

Attachment A2(b)(iv)

**Urban Design Study – 1 Urban Design
Framework – Part 4 – Botany Road Precinct**

1.5 Strategic Response to Built Form

1.5.1 Proposed Built Form approach

Balance growth with vibrant, fine grain character areas

Four key precincts have been developed that will benefit from increased uplift. These are:

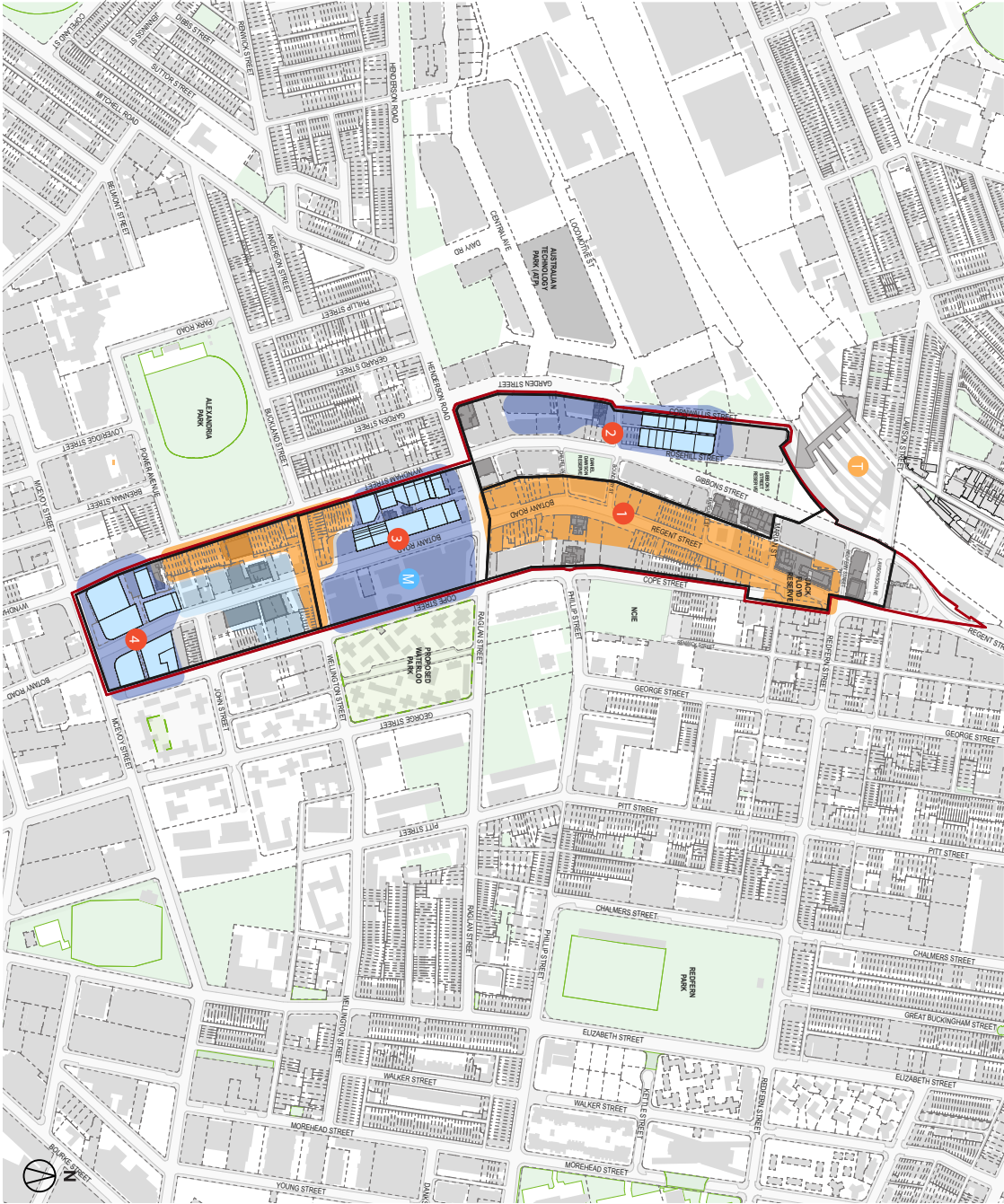
- 1 Regent Street High Street
- 2 Rosehill Precinct
- 3 Waterloo Metro Quarter Employment Quarter
- 4 McEvoy Street Precinct

The proposed precincts were chosen as they are within close proximity to transport, contain identified opportunity sites and comprise of large sites which could maximise commercial floorspace within condensed areas of development. The constraints section of this report established that floorspace capacity sites were distributed randomly across the study area and therefore did not provide great opportunity for uplift and increased floorspace without diminishing amenity to surrounding sites. By implementing these proposed precincts, built form changes will play a role in facilitating increased commercial floor space capacity in the Botany Road Corridor, that is envisaged by various Strategic planning documents. If all development envisaged with the built form approach is achieved, an additional 138,946m2 of commercial GFA may be achieved.

LEGEND

- Development Capacity and grown areas
- Sensitive Development Area - Heritage Considerations
- Precinct boundary
- Commercial Built Form
- Proposed Developments

Figure 20: Proposed built form - growth approach - commercial development



Precedent: Bourke Street Apartments,
McGregor Westlake Architects

Aspiration

Creates amenity away from busy roads

Sensitive design that provide amenity

Focus on occupant comfort, health and wellbeing

Prioritises adaption and retention of creative and historical floorspace



Precedent:
Zero Gipps
Development,
Melbourne, SJB
Architects

Aspiration

Create a vibrant precinct that respects the heritage and cultural value of the area

Development that embraces Cultural and Community Identity

Contemporary built form insertion approach

Reflects both new and existing character for the area

Appropriate response to urban conditions, the street and busy environments



Scale
Appropriate

Built Form

Facades that address the public domain

Distinctive and Memorable



Precedent: The Black Theatre / Koori
Radio, TZG Architects

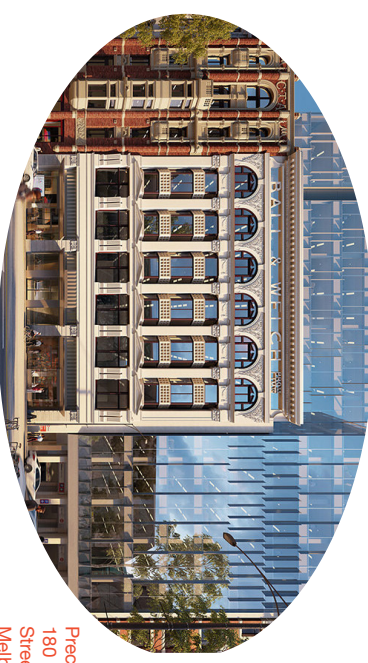
Aspiration

Future-proofed, sustainable and design driven

Provides workplace amenity

Visual connection to the street

Street wall presence



Precedent
180 Flinders
Street,
Melbourne

Aspiration

Maintains civic presence

Creates a vibrant precinct at and above street level

Revisualises the public domain by creating a distinct identity

A sense of 'place' through materiality and articulation

Figure 21 adjacent gives a study area overview of the four key precincts have and the built form urban design framework that is recommended to apply. Each precinct identifies key landmarks and areas for protection, as well as opportunities for growth or uplift within those areas.

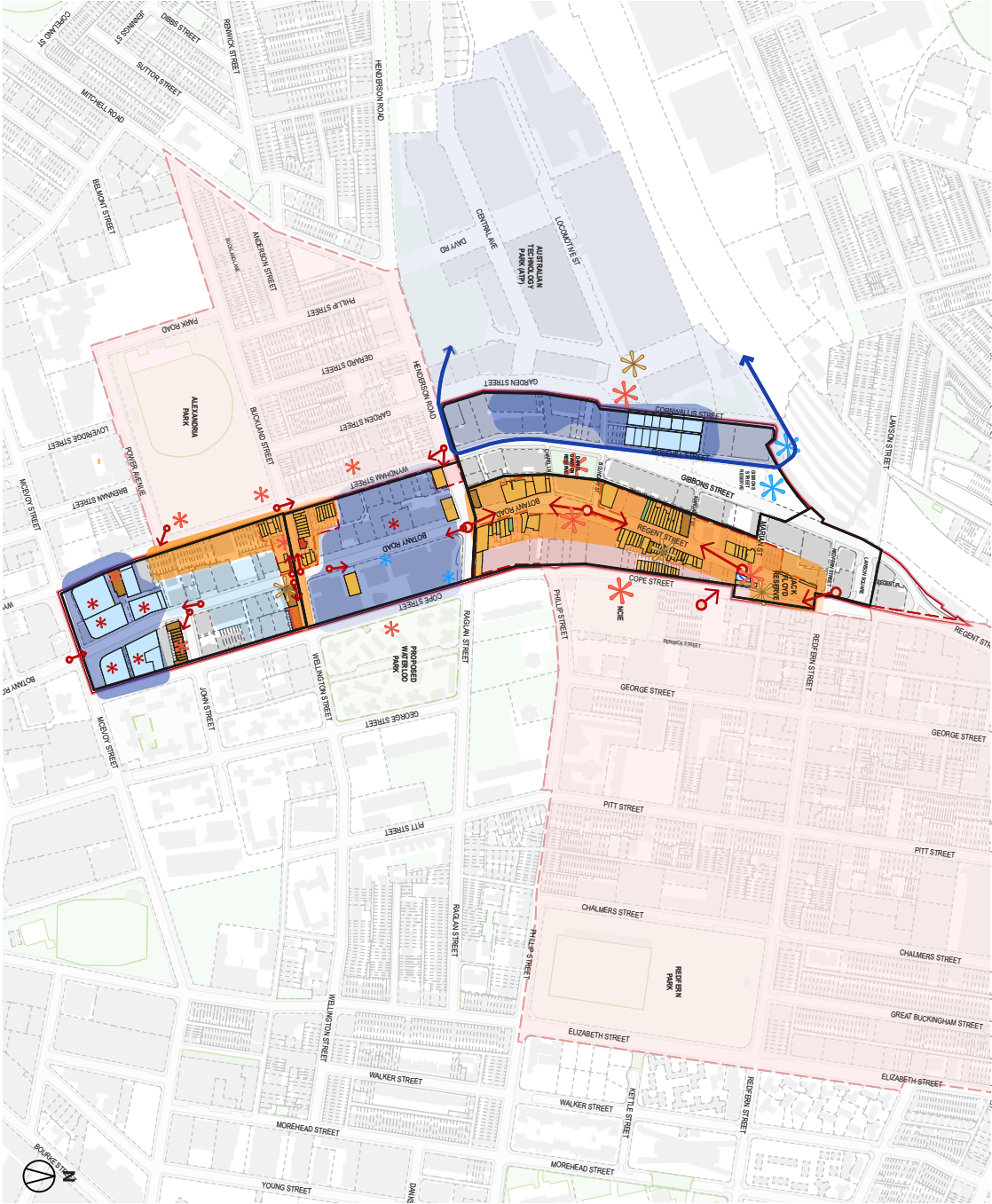


Figure 21: Proposed Built Form Strategy and Precincts Plan

Regent Street 'High Street' Precinct

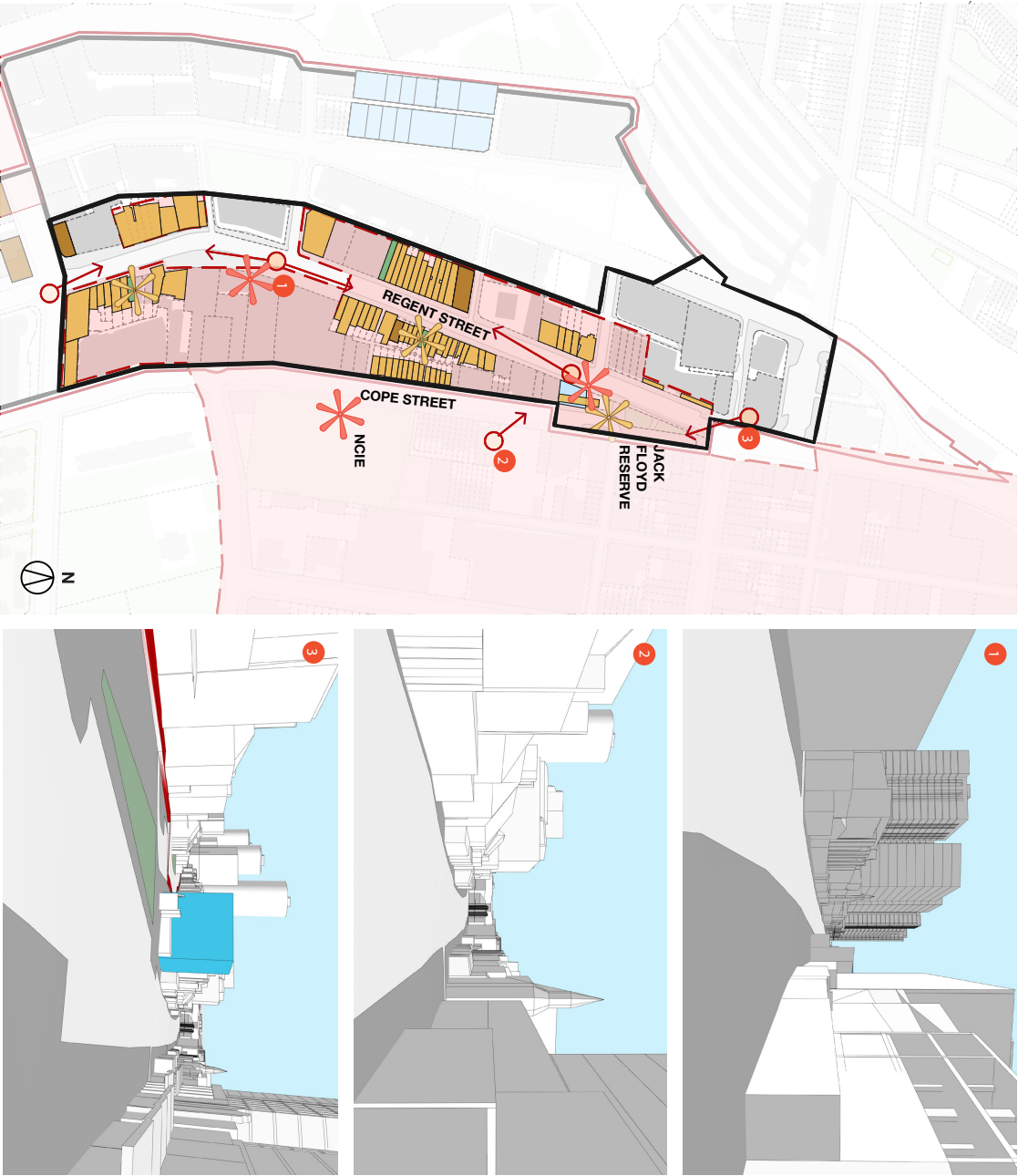
This Precinct's built form and townscape will be characterised by historic assets as well as scattered modern developments that will respect existing historic built form.

Key objectives of the precinct are:

- Landmark building at Jack Floyd Reserve.
- Key views into Jack Floyd Reserve, NCIE, along Regent Street and from Regent Street Plaza.
- Retention of existing fine grain built form, predominant street-scape character and datum lines.
- Development sensitive to existing or proposed heritage assets.
- Establishing Indigenous identity within proposed development and the street-scape.



Figure 22: Regent Street Precinct Built Form Strategy



Rosehill Precinct

This Precinct's future built form will be characterised by a mixed existing residential development, new high quality commercial built form and transport interchange infrastructure and built form, forming a vibrant yet well connected fringe of the Botany Road Corridor.

The Precinct is envisaged to grow towards into a commercial precinct, catalysed by key sites on Rosehill Street. Future opportunities for commercial development may be explored within future urban design studies for properties south of Daniel Dawson Reserve.

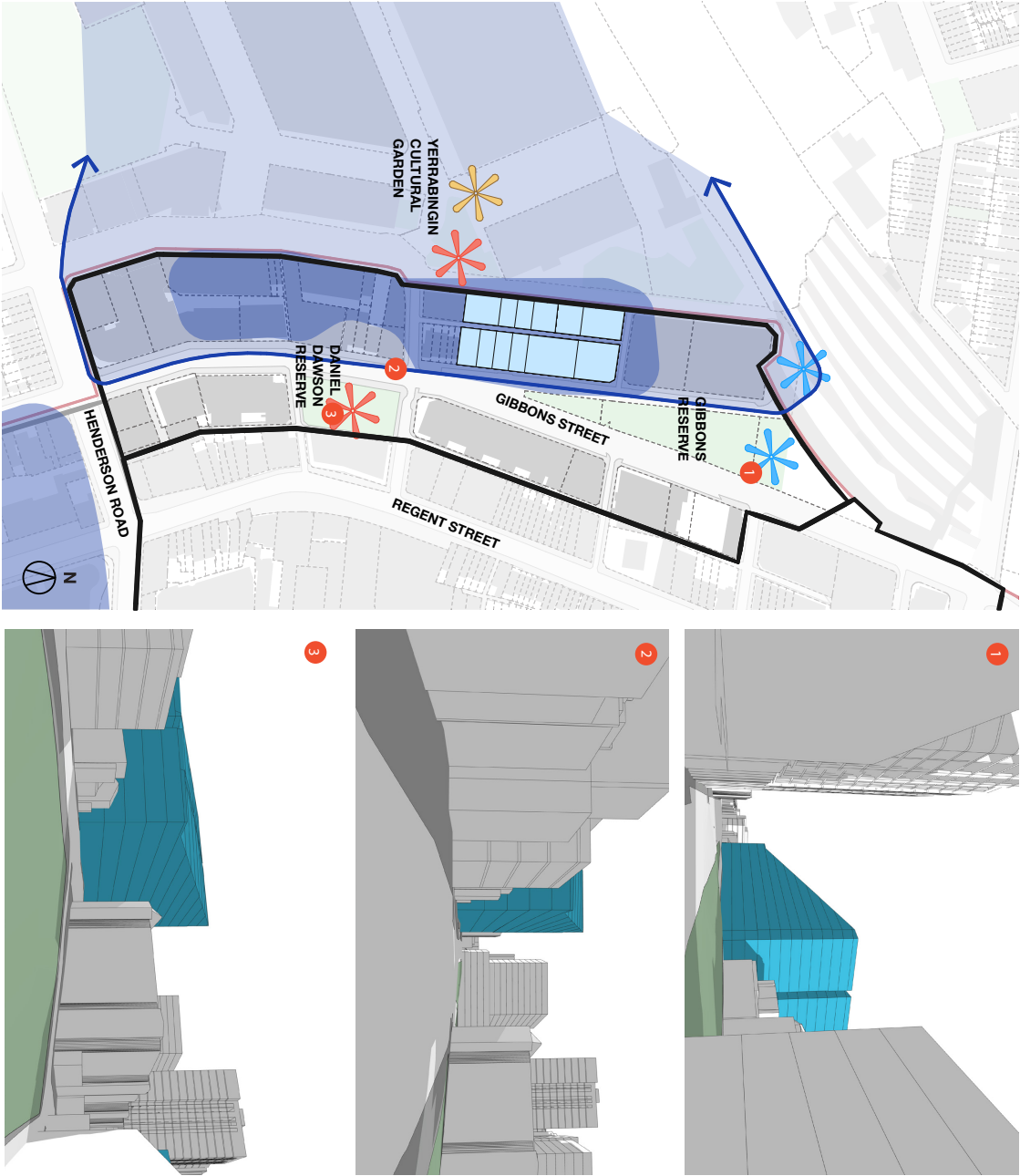
Key objectives of the precinct are:

- Provide high quality architecture within the existing built environment
- Provide a gateway experience along Gibbons Street in both north and south directions
- Protect existing open space and Indigenous significant places
- Provide for short term commercial floorspace growth opportunities along Gibbons Street to assist transition to a true mixed-use precinct.
- Ensure residential development to the south and east is not impacted by overshadowing resulting from significant development.

LEGEND

- Key transport infrastructure built form
- ATP Employment Precinct expansion
- Future growth employment zone
- Strategic Growth zone
- Commercial floorspace
- Key Indigenous landmark built form
- Key landmark locations to be protected

Figure 23: Rosehill Precinct Built Form Strategy



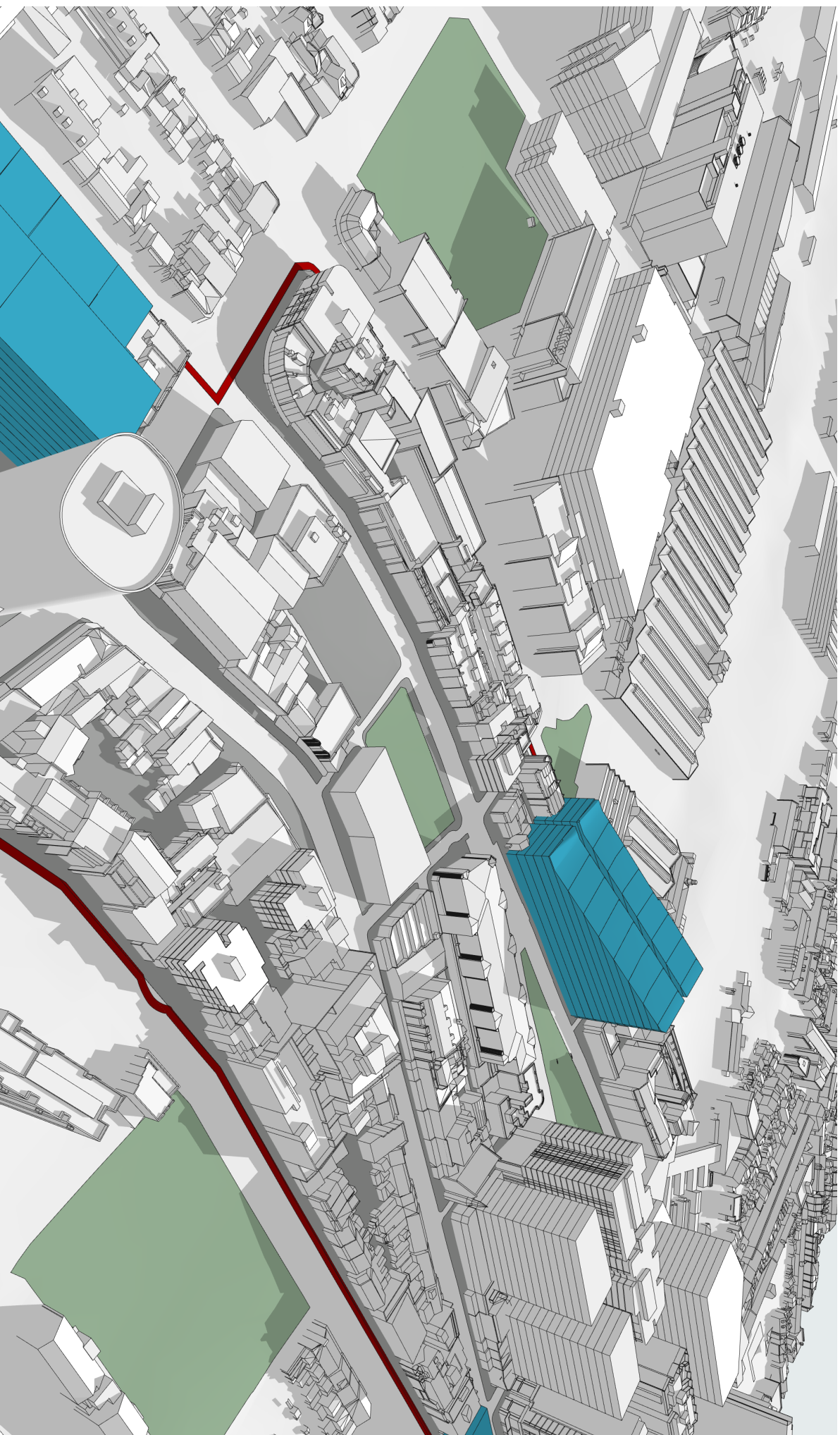


Figure 24: Rosehill Precinct Built Form Strategy - Aerial View

Waterloo Metro Quarter Precinct

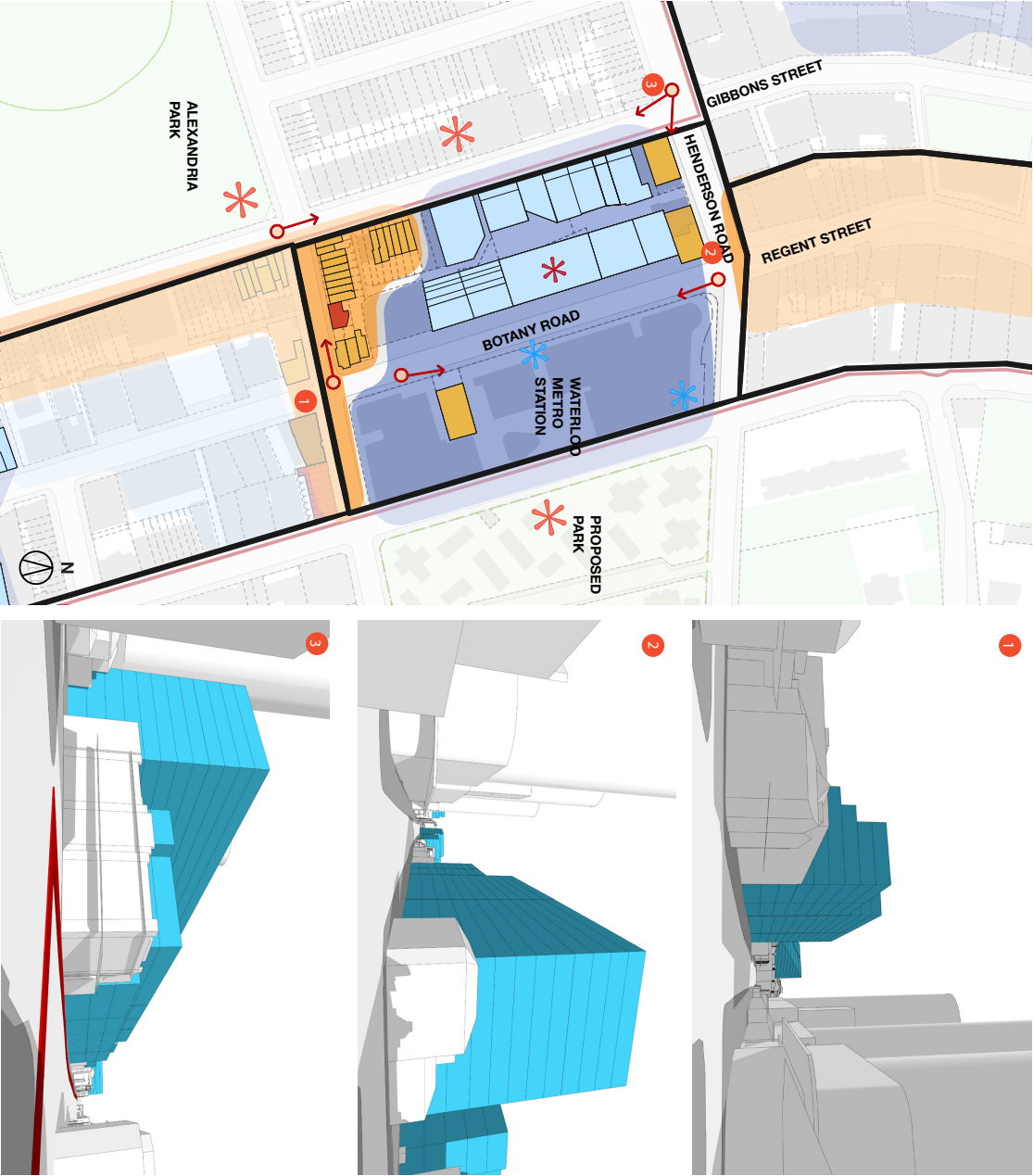
The redevelopment of this Precinct can significantly regenerate Botany Road by providing new landmark buildings that will provide an iconic precinct along Botany Road. The future built form's heights will transition higher density on Botany Road to the lower scale in surrounding area. Key objectives of the precinct are:

- As a local centre, in proximity to the Waterloo Metro Station development, provide commercial floorspace with excellent public transport accessibility.
 - Provide a higher density development scale that appropriately addresses both Waterloo Metro Station and neighbouring fine grain, Special Character Areas.
 - Protect solar access to Alexandria Park and Alexandria Park Conservation Area.
 - Provide a continuous street-scape and street wall height facing Waterloo Metro Station.
 - Provide a low scale to new development along Wyndham Street whilst allowing for commercial growth and break up tall street walls with facade articulation.
 - Orientate Mixed use development living spaces away from Botany Road.
- Create Botany Road as a destination and arrival gateway to the new Waterloo Metro Quarter.
 - Extend Wyndham Street laneway, with development opportunities to connect through to Henderson Road.
 - Implement controls to realign Wyndham Street laneway to remove any blind corners and improve CPTED safety.

LEGEND

- Key transport infrastructure built form
- Waterloo Metro Quarter
- Growth zone
- Commercial floorspace
- Key landmark locations to be protected
- Key Views
- Heritage listed buildings
- Contributory buildings
- Key Commercial Floor space
- Proposed extended Conservation Area
- possible mixed use site specific controls

Figure 25: Waterloo Metro Quarter Precinct Built Form Strategy



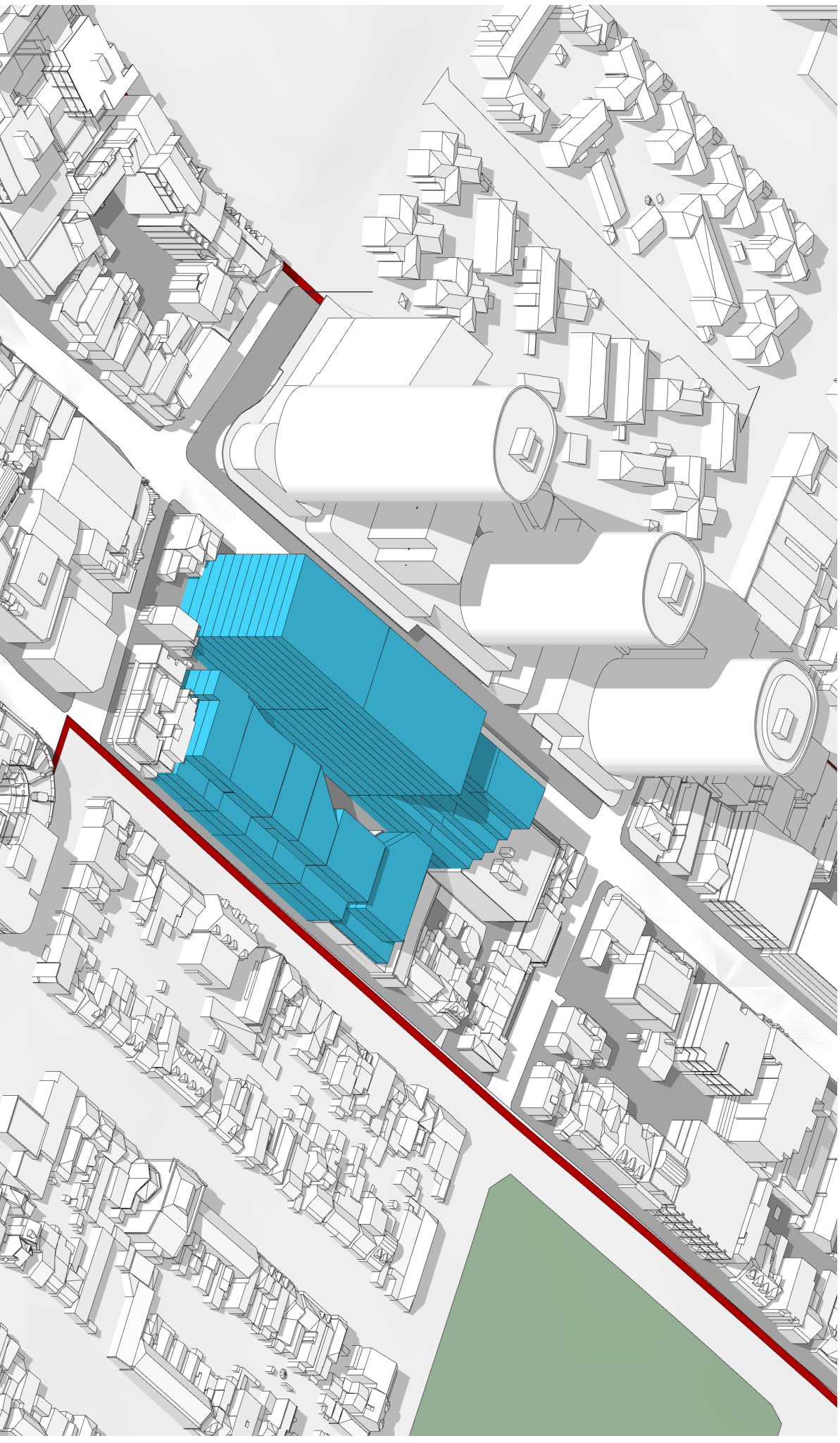


Figure 26: Waterloo Metro Quarter Precinct Built Form Strategy - Aerial View

McEvoy Street Precinct

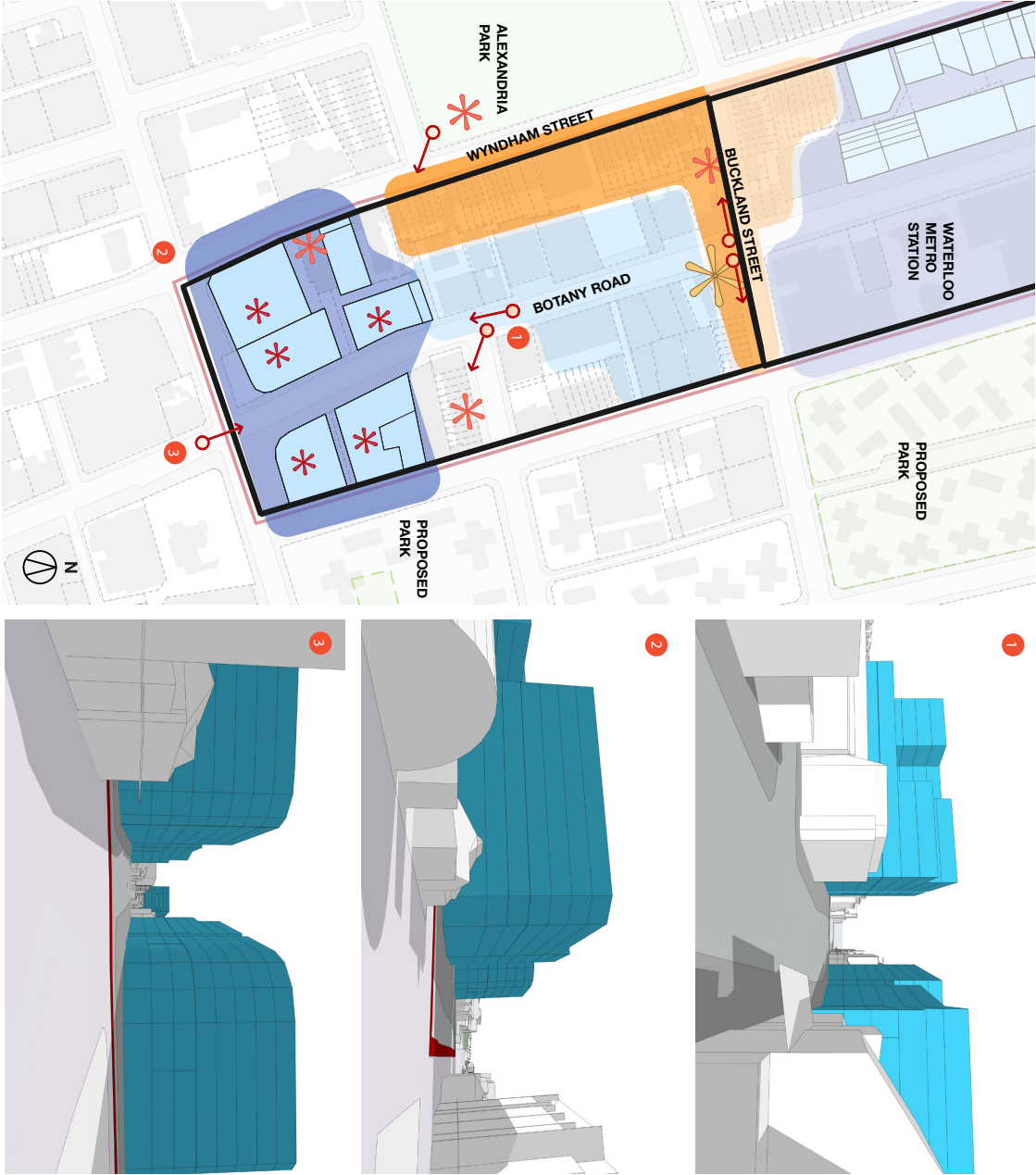
This Precinct can provide significant regeneration for Botany Road with catalyst developments Key objectives of the precinct are:

- Provide local amenity to residents east and south of the study area.
- Provide a higher density development scale to a scale that matches future nearby residential development whilst addressing scale within lower scale Special Character Areas.
- Protect solar access to Alexandria Park and Alexandria Park Conservation Area.
- Provide a responsive street-scape and street wall height that transitions between low scale facing Botany Road and taller scale on the corner of Botany Road and McEvoy Street.
- Provide through site connections for improved east-west connection across Botany Road.
- Mixed use development should orientate living spaces away from Botany Road.

LEGEND

- Key Indigenous built form to be protected
- McEvoy Precinct Growth zone
- Future growth zone - activate street frontage priority area
- Commercial footspace
- Key landmark locations to be protected
- Key Views
- Heritage listed buildings
- Contributory buildings
- Key Commercial Floor space
- Proposed extended Conservation Area
- possible mixed use site
- specific controls

Figure 27: Waterloo Metro Quarter Precinct Built Form Strategy



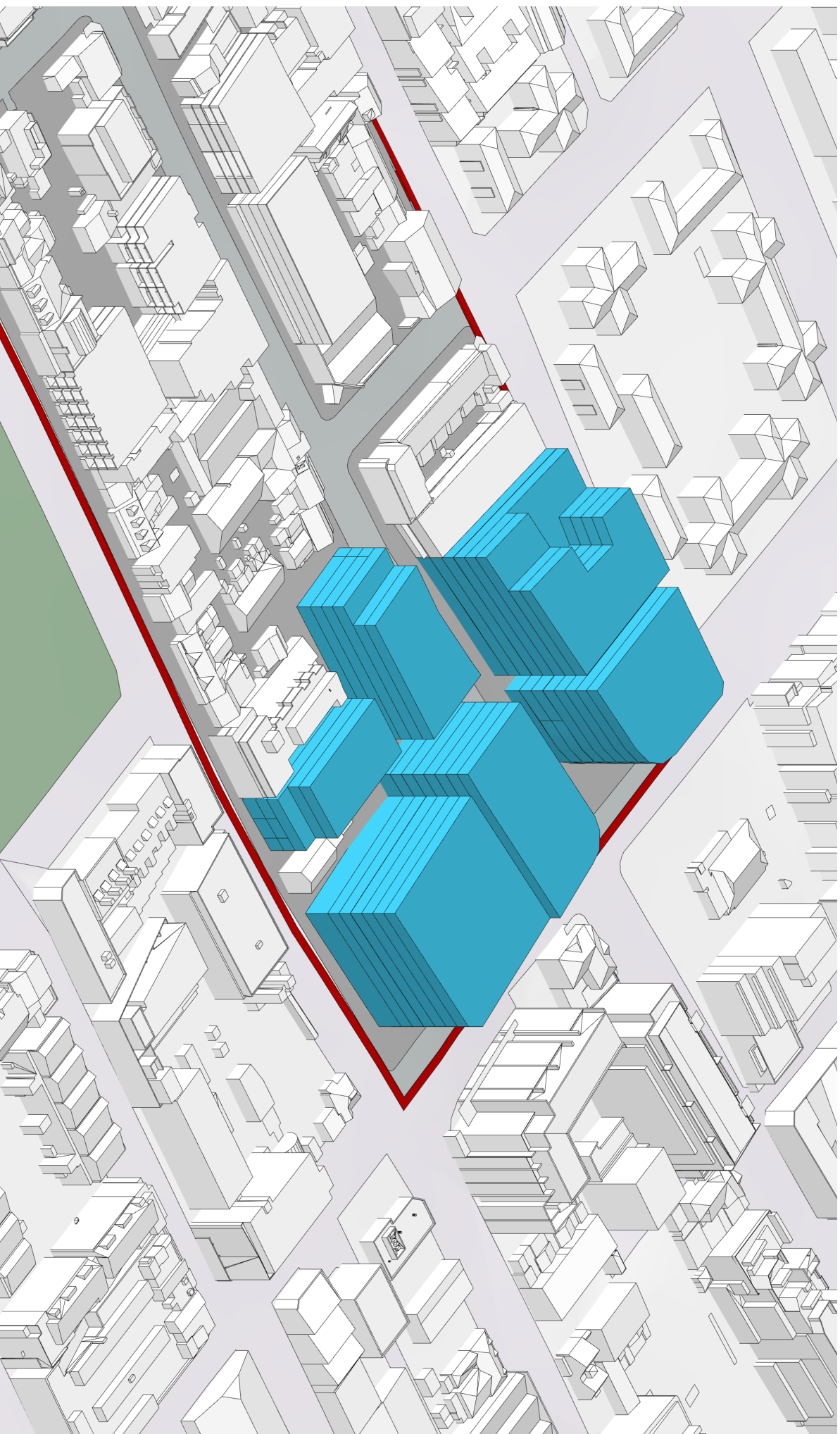
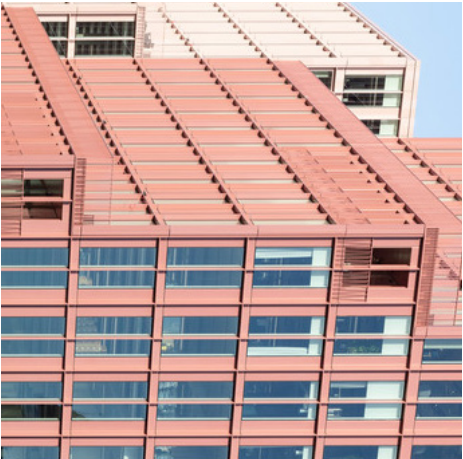
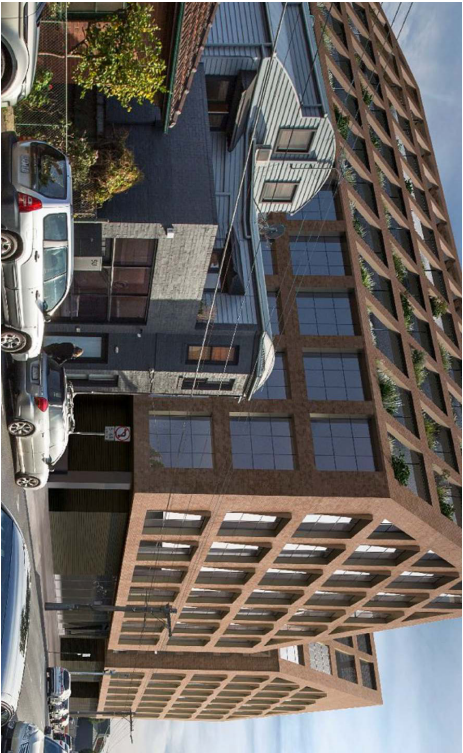
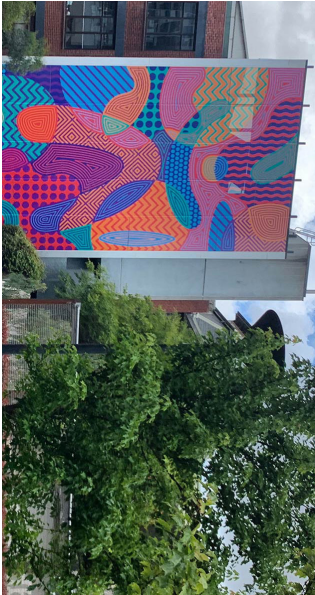
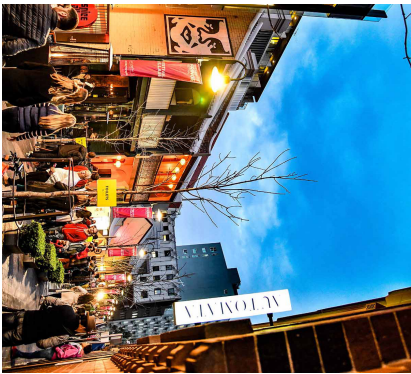
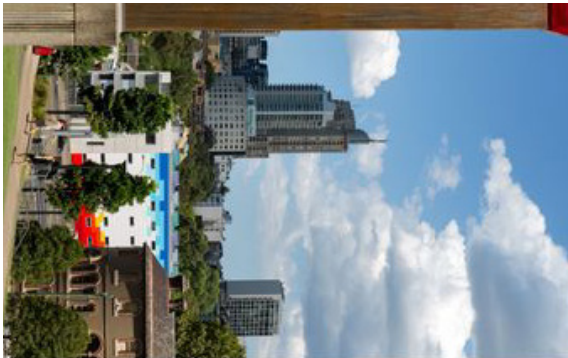


Figure 28: McEvoy Precinct Built Form Strategy - Aerial View

Precedents: Built Form that provides amenity and an environmental response through articulation and appropriate massing



Precedents: Scale sensitive built form approach providing a civic identity, memorable precinct and distinct presence



Precedents: Built Form that provides flexible commercial and workforce floorspace^x

^xThe precedents below are elaborated on within the Building Typologies Appendices section

