Project Application
Moore College Resource + Research Centre, 1 King Street, Newtown

Landscape Statement

Doc No, LS_29009
Client: Moore Theological College
Architects: Allen Jack + Cottier
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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 site 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 Ave as well as an on grade carparking facility located within Site B.

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 client. 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. Existing trees within the site boundary will be removed as well as one tree within the street verge which is proposed for removal and replacement due to excavation requirements of a basement carpark. All other existing street trees will be retained on the site.

The Site B carparking facility is bound by Carillon Ave to the north, Campbell Street to the south and Little Queen Street to the east. This site is currently occupied by brick semi detached buildings on Campbell St and Carillon Ave with a vacant block also located on Carillon Ave. Two large existing trees will be retained and two removed within the boundary of the carpark.

Project Summary

The proposed Resource and Research Centre will comprise of a seven storey building with two levels of basement. The basement levels will accommodate car parking facilities, plant room and storage space. The ground floor will cater for administration requirements as well as teaching space and an atrium / breakout space which will be used during formal gatherings. The atrium will open out to a landscaped courtyard located to the west of the library building. Levels 1 to 7 will house library space and further areas for teaching. External landscaped terraces will be located on levels 3 and 6.

The landscape scope comprises of planting and paving to building entry points including feature planting to highlight the prominent corner exposure at the intersection of King St and Carillon Ave, landscaping to the external courtyard located on the ground floor to the west of the Atrium, landscaping to the level 3 and level 6 external terraces and new streetscape works to King Street and Carillon Ave.

Landscaping is also provided to the periphery of the Site B carparking facility.

A description of these landscaped spaces follows:

Entry planting

The main entry to the proposed Resource and Research Centre is off King Street located adjacent to two existing terrace houses that will be retained. A secondary entry is located on Carillon Avenue. Unit paving and low colourful tiled walls with possible signage will be used to highlight these entry points. Bands of hardy low water use native grasses and flowering groundcovers will be planted along both street frontages with small semi deciduous flowering trees – *Brachychiton acerifolius* also included along the King Street frontage.

The corner of Carillon Ave and King Street will have prominent exposure to the busy intersection adjacent. The proposed building has been articulated at this corner to provide visual interest and has been set back from the boundary on the ground floor to allow for planting. A paved tilted plane at the corner of the site will have cut outs within its surface to accommodate mature feature palm trees (*Washingtonia sp.*) that are be relocated from within the site. The vertical form of the palms has been selected to complement the verticality of the built form while providing a visual connection to the existing palm planted within the ground of Moore College across Carillon Ave.

External Courtyard

The external courtyard is located on the ground floor to the west of the atrium on top of a proposed basement carpark. The courtyard has been designed as an extension of the internal atrium space with decomposed gravel on the ground plane and a grove of evergreen canopy trees used overhead to create an outdoor room. Soil depth has been allowed between the basement carpark and the ground level of the courtyard for trees and understorey planting. The internal atrium space will be used by the college for large functions and formal events, the courtyard will provide additional spill out space for such functions. A range of seating types including concrete seating edges, timber daybed and timber benches will allow for a variety of user groups to inhabit the space. A colonnade wraps around the frontages of the surrounding buildings providing all weather protection to the periphery of the courtyard. It is envisaged through the concept master plan that this courtyard will be further extended in later stages to incorporate additional planting, a library lawn and a pedestrian mall providing formal entry from Little Queen Street.

External Terraces - Level 3 & Level 6

External terraces on level 3 and level 6 of the library building will be paved with concrete unit paving. Raised concrete planters containing small shrubs and hardy groundcovers such as *Pennisetum alopecuroides, Dianella caerulea* and *Arthropodium cirrhatum* will be situated towards the edges of the roof terraces. The final layout of these terraces will be determined within later stages of the development.

Streetscape

Streetscape works along Carillon Ave will include a new concrete footpath and the removal of three existing street tree (refer to tree number 7, 17 & 18 in arborist report) due to excavation requirements of the basement car park and proposed driveway crossovers. These trees will be replaced with new trees (*Jacaranda mimosifolia*) 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 *Platanus X hybrida* in accordance with *City of Sydney Street Tree Master Plan 2004*. The existing bus stop will be retained within its current location with the building stepping away from the street to allow pedestrian flow around the bus stop.

Carpark

Carpark 1 located off Carillon Ave. This will include understorey planting such as Anigozanthus '*Regal Velet', Myoporum parvifolium* and *Acacia cognata 'Limelight'.* Two large existing trees will be retained within Carpark 2 located along Campbell Street. Protection measures will be implemented at a later stage 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. Existing walls and fencing along Little Queen Street will be retained as part of the carpark development.

Trees to be removed

The identification of existing trees of high significance has been outlined in *Impact of development on trees – Moore Theological College, Newtown* prepared by Footprint Green Pty Ltd in October 2009. This report provides a rating for the health of all existing tree on site and the concept master plan has been designed in response to this report with as many healthy existing trees being retained as possible.

Integrated and Sustainable Landscape

The landscape proposal for the development provides green space with amenity for students and residents. All landscape areas have a role in the collection and reuse of storm water. 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 pallete has been selected to be hardy, requiring minimal irrigation or chemical sprays once established. To ensure optimum conditions for the proposed planting areas above podium slab, all planting beds will have at least 500mm depth of growing medium. All podium level planters have been designed to be accessible for ongoing maintenance.

ASPECT Studios
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