

# NEW ULTIMO PYRMONT PUBLIC SCHOOL REDEVELOPMENT



## *BUILT FORM & URBAN DESIGN REPORT*

*25 October 2017 – Revision 3*



## Contents

<b>1.0</b>	<b>INTRODUCTION</b>	<b>3</b>
<b>2.0</b>	<b>PROJECT BACKGROUND</b>	<b>4</b>
	<b>2.1 The Site</b>	<b>4</b>
<b>3.0</b>	<b>Site Analysis</b>	<b>7</b>
	<b>3.1 Existing Urban Character</b>	<b>7</b>
	<b>3.2 Bulk and Scale</b>	<b>9</b>
	<b>3.3 Height and Density</b>	<b>9</b>
	<b>3.4 Open spaces</b>	<b>10</b>
<b>4.0</b>	<b>Built Form</b>	<b>12</b>
	<b>4.1 Design Quality</b>	<b>12</b>
	<b>4.2 Façade Materials and Colour</b>	<b>14</b>
	<b>4.3 Rooftops</b>	<b>14</b>

## 1.0 INTRODUCTION

This Built Form and Urban Design Report has been prepared by DesignInc on behalf of School Infrastructure NSW (the 'Applicant'). It accompanies an Environmental Impact Statement (EIS) prepared in support of the State Significant Development Application SSD 7503 for the New Ultimo-Pymont Public School in Quarry Street, Ultimo.

The new school will accommodate up to 800 students from Kindergarten to Year 6. The new school is to be known as the Ultimo -Pymont Public School and will comprise 'state of the art' collaborative learning spaces, shared educational facilities, open play spaces, auditorium and landscaped, rooftop playgrounds.

The purpose of this Built Form and Urban Design Report is to analyse the urban character of the existing built form and provide a summary of the urban design response and strategies which are embodied in the proposed design for the Ultimo-Pymont Public School and as detailed in the Environmental Impact Statement.



Aerial photo of the site and surrounds



## 2.0 PROJECT BACKGROUND

### 2.1 The Site

The Ultimo-Pymont Public School site, also known as Lot 101 of DP 1105527, is located in Quarry Street, Ultimo, NSW 2007. The site is approximately 5408 sqm and is bounded by Jones Street to the east, Quarry Street to the north and Wattle Street to the west with the southern boundary confined by multi storey residential apartments. The three street frontages contain tall, mature trees providing shade along the footpaths. The site is very steep with a 15m level difference along Quarry Street between Jones Street at the top and Wattle Street at the bottom of the site.

The school grounds sit adjacent to the Ultimo Heritage Conservation area and opposite the former Elder Smith & Co wool store at 45 Jones Street, Ultimo, a 7 storey Federation warehouse with sawtooth roof.

A steel and concrete footbridge over Wattle Street connects Wentworth Park to Quarry Street. The site, currently occupied by the Ultimo-Pymont Public School, is part of a natural rock outcrop that stretches over 500m from William Henry Street to the Sydney Fish Market.



Map of Ultimo precinct with the school site marked in red



Fig. 1

Figure 1 Aerial photo of site, Source: City of Sydney Aerial Photographic Survey 1949



Fig. 2

Figure 2 Ultimo-Pyrmont Public School in 1963, Source: State Library of New South Wales

## 2.2 General Project Description

The new school will cater for up to 800 students ranging in ages from Kindergarten through to Year 6.

30 new home bases will be created and have been arranged with direct connection to playgrounds for outdoor learning, to capture natural light, views of the playgrounds and natural ventilation.

A shell space for as 40-space child care centre with outdoor play areas is proposed, and located on the flat roof above home bases below.

A new Hall is included in the proposal to school concerts, assemblies and speeches and will be available for external community use, as well as the adjoining areas for functions. The flat floor of the auditorium will provide an area for indoor sports including theatre, dance and gymnastics.

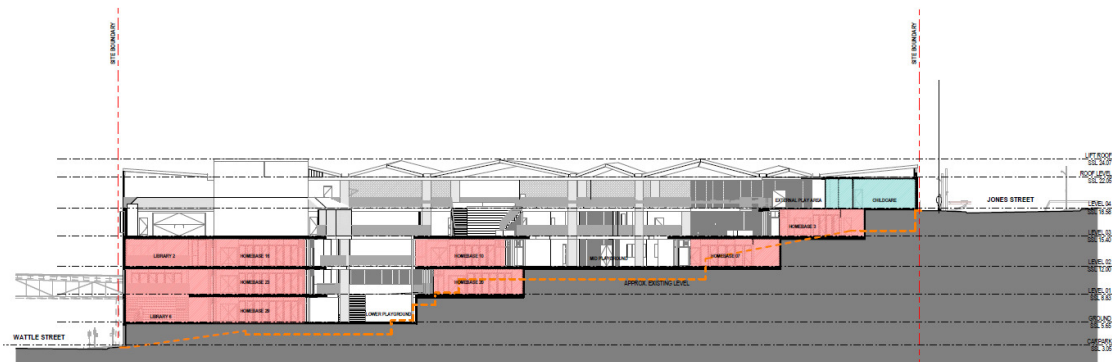
The COLA on the top level which is entered from Jones Street will be able to double as a community space out of school hours, especially on the weekends.

The school administration is provided on one level with the main, secure entrance from Quarry Street.

The home bases are a series of flexible learning spaces that step down the steep site from the discreet Childcare Centre along Jones Street to Wattle Street over 5 terraces. The home base buildings are directly connected to and separated by courtyards. The building along

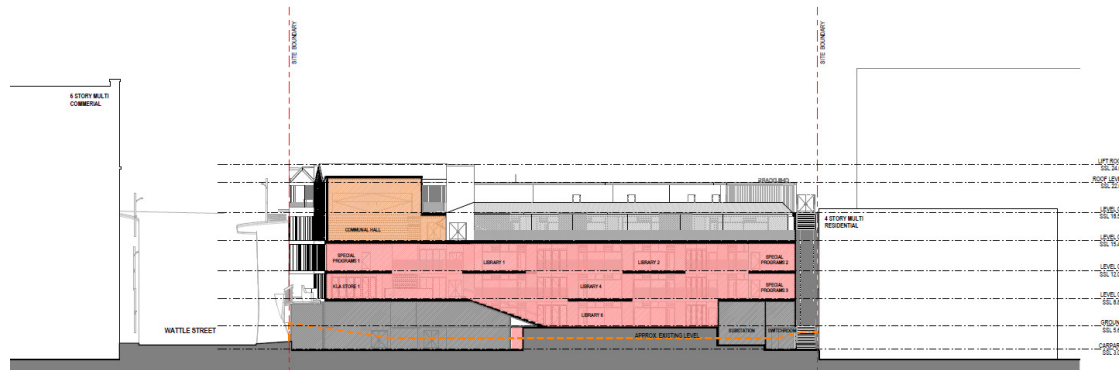
Wattle Street is up to 5 storeys tall at the Hall and forms a sound barrier for the site from traffic noise along Wattle Street.

All home bases connect directly to an adjoining home base or share a connection via a shared wet area. The home bases connect directly to the courtyard playgrounds and are sheltered outside the learning spaces. Storage is built into walls separating the learning spaces.



Site section from Wattle Street up to Jones Street

The library is a 3-storey volume with voids and walkways. There is an amphitheatre on the lowest level for common learning with various informal learning spaces over the upper levels for informal activities. Home bases open into the triple height library.



Section through the Library and Hall

Toilets are distributed on all levels and have enclosed cubicles with basins for privacy. They are directly accessible from general circulation spaces.

## 3.0 Site Analysis

### 3.1 Existing Urban Character

The Ultimo-Pyrmont Public School site is bounded on its 4 frontages with mature trees lining the footpaths. The street frontages are surrounded by quite different built forms. To the east along Jones Street is a combination of 2-storey Victorian terraces and a modern development of single storey retail shops with 4-storey brick apartment behind. To the north along Quarry Street is the impressive former Elder Smith & Co wool store, a 4 to 7-storey brick building that was typical of the area along Wattle Street. To the west across Wattle Street is Wentworth Park with open space and mature fig trees. Quarry Street is connected to the park over Wattle Street by a pedestrian bridge which the school uses to take students for sport and outdoor activities. To the south is a 5-storey contemporary apartment complex that steps down its site to Wattle Street. It is of rendered masonry construction.



Heritage-listed former Elder Smith & Co. Wool Store  
45 Jones Street, Ultimo opposite Ultimo-Pyrmont Public School