



# Moore Theological College Masterplan

Department of Planning Presentation

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07075\_UD0309\_C

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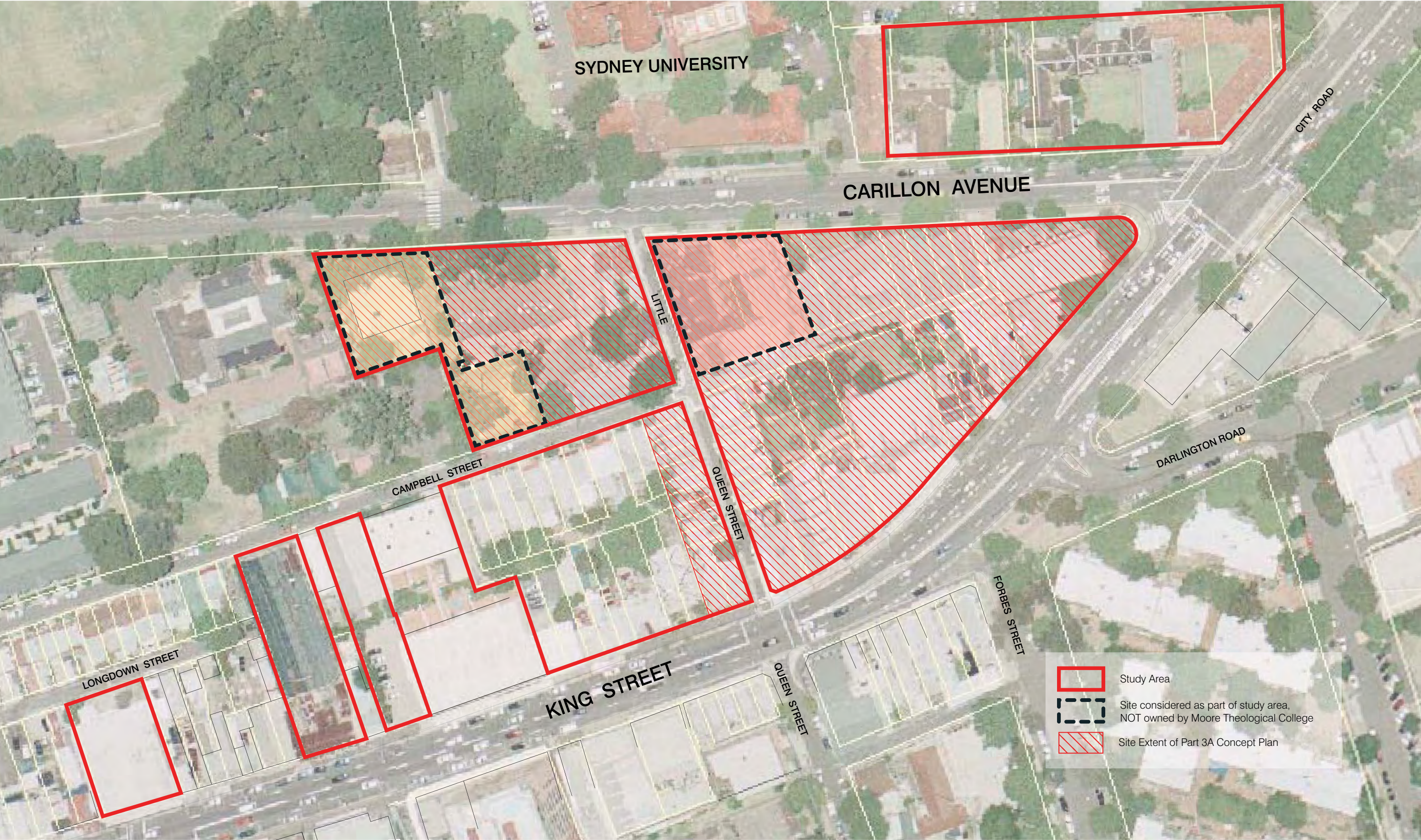
# LOCAL CONTEXT





# STUDY AREA

## Part 3A Application





# CONTEXT

## King Street Streetscape



Moore Theological College's Site

Moore Theological College's Site

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CONTEXT  
Carillon Avenue Streetscape



King St - Carillon Av intersection

Moore Theological College's Site



Moore Theological College's Site

Deaconess House

Moore Theological College's Site



Moore Theological College's Site

Public School



Public School

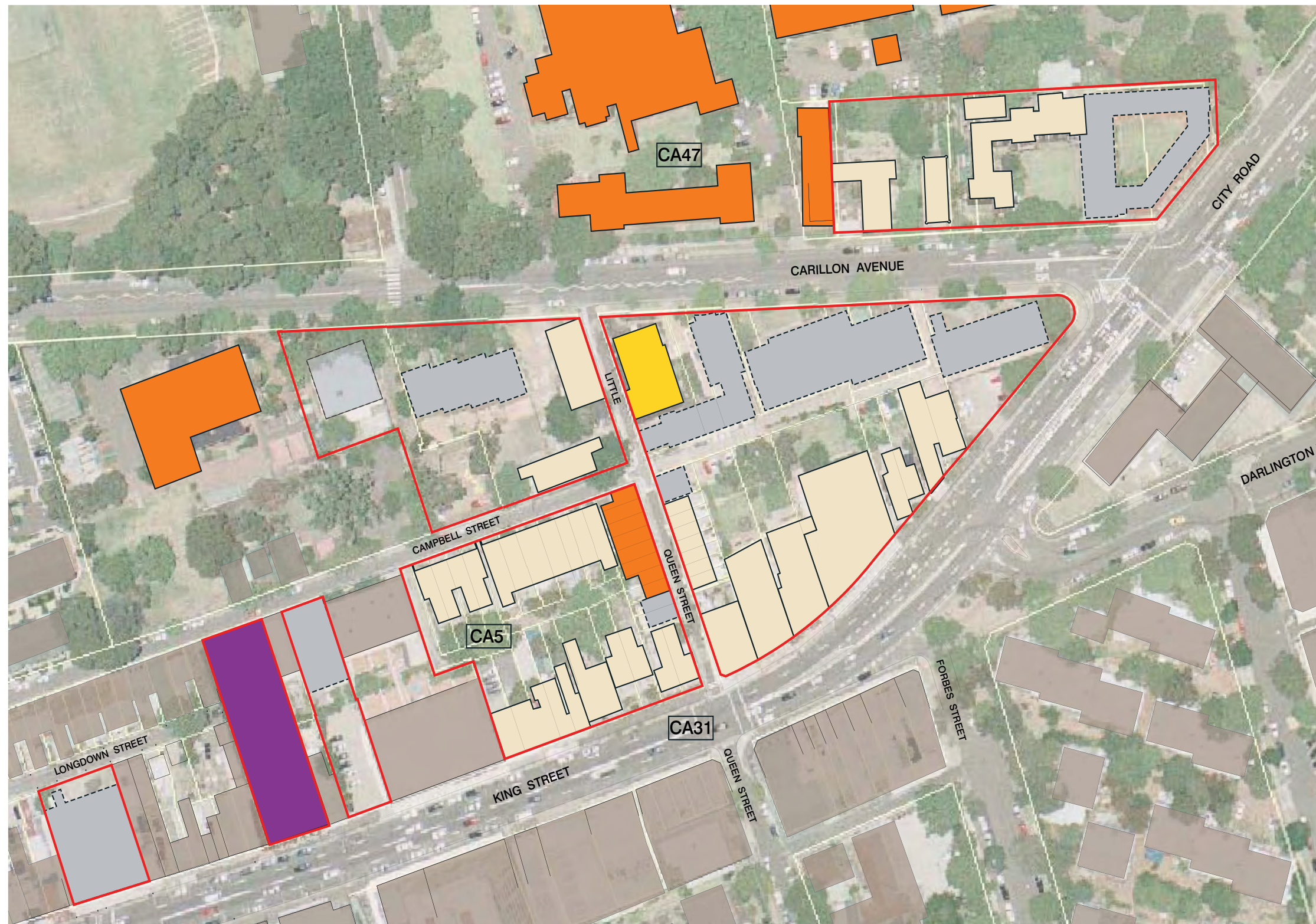
Cash Village

RPA Hospital



# DEVELOPMENT CONSTRAINTS

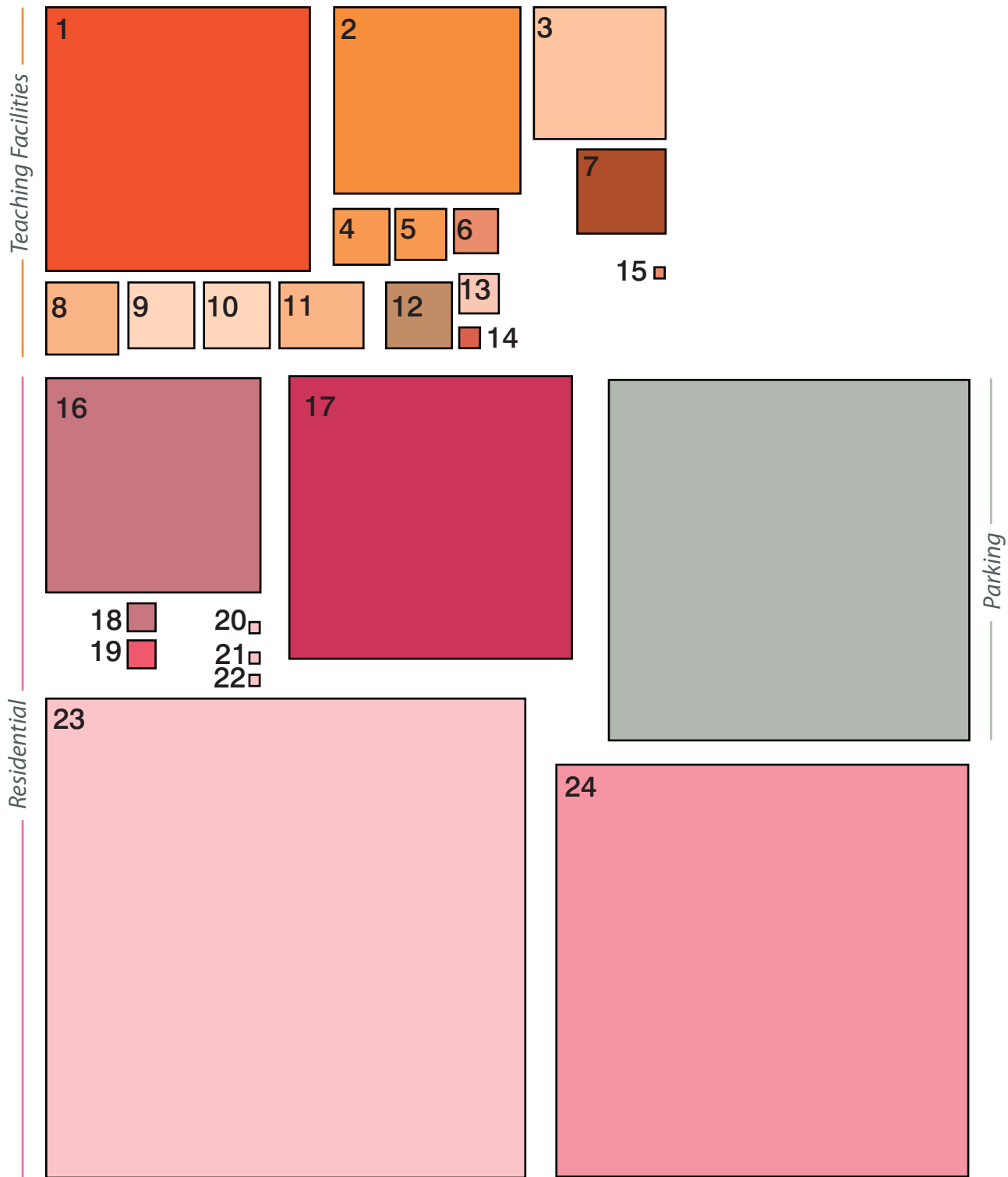
## Heritage



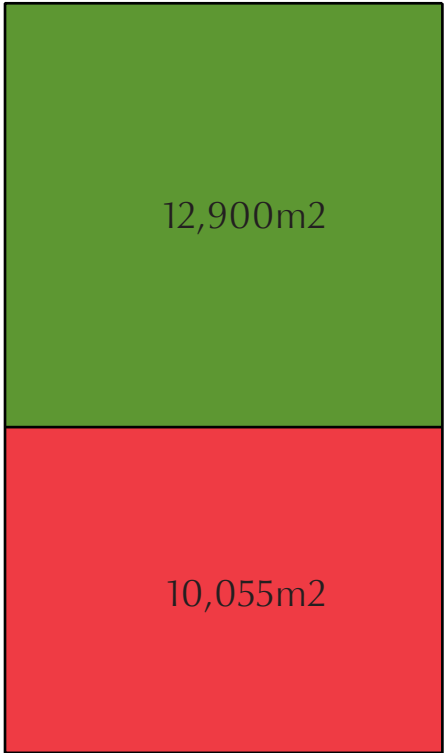
### KEY

- National, state and local heritage item
- Local heritage item (South Sydney LEP)
- Proposed heritage (Proposed City of Sydney LEP)
- Contributory building within conservation area
- Neutral items
- CA47 Sydney University Conservation Area
- CA5 Bligh & Camperdown Terrace Conservation Area
- CA31 King Street Conservation Area
- Site extent of the masterplan

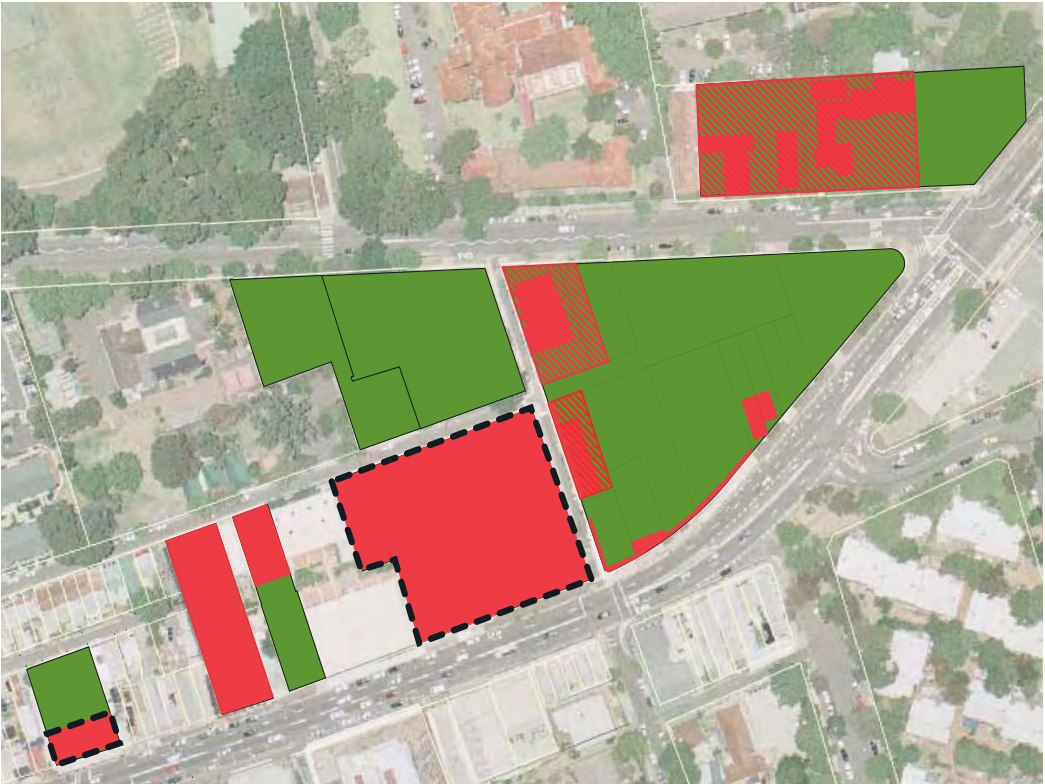




TOTAL = 75,895m<sup>2</sup> (excluding parking)



- KEY
- 1 Library - 8000m<sup>2</sup>
  - 2 Teaching & Seminar Rooms - 2500m<sup>2</sup>
  - 3 Administration - 2000m<sup>2</sup>
  - 4 Dining Hall (2 sittings) - 360m<sup>2</sup>
  - 5 Kitchen - 300m<sup>2</sup>
  - 6 Postgraduate study spaces - 225m<sup>2</sup>
  - 7 Auditorium - 900m<sup>2</sup>
  - 8 External studies - 600m<sup>2</sup>
  - 9 Common Rooms (teaching) - 1000m<sup>2</sup>
  - 10 Common Rooms (residential) - 750m<sup>2</sup>
  - 11 Faculty office - 720m<sup>2</sup>
  - 12 Bookshop - 500m<sup>2</sup>
  - 13 Maintenance workshop -150m<sup>2</sup>
  - 14 Cafe - 50m<sup>2</sup>
  - 15 Undergraduate study space - nil
  - 16 Single student residential - 5290m<sup>2</sup>
  - 17 Faculty housing - 6900m<sup>2</sup>
  - 18 Child care facilities - 90m<sup>2</sup>
  - 19 Associated users - 90m<sup>2</sup>
  - 20 Residential tutor accommodation - nil
  - 21 Visiting academics accommodation - nil
  - 22 Commercial properties - nil
  - 23 Married student housing (with children) - 26450m<sup>2</sup>
  - 24 Married student housing (without children)- 19550m<sup>2</sup>














# ISSUES AND OPPORTUNITIES ANALYSIS

## Urban Form

### Issues













#### KEY

-  Entry forecourt
-  Landscaped setbacks
-  Moore College open space
-  Contributory heritage buildings and elements
-  Start of King Street
-  Short side of building to Carillon Ave
-  Long side of the building to Carillon Ave
-  Fine grain facade reflecting the subdivision pattern
-  Visually prominent taller buildings
-  Taller buildings located in the valley
-  Pedestrianised area

### Opportunities



#### KEY

-  Entry forecourt
-  Landscaped setbacks
-  Moore College open space
-  Contributory heritage buildings and elements
-  Start of King Street
-  Reinforce the character of Carillon Ave
-  Fine grain facade reflecting the subdivision pattern
-  Visually prominent taller buildings
-  Taller buildings located in the valley
-  Pedestrianised area



# PLAN

## Overall Site Ground Floor Plan





# HEIGHT

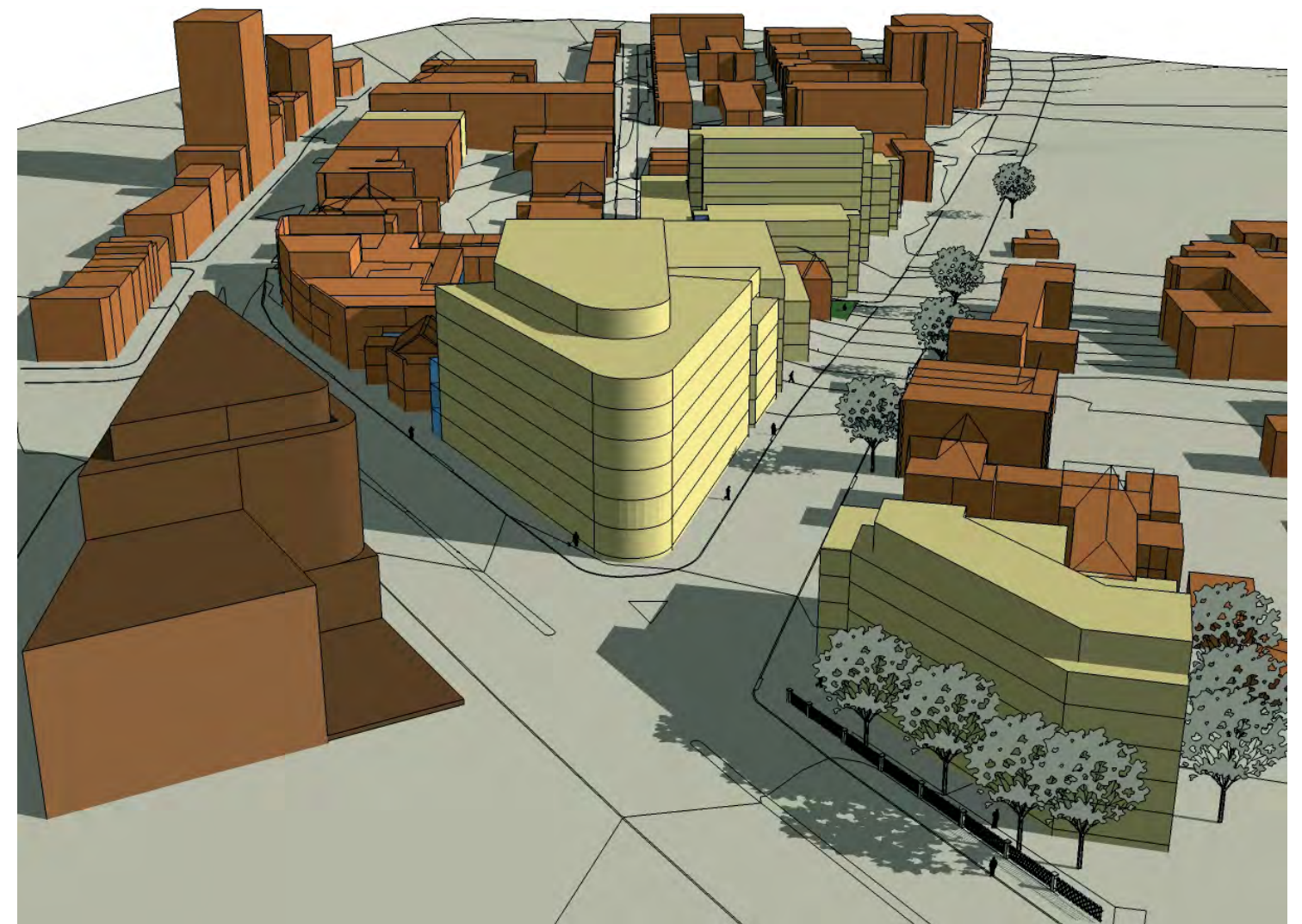
## Overall Building Height







Carillon Avenue



Corner of King Street & Carillon Avenue



# 3D-MODEL IMAGES

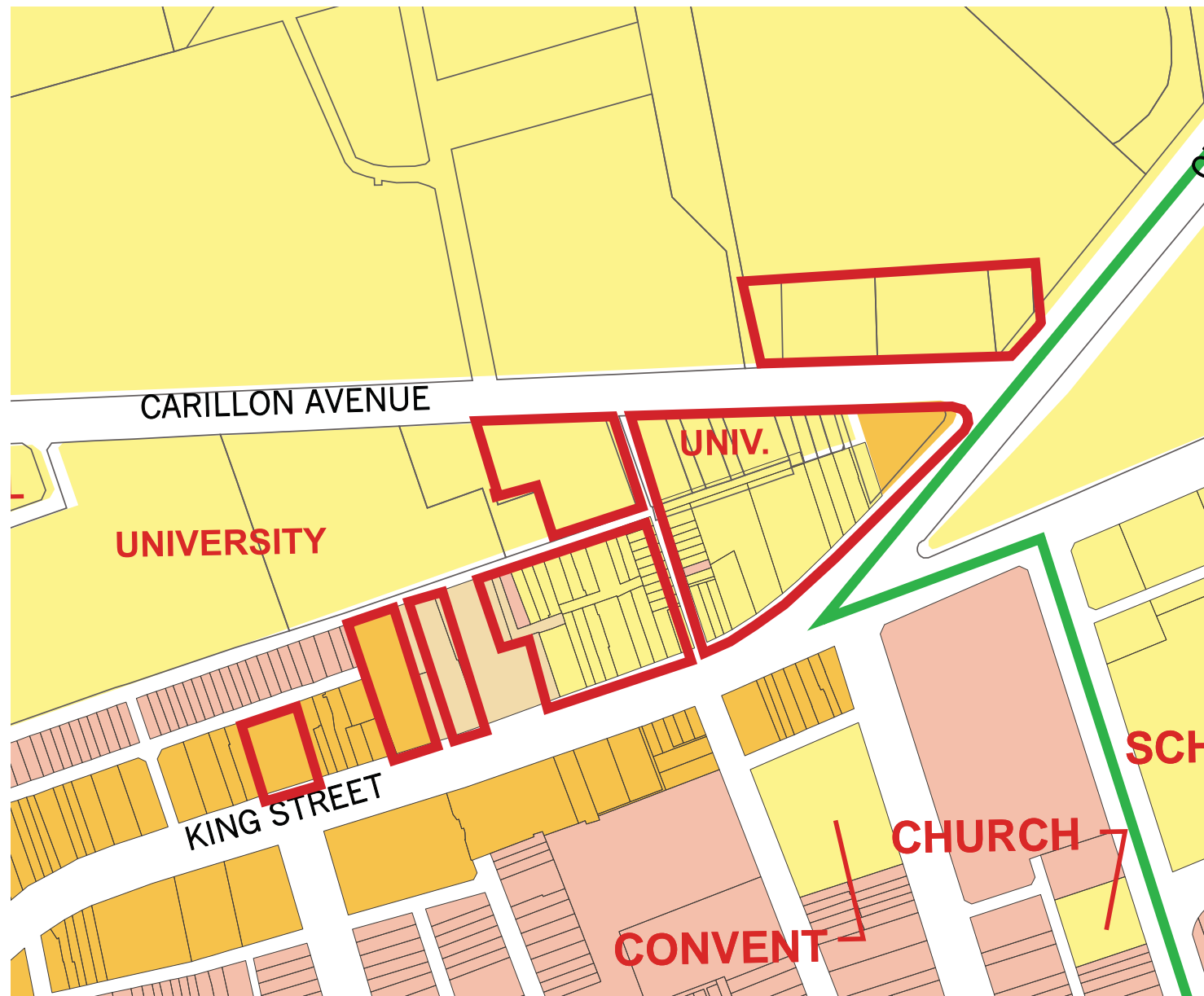
## Shadow Diagram



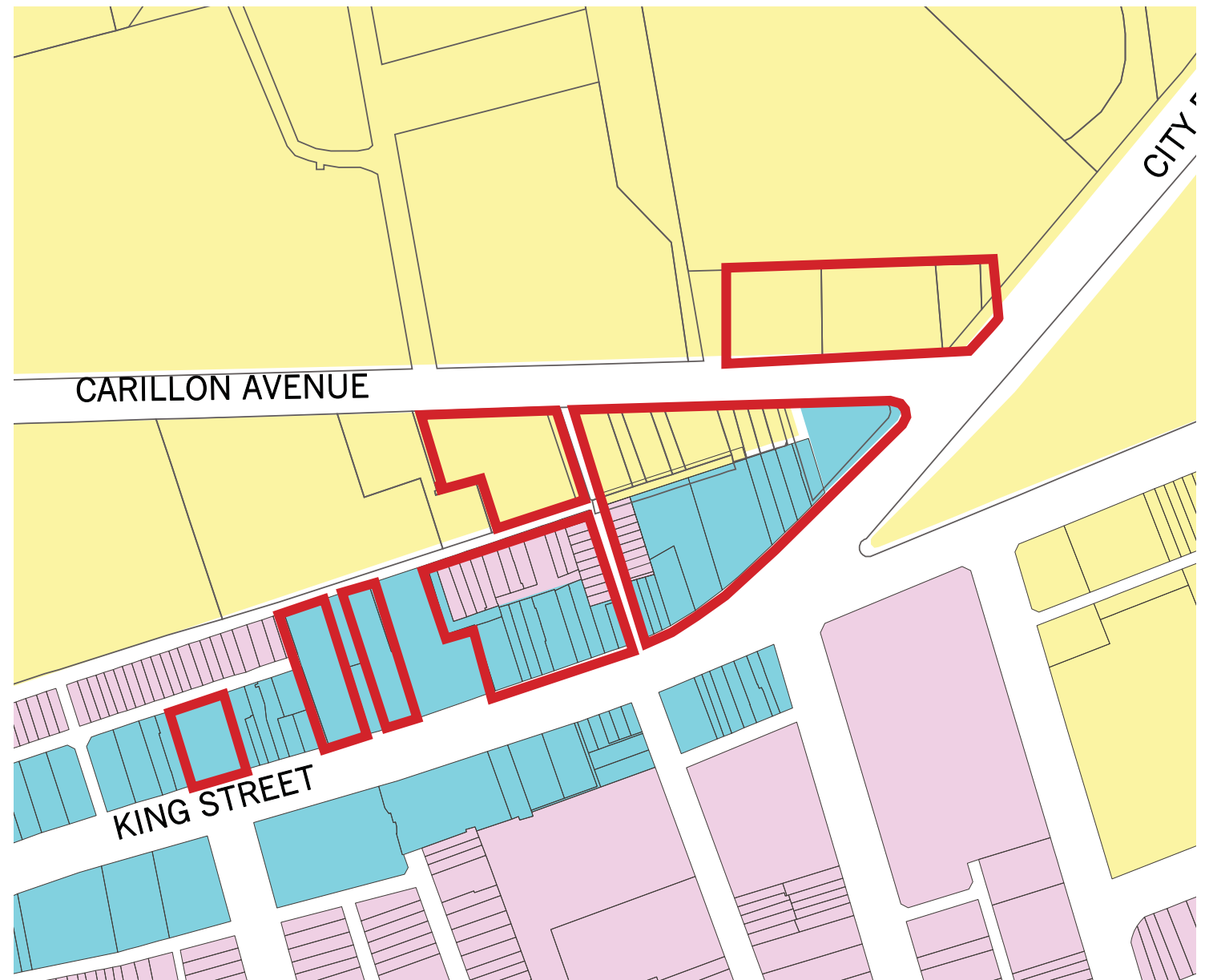


# COMPARISON OF CONTROLS

## Zoning



Existing South Sydney Land Use Control



Proposed City of Sydney Controls

- Zone No. 2 (b) Residential
- Zone No. 3 Business
- Zone No. 5 Special Uses
- Zone No. 6 (a) Local Recreation
- Zone No. 10 Mixed Uses
- KEY Sydney LEP**
- City Centre
- City Edge
- LGA Boundary
- Plan Area Boundary
- Redfern Waterloo Authority

- Global Centre
- Local Centre
- Neighbourhood Centre
- Mixed Use
- General Residential
- Public Recreation
- Special Activities

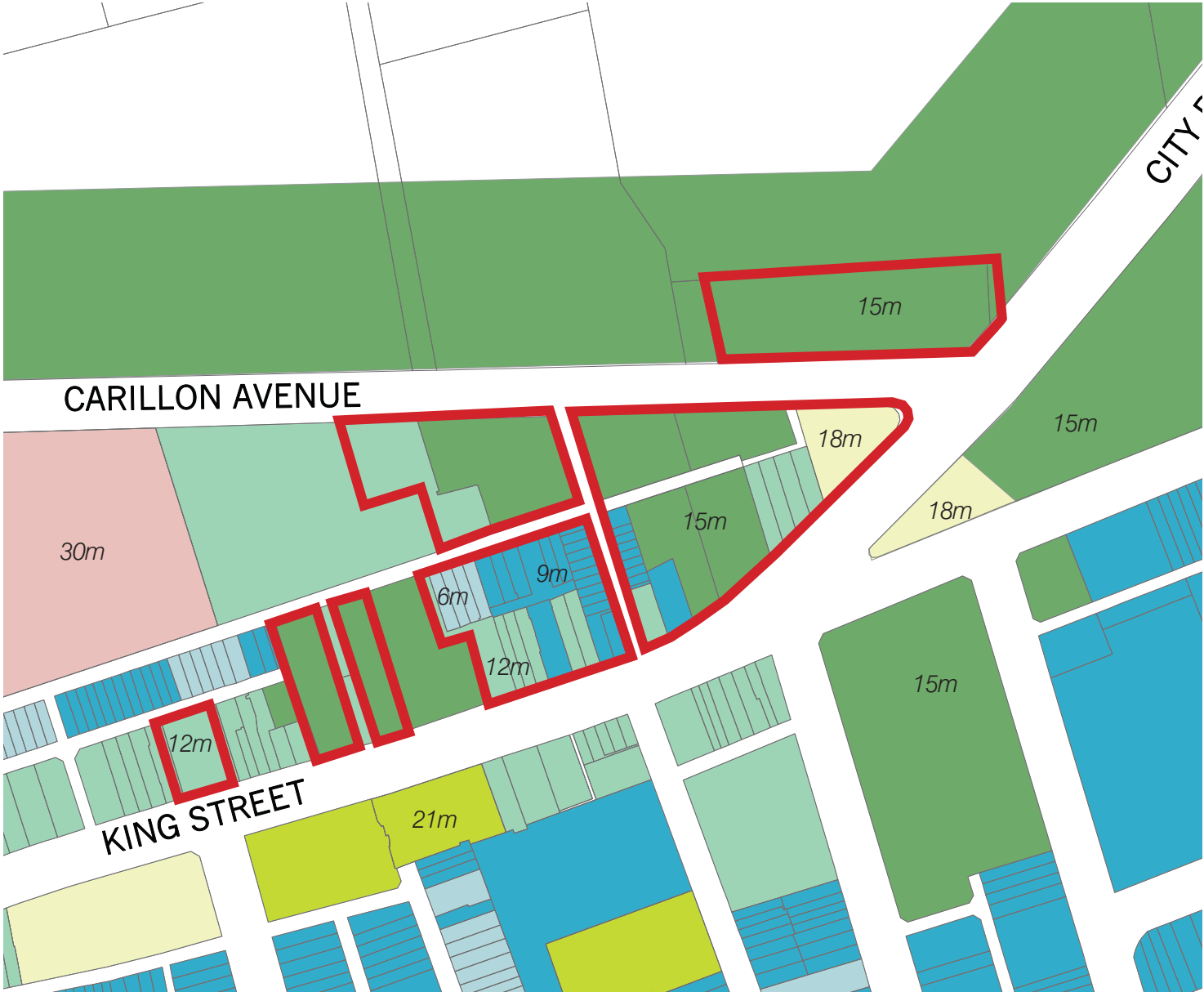


# COMPARISON OF CONTROLS

Building height in metres



South Sydney Height Control



Proposed City of Sydney Controls

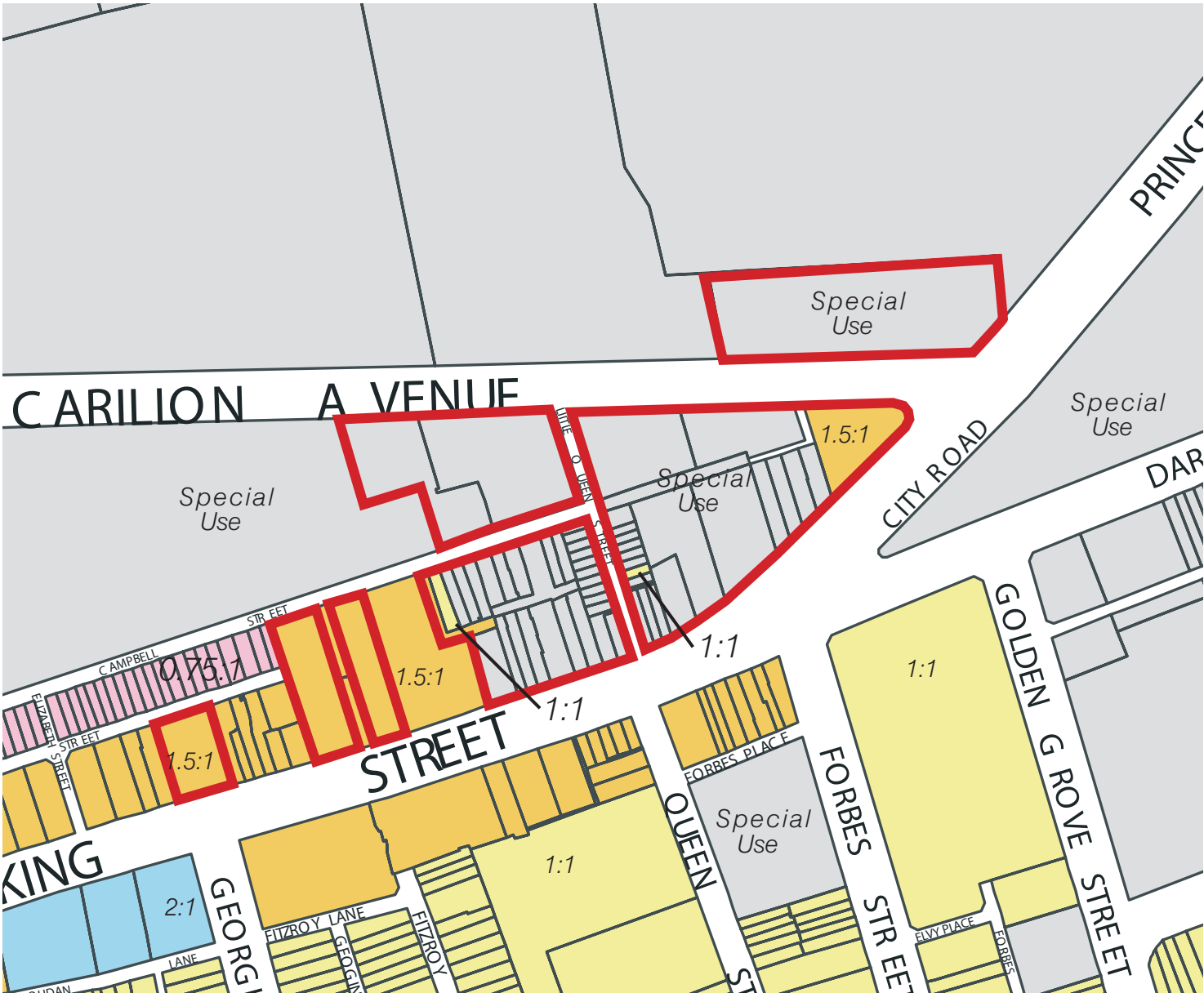
- |  |  |
|--|--|
| 5.2m HEIGHT  | 30m HEIGHT   |
| 6m HEIGHT  | 40m HEIGHT   |
| 7m HEIGHT<br>Refer to Development Control Plan<br>1998 - (Heritage Conservation) for<br>more information | SHOWN HEIGHT   |
| 9m HEIGHT  | SPECIAL USES   |
| 12m HEIGHT   | Refer to Part G of the<br>DCP for Height Controls                      |
| 15m HEIGHT   | Refer to Green Square<br>(Amendment) DCP<br>for more detail            |
| 18m HEIGHT   | Refer to South Sydney<br>LEP 1998 - Amendment<br>No.17 for more detail |
| 21m HEIGHT   |  |
| 24m HEIGHT   |  |

- |      |
|------|
| 6m   |
| 9m   |
| 12m  |
| 15m  |
| 18m  |
| 21m  |
| 25m  |
| 27m  |
| 30m  |
| >30m |

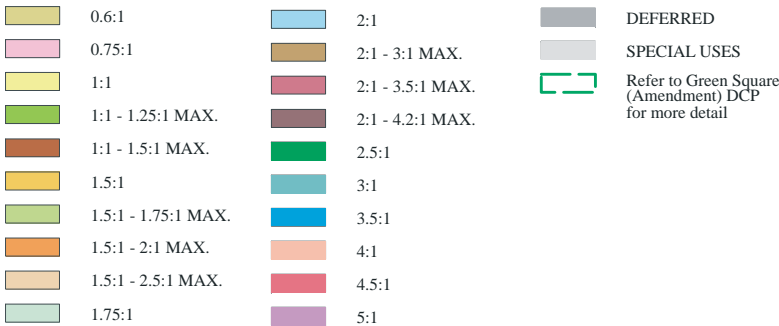


# COMPARISON OF CONTROLS

## FSR controls



South Sydney FSR Control



Proposed City of Sydney Controls

