



# MOORE COLLEGE PREFERRED PROJECT

## URBAN DESIGN RESPONSE TO SUBMISSIONS

CONCEPT PLAN

SEPTEMBER 2010  
09027\_UD\_0702\_A

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# TABLE OF CONTENTS

## 01 Height, Bulk & Mass

### Local Context - Height

Buildings greater than 2 storeys in height

### Height mass & bulk

Overall massing of Exhibited Concept Plan from the South

Overall massing of Concept Plan from the South: Preferred Project

Overall massing of the Exhibited Concept Plan

Overall Massing of the Concept Plan: Preferred Project

Site A - King Street

Site A - Carillon Avenue

1 King Street

Site B - Carillon Avenue

## 02 Overshadowing

Overshadowing to Rubicon, 91-93 Campbell Street

Overshadowing to Newtown North Public School

### Shadow Diagrams

Mid-winter: 21 June

Equinox: 22 March & 22 September,

## 03 Views

View Cones from top floor, north-east corner of Rubicon

## 04 Controls

Gross Floor Area

Overall Building Height in Storeys

Overall Building Height - RL's

Street frontage heights

Upper Level Setbacks

## 05 Staging

Indicative Construction Staging of the Concept Plan

Indicative construction Staging of the Project Application

## 06 Location of mature tree planting

Location of areas with soil depth to accommodate for mature trees and soft landscaping

## 07 Architectural Drawings

Plans

Elevations & Sections

## Appendix

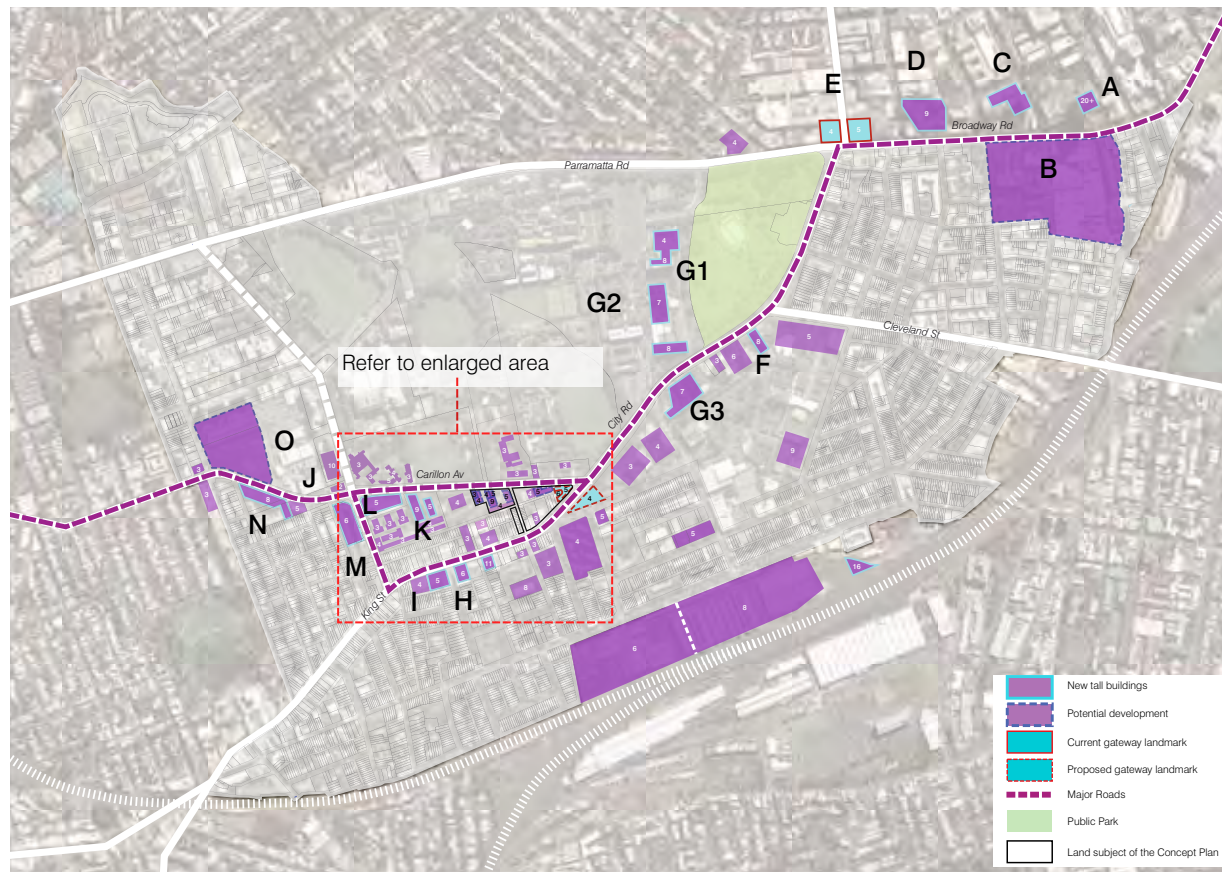
### A1 Concept Plan GFA

Concept Plan GFA drawings

Concept Plan GFA Calculations & Assumptions

## 01 LOCAL CONTEXT - HEIGHT

### Buildings greater than 2 storeys in height



This diagram illustrates the changing local context with regard to height. The proposed heights for the Concept Plan fit into this future context. This is in response to the City of Sydney's submission comment that:

*'It appears that the proposal has been developed on the basis that the site is part of, or an extension to, the institutional precinct located northeast of the site on City Rd (Sydney University). This rationale is not supported. The site is physically removed and some distance from those Sydney University buildings and its surrounds are different in scale, character and use. The subject site is closer to residential (and more sensitive) development. Part of the subject site also forms part of the King St Conservation Area which is characterised by Victorian terraces of two to three storeys. The remainder of the site is within the Bligh and Camperdown Terrace Conservation Area characterised by small scale terrace housing.'*

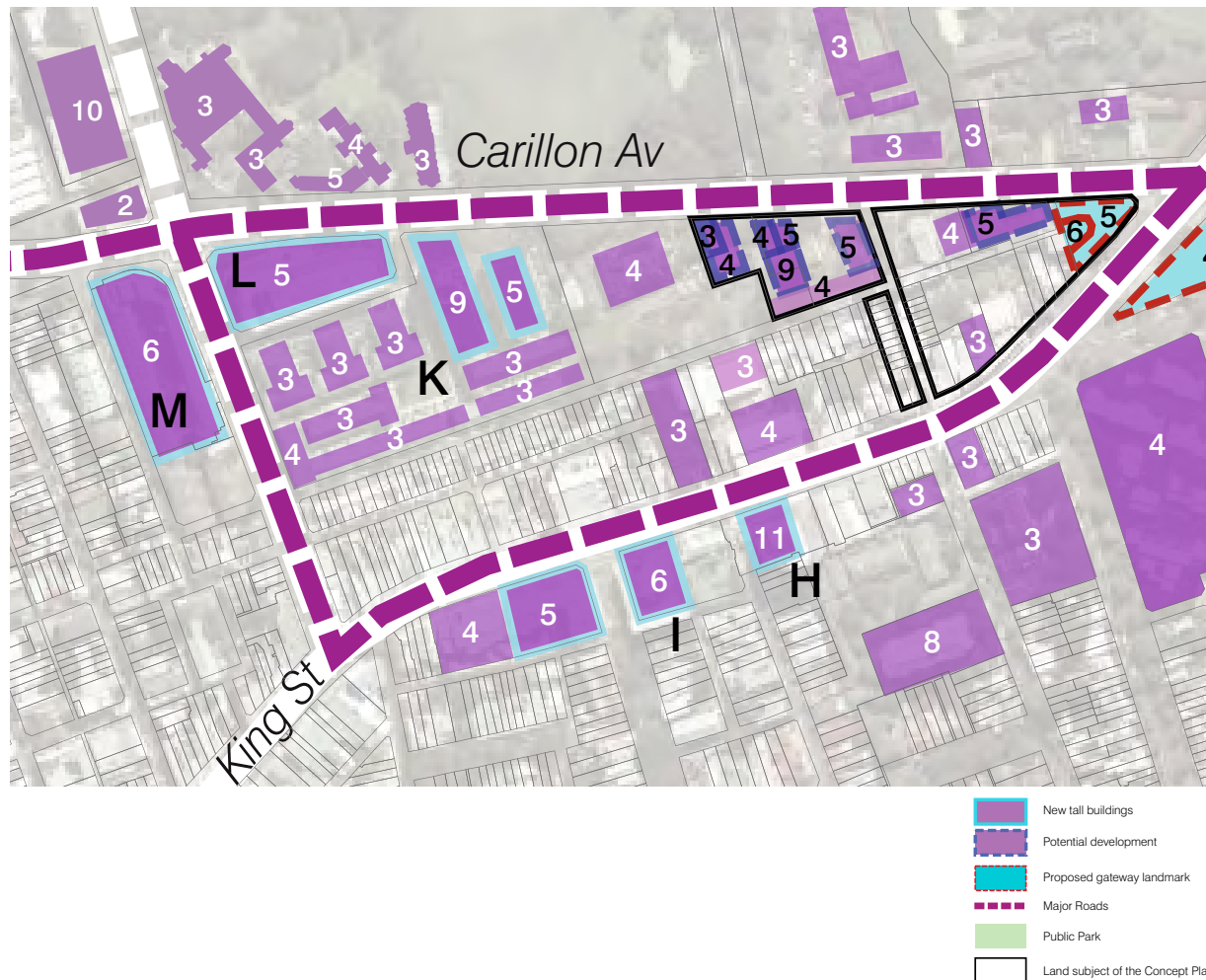
Mapping the heights of buildings in the local context area demonstrates that there is a predominance of buildings greater than 2 storeys.

#### Broadway

- (A) University of Technology
- (B) The CUB site
- (C) Proposed UTS Faculty of Engineering and Information Building by Denton Corker Marshall
- (D) The Quadrant

Figure 1.1.1: Buildings greater than 2 storeys

## Buildings greater than 2 storeys in height



### City Road

- (E) Corner of the Grace Buildings
- (F) Residential College - International House
- (G1-3) University of Sydney Buildings, Victoria Park and City Road

### Carillon Avenue and Salisbury Road

- (K) Sydney University Village
- (L) RPAH Medical Centre
- (M) The Chancellory
- (J+N) 8 storey residential buildings
- (O) Royal Prince Alfred land has the potential to change

### King Street

- (H) Alpha House
- (I) 6 Storey Commercial-Residential Building

Figure 1.1.2: Detail of area bound by King Street, Carillon Avenue and Missenden Road



# 01 HEIGHT MASS & BULK

## Exhibited Concept Plan

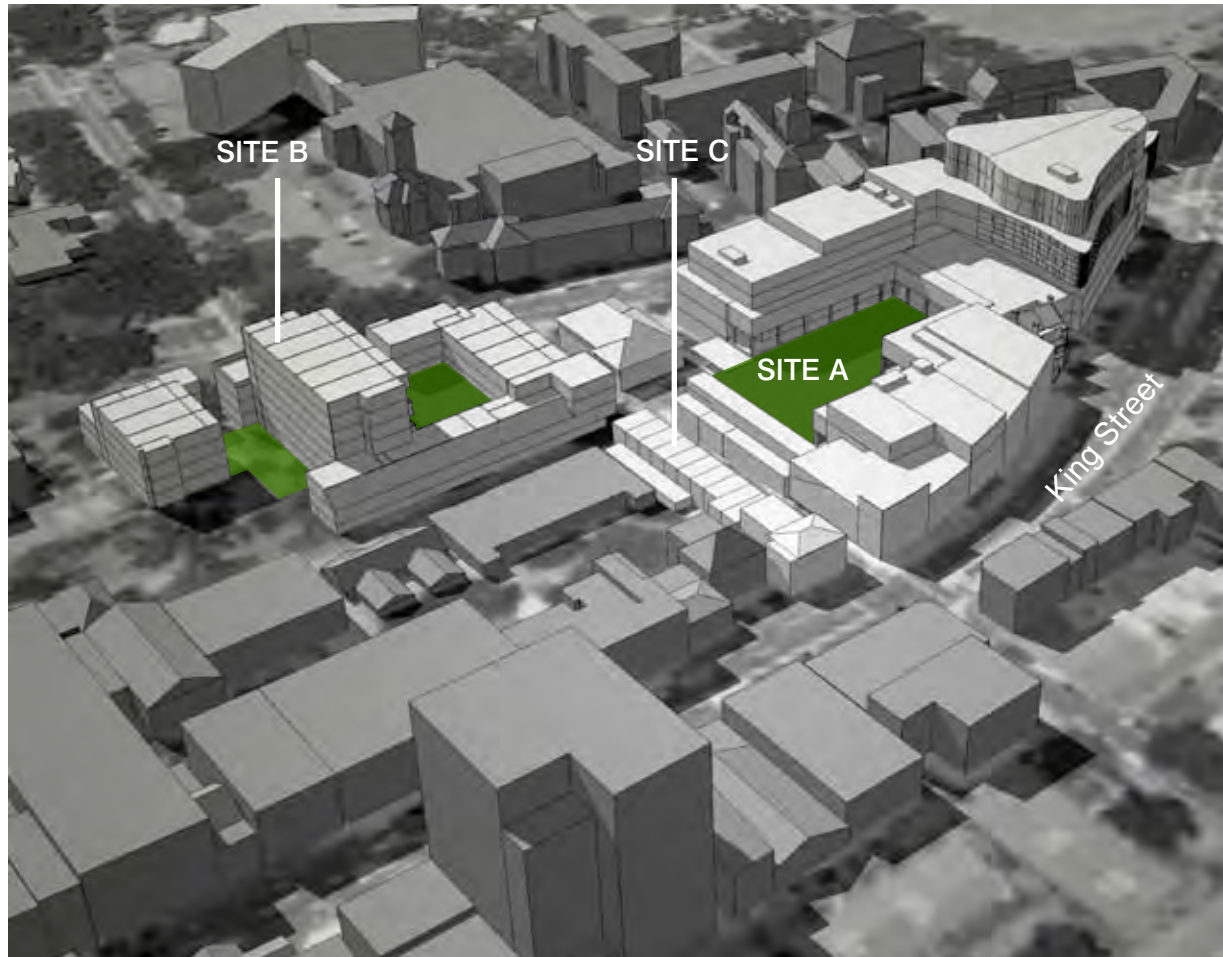


Figure 1.2.1: Overall massing of exhibited Concept Plan from the South

## Preferred Project



Changes on bulk and massing include:

### Site A:

1. Height of the Resource and Research Centre has been reduced from an overall height of 7 storeys to 6 storeys, that is, 5 storey street wall height with one storey setback.
2. Height of the Resource and Research Centre building has an improved relationship to the two storey terraces of 9-11 King Street with an increased setback to the east.
3. Bulk and mass of the Research and Resource Centre building on Carillon Avenue has been reduced and modulated through:
  - the reinforcement of the predominant angled landscape setback of Carillon Avenue; and
  - a reduction in the height from 5 to 4 storeys
4. Upper level setback of the Dining Room Building is increased from 2.5m to 4m providing a better relationship to the scale of Deaconess House.

### Site B:

5. Height of building B1 is reduced by one storey to improve the solar access to Newtown North Public School
6. 'Gaps' between the buildings have been increased along Carillon Avenue to reduce the mass and bulk.

### KEY

Outline of Exhibited Concept Plan

Figure 1.2.2: Overall massing of Concept Plan from the South: Preferred Project

# 01 HEIGHT MASS & BULK

## Concept Plan

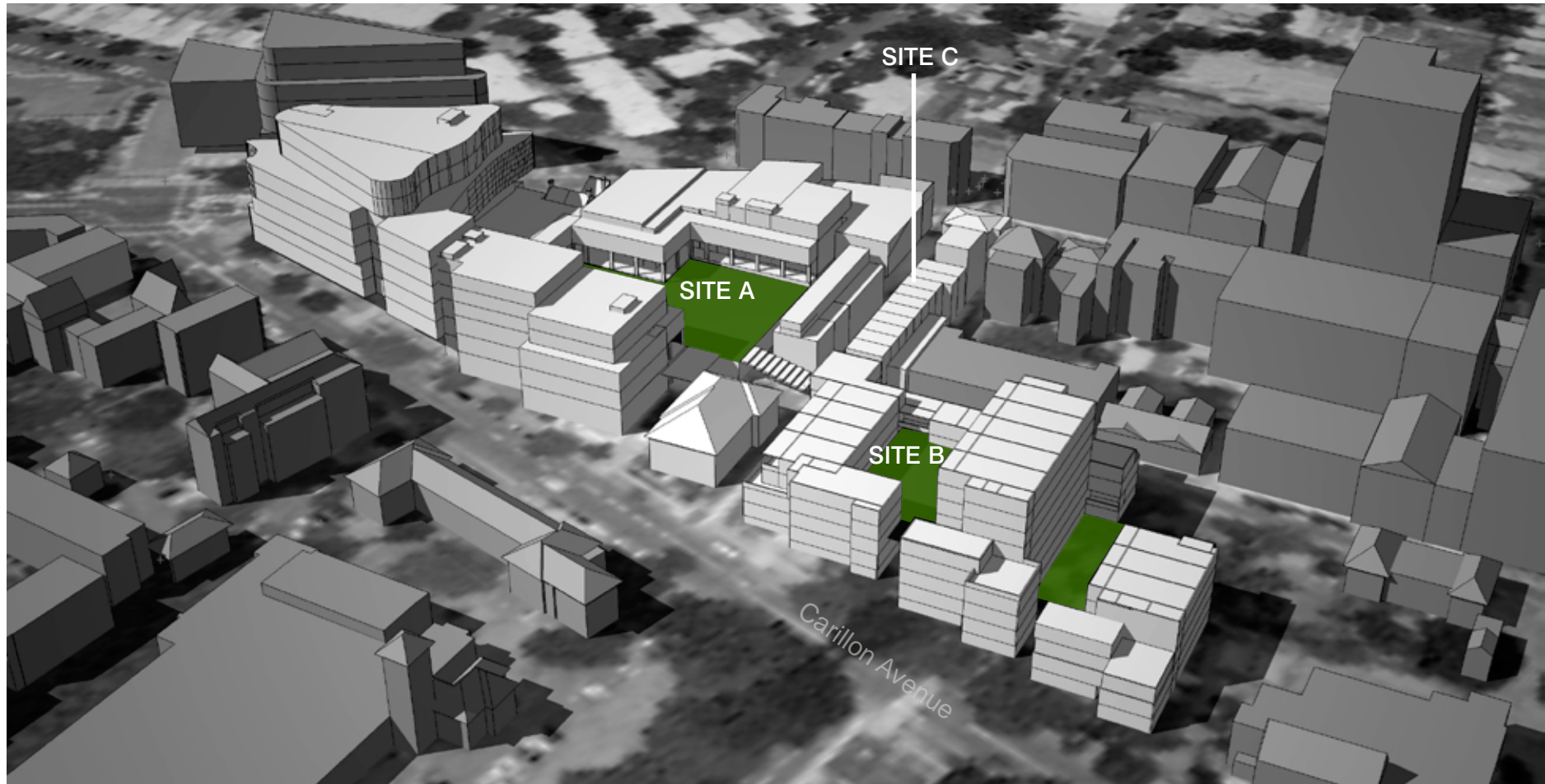


Figure 1.2.3: Overall Massing of the Exhibited Concept Plan





### KEY

Outline of Exhibited Concept Plan

Figure 1.2.4: Overall Massing of the Concept Plan : Preferred Project

# 01 HEIGHT MASS & BULK

## Site A - King Street



Figure 1.3.1: Exhibited Concept Plan

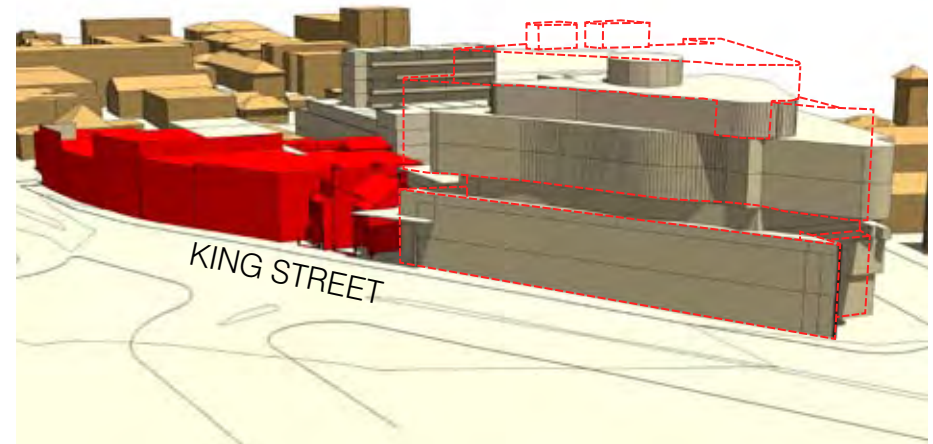




Figure 1.3.2: Preferred Project

### KEY

-  Outline of Exhibited Concept Plan
-  Retained buildings

## Site A - Carillon Avenue

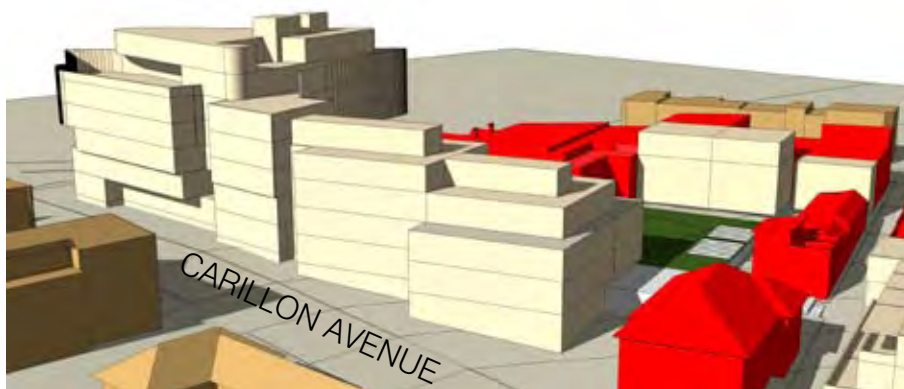


Figure 1.4.1: Exhibited Concept Plan

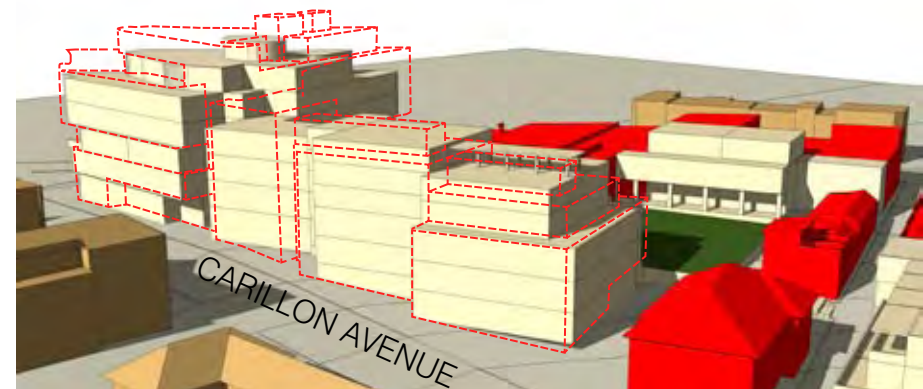


Figure 1.4.2: Preferred Project

### KEY

- Outline of Exhibited Concept Plan
- Retained buildings

# 01 HEIGHT MASS & BULK

## 1 King Street

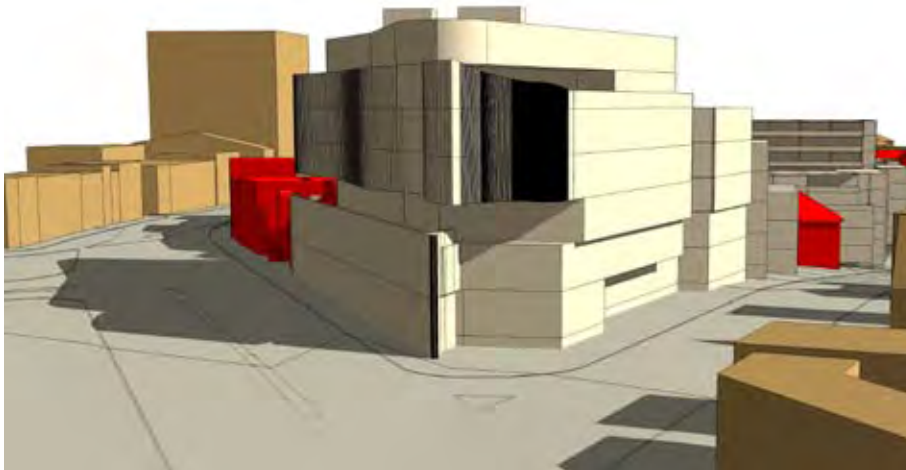


Figure 1.5.1: Exhibited Concept Plan

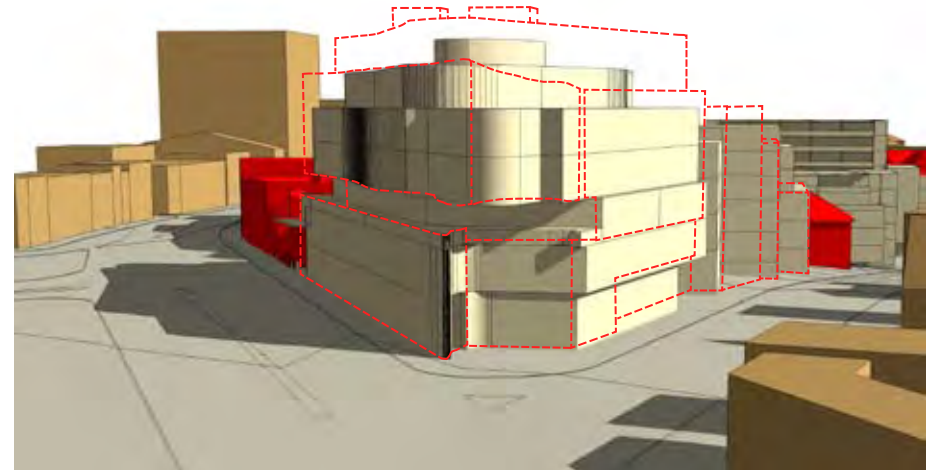


Figure 1.5.2: Preferred Project

### KEY



-  Outline of Exhibited Concept Plan
-  Retained buildings





Figure 1.6.1: Exhibited Concept Plan

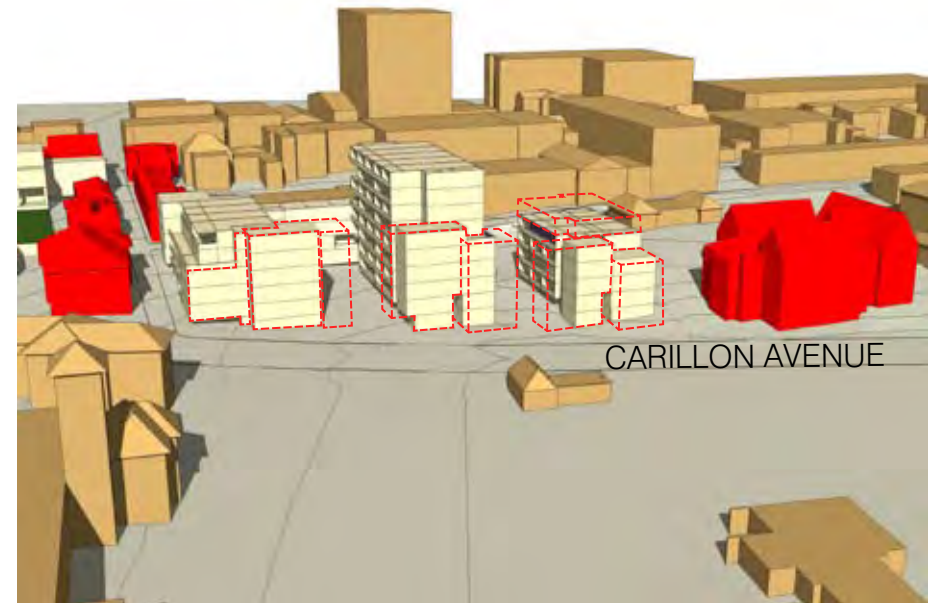


Figure 1.6.2: Preferred Project

### KEY

- Outline of Exhibited Concept Plan
- Retained buildings

# 01 HEIGHT MASS & BULK

## Site B



Figure 1.7.1: Exhibited Concept Plan

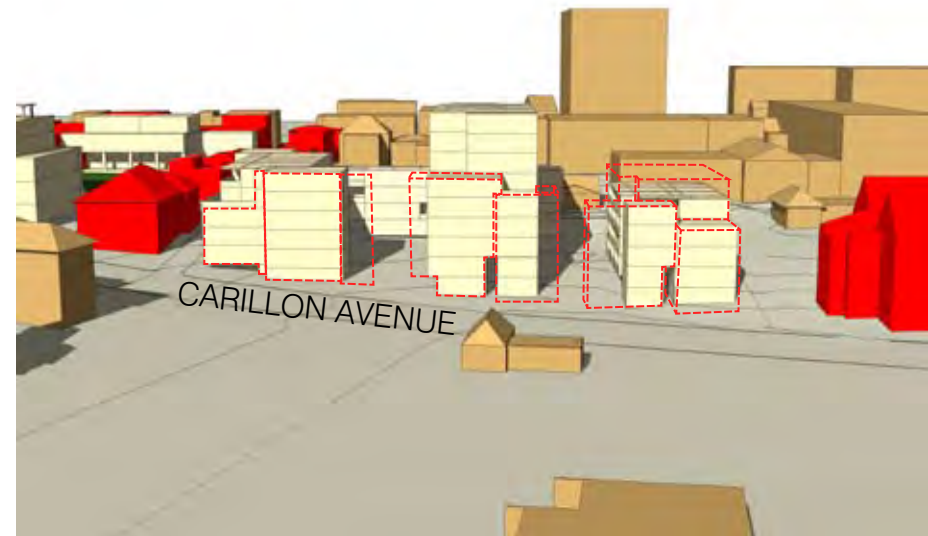


Figure 1.7.2: Preferred Project

### KEY



-  Outline of Exhibited Concept Plan
-  Retained buildings



Figure 1.8.1: Exhibited Concept Plan

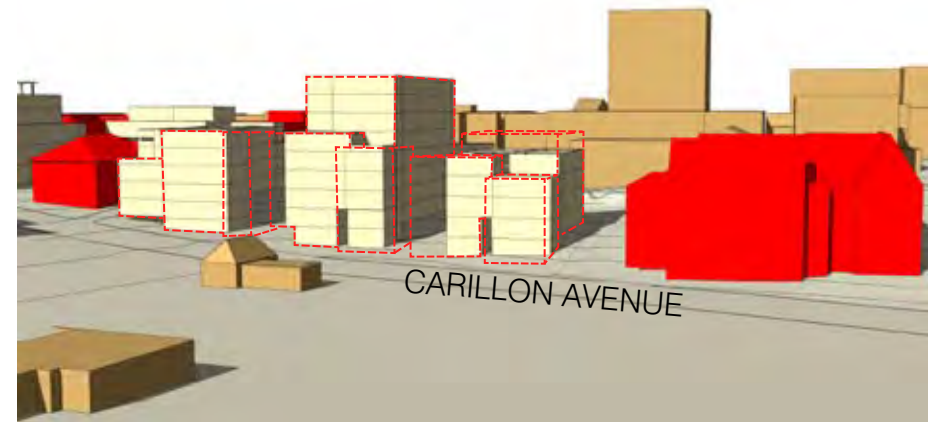


Figure 1.8.2: Preferred Project

### KEY

- Outline of Exhibited Concept Plan
- Retained buildings

## 02 OVERSHADOWING

### Overshadowing to Rubicon, 91-93 Campbell Street

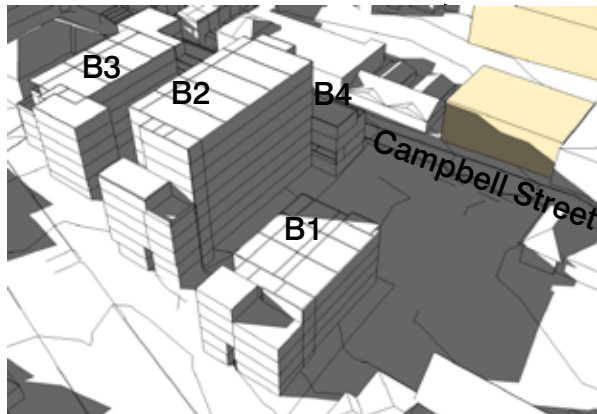


Figure 2.1.1: Preferred Project: 9 AM 21 JUNE

Approximately 75% of the Rubicon northern facade along Campbell Street is overshadowed by the 9 storey building at 9am mid-winter.

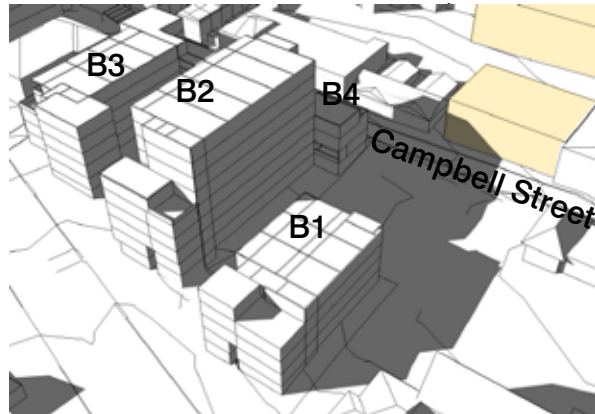


Figure 2.1.2: Preferred Project: 10AM 21 JUNE

Approximately 25% of the Rubicon northern facade along Campbell Street is overshadowed by the 9 storey building at 10am mid-winter.

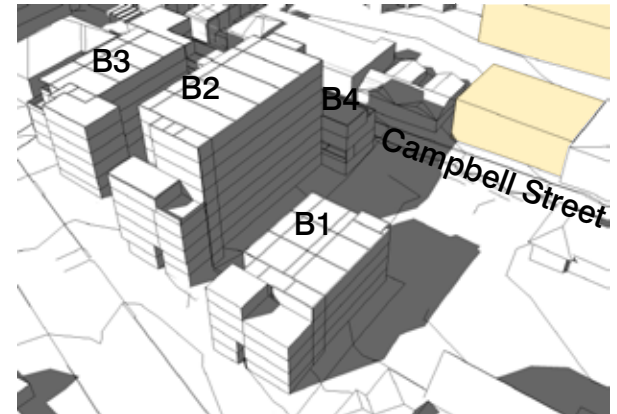



Figure 2.1.3: Preferred Project: 11AM JUNE

By 11 am mid-winter the overshadowing on the Rubicon building is negligible.

#### KEY

 Rubicon, 91-93 Campbell Street



## Overshadowing to Newtown North Public School



Figure 2.2.1: **Exhibited Concept Plan: 9 AM Mid-Winter**

At 5 storeys B1 overshadows the paved playground area of the school. B2 at 9 storeys has minimal impact on the school yard.

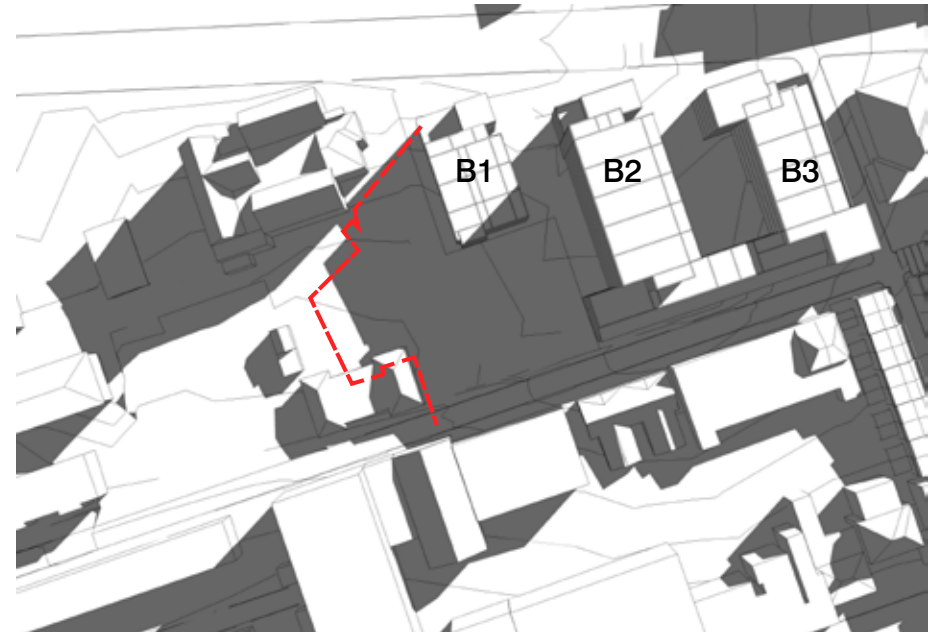


Figure 2.2.2: **Preferred Project: 9 AM Mid-Winter**

At 4 storeys the overshadowing by B1 on the school yard is reduced.

**KEY**  
 Extent of exhibited Concept Plan shadow

## 02 OVERSHADOWING

### Overshadowing to Newtown North Public School



Figure 2.2.3: Exhibited Concept Plan: 10AM



Figure 2.2.4: Preferred Project: 10AM

KEY  
[Red dashed line] Extent of exhibited Concept Plan shadow

## Overshadowing to Newtown North Public School

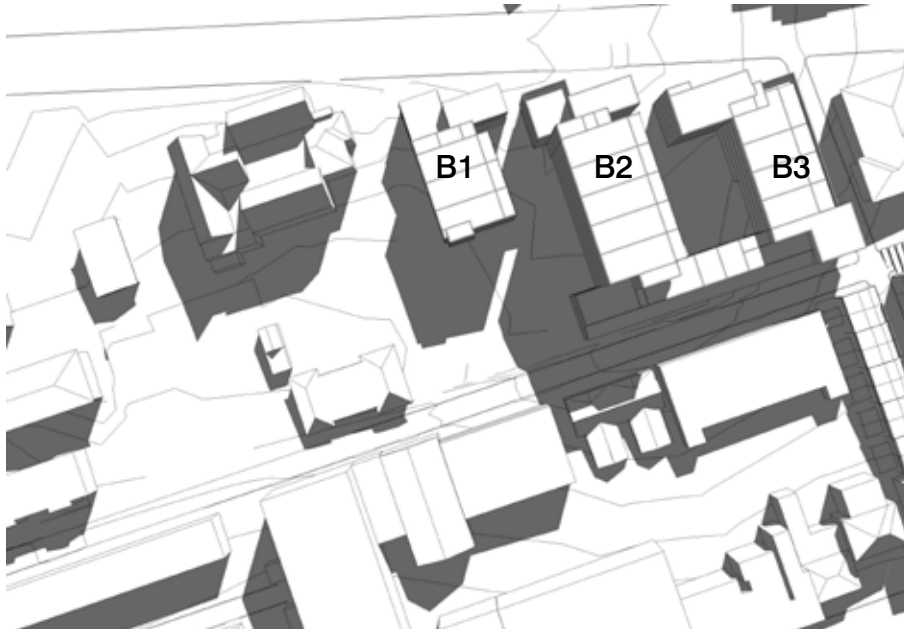


Figure 2.2.5: Exhibited Concept Plan: 11AM



Figure 2.2.6: Preferred Project: 11AM

**KEY**  
 Extent of exhibited Concept Plan shadow

## 02 SHADOW DIAGRAMS

21 June 9am



Figure 2.3.1: Exhibited Concept Plan: 9 AM

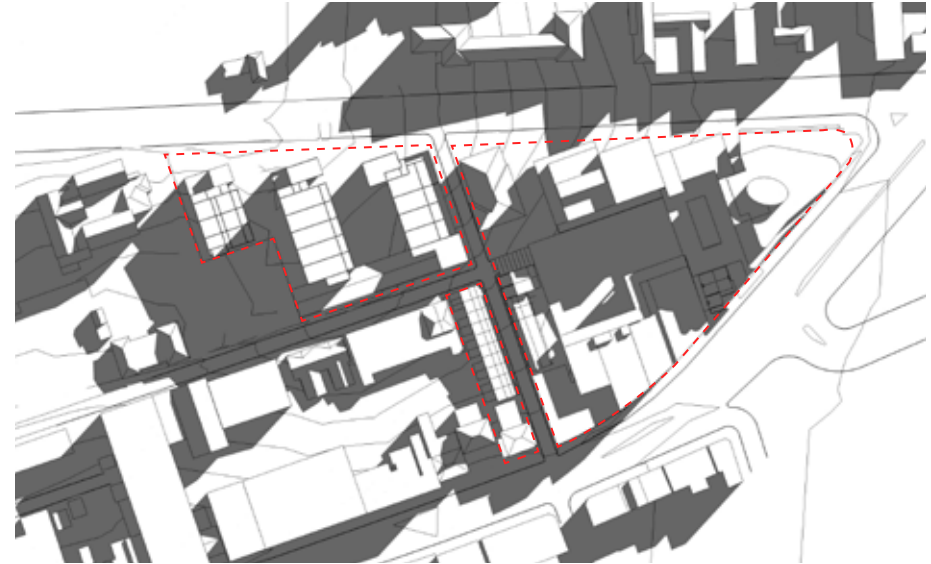


Figure 2.3.2: Preferred Project: 9 AM

### KEY

 Preferred Project Report Concept Plan boundary



21 June 12 noon



Figure 2.3.3: Exhibited Concept Plan: 12 Noon



Figure 2.3.4: Preferred Project: 12 Noon

## KEY

  Preferred Project Report Concept Plan boundary

## 02 SHADOW DIAGRAMS

21 June 3pm

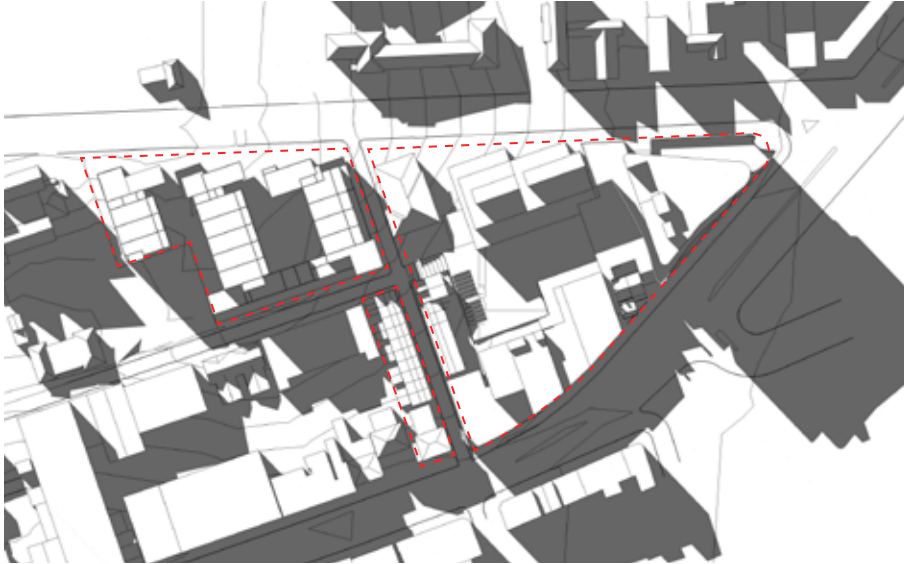


Figure 2.3.5: Exhibited Concept Plan: 3 PM

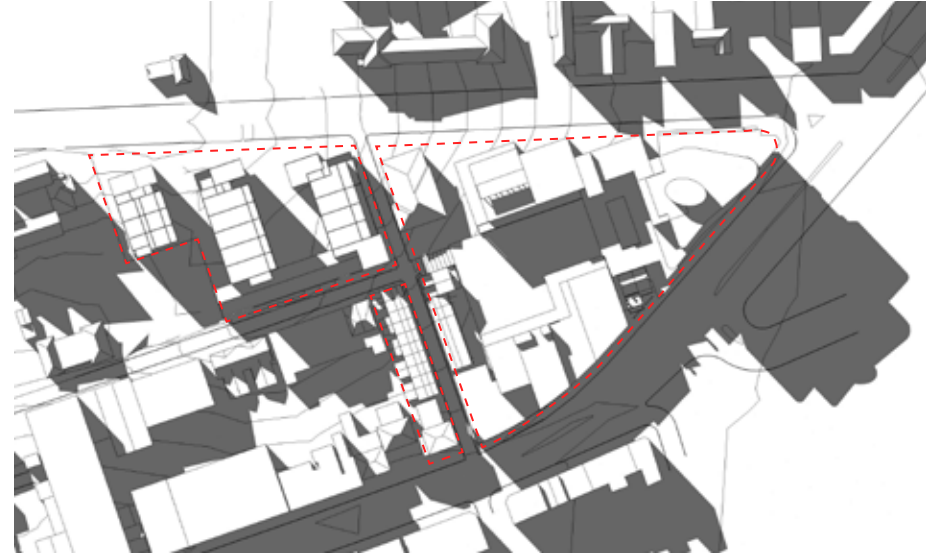


Figure 2.3.6: Preferred Project: 3 PM

### KEY

 Preferred Project Report Concept Plan boundary

## SHADOW DIAGRAMS 02

Equinox: 22 March & 22 September - 9am

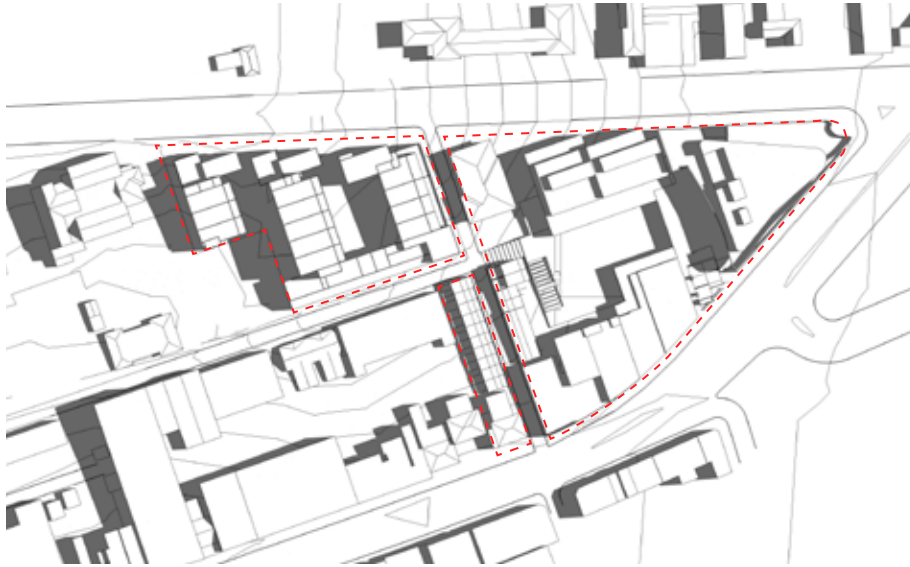


Figure 2.4.1: Exhibited Concept Plan: 9 AM



Figure 2.4.2: Preferred Project: 9 AM

### KEY

 Preferred Project Report Concept Plan boundary

## 02 SHADOW DIAGRAMS

Equinox: 22 March & 22 September - 12noon



Figure 2.4.3: Exhibited Concept Plan: 12 Noon



Figure 2.4.4: Preferred Project: 12 Noon

### KEY

 Preferred Project Report Concept Plan boundary



## SHADOW DIAGRAMS 02

Equinox: 22 March & 22 September - 3pm



Figure 2.4.5: Exhibited Concept Plan: 3 PM



Figure 2.4.6: Preferred Project: 3PM

### KEY

 Preferred Project Report Concept Plan boundary

## 03 VIEWS

### View Cones from top floor, north-east corner of Rubicon

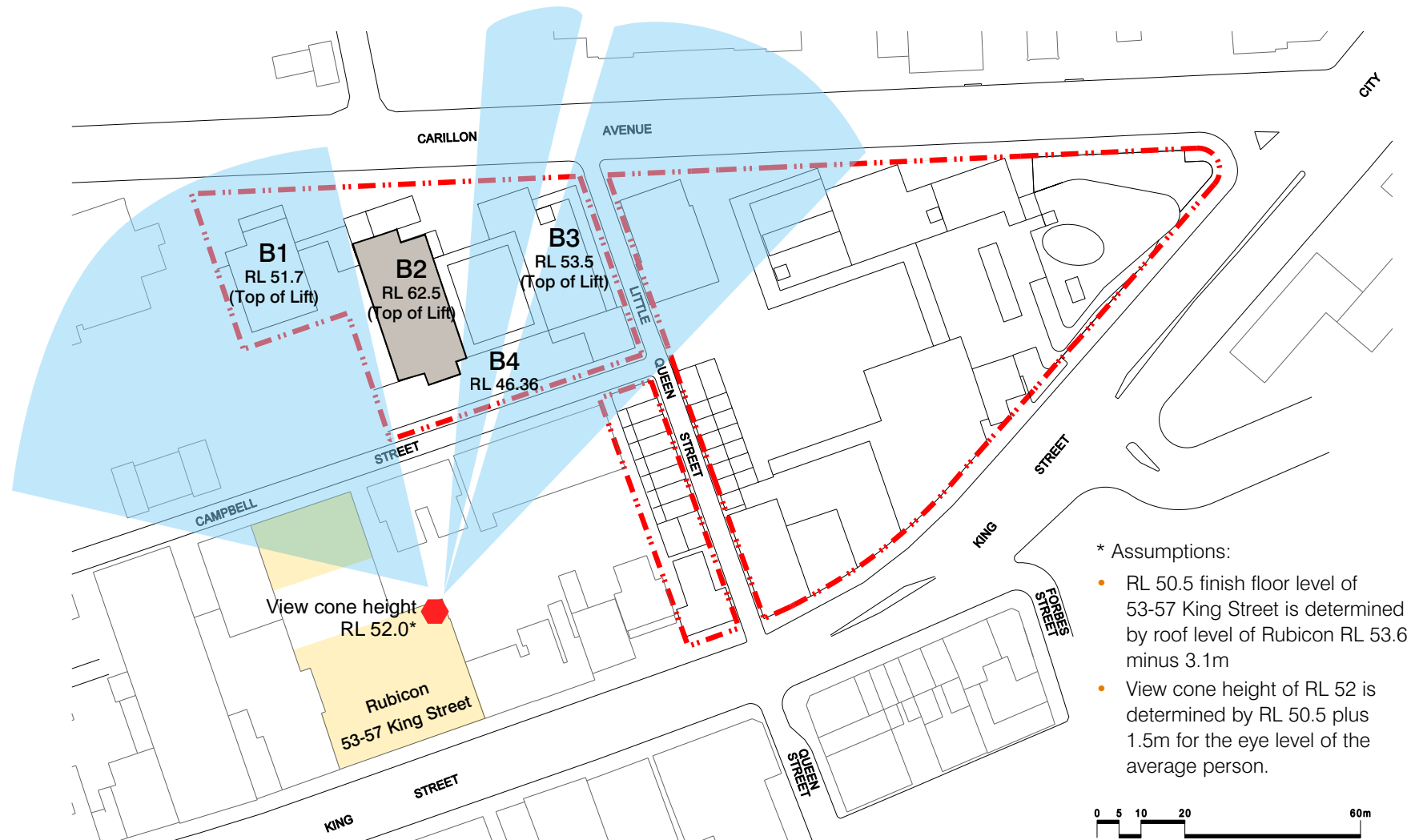


Figure 3.1: View cones