Attachment A2(e)

Urban Design Study – 4 Urban Design Outcomes – Botany Road Precinct



4.0
Urban Design Options

4.1 Assumptions

To guide the development of the Urban Design Options the following design assumptions have been made:

- Special Areas of Importance have been identified for solar amenity protection including the NCIE public open space, Jack Floyd Reserve, Alexandria Park. The cluster of significant Aboriginal and Torres Strait Islander organisations at north Cope Street should be protected from additional overshadowing and should have significant sight lines protected.
- Solar access planes (SAP) developed within the site analysis section have been implemented to ensure sufficient sunlight access is maintained to key public open spaces, existing built form and public spaces that have been identified to be protected.
- Solar access to public open space must be maintained at minimum 50% solar access to a continuous space for a minimum 4 hour period between 9m and 3pm on June 21, Winter Solstice. The exception to this is the NCIE, where 0% additional overshadowing is assumed in order to protect this significant space from impact from built form heights. Solar access to linear parks is not required to be maintained as per the City of Sydney DCP.
- Solar access to existing built form must be achieved as per clause 4.1.3.1 City of Sydney DCP to ensure no additional overshadowing impact is created where solar access is currently less than 2 hours.
- Maximum building heights controls should be set adjacent to the proposed Waterloo Housing redevelopment to ensure solar amenity to maintained to proposed built form. Therefore, south of Waterloo Metro station any proposed built form has been assumed to be no taller than 8 storeys.
- Where built form extends above 8 storeys, heights have been set based on acceptable overshadowing and developed solar access planes.
- Siting and Layout of apartment buildings have been guided by the RFDC and the Noise and Air Quality Report recommendations namely:
  - Maximisation of physical separation between buildings for circulation of air.
  - Locating residential uses perpendicular to noise sources where possible.
  - Non-residential buildings should be sited parallel with the noise source.
  - Non-residential uses are best suited a lower levels to vertically separate any residential components from noise sources.
  - If solar access can be oriented away from noise, this may provide for uninhabitable rooms to be oriented toward the noise source. Courtyard.
  - Maximum depth of residential floor plates assumed is 18m to ensure cross ventilation for dual aspect apartments. Single aspect apartments could be encouraged away from the Noise and Air pollution source. Generally shallow building depths are preferable where dual aspect apartments are not possible.
- Increased FSR - land bounded by Botany Rd, McEvoy St and Wyndham St is subject to an additional 0.5:1 (Area 6) for Community infrastructure floor space at Green Square (Sydney LEP cl. 6.14). Maximum height of buildings in this location is assumed to include the bonus FSR provision. The FSR increase does not allow or incentivise height above a set storey height (8 storeys).
- Street wall heights are assumed to be continuous in all options, unless specifically required to address heritage concerns, or provision for mixed use development where residential upper storeys should be set back to minimise air and noise quality impacts from busy roads.
- Minimum residential setbacks have been assumed as 10m from kerb edge where built form heights are greater than 2 storeys. If built form orientation and siting allows, minimum 13m setback could be accommodated.
- Active Frontages are assumed to be provided at ground floor facing main roads such as Botany Road, Gibbons Road, Regent Street or McEvoy Street where commercial development is proposed.
- Built form approach takes into account SEPP 65 and RFDC compliance.
- Special Character Areas have been proposed to protect proposed heritage conservation areas, existing and proposed heritage items and areas of special character or high significance. Built form options will respond to special character areas to ensure better articulation of adjacent development adjacent to historical built fabric and an appropriate response to view lines and siting of significant built fabric.
- Waterloo Metro Quarter envelopes are acknowledged as under development and therefore overshadowing, view lines, commercial floorspace yield and anticipated built form are subject to ongoing change. The current Concept SSD built form envelopes are assumed for overshadowing impact.

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4.2 Summary of Key Findings

During the Urban Design Options exploration, it became clear that there is not much capacity for block-sized or larger precinct-based built form changes within the study area. This is due to the scattered distribution of capacity sites that are interspersed with special character areas, sites constrained by recent development, strata plans or small lots. Combined with solar access findings that built form heights should be limited to a maximum 8 storeys to 12 storeys within City of Sydney controlled land has meant that floorspace yield falls below projected Government targets and targets established by previous employment floorspace studies.

To therefore achieve a maximum commercial floorspace yield across the study area, implementation of the following key controls could be explored in the next stages:

- For the majority of sites considered for development, the built form and proposed envelopes have been found to be suitable as simple, extruded lot envelopes to allow for a variety of responses and development types to occur. It may be more appropriate for development controls to therefore focus on a combination of FSR, Built Height, Solar Access Planes and noise and air environmental responses as the primary drivers for sensitive and appropriate development.
- For the Southern McEvoy Precinct, mixed use is anticipated to be preferred by land owners due to this area's location outside 400m walking distance from Waterloo Metro Quarter and the residential nature of adjacent development. It is for this reason that site specific envelope and FSR controls could be considered for the southern McEvoy Precinct, to incentivise a higher percentage of commercial floorspace within anticipated mixed use development.
- Generally, bonus FSR for commercial floorspace incentives could be implemented on larger sites to encourage commercial floorspace of across large sites. The bonus FSR would however need to be limited by the changed ultimate height set by height of building controls across the study area.
- Controls that require stepped forms could be implemented to larger sites at Rosehill Street and opposite Waterloo Metro Quarter to balance floorspace yield, maximum height of building applying to a site and solar access requirements resulting from the SAP to public open space and protected spaces.
- Solar Access Planes (SAP's) for significant areas could be explored for formal implementation as controls in the next stages of the study.
- Controls could be developed to incentivise key strata-owned residential sites to redevelop in the future with a high percentage of commercial development with increased built form heights to achieve additional yield above the identified capacity opportunity sites.
- Smaller lots, properties along Regent Street (as a high street) and those within identified Special Character Areas are proposed to have built form heights retained to encourage development respectful to existing fine grain and historical built fabric.
- Controls allowing development along Regent Street should be enhanced to further encourage night-time economy uses, 24-hour use, creative uses and retain this area as an attractive, vibrant high street serving the community.
- Introducing commercial floorspace controls aimed at encouraging inclusion of and maximising the provision of employment floorspace within development, particularly on sites opposite Waterloo Metro Quarter.
- A diversity of commercial floorspace types could be encouraged within controls where possible to provide supporting services, retail, creative and cultural employment opportunities that enhance existing
- The built form response at sites opposite Waterloo Metro Quarter should maintain lower heights to the Waterloo Metro Quarter over-station development whilst balancing the need for increased floor space and taller built height.
- Possible implementation of through-site links on larger sites to provide further east-west links with new development.
- Generally, the B4 Mixed Use land zoning applicable to the majority of land within the study area could be reviewed with the City of Sydney Urban Design team in the next stages to further determine whether localised areas could be up-zoned. From these options there is a clear opportunity for specific areas to provide majority of commercial floorspace required in the future. This revised zoning may provide for more business uses, specialised retail premises, provide for uses that require a large floor area, in locations that are close to, and that support the viability of, centres. The areas that may be suitable for up-zoning would ideally reflect the development capacity and growth areas.

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4.3 Development Precincts

The following areas have been identified as Precincts for detailed Urban Design options:

1. Regent Street 'High Street' Precinct
2. ATP / West BRC precinct
3. Waterloo Metro Quarter Precinct
4. Southern McEvoy Street Precinct



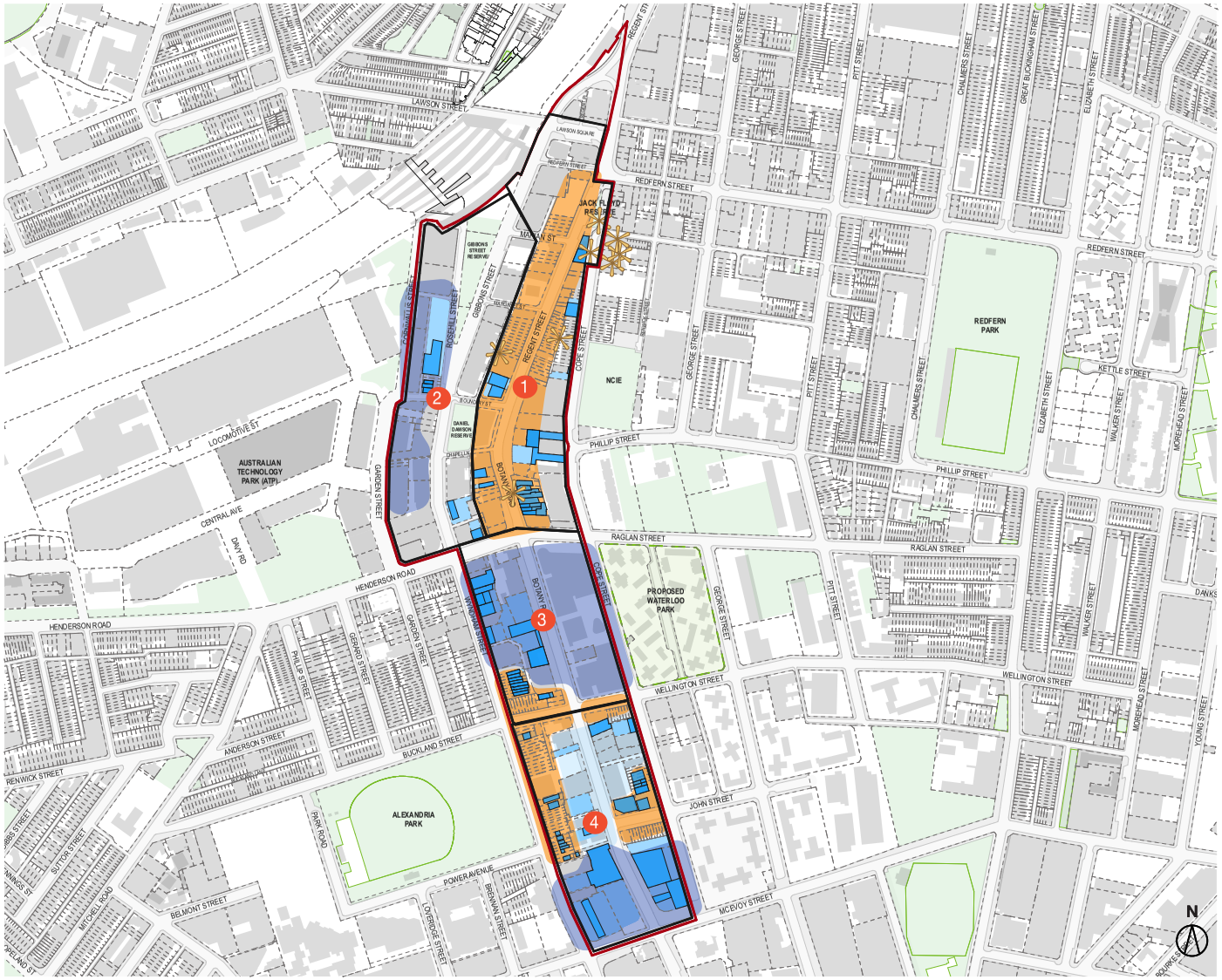
LEGEND

— Precinct boundary outlines

Figure 235: Development Precincts Plan

4.4 Strategy for Growth

When overlaying possible special character areas and development precincts on the capacity and growth opportunity areas, a fine grain, localised strategy for growth can be identified, where block by block approaches can be explored by urban design option testing.



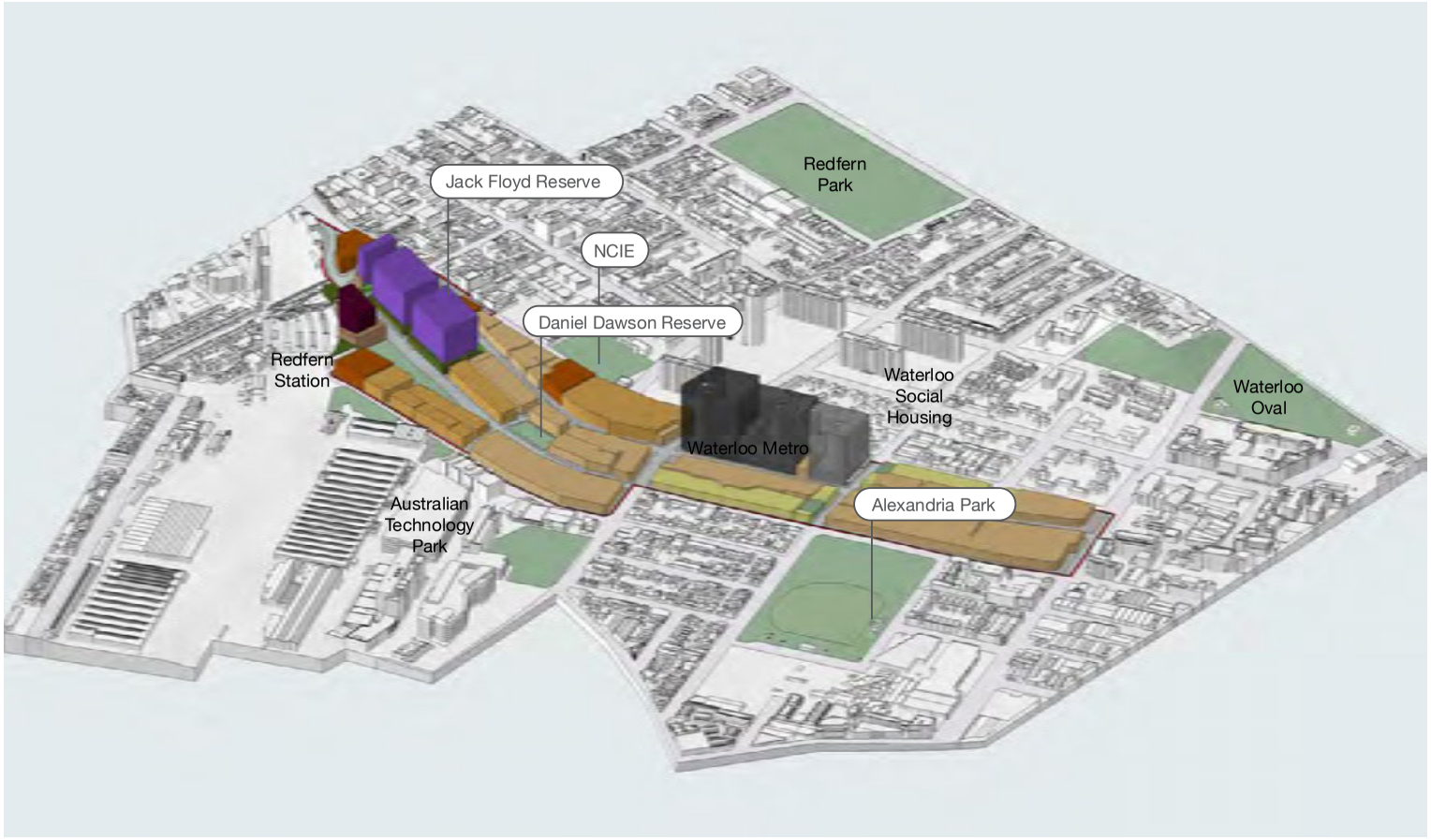
LEGEND

- Capacity Lot
- Capacity Lot - Strata Property
- Sensitive Development Area - Special Character Areas
- Development Capacity and growth areas
- Indigenous significance present within built form or public domain

Figure 236: Strategy for Growth - Plan

Existing Height Controls - Recap

Figure 238 provides a recap on height controls modelled in early sections of this report.



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LEGEND

- RL110-120
- RL110-120
- RL110-120
- 18 storeys
- 14 storeys
- 6 storeys (22m)
- 5 storeys (22m)
- 5 storeys (18m)
- 4 storeys (18m)
- 4 storeys (15m)
- 3 storeys (12m)
- 3 storeys (9m)
- 3 storeys (9m)
- 2 storeys (9m)

Figure 237: Existing Height Controls - LEP, DCP and RWA zoned land in 3D Axonometric

Height Controls for Urban Design Option Explorations

Based on all constraints explored within this section of the report, three significant height growth areas can be identified that provide for floorspace growth whilst balancing heritage considerations, the SAP's developped in early sections of this report, land use and land size. These areas are:

1. Rosehill / Gibbons Street
2. Waterloo Metro Quarter
3. McEvoy Street

Proposed heights are in Figure 239

LEGEND

- RL110-120
- RL110-120
- RL110-120
- 18 storeys
- 14 storeys
- 12 storeys (45m)
- 9 storeys (35m)
- 8 storeys (40m)
- 8 storeys (35m)
- 8 storeys (27m)
- 6 storeys (22m)
- 5 storeys (22m)
- 5 storeys (18m)
- 4 storeys (18m)
- 4 storeys (15m)
- 3 storeys (12m)
- 3 storeys (9m)
- 3 storeys (9m)
- 2 storeys (9m)

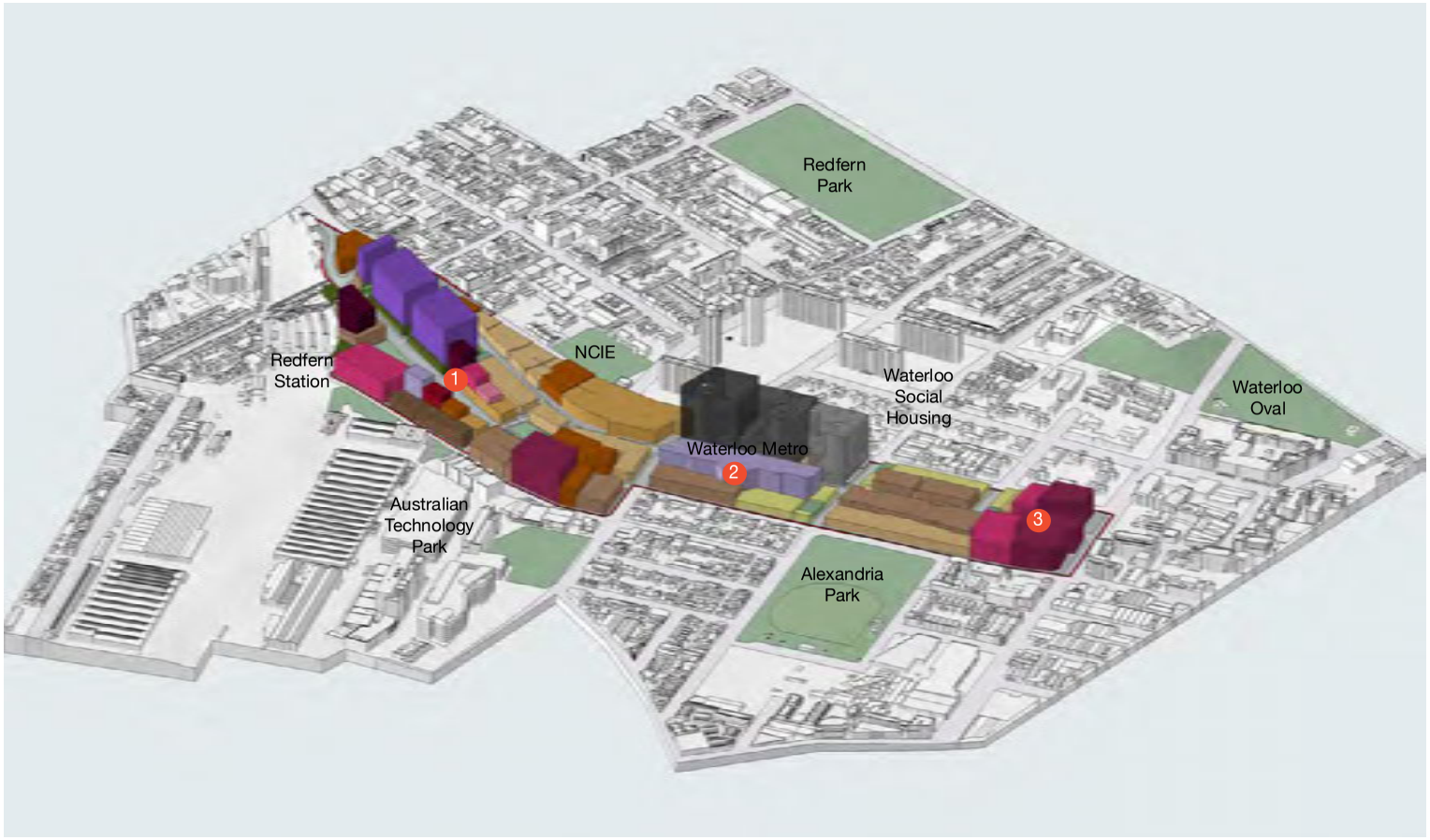


Figure 238: Urban Design Options Proposed Height Controls - LEP, DCP changes in 3D Axonometric

Figure 240 illustrates that maximum heights in these areas should generally be no higher than:

1. 12 storeys
2. 12 storeys
3. 8 storeys

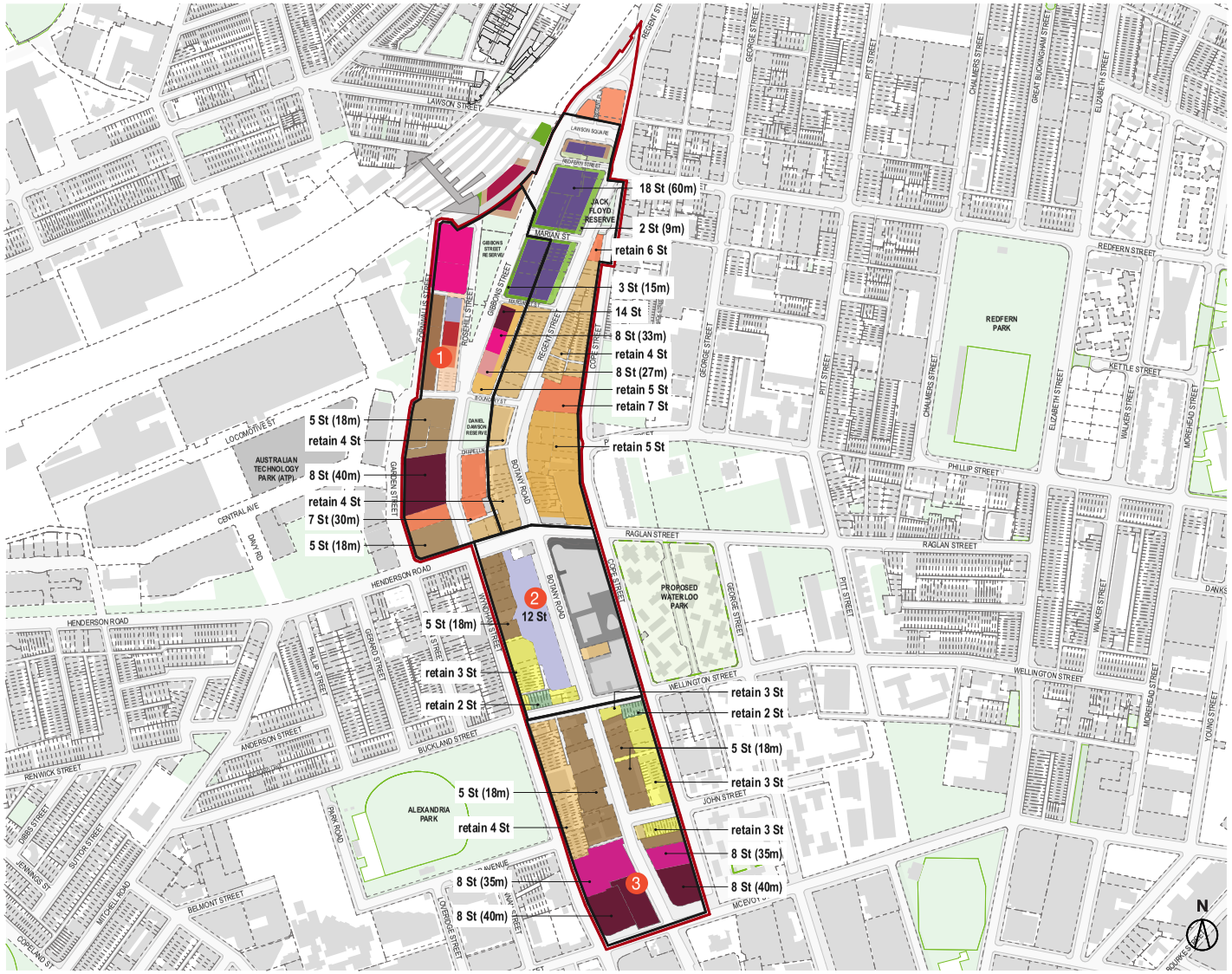


Figure 239: Possible Maximum Height of Buildings for Urban Design option testing

Figure 241 illustrates zones where the proposed height strategy can be tested within the Urban Design Options and focuses on three key areas naturally divided up by the long north-south blocks structure of the Botany Road Corridor.

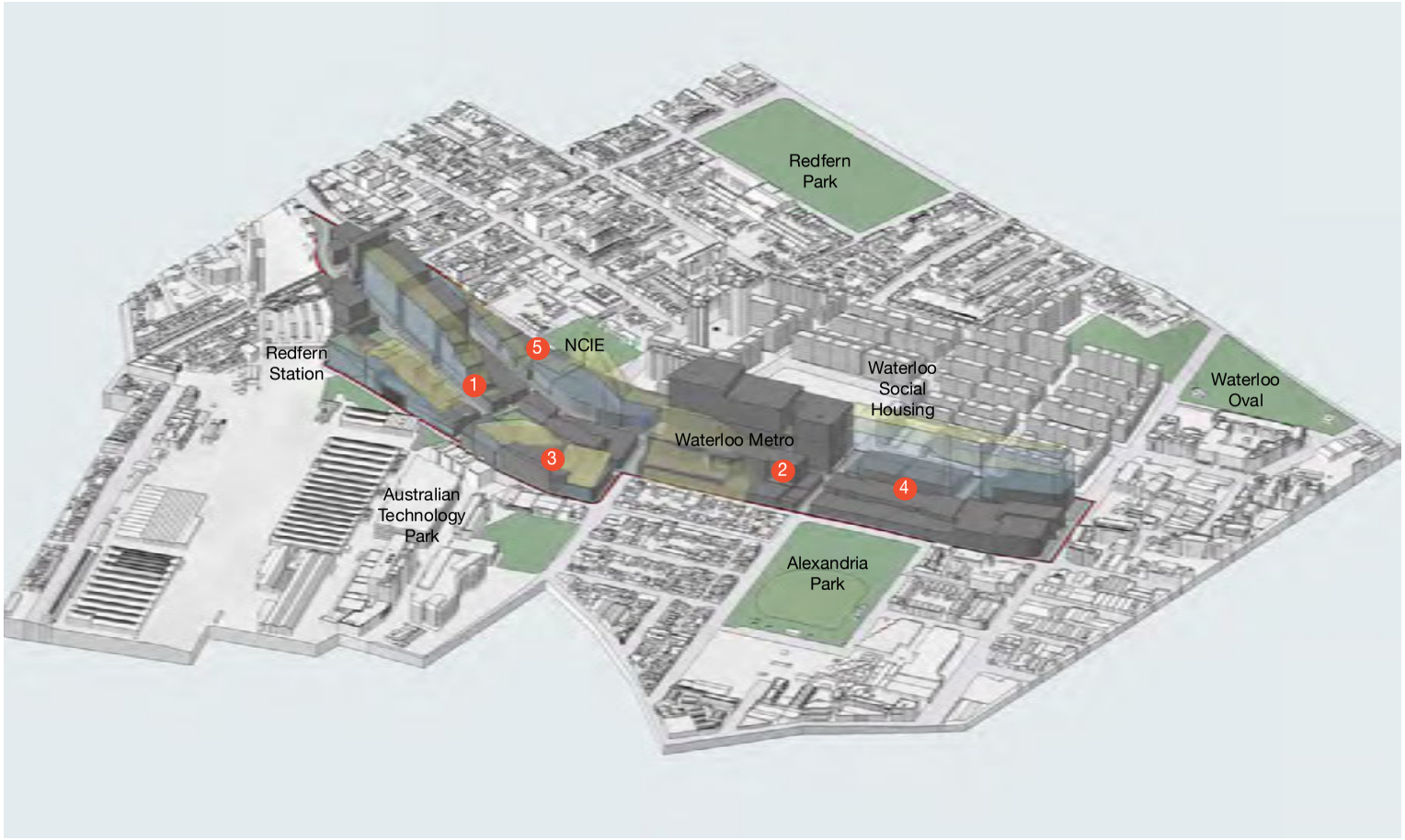
The height controls will be tested in the following Urban Design options for detailed design considerations such as setbacks, street wall / podium heights and assumed floor plate size, building orientation and solar access.



Figure 240: Summary of Possible Height of Buildings - Plan

Figure 242 adjacent shows the possible height controls against the solar planes that were established within the early sections of this report. Various areas may require further detailed SAP exploration to develop an appropriate urban design approach. Some considerations for further exploration within the preferred urban design options are:

1. Reviewing of height controls to the eastern side of Gibbons Street, to provide afternoon solar amenity to historical fabric along Regent Street.
2. At Waterloo Metro Quarter, exploration of height controls that provide a continous street wall at Botany Road whilst not projecting above the determined solar access plane.
3. Further exploration of height and FSR controls and yield to strata properties with large ownership.
4. Further exploration of height controls along botany road to allow for continuous street walls.
5. Exploration of existing height controls where they intersect with the proposed NCIE solar access plane to create 0% additional overshadowing.



LEGEND

- Built form massing zone
- Solar Access Plane
- Proposed Urban Design Option height controls

Figure 241: Urban Design Options Proposed Height Controls - Further development opportunities within the Preferred Urban Design Option

4.5 Floor Space Targets

The BIS Redfern to Waterloo Strategic Employment study concluded from research that 138,000 m2 GBA of additional commercial floor space required by 2040[66] to reach targets set by the GSC for commercial and employment lands. The following urban design options explore future allocation of commercial floorspace across the study area. Figure 243 adjacent shows the 138,000sqm target floorspace when applied at capacity sites within the BRC. The figure adjacent assumes that all sites are developed as non-residential floorspace. This option therefore forms the 'Base Case' floorspace yield scenario for subsequent Urban Design options to be developed. Subsequent options will take into account whether assumptions of 100% commercial floorspace is achievable.

For the purposes of the Urban Design options, all floorspace will be assumed to be non-residential commercial floorspace unless otherwise noted as residential floorspace. However, as current zoning as B4 Mixed Use allows for non-residential and residential development types, built form approaches will take into account SEPP 65, RFDC and Noise and Air quality requirements particularly setbacks and solar amenity / solar compliance.

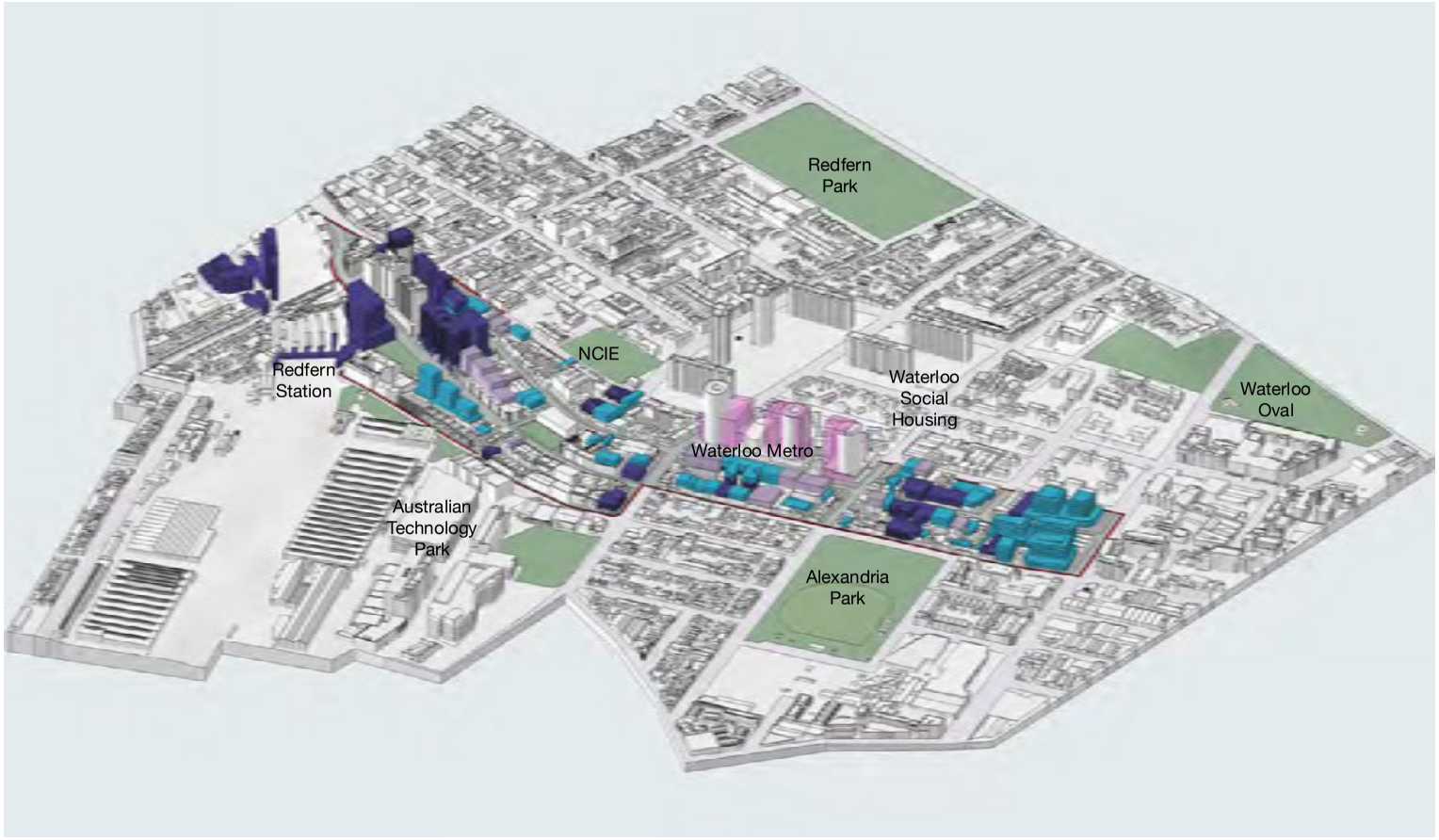


Figure 242: 3D Axonometric showing Base Case Urban Design Option 01 - Maximum floorspace scenario

66: Redfern to Waterloo Strategic Employment Study, BIS Oxford Economics, July 2018. It is noted that this target is for the Redfern to Eveleigh Study area which isa larger catchment than the Botany Road Corridor. This target is therefore seen as the maximum floorspace that could be provided by the Botany Road Corridor, and also assumes that some of this floorspace would ultimately be taken up by areas directly adjacent to our study area.

4.6 Urban Design Option 01

Base Case 'Maximum' Floorspace Option

The Base Case Urban Design Option 01 takes into account various commercial floorspace yields that are expected from adjacent developments to the Botany Road Corridor study area:

Target floorspace = 138,000 sqm GFA minus:

- 4,783sqm for existing DA capacity for commercial
- 12,000sqm for commercial at Waterloo Metro Quarter
- 2, 000sqm community space at Waterloo Metro Quarter

= 119,217 sqm target GFA (80% efficiency)

Base Case Urban Design Option 01 = 143,000 sqm total floor space (GBA)

If Strata Plan properties are to be included as possible opportunity sites above the target floor space yield then the maximum total floorspace yield will be 163,000 sqm. Figure 244 adjacent shows that the Proposed built heights in Figure 23 will need to be reached in order to reach the maximum capacity of floor space targets by 2040. In this option, built form at McEvoy Street assumes minimum setbacks area required to negotiate possible constraints for noise and air quality to residential considering McEvoy Street and Botany Road's busy traffic conditions.

LEGEND

- Capacity Lot
- Capacity Lot - Strata Property
- Approved or Recent development sites

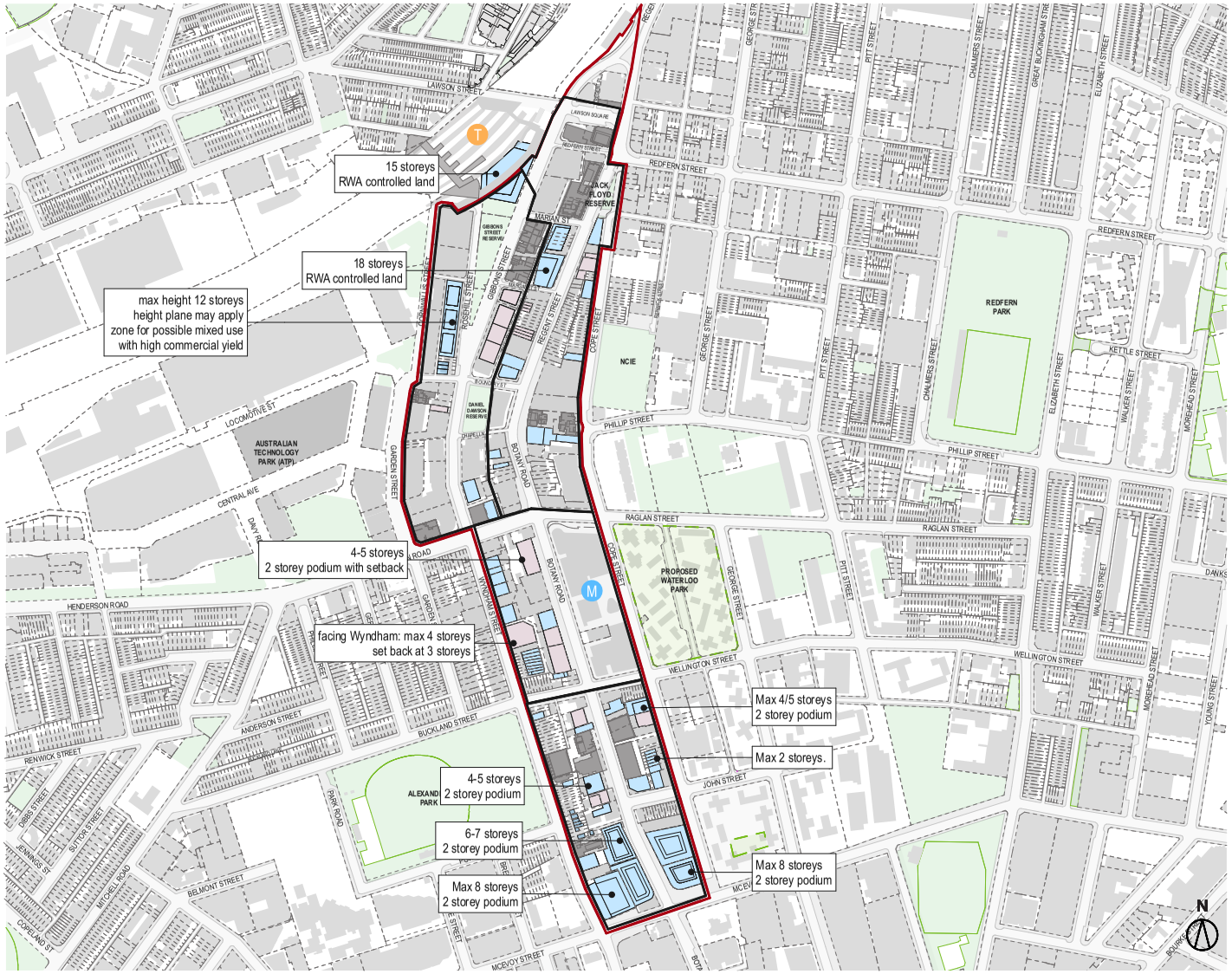


Figure 243: Base Case Urban Design Option 01 - Plan

4.7 Urban Design Option 02

'Medium' Floorspace Option

The Base Case Urban Design Option 02 looks to determine a medium floorspace level that could be achieved if a modest amount of properties were to develop at lower heights than have been proposed in Option 01. It was also conservatively assumed that Strata Plan properties would not develop due to lower height controls.

Option 02 also explores whether a lower height urban response would be appropriate to respond to the identified Special Character areas. This option reflects greater solar amenity being recieved within key public open spaces such as the NCIE, Jack Floyd Reserve and Alexandria Park. More generous setbacks are implemented at McEvoy Street / Botany road to provide for the best case scenario of noise and air quality impact mitigation within these built form responses.
Built form at McEvoy is assumed to be residential above podium.

In option 02, the BIS targets for floor space are not reached and therefore the option assumes that areas adjacent to the Botany Road Corridor study area would take on higher non-residential floorspace growth to pickup short-fall achieved in the BRC.

LEGEND

- Proposed Development
- Floorspace capacity - Non-residential

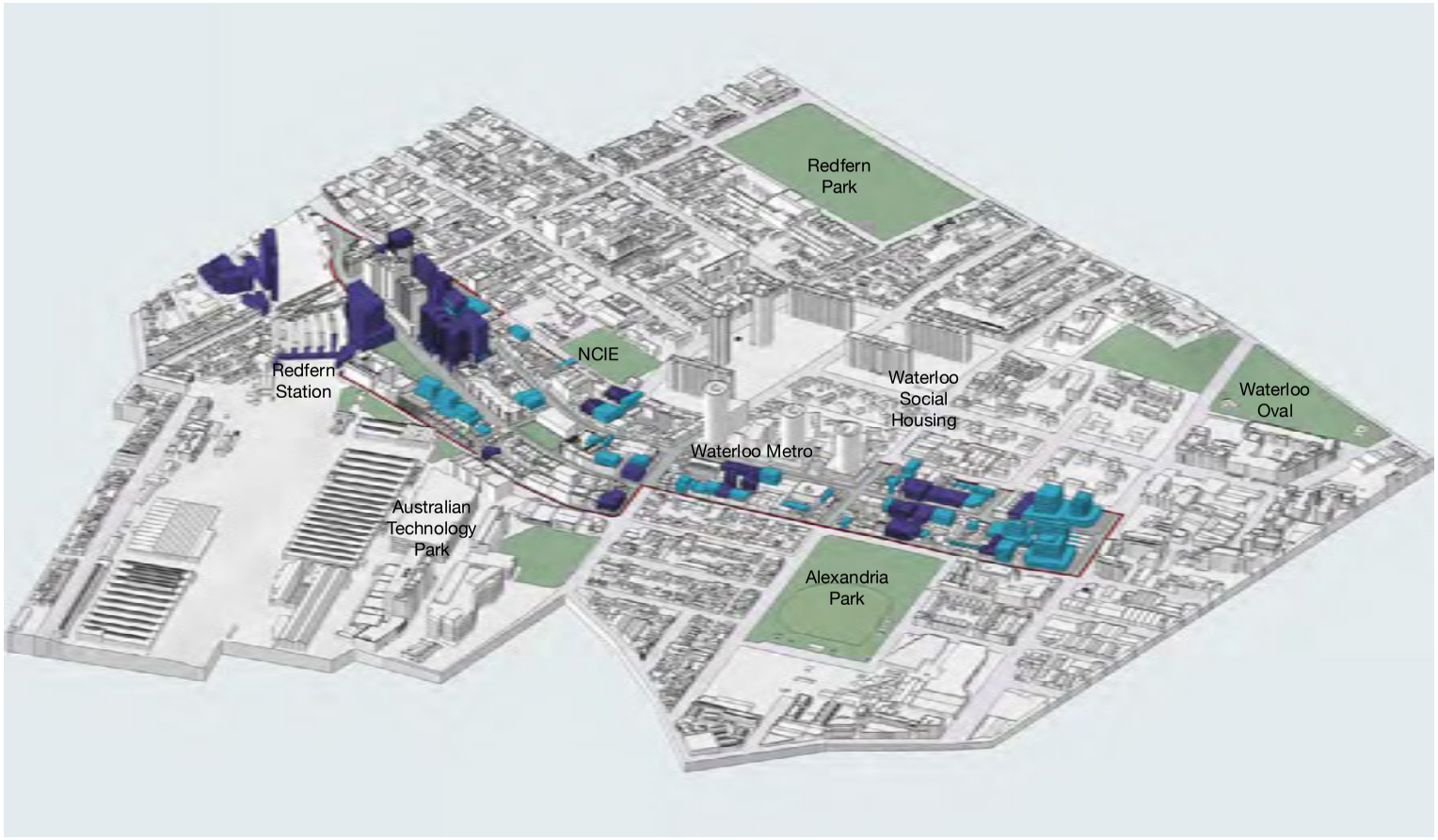


Figure 244: 3D Axonometric showing Urban Design Option 02 - Medium floorspace scenario

Urban Design 02 option takes into account the following yields that are expected from adjacent developments to the Botany Road Corridor study area:

Target floorspace = 138,000 sqm minus:

- 4,783sqm for existing DA capacity for commercial
- 12,000sqm for commercial at Waterloo Metro Quarter
- 2, 000sqm community space at Waterloo Metro
- No Strata properties develop
- Lower Heights are implemented
- Residential development is assumed at southern McEvoy Street above podium level.

= 105,540sqm sqm yield of GFA (at 80% efficiency)

Urban Design Option 02 = 126,648 sqm total floor space (GBA)

Key urban design assumptions influencing the built form massing approach in this option are:

- implement a generous setback to mitigate noise / air for residential.
- low height development adjacent to heritage items or conservation zones, particularly to Wydnham Street.
- assume small sites, particularly terrace dwellings may not development beyond existing controls.
- Retain corner sites for public domain opportunities or as possible heritage item.
- assume solar planes applying over larger sites conservatively assumes maximum storeys may not be realised in combination with other development controls and design requirements.

LEGEND

- Capacity Lot
- Capacity Lot - Strata Property
- Approved or Recent development sites
- Sensitive built form approach zones

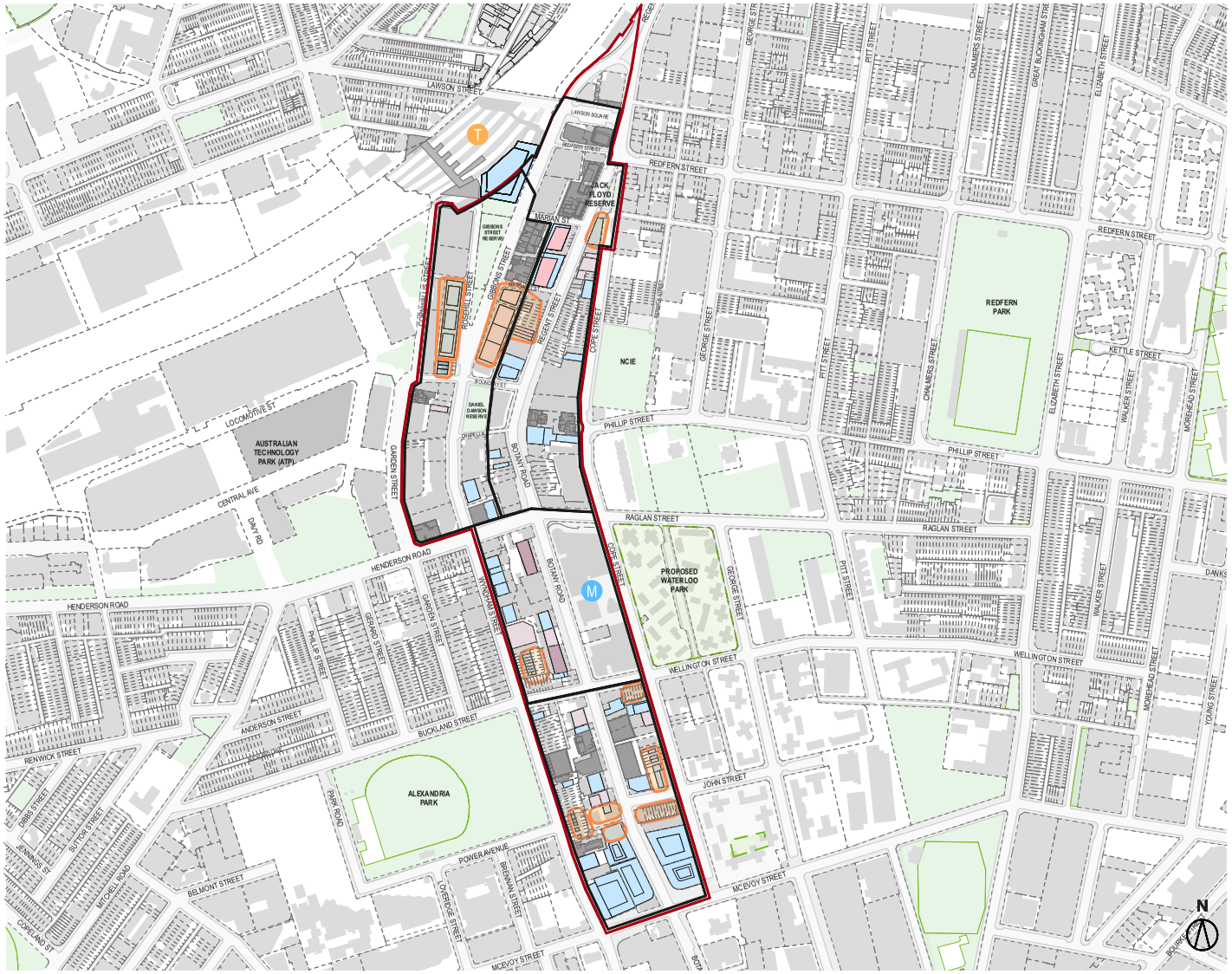


Figure 245: Urban Design Option 02 - Plan

4.8 Urban Design Option 03

'Minimum' Floorspace Option

The Base Case Urban Design Option 03 further reduces the floorspace yield within the Botany Road Corridor by assuming further mixed use floorspace develops in the future due to B4 Mixed Use zoning.

This option utilises heights from Urban Design Option 01, responds to the identified Special Character areas and proposed open space solar amenity protection areas, however is further reduced by the assumption that RWA zoned lands are developped with majority residential floorspace. This option also increases heights at the Waterloo Metro Quarter aiming to counteract any loss in commercial space due to RWA lands developping as mixed use. Lastly, this option takes into account projected increased commercial floorspace that may yield from Waterloo Metro Quarter.

With this option, the BIS targets for floor space are not reached due to the residential floorspace. This option clarifies that adjacent areas to the BRC would need to provide future non-residential floorspace growth to pickup short-fall achieved in the BRC if residential development is implemented as per this option.

LEGEND

- Proposed Development
- Floorspace capacity - Non-residential
- Floorspace capacity - Residential

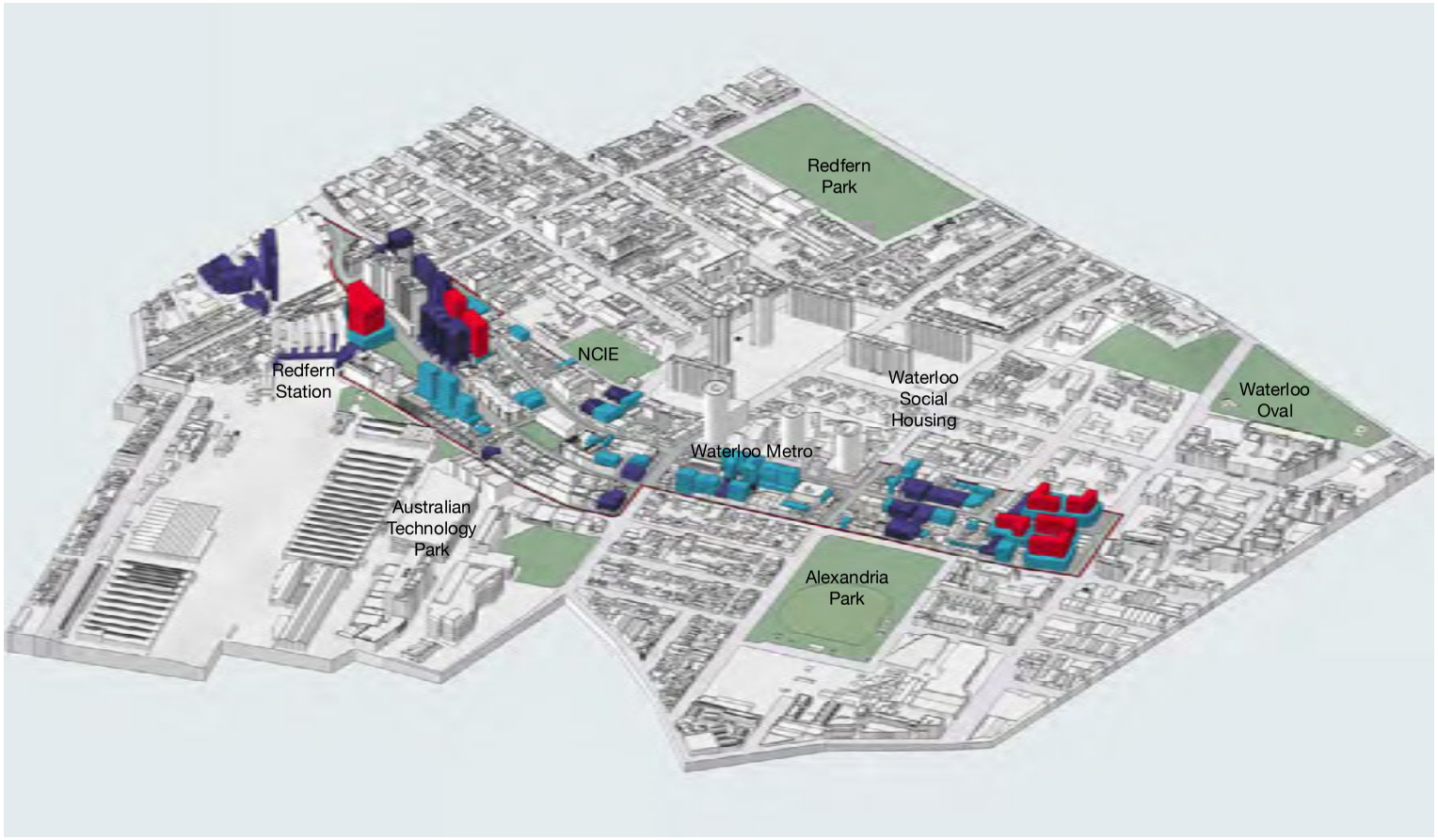


Figure 246: 3D Axonometric showing Urban Design Option 03 - Minimum floorspace scenario

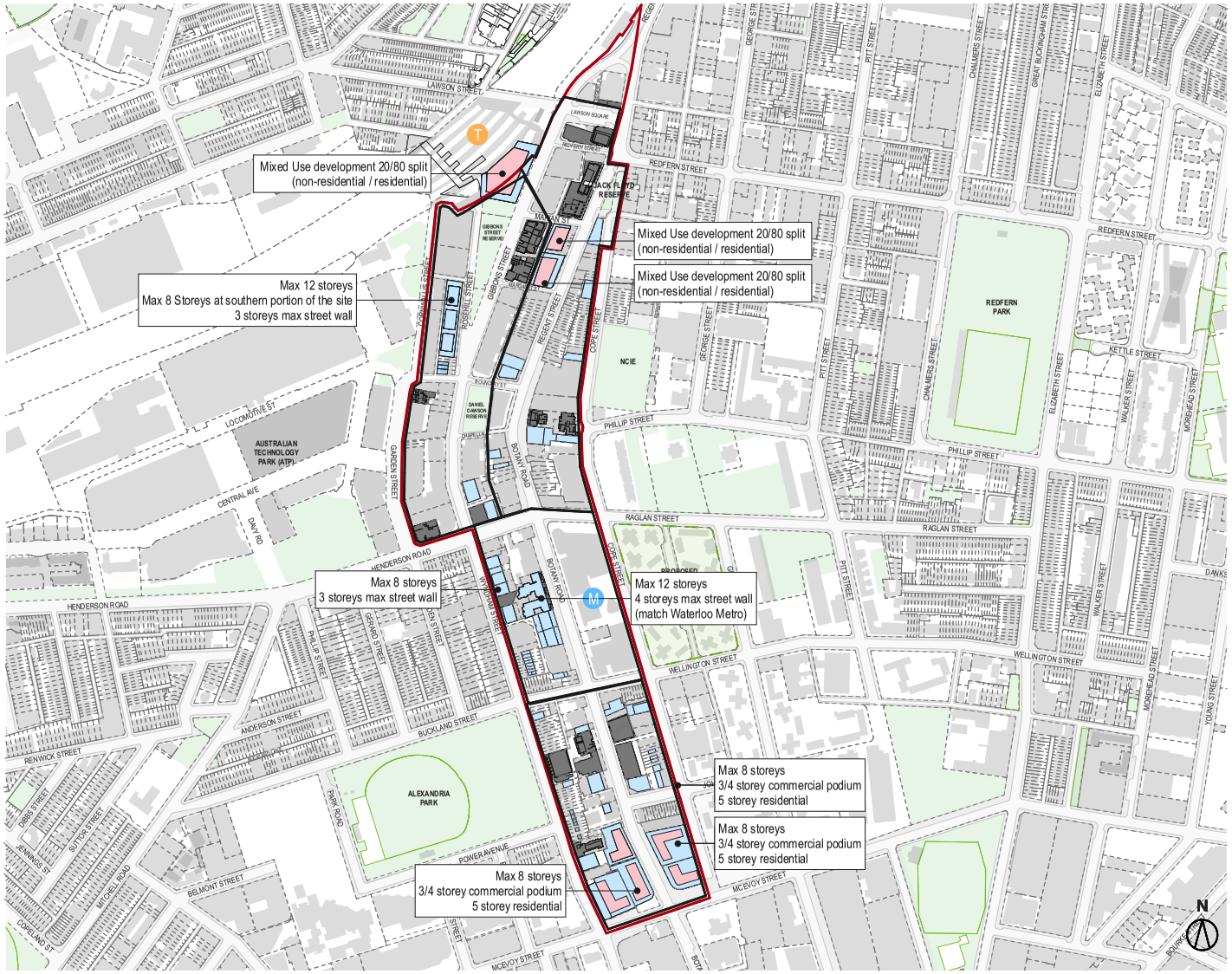
Urban Design 03 option takes into account the following yields that are expected from adjacent developments to the Botany Road Corridor study area:

Target floorspace = 138,000 sqm minus:

- 4,783sqm for existing DA capacity for commercial
- 33,500sqm for commercial at Waterloo Metro Quarter
- 2,000sqm community space at Waterloo Metro
- No Strata properties develop
- Residential development is assumed at southern McEvoy Street above podium level.
- RWA zoned lands development as mixed use with 20%/80% non-residential and residential development type split assumed

= 95,460 sqm sqm yield of GFA (at 80% efficiency)

Urban Design Option 03 = 114,552 sqm total floor space (GBA)



LEGEND

- Capacity Lot - Non-residential development
- Capacity Lot - Strata Property
- Approved or Recent development sites
- Residential development floorspace

Figure 247: Urban Design Option 03 - Plan

4.9 Urban Design Options 01 to 03 - Observations

The Urban Design Options present some key observations that allow for a maximisation of commercial floorspace within the Botany Road Corridor. These are:

- Three key sites or built form zones are capable of taking up most of the future floorspace. These are situated largely at the following locations:

1 Rosehill Site - A small city block bounded by Rosehill Street, Cornwallis Lane, Boundary Street and Margaret Lane consisting of properties know as 78 - 88 Rosehill Street. This site provides opportunity for catalyst development linking the ATP, Redfern Station and Regent Street, and may provide employment floorspace that could overcome future pressure on the ATP.

2 Waterloo Metro Quarter Site - the city block and lots located directly opposite the future Waterloo Metro Station development, connecting through to Wyndham Street, plus sites located along Wyndham Street between Henderson Road and Buckland Street. These sites appear to have capacity for varied scales of commercial development, that could cater for smaller business floorspace identified as needed within the BRC. The area could also provide supporting services for the local community within close proximity to the new Station. This area also presents an opportunity for the tall heights and large scale of the future Metro over-station to be transitioned to the lower scale surrounding areas.

3 McEvoy Street Sites - larger sites that are bounded by McEvoy Street, Botany Road, Wyndham Street and Cope Street. These sites are located within close proximity to the future southern Waterloo Housing redevelopment but are largely underdeveloped with two to three storey existing built forms. With the capacity revealed by the urban design options, these sites have potential to provide a localised centre that would service and link the southern parts of the Botany Road Corridor.

- Not including the RWA zoned lands, the sites situated within the Regent Street Precinct are not able to take up much employment floorspace growth without overshadowing historically significant built form fabric, important Indigenous sites (NCIE) and also without creating varying scales and forms that would be inconsistent with heritage outcomes proposed by the TZG Non-Indigenous heritage report. This Precinct may be suitable for a 'high-street' approach where lower scale development is allowed to supplement a local centre and encourage diversity of built form adjacent to larger growth areas such as the Waterloo Metro Quarter.
- Urban Design Option 3 appears to present the most appropriate built form response that equitably distributes floorspace across the precinct, achieves suitable heights and sets up a flexible urban design approach for larger sites. However by implementing residential floorspace, the option does present issues with achieving commercial floorspace yields. This option would be suitable to develop further in the Amalgamated Options with the assumption that residential floorspace shown in diagrams could be converted to non-residential floorspace to achieve the maximum yeilds.

In discussions with the City of Sydney urban design team, it was determined that Urban Design Option 03 may be most appropriate to form the amalgamated options as:

- it includes expected RWA lands residential development,
- takes a conservative approach to capacity sites;
- also allows for some strata sites to develop, which may be valueable sites if the uppermost yield is to be achieved with development in the future. Urban Design Option 03 will be used to form two amalgamated options.

In the amalgamated options (explored within the next pages), the following objectives could be explored to further determine the suitability of various built form responses on these key sites:

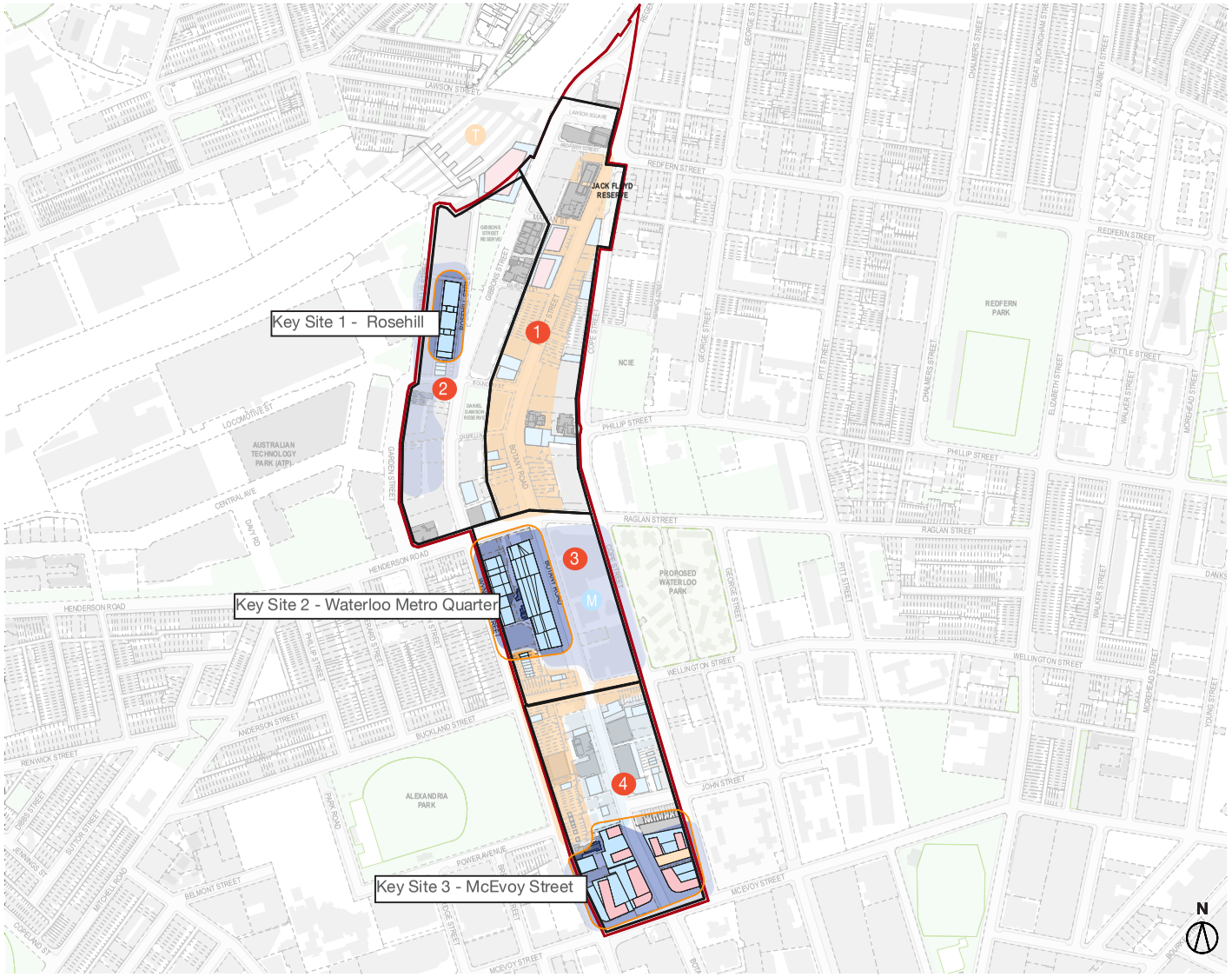
- Explore the relationship of street walls to road widths, looking at visual impact on view corridors and scale.
- Establish visual principles based on exploration of storey heights, scale, boundary setbacks, etc.
- Review in more detail the impact of overshadowing on sensitive areas, to determine the most appropriate built form response that balances development but retains amenity to existing properties within sensitive areas. This includes reviewing if existing properties will retain adequate sun access to living areas with proposed development envelopes.
- Review the impact of setbacks or built form on Noise and Air conditions of busy roads, particularly where residential is proposed.
- Review in detail the appropriate heights for each key site area to understand regional and local view corridor impacts, along with the appropriateness of scale with adjacent proposed and existing built form.

4.10 Amalgamated Urban Design Options - Objectives

Two amalgamated options were developed based on Urban Design Option 03 with the following objectives to be explored:

1. Regent Street 'High Street' Precinct
   - Maintain low scale and fine grain and allow for setback extensions to existing retail frontages.
   - Commercial growth encouraged within retail shopfronts.
2. ATP / West BRC precinct
   - Catalyse commercial growth through landmark site at Rosehill Street.
   - Encourage mixed use and commercial growth along Gibbons Street.
   - Utilise one height option only for this area to maximise commercial floorspace.
3. Waterloo Quarter / Middle BRC
   - Commercial floor space supported opposite Waterloo Metro Station.
   - Step heights downward toward Wyndham Street, but provide increased heights for existing commercial properties to develop.
4. Southern BRC
   - Encourage mixed use precinct with ground floor retail, through site connections, community space and non-residential development at 2-3 storeys above ground level.
   - Utilise site specific controls to provide maximised commercial floorspace between ground and 2/3 storeys, and to maintain some residential growth to incentivise land owners to develop in an area outside 400m radius from Waterloo Metro Quarter.

The following options develop the three key opportunity sites identified for exploration within Amalgamated Option 01 and Amalgamated Option 02.



Both Amalgamated Options utilise the built form approach from Urban Design Option 03 and aim to explore the best built form response for those precincts.

Amalgamated Option 01 - 'Conservative'

- Rosehill Sites floorspace is maximised and compliant to the SAP with maximum 12 stories in the north, and maximum 6 stories in the south of the lot.
- Waterloo Metro Quarter sites are a maximum of 6 storeys to allow for solar access compliance to surrounding existing development.
- McEvoy Precinct sites are maximum 8 stories to provide for solar compliance to surrounding residential development south of McEvoy Street. The height of built form steps down towards the Special Character areas to protect view lines.
- McEvoy Precinct site's L shaped form are set back to minimise noise and air amenity impacts. A three-storey street wall is implemented.

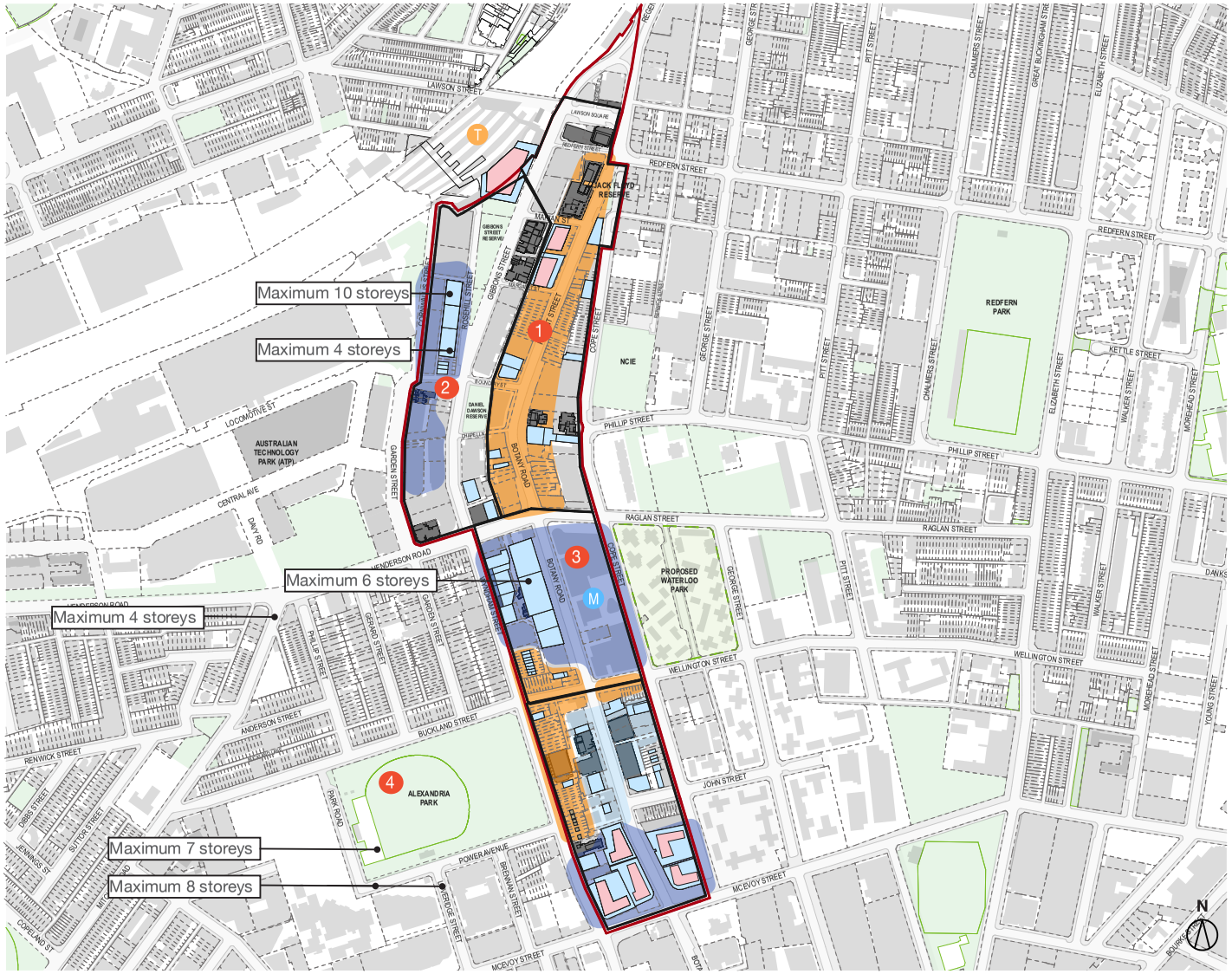


Figure 248: Amalgamated Option 01 Plan (left)

Amalgamated Option 02 - 'Upper Height Limit'

- Rosehill Sites are stepped as per Option 01 however have a lower ultimate height of built form.
- Waterloo Metro Quarter sites have a SAP applied to heights, allowing for 12 storeys with a sloped / stepped built form to the west.
- McEvoy Precinct sites are maximum 8 stories and the height of buildings steps down as per Option 01.
- McEvoy Precinct site's L shaped form are built to the lot edge, with minimised floor plates, residential living space oriented away from noise and air impacts, whilst allowing for a more non-residential built form approach. A two-storey street wall is implemented.

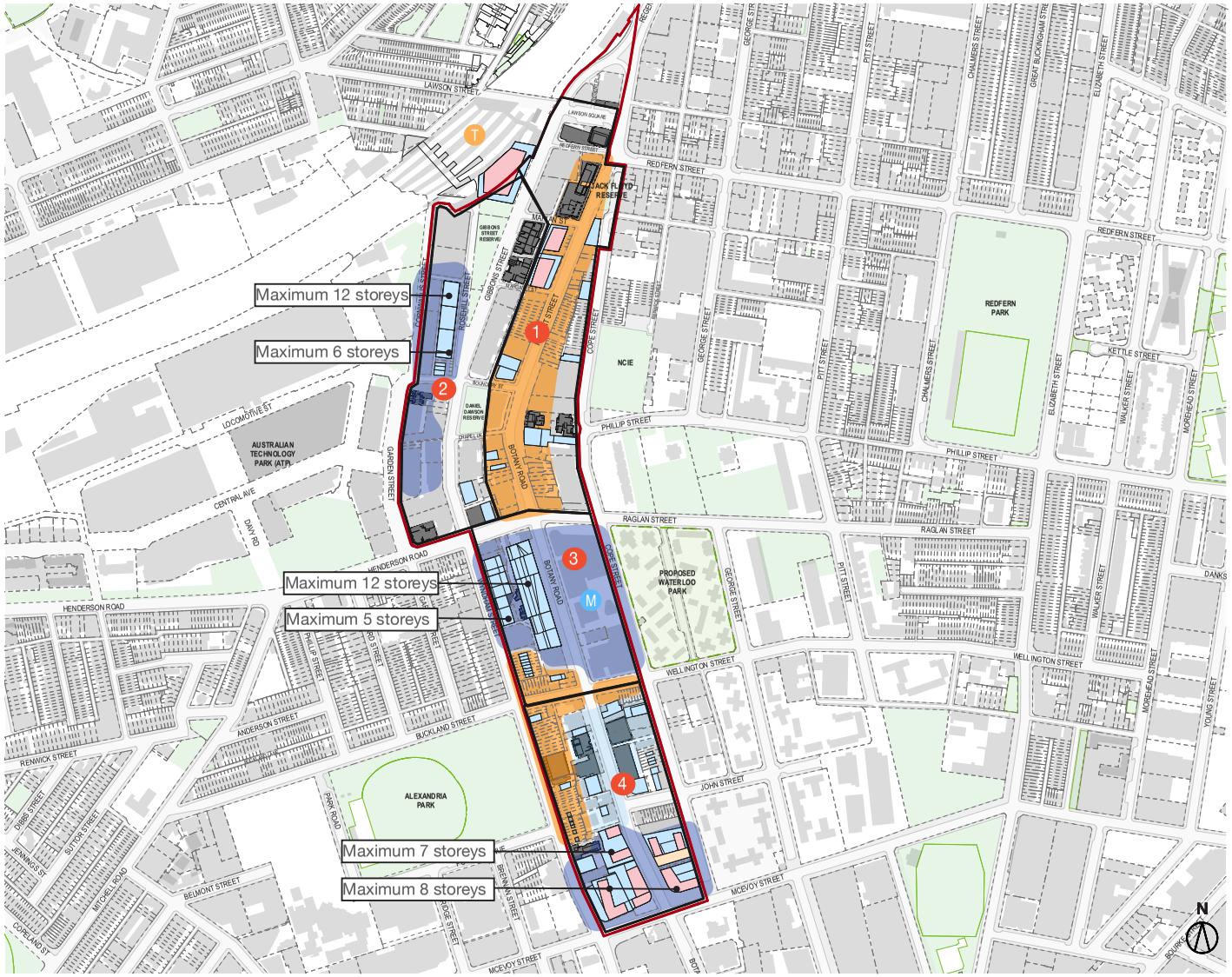


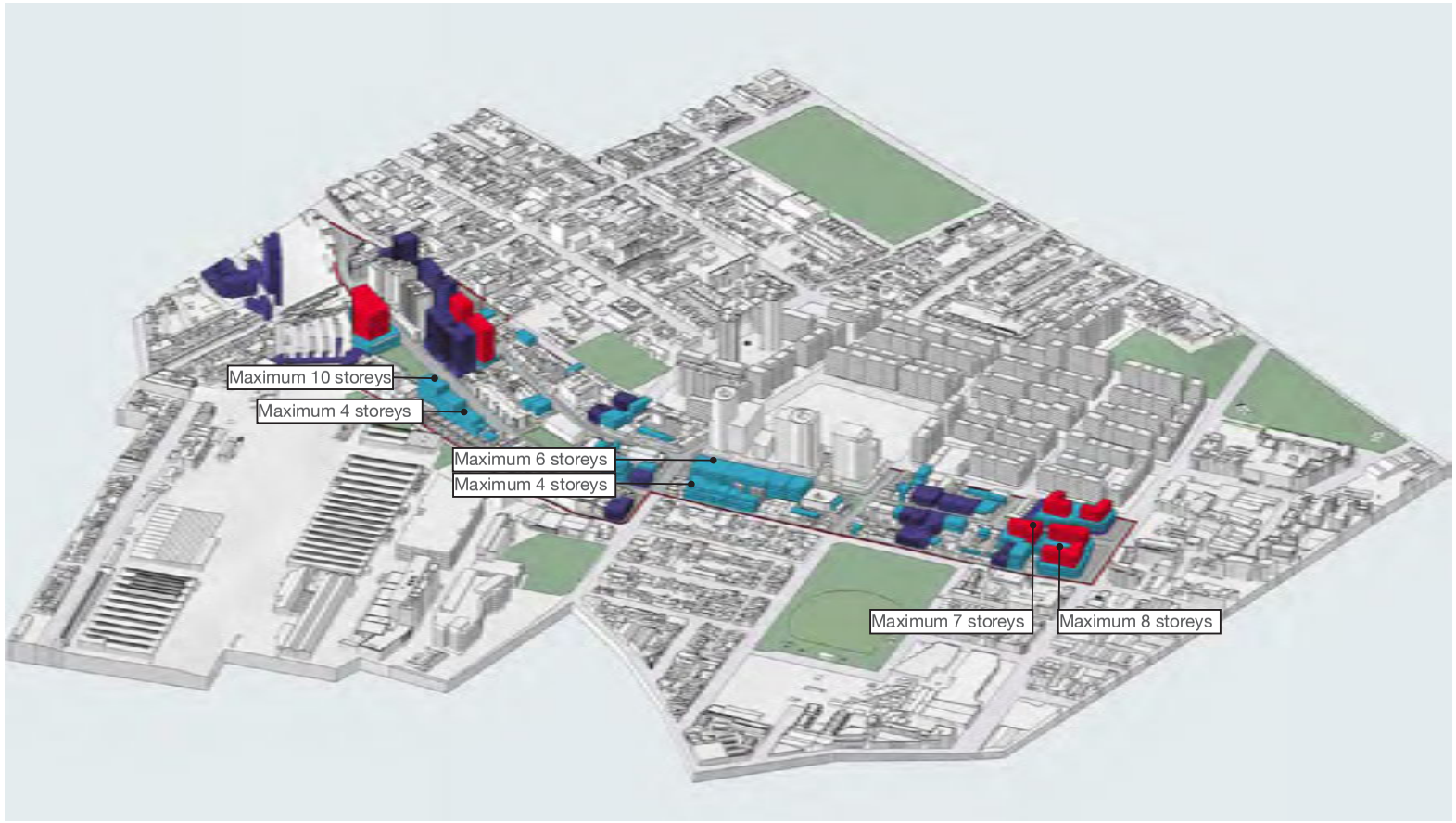
Figure 249: Amalgamated Option 02 Plan (right)

4.11 Amalgamated Option 01

The floorspace yield for Amalgamated Option 01 is[01]:

- 79,495m2 GFA
- 95,394m2 GBA (20% efficiency)

01 This yield takes into account assumptions for existing or proposed commercial floorspace expressed within Urban Design Option 03.



LEGEND

- current DA approvals
- commercial floor space
- residential floor space

Figure 250: Axonometric showing Amalgamated Option 01

Amalgamated Option 01 with Heritage items and Contributory items



LEGEND

- current DA approvals
- commercial floor space
- residential floor space
- contributory items
- heritage items - existing
- heritage items - proposed

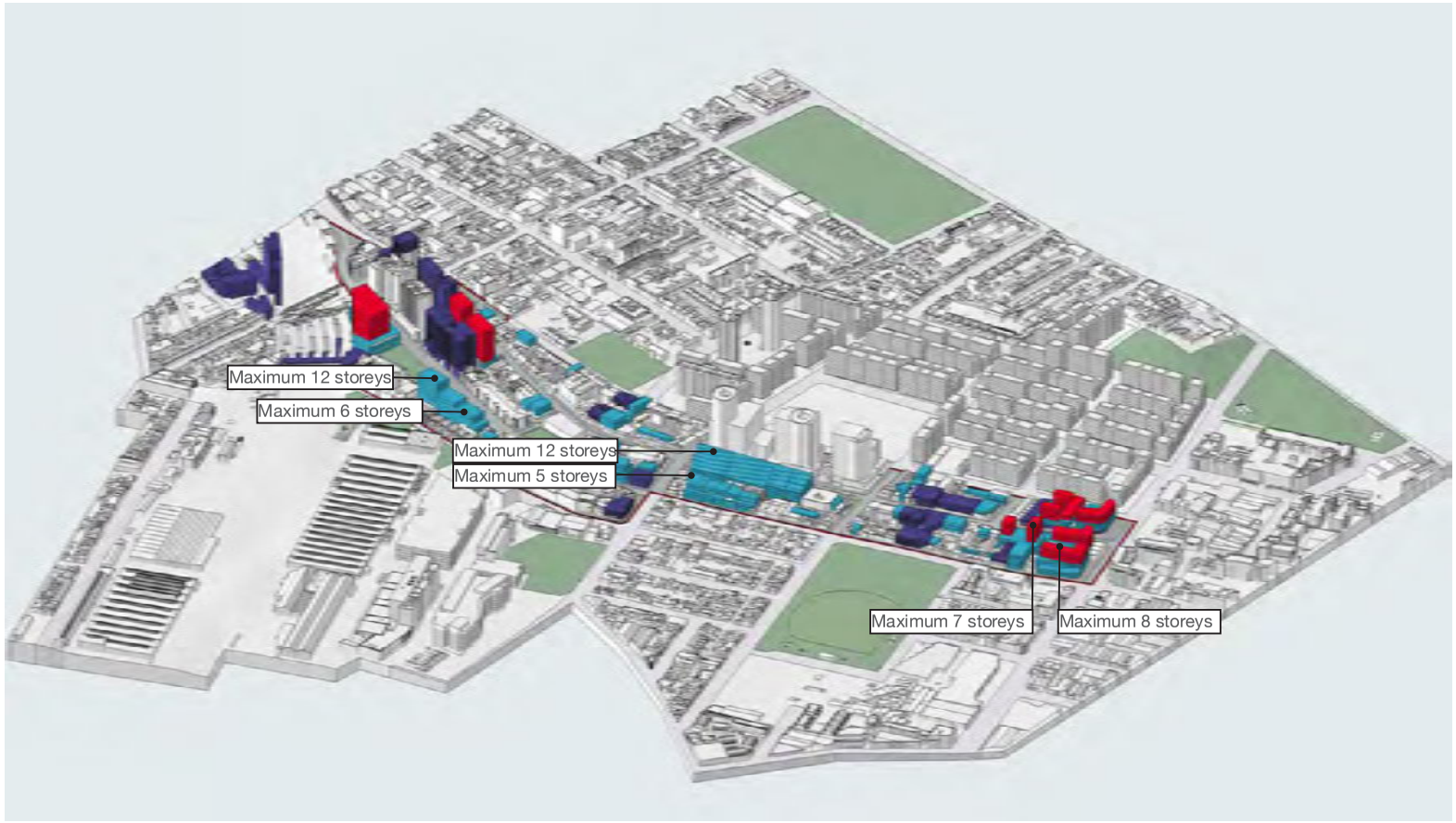
Figure 251: Axonometric showing Amalgamated Option 01 with Heritage items and Contributory items proposed.

4.12 Amalgamated Option 02

The floorspace yield for Amalgamated Option 02 is[01]:

- 97,250m2 GFA
- 116,696m2 GBA (20% efficiency)

01 This yield takes into account assumptions for existing or proposed commercial floorspace expressed within Urban Design Option 03.



LEGEND

- current DA approvals
- commercial floor space
- residential floor space

Figure 252: Axonometric showing Amalgamated Option 02

Amalgamated Option 02 with Heritage items and Contributory items



LEGEND

- current DA approvals
- commercial floor space
- residential floor space
- contributory items
- heritage items - existing
- heritage items - proposed

Figure 253: Axonometric showing Amalgamated Option 02 with Heritage items and Contributory items.

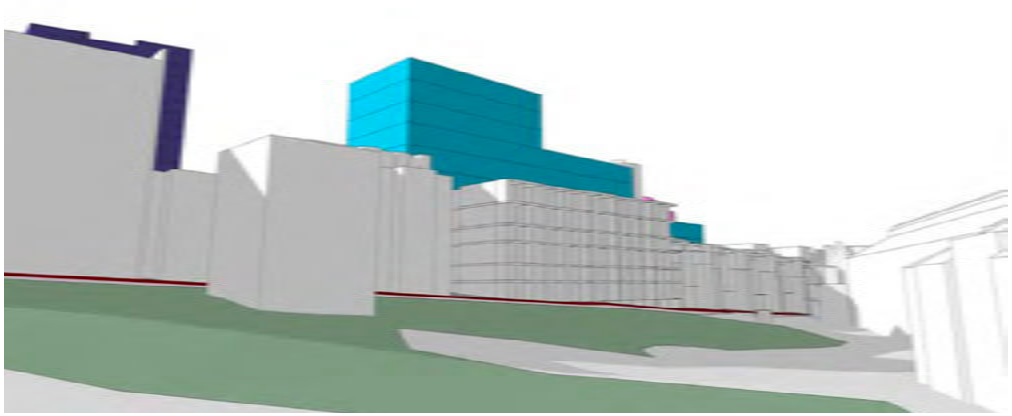
4.13 Amalgamated Options - Significant Views

Precinct 2 - ATP / West BRC

Amalgamated Option 01 'Conservative'



Figure 254: View 1 - northward, Corner Daniel Dawson Reserve and Glbbons Street, towards Rosehill Street



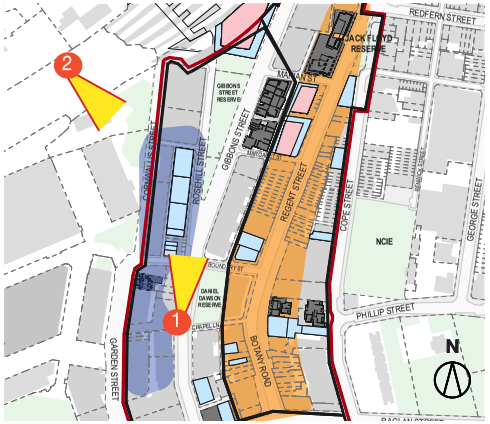


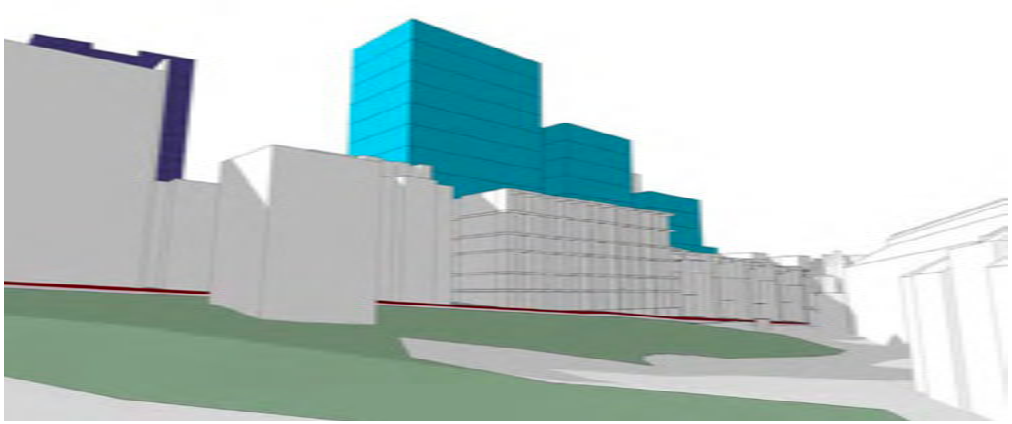
Figure 255: View 2 - looking south east, from ATP toward Rosehill sites

Precinct 2 - ATP / West BRC

Amalgamated Option 02 ‘Upper Height Limit’



Figure 256: View 1 - northward, Corner Daniel Dawson Reserve and Glbbons Street, towards Rosehill Street



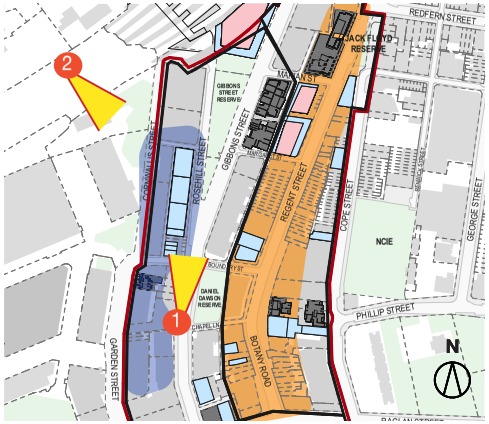


Figure 257: View 2 - looking south east, from ATP toward Rosehill sites

Precinct 3 - Waterloo Metro Quarter

Amalgamated Option 01 'Conservative'

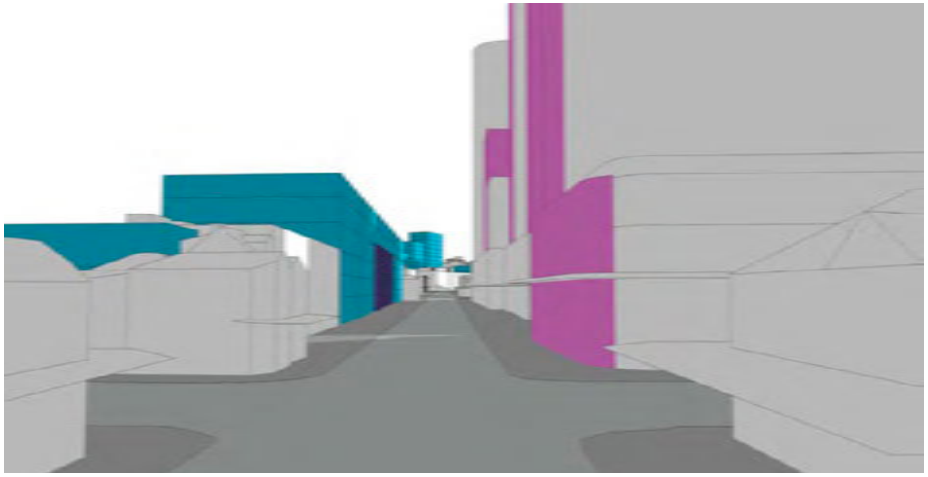


Figure 258: View 1 - northward, Corner Buckland Street and Botany Road looking toward Waterloo Metro Quarter

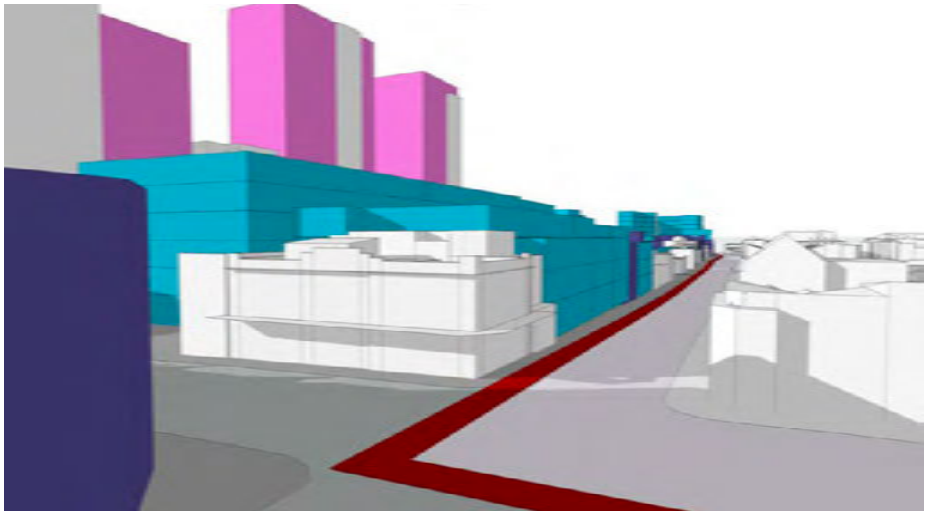
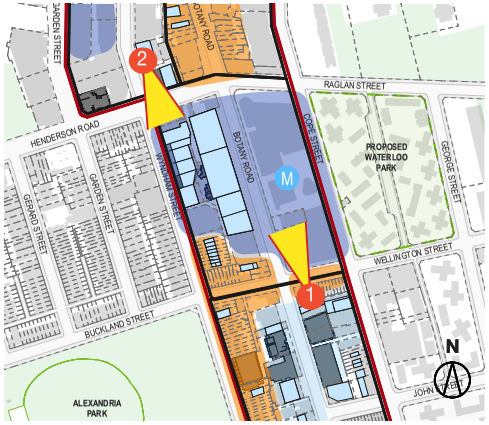


Figure 259: View 2 - southward, Corner Henderson Street and Wyndham Street



Precinct 3 - Waterloo Metro Quarter

Amalgamated Option 02 ‘Upper Height Limit’

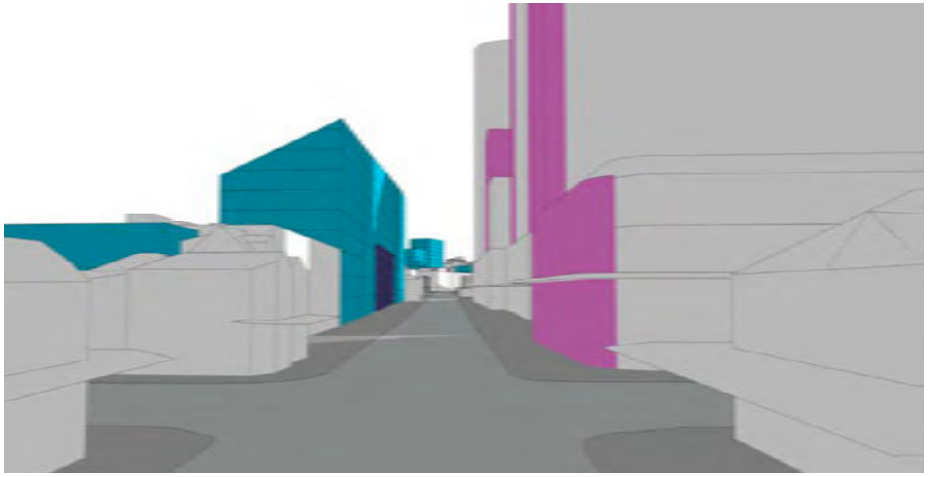


Figure 260: View 1 - northward, Corner Buckland Street and Botany Road looking toward Waterloo Metro Quarter

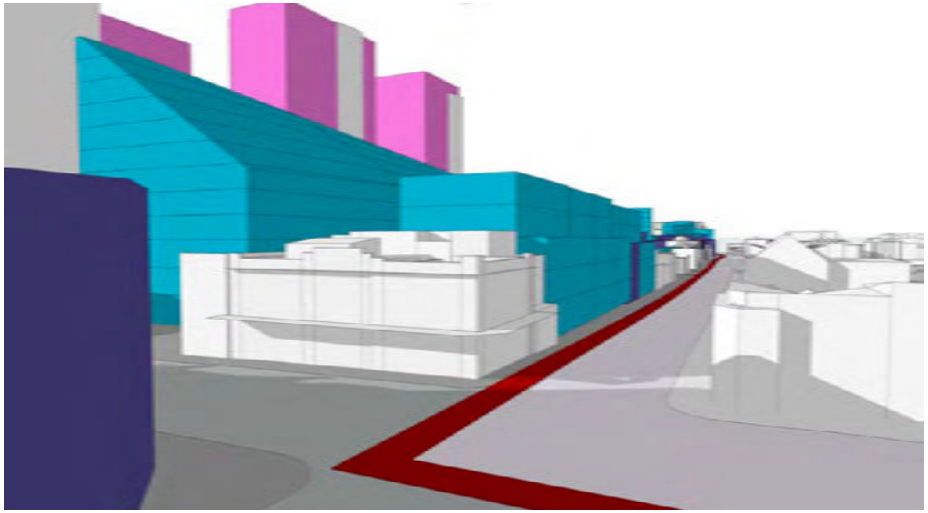
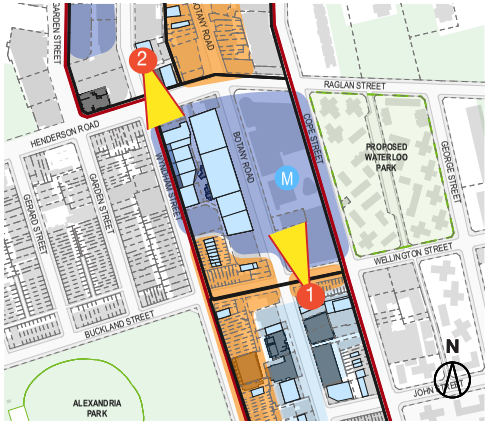


Figure 261: View 2 - southward, Corner Henderson Street and Wyndham Street



Precinct 4 - Southern McEvoy Street

Amalgamated Option 01 ‘Conservative’

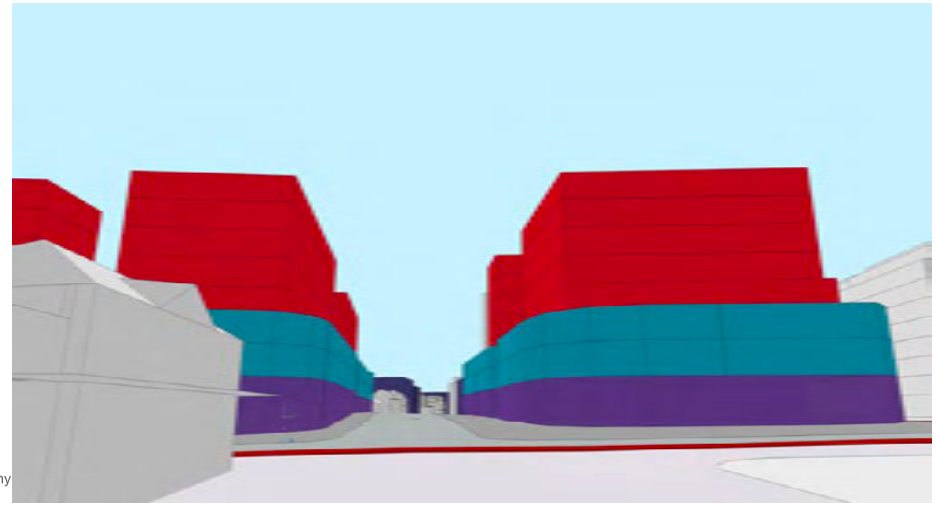


Figure 262: View 1 - northward, Corner McEvoy Street and Botany Road

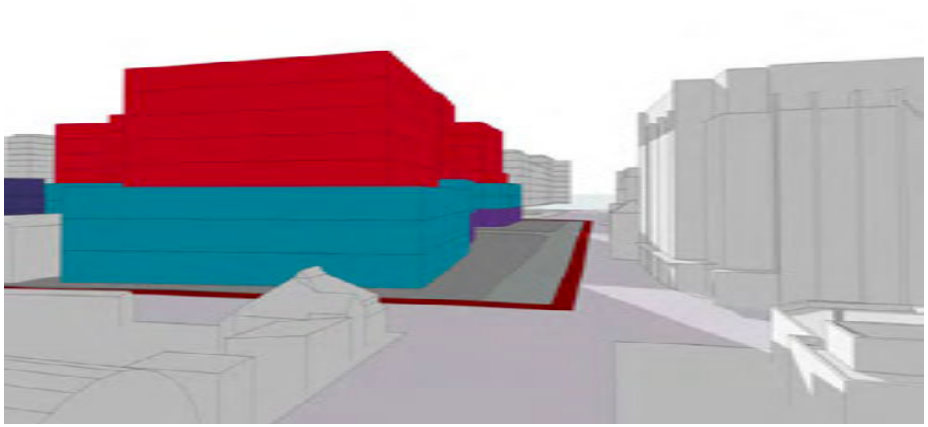
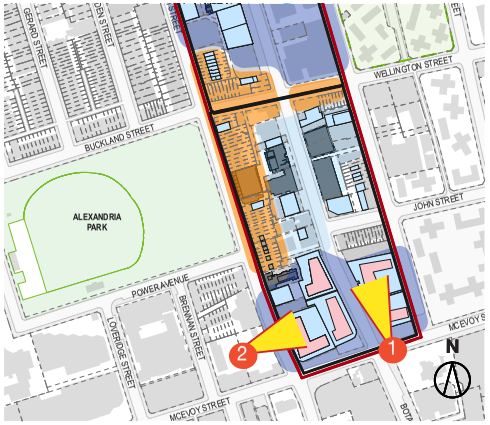


Figure 263: View 2 - eastwards, Corner McEvoy Street and Wyndham Street



Precinct 4 - Southern McEvoy Street

Amalgamated Option 02 'Upper Height Limit'

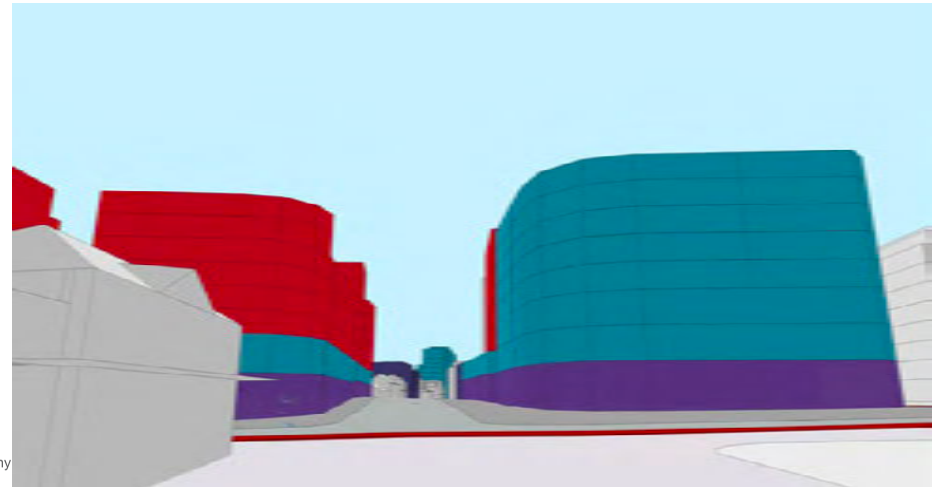


Figure 264: View 1 - northward, Corner McEvoy Street and Botany Road

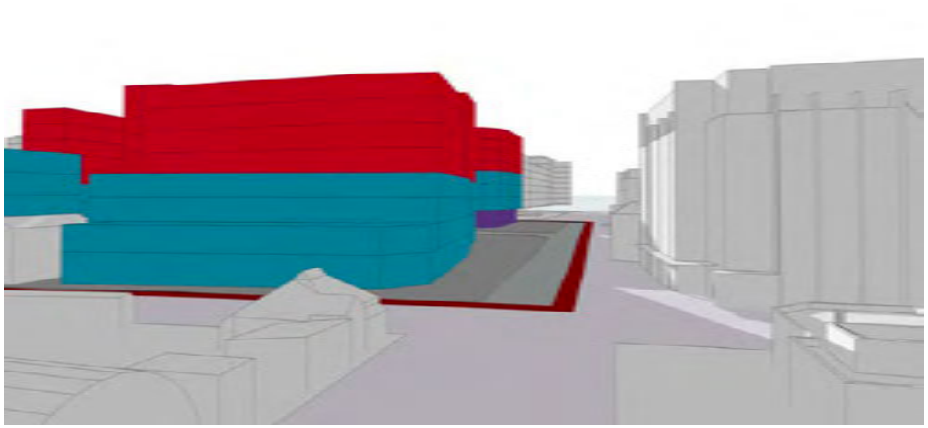
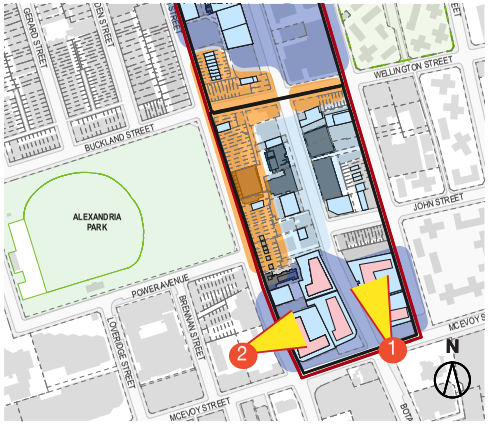


Figure 265: View 2 - eastwards, Corner McEvoy Street and Wyndham Street

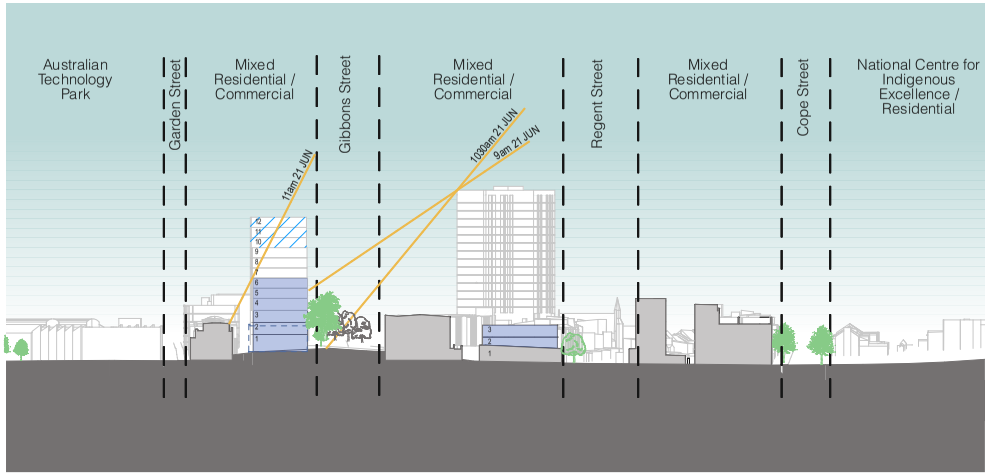


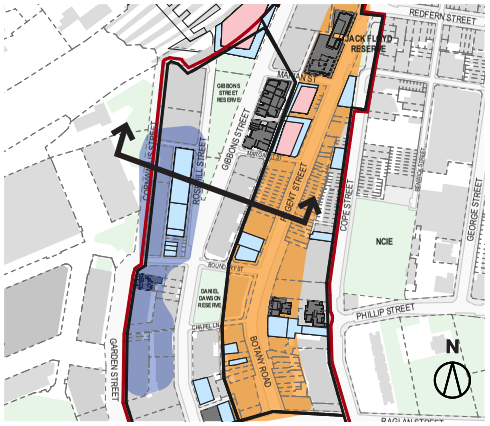
4.14 Amalgamated Options - Solar Access

Precinct 2 - ATP / West BRC

Amalgamated Option 02 'Upper Height Limit' - Section

Figure 266: Section 1 - Rosehill Street, Gibbons Reserve, Regent Street

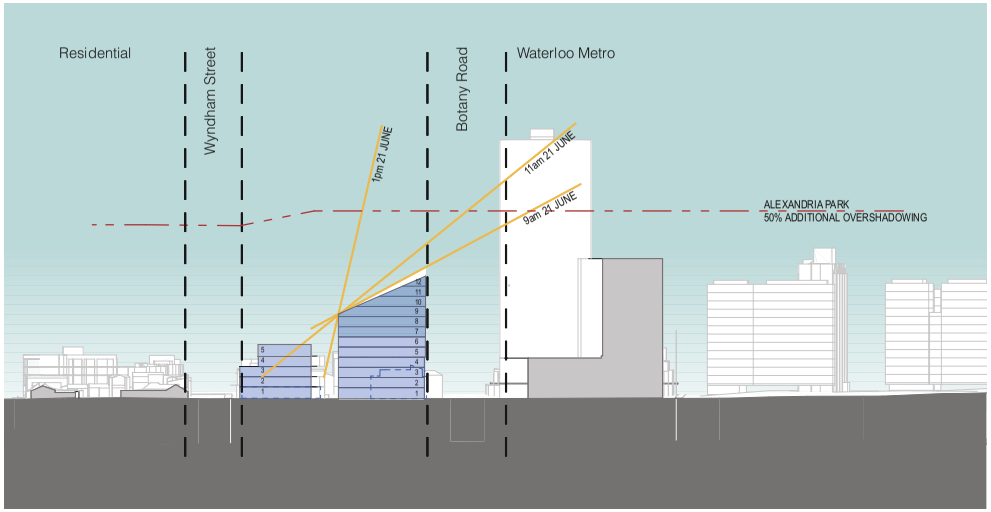


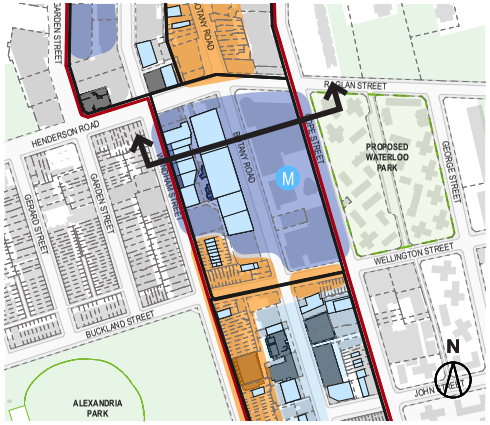


Precinct 3 - Waterloo Metro Quarter

Amalgamated Option 02 'Upper Height Limit' - Section

Figure 267: Section 1 - Waterloo Quarter, Botany Road and Wyndham Street





LEGEND

- Current Built Form
- Additional Floorspace
- 11 Number of stories
- Additional Floorspace with bonus Commercial FSR
- Sun Angle June 21

Precinct 4 - Southern McEvoy Street

Amalgamated Option 02 'Upper Height Limit' - Section

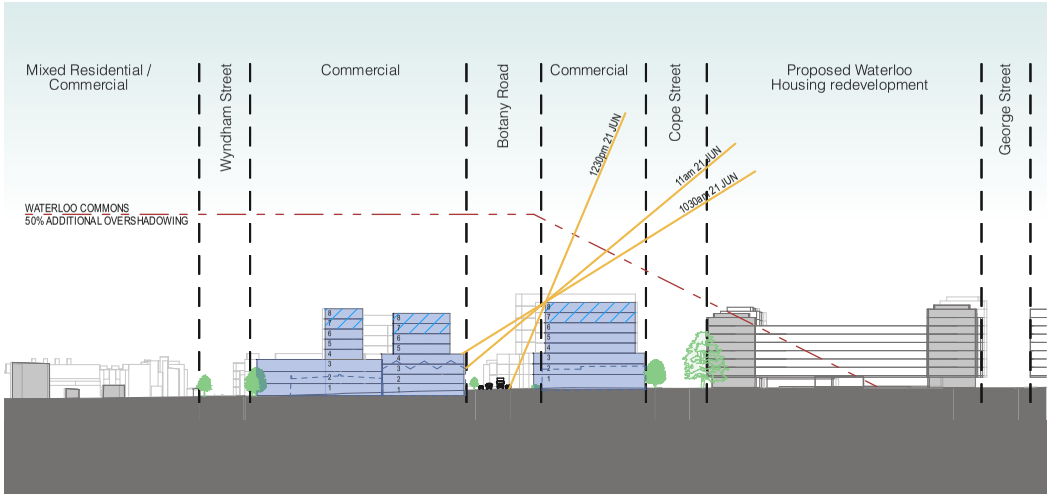


Figure 269: Section 1 - McEvoy Street Quarter, through Wyndham Street, Botany Road and Waterloo Housing redevelopment. Morning solar access

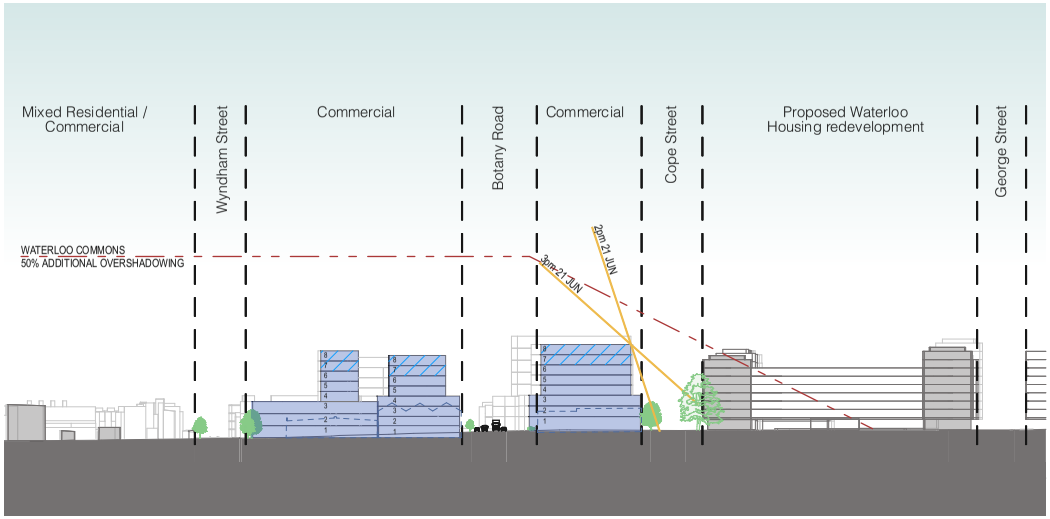


Figure 268: Section 2 - McEvoy Street Quarter, through Wyndham Street, Botany Road and Waterloo Housing redevelopment. Afternoon solar access

LEGEND

- Current Built Form
- Additional Floorspace
- 11 Number of stories
- Additional Floorspace with bonus Commercial FSR
- Sun Angle June 21

