

Attachment A2(b)(i)

**Urban Design Study – 1 Urban Design
Framework – Part 1 – Botany Road Precinct**



1.0

Urban Design Framework



Vision Statement:

“Finding Strength in culture and Country by balancing movement, amenity and growth”

1.1 The Vision

“Finding Strength in culture and Country by balancing movement, amenity and growth”

The Botany Road Corridor’s vibrant, unique and culturally diverse communities make the area a special place to be. It has a long, rich history where connection to Country runs deep. The spirit of place is intertwined by stories of Indigenous rights, cultural networks and shared histories. Its streets and places are an integral part of Sydney’s urban network, serving as an important social meeting place whilst simultaneously connecting a moving and growing city.

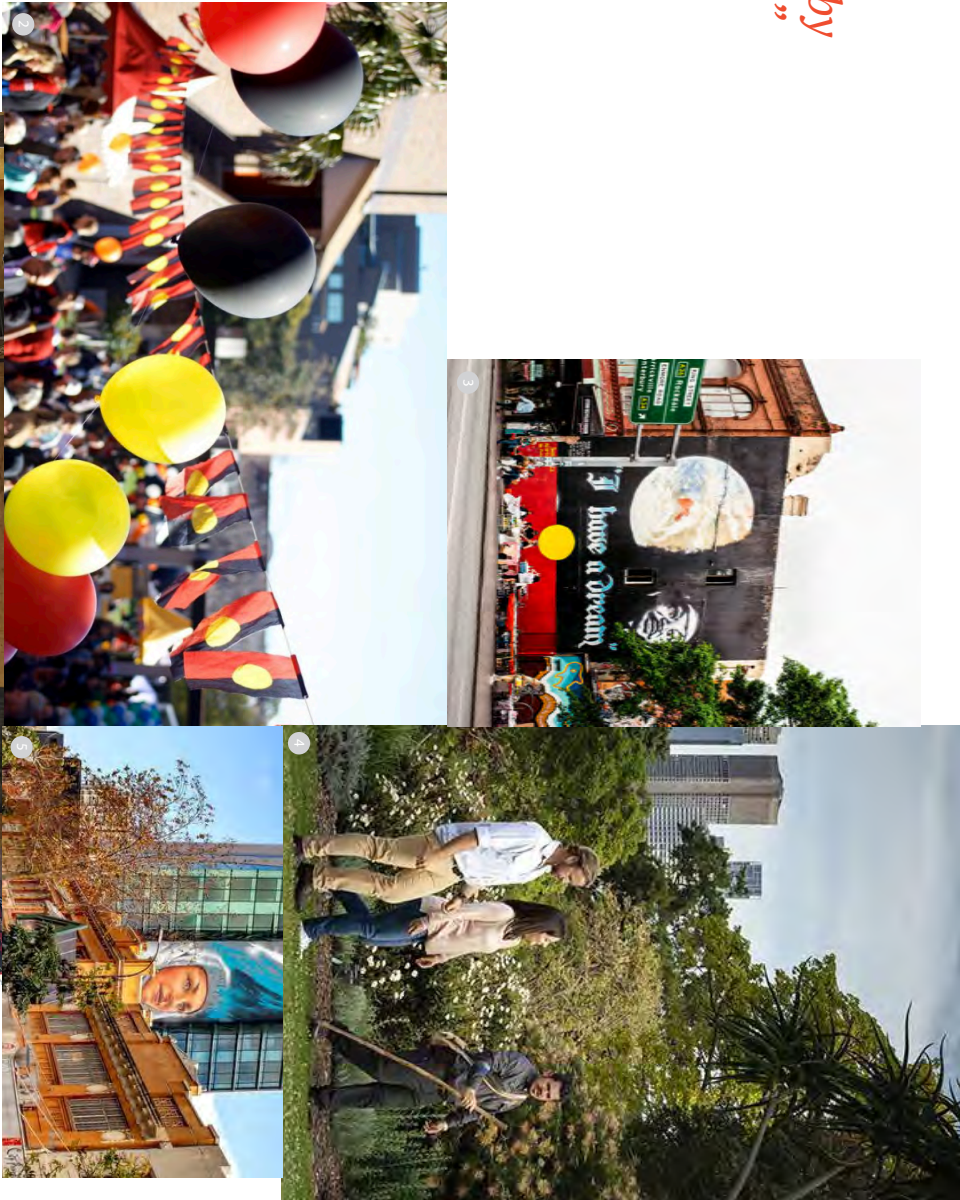
The Botany Road Corridor’s future will be rich in spirit. The area will connect further to thousands of years of Indigenous knowledge and will put cultural narratives at the forefront of public place. Cultural design will permeate urban spaces, landscapes and open space, forming stronger cultural roots than were established before.

Existing and future communities will mix together in this well-connected piece of the city through community-led co-design. An innovative Indigenous design statement will be developed to permeate cultural connection into all aspects of the urban fabric. The strong cultural identity of place has been and will continue to be well-known in the area, the city and beyond.

An improved street and transport network will better connect the corridor with renewed local and neighbourhood centres. A vibrant cultural high street will be at the area’s centre, uniting three distinct neighbourhoods into an area of one identity.

Growth within the built environment will be guided by the identity of the area. Development will celebrate local heritage whilst embracing a new, dynamic and innovative workforce community. Connectivity and movement will be at the area’s heart, balanced by enhanced street amenity and high-quality public realm. Upgraded open spaces and enhanced tree canopy will provide a mosaic of native landscapes across the area whilst providing a sustainable future for the area.

Figure 3: Celebrating NAIDOC at NCE, <https://note.org.au/10-years-of-naidoc-at-nce/>
 Figure 4: King Street, Newtown Street Art, <https://theculturetrip.com/pacific/australia/articles/a-street-art-tour-of-newtown-with-its-local-artists/>
 Figure 5: Aboriginal Heritage Walk, RBGV, <https://www.rbg.vic.gov.au/aboriginal-experiences/>
 Figure 6: Matt Adnate, Perth Mural, <https://travmedia.com/showRFP/view/100064123>
 Figure 7: The Bearded Tit temporary window mural, Regent Street, Redfern.



1.1.1 Masterplan Vision

The Masterplan framework vision in Figure 8 adjacent is underpinned by the Vision for an Indigenous spirit of Place and looks to implement visibility of indigenity with improved urban conditions, for a healthy, harmonious and vibrant future of the area.

Figure 9 on the adjacent page provides a sketch representation of the Masterplan Vision with built form overlaid.

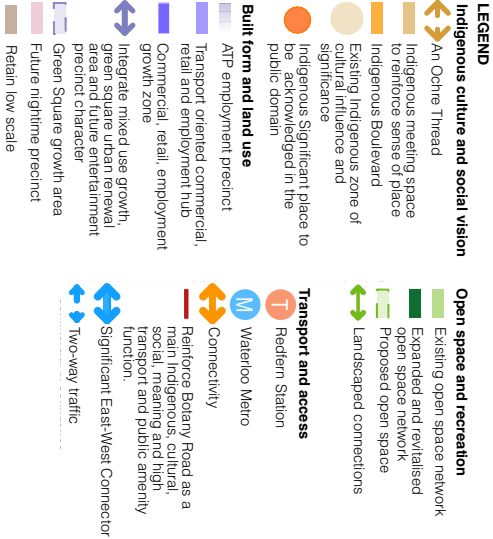


Figure 8: Botany Road Corridor Vision Framework Plan

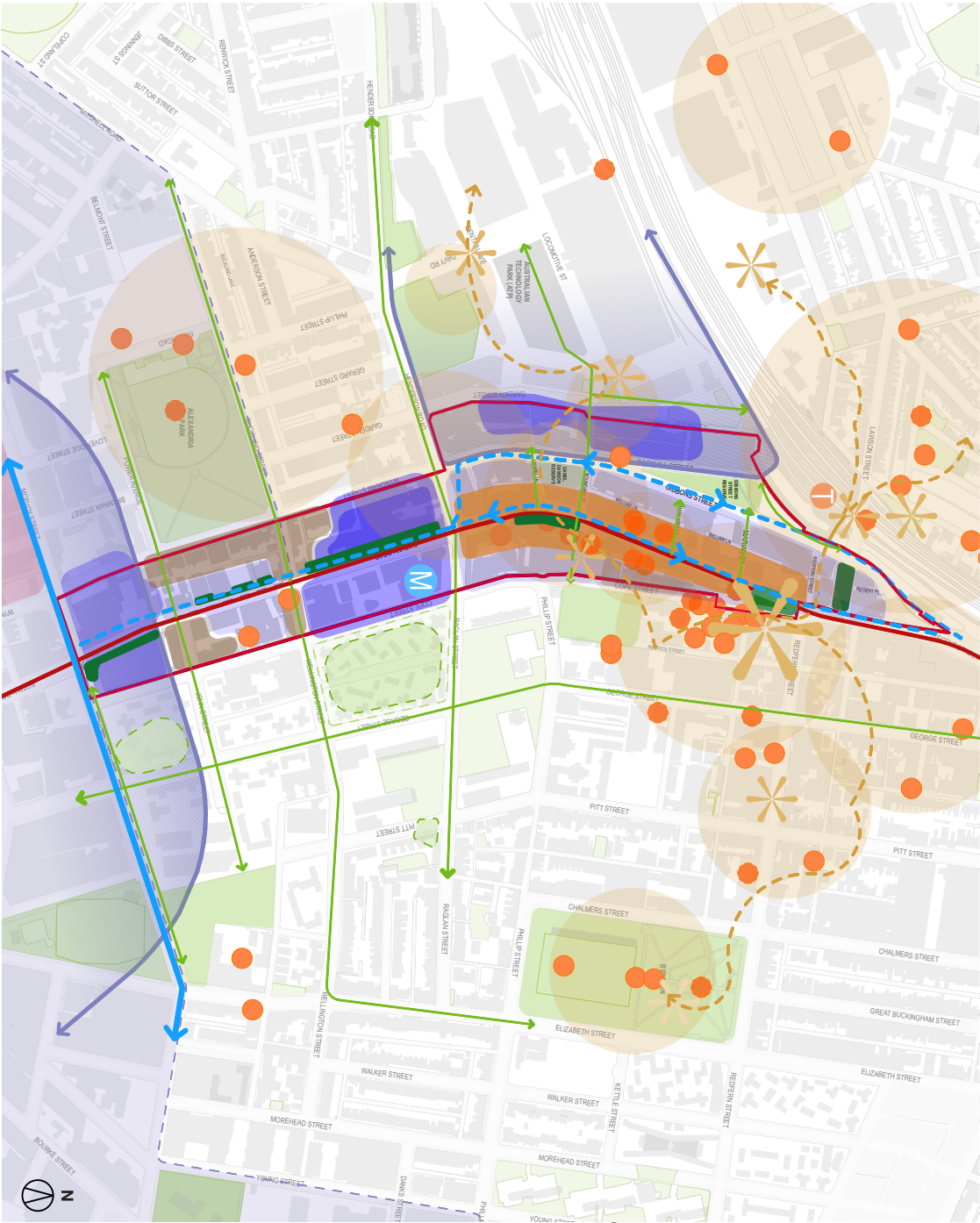




Figure 9: Botany Road Corridor Vision

1.1.2 Future Character



Vibrant High Street



Community



Indigeneity



Enhanced Workplace



Great connections



Green and Sustainable

1.1.3 Key Moves

The vision for the Botany Road Corridor is underpinned by a series of 'Key Moves' that unify competing priorities, structure approaches for the public realm and intertwine past, present and future histories into a rich, characterful approach for the growth of this study area.

The key moves provide a diagrammatic summary of the primary objectives of the urban design framework. These key moves are described in more detail on the following pages.

01 MAKE VISIBLE THE INDIGENITY OF PLACE WITHIN WATERLOO-REDFERN



02 NIGHT-TIME ECONOMY



03 A FINE GRAIN FABRIC APPROACH



04 CREATIVE INDUSTRY ECONOMY



05 CONNECT VILLAGES WHILST MAINTAINING INDIVIDUALITY



06 ENCOURAGE DIVERSE LAND USE AND BUILT FORM



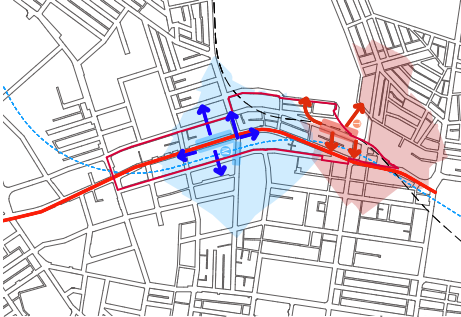
07 TARGETED GROWTH SUPPORTING SURROUNDING DEVELOPMENT



08 BALANCE LOCAL AND REGIONAL MOVEMENT WITH ATTRACTIVE PLACE



09 A CLEAR TRANSPORT NETWORK THAT SUPPORTS VIBRANT STREETS



10 CONNECT OPEN SPACE NETWORKS



1.1.4 Design Principles

01 MAKE VISIBLE THE INDIGENITY OF PLACE WITHIN WATERLOO-REDFERN

Key components of this design principle are:

- Celebrate Aboriginal and Torres Strait Islander cultural heritage.
- Embrace opportunity to tell significant local stories connected to Aboriginal Redfern.
- Practice ongoing consultation and conversations with the local Indigenous Community when designing place.
- Showcase a 'Design with Country' approach.
- Allow time to develop a sensitive, considered and community recognized approach to place-making.
- Embrace 'Aboriginal Redfern' rich social, cultural and civil rights history alongside pre-1788 Indigenous histories.
- Make tangible the national and local importance of Redfern-Waterloo in defining Indigenous connection and culture.
- Imbue place with cultural markers of Indigenous identity such as language, culture, traditions, wisdom, stories, knowledge and landscape.
- Develop rich layers of Indigenous interpretation whilst respecting cultural protocols.
- Integrate Indigenous culture and story telling into Sydney's wider cultural landscape and communities.
- Encourage cultural understanding and meaning as an important objective within design, development and planning frameworks applicable to the area.
- Develop an Indigenous framework to apply Indigenous place-making principles.



Foregrounding Indigenous Cultural Significance

Precedent: untitled (marang marauw), Wiradjuri/Kamilaroi artist Jonathan Jones, Hyde Park Barracks

Indigenous place-making that:

- is site specific, yet tells universal Indigenous stories.
- displays connection to Country and cultural landscapes.
- embraces Redfern-Waterloo's tradition of iconic murals and artwork amongst other cultural modes of expression.
- makes prevalent the identity of 'Aboriginal Redfern' and surrounding areas.
- is developed with a first nations centred approach.

'This artwork is intended as an example of an Indigenous artwork and is acknowledged to bring a story specific to the shared place known as Hyde Park Barracks. It is envisaged for Redfern-Waterloo that each place-making approach would embody the Indigenous Community's own unique stories and therefore take on a yet to be developed, unknown form, mode and expression.'

Creating meaningful Indigenous places

Precedent: Aboriginal Mural Flag, The Block, Redfern. Create places that:

- are shared public spaces.
- take a Country centred approach.
- foster authentic Indigenous space.
- are welcoming and inclusive.
- foster understanding of Indigenous place and culture.
- acknowledge civil rights history and first Indigenous organisations.
- create a focal public place, acting as meeting place and a place to reflect.
- connect significant Indigenous places with a legible pathway, interpretation.
- enhance the gateway to Aboriginal Redfern.
- provide an informal community meeting place for the Community and to share culture.

02 NIGHT-TIME ECONOMY

Key components of this design principle are:

- Support Aboriginal and Torres Strait Islander visibility, respect and participation in the cultural and social life of the area.
- Support City of Sydney night-time economy strategies and action plans by developing a long-term vision Redfern Street / Regent Street as a night time precinct.
- Support future 24-hour night-time precinct in Alexandria with spill over services.
- Ensure the interests of everyone are looked after – provide for the resident population, local business owners and the area's visitors
- Provide a safe, engaging and comfortable environment that merges day time and night time uses seamlessly
- Provide the foundations for the growth of the area's nightlife into the future
- Encourage small business, creative uses

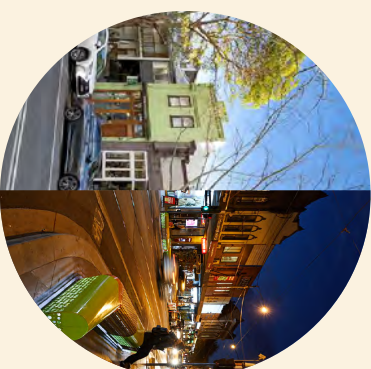


Active Lane-ways

Precedent : Kimber Place, Sydney CBD.

A place that:

- encourages active retail use to spill into and occupy the lane-way.
- allows for unique artworks, installations and projects.
- is well lit.
- encourages shared zones.
- provides opportunity for renewal and upgrade to private/public lane-way interface.



Diurnal Local Centres

Precedent: (left) Crown Street Surry Hills, (right) Chapel Street streetscape, Melbourne, Hansen Partners.

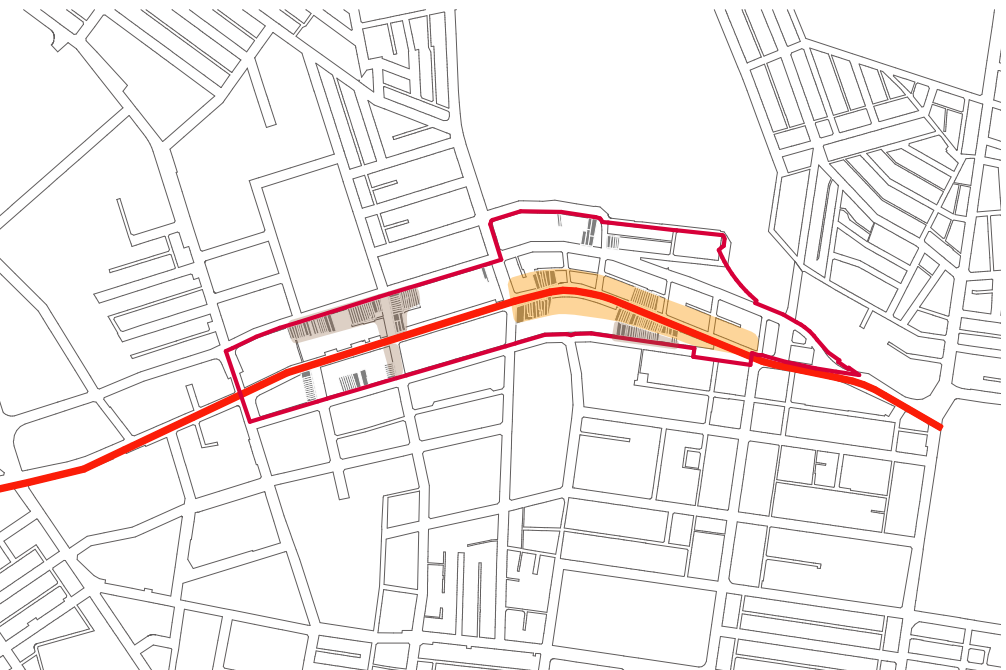
A place that:

- provides different streets for different purposes.
- activates frontages.
- provides seating.
- makes use of the 'edges' of public space.
- is active day and night.
- compliments a vibrant character.
- is friendly and integrates existing community identity.

03 A FINE GRAIN FABRIC APPROACH

Key components of this design principle are:

- Support retention of existing terraces, warehouse and smaller lots to retain the gritty feel of the area.
- Strengthen the high street and encourage conversion back to active frontages.
- Ensure the high street is vibrant, walkable, small scale and local.
- Establish Development Controls that support fine grain interpretation in new construction.
- Provide support for lower-income creative business uses to ensure existing land use diversity is prolonged and warehouse or low-cost commercial/retail employment spaces are retained.



Celebrate 'Gritty' Fine Grain

Precedent: Crown Street Surry Hills.

A place that:

- retains textures.
- acknowledges cultural uses.
- vibrant edges.
- street activation.



Adaptive Re-use

Precedent: 13 Bowden Street Warehouse, Alexandria, H&E architects

Built Form that:

- encourages adaptive re-use of warehouse forms.
- low scale density.
- retains creative industry floor/space.
- acknowledges historical uses.
- sensitive additions.

04 CREATIVE INDUSTRY ECONOMY

Key components of this design principle are:

- Protect existing emerging artists and creative community's floorspace and workspaces and providing for growth within their community by creating new floorspace opportunities.
- Support creative artists and organisations.
- Provide public space for creative community engagement.
- Can support independent, not for profit or lower income creative industries, with affordable rent structures and tenant support.
- Allow for creative industries to thrive alongside other employment uses in the future of the Botany Road Corridor study area.
- Provide opportunity for collaboration between developers, facility owners, local authorities.
- Provide floorspace that has security of tenure - from short term projects, to by the hour rental, to 'anchor' tenants.
- Allow the BRC to act as a destination to attract ongoing business and interest from the creative and wider community.



A place-keeping approach to creative planning

Precedent: Collingwood Yards Creative Precinct Melbourne

A place that:

- creates a sense of connection.
- creates a sense of community.
- is a meeting place for creativity and culture.
- is diverse.
- acts as an 'incubator'.



Inclusive creative spaces

Precedent: 107 Projects, Redfern Street, Sydney

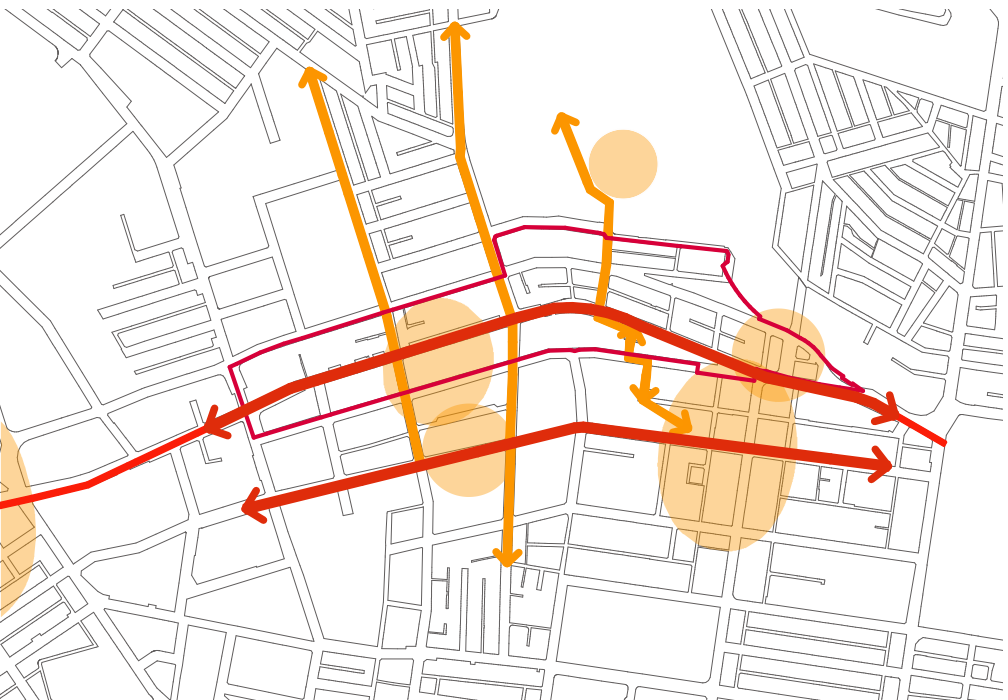
A place that:

- support Indigenous inclusion within the Creative Industry community.
- is a place for discovery.
- is inclusive.
- values difference and diversity.
- nurtures creativity.

05 CONNECT VILLAGES WHILST MAINTAINING INDIVIDUALITY

Key components of this design principle are:

- Provide symbiotic main streets on Regent Street / Botany Road and George Street with similar functions but unique identity.
- Create a gateway at the approach to Regent Street from the north intersection with Redfern Street, and to highlight the prominent intersection with a village-centric space/square or meeting place with an Aboriginal design intent.
- Create inclusive friendly village centres.
- Foster development of a strong sense of community.
- Achieve the Vision for villages outlined with Sustainable 2030 by providing strong, unique and distinct village centres.
- Provide opportunities for communities to develop each village centre to develop its own distinctive identity.
- Provide legible, safe pedestrian connections between villages to enhance community well-being and liveability.
- Work with the Indigenous Community to strengthen Aboriginal and Torres Strait Islander visibility, understanding and accessibility within Village areas.
- Design public places to support Botany Road as a thriving, main street connector between the villages.



Street and Village Centre

Precedent: Crown Street, Surry Hills

A place that:

- Supports creative / cultural industries within a village setting.
- Improve and support community growth.
- Is an activated village centre.
- Supports the Sustainable 2030 vision for Sydney villages.



Community Activity

Precedent: Central Park, Chippendale, Sydney

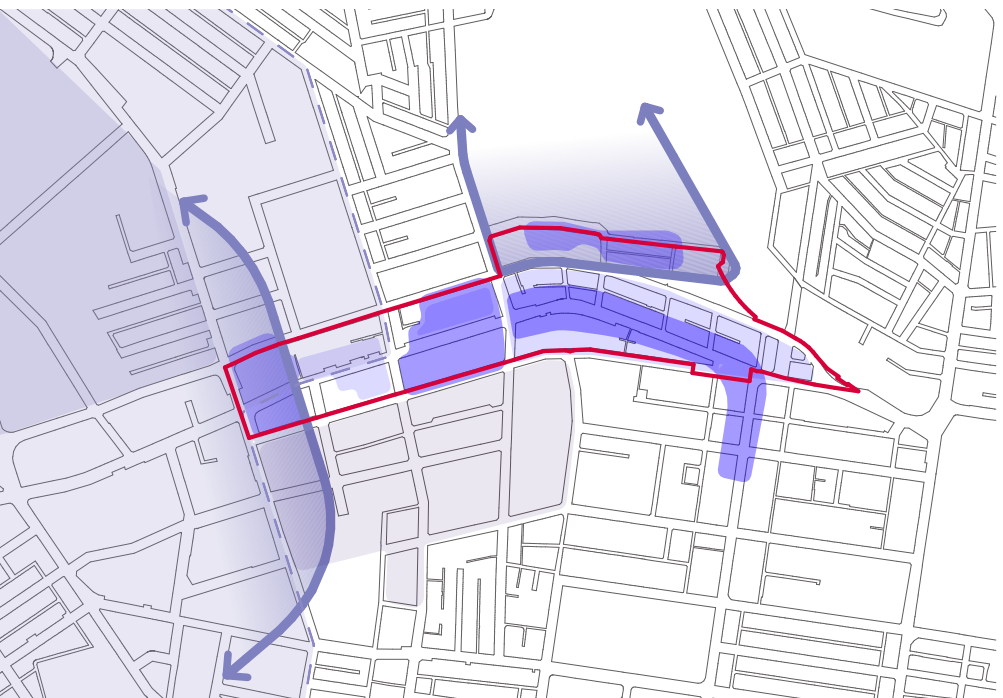
A place that:

- Supports and encourages community development and activation as unique village centres.
- Provides opportunities to develop a dynamic economy within the community.
- Provides opportunity to reinforce Aboriginal and Torres Strait Islander involvement / participation in community events.
- Support the vitality of the Botany Road Corridor as a main street connector between villages through smart and responsive place design.

06 ENCOURAGE DIVERSE LAND USE AND BUILT FORM

Key components of this design principle are:

- Provide diverse north-south oriented micro - neighbourhoods.
- Support transit-oriented growth with a commercial and retail hub at Waterloo Metro Station.
- Encourage diverse heights, diverse housing and commercial growth with desirable, connected places.
- Complement the ATP employment precinct by co-locating supporting services and providing overflow employment floor space adjacent.
- Encourage diversity of non-residential uses within existing fine grain retail and shop-fronts.



Support Ground Floor Uses

Precedent: St Margaret's Redevelopment, SJB and PTW Architects
A place that:

- is bustling.
- gives back to the street.
- through site connection.
- provides opportunity for new ventures.
- provides employment floor space on ground and first floor of a development.



Scale appropriate new development

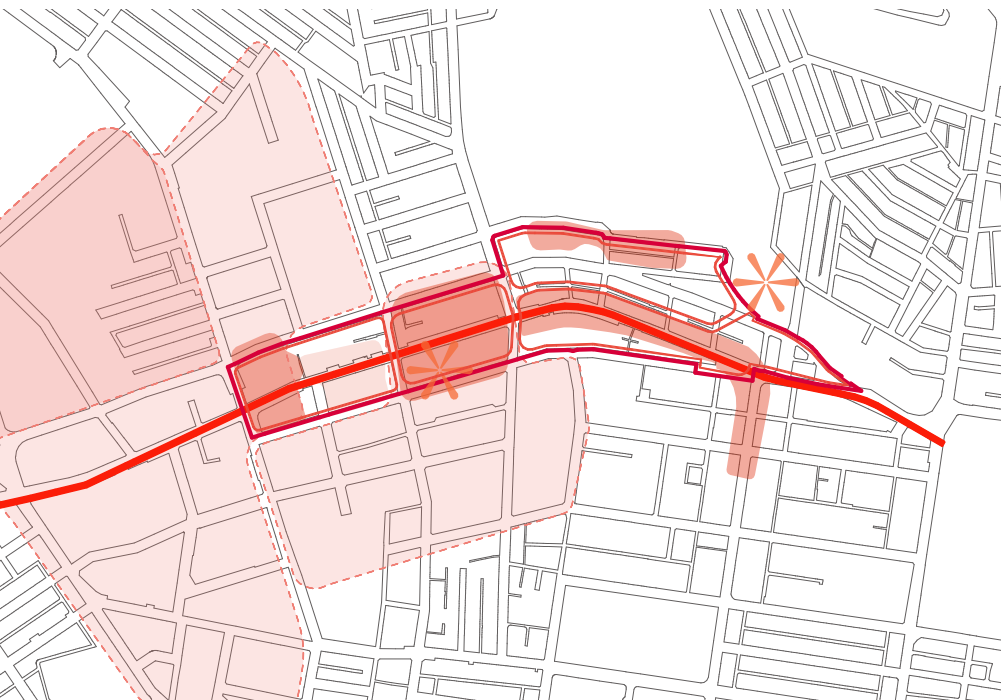
Precedent: Waterloo Street Apartments, Sunny Hills, Hill Trails / Candelepas Associates.
Built Form that:

- respects existing subdivision patterns.
- provides neighbourly scale and respectful siting.
- acknowledges smaller scale neighbours
- encourages mixed use and integration of employment floor space.

07 TARGETED GROWTH SUPPORTING SURROUNDING DEVELOPMENT

Key components of this design principle are:

- Position the Corridor as a key but diverse linkage between regional and local urban growth and renewal areas.
- Acknowledge three key growth zones will support three different urban renewal areas:
 - McEvoy Precinct - consisting of the area's southern city blocks, it will support the Green Square Urban Renewal precinct, south McEvoy night-time precinct and adjacent residential areas.
 - Waterloo Metro Quarter - consisting of the blocks surrounding the future Metro Station, it will support growth of the Waterloo Housing redevelopment and create an employment quarter opposite the station.
 - Rosehill Sites - consisting of sites along Gibbons Street, it will support employment floorspace growth around Redfern Station, the ATP and Redfern Street / Regent Street.
- Position Botany Road as a key linking street supporting access to areas of targeted growth. The renewal of Regent Street / Botany Road as a high street will support this linkage for pedestrians, vehicles and communities.
- Support retention of employment lands and low-cost commercial floor space within Development Controls and site specific development.



Transit hub supported by commercial development

Precedent: Pitt Street, Posters + Partners.

Built Form that:

- allows public life to flourish within close proximity to transport and with good connections.
- creates good public domain with new development.
- provides through connections and lane-ways.
- prioritises pedestrians.
- offers a distinct urban environment that creates a sense of arrival.



Retail and Employment Growth with Movement

Precedent: King Street Newtown

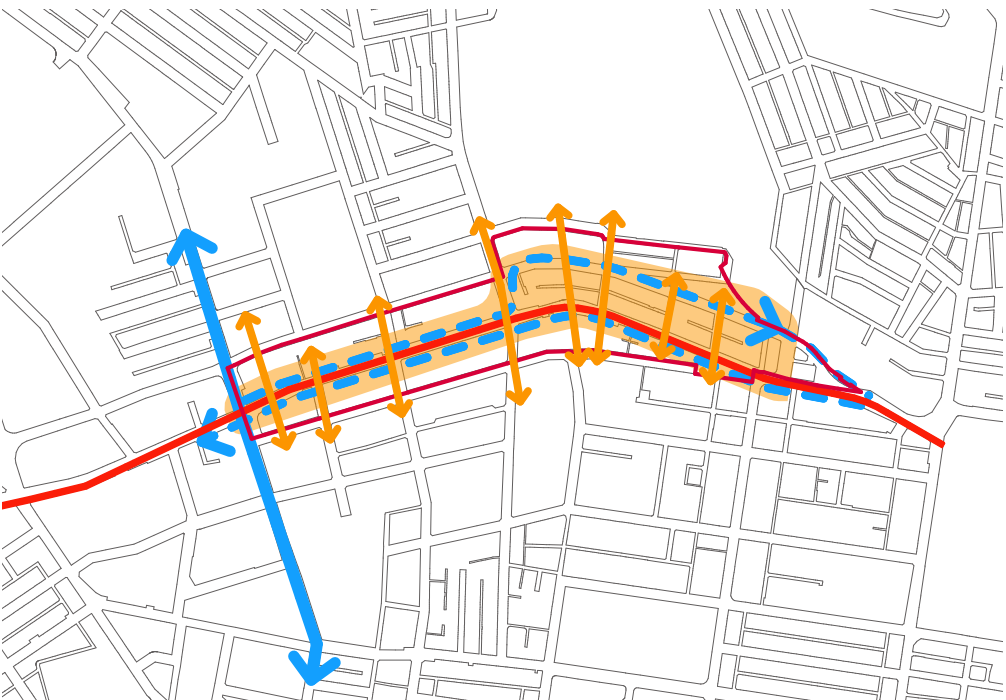
A place that:

- provides a gradient of street life.
- activates frontages.
- provides seating.
- makes use of the 'edges' of public space.
- is active day and night.
- has public domain that complements a vibrant character.

08 BALANCE LOCAL AND REGIONAL MOVEMENT WITH ATTRACTIVE PLACE

Key components of this design principle are:

- Adopt a holistic approach to transport and place to ensure positive urban outcomes.
- Implements two-way traffic by removing one way traffic pairs on Regent Street, Botany Road and Gibbons Street.
- Provides for Botany Road to continue to be a transport connector.
- Support Regent Street as a place of pedestrian and retail activity.
- Improve walk-ability, pedestrian amenity and attractiveness of active transport between transport modes and activity centres.
- Enable retail and employment growth opportunities within close proximity to transport connections.
- Improve public domain associated with transport nodes.



Shared Use Zones

Precedent: Fort Street, Auckland

A place that:

- is flexible.
- maintains existing vehicle requirements but optimises place for pedestrian activity.
- uses flush surfaces, textured zones and simplified kerbs.
- Improves versatility for a variety of uses.
- supports lane-way active usage by retail.
- is adaptable.



Transport Interchange interactive edges

Precedent: Manukau bus interchange, Cox Architecture

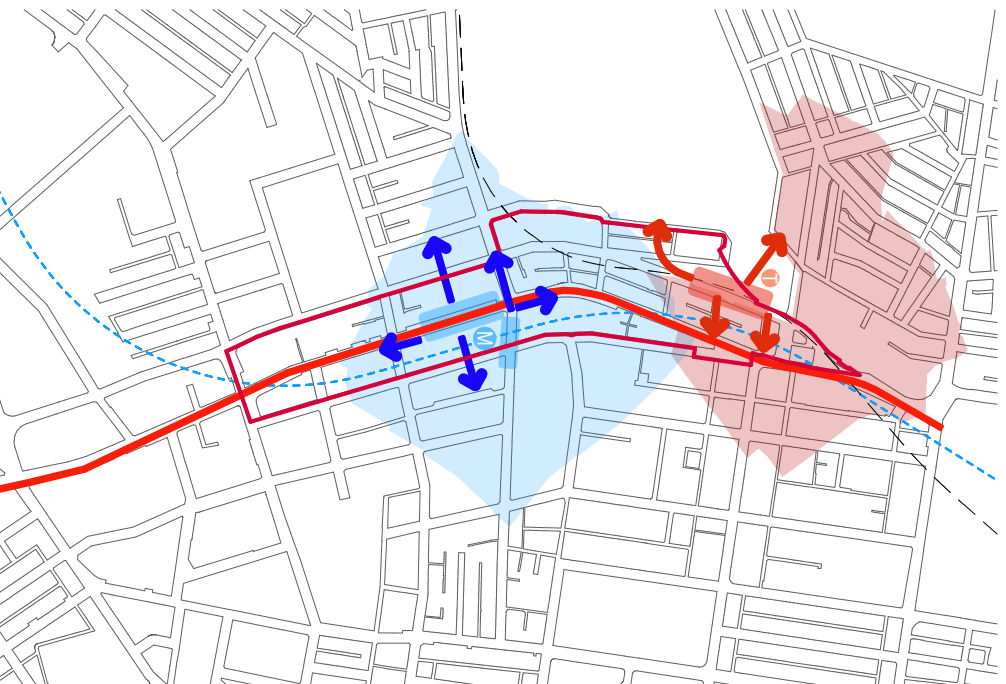
A place that is:

- inviting.
- legible and directional.
- accommodating of movement.
- textural.
- landscaped.
- provides a sense of arrival.
- connected.
- accommodates pedestrians.

09 A CLEAR TRANSPORT NETWORK THAT SUPPORTS EQUAL ACCESS

Key components of this design principle are:

- Encourage choice, equitable access to reliable transport by improving attractiveness, legibility, interchange and connection amenity between inter-modal transport.
- Improve safety by reducing traffic speed and by providing well designed crossings.
- Shift emphasis from vehicles to people and active transport modes.
- Ensure that Regent Street and Botany Road serve people first, that the village centres and activity streets become better places, not simply vehicle and transport corridors.
- Provide upgrades to east-west connections to improve accessibility.



Vibrant Transport Precinct

Precedent: Kings Cross Square, London

A place that:

- activates public space.
- accommodates movement of transport users.
- facilitates safe, legible arrival and departure.
- is a destination, with a clear identity.
- triggers regeneration of surrounding areas.



Legible Transport Interchange

Precedent: Portland Transit Mall, Oregon, USA, ZGF Architects

A place that:

- embraces transit interchange visibility.
- has clear wayfinding.
- prioritises mode transfer.
- gives pedestrian transfer right of way.
- incorporates travel through lanes.
- provides shelters, seating and planting into the streetscape.

10 CONNECT OPEN SPACE NETWORKS

Key components of this design principle are:

- Make prominent Indigenous vegetation and landscape as a sustainable, biodiversity and Country-focused approach to open space connectivity.
- Support City of Sydney's Sustainable 2030 goal for a city that prioritises walking and cycling, particularly through east-west links.
- Provide upgraded green connections between active recreation spaces.
- Enhance public domain through green infrastructure.
- Provide greener meeting places activated with street furniture and good public domain design.
- Enhance underutilised public spaces through landscape.
- Improve liveability of busy main streets through increased urban tree canopy and street planting.
- Increase green infrastructure in flood prone zones.
- Implement biodiversity corridor links and identify planned links within planning documents.
- Encourage Community ownership of green infrastructure within public places and streets.



Streets as planted cultural rooms

Precedent: (left) Precedent: Yerrabingin House and rooftop farm, A/P, South Eveleigh, (right) Lonsdale Street, Dandenong, VIC, TOL Landscape Architects with BKK

A place that:

- encourages collaboration with the local Indigenous community and acts as custodian for landscape knowledge.
- interweaves tacit knowledge and design in the public domain.
- builds a unique community-focused space, attracts and encourages public engagement and provides an educational focus on celebrating and acknowledging Aboriginal and Torres Strait Islander culture.
- incorporates native permaculture, environmental sustainability and Australian species.
- provides shade and shelter, improves air quality, integrates urban WSUD.
- promotes mental health and well-being.
- provide landscaped intermediary rooms for resting spots between travel.



Landscaped Connectivity

Precedent: Bourke Street Cycleway
A movement network that:

- prioritises walkability and active transport thoroughfares.
- connects periphery open space.
- promotes well-being and active transport.
- provides shade.
- complements pedestrianisation.
- increases urban tree canopy cover.
- connects to Sydney's Green Grid.
- has tree-lined streets and public place.
- builds on established tree canopy.
- supports clean air and local habitat.
- insulates against noise pollution on busy roads.

1.1.5 Guiding Urban Design Principles

The Vision is underpinned by three intertwined realms - Built Form, Public Domain and Transport and Movement. The vision is structured to address these three areas to resolve the current challenges facing the Botany Road Corridor. The primary principles of Built Form, Public Domain and Transport and Movement are summarised below:

Built Form - Balancing growth with vibrant character and identity

- Strengthen Regent Street as a core local centre.
- Create three distinct growth centres with distinct character.
- Implement four distinct Character Precincts:
 - 1 Regent Street High Street
 - 2 Rosehill Mixed Use precinct
 - 3 Waterloo Metro Quarter Employment Quarter
 - 4 McEvoy Street Precinct



Transport and Movement - Improve compatibility between place and modes of connectivity

- Enhanced Public Transport accessibility and legibility.
- Connect Public Transport Interchanges.
- Strengthen east-west connections.
- New active transport Connectivity.
- Implement two-way traffic lanes on Regent Street and Gibbons Street.
- Upgrade key intersections as primary and secondary 'focal points'.



Public Domain - High quality urban spaces that support culture

- Co-designed spaces that enliven existing Communities.
- Create an Indigenous Boulevard on Regent Street.
- Enhanced Street-scape amenity.
- Connect Urban Tree Canopy.
- Enliven the street with active laneway and shared zones.
- Pedestrian Amenity.



1.1.6 Key public domain design components

Five key public domain components are proposed which integrate a number of smaller urban design elements, linked by Botany Road as a 'spine' that will connect the vibrant, active and culturally rich Botany Road Corridor.

Where Indigenous artwork, murals, signage or public domain are recommended, it is expected that further development will be undertaken with the local Aboriginal and Torres Strait Islander Communities, to develop this precinct into a meaningful, culturally rich area designed with Country at its heart.

Key public domain transformation areas proposed are:

- 1 Jack Floyd Reserve
- 2 Regent Street Indigenous Boulevard
- 3 Regent Street Plaza
- 4 Henderson Road Intersection
- 5 Botany Road Transport Interchange

Each of these public domain transformation areas is elaborated in the following pages. Sketch visual impressions are presented and contain urban design components that respond to existing character of place, resolve existing movement and transport conflicts and propose a vibrant future for will serve the unique community of the BRC.



Figure 10: Botany Road Corridor Vision - Key Public Domain components

1.1.7 Responding to Place



Jack Floyd Reserve Renewal

Precedent: Uyan-ngan Niyirwa (Cultural Wellbeing Centre) community meeting place, Broome, WA, MudMap Studio.



Regent Street Indigenous Boulevard

Precedent: Mural at Rio's Olympic Boulevard, Rio de Janeiro Brazil, Eduardo Kobra.



Regent Street Public Plaza

Precedent: Lonsdale Street renewal, BKK Architects and TCL Landscape Architects, Dandenong, Victoria.



Botany Road Transport Interchange

Precedent: London Cycle Super Highway



Henderson Road Junction

Precedent: Santa Monica Intersection Mural, USA

Jack Floyd Reserve is envisaged to become the cornerstone of Regent Street's 'High Street'.

A destination in itself, it welcomes arrivals from near and far, clearly marking a gateway for the area's unique character.

A meeting place is to be created, and is imagined as a place where the community can rest, think or rendez-vous within a calm, shaded and meaningful location.

The urban realm will be comprised of indigenous artworks, murals, planting and interpretation marking the start of Regent Street Boulevard. Stories of Indigenous Nations across Australia and of those who've contributed present, past and future will emanate in the urban fabric.

The boulevard will connect key significant places and be a vehicle for storytelling, expression and most importantly make visible the Indigenous narrative of place.

A renewed promenade will improve clarity of movement north-south whilst simultaneously slowing traffic and improving public space.

The promenade will link a sequence of historical buildings and spaces, provide improved amenity in terms of shade, seating and nodes of activity along the journey.

The promenade could stretch beyond the boundaries of the Botany Road Corridor, spreading Indigenous stories to neighbouring areas.

The Plaza upgrade will enlarge the public domain into a generously proportioned public space. It will enhance civic heart at the centre of Regent Street. Upgrades to public domain, planting and street seat will provide a varied pedestrian and retail experience.

A de-cluttered ground plane will enhance the public domain and create a blank canvas for interpretative 'song-lines' along Regent Street Indigenous Boulevard to become a spatial focal point.

The plaza should be truly local yet connect to the wider public domain and neighbourhoods.

Widened footpath widths and increased canopy cover enhance visitors connection to Country and provide vital shading.

The future transport interchange will be the first port-of-call for regional commuters, working or visiting the area for it's strong creative and commercial precincts. Planting, signage and upgraded footpaths will support businesses and development that will arrive with the new Waterloo Metro Station development.

Functionally, it provides for clear, safe and efficient arrival / departure from the area by allocating space to all transport users and modes. Symbolically, the transport interchange is a second gateway, signposting the new identity of Waterloo as it grows in to it's future.

The intersection has potential to be a new and memorable gateway to Regent Street, Redfern and Waterloo. It is envisaged to embody where new meets old, culture meets connectivity and growth meets history.

The activity of place will be central to the urban fabric with interpretation and art opportunities envisaged to take place within the street.

Responding to the functional requirements of the intersection, cycle, road and public space elements will be integrated into a seamless space without edges.

The upgraded intersection provides safe east-west crossing for cyclists, pedestrians and slows traffic due to implemented two-way vehicle direction road conditions.



The Vision

Jack Floyd Reserve "An Indigenous Gateway"





The Vision

Henderson Road Intersection - Renewed Gateway



The Vision

Henderson Road Intersection and Botany Road Transport Interchange







Figure 11: Aboriginal Mural painted on the eastern facade of 'Redfern' Service Station - constantly repaired and refreshed - is known and recognised well by the area's Community.
Source: 176