

## Indicative Construction Staging



Figure 5.1.1: Stage 1 - Resource and Research Centre & underground parking on Site B

Three key factors determine the proposed staging of the development. These are the:

- Immediate need for specific new facilities,
- Availability of the necessary funding and
- Ability of the College to continue teaching and other functions while adjacent to a major building site.

The Concept Plan has been developed to facilitate building in multiple stages over a period of years. Staging is designed to impose the minimum possible impact on staff and students and to ensure that there is no additional car parking burden on local streets.

The first construction project will be the "Resource and Research Centre" which is the subject of the Project Application. This building will be located at the corner of King Street and Carillon Avenue (**A1**).

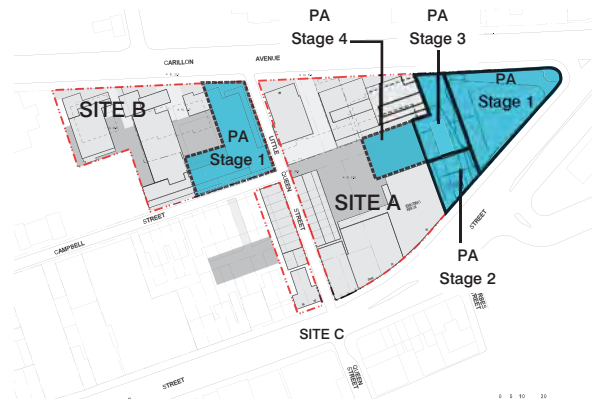


Figure 5.1.2: Indicative Project Application staging

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 parking to be located under a portion of the existing College Green.

This building itself may be constructed in stages (Figure 5.1.2) depending on finance and construction practicalities. Ideally the whole building will be built as one project but, if staging is necessary, then the portion at the corner of King Street and Carillon Avenue will be built first.

This will provide decanting space for some current College activities which presently take place on the more western parts of the Project Application site. Prior to starting demolition of the existing buildings on the main Project Application site, the College



Figure 5.1.3: Stage 2 - College Residential

plans to demolish derelict houses at 84-86 Campbell Street and 30-32 Carillon Avenue. These sites will then provide temporary car parking (**B1**) to replace the existing car park located on grade at the front of 1 King Street and to meet the additional parking needs of the new building until the associated underground car parking is available under the Campus Green.

Subsequent construction will be subject to future Project Applications depending on the three key factors identified above. Following the completion of the Resource and Research Centre, the College expects to commence building residences for teaching staff and students along the western side of Little Queen Street between Campbell Street and Carillon Avenue (**B2**) and along the northern side of Campbell Street (**B3**).

## 05 STAGING

### Indicative Construction Staging



Figure 5.1.4: Stage 3 - Refurbish & upgrade Little Queen Street Terraces

Construction of additional residences on this site will occur as needed. The existing houses on both sides of Little Queen Street between King Street and Campbell Street (**C & A2**) will, over time, be progressively upgraded for adaptive reuse, mostly as student family residences.

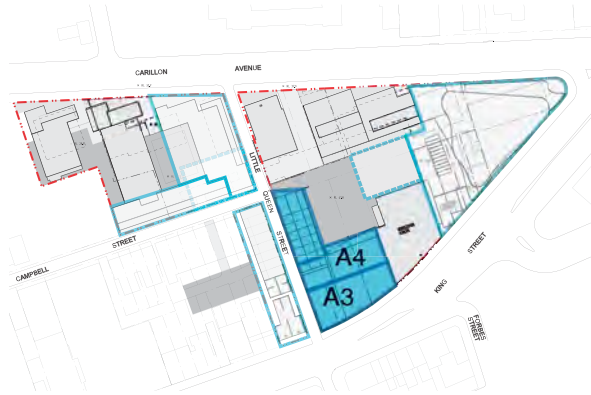


Figure 5.1.5: Stage 4 - King Street Retail & Teaching Centre

The proposed retail facilities located on King Street near Little Queen Street (**A3**) will be developed as soon as the existing users of these properties can be relocated to new locations. The erection of the new teaching centre at the rear of the properties at 23-31 King Street (**A4**) will occur when further teaching space is required due to expected growth in student numbers.



Figure 5.1.6: Stage 5 - Dining Hall & College Residential

It is anticipated that the final part of the Concept Plan to be constructed will be the new building designed to replace the site of the existing Moore College Dining Hall (**A5**) on the south side of Carillon Avenue and any remaining College Residential on Site B.

## Design Statement



Figure 6.1: The new Resource and Research Centre located at a prominent intersection



Figure 6.2: Forms a gateway with University of Sydney's Regiment Site

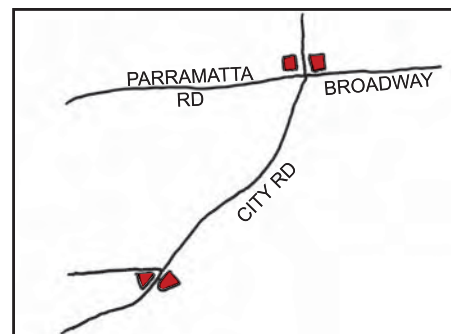


Figure 6.3: Twin buildings 'book-end' City Road

### Description

Moore College challenges conventions of campus structures:

- It positions teaching and learning in a residential faith community that values the quality of the daily relationships between all college members;
- It chooses to engage with a vibrant inner city precinct and to create a network of facilities extending south from the corner site towards Newtown and Camperdown.

The new Resource and Research building responds with integrity to these key distinctions.

- Located at a prominent site on the southern edge of Sydney University Campus, the College has been largely rendered invisible because of the poor quality of the existing structures. For many City Road users, the site exists simply as a traffic node. The challenge of the new building is to remain true to the essentially humane and understated values of the College while still contributing to the quality of the public realm.
- The new building extends the City Road streetscape of masonry shopfronts and terraces to the Carillon Avenue corner. The curved glazed facade of the upper building levels references tree canopies in the sky and continues elements of the colours and materials found in the new generation of teaching and learning facilities on the Sydney University Campus.

### Response to Context

The new Resource and Research Centre building will be located at the prominent intersection of King Street Carillon Avenue and City Road. It 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's Regiment site that these buildings will form a 'gateway'. Together with the Grace buildings at Broadway shopping Centre these two pairs of buildings will 'bookend' City Road.

## 06 PROJECT APPLICATION

### Design Statement



Figure 6.4: Builds on the language of new buildings at University of Sydney - Jane Foss Russell Building



Figure 6.5: New University of Sydney Law Building

The new Resource and Research Centre 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.

#### Overview

The Centre will utilise innovative design and technology to transform Australia's premier collection of books and other resources for the study of religion and related subjects into a world-class centre for higher education and research, located in a major existing higher education precinct including other major libraries (incl USyd). In multicultural Australia the importance of understanding the place and role of religion is widely and increasingly realised. This facility, in this location, will be an internationally-recognised and accessible centre for teaching and learning, research and scholarship and community engagement, making a significant contribution to the national interest and to higher education in the field of humanities, arts and social sciences.<sup>1</sup>

The Project aims to transform the present public Library into an internationally recognised and accessible facility to support higher education and research by a greatly increased range of Australian and international students and scholars. It is already the nation's leading collection of books and other resources (50% larger than the 2nd ranking such collection) for the study of religions (particularly Christianity and Judaism but increasingly Islam, Aboriginal spirituality and other religions).<sup>2</sup>

Its design draws on recent studies of academic libraries and research centres in Australia and the US (including Princeton, California State, Sydney, Queensland and Macquarie Universities). It incorporates open, transparent and compact spaces to encourage integration, communication and interaction between students, students and teachers, students and visitors as well as providing intimate links with the local community.<sup>3</sup>

1. EIF Round 3. Part C5
2. EIF Round 3. Part E12
3. EIF. Round 3. Part E12



## Design Statement



Figure 6.6: View of the Carillon Avenue facade of the new Resource and Research Centre

**Design Objectives for the Resource and Research Centre**

The proposed design for the Moore College Resource and Research 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.
- 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 specialist consultants.

## 06 PROJECT APPLICATION

### Design Statement

#### Building Planning

The Centre will primarily contain library, administration storage, teaching and academic spaces.

#### Basement Levels (B2, B1)

Two basement levels will primarily contain car parking, bike racks, change room facilities and storage. Storage is to be in the form of allocated rooms and an automated book storage and retrieval system operating in an environmentally controlled vault over four levels (B2 to Level 2).

#### Ground Floor (L1)

At ground floor level the proposal will primarily contain administrative and academic facilities.

The proposal allows for the opportunity to consolidate and integrate these different functions.

Anchoring the proposed administrative and the existing academic spaces is an assembly room in the form of a double height atrium and gallery space. This will allow all students and staff (current and projected) to assemble within the one space. With current space constraints this is not possible.

The existing terrace houses at 9-11 King street are to be refurbished to accommodate meeting rooms, restrooms and kitchen facilities allowing the possibility for the facility to be used by other organisations independently of the Centre itself. Opportunities allow for the building(s) itself to be integrated with the Centre or for it to be standalone.

#### Level 2

The proposal provides for linkages with the existing Knox Lecture Theatre Complex (with the principal teaching spaces/lecture theatres being on the same level) and direct connectivity to the Library entry floor and additional associated academic functions.

Figure no: Drawing name

#### Level 3-7

The remaining levels of the Centre allow for the remaining Library and academic functions. It is envisaged at this stage that functions be allocated as follows:

##### Level 3 Library

Seminar Rooms

Information Technology

##### Level 4 Library

Seminar Rooms

Research Collection 1

##### Level 5 Library

Masters Students

Research Collection 2

##### Level 6 Post Graduate Students

##### Level 7 Doctoral Students

Visiting academic staff

Faculty staff

Special Collection Books

Architectural Drawings of the Project Application are located in Appendix 2.



Figure 6.7: Elevation study of Carillon Avenue



Figure 6.8: Elevation study of King Street

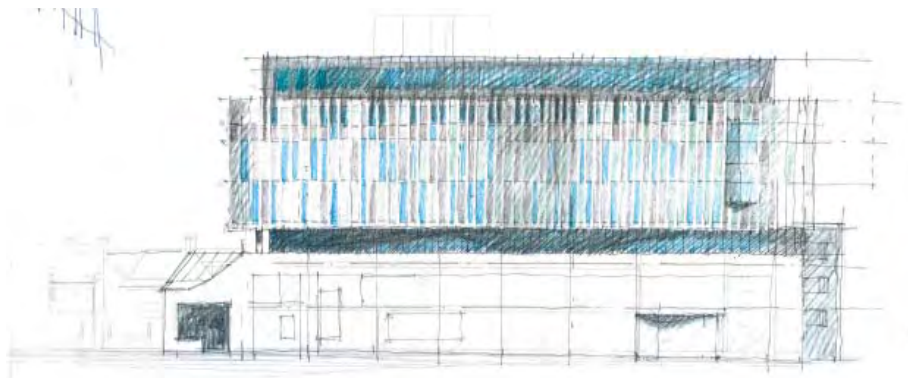


Figure 6.9: King Street elevation - tripartite arrangement of base, middle and top

### Building form and facades

The building form has been primarily determined by context with particular attention to scale, proportion, rhythm, texture and colour. It reflects a tripartite arrangement of a masonry base, a predominantly glazed middle section and above it a composite lightweight metal clad and glazed facade.

The corner of the building at the intersection of King Street and Carillon Avenue is heavily articulated in the wall plane and scale due to the convergence of the sinuous façade to King Street and the orthogonal street aligned façade to Carillon Avenue. In order to be less imposing on the corner the building has been set back from the ground floor plane and fragmented to provide variation in the forms attempting to avoid the corner becoming a central focal point.

Along King Street a two storey masonry base of punched openings reflect the scale and character of adjoining current buildings and acknowledge the current and past terrace house typology.

In order to break down the perceived scale of the wall and to ensure activation across the King Street frontage additional openings have been provided through the wall beyond those primarily relating to the internal administration functions. Fire stairs along this frontage have been glazed and a large vertical slot created towards the wall's end allowing for vistas from King Street through to Carillon Avenue.

The King Street 'masonry base' theme continues along Carillon Avenue.

The wall colour and texture has been influenced by the adjoining College buildings in particular the Broughton Knox Centre at nos. 13-19 King Street.

Above the masonry base is a level setback from the boundary plane of the wall providing a negative relief and datum reflecting the adjoining King Street parapets and roofscape. Above this level is a two storey glazed façade allowing a high degree of transparency and providing optimum light to all teaching and associated spaces.

## 06 PROJECT APPLICATION

### Design Statement



Figure 6.10: Glazed facade wraps around the perimeter of the building

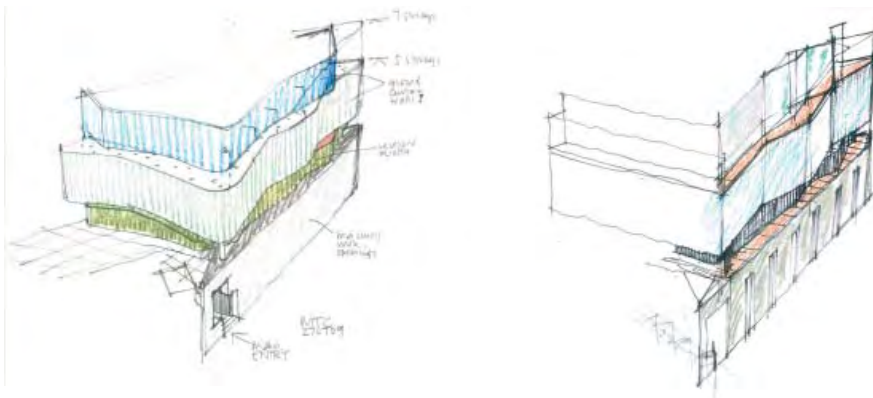


Figure 6.11: Corner studies

To the western and south eastern façades (King Street) a sinuous glazed façade enhances the sense of motion – an approach favoured over an orthogonal glazed wall aligned directly over the street boundary.

This glazed façade 'wraps' around the perimeter of the building with expressed vertical framing and where necessary additional layers of sunscreens and louvres are added to reduce solar gain and glare in addition to providing depth to the façade itself.

The upper levels are setback and clad in dark composite metal and glass.

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.

#### Building Materials

Materials for the project have been carefully selected to complement the existing context and to suit the contemporary aesthetic. These high quality façade materials have been selected for durability, energy efficient material use and insulation properties.

It is envisaged that light 'sandstone' coloured masonry be used to the base wall and coloured high performance glazing to the facades. Colourback/opaque glazing will be used to spandrel panels and areas such as lecture rooms which require minimal, if any, natural lighting.

The ethereal darker quality of the glazed wall will appear to be in juxtaposition to the lighter masonry base wall of the building.

A darker coloured metal composite lightweight cladding with flush glazing is proposed to the upper levels.

All major materials and finishes have been included as a 'sample board' drawing located in Appendix 2.





Figure 6.12: Existing view of corner of Carillon Avenue and Little Queen Street



Figure 6.13: Proposed brick wall concealing the car park



Figure 6.14: Existing Little Queen street view of Site B



Figure 6.15: Paling fences and brick wall in keeping with the existing streetscape



Figure 6.2: Indicative Project Application staging

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.

The proposed on-grade carpark is to be split level acknowledging the existing access driveways and topography.

This allows access from both Campbell Street and Carillon Avenue to the south and north respectively.

All levels are to be predominantly maintained to ensure minimal interruption to existing building fabric (wall to Little Queen Street) and vegetation (as outlined in the Arborist and Landscape Architects plans and reports).

Streetscape infill to all elevations is to match that existing in the form of masonry walls to Carillon Avenue and timber paling fences to Little Queen Street and Campbell Streets.

# A1 ARCHITECTURAL DRAWINGS

## Overall Concept Plan

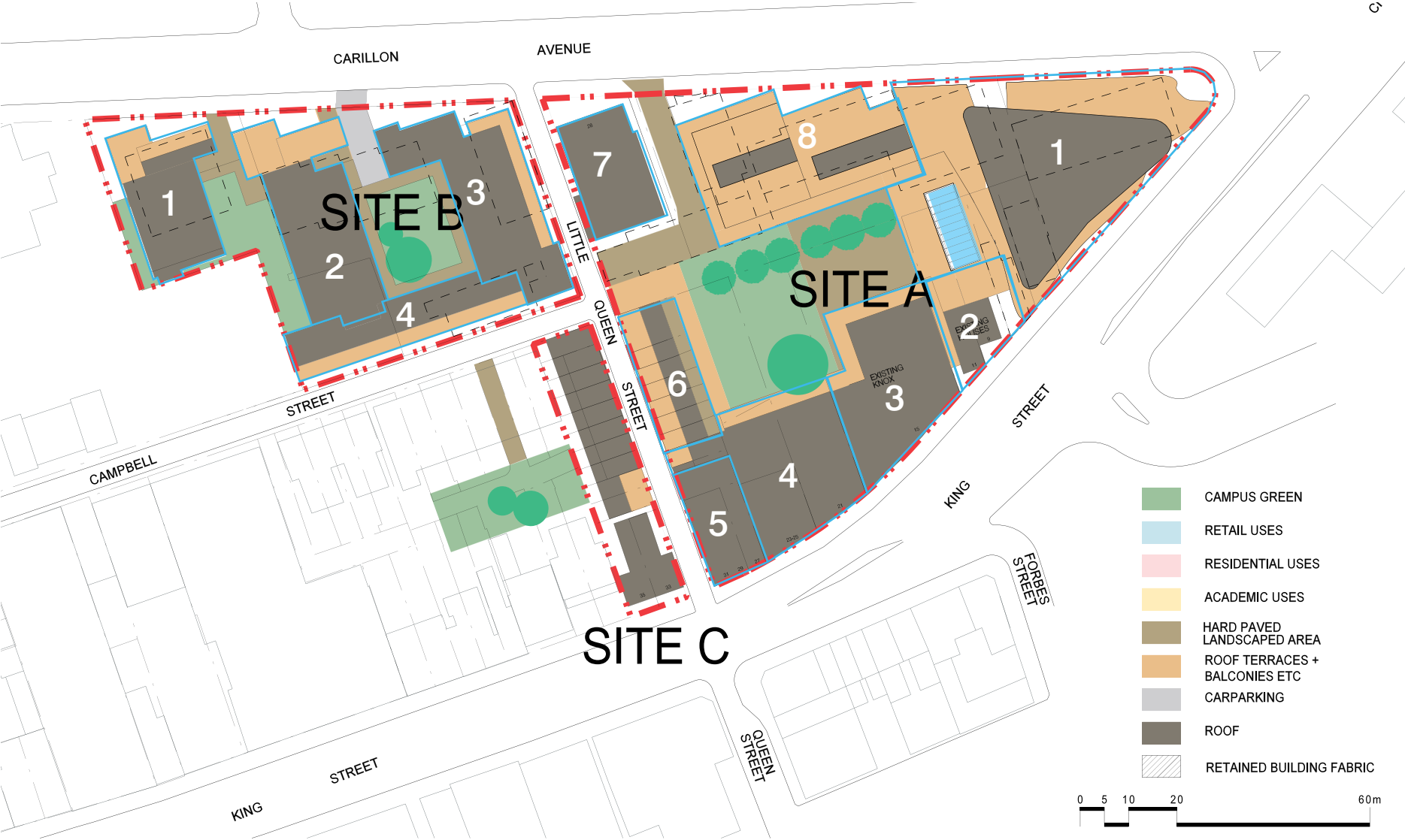


Figure CP 1000: Overall roof plan

## Demolition Plan

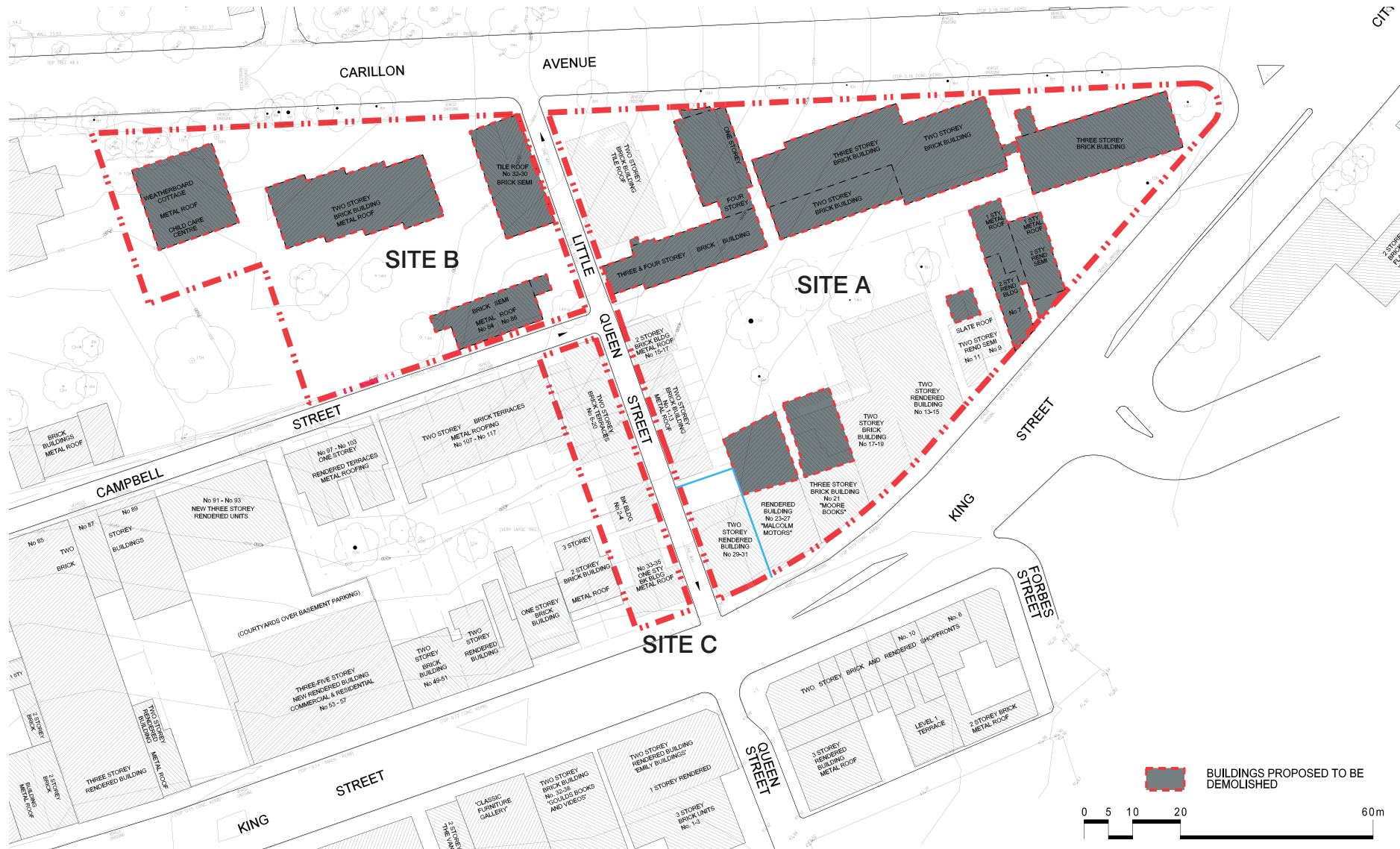


Figure CP 1100: Demolition Plan

# A1 ARCHITECTURAL DRAWINGS

## Basement Level 2

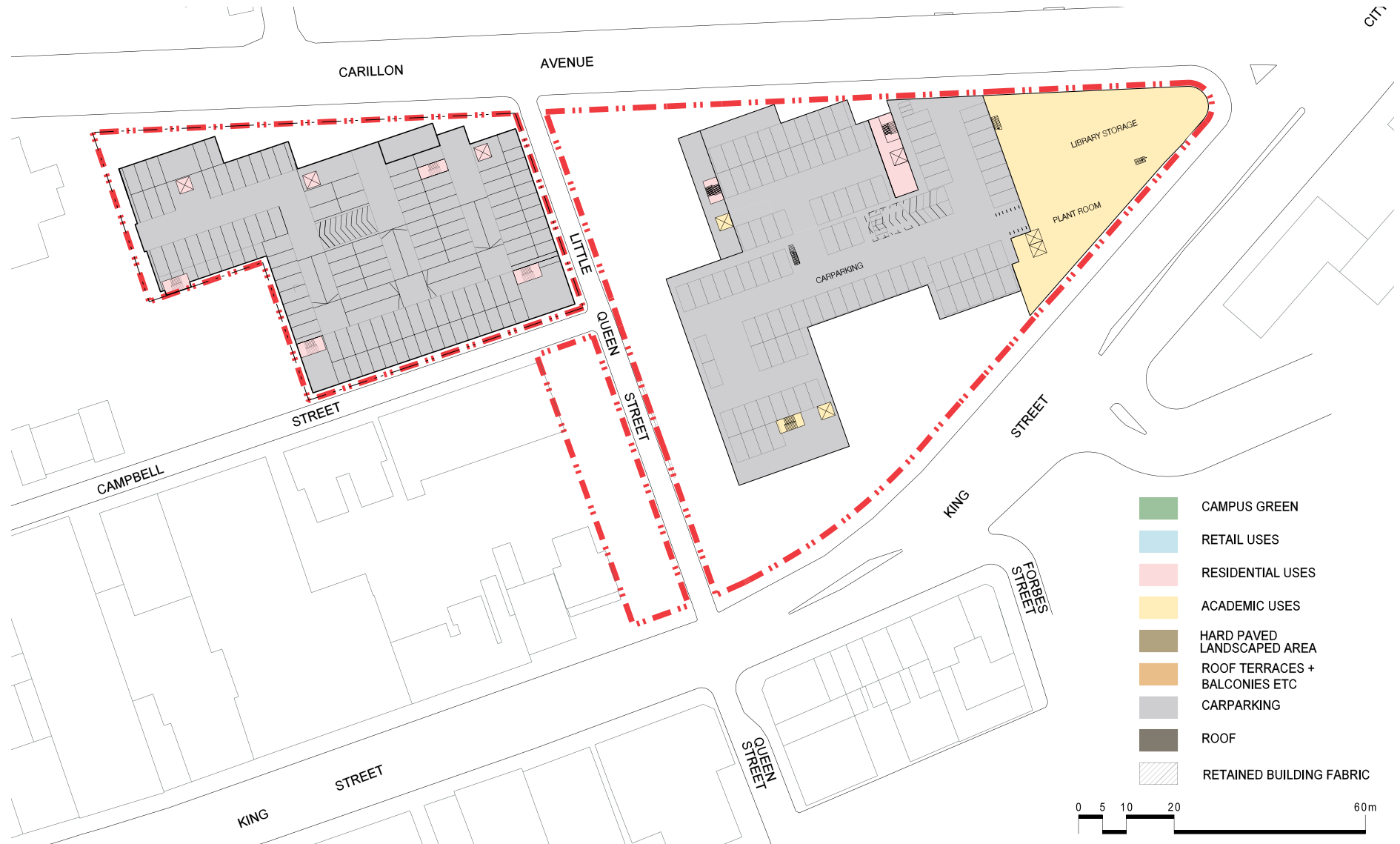


Figure CP 2002: Basement level 2 plan



## Basement Level 1

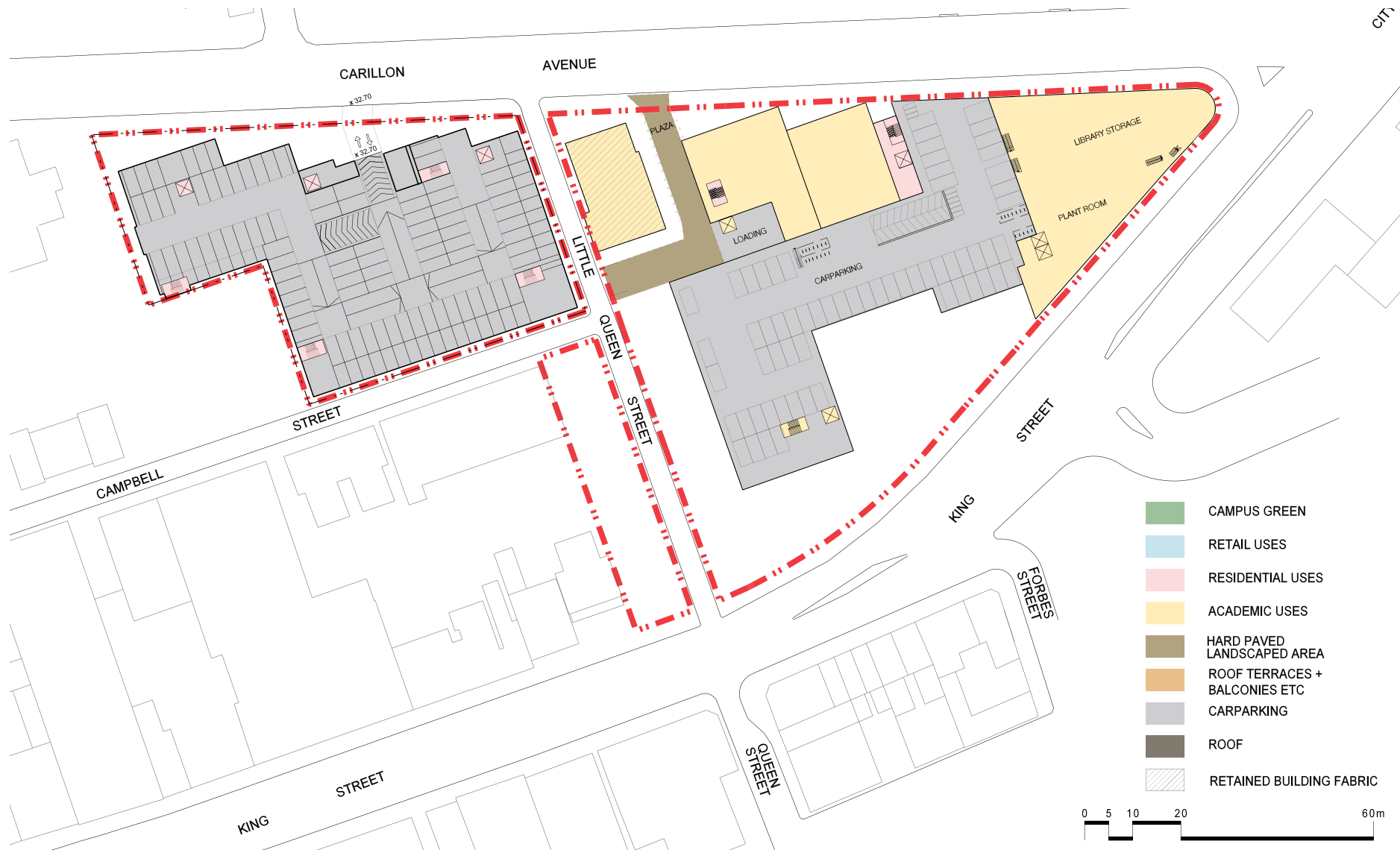


Figure CP 2001: Basement level 1 plan

# A1 ARCHITECTURAL DRAWINGS

## Ground Level 1

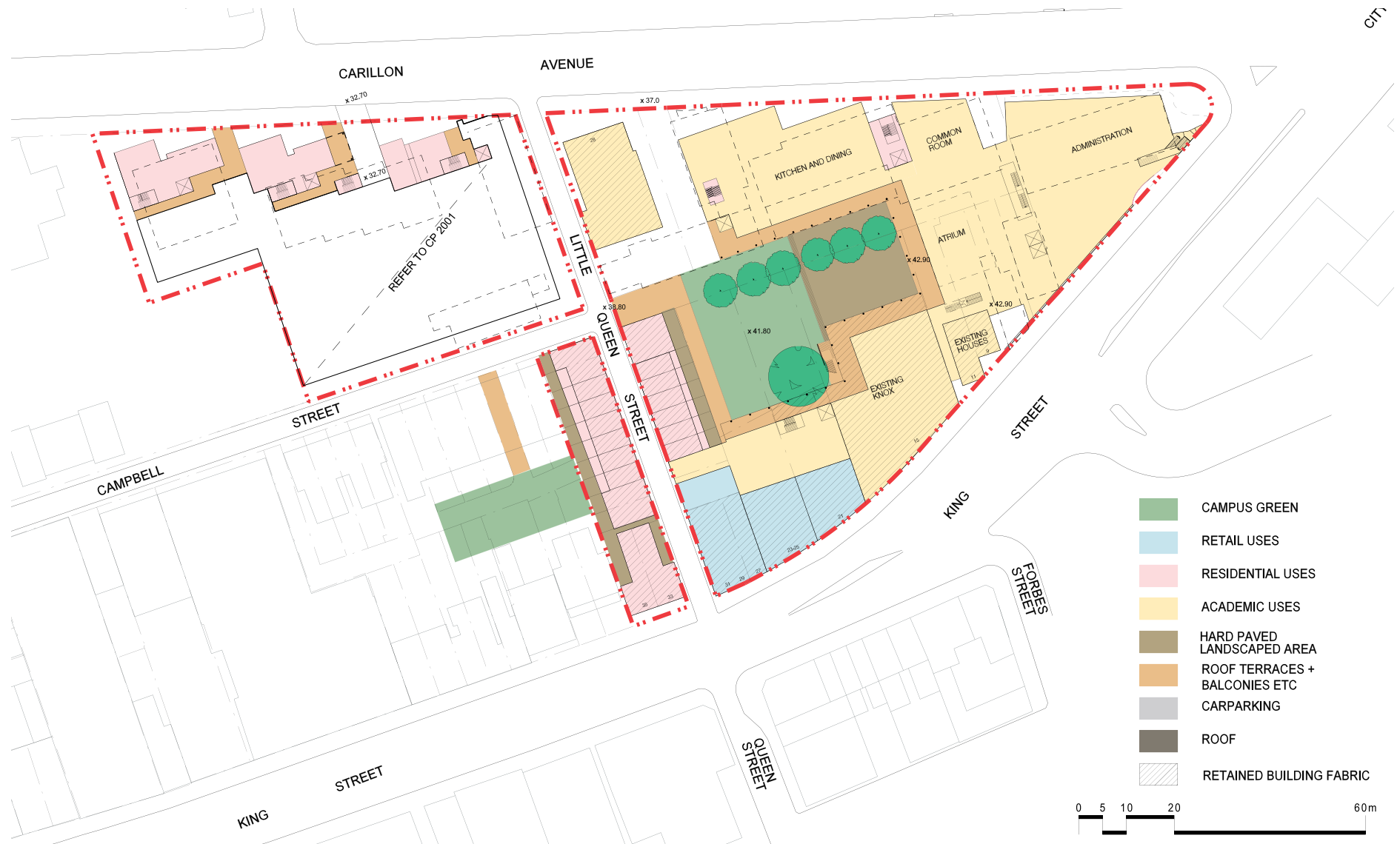


Figure CP 2101: Ground level 1 plan

Level 2

CITY

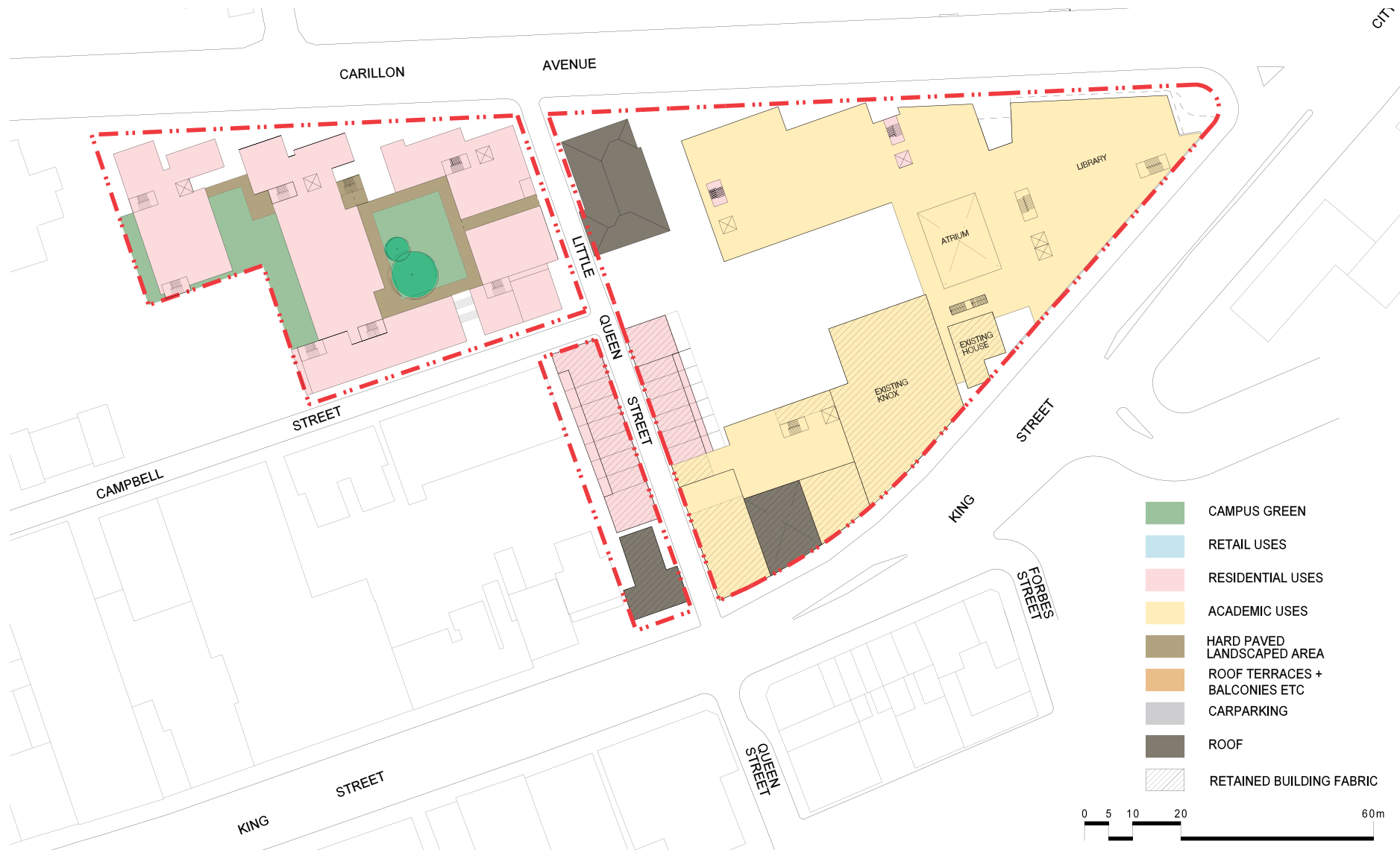


Figure CP 2102: Level 2 plan

# A1 ARCHITECTURAL DRAWINGS

## Level 3

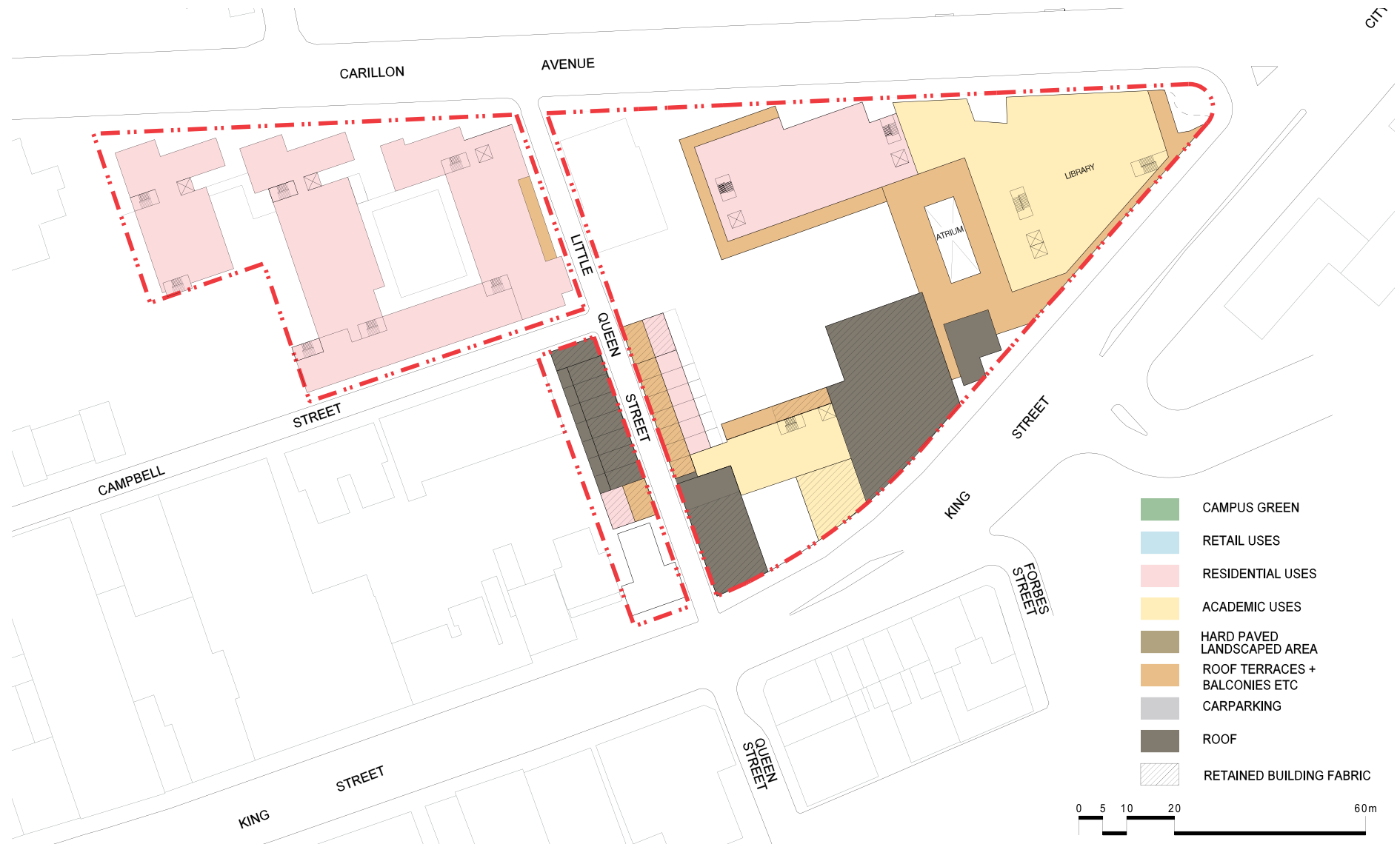
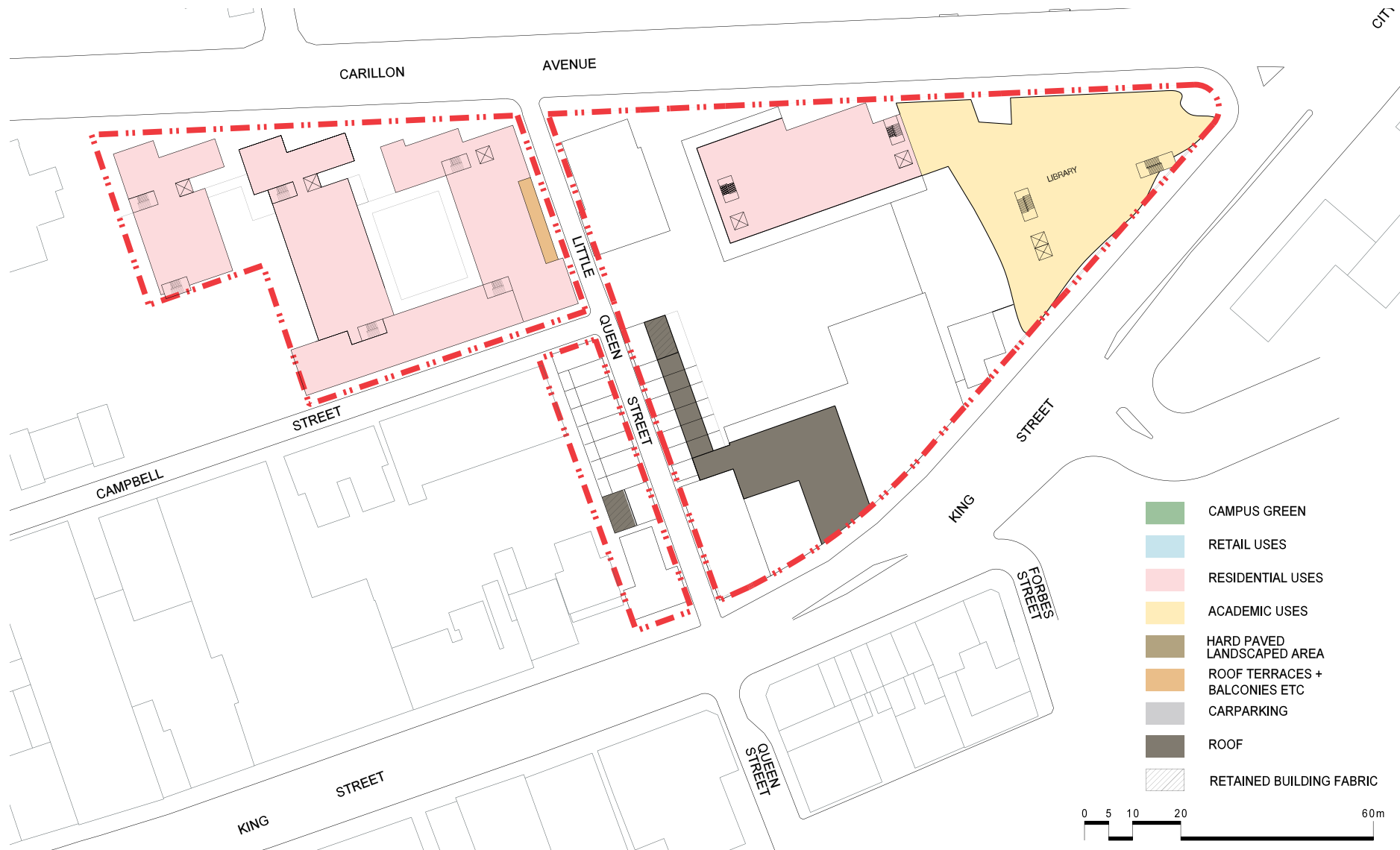


Figure CP 2103: Level 3 plan



Level 4

CITY



# A1 ARCHITECTURAL DRAWINGS

## Level 5

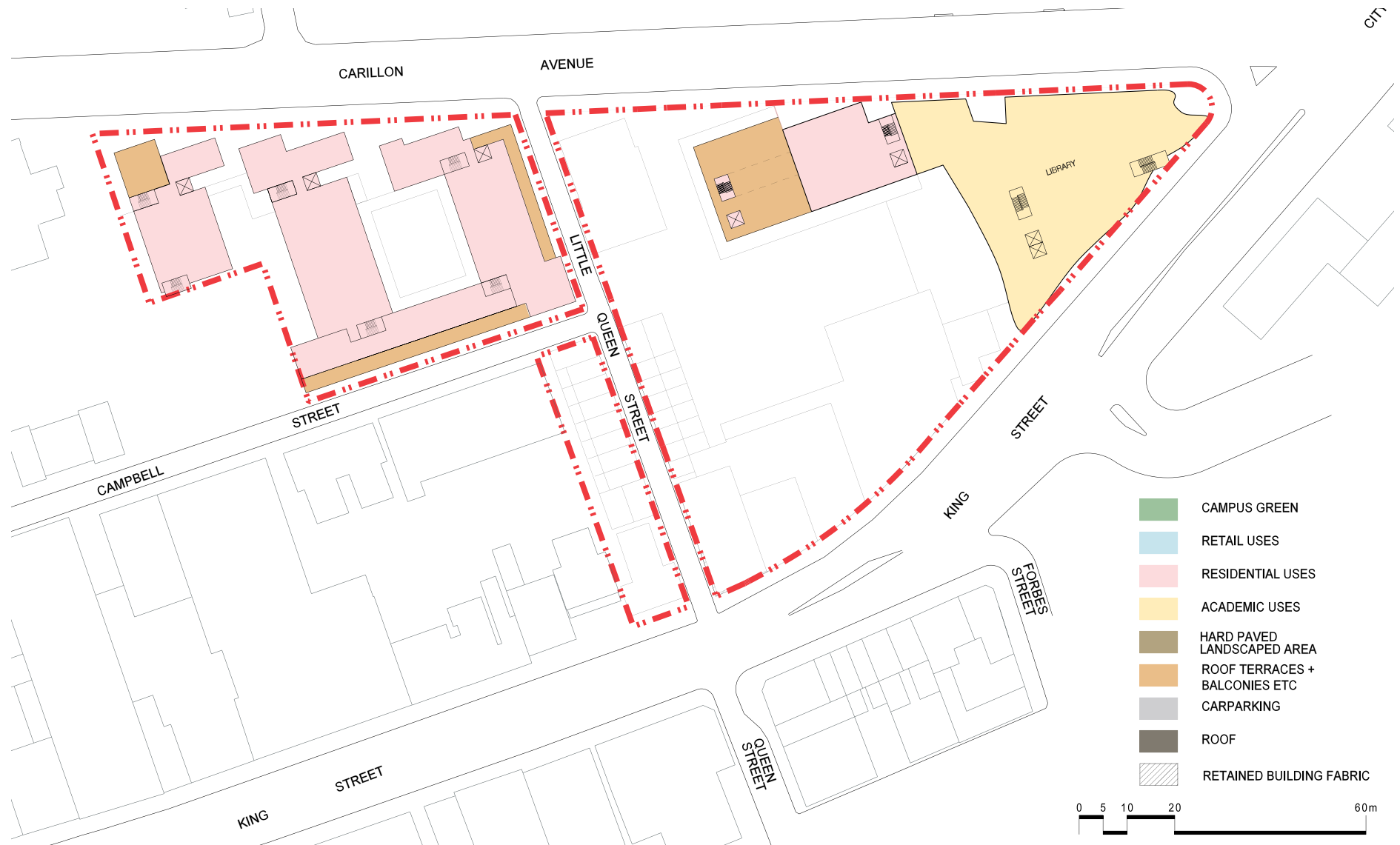


Figure CP 2105: Level 5 plan

Level 6

city

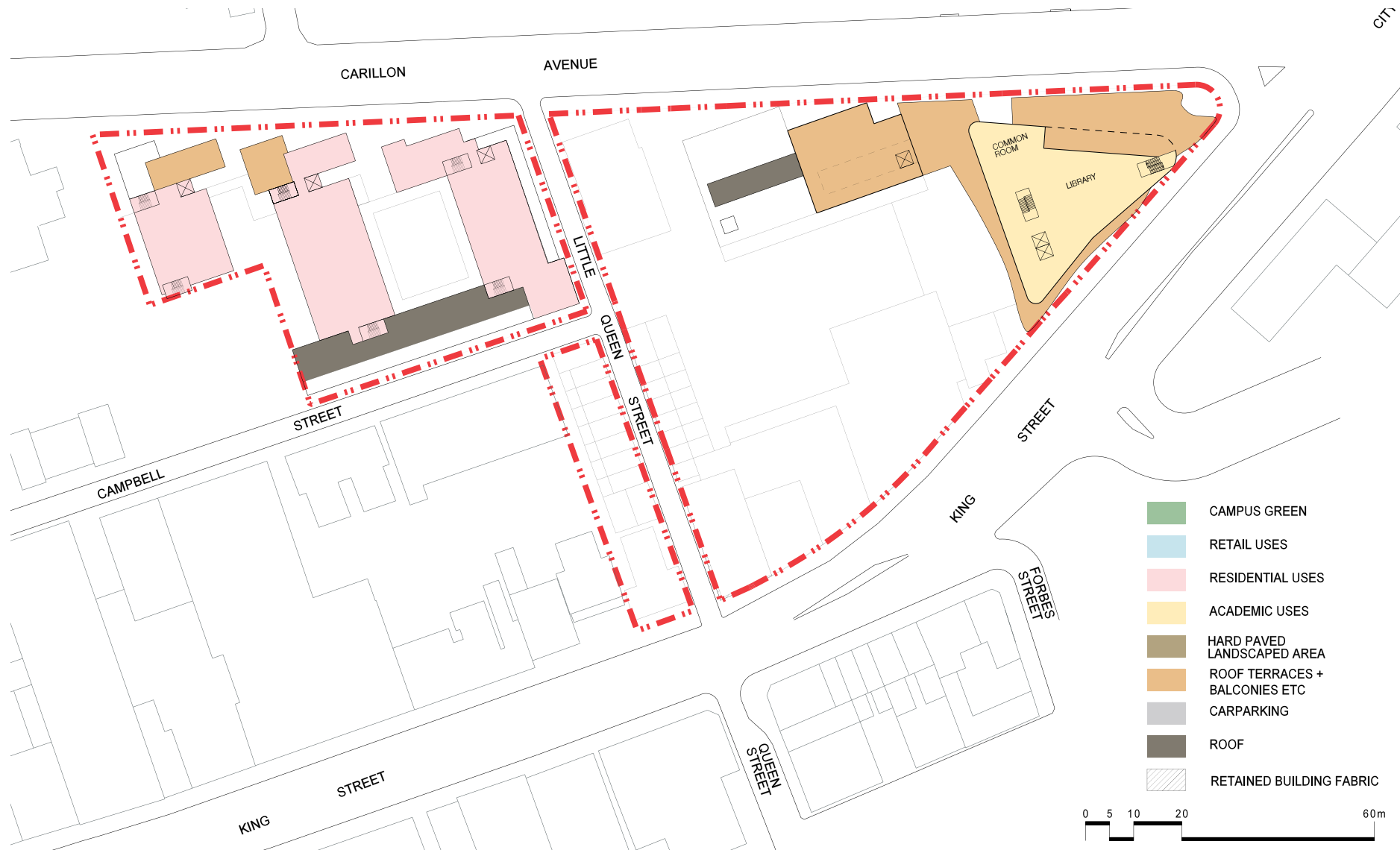
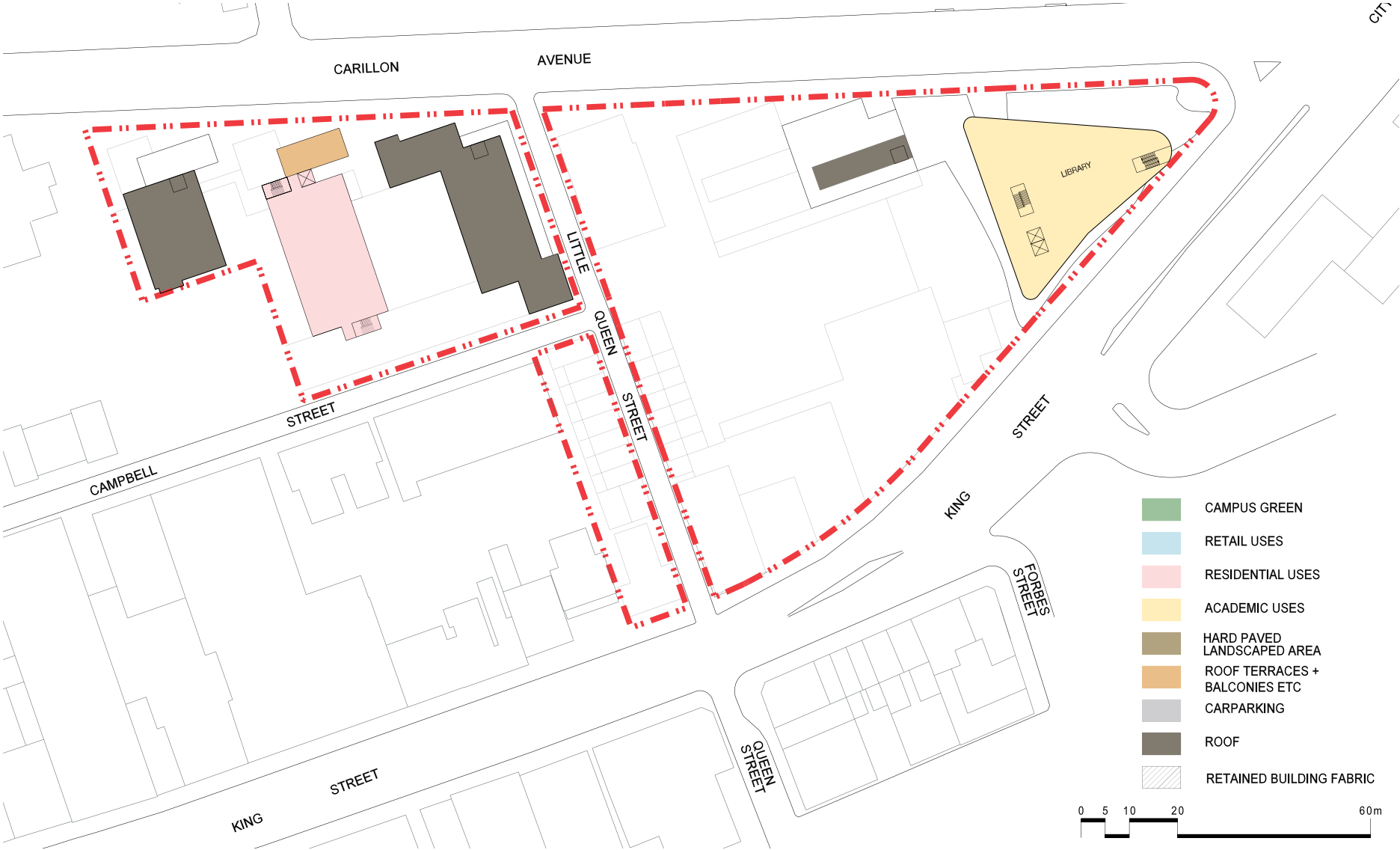


Figure CP 2106: Level 6 plan

# A1 ARCHITECTURAL DRAWINGS

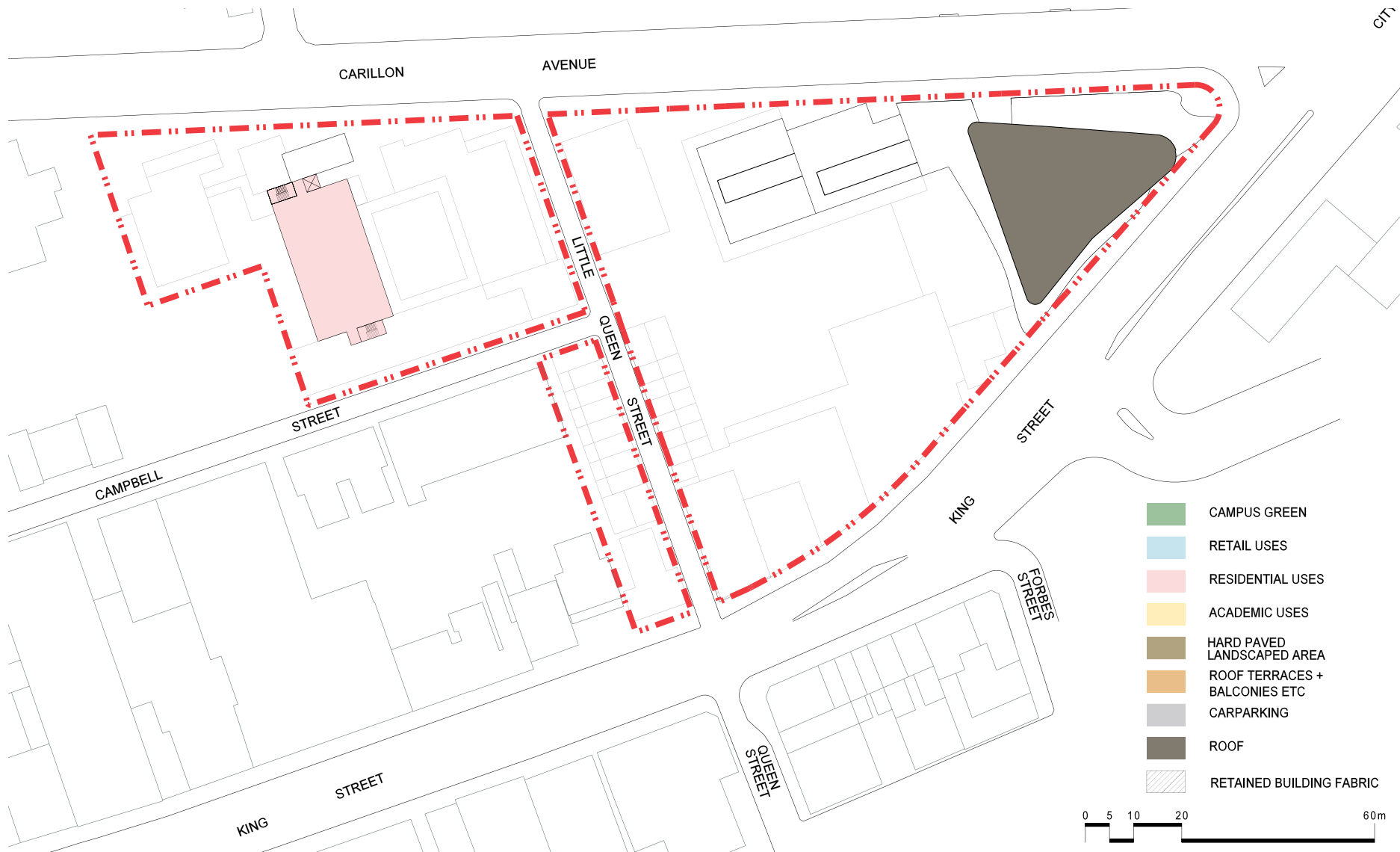
## Level 7





Level 8

city



# A1 ARCHITECTURAL DRAWINGS

## Level 9

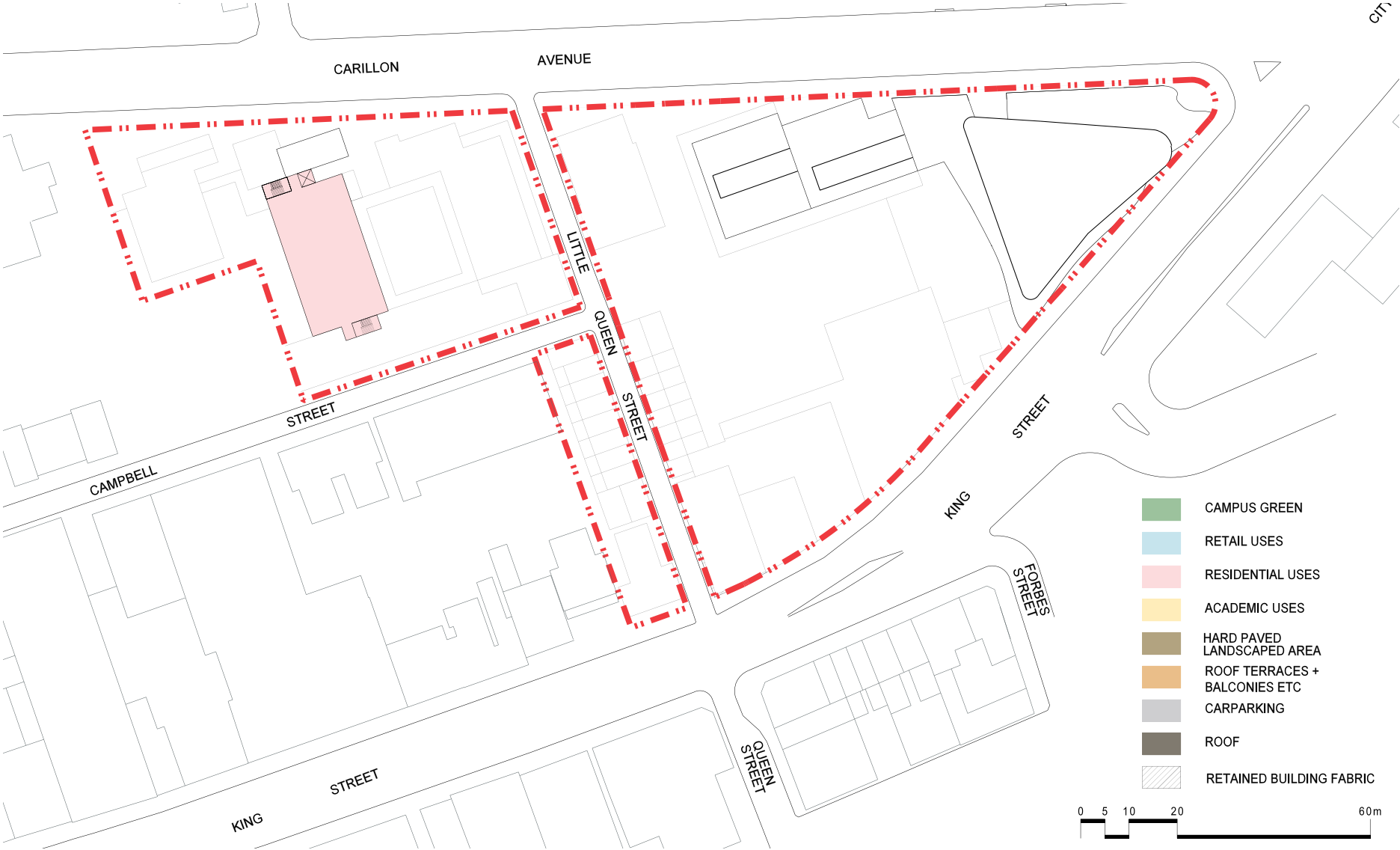


Figure CP 2109: Level 9 plan

Level 10

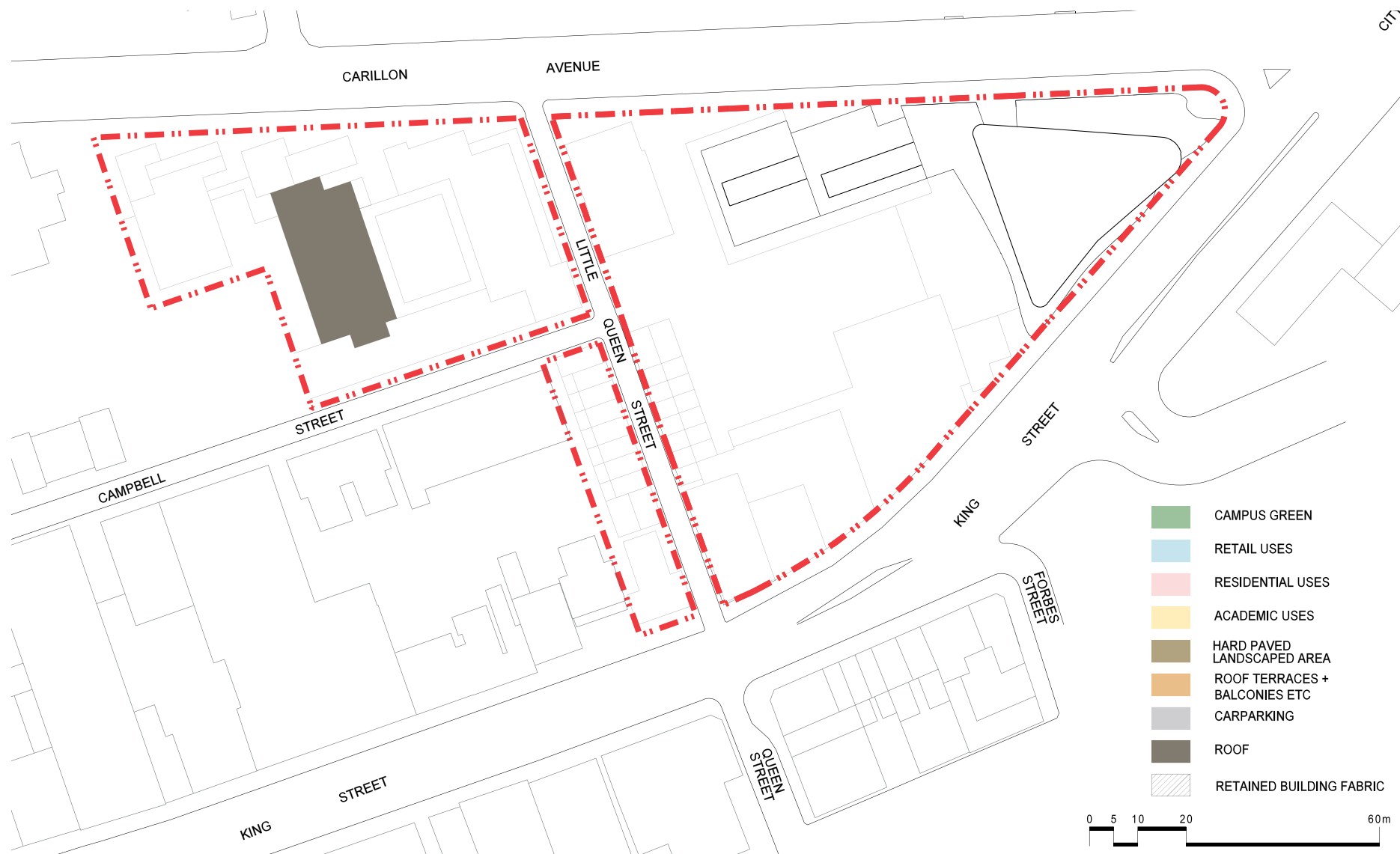


Figure CP 2110: Level 10 plan