



MOORE COLLEGE CONCEPT PLAN & PROJECT APPLICATION

URBAN DESIGN REPORT

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PREFACE

This document 'Moore College Concept Plan & Project Application - Urban Design Report' accompanies the Environmental Assessment. It describes the Concept Plan and Project Application and embodies the principles that underpin them.

These principles were developed from an analysis of the site and its context that provided an understanding of the site specific opportunities and constraints.

Controls have been provided to allow development flexibility within the certainty of a structured framework.

An indicative staging of the Concept Plan and Project Application has been provided to describe the future physical expansion of the Moore College Newtown Campus.

Architectural plans, sections, elevations and shadow diagrams of both the Concept Plan and Project Application have been included in the Appendix for reference purposes.

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URBAN DESIGN REPORT

01 OVERVIEW

Concept Plan

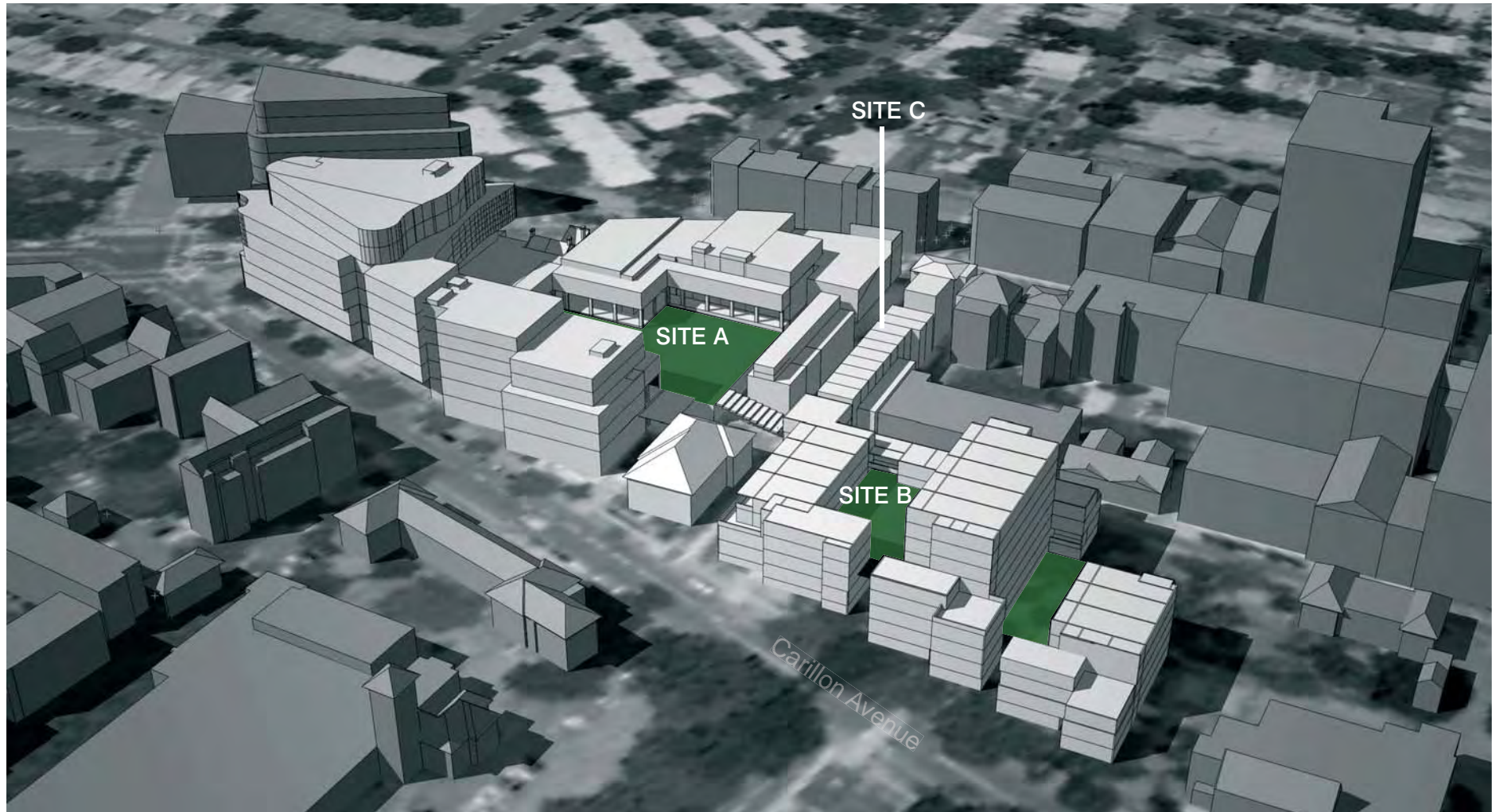


Figure 1.1: Overall Massing of the Concept Plan

Concept Plan



Moore Theological College Newtown Campus is located adjacent to University of Sydney in Newtown. Part of this Campus is the subject of this Concept Plan and Project Application. The Concept Plan area is 12,872m² bound by King Street, Carillon Avenue, Little Queen Street and Campbell Street.

The purpose of the Concept Plan and Project Application is to provide a vision for Moore College that will give guidance to the staging of future improvements to their facilities that the College requires to accommodate increasing student numbers.

Moore College opened in 1856 is one of Australia's oldest tertiary educational institutions. The College moved to Newtown in 1891. Since the late 1950's there has been a significant expansion of the Campus as the College acquired adjoining sites and now owns substantial parcels of land in North Newtown. Moore College is committed to its Newtown Campus after exploring alternate locations.

Moore College currently has some 325 students studying full time at the Newtown Campus. Unlike other educational institutions, Moore College is a residential college that promotes 'learning in community'. The College seeks to house all full time undergraduate students and teaching faculty in on-site accommodation. Approximately 100 single students are provided with rooms on the main Newtown Campus. Married students and their families are housed in the 110 homes owned at

Figure 1.2: Illustrative Concept Plan prepared by Aspect

01 OVERVIEW

Concept Plan



Figure 1.3.1: Existing view of the beginning of King Street terminates in Alpha House



Figure 1.3.2: Proposed gateway to King Street reinforced with a landmark building



Figure 1.4.1: Existing view of King Street looking towards the City



Figure 1.4.2: Proposed view of King Street, creating a western gateway to the City

Newtown or in other satellite residential campuses at Croydon Park and Parramatta. A significant number of students miss out on the much desired residential experience because of a lack of accommodation. The College predicts that student numbers will increase to some 600 students in the near future.

Because of the incremental acquisition of properties, current Moore College buildings demonstrate a range of architectural styles and ages that have been adapted for educational uses. There are very few purpose built buildings for teaching and administration and the College needs to upgrade its facilities as many of the existing buildings are in poor condition.

This Concept Plan seeks to address the following:

- Improve the public image of Moore College by providing an iconic building.
- Formalise the entry to Moore College - currently there is no 'front door'
- Respect the heritage items and contributory buildings adjacent to and on the site
- Staged development over time

The Concept Plan will deliver 30,000m² of gross floor area (GFA) for academic, college residential and retail uses over 3 sites:

Site A - the Academic Core: This site is bound by King Street, Carillon Avenue and Little Queen Street. This site will be predominantly used for academic purposes - teaching and administration and include: library and administration; dining hall; teaching and study spaces; some College residential; retail and the

Concept Plan



Figure 1.5.1: Existing view of Carillon Avenue



Figure 1.5.2: Proposed - Improved visual access to Deaconess House



Figure 1.6.1: Existing view of King Street



Figure 1.6.2: Proposed view of King Street - no change to the streetscape

Campus Green, the primary collegiate open space of the College is located on Site A (Refer to Figure 1.2).

The Concept Plan proposes to predominantly retain the existing facades that contribute to the conservation streetscape of King Street. Any additions to these facades are placed behind a generous upper level setback to ensure that the silhouette of the skyline created by the parapets are retained. Retail uses, entry lobbies and foyers and the 'front door' to Moore College Campus will be located along King Street to activate the street.

The Carillon Avenue address of Site A will provide access for deliveries, servicing and cars. Secondary entry access to the Resource and Research Centre and entry lobby to college residential will activate the Carillon Avenue streetscape. An entry forecourt, located adjacent to Deaconess House, creates a new curtilage around the building revealing better visual access to this (pending) local heritage item.

Proposed buildings along Carillon Avenue will be predominantly five storeys and will be sited to create landscape angled setbacks that contribute to the 'green' quality of the public domain.

Key Campus Elements for the academic site have been designed to reflect the collegiate nature of the institution. These Key elements include:

- Entry Forecourts
- Campus Green
- Colonnade and Atrium

01 OVERVIEW

Concept Plan

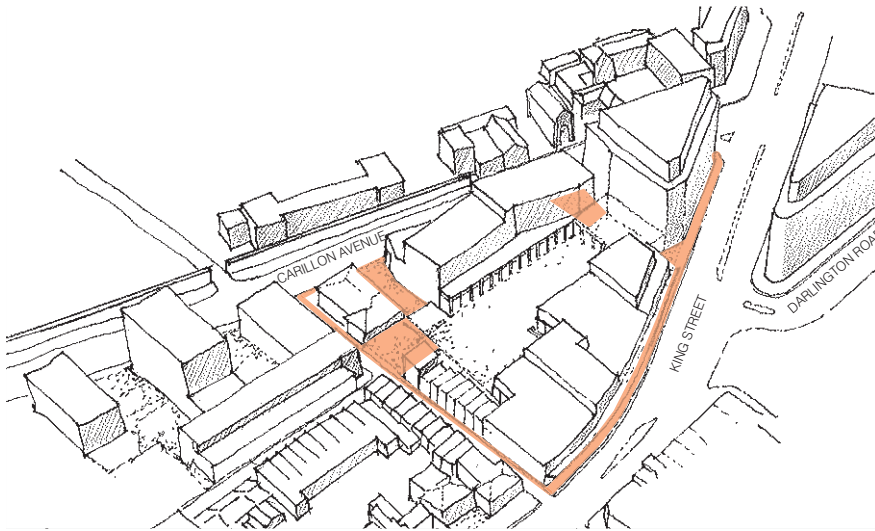
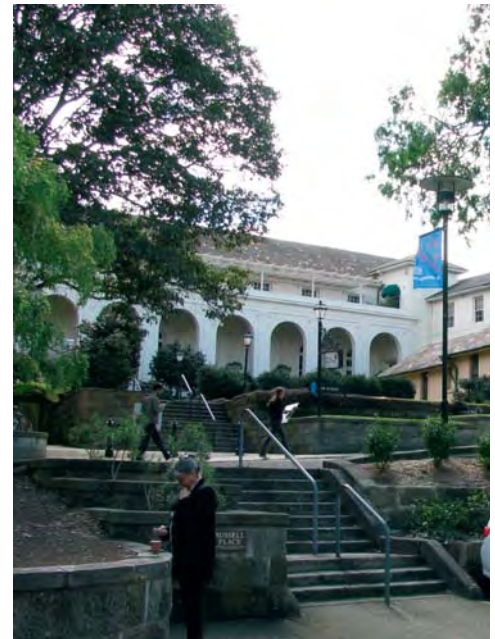
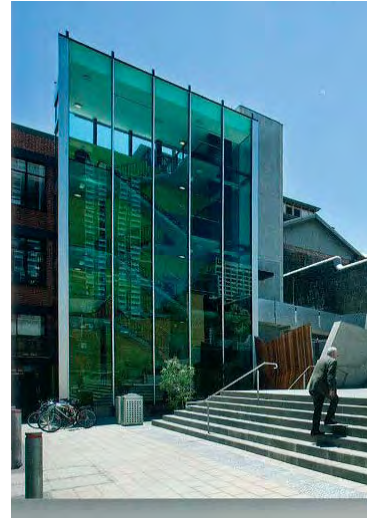


Figure 1.7.1: Diagram showing indicative locations of entry forecourts

Entry Forecourts

The proposed entry forecourts will

- Provide a 'sense of entry' to the academic core of the Campus,
- Define defensible space of the Campus Green with transition spaces that create a threshold between the surrounding streets and the heart of the academic core.
- Relate to the footpath levels of King Street, Carillon Avenue and Little Queen Street.



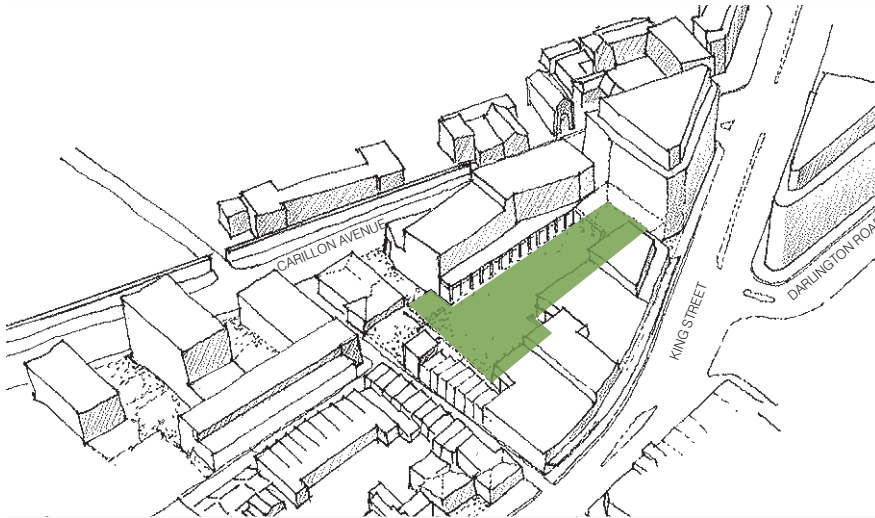


Figure 1.7.2: Diagram showing indicative location of Campus Green

Campus Green

The Campus Green will:

- Continue its role as the 'heart' of the Campus
- Provide a outdoor room that allows for informal and formal use, such as incidental meetings or used as an extension of the dining hall for barbeques etc.
- Connect primary Campus functions such as teaching spaces , dining hall and Resource and Research Centre.



01 INTRODUCTION

Concept Plan

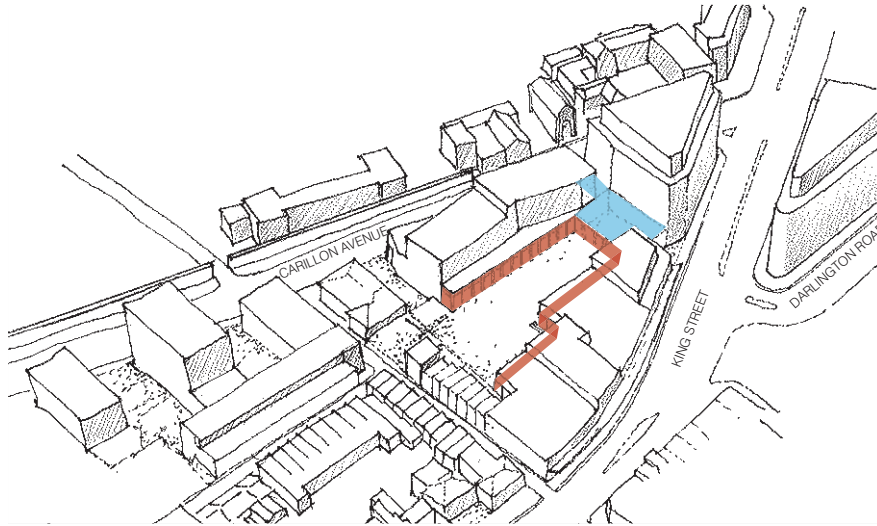


Figure 1.7.3: Diagram showing indicative location of colonnade and atrium

Colonnade & Atrium

- The Colonnade will:
 - Continue at the same height and level as the existing colonnade of the Broughton Knox Centre
 - Provide weather protection
 - Create a unified architectural element around the edge of the Campus Green
- The Atrium will:
 - Provide a 2 storey space that is sky lit
 - Be a flexible space that can be utilised for Campus functions
 - Provide an orientation point for visitors of the Resource and Research Centre

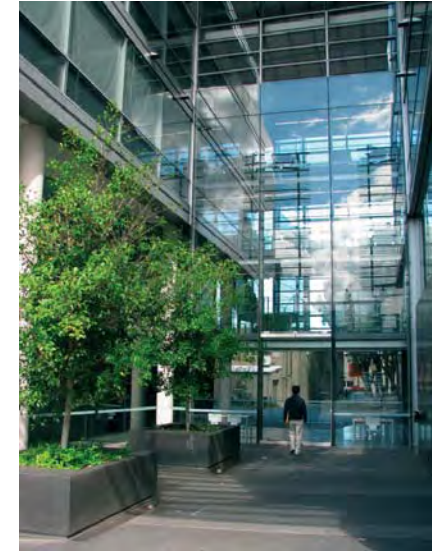




Figure 1.8.1: Existing Carillon Avenue view of Site B Residential Quarter



Figure 1.8.2: Proposed Residential Quarter will be screened by existing street trees characteristic of the streetscape of Carillon Avenue

Site B (Refer to Figure 1.2) - The Residential Quarter: This site is bound by Carillon Avenue, Little Queen Street, Campbell Street and Newtown North Public School. This site will be predominantly used for college residential purposes. Buildings will provide a high degree of residential amenity in accordance with the principles of SEPP65.

It will also provide communal open space for the residents in the form of:

- Two courtyards one with an associated common room. The design and location of these courtyards considers the safety and security for the children of Moore College.
- Pedestrian links to the Campus Green and the existing children's play area located to the rear of the Campbell Street terraces owned by Moore College.
- Roof terraces

The proposed buildings have been designed to respond to the existing pattern of development along Carillon Avenue and Salisbury Road. The buildings are arranged to Carillon Avenue as three 'fingers' with courtyards between them. The siting of these buildings orientates the buildings with their short ends to the street with angled landscaped setbacks that characterise Carillon Avenue.

Buildings are predominantly five storey buildings to the street adjusted with upperlevel setbacks. This is designed to respect the scale of adjacent heritage items of Deaconess House (located on Site A) and Newtown North Public School. The five storey parts of the building site are predominantly behind the existing street tree canopy. The tallest of the 'three fingers' is located in the middle at a local low point to mitigate scale and bulk and is well setback from both Carillon Avenue and Campbell Street.

A three storey streetwall building addresses Campbell Street and is similar in scale and proportion to the Moore College owned terraces across the street. The location of college residential uses on Site B will improve the 24 hour safety and security of the site. The proposed entry lobbies and street level accessed apartments will increase the active frontages and casual surveillance of Carillon Avenue.

01 OVERVIEW

Concept Plan

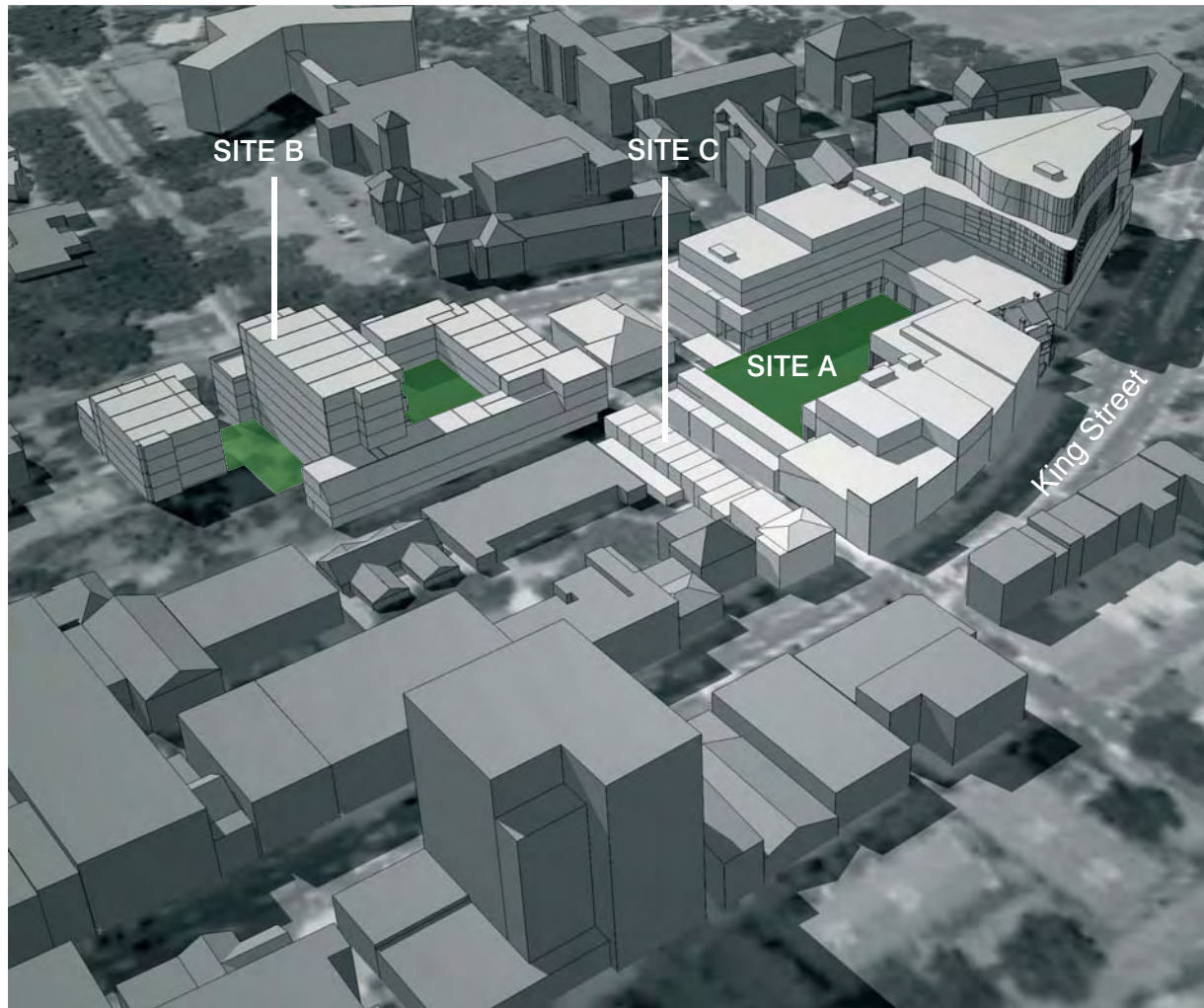


Figure 1.9: Overall massing of Concept Plan from the South

Site C (refer to Figure 1.2): Site C in the Concept Plan includes both sides of Little Queen Street within the Concept Plan vision and seeks improvements to the local heritage listed workers terraces.

This Concept Plan and Project Application are fundamental to the College executing its charter of 'learning in the community' to be able to house all full time students and faculty staff in on-site accommodation.

The Concept Plan will provide a longer term redevelopment vision for the College and has been designed to be implemented in stages that allow flexibility for the College to respond to the demands of expansion and improvement on an 'as needs' basis.

This approach allows all the parts to contribute to the whole of the Campus over time ensuring orderly redevelopment.

The Project Application will fulfil the College's most pressing requirement to house its world class collection of books and journals. The ongoing growth of the collection and the increase in the number of students has stretched this major resource of the College and it has been necessary to relocate substantial parts of the collection to other locations away from the teaching campus.



Figure 1.10: The new Library will fulfil the College's most pressing requirement

Description

The Project Application is comprised of two parts:

- Resource and Research Centre on Site A
- On-grade carpark on Site B

The Resource and Research Centre will be located at the corner of King Street and Carillon Avenue. It will extend from 1 King Street to 11 King Street and include all the associated land between King Street and Carillon Avenue together with underground car parking to be located under a portion of the existing College Green.

The College plans to demolish derelict houses on Site B at 84-86 Campbell Street and 30-32 Carillon Avenue. These sites will provide car parking to replace the existing car park located on grade at the front of 1 King Street. This will meet the additional parking needs of the new building until the associated underground car parking stage is available under the Campus Green is built.

Design Intent - Resource and Research Centre

The proposed design for the Moore College Resource Research and Centre is predicated on the following objectives.

- A strong urban design initiative to integrate the new project into and around the existing complex of buildings on the site and the heritage context of the site and its locale.
- The creation of a strong sense of place for the College.

01 OVERVIEW

Project Application



Figure 1.11: Architectural expression of the Resource and Research Centre interprets the King Street character

- The visual prominence of the Moore College campus on the corner of Carillon Avenue and King Street contributes to the identity of the campus.
- The Centre needs to be an exemplar of excellent design benefiting all students, staff and visitors, optimising the campus experience.
- The Centre needs to excel in terms of sustainability, its urban design role in the Campus, structure and form, architectural quality and identity.
- Utilise environmentally sustainable design principles as outlined in reports prepared by Cundall, Johnson and Partners.

The new Resource and Research Centre building will deliver some 10,438m² of floor area for the College and will offer improved teaching and library space. The 7 storey building has been designed to be built in stages. It will represent an internationally-recognised and accessible centre for teaching and learning, research and scholarship and community engagement. It will make a significant contribution to the national interest and to higher education in the field of humanities, arts and social sciences.¹

The new Resource and Research Centre building (that forms the Project Application) will be located at 1 King Street and will provide a new iconic landmark building to signify the entry point to Newtown and from Newtown to the City. It is envisaged that together with the University of Sydney Regiment site that these two buildings will form a pair of 'twin' buildings that will form this 'gateway'. Together with the Grace buildings at Broadway shopping Centre these two pairs of buildings will 'bookend' City Road.

The building will be publicly accessible. The use and location of this building demands it to be distinguished in form and architectural expression from the surrounding infill buildings that compose much of the urban fabric of Newtown.

The architectural expression of the proposed Resource and Research Centre building reflects its context. The facades of the new building vary according to their orientation, internal functions and their relationship to adjoining buildings in particular those along King Street.

1. EIF Round 3 and EIF Sustainability Round submission. Part C5

Project Application



Figure 1.12: Northern facade treatment of the Resource and Research Centre responding to its environmental conditions.

The building facades have been broken down to reflect a tripartite arrangement of base, middle and top. The associated breakdown in form and scale reflects the changing nature of the King Street and Carillon Avenue streetscape, character and scale.

The base interprets the streetwall of two storeys and parapet that characterise King Street. The vertical proportion of the punched openings is reminiscent of the vertical articulation created by party walls reflecting the fine grained subdivision of King Street. The streetwall that forms the base 'scoops' round the existing bus stop located on King Street widening the footpath, and providing better pedestrian amenity.

Above this base a deep recess creates a strong shadow line that separates the base from a glazed free form object. The change in materials and form makes a distinction between the urban fabric and identifying the Research and resource Centre as a special uses building.

The free form object composed of a two storey glazed façade providing optimum light to all teaching and associated spaces. This glazed façade 'wraps' around the perimeter of the building with expressed vertical framing. The vertical framing members have differing depths depending on orientation. Along King Street part of the upper floors extend out towards the glazed wall enclosing stair cores providing a visual counterpoint to the horizontal form of the glazed façade.

At street level along Carillon Avenue the building is setback to widen the footpath. The northern façade, additional layers of fixed and adjustable sunscreens and louvres reduce solar gain and glare.

Site B. Car parking to the Project Application for the Resource and Research Centre

The site is bound by Carillon Avenue, Campbell and Little Queen Streets. A total of 38 car spaces is to be provided. The proposed on-grade carpark is to be split level acknowledging the existing access driveways and topography allowing access from both Campbell Street and Carillon Avenue..

01 OVERVIEW

Project Application

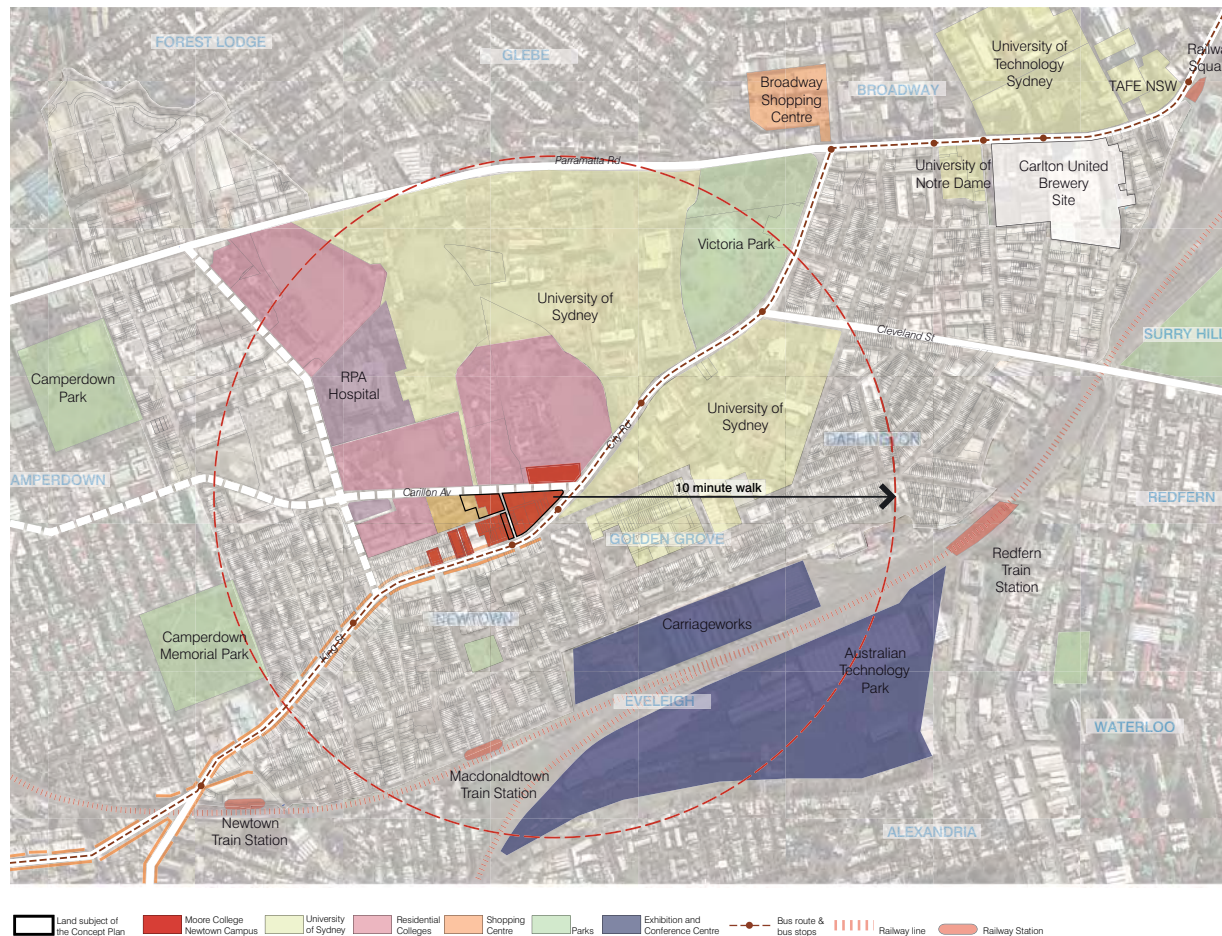


Figure 1.13: The Corner

The prominent corner of the building at King Street and Carillon Avenue is designed to:

- Reduce the perceived bulk and scale of the building
- Form the corner
- Respond to the different streetscape characters of King Street and Carillon Avenue

Local Context

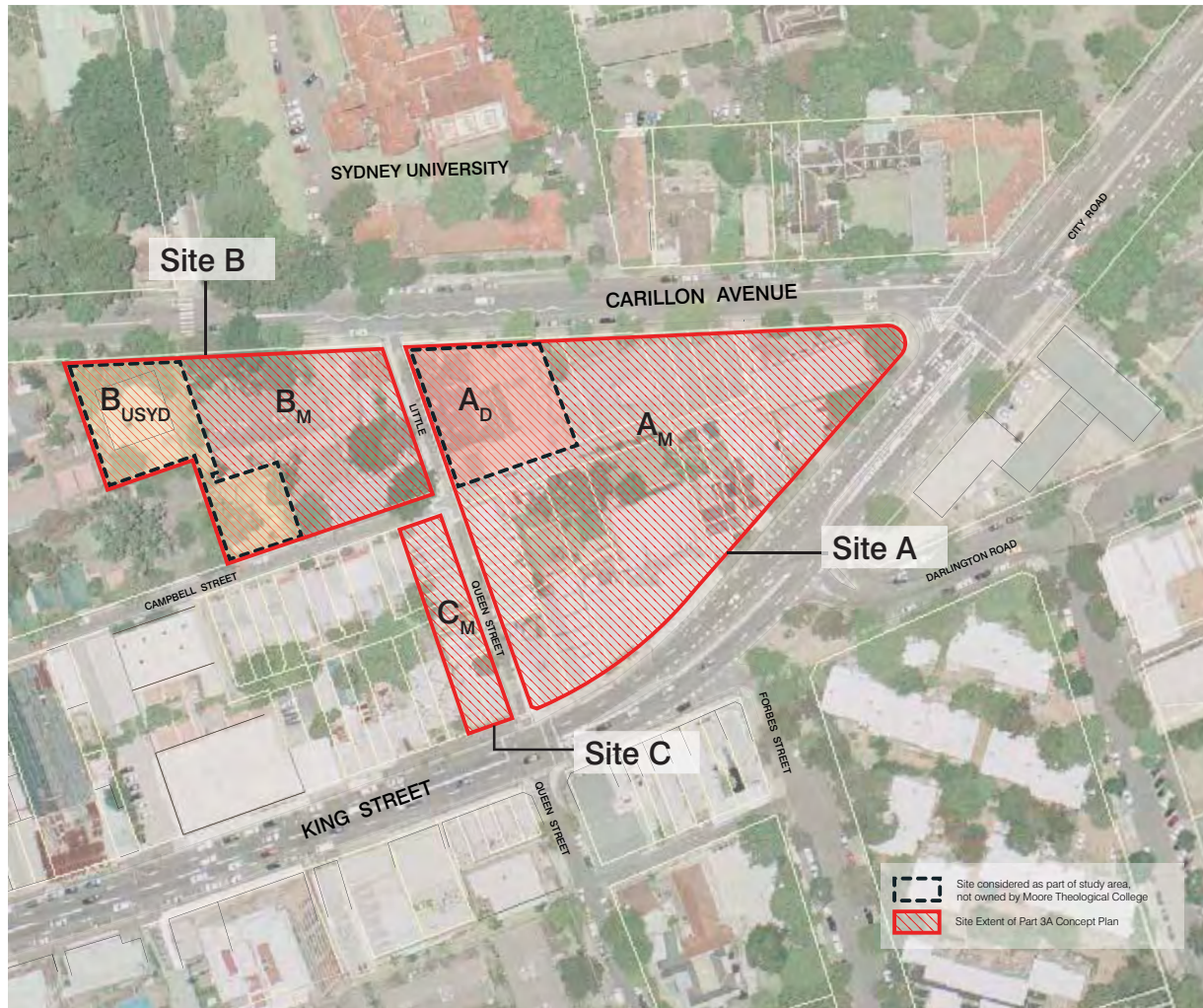


- Moore College, Newtown Campus (indicated in red) is in a prominent location at the northern end of King Street. This location is a significant gateway to Newtown.
- Moore College is surrounded by institutions such as University of Sydney, the residential colleges of: St Pauls College; Women's College; St Andrews College; Sydney University Village; Royal Prince Alfred Hospital and Newtown North Public School.
- These institutions own large landholdings in contrast to the typical fine grained subdivision pattern of landownership that characterises Newtown.
- University of Technology. University of Notre Dame, TAFE NSW, Carriageworks and Australian Technology Park are all proximate to Moore College.
- Many of these institutions are seeking to upgrade and redevelop their facilities within the next 5-10 years.
- The Carlton United Brewery site is another site that will undertake a redevelopment that will change the future character of the local context.
- The area is well positioned with easy access to parks, recreational and sporting facilities such as the University of Sydney Sports and Aquatic Centre, Victoria Park swimming pool, Broadway Shopping Centre, King Street shops, and transport.

Figure 2.1: Local Context

02 ANALYSIS

The Site



- The Concept Plan Site is bound by King Street, Carillon Avenue and includes land along Little Queen Street and Campbell Street.
- The total Concept Plan Site area is 12872m² and is indicated with red hatching. It is comprised of 3 sites:
 - Site A is 8179m², it is triangular in shape and is bound by King Street, Carillon Avenue and Little Queen Street. Moore College owns 6908m², indicated as A_M. The Deaconess Institution owns 1271m² this land, labelled A_D.
 - Site B is 3960m² is an irregular shaped site. Moore College owns 2430m² indicated as B_M. University of Sydney own 1530m² of this land, labelled B_{USYD}. There are four faculty townhouses currently occupied and two pairs of rundown semis.
 - Site C is 733m² and is owned by Moore College. These terraces are local heritage items that are used for Campus Residential.

The Site - King Street Streetscape Character



The Site has two different streetscapes:

- King Street as a typical retail high street located on a ridge road; and
- Carillon Avenue, a valley road.
- The streetscape of King Street on the Concept Plan site is characterised by buildings which:
 - are predominantly built to the street boundary with consistent box awnings;
 - have a 2 storey and parapet streetwall;
 - with vertical articulation of the party walls reflecting the fine grained subdivision pattern;
 - have shopfronts at streetlevel; and
 - have masonry facades with a greater proportion of solid to void.
- As a result of the incremental growth of the Campus, Moore College has no public image that distinguishes it from the adjacent urban fabric.
- The Broughton Knox Centre is one of the few purpose built buildings on the Campus and in part retains the original shopfront facade.
- The buildings that depart from the predominant character of King Street are at the beginning of King Street:
 - Both the University of Sydney Regiment site and 1 King Street are buildings that do not form a streetwall. These buildings do little to mark the entry point into Newtown.
 - The terraces 3-11 King Street are set at an angle to King Street.
- Most of the College buildings are in poor condition.

Figure 2.3: Existing King Street streetscape

02 ANALYSIS

The Site - Carillon Avenue Streetscape Character



Figure 2.4: Existing Carillon Avenue streetscape

The streetscape character of Carillon Avenue is significantly different from King Street.

- Carillon Avenue is a 'valley road' with a 7m cross fall in the topography from King Street to Carillon Avenue.
- This street is characterised by its strong street tree planting.
- Buildings along Carillon Avenue have larger building footprints reflecting the subdivision pattern of larger lots.
- Buildings along the southern side of Carillon Avenue are generally orientated with the 'short-end' to Carillon Avenue with gaps (side setbacks) between buildings.
- The angle of these buildings is related to the subdivision pattern with the building facade perpendicular to the side boundaries not parallel to the street.
- The angled landscape front setbacks of the private domain contribute to the overall landscape of the public domain and conceals much of the built form.
- Buildings are typically equivalent to 3-5 storeys and there are instances of taller residential buildings (9 storeys).
- The lack of active frontages created by high garden walls and fences reduce the perceived safety and surveillance of Carillon Avenue.

Issues

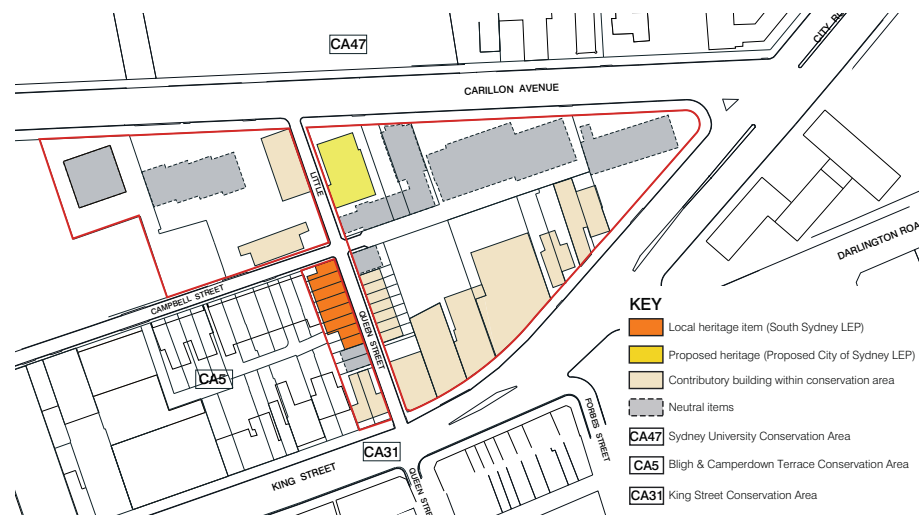


Figure 2.5.1: Existing heritage items and contributory buildings

- Moore College owned land in Newtown is significantly constrained by heritage. Within the Concept Plan are the following:
 - Local Heritage - 6-20 Little Queen Street
 - Proposed local heritage - Deaconess House
 - Contributory buildings within conservation areas
- Due to increasing student and staff numbers, redevelopment opportunities to accommodate large academic and residential floor plates are limited. These are indicated in grey.

Opportunities

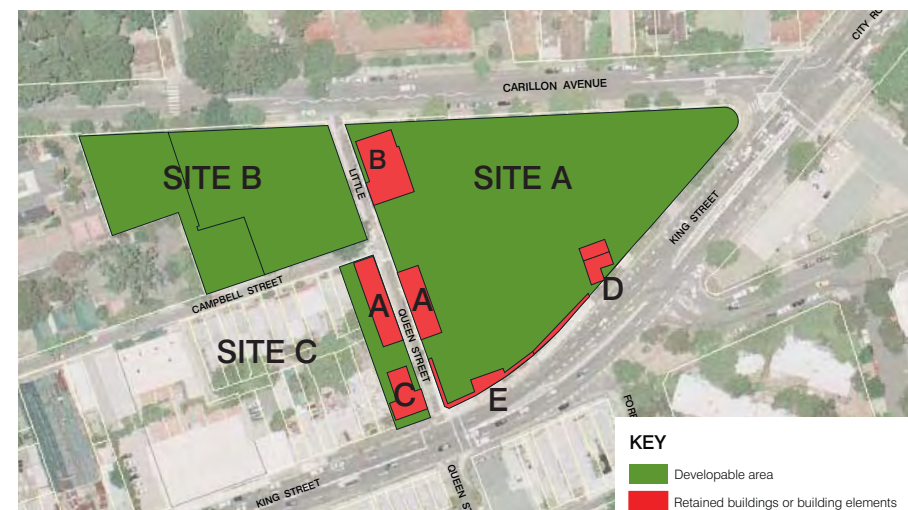


Figure 2.5.2: Potential developable area

The following heritage opportunities include:

- Refurbish terraces along Little Queen Street to improve residential amenity. (A)
- Adaptively re-use Deaconess House for academic uses. (B)
- Retain and refurbish 33-35 King Street. (C)
- Retain as many building facades as possible along King Street which contribute to the conservation streetscape. In addition the following elements are to be retained:
 - the front rooms of 9-11 King Street within the pitched roof form. (D)
 - a minimum of one structural bay of Malcolm Motors 23-25 King Street. (E)