

Attachment A2(g)(ii)

**Urban Design Study – 6 Recommendations
– Part 2 – Botany Road Precinct**

Sun Access Planes (SAP)

To protect and extend morning sun on existing built form, a sun access plane has been developed for solar access to properties on west Wyndham Street, Waterloo Metro Quarter, Daniel Dawson reserve, the NCIE, Alexandria Park and Jack Floyd Reserve.

Buildings developed in the area affected by solar access planes must not project above the solar access plane.

These are recommended to be included within the City of Sydney DCP and LEP described as:

- Sun access plane contours.
- Street alignment.
- Maximum height RL.
- Time period applicable for solar access plane to be maintained.

Areas identified within Indigenous Community Consultation are proposed to be protected from any additional overshadowing, particularly the NCIE, Jack Floyd Reserve and Alexandria Park.

LEGEND

- Land affected by Sun Access Planes
- No additional Overshadowing
- Area protected by Sun Access Plane

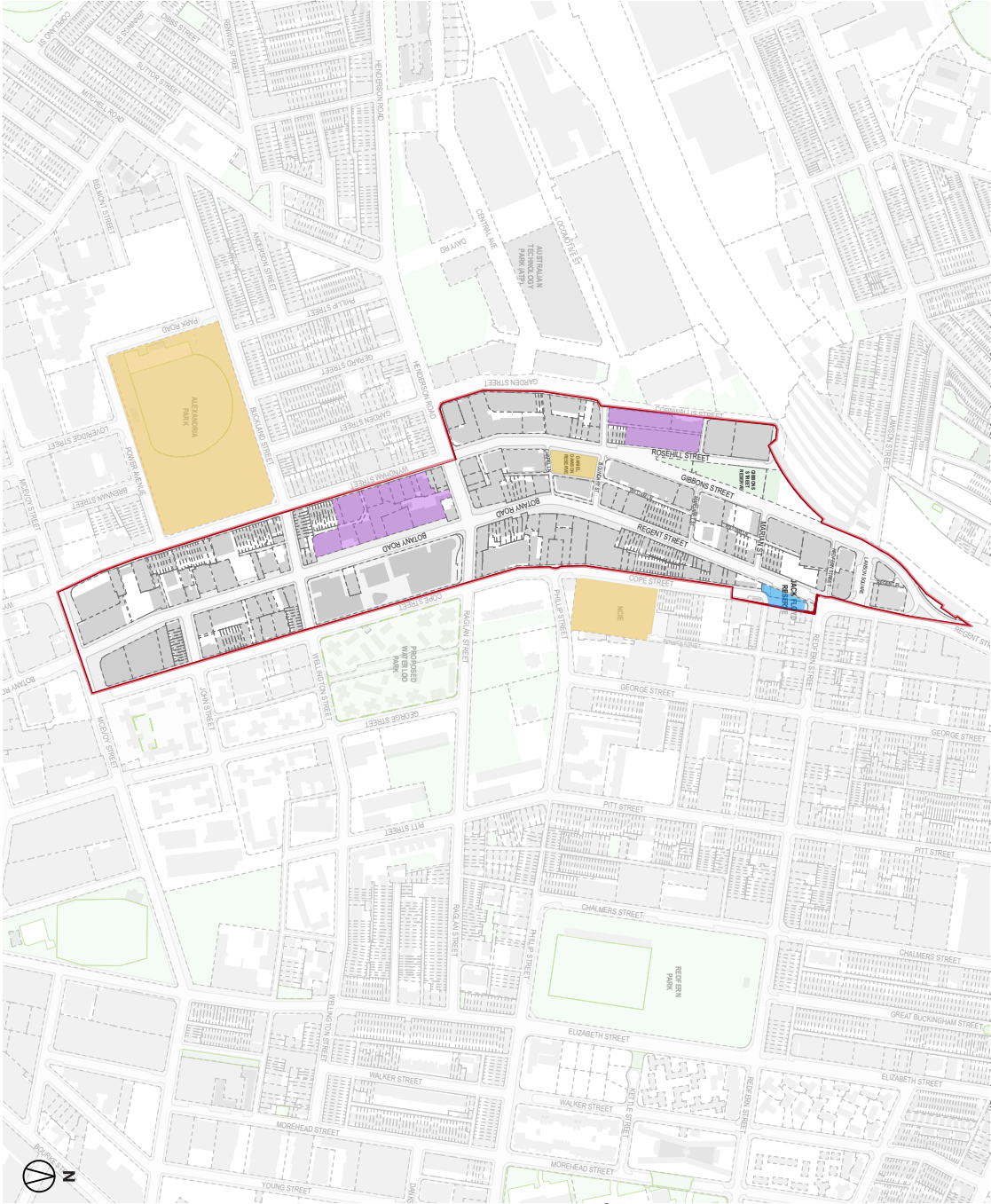


Figure 307: Proposed Sun Access Plane Controls

Reconciled Sun Access Planes

Proposed Sun Access Plane contours are shown in Figure 309 and Figure 310 adjacent and are set to the following base RL AHD:

Waterloo Metro Quarter

- 15.7 AHD
- Follows alignment of solar access at 1030am to Wyncham Street Properties.

Rosehill Precinct

- 34.1 AHD
- Follows alignment of existing terrace parapets lines along Boundary Street.

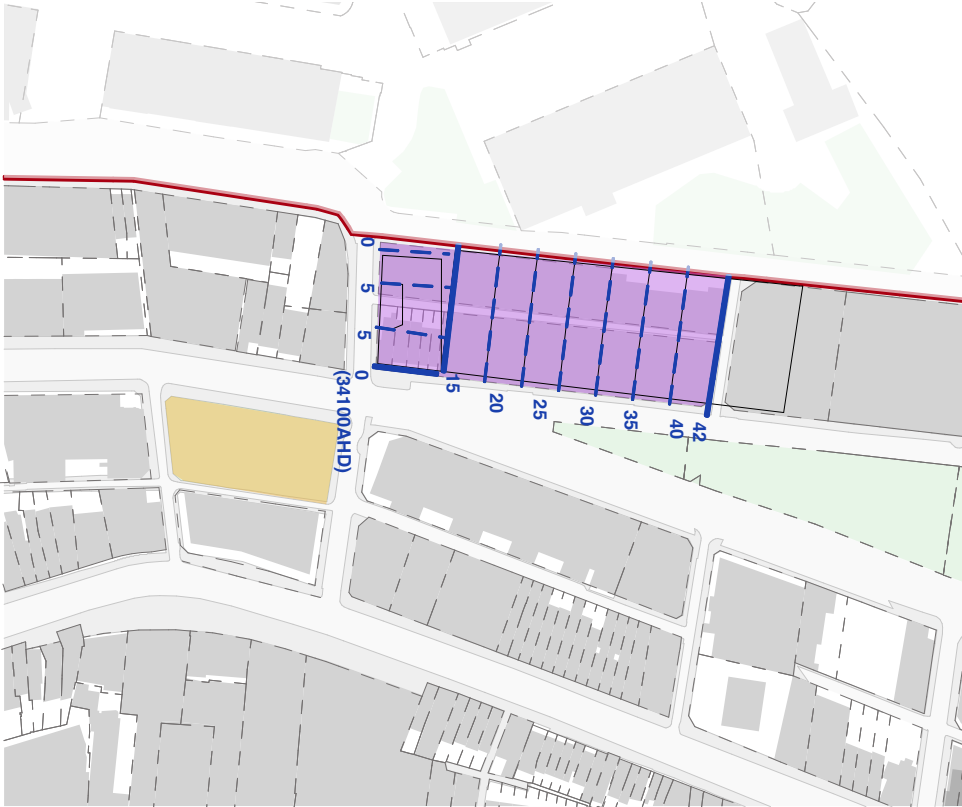
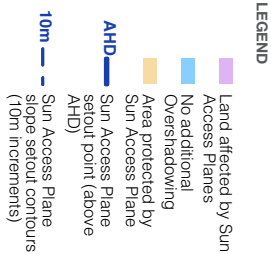


Figure 308: Proposed SAP - Rosehill Precinct

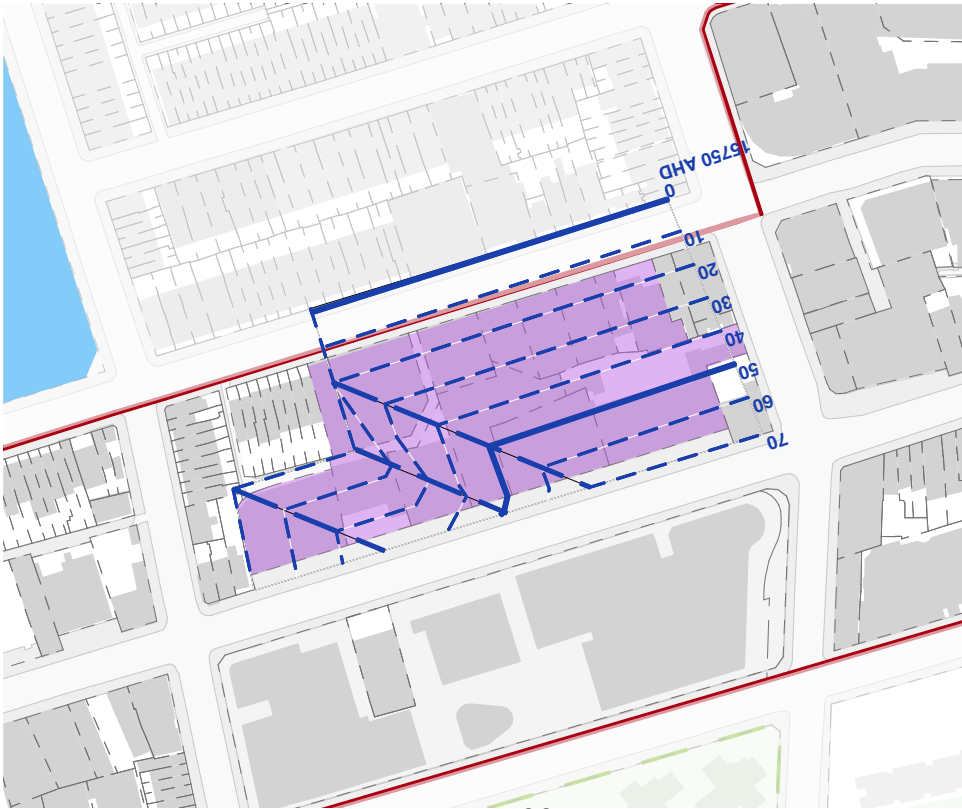


Figure 309: Proposed SAP - Waterloo Metro Quarter Precinct

Zoning and Land Use

Minor changes are recommended to LEP Zoning to accommodate commercial use on 216-220 Wyncham Street (part of McEvoy Street Precinct) and the R1 zoned residential properties align Wyncham Street.

Retaining R1 zoning in this area doesn't allow for various commercial uses to be permitted such as business, office, entertainment and light industry. The permitted commercial uses in R1 are also limited and don't describe desired future character. A primary objective of the McEvoy Street Precinct is envisaged to support the future 24-hour precinct in south McEvoy and also created a localised commercial / retail precinct for local residents.

Various Options for re-zoning could be implemented including:

- Rezone to B4 Mixed Use - like other surrounding sites, retaining existing uses however possible non-desirable uses that become permissible include Function centres, Hotels, Serviced apartments and Restricted premises will become permissible.
- Rezone to B2 Local Centre - zoning objectives are a good fit, residential remains permissible as well as permissible commercial uses.
- Existing mixed use zoning (B4) is not recommended to be revised up to B5, B6, B7 land uses as existing residential uses are not compatible with these this zoning, and these do not encourage new retail ground floor uses on Botany Road, Regent Street and Henderson Road.

LEGEND

Cos LEP Zoning	
	SP2 Infrastructure
	B4 Mixed Use Zoning
	R1 General Residential
	RE1 Public Recreation
	B2 Local Centre
	B1 Neighbourhood Centre
	B6 Enterprise Corridor
	B7 Business Park
	MD SEPP
	Major Development 2005
	SS South Sydney LEP 1998
RMA Zoning - SEPP MD 2005	
	A Residential Zone
	Medium Density Residential
	B Business Zone
	Local Centre
	C Business Zone
	D Business Park
	E Business Zone
	F Special Purpose Zone
	G Special Purpose Zone
	H Recreation Zone
	I Private Recreation
	Private Recreation
Proposed Zoning	
	B4 Mixed Use Zoning
	Option for re-zoning to allow non-residential use



Figure 310: Proposed Zoning Controls

Street Frontage Height Controls

Regent Street Precinct

An opportunity exists for new development or adaptive re-use extensions to be restricted from greater than 3 -4 stories street frontage height to retain the low scale, fine grain character that present within existing historical and new built form along Regent Street.

Waterloo Metro Quarter

There are no street frontage height controls proposed to Waterloo Metro Quarter Precinct, except a possible DCP clause description that would describe the need to provide horizontal scale, architectural articulation and visual interest to a continuous façade along western Botany Road.

A continuous street wall is desired to negotiate scale difference between the Waterloo Metro over-station development.

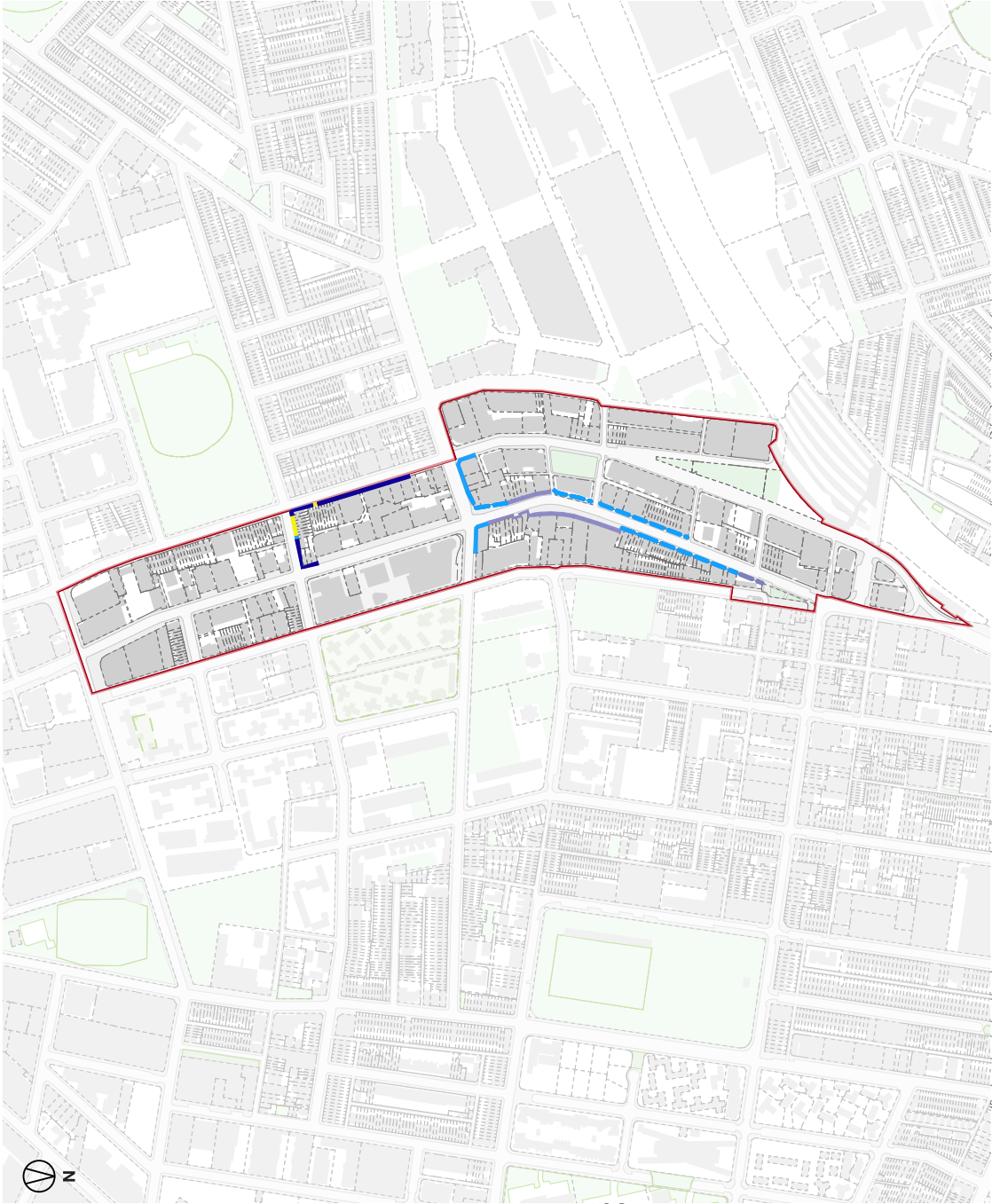
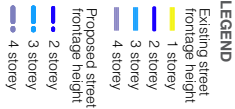


Figure 311: Street Frontage Height Controls

Active Frontages

The aim of the proposed controls in Figure 24 is to encourage and promote pedestrian traffic along Botany Road, Henderson Road and Regent Street by linking existing active frontages with areas where retail or commercial developments are anticipated in the future.

The urban design options have revealed active frontage control opportunities for:

- Botany Road and Regent Street's street activity to be strengthened for pedestrians moving north / south.
- Henderson Road for pedestrian moving between the ATP and the future Waterloo Metro Station.

LEGEND

- Existing Active Frontage DCP
- Existing Active Frontage LEP
- Proposed Active Frontage Control

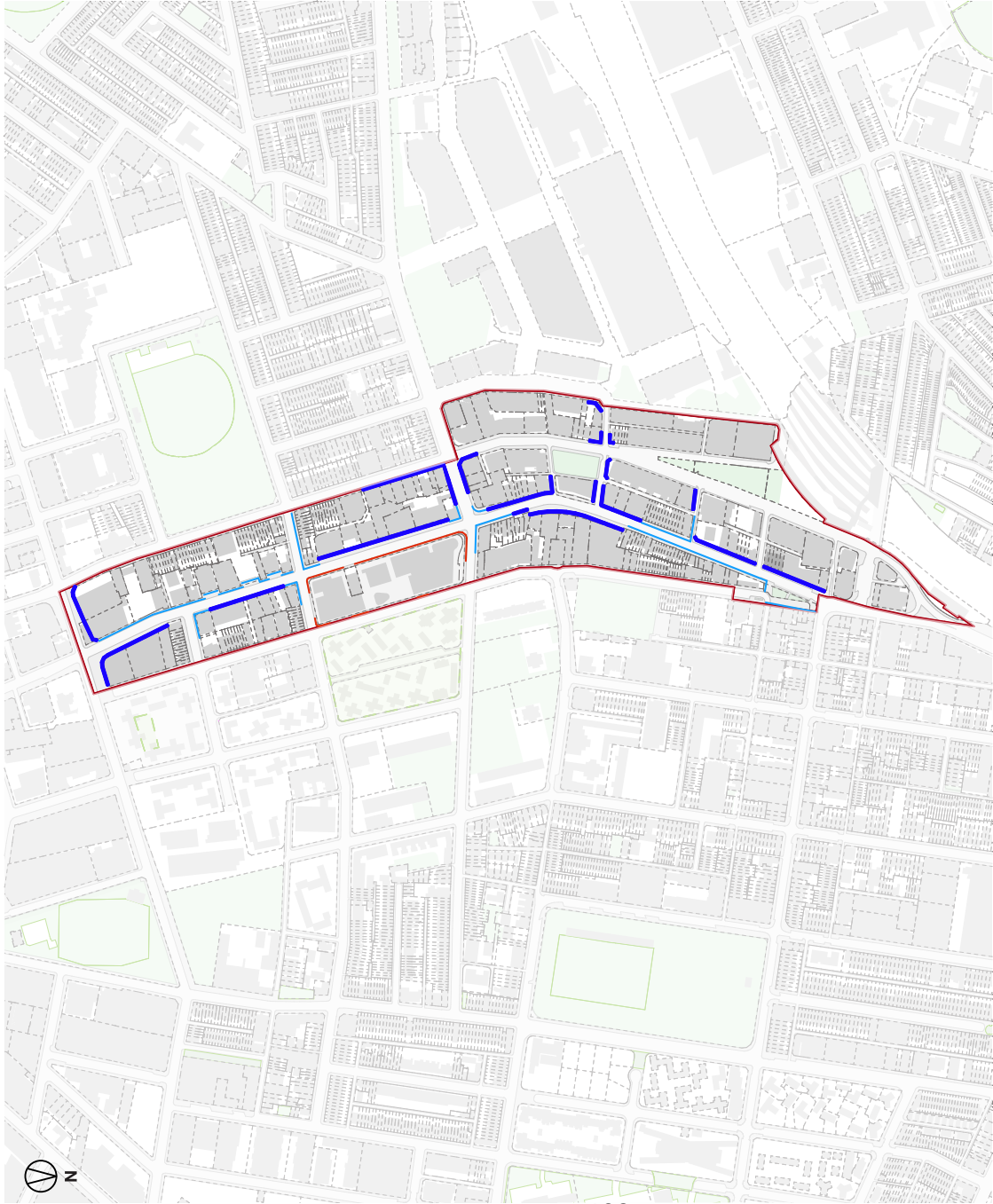


Figure 312: Proposed Active Frontage Controls

Setbacks

Waterloo Metro Quarter

A three-storey setback is proposed on eastern Wyncham Street, to provide solar access to west Wyncham Street. Additionally, the proposed control sets a consistent street wall height that complements the scale of adjacent existing terrace housing when viewed from street level.

Setbacks are proposed to the rear of properties facing Botany Road, to provide for future laneway connecting Henderson Road and Wyncham Street laneway.

McEvoy Street

On eastern Botany Road, a height transition is proposed to step the corners of 171B Botany Road toward existing row terraces on John Street, in turn providing a variation in scale when viewed from street level. Setbacks are recommended facing Waterloo Housing estate to provide solar access and a variation in scale between commercial / future residential development.

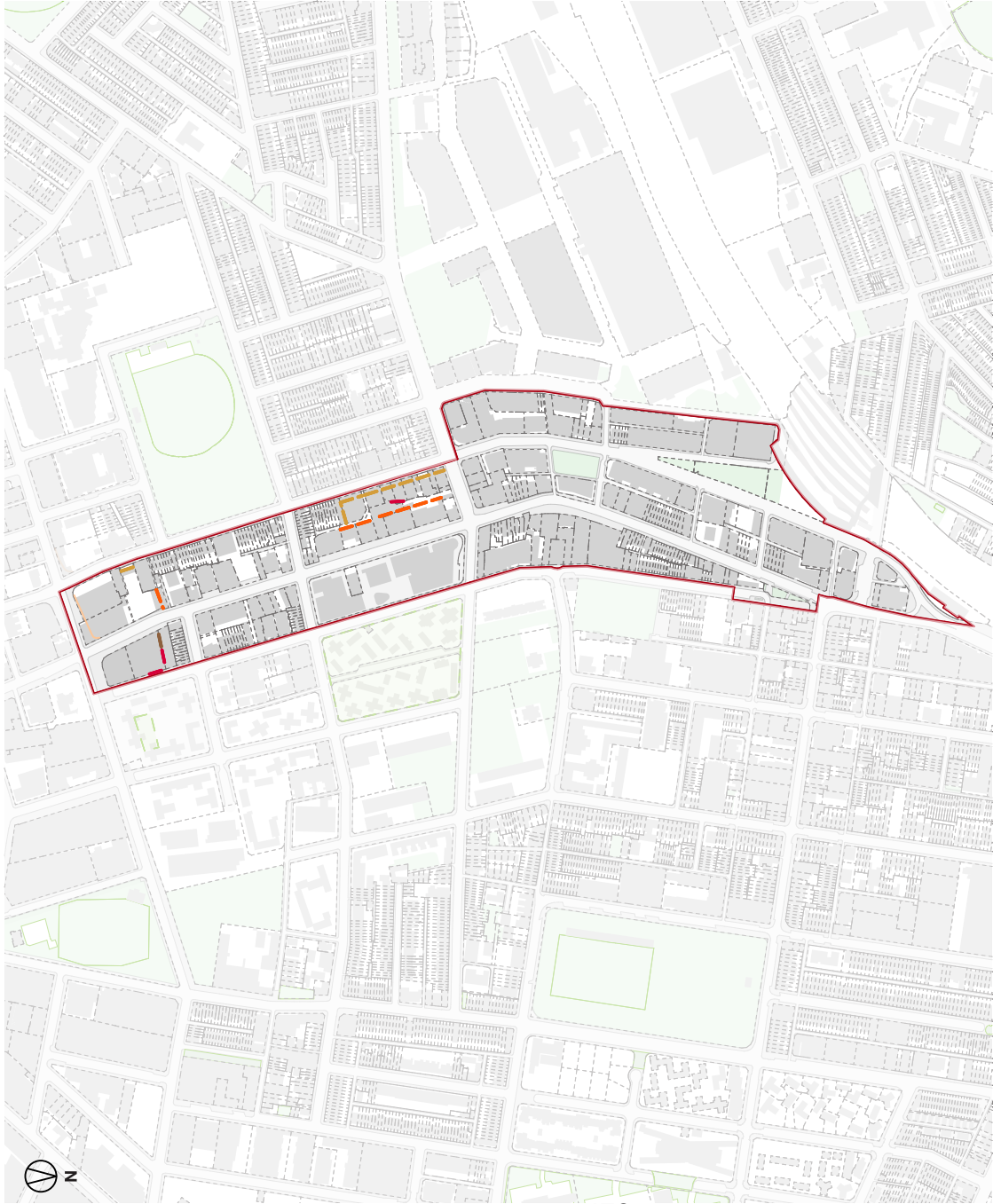


Figure 313: Proposed Setbacks Controls

Awnings

To support continuous active frontages along Botany Road, Regent Street and Henderson Road, a continuous awning control is recommended.

The provision of awnings with new development should increase pedestrian amenity as well as opportunities for future street activation and footpath uses.

To protect existing Indigenous street art at Cope Street / Jack Floyd reserve reduction of awning controls are proposed.

- LEGEND**
- Existing Awnings
 - Proposed Continuous Awning
 - Proposed Awning over entry
 - Remove existing control

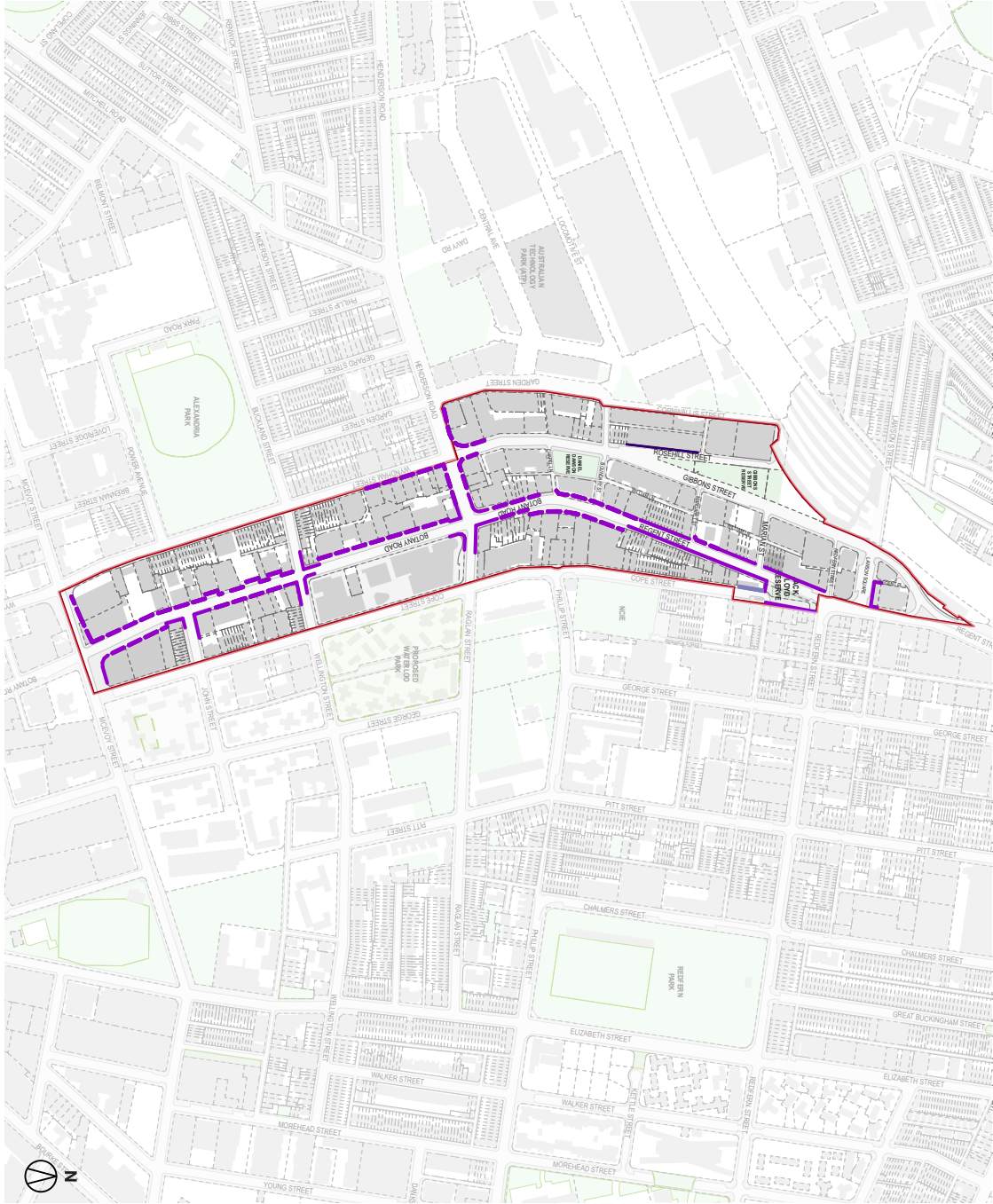


Figure 3.14: Proposed Awning and Colonnade Controls

Through-site Links

McEvoy Precinct

To enhance east west connection between future Waterloo Housing Estate development and future McEvoy Street 24-hour precinct, desired east-west through site links have been established between Botany Road and Cope Street / Wyndham Street. The following DCP design requirements are recommended:

- A curtilage is established on the southern side of the heritage listed electrical substation located at 212-214 Wyndham Street.
- Through site links shared across the lot boundary of key sites providing for equal opportunity for each development to contribute to future pedestrian amenity.
- They are intended as pedestrian connections, however may consist of some shared zone vehicle access to reduce vehicle crossover points on Botany Road and McEvoy Street.
- Minimum 6m wide, full height links.

Waterloo Metro Quarter Precinct

Proposed laneways have been established at the rear of Botany Road facing properties to link discontinuous lane ways with new development.

A through site connection is proposed between existing vehicle laneway and Botany road to promote pedestrian connection between Waterloo Metro Station and Alexandria Park.

Rosehill Precinct

A desired through site link is proposed to link Cornwallis Lane and Gibbons Lane.

- LEGEND**
- Proposed through-site links
 - Liveable Green Networks
 - Proposed Streets
 - Proposed Lanes
 - Excluded from DCP

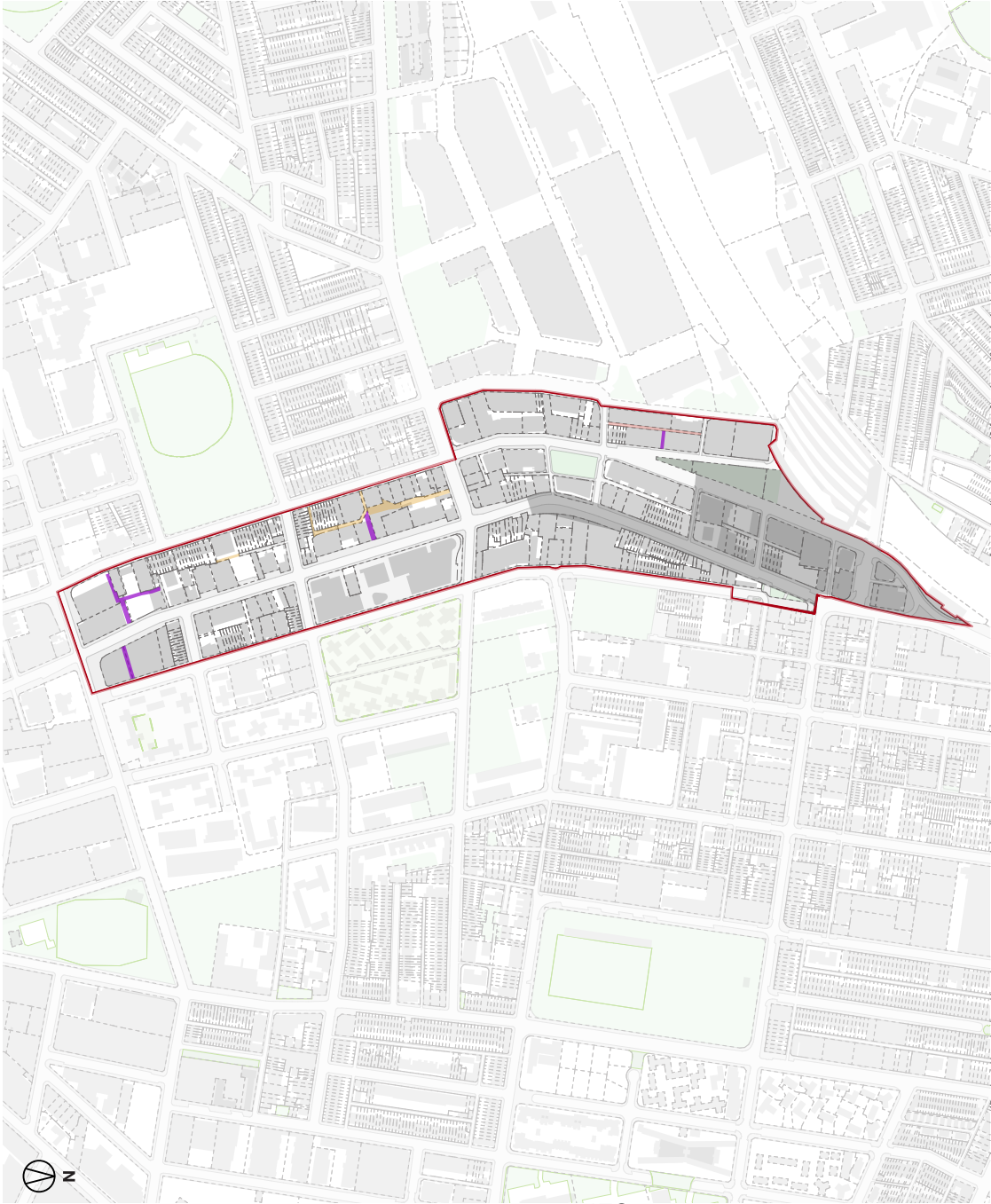


Figure 315: Proposed Through-site link Controls

Transport and Vehicle Management

To support pedestrian amenity, increase safety and maintain good vehicle flow on Botany Road and Regent Street, controls are proposed to reduce or restrict vehicle cross-over points.

Two pedestrian priority zones have been recommended at Waterloo Metro Quarter and along Regent Street.

At McEvoy Street / Botany Road corner vehicle points are recommended to be limited, with preferred site entry points to be through Wyrndham Street and Cope Street where possible or situated away from the busy intersection if proposed on Botany Road.

Vehicle entry points are recommended to be from rear laneways when in development facing Waterloo Metro Quarter. A shared zone laneway dedication is recommended at the rear of 84 Botany Road, to ensure future development along has adequate servicing and vehicle entry points.

Gibbons Street contains various vehicle cross over points in its current condition, so future development as residential is recommended to have front in / front out vehicle entry only, or vehicle entry to rear laneways where possible.

- LEGEND**
- No Vehicle / footpath cross over points
 - Vehicle cross over limited
 - Vehicle Entry points
 - Dedicated land for vehicle laneway
 - Pedestrian Priority - new vehicle access restricted

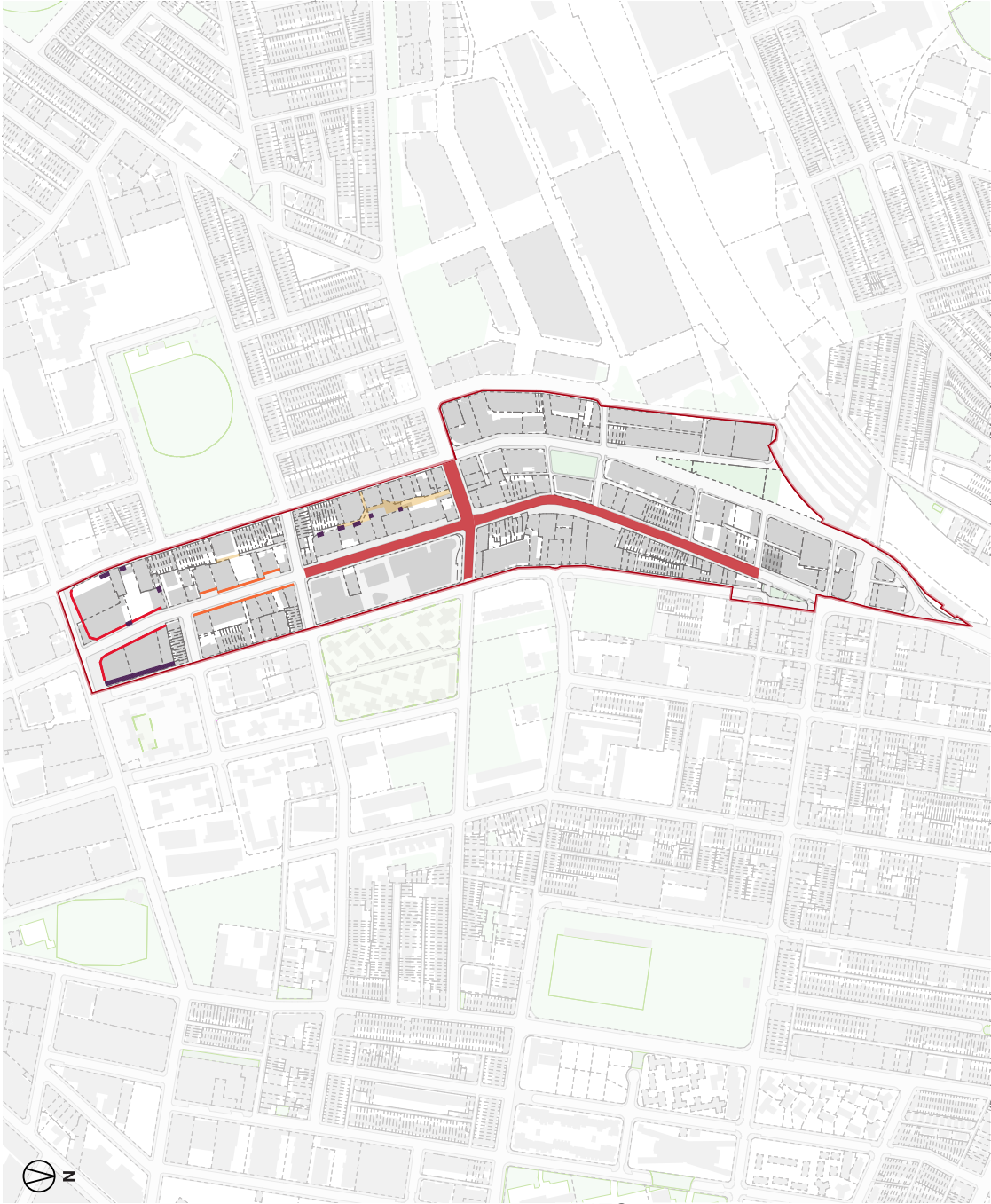


Figure 316: Proposed Transport and Vehicle Management

Special Character Areas

Two Special Character areas are recommended to recognise the importance, significance and unique quality of the area. These characteristics include:

Regent Street Special Character Area

- A concentrated area of unique Indigenous character unmatched in Sydney, NSW or Australia.
- A unique cultural significance for the Redfern-Waterloo Aboriginal and Torres Strait Islander Communities.
- A public identity acknowledged as containing recent social and civil rights significance for the Aboriginal and Torres Strait Islander Community.
- The roadway as a significant portion of Botany Road, a possible significant trade route for Aboriginal and Torres Strait Islander communities within Sydney.

This special character area could be considered for extension to Redfern Street, Lawson Street and other significant Indigenous Community areas with further studies and consultation.

Buckland Street Special Character Area

- A high concentration of historical terraces and unique leafy street-scape / east-west connection that is uncommon in the Botany Road Corridor
 - An important green connection between Alexandria Park / Alexandria Park School and Redfern – Waterloo for local residents of the existing Waterloo Housing Estate.
- This special character area could have principles included within the Locality Statement such as:
- Maintain view corridor along Buckland Street.
 - New development should respond to existing low scale terraces.

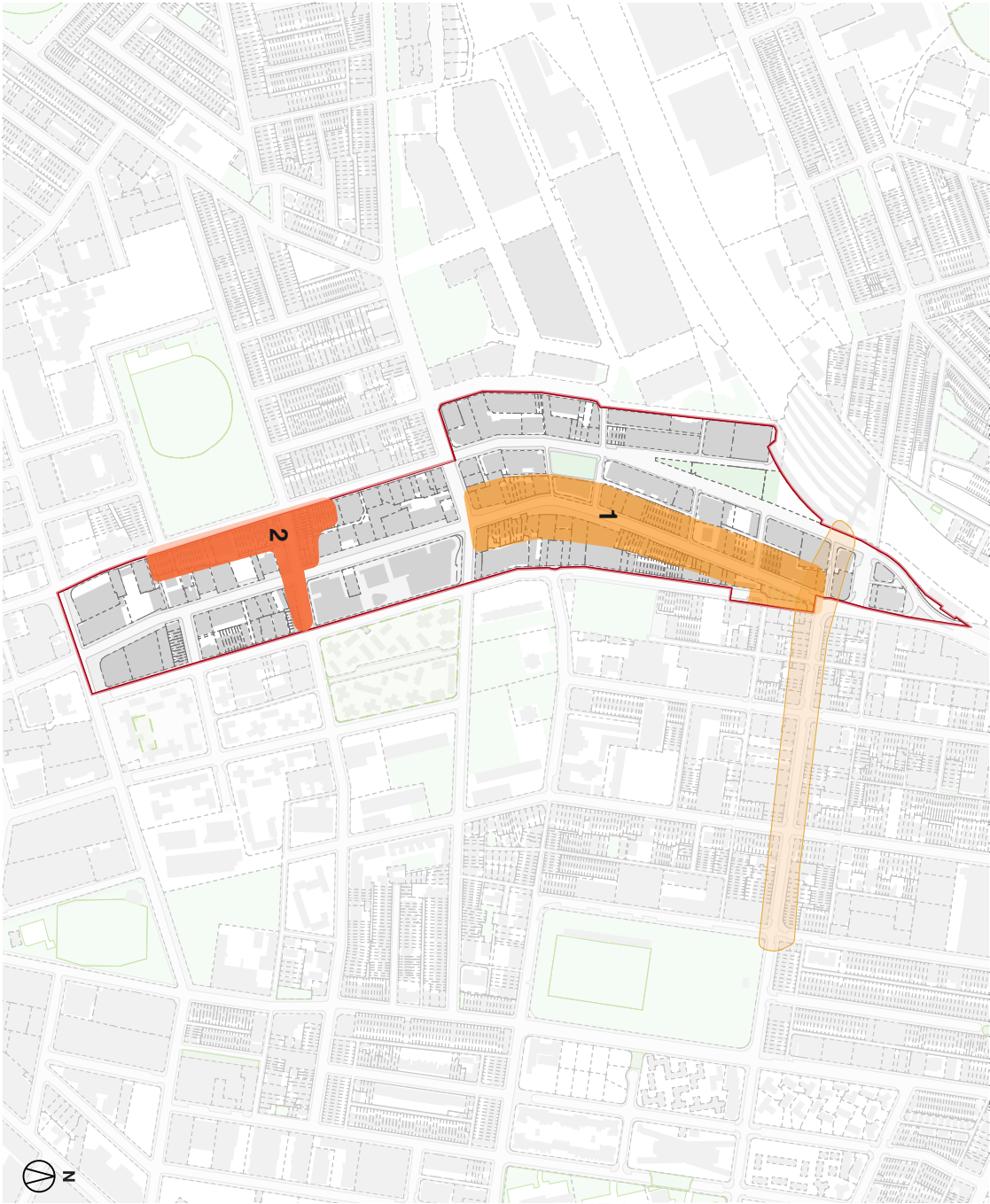
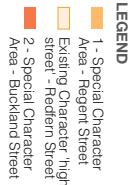


Figure 317: Proposed Special Character Area Controls

Non-Indigenous Built Form Heritage

Recommendations have been made within the TZG Non-Indigenous Heritage Report to:

- Update Alexandria Park and Redfern Estate HCA
- Update Heritage listings to include Aboriginal Significance
- Add Heritage item to the CoS LEP 2012

Given the significance of the Botany Road Corridor to Aboriginal people, it is recommended that existing heritage listings for both Heritage Items and Heritage Conservation Areas within the study area are updated to reflect any known Aboriginal cultural values or associations. Existing heritage items with known Aboriginal associations include:

- St Luke's Presbyterian Church, 118 Regent Street, Redfern (LEP 11352)
- 181 Regent Street, Redfern (LEP 11353)
- Cauliflower Hotel, 123 Botany Road, Waterloo (LEP 12070)
- Cricketers Arms Hotel, 56-58 Botany Road, Alexandria (LEP 14).
- Lord Raglan Hotel, 12 Henderson Road, Alexandria (LEP 116)

The contributory buildings located at 142 and 171 Regent Street, Redfern and the building at 33a Botany Road, Waterloo all have significant associations with Aboriginal people and are recommended to be listed as Heritage Items of local significance for their historical and social values.

- 142 Regent Street, Redfern Former Aboriginal Legal Service
- 171 Regent Street Redfern Former Aboriginal Medical Service
- 33a-35 Botany Road, Waterloo Aboriginal Housing Company

LEGEND

- Potential Heritage Item
- Potential extension of existing Heritage Conservation Area
- LEP Heritage Item
- Contributory Building
- Neutral
- Detracting
- Heritage Conservation Area



Figure 318: Built form Heritage LEP Amendments

6.4 Site Specific Controls

LEGEND
Site Specific Controls

Three areas for Site Specific Controls are recommended to be included within Section 6.0 City of Sydney DCP due to their unique contribution to the character of the surrounding areas and future development:

- 1 131 Regent Street / Jack Floyd Reserve
- 2 Waterloo Metro Quarter – Botany Road and Wyncham Street addresses.
- 3 McEvoy Street Precinct

Site Specific Controls have not been developed for Rosehill Precinct as the solar access plane determines a maximum envelope. This maximum envelope is constrained by it's long north-south orientation. It was determined that by not implementing site specific controls, the site may benefit from a more flexible built form envelope that could provide an innovative response and thus could contribute a unique identity for the area.

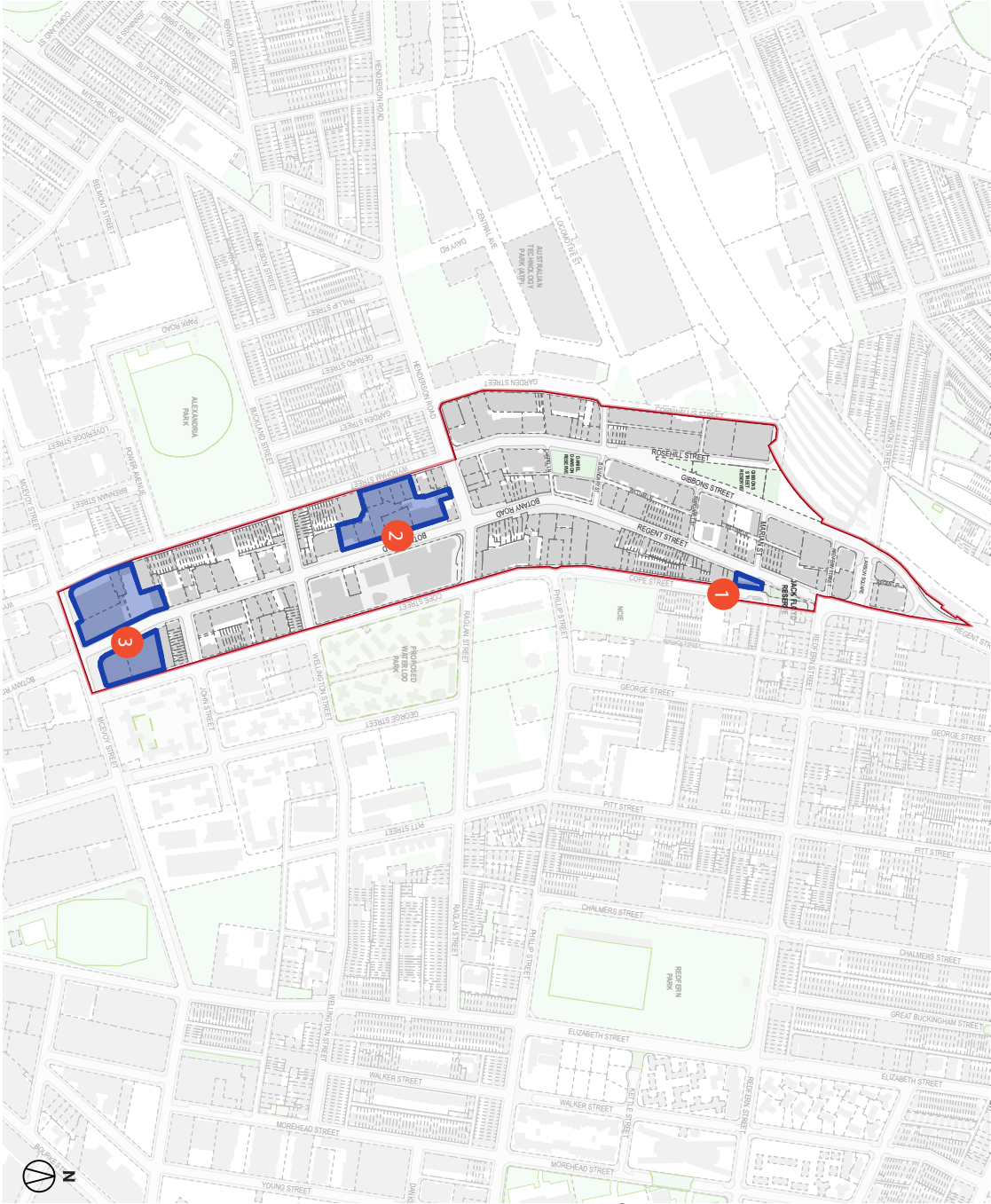


Figure 319: Proposed Site Specific Controls Summary Plan

Jack Floyd Reserve / 131 Regent Street

Jack Floyd Reserve is surrounded by many places of significance for the Indigenous Community of Redfern- Waterloo and therefore acts as a first port of call for those arriving to the area.

The Reserve has been identified as a possible public space renewal project, where Indigenous artwork, interpretation, murals, story-telling and song-lines should be prioritised. An opportunity to establish as essential 'meeting place' could be enhanced by dedicating land on 131 Regent Street as extended public space, with cafe seating and active frontages.

Development on the site is proposed to be permissible south of the existing 1930's Spanish mission style service station building, previously known as 'Red-fern' Service Station.

Development could be undertaken to existing Storey heights, with a site specific Height in Metres to allow for a prominent corner 'gateway' building. Public Art is proposed for the north facing facade, to compliment the existing Indigenous Mural facing Cope Street.

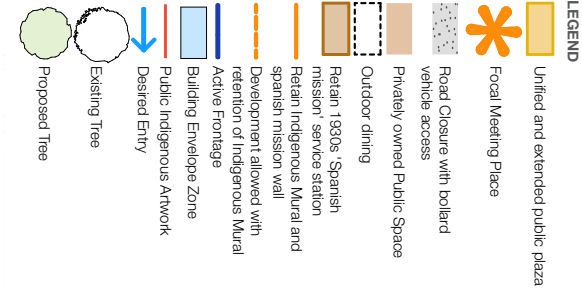


Figure 320: Proposed Site Specific Controls - 131 Regent Street/ Jack Floyd Reserve

Jack Floyd Reserve, 131 Regent Street
Site Specific Control Objectives

The following could be considered for site specific control objectives:

- Contribute to public domain by enhancing available public space at Jack Floyd Reserve.
- Respond to objectives of Regent Street High Street as an 'Indigenous Boulevard' by providing an iconic gateway building.
- Support the retail character of the area by providing active frontages to Regent Street.
- Set building heights to allow for development and frontage alignments that contribute to a 'gateway' to Redfern - Waterloo.
- Conserve existing Indigenous mural along Cope Street including historical service station facade and built form extents.
- Facade articulation to speak to adjacent terrace forms and predominant parapet / ridge height of historical, fine grain fabric.
- Any development to 131 Regent Street should extend a wall of a similar height south of the Spanish Mission Wall as an extension, to provide expanded space for this expression of Aboriginal Culture.
- Any development to 131 Regent Street should retain the Spanish Mission Wall on Cope Street, as it is repeatedly used for street art by the local Indigenous community.
- Development of a landmark/gateway building on the southern part of the site must include some provision of open space on the northern portion of the site facing Jack Floyd Reserve.

LEGEND

- 1 Focal meeting place
- 2 Unified public space
- 3 Enhanced Street Tree Canopy
- 4 Retain Indigenous mural / artwork
- 5 Privately Owned Open Space
- 6 Public Artwork opportunity

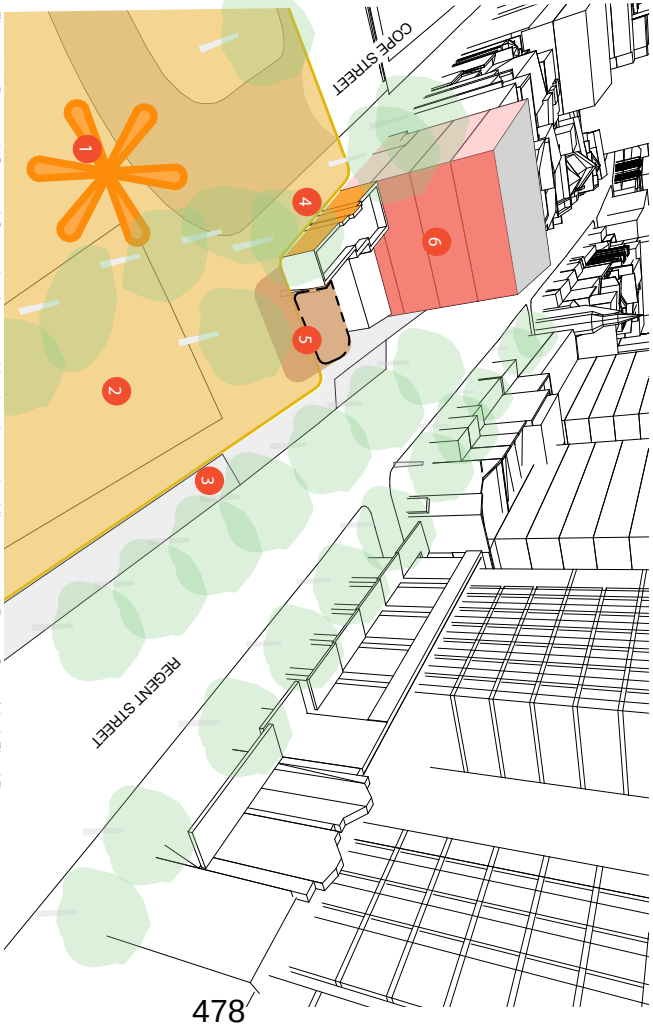


Figure 321: Proposed 'Gateway' Corner development with privately owned public space - 131 Regent Street / Jack Floyd Reserve



Figure 322: Retention of Indigenous Mural within Future Development - 131 Regent Street

**Waterloo Metro Quarter Precinct
Affordable Housing**

Currently 74-88 Botany Road holds an approved Development Application for residential use that includes affordable housing which has a low provision of non-residential floorspace. To incentivise development of affordable housing with an increased provision of commercial / non-residential floor space and optimise public domain response to the rear laneway, site specific controls are recommended to be included within the LEP.

Adjacent properties facing Wyndham Street rear lane have minor site specific controls recommended, to support future dedication of a continuous rear laneway connecting Henderson Road and Wyndham Street laneway.

Possible Site Specific Control objectives could be:

- Increased commercial floorspace with affordable housing.
- Ground floor active frontages to Botany Road.
- Shared Zone and Pedestrian zone to Wyndham Lane.
- Laneway dedication to connect Wyndham laneway to Henderson Road.
- Vehicle Access points to be facilitated via Wyndham Street laneway.
- Setbacks to Wyndham Street laneway.

Perspective views on the following page (Figure 325) illustrate the benefit of an established rear lane to connect Wyndham Street laneway and Henderson Street, including reduced safety issues, increased direct line of sight and increased residential or commercial street addresses from the rear of lots. Figure 326 illustrates possible floor plan arrangements that could be implemented to ensure the majority of apartments are facing away from the busy road. It is expected that trickle ventilation or double glazing may be required for affordable apartments facing Botany Road.

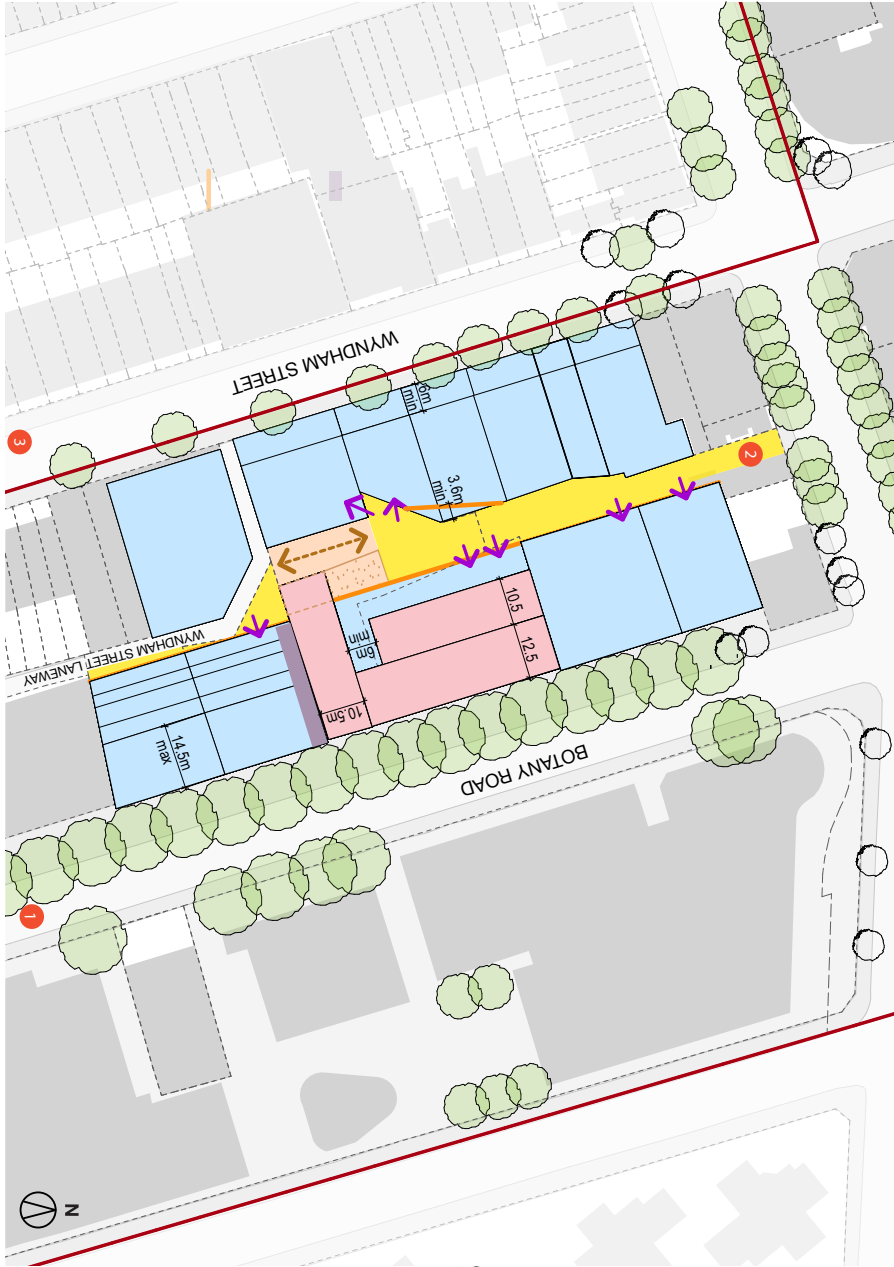
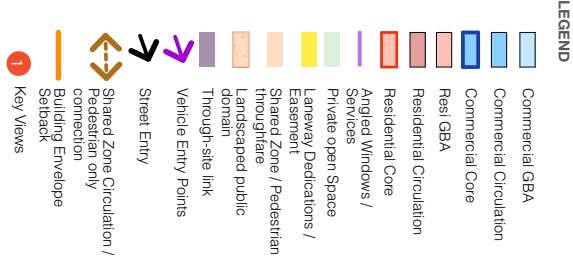


Figure 323: Proposed Site Specific Controls - Waterloo Metro Quarter

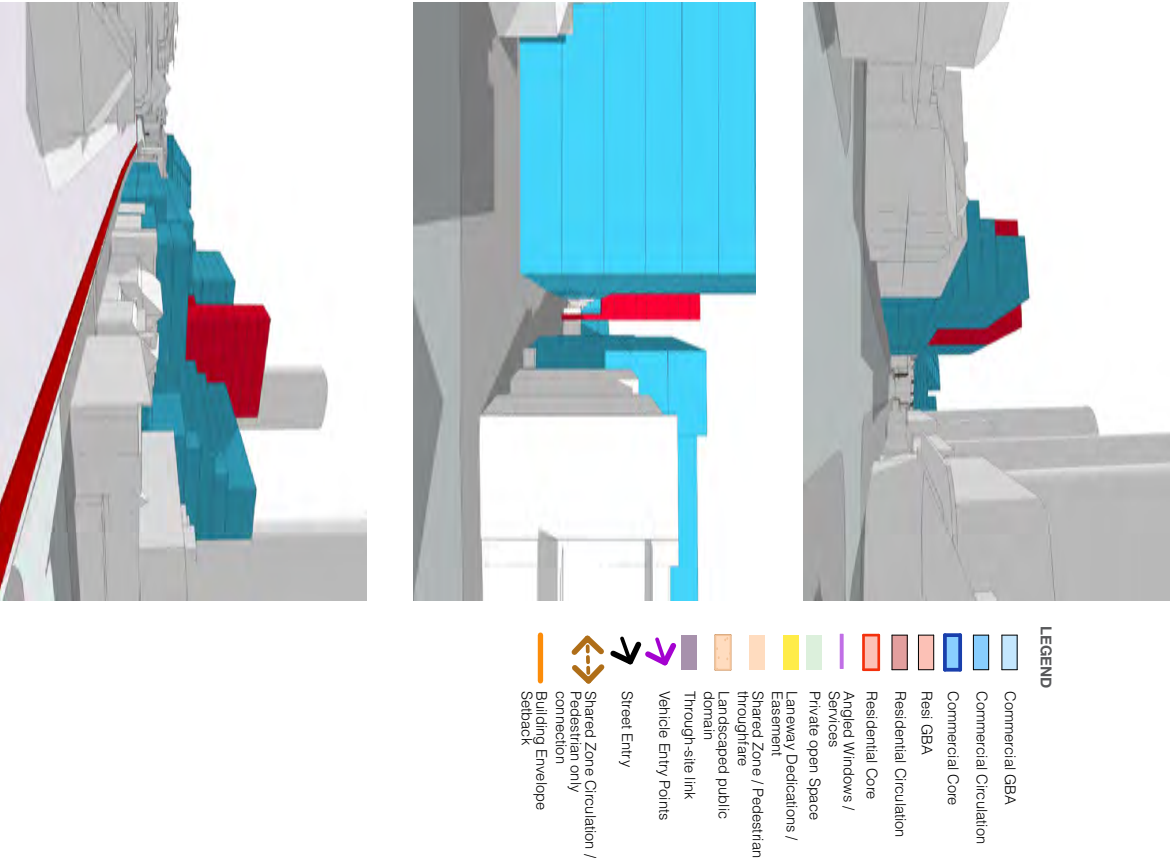


Figure 324: Proposed mixed use development built form testing - McEvoy Precinct

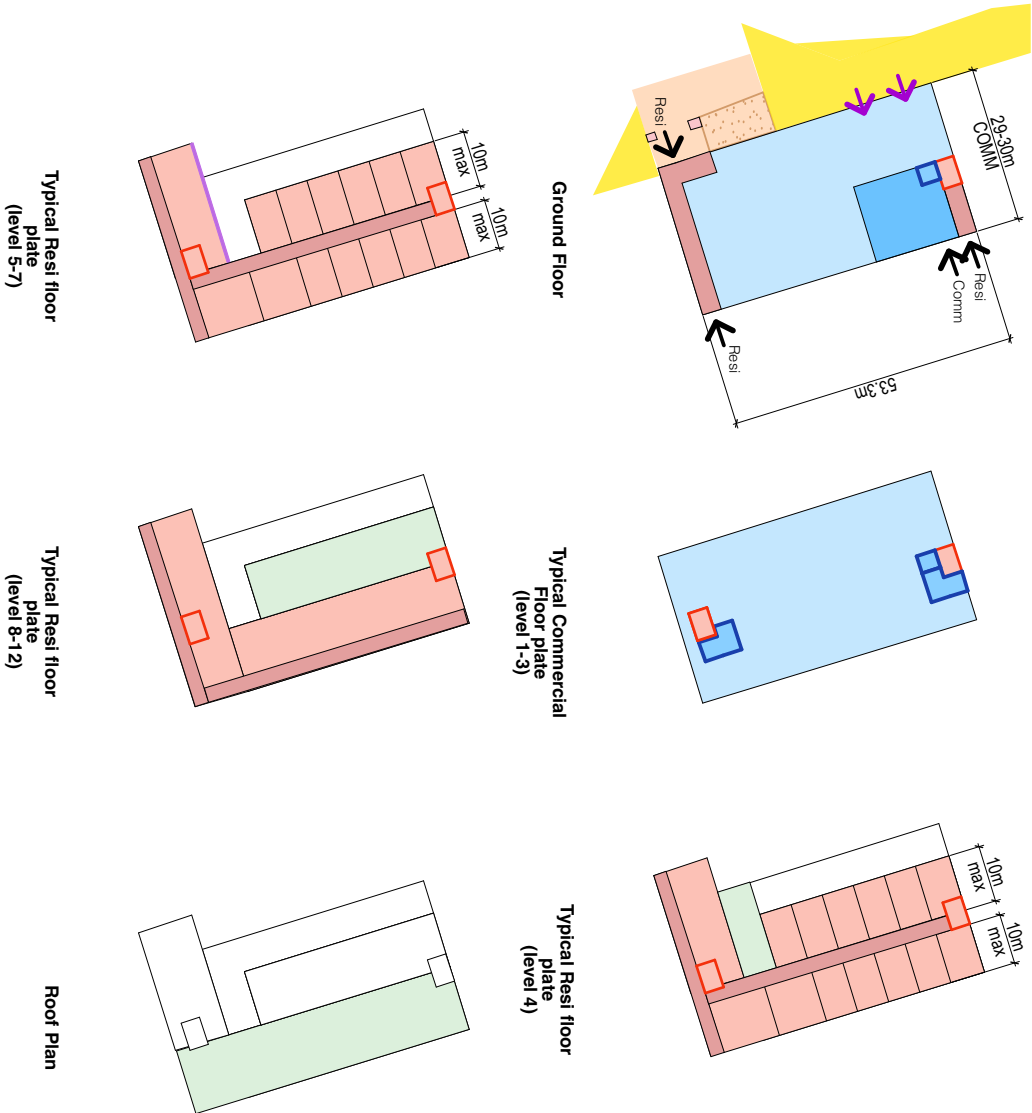


Figure 325: Proposed Site Specific Controls - Waterloo Metro Quarter - Affordable Housing - possible floor plan arrangements

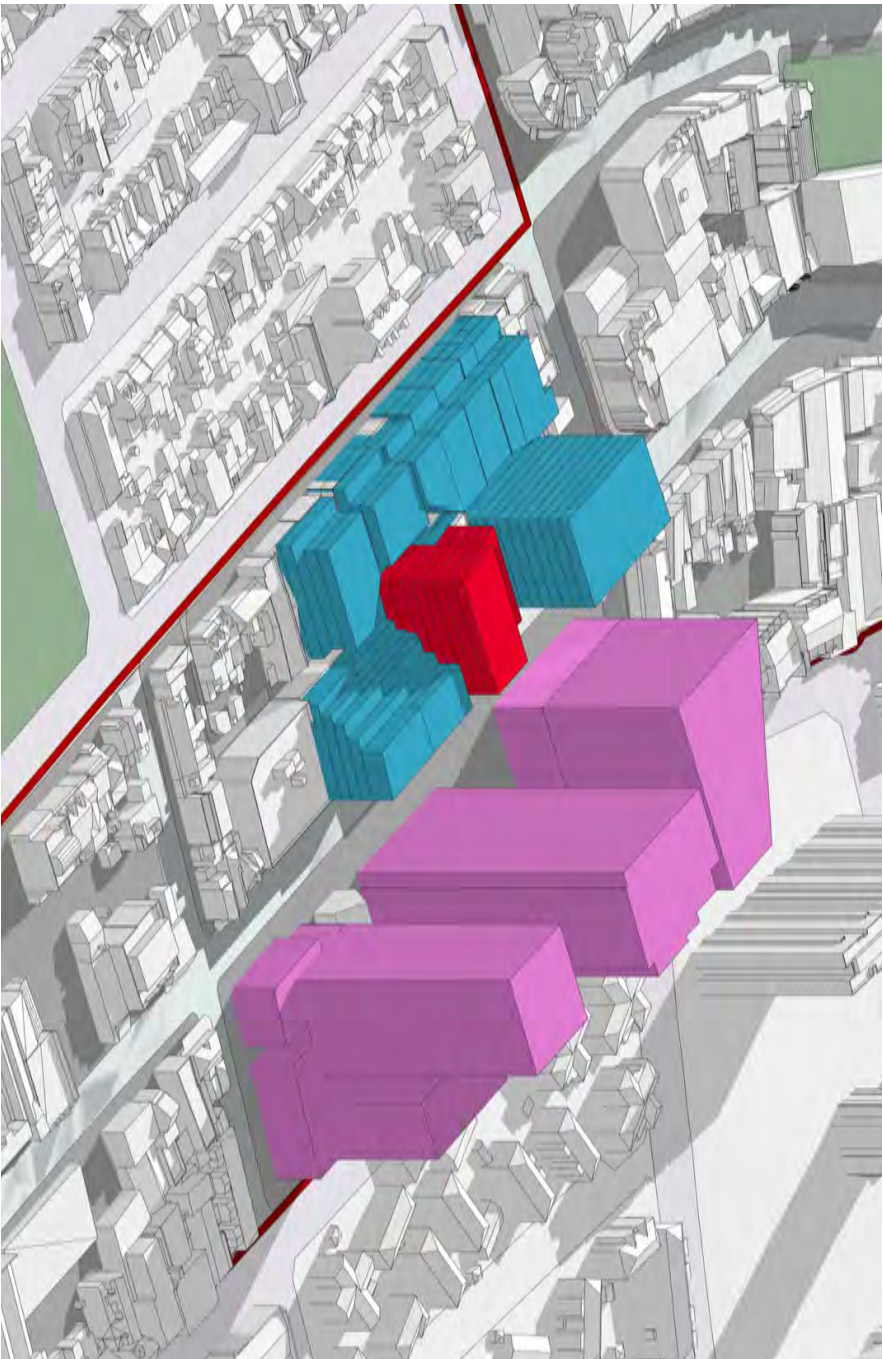


Figure 326: View 6, WMQ Option 2 Affordable Housing Aerial

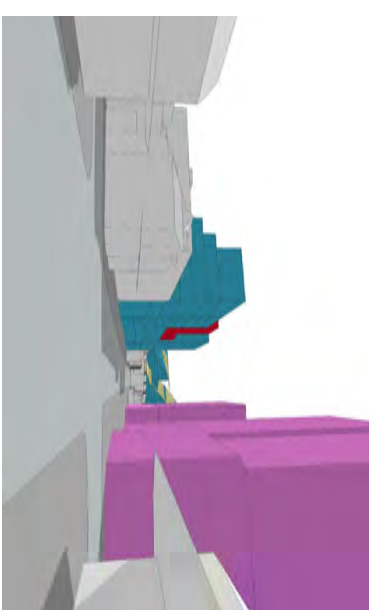


Figure 327: View 1, WMQ Option 2 Affordable Housing Northward, Botany

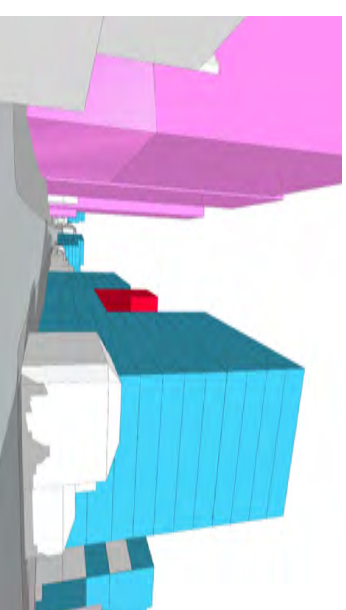


Figure 328: View 3, WMQ Option 2 Affordable Housing Southward, Botany

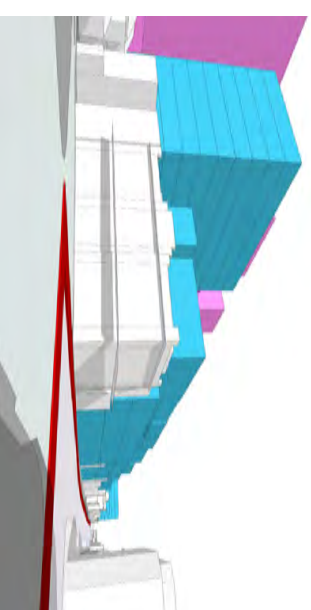


Figure 329: View 4 - WMQ Option 2 Affordable Housing Southward, Wynham

- LEGEND
- Commercial GBA
 - Commercial Circulation
 - Commercial Core
 - Resi GBA
 - Residential Circulation
 - Residential Core
 - Angled Windows / Services
 - Private open Space
 - Laneway Dedications / Easement
 - Shared Zone / Pedestrian throughfare
 - Landscaped public domain
 - Through-site link
 - Vehicle Entry Points
 - Street Entry
 - Shared Zone Circulation / Pedestrian only connection
 - Building Envelope
 - Setback

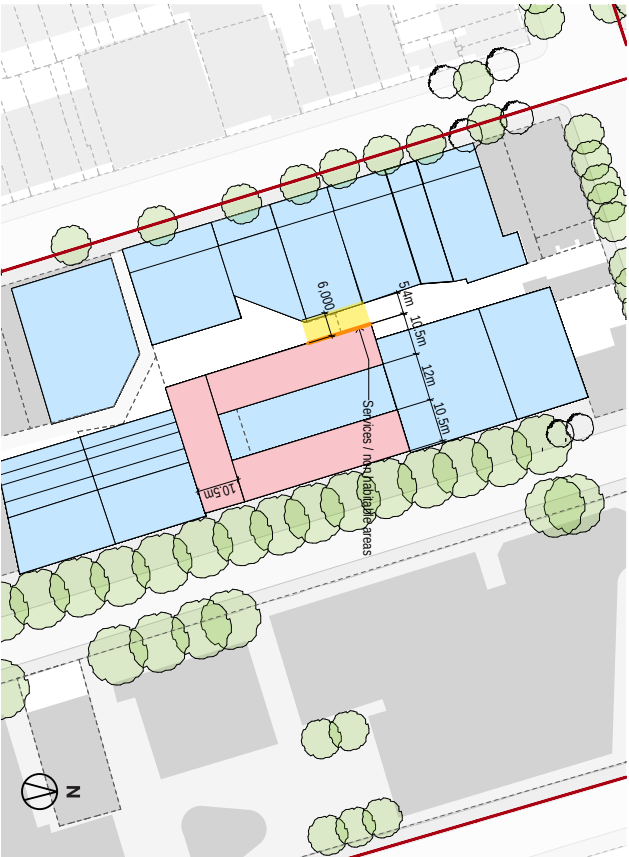


Figure 330: WMO Option 3, U Shape Plan

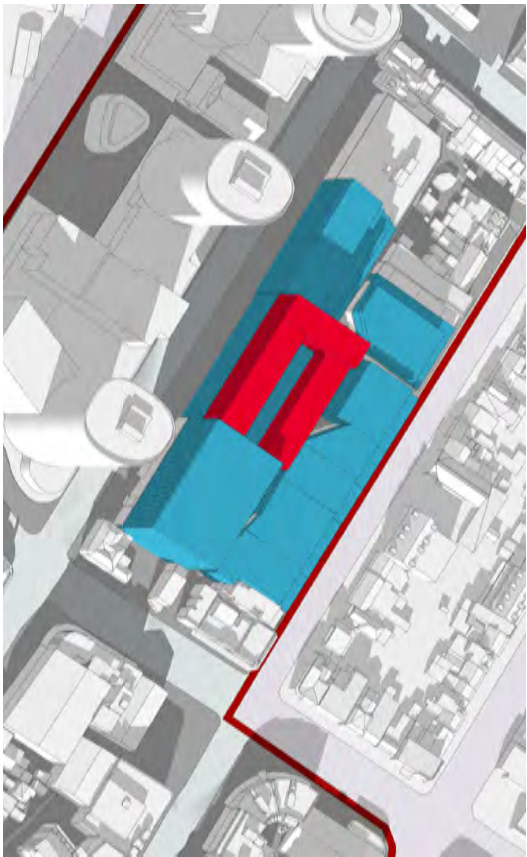


Figure 331: WMO Option 3 - Affordable Housing - U Shape Plan, Aerial

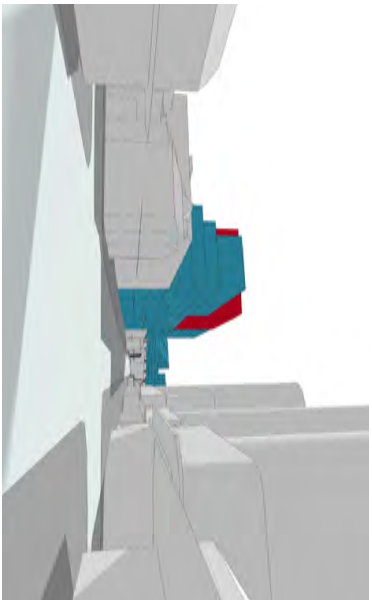


Figure 332: View 1 - WMO Option 3 Affordable Housing, along Botany Road, Northward

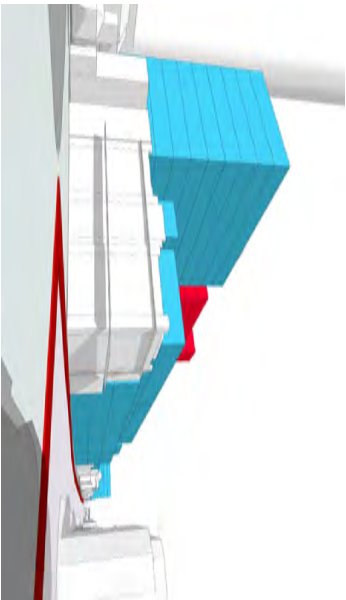


Figure 333: View 4 - WMO Option 3 Affordable Housing, along Botany Road Southward

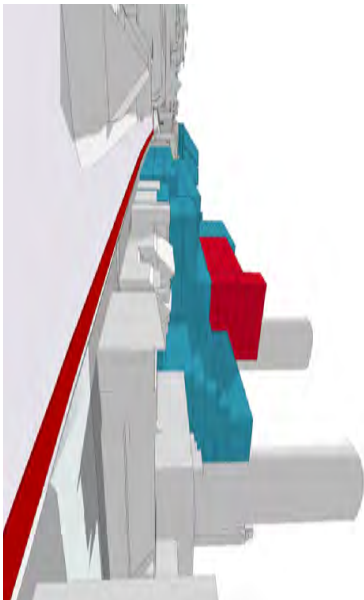


Figure 334: View 5 - WMO Option 3 Affordable Housing, along Wynnham Street, Northward

This precinct is recommended

216-220 Wyndham Street

- 216-220 Wyndham Street
- 171B Botany Road
- 179-181 Botany Road
- 186-202 Botany Road
- 204-218 Botany Road

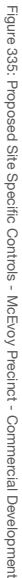
McEvoy precinct could have a

- potential role in connecting Waterloo Estate Housing Redevelopment with future 24-hour night-time precinct envisaged for the areas south-west of McEvoy Street.
- As the precinct is located outside a convenient 400m walking distance from future Waterloo Metro Station, future built form with considered pedestrian connections, may catalyse a new local 'centre' within walking distance for southern BFC residents.
- A unique grouping of low height but large footprint lot sizes present opportunity for commercial floorspace and employment lands not seen elsewhere within the Botany Road Corridor.
- Neighbouring low scale areas recommended to be Special Character Areas as part of this urban design study could benefit from appropriate scaled development.
- Future road development on McEvoy Street for the Alexandria to Moore Park road upgrade and the intended future use of Botany Road as a Heavy Vehicle Transport Corridor requires careful planning of built massing to respond to noise and air pollution.

Draft objectives that could be considered

Alternative ESD clauses d

- Alternative FSR clauses defining envelopes and controls for both residential and non-residential development.
- Setting apartment orientation (for residential development within existing FSR / HOB controls).
- Setting Building Heights and Street wall alignments to suit noise and air conditions as well as best urban design approach for view corridors.
- Ensure building depths and separations are consistent with best practice for noisy road environment.
- To provide visual and acoustic privacy.
- Allow for landscaped private open space courtyards and garden areas within setbacks, courtyards or on rooftops.
- Allow for built form massing setbacks to existing low scale terraces or small lots.
- Provide for optimised view built form scale / massing when viewed from Botany Road (southward view).
- Provide for optimised built form massing to corner of McEvoy Street and Botany road when viewed from McEvoy Street.
- Respond to the prominent location on corner of McEvoy and Botany Road by ensuring built form is of high quality.
- Respond to through-site link alignments.
- Provide retail uses and active frontages on ground floor.
- Respond to setbacks at high level.
- Provide vertical and horizontal massing to visually break up lengthy street walls.
- Provide adequate footpath setback widths at McEvoy Street.



6.5 Schedule of proposed public domain upgrades

PROPOSED PUBLIC DOMAIN UPGRADES		
Description	Location	Comments
New Public Space	Regent Street / Gibbons Street Gateway	Reclamation of road space with re-alignment of Regent Street / Gibbons Street one-way pairs. A three way intersection to be implemented to quieten Regent Street traffic conditions and facilitate continuation of Gibbons Street as a movement corridor. Potential for 'Public domain 'gateway'. The works should encompass highway improvements at this key 'gateway' junction as well as adjacent public realm improvements.
	Private public domain - 131 Regent Street	Redevelopment of the prominent corner site for improved retail space with commercial uses above. Encourage mural and public art to be incorporated into the public domain. Open space and landscape improvements proposed as a significant meeting place or meeting area for the indigenous community. Significant improvements to the quality of this important key corner site at the northern end of the Regent Street will help to create a new gateway into the area.
Active Frontages	Regent Street	Reinforce existing active frontages by encouraging transition from residential to commercial at ground floor. Encourage continuation of awnings where possible.
	Botany Road	Require new development to provide active frontages at Botany Road and McEvoy Street corner. Encouraging east-west connection through Marian Street laneway.
Road Infrastructure / Intersections / Crossings	Gibbons Street - opposite Redfern station	To be located such that direct line of sight is seen through Waterloo Metro station public domain and any future through-site links.
	Waterloo Metro Station Transport Interchange - signalised crossing	Adjustments to traffic signal timings and junction layout to improve efficiency and capacity.
	Upgrade to Henderson Road Intersection	Implementation of two-way pairs at Regent Street and Gibbons Street
	Regent Street - opposite Jack Floyd Reserve	Signalised or zebra crossing to be implemented at the south
	Regent Street / Lawson Square Intersection upgrade	Upgrade to existing condition to implement two-way pairs and cycle infrastructure
	Cope Street road closure	Conversion of road space to public domain with possible shared zone / limited service access for vehicles.
	McEvoy Street / Wynndham Street intersection	Upgrade for increased pedestrian safety
	Botany Road / John Street intersection	New signalised intersection to enable east-west crossing
Cycleways	Henderson Road separated cycleway	Emphasis on improving pedestrian and cycle safety, reducing queues on intersecting roads.
	Existing Buckland Street / Wellington Street upgrade	Cycleway continuation at Wellington as either separated cycleway or on-road cycleway. Continuation of cycleway through future Waterloo Housing redevelopment is desired.
	Lawson Square cycleway continuation	A new separated cycleway with continuation on to Wells Street on road cycle path.
Urban tree canopy	Entire study area	Boulevard of indigenous trees along Regent Street, implementation of street tree canopy to maximise canopy cover and reduce heat island effect.

PROPOSED PUBLIC DOMAIN UPGRADES		
Description	Location	Comments
Public art/interpretation	Jack Floyd Reserve	Relocate existing sculpture (Bower). New indigenous art work within the public domain
	Regent Street Plaza	Develop and implement interpretation within the precinct's ground plane with the Indigenous Community. These may include interpretation or artwork as street furniture, community artworks and signage, pavement artworks
	Henderson Road Intersection	Painted Road mural developed with the Indigenous Community
	Regent Street Indigenous Boulevard	Throughout the study area, implemented in areas that are significant to the Indigenous Community.
Laneway improvements	Indigenous Street / Place re-naming	Recommended to be implemented throughout the study area in areas that are significant to the Indigenous Community.
	Marian Street	Implementation of shared zones between Gibbons Street and Regent Street.
	Margaret Street	Implementation of shared zones between Gibbons Street and Regent Street.
	Boundary Street	Implementation of shared zones between Gibbons Street and Regent Street.
	Chapel Lane	Closure of Chapel lane between Spencer lane / Gibbons Street to maximise open space and active frontage opportunities with future development.
	Wyndham Street lane	Public domain improvements to be implemented with development. Connections and dedication easement laneways to be required for full north-south connection from Henderson Road.
Transport Interchange	Regent Street	Relocate bus interchange from opposite Jack Floyd Reserve further south. Local bus traffic only.
	Gibbons Street - at Redfern Station	Public domain improvements and increased street furniture to support increased bus patronage.
Through site links	Botany Road	Relocate new bus interchange (northbound) directly opposite Waterloo Metro Quarter bus interchange to facilitate ease in transport modes.
	Botany Road / Wyndham Street	To be provided with development along Botany road
	McEvoy Precinct	To be provided with development on site specific sites. Connectivity through larger blocks encouraged for pedestrian permeability and to encourage vehicle access (through shared zones) at the rear of properties and away from McEvoy Street and Botany Road.