Research Centre is currently occupied by a variety of building all in ownership of the College. These buildings consist of two terrace houses and an on grade carpark that fronts King Street, a brick administration and teaching building located at the apex of the block at the intersection of King Street and Carillon Avenue and further teaching facilities on Carillon Ave. These facilities will be removed for the construction of the new building with only the two terraces to be retained and incorporated within the redevelopment. Existing trees within the site boundary will be removed as well as two trees within the Carillon Avenue verge which are proposed for removal and replacement due to excavation requirements of the new building.

3. Project Summary

The proposed Resource and Research Centre will comprise of a six storey building with a basement level under. The basement levels will accommodate a theatre, library resources, plant room and storage space. The ground floor will cater for lobby and administration requirements, further library resources and a multipurpose hall which will be used for gatherings and events. The atrium will open out to a landscaped courtyard located to the west of the library building. The remainder of the building will accommodate teaching areas, staffrooms and additional administration space.

The landscape scope comprises of planting and paving to building entry points including feature bamboo planting to highlight the prominent Carillon Avenue entry, landscaping to the external College Square located on the ground floor to the west of the multipurpose hall and landscaping to an extended library lawn further west of the College Square. Paved terraces are also located on level 2 and level 5 of the new building.

The scope also includes an on grade carpark located at the corner of Carillon and Little Queen Streets.

A description of these landscaped spaces follows:

Entry planting

The main entry to the proposed Resource and Research Centre is located on King Street and provides access to the building lobby and reception. A secondary entry is located on Carillon Avenue via a paved entry forecourt. High quality unit paving and feature planting including bamboo will be utilised to highlight these entry points. Bands of hardy low water use native grasses and flowering groundcovers will be planted along the King Street frontages in planting beds where the building façade steps back.

College Square

The external college square is located on the ground floor to the west of the multipurpose hall. The square has been designed as an extension of the internal hall space with stabilised crushed sandstone used on the ground plane providing a permeable yet paved surface. A double row of grove trees provide green buffering on the northern and southern edges of the square. The deciduous species will provide summer shade and seasonal colour while allowing winter sun to filter into the square, increasing its usability during the colder months. Understorey planting including shade tolerant shrubs and groundcovers will be used predominantly on the northern edge of the square within a series of tiered garden beds to screen views of existing buildings beyond. U – shaped timber benches set within this planting provides permanent seating for individuals or small groups along this edge.

Further seating will be provided through café tables and chairs. This overlay of mobile furniture will allow for flexible use of the square on a daily bases, allowing users to configure the furniture into groups to suit their needs, or on a larger scale to cater for events and functions. Catenary lighting is also included within College Square.

College Lawn

An open lawn is provided at a lower level to the west of the College Square. The lawn is comprised of an existing area of turf which has been extended to the north replacing eight existing car parking spaces in order to maximise the amount of usable green space. The expansion of the lawn introduces a new retaining wall with steel balustrade and 1:14 disabled access ramp along its northern edge, connecting the lawn to the sites central lane. A row of deciduous trees planted within shade tolerant grasses and groundcovers provides a green buffer along the northern edge of the lawn. Further screening is provided along the western edge of the lawn with an existing Murraya hedge to be extended and in filled. This green buffer will screen the communal lawn from existing college owned houses behind. An existing palm tree and two Crepe Myrtles are to be retained as part of the redevelopment of the College Lawn

Streetscape

Streetscape works along Carillon Ave will include the reinstatement of a concrete kerb to replace a driveway crossover, new concrete footpath and the removal of two existing street tree (Liquidambar Styraciflua refer to tree no. 5 and 6 in arborist report) due to excavation requirements of the Resource and Research Centre.

These trees will be replaced with two new trees (Jacaranda mimosifolia) planted within the turf verge in accordance with City of Sydney Street Tree Master Plan 2004. Streetscape works to King Street will include a new asphalt footpath and proposed street tree planting of seven Platanus X hybrida in accordance with City of Sydney Street Tree Master Plan 2011. The existing bus stop will be retained within its current location. Unit paving installed at the north - eastern corner of the site will provide for a more generous pedestrian experience at the Carillon Ave and King Street intersection.

Carpark

An on grade carpark is located off Carillon Ave on the site bound by Carillon to the north, Little Queen to the east and Campbell Street to the south with access from both Carillon and Campbell street. Two large existing trees will be retained along Campbell Street with protection measures implemented to ensure the protection of existing trees within the carpark boundaries. This will include adequate permeability and planting to the surrounds of the existing trees as well as bollards to prevent vehicular conflict. Existing levels have been maintained where possible around the base of each existing tree to avoid damage to tree roots. Protection measure will be implemented under consultation with the project arborist to ensure the successful retention of existing trees.

Integrated and Sustainable Landscape

The landscape proposal for the development provides green space with amenity for students and residents. All soft landscape areas will be drip irrigated using recycled water that will be harvested and stored on site. Plant species for use in the landscape have been primarily selected for minimal environmental impact. The predominantly native planting palette has been selected to be hardy, requiring minimal irrigation or chemical sprays once established. To ensure optimum conditions for the proposed planting all planting



Landscape Section - College Lawn and College Square