

Attachment A3-1

Urban Design Report

923-935 Bourke Street Waterloo Planning Proposal Urban Design Report

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Woolworths Limited
Design Report
September 2022



Acknowledgment of Country

We acknowledge the Gadigal people of the Eora Nation as the Traditional Owners of country, and recognize their continuing connection to land, waters and culture.

We thank them for protecting this coastline and its ecosystem since time immemorial pay our respects to their Elders past, present and emerging.

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Woolworths Limited

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Project Number S12476

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This Design Report relates to 923-935 Bourke Street, Waterloo and is submitted to the City of Sydney in support of a request for Planning Proposal seeking amendments to the Sydney Local Environmental Plan 2012.

The broad intent of the Planning Proposal is to achieve a mixed-use development outcome, including a supermarket, which facilitates a suitable urban form to support local strategic planning intent for the establishment of a new 'neighbourhood centre' within the site.

The Planning Proposal seeks amendment to maximum building height mapping and to introduce a site-specific criteria based exemption to the retail floor area cap outside of Green Square Town Centre and other planned centres.

The indicative reference scheme in support of the proposal accommodates a mixed-use development including a subterranean supermarket, retail, commercial, residential apartments on podium and rooftop communal facilities. Basement parking is accommodated for all uses, with ground level loading and 'Direct to Boot' pick up facilities.

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Pictured
Through-Site Link Young St Entrance

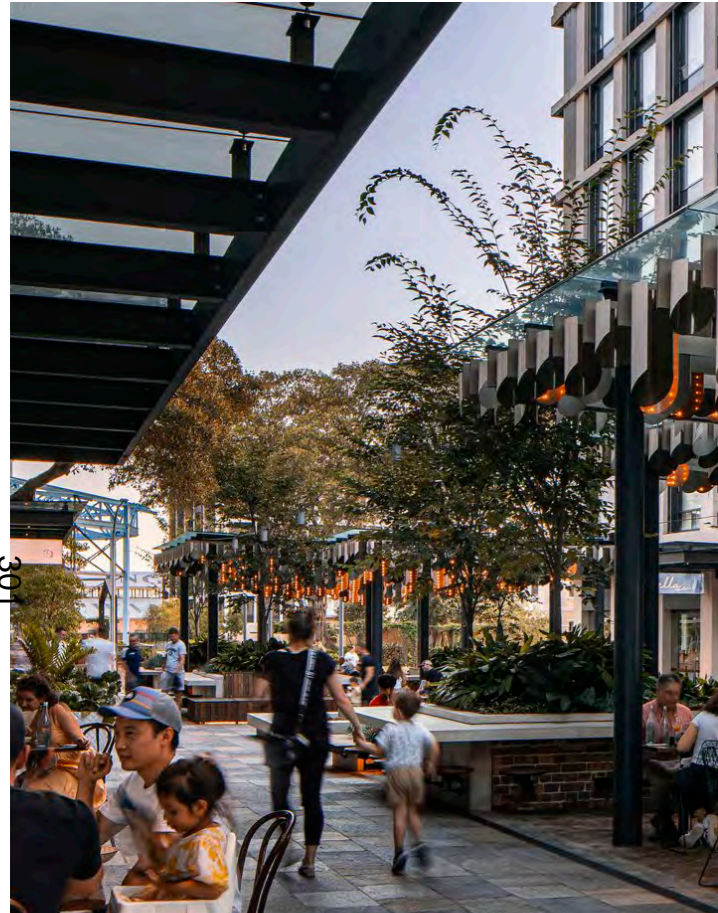
Executive Summary

The proposal envisions a mixed-use precinct with a pedestrian-focused ground plane that enhances and activates connections within the development, creating new retail and urban activation benchmarks in the heart of Waterloo.

The precinct consists of three residential blocks, with an anchor building corner of McEvoy and Bourke Street with commercial and retail offerings fronting the key intersection. Each building has been carefully designed to deliver a high level of residential amenity with a focus on maximising natural light, ventilation and courtyard tree-top outlook to all apartments, communal areas and circulation spaces.

1.1 Design Vision

Key Principles



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Neighbourhood Retail

Public Through-site link and Plaza

- Retail amenity that supports social gatherings
- Diverse selection of ground floor retail including a subterranean supermarket
- Equitable, barrier-free access that is safe & secure
- Highly connected to public transport and other urban centres



Street address & Articulation

Streetscape Environment

- Carefully considered bulk and scale relationship with the adjacent development
- Legible building entries visible from the public domain
- Landscaped setbacks to enhanced public domain design with the use of quality, durable materials.



Social Integration

Diverse Needs

- The dwellings, buildings, communal and public places, all provide excellent amenity.
- The differing needs of potential residents are met through a wide variety of housing types. The universal needs are met through good natural light, shade, shelter, prospect and refuge, and a connection to nature.



Quality residential amenity

Diverse apartment mix

- Quality and diverse apartment mix
- Excellent residential amenity including a large landscaped courtyard
- Adheres to Apartment Design Guide principles including daylight access and cross-ventilation
- Suitable scale and design to fit seamlessly with the adjacent precinct
- Exemplar building with materials that are durable and have an enduring quality

1.2 Project Location

Strategic position to sustain a changing city precinct

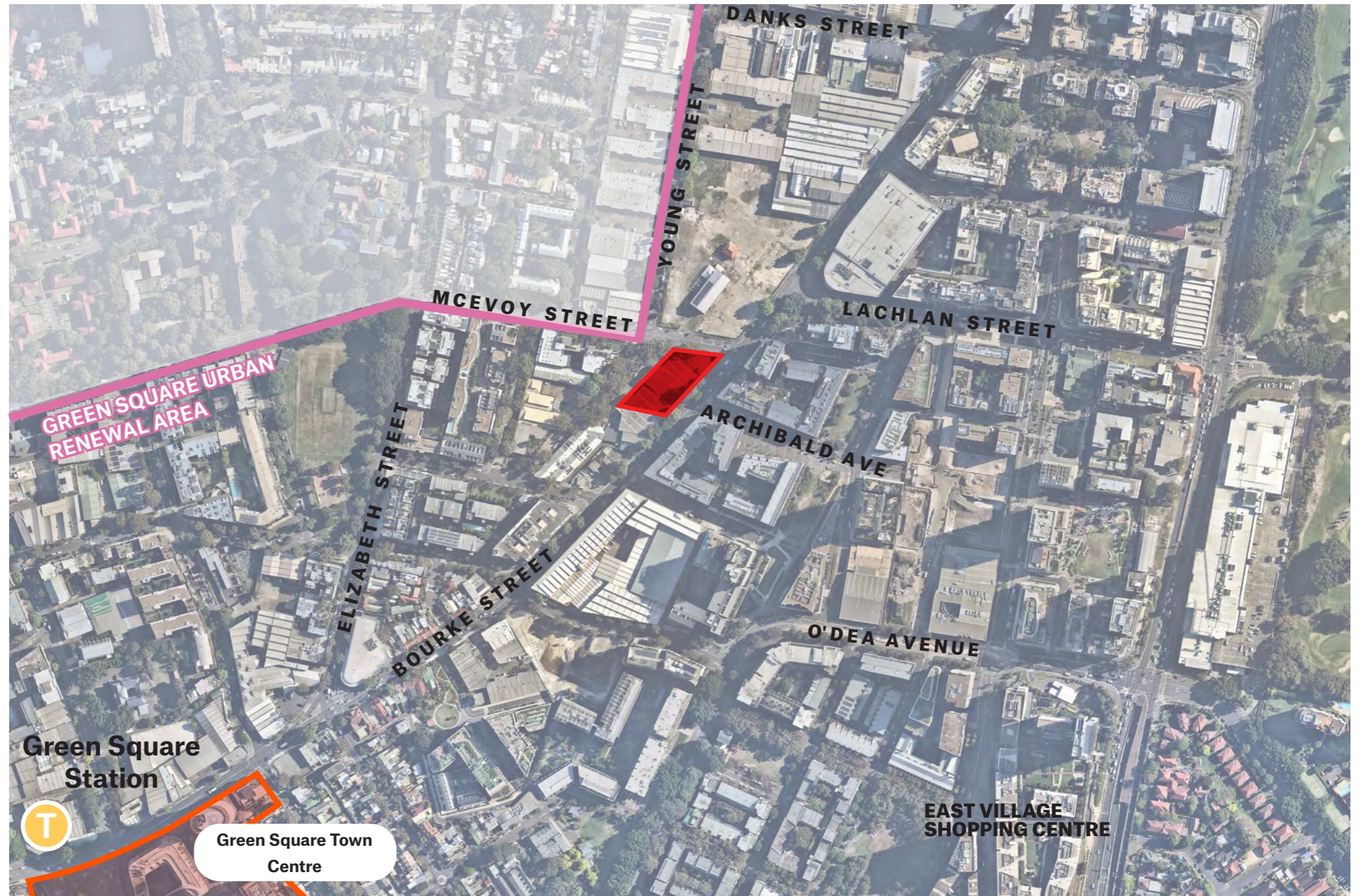
Waterloo lies within the South Sydney corridor between the Central Business District and Sydney Airport.

Its central location between the city and the airport to the south as well as between the inner west and beach areas of the eastern suburbs makes Waterloo attractive location for dwelling, employment & commerce.

The site lies at northern edge of the Green Square Urban Renewal Area and is also identified in the City of Sydney's Local Strategic Planning Statement.

March 2020, as lying within the Green Square Urban Renewal Area.

The development site is located northeast of the Green Square Town Centre on the corner of Bourke and McEvoy Streets.

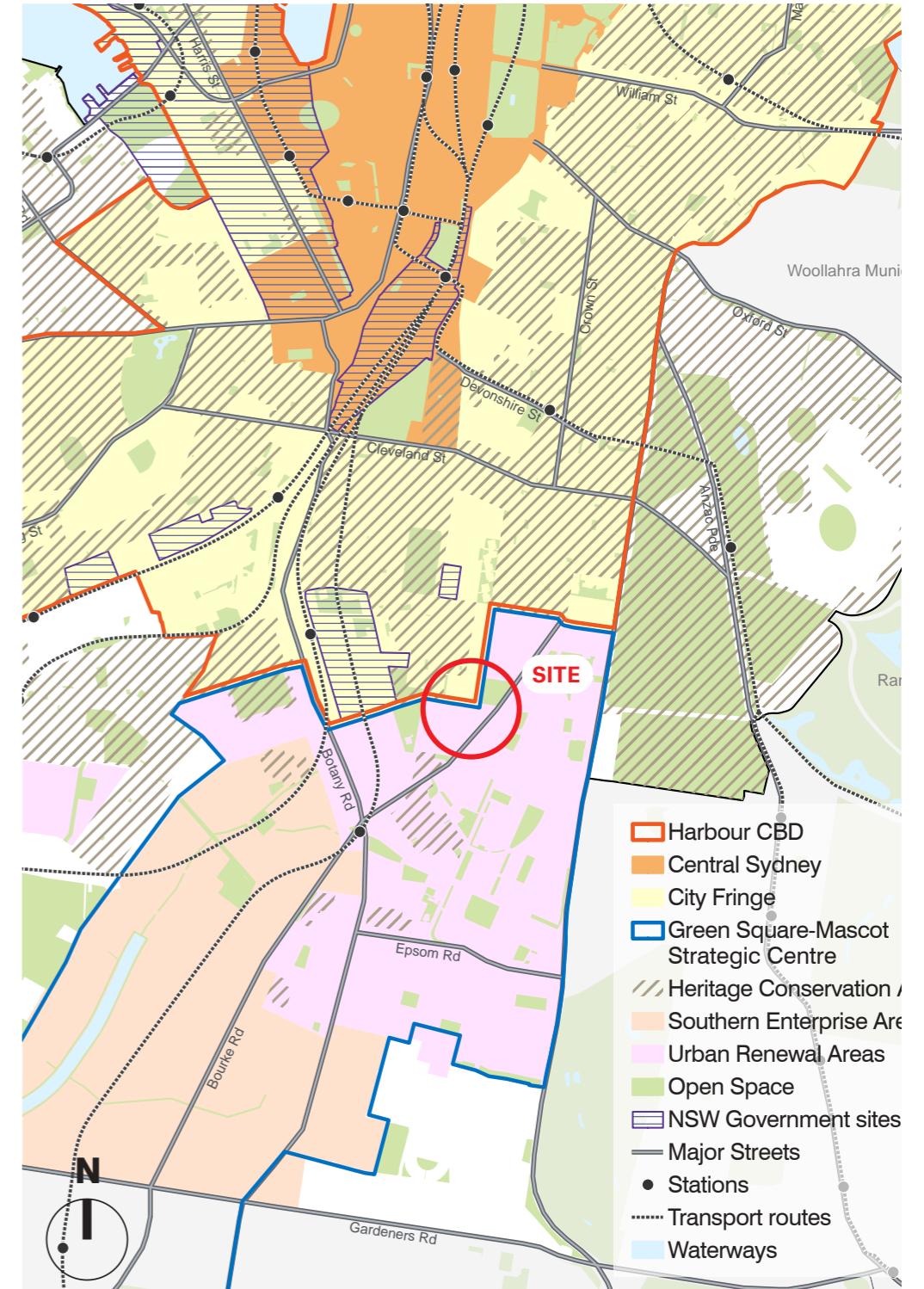
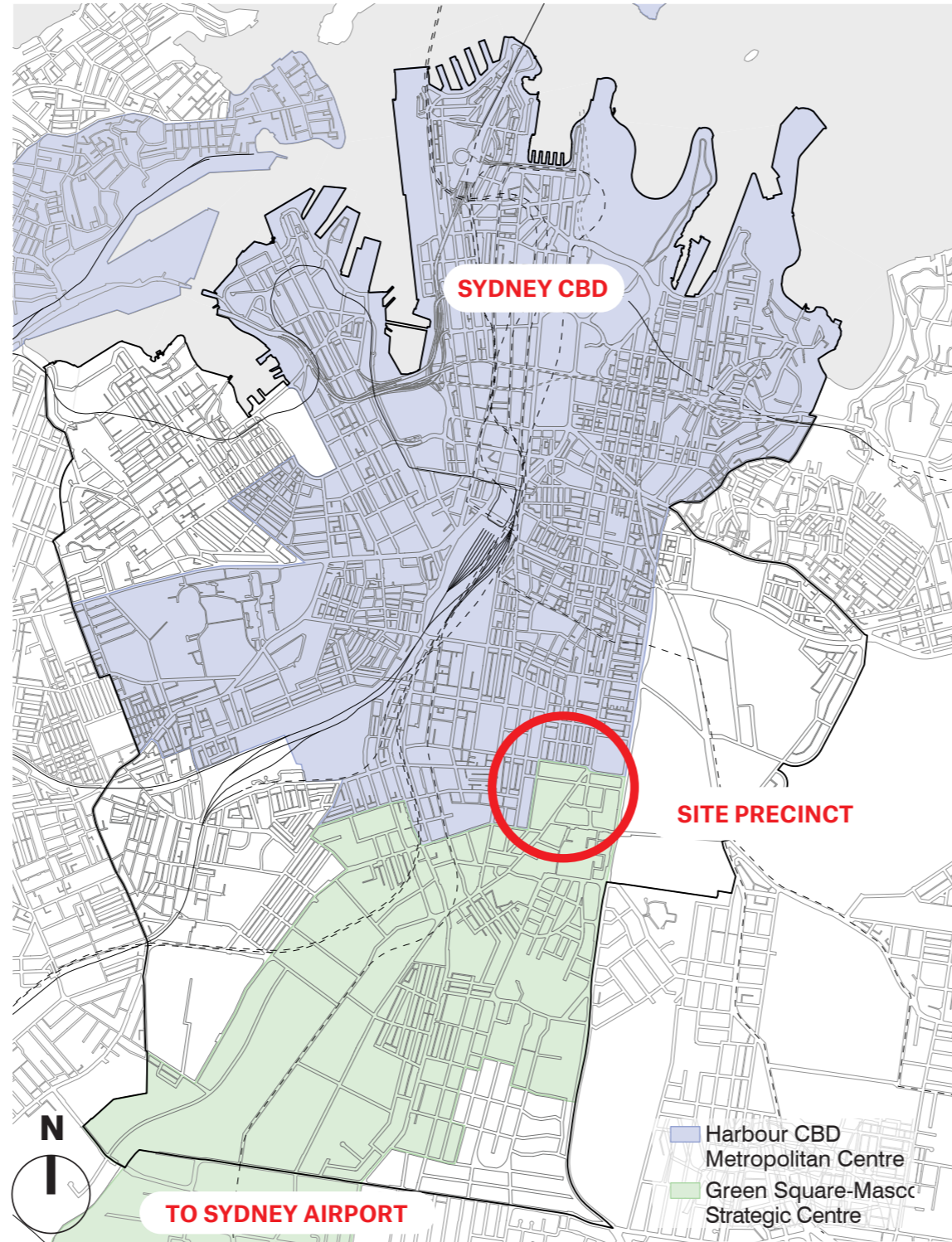


Pictured

Project Location - Source from Nearmap

1.3 Strategic Site

303



Pictured
 Metropolitan and strategic centres - Source: Local Strategic Planning Statement March 2020
 City of Sydney Structure Plan - Source: Local Strategic Planning Statement March 2020

1.4 Economic Strategy

Urban Renewal Continuity

Economic Strategy

As identified in Ethos Urban’s technical paper ‘Retail Needs and Economic Impact Assessment, November 2021’, the precinct is a important economic zone for the City of Sydney.

“Under the Greater Sydney Regional Plan, the Green Square Town Centre (GSTC) falls within the Eastern City District Plan and is defined as a Planned Strategic Centre. The GSTC will contribute to the evolution of the South Sydney Corridor, supporting the transition from traditional industrial activity towards a modern mixed use precinct containing employment, commercial, retail and residential uses.”

The paper identifies the site, lying within the Green Square urban renewal area, has the largest population growth in the city both in the immediate and projected forecast between 2021-2036. This increase is a direct result of the completion of numerous medium to large-scaled multi-unit residential developments.

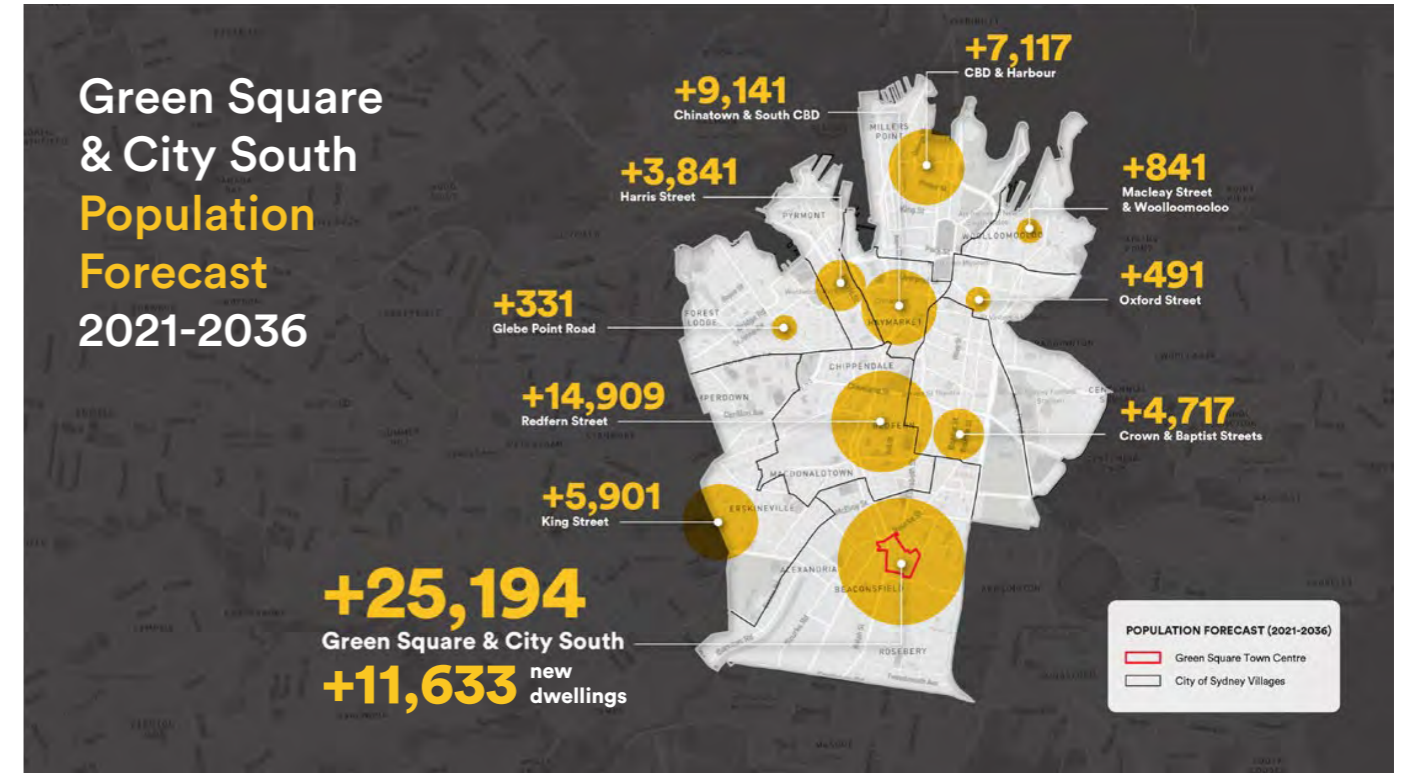
Also identified in the technical paper is a lack of substantial supermarkets to service this increasing population growth.

Urban renewal opportunities, such as the Woolworths Waterloo planning proposal, is a mixed-use development that responds to economic and social requirements within the South Sydney district.

The proposal responds to a lack of substantial supermarkets in the area for a growing population.

The planning proposal offers the following economic benefits:

- An exemplar high quality supermarket to meet the current and future needs of the community
- Enhances the strategic retail framework within the South Sydney corridor
- Mixed-use typology that supports a sustainable urban development model that reduces reliance on travel for goods and services
- Scale of retail complements rather than competes with the major urban hub of Green Square Town Centre.



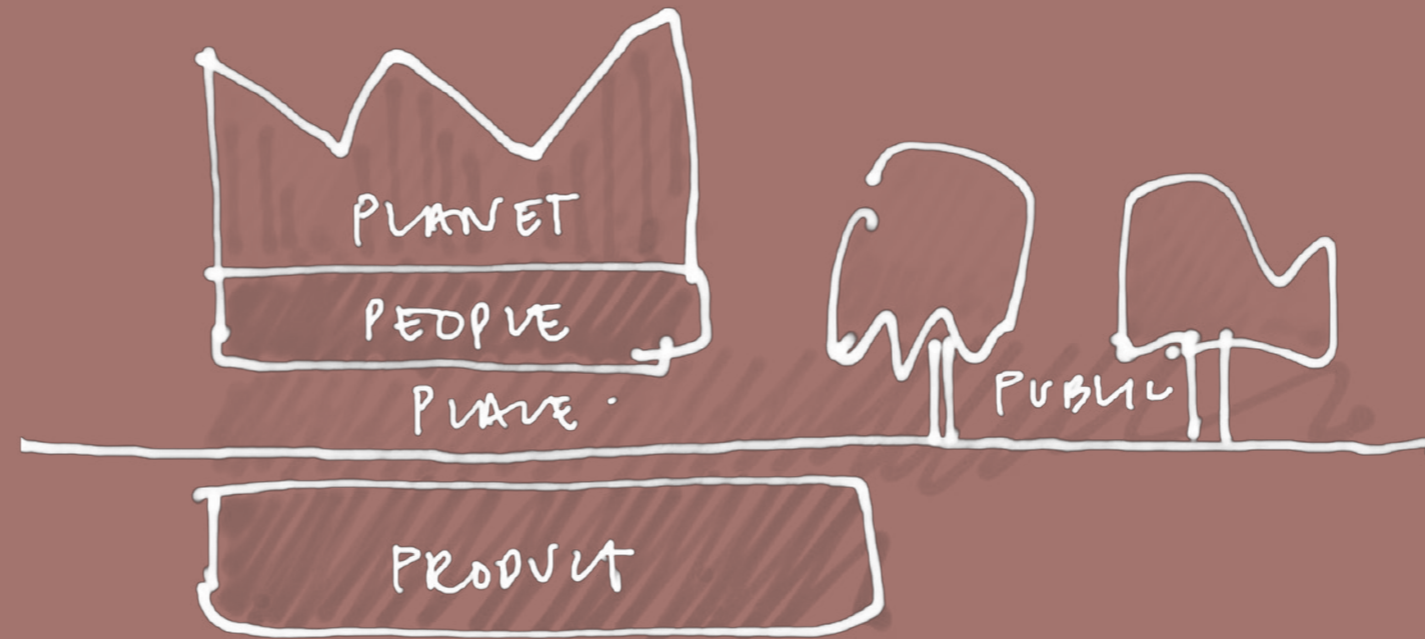
Source: Retail Needs and Economic Impact Assessment, November 2021



Source: Retail Needs and Economic Impact Assessment, November 2021

1.5 Project Vision

Retail Concept



Woolworths' vision for South Sydney is a new concept that....

- / Evolves Woolworths' offering to deliver a world leading customer experience
- / Integrates the latest in technology and innovation
- / Embraces sustainability in design and operations
- / Delivers great placemaking outcomes through design excellence
- / Combines full-line and mixed-use with emerging concepts, Pick-up and E-commerce

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Pictured
Street Perspective - McEvoy Street



2.0

Urban Context Analysis

2.1 Neighbourhood Character

Town Centres and Village

Waterloo lies within the South Sydney corridor between the Central Business District and Sydney airport.

The South Sydney district is characterised by a collection of urban centres and smaller villages connected via tree-lined streets. The area has seen significant change recently with the introduction of new multi-unit residential and mixed-use redevelopment from its historical light industrial past.

The subject site lies in a strategic urban locality positioned between multiple villages of Surry Hills to the north; Green Square and Zetland to the south; Alexandria and Waterloo to the west; and Moore Park to the East.

Whilst each village has distinct features the common thread as seen in the built form context shows diverse land use, scale & pattern of development evident in an area under-going urban change and renewal.

Pictured

1. East Village Shopping Centre, Zetland
2. Green Square Town Centre & Library
3. Danks Street, Waterloo
4. Bourke Street, Surry Hills



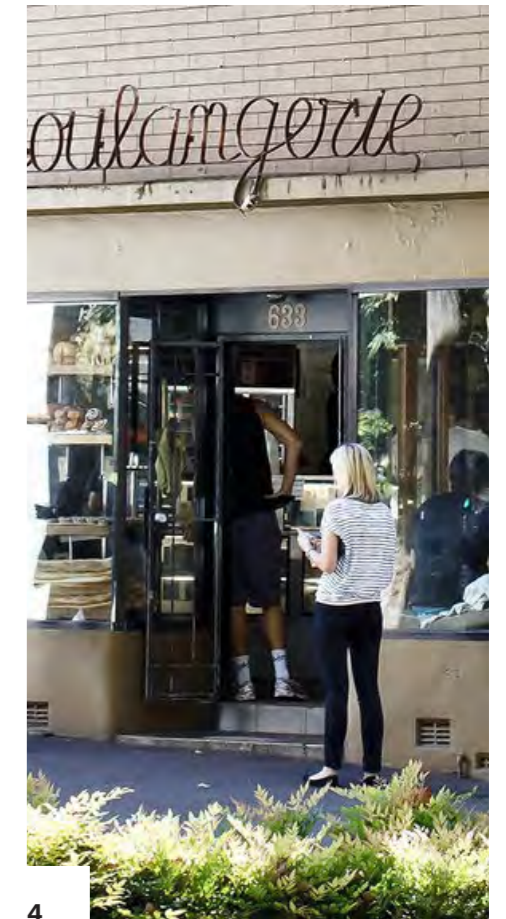
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2



3



4

2.2 City Context Development Framework

The broader Waterloo area includes a number a smaller city blocks identified for re-development. Site's such as Danks Street South, Lachlan Precinct, Waterloo Estate and Green Square Town Centre precincts.

Lachlan Precinct and Green Square Town Centre precinct has seen a significant amount of new development, primarily multi-unit residential in the Lachlan Precinct, and mixed-use in Green Square Town Centre.

Other areas identified for re-development include the Waterloo Metro site to the west, currently in design and planning phases that will form a major new urban centre within 10minute walk from the site. To the north of the site is a proposed development known as Danks Street South Precinct that consists mostly of multi-unit residential with ground level retail set amongst a parkland and the existing heritage buildings.

The road major networks of O'Riordan, Bourke & Elizabeth Streets link suburbs in a north and south direction between the city and the airport, whilst the link roads of McEvoy and Dacey Avenue & Euston Road connect suburbs east-west linking the inner west to the Eastern Suburbs.

Public transport nodes of Green Square Station and Waterloo Metro (under construction) are the primary public transport links, each are within 1km radius or 10 minute walking distance. Bus routes connect the site to surrounding centres and localities with routes along Bourke and McEvoy Streets.



2.3 Locality Analysis

Large Scale Redevelopment

This locality analysis demonstrate the consistency with development of this scale and typology. The analysis also considers the relationship and proximity to areas of significant sized open space in determining the viability for further urban renewal.

Waterloo precinct has seen numerous larger mixed-use urban renewal projects. These examples demonstrate a shift in the development framework away from low-scale light-industrial towards a suburb that is more diverse in land use, has improved infrastructure and access to public transport, and highly suited to apartment living.

These would be:

1. Waterloo Metro site, a mixed-use site with a number of taller towers;
2. Waterloo Estate, a new residential masterplan of low to medium scale;
3. Casba, an example of high-density residential set amongst light-industrial context Dank Street South Precinct;
4. Lachlan Precinct consisting of diverse scale of multi-residential.

These larger sites generate increases in population and with this comes opportunities for key services, such as supermarkets and retail.



1 Waterloo Metro



2 Waterloo Estate



3 Casba, Danks Street



4 Lachlan Precinct

2.4 Locality Analysis

Residential Mixed-Use

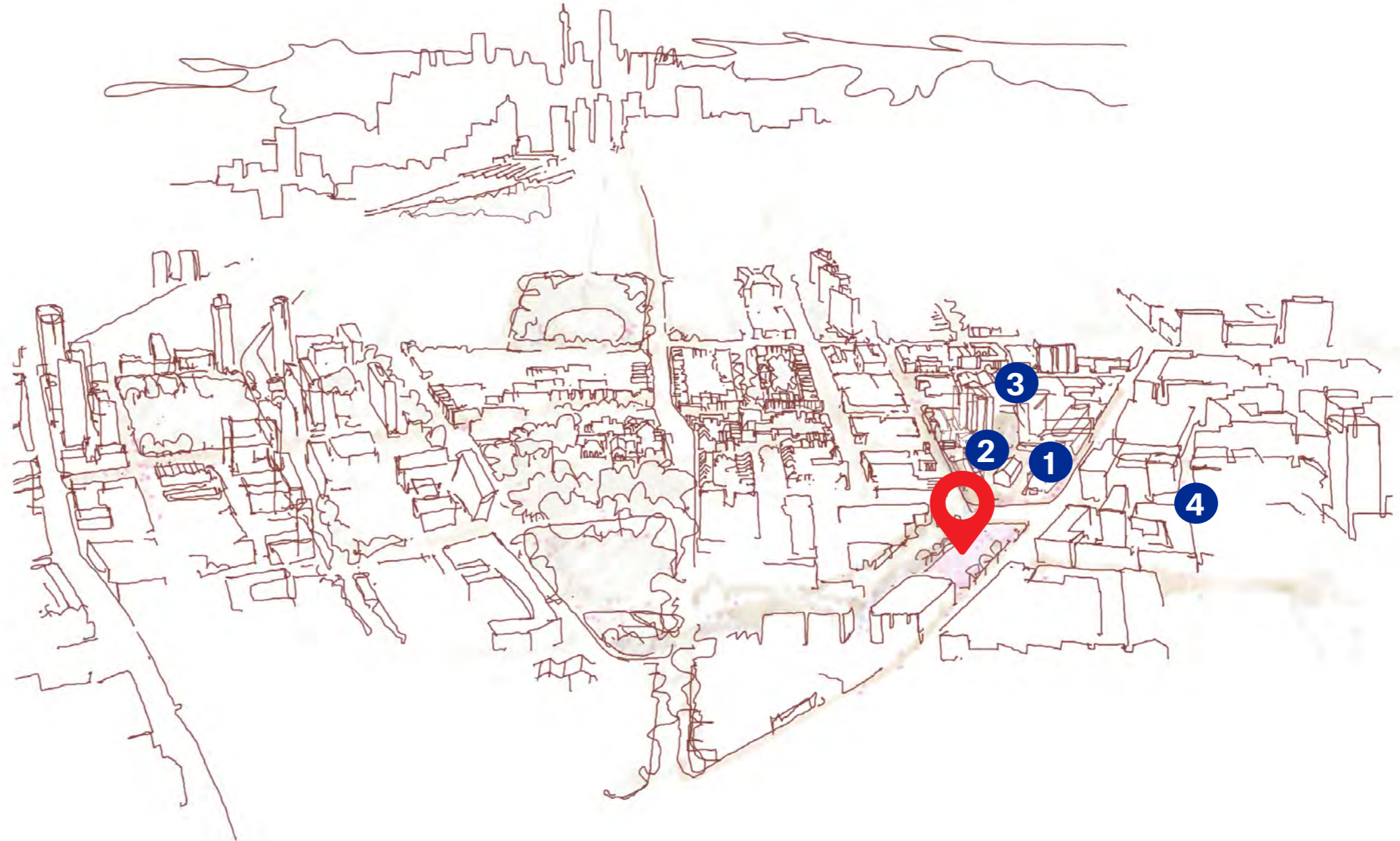
Mixed-use developments can contribute by providing a diverse range of services in growing neighbourhoods. Services such as convenient retail and supermarkets to meet the local needs of the neighborhood provide a much needed service to a growing suburb.

Waterloo and surroundings suburbs have seen an increase in mixed-use developments.

These include:

1. 903 Bourke Street East
2. 903 Bourke Street West
3. Casba, an example of high-density residential with ground level retail;
4. Lachlan Precinct, multi-residential with ground floor retail

This recent and proposed development creates a fine grain residential character with an abundance of ground floor retail tenancies. There is a lack of local neighbourhood meeting places to focus activity within short walking distance of services. Particularly larger format supermarkets to support residents needs.



1
903 Bourke Street East - MHNDU



2
903 Bourke Street West - Bates Smart



3
Casba



4
Lachlan Precinct

2.5 Locality Analysis

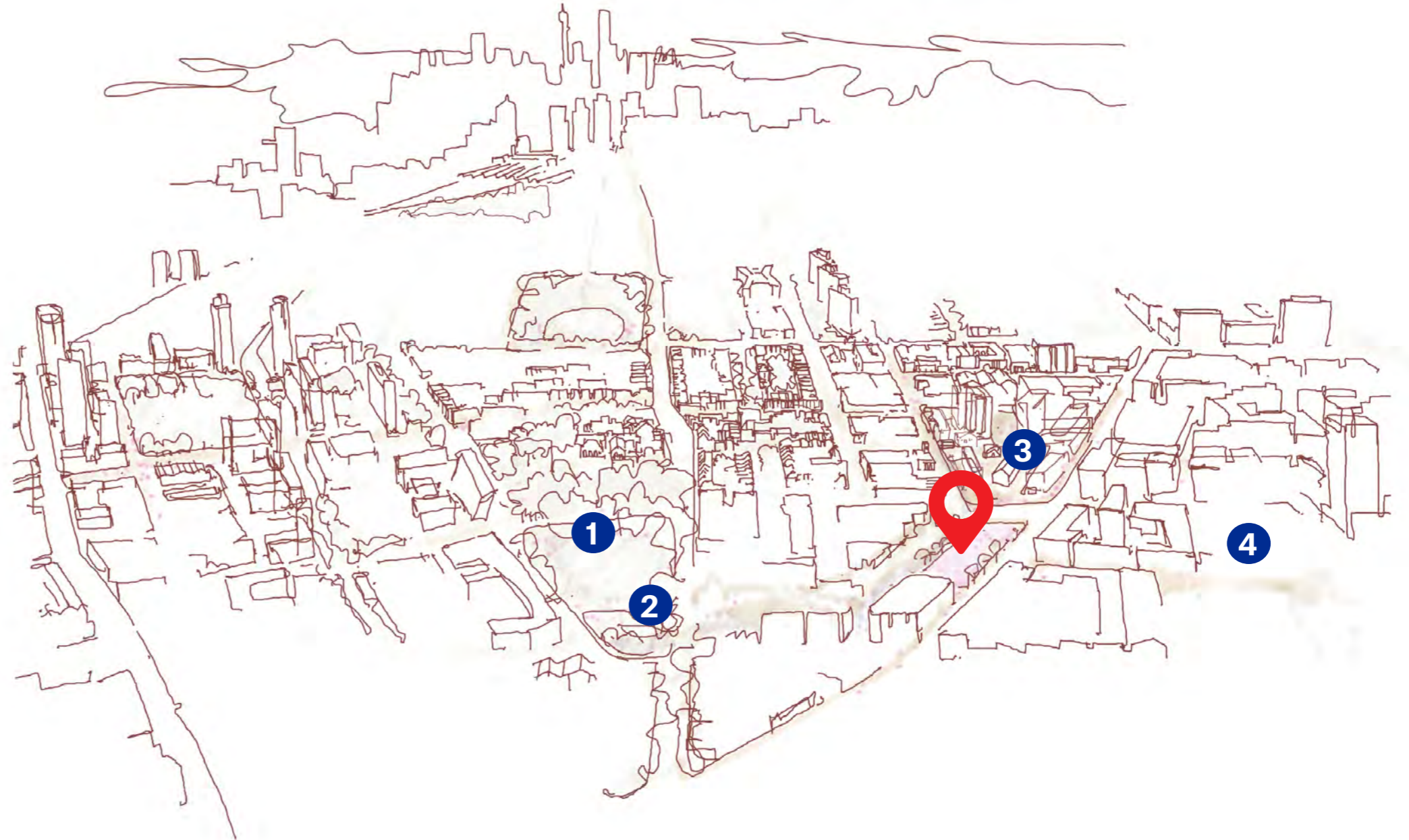
Open Space

Open space that is sunny, highly accessible and conveniently located contributes to creating healthy and sustainable residential communities.

Proposed development must allow for and be easily connected with the available public open space, in particular larger parks for recreation and social gathering.

There a number of existing parks nearby to the proposal. These include:

1. Waterloo Park & Oval
2. Waterloo Skate Park
3. A new park at the former Sydney Water pumphouse known as 903 Bourke Street, will afford residents of the proposal excellent access to large areas of open space
4. Rope Walk Park



Waterloo Park & Oval



2 Waterloo Skate Park & Youth Centre



3 903 Bourke Street Park (former Sydney Water pumphouse)



4 Rope Walk Park

2.6 Locality Analysis

Public Transport & Road Network

Alexandria to Moore Park Road Project

The following diagrams are an extract from the Urban Design Landscape Character and Visual Impact Assessment prepared by RMS. The plan indicates a long-term vision for upgrading the road corridor known as Alexandria to Moore Park Road Project.

The key features impacting on the proposed site are as follows:

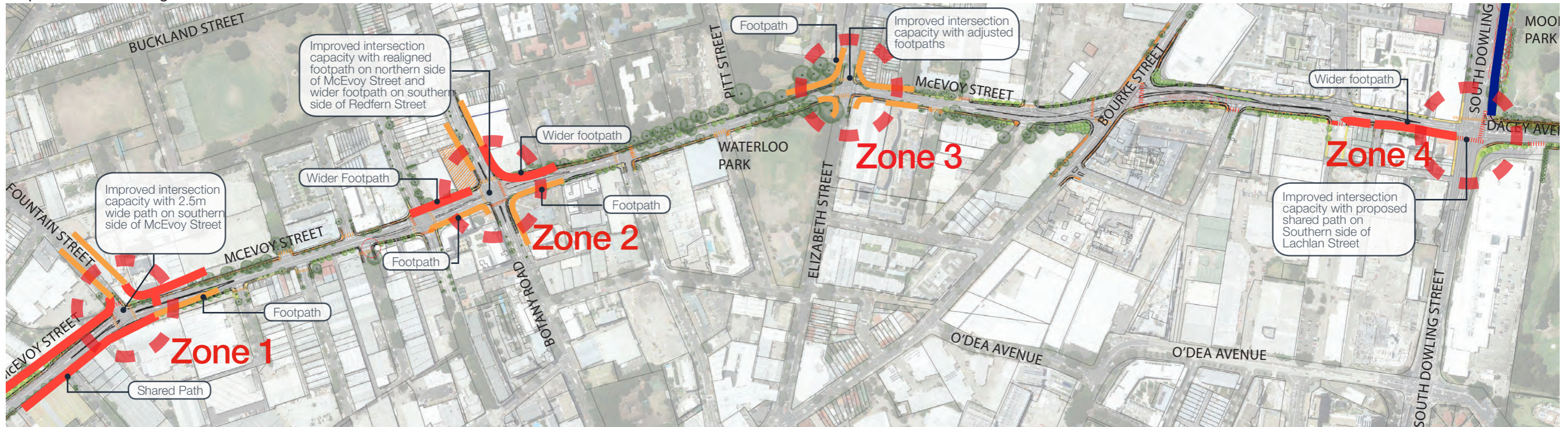
- Road and green infrastructure upgrade to McEvoy Street corridor
- New landscape buffer to northern edge of site along McEvoy Street
- Improved footpath conditions and potential new pedestrian crossings

3131



LEGEND
PROPOSED

- Zones
- Proposed 1.5m Footpath
- Proposed 2.5m Footpath
- Proposed Verge (0.3m - 5.5m)
- Proposed pedestrian crossing


















Source: Urban Design Landscape Character and Visual Impact Assessment Nov 2019

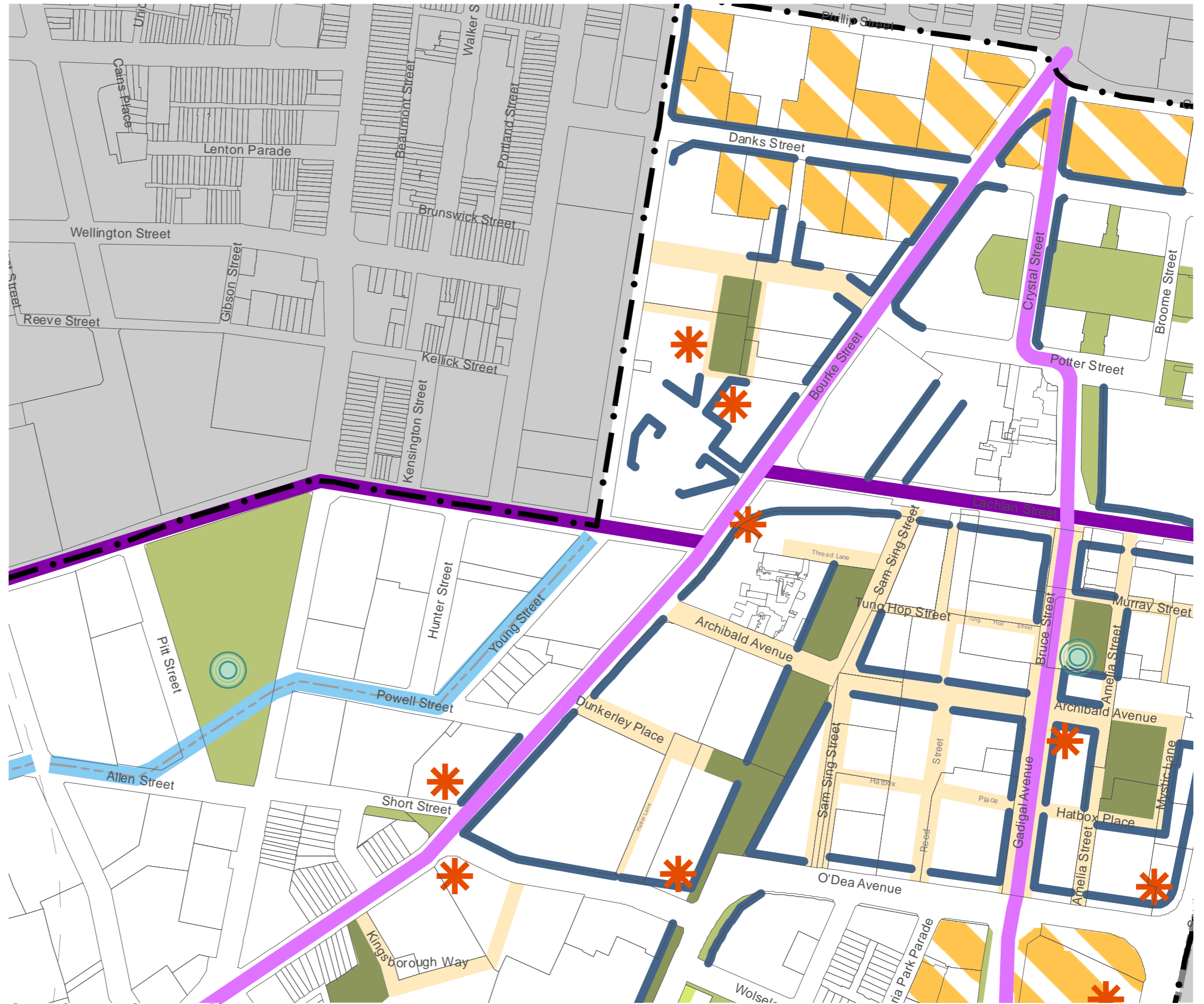
2.7 Locality Analysis Planning Context

Green Square Structure Plan

The following diagrams are an extract from the Sydney Development Control Plan- Green Square Structure Plan. It describes the broader development framework for open space, public transport and local village centres.

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-  Green Square
-  Green Square Town Centre/Planned Major Centre
-  Local Villages
-  Community nodes
-  Highly visible sites
-  Train station
-  Detention open space
-  Existing open space
-  Landscape setback 10m
-  Required open space
-  Active Frontages
-  Water channel open space link
-  Public transport corridor
-  Major road
-  Proposed streets



Green Square - Structure Plan Source: Sydney DCP 2012

2.8 Future Planning Framework

Dank Street South Precinct

The Danks Street South is a site specific DCP immediately opposite the site to the north. This demonstrates the change in use, scale and massing of the intended future planning framework for the precinct. The Danks Street South DCP is a residential masterplan with a fine-grain network of buildings including a 20-storeys centre-piece building adjacent to a new park as well as street-wall typology buildings along Bourke and Young Streets. Retail uses are proposed at ground level centred around the existing heritage building and parkland.

Directly opposite the proposal are 6-to 7-storey street wall buildings along McEvoy Street with open space proposed around the heritage building, the former Sydney Water Pump House.

The masterplan is characterised by:

- Heritage buildings protected and set amongst open parkland
- Multi-residential development oriented into smaller lots aligned to street networks
- Broad ranges of building heights and building footprints to create diverse context
- Retail activation around former Sydney Water Pump House
- Open space to enhance the heritage and provide amenity to residents

A new supermarket could service the future demand as result of the increased number of new apartment dwellings and residential population.



Danks Street South Indicative Built Form DCP masterplan



Former Sydney Water Pump House



903 Bourke St West
Bates Smart, Richards & Spence



903 Bourke St East - MHNDU



903 Bourke St East - MHNDU

2.9 Future Planning Framework Lachlan Precinct

To the east of the site lies a site specific DCP consisting of a residential masterplan, known as Lachlan precinct. The precinct is defined by residential buildings, new street network and series of open spaces for recreation. Ground level retail and other ancillary type uses are also evident at street level. A large proportion of this masterplan has now been completed.

The masterplan is characterised as:

- Multi-residential development oriented into smaller lots aligned to street networks & open space
- Broad range of building heights and building footprints to create diverse context and streetscape relationship
- Open space & pocket parks equitably located through the masterplan

Both of these masterplans adjacent to the site demonstrate ambitious urban renewal targets, yet lack an important neighbourhood retail centre. A new supermarket could positively contribute to the communities needs.



Lachlan Precinct Built Form DCP masterplan



Archibald Avenue



Dyuralya Square



Rope Walk Park



Sam Sing Street

3.0

Site Analysis



3.1 Site Analysis

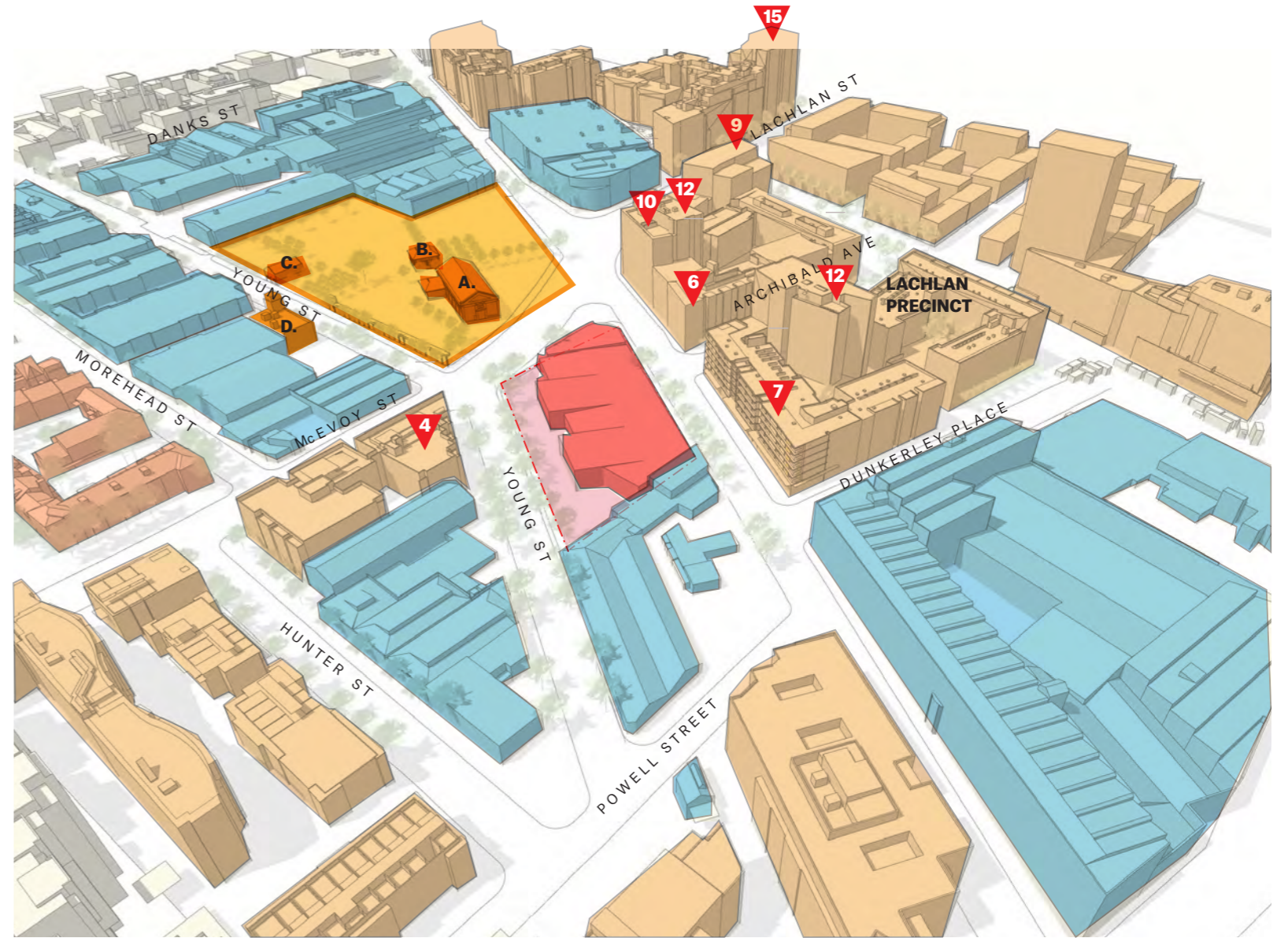
Existing Context

The site locality could be described as a mix of light-industrial low-scale warehouse typology of development along Young and Bourke Streets with more recent multi-residential apartments of higher density to the east in the Lachlan Precinct.

Heritage

There are a number of heritage items in close proximity to the development site.

1. Former Sydney Water pumping station including interiors and associated underground pipework (903-921 Bourke Street)
2. Former Sydney Water Valve house
3. Electrical substation including interior (241 Young Street)
4. Commercial building part of "Federation Business Centre" (222 Young Street) including interior 198-222 Young Street



Sydney Water Pump Station



Sydney Water Valve House



Substation



Federation Business Centre

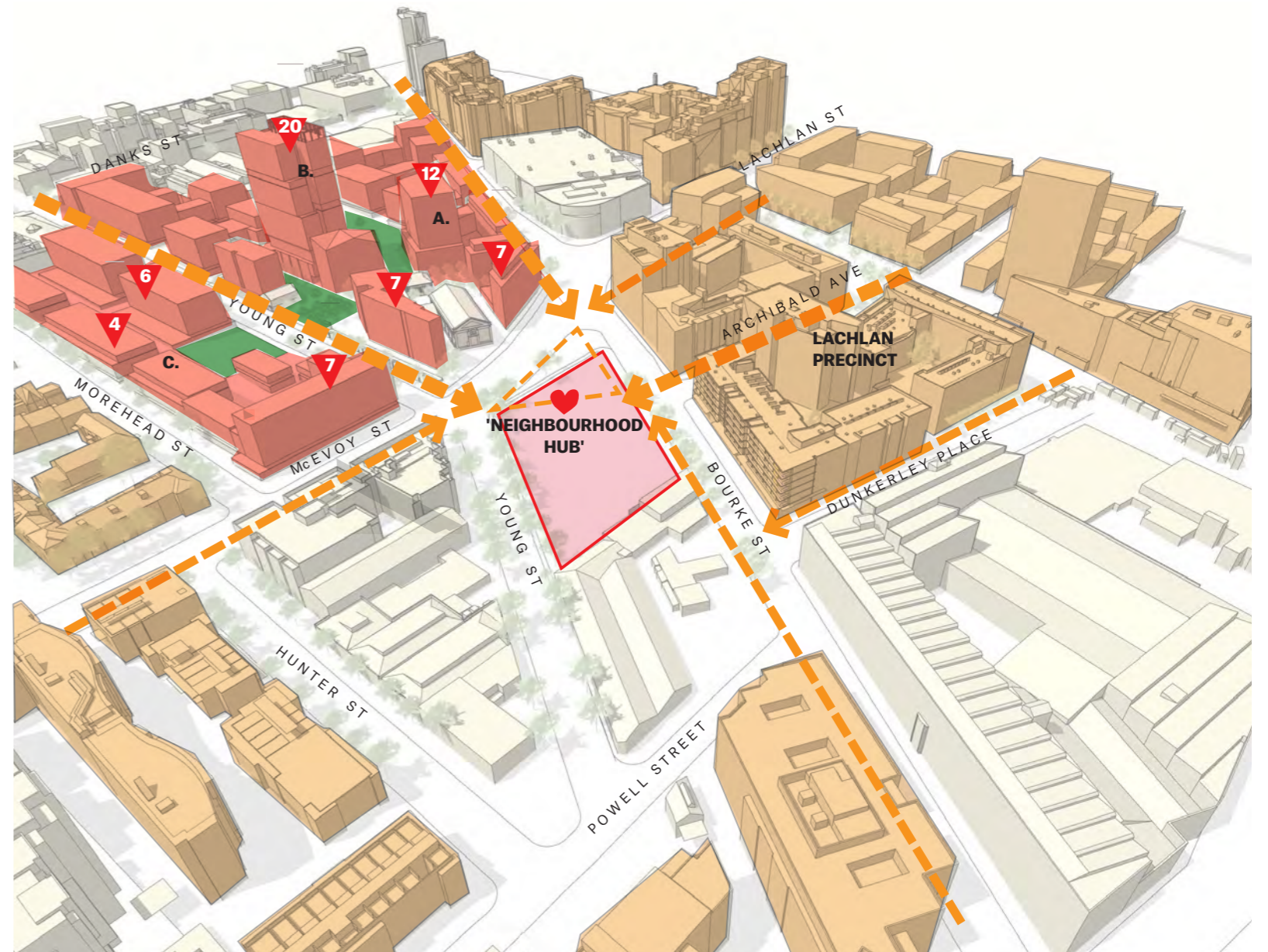
3.2 Site Analysis Proposed Context

There are a number of key development site's adjacent to the proposal that demonstrate a continued urban renewal strategy for Waterloo. These predominantly residential apartment developments will contune the population growth and necessity for retail and other services.

The proposal's site is strategically located, central to both the Lachlan Precinct and Danks Street South Precinct to draw-from this increased catchment in residents and create a new neighbourhood-hub with public open space.

These include:

- 903-921 Bourke Street West: large multi-residential redevelopment set amongst open parkland of the heritage listed former Sydney Water pumphouse.
- 903 Bourke Street East: multi-residential development linking Bourke Street to the former Sydney Water pumphouse re-development site.
- Danks Street South precinct: masterplan for a number of smaller-scaled courtyard typology residential.
- Dyuralya Square is linked by shared pathways and cycleways for safe and easy access to nearby shops on Archibald Avenue and open space in Wulaba Park
- Rope Walk Park provides a playground for children and is off-leash for dogs at all times.



903-921 Bourke Street West



903 Bourke St West
Bates Smart, Richards & Spence



Dyuralya Square

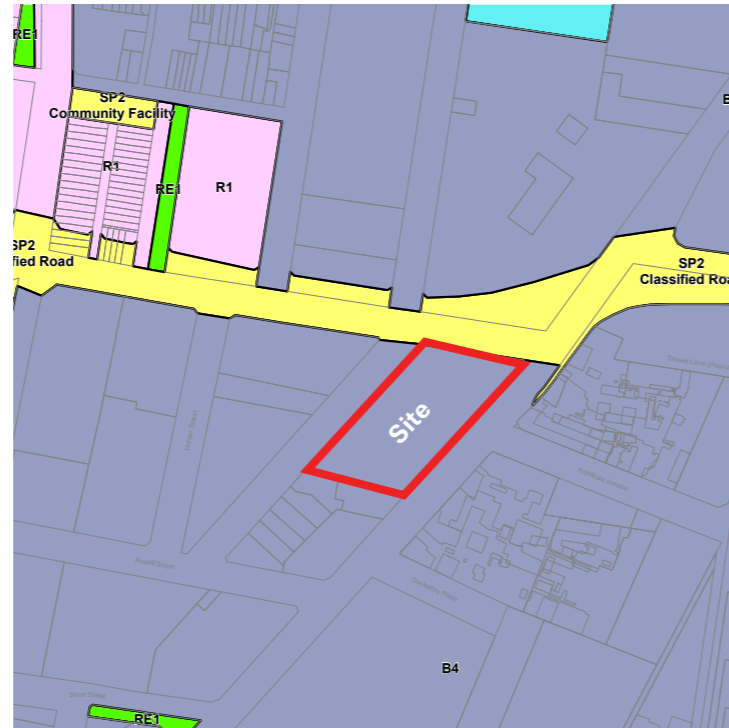


Rope Walk Park

3.3 Site Analysis Planning Context

The site is subject to the following key Sydney Local Environment Plan 2012 controls.

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Land Zoning

Permissible Land Zoning: Mixed Use
 Note: road widening to McEvoy Street (See 'Alexandra to Moore Park Road Project')



Floor Space Ratio

Permissible FSR of 1.5:1
 0.5:1 FSR additional community infrastructure bonus
 Design excellence Provision 10% FSR bonus, bringing the total FSR to 2.2:1

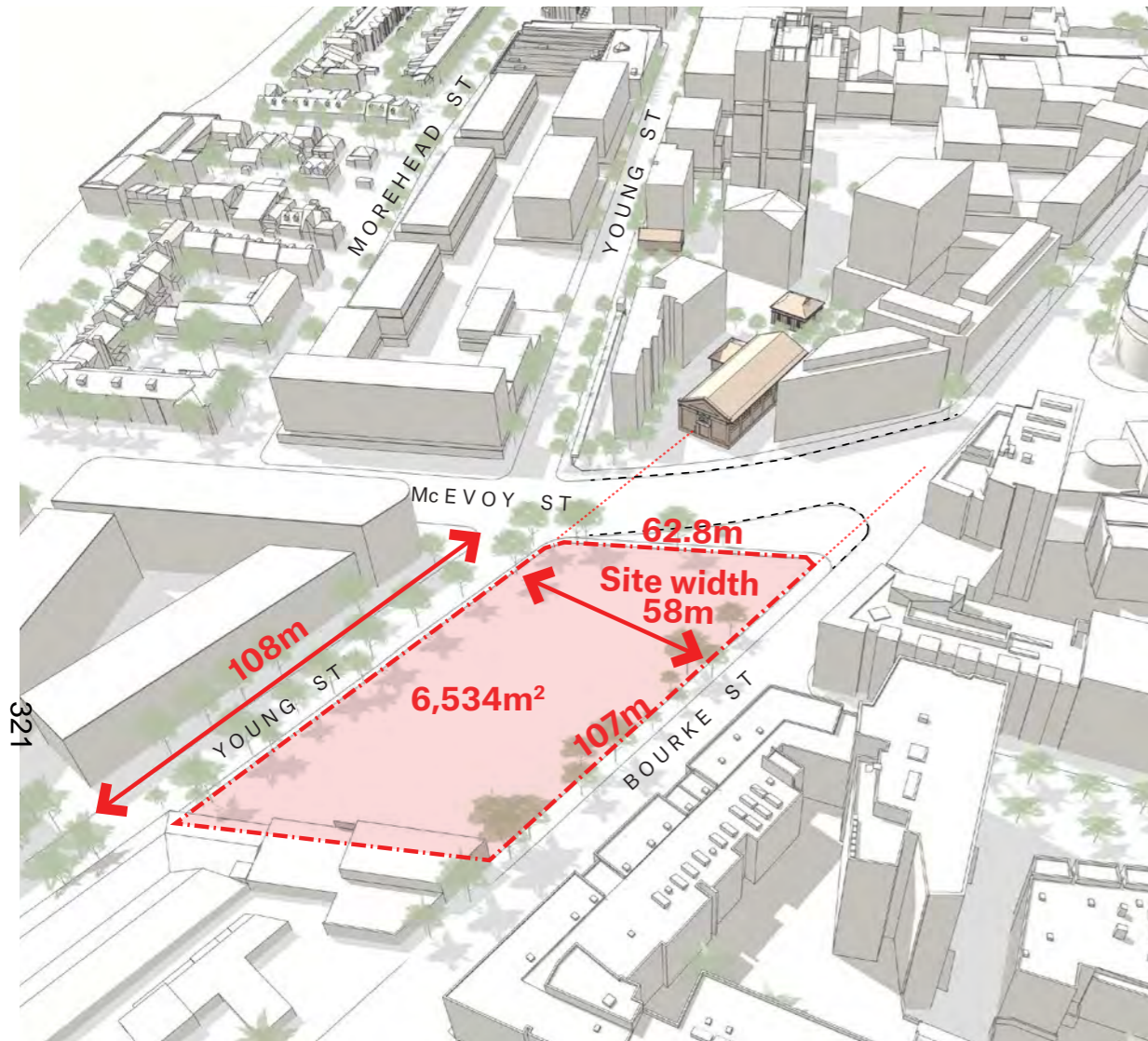


Building Height

Permissible building height: 15m

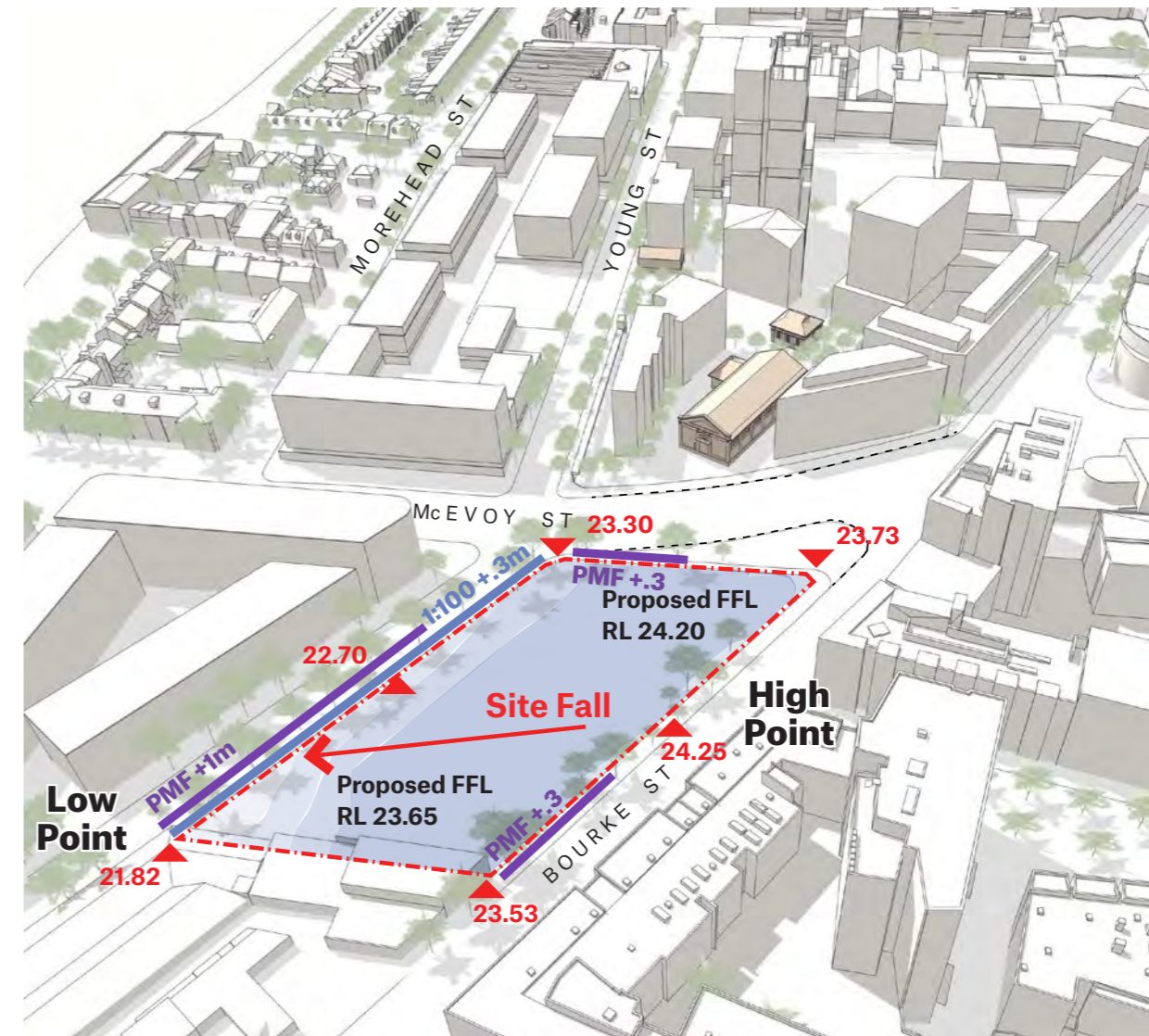
3.4 Site Parameters

Dimensions and Topography



Areas and Dimensions

The site is a rhomboid in plan and occupies an area of 6,534 sqm with approximately 108m length along the primary frontages of Young and Bourke Streets and secondary frontage to McEvoy Street of 62.8m. The site presents a perpendicular depth of 58m.



Topography & Flood Constraints

The site has existing fall of 2.5m from a high point on Bourke Street (RL 24.25) to Young Street (RL 21.82). Subtle falls exist along McEvoy of approx. 0.8m.

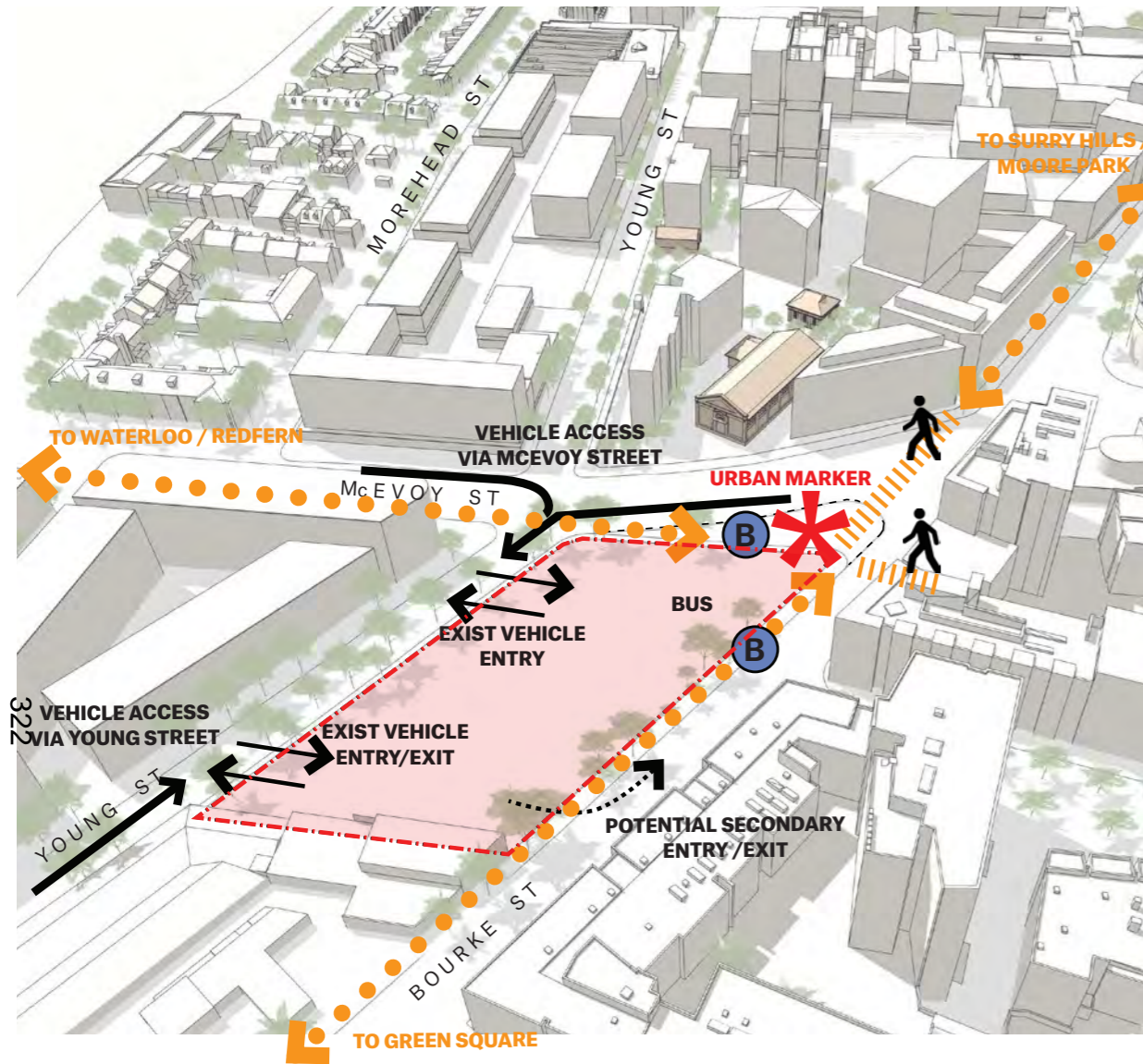
As identified in flood report accompanying the proposal, the site is subject may be subject to localised flooding particularly along Young Street which is the lowest point of the site. The report suggests that the minimum FFL of the

development areas along Bourke street is to be set at 23.60 m AHD, increasing to 24.20m AHD for the building along McEvoy Road at the corner of the site.

The minimum FFL of the Young street side of the development boundary is 22.70m AHD, which is the level of the 1%AEP flood event at the upstream side of that street, however the portal threshold to the lower carpark must be at 23.65 m AHD to prevent flow into the basement carpark of the lower levels.

3.5 Site Parameters

Access and Through-Links

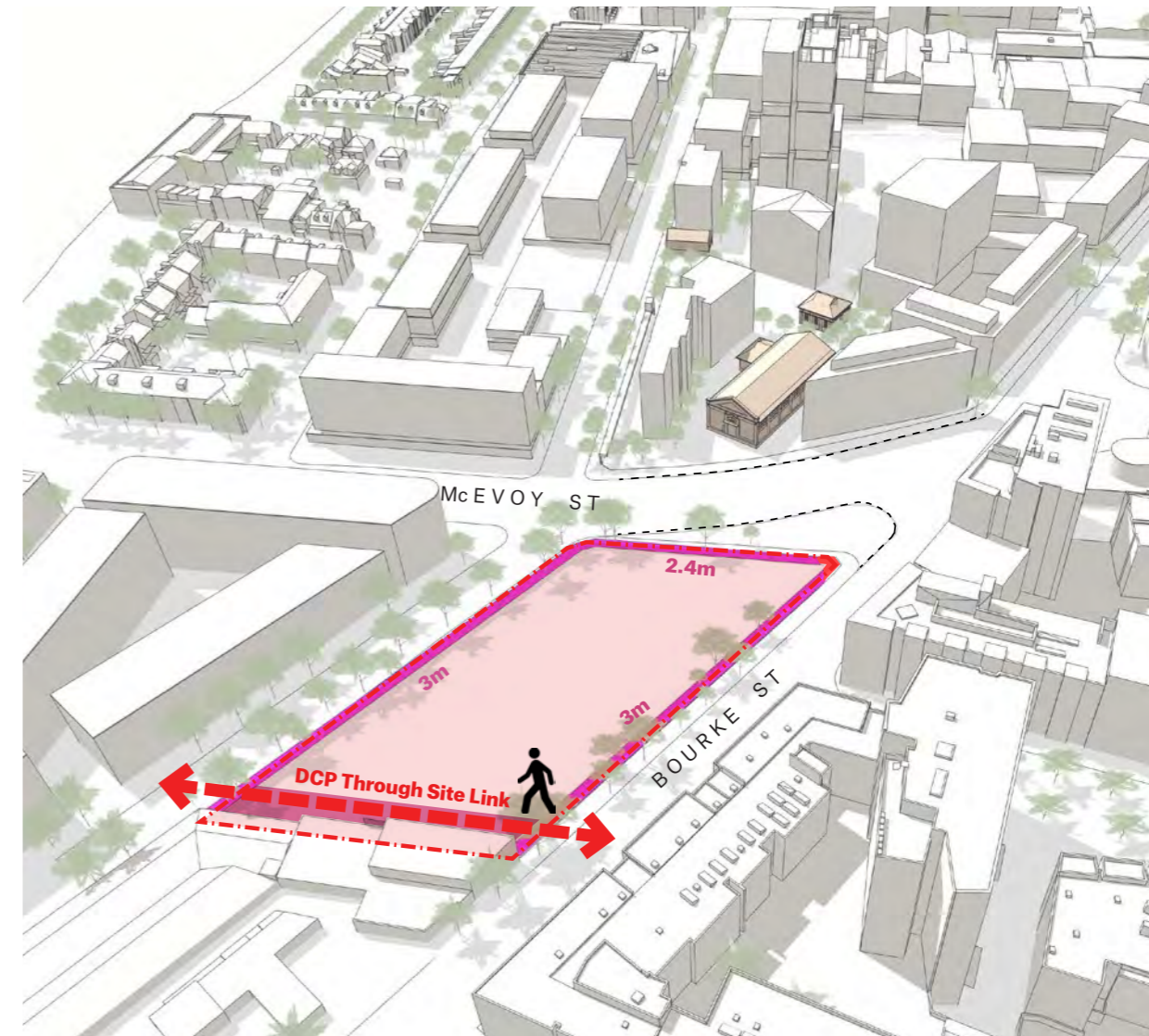


Access

Primary pedestrian site access is via Bourke Street that links to Green Square Town Centre to the south which includes the closest train station at Green Square. Surry Hills & Moore Park to the north. McEvoy Street links the site to the west connecting to Waterloo, Alexandria and Redfern. Pedestrian crossings are located on the corner of Bourke and McEvoy Streets.

There are two existing bus stops on Bourke Street and McEvoy Streets for local bus routes.

Existing vehicle access is currently via Young Street with entry from McEvoy Street from north and along Young Street from the south.



Through-Links

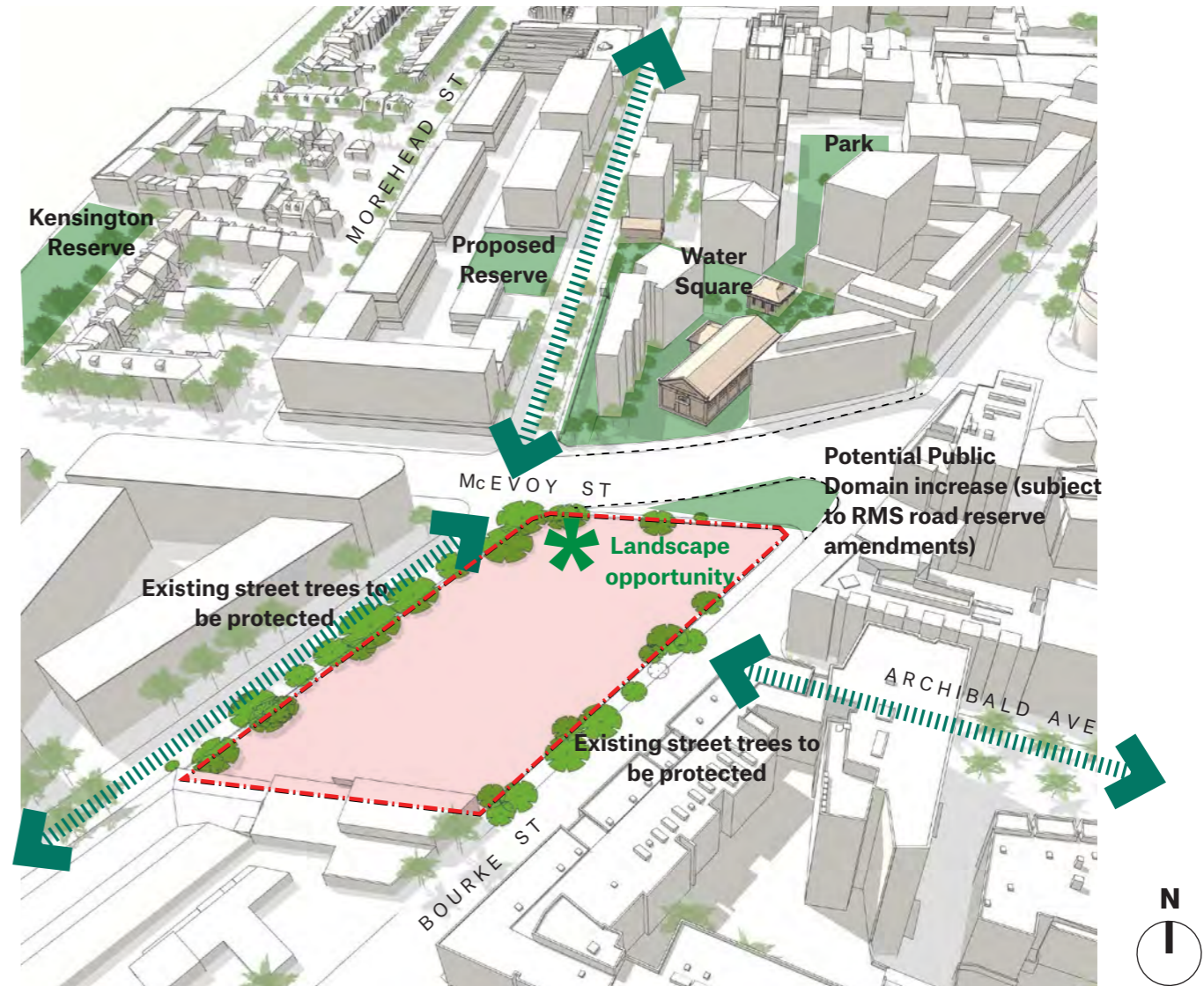
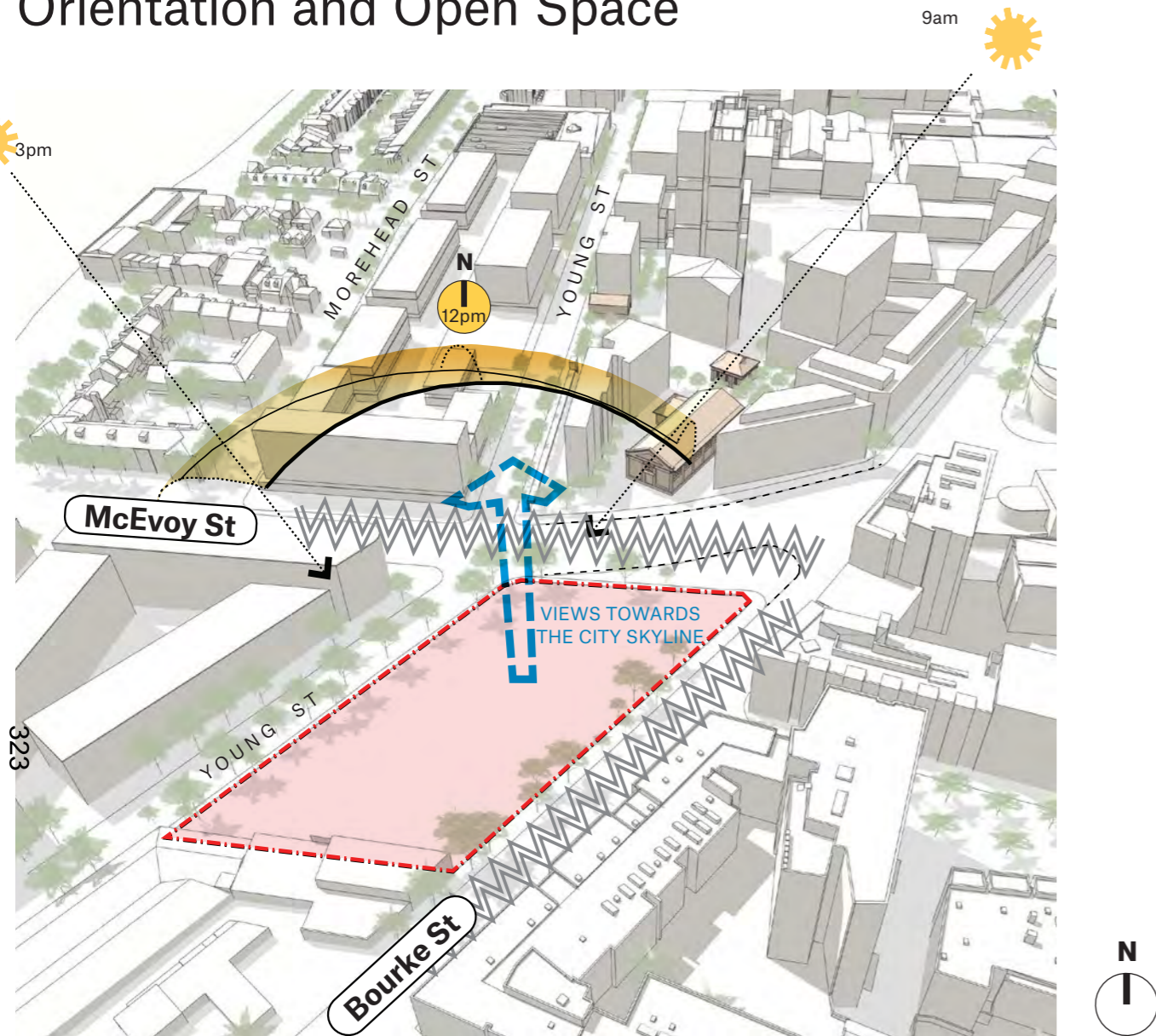
The Sydney DCP 2012 identifies a through-site link located to the southern edge of the site.

Mid-block link does not provide wider connectivity enhancement through the precinct. The pedestrian desire-lines in this instance are not visually linked to other street networks or vistas. Nor do they direct link with any street crossings.

The LEP nominates setbacks of 3m to Bourke and Young Streets, with a 2.4m setback along McEvoy Street.

3.6 Environmental Constraints

Orientation and Open Space



Environmental Considerations

The site has excellent access to daylight with north orientation approx. 30degrees angled from the longer boundary of Young Street. This results in the longer frontages of the site having access to daylight for increased periods.

Whilst most views from development will be localised at street levels, from the upper levels views towards the city skyline with afford the best amenity.

Traffic noise along Bourke and McEvoy Streets will require management through careful building siting and urban design principles.

Existing vehicle access is currently via Young Street with entry from McEvoy Street from north and along Young Street from the south.

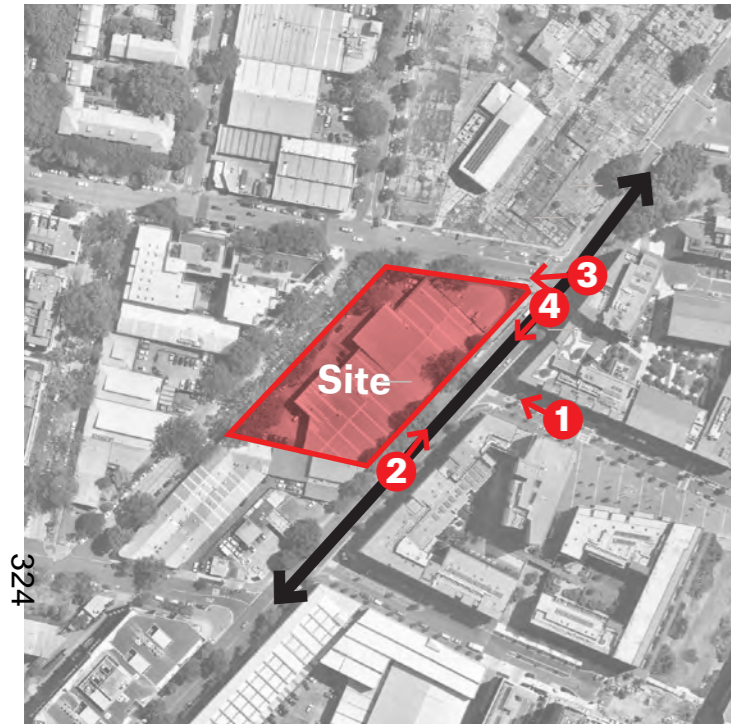
Open Space & Landscape Connections

In close proximity to the site are a number of existing and proposed open spaces. Water Square and parkland on the former Sydney Water pumphouse site as well as and proposed reserve on Young Street will contribute to the amenity and public domain experience for the precinct. These are connected by pedestrian friendly, tree-lined streets of Young and Archibald Avenue.

Existing large street trees are a key natural feature of Young and Bourke Streets and the design should anticipate and propose solutions to mitigate the potential impact on canopy and tree root zones.

An opportunity for a pocket park or landscape opportunity to the corner of McEvoy and Young Street. This space would be north facing and be buffered from the traffic noise from the busier Bourke Street.

3.7 Existing Conditions Bourke Street



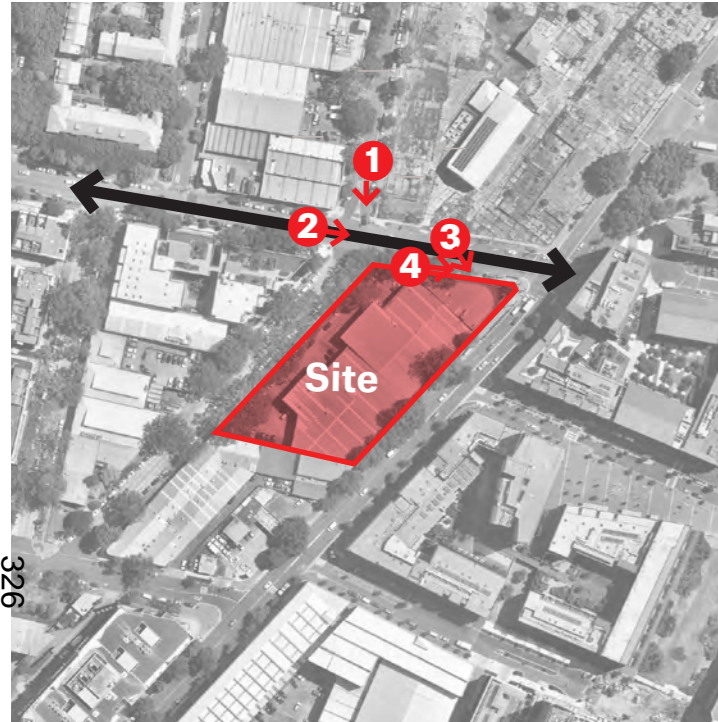
3.8 Street Elevation Bourke Street

Street Character

- Light weight industrial and commercial building, ranging between 9 - 12m high, 2-storeys.
- Significant existing street trees with planted verges.
- Close proximity bus shelter



3.9 Existing Conditions McEvoy Street



3.10 Street Elevation

Young Street

Street Character

- Light weight industrial and commercial building, ranging between 9 - 12m high, 2-storeys.
- Significant existing street trees with planted verges.
- Extensive concrete hard-stand of parking with multiple vehicle entries

Notes:

As identified in Tree Constraints Report. Category A1 trees that are already large and exceptional, or have the potential to become so with minimal maintenance, can be designated as AA at the discretion of the assessor. Although all A and AA trees are sufficiently important to be material constraints, AA trees are at the top of the categorisation hierarchy and should be given the most weight in any selection process.

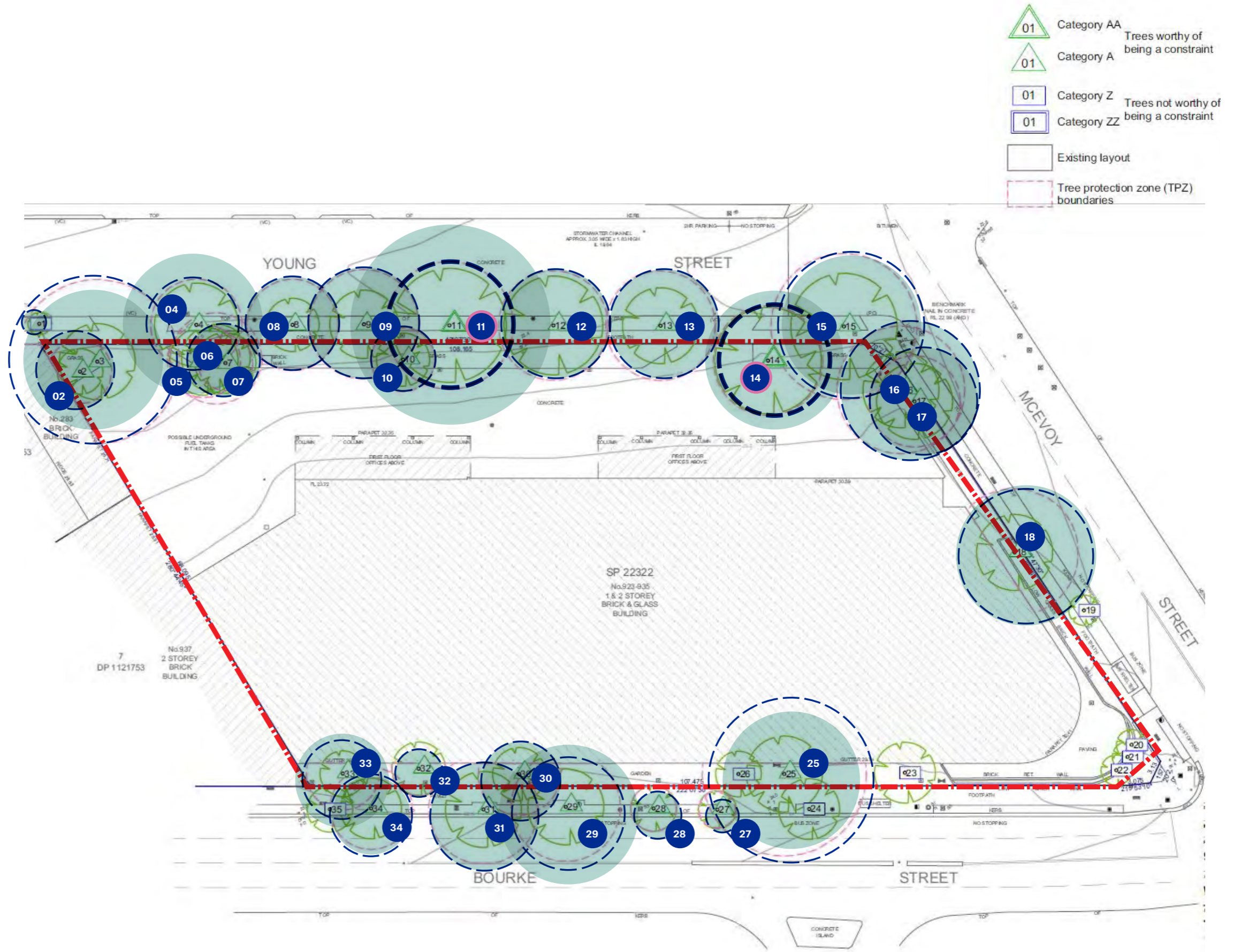


3.11 Tree Analysis Arborist Survey

The subject Trees are preserved under Section 3.5.3 of City of Sydney Development Control Plan 2012 with the exception of Trees 20, 21 and 22 located on the intersection of McEvoy and Bourke Street which are exempt.

The proposal seeks to retain most of the important trees on site, identified as 'AA' and 'A' the trees noted to be worthy of being a project constraint.

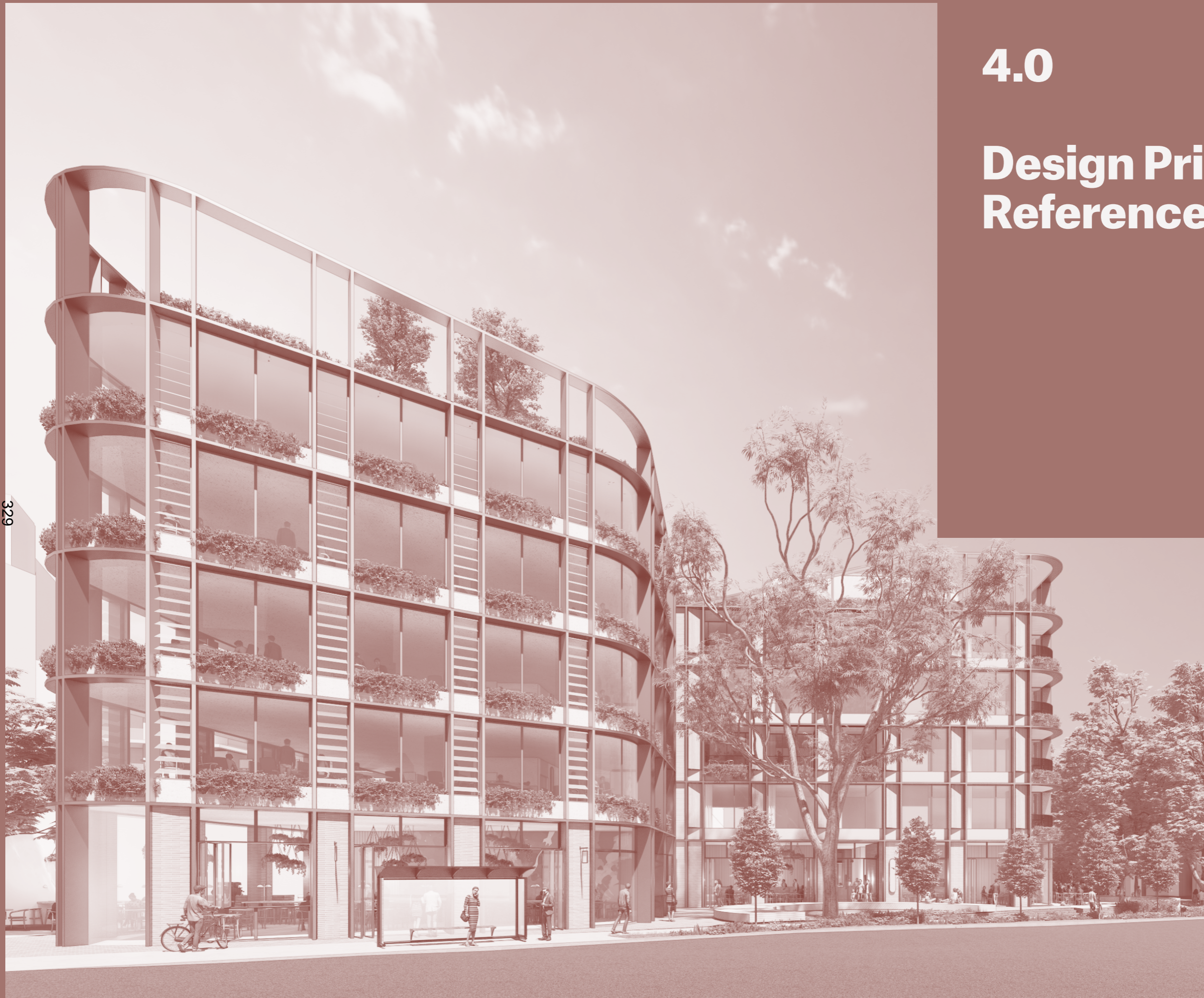
³²⁹Note: Tree Assessment conclusion provided by Bird Trees Consultancy. It is limited to visual inspection of the tree canopy on site. Tree Retention Strategy will be supported by future detail architectural design, landscape design and construction methodology.



- XX category AA
- XX category A

4.0

Design Principles & Reference Scheme





4.1 Design Principles

The Place vision for the develop is to create a local destination for Waterloo to meet the long-term needs of current and future residents, businesses and visitors.

Urban Strategies

The following sequence of diagrams and drawings of a reference scheme, describe the principles that define the proposal.

These principles are born from logical and practical urban design decisions that result in improved, positive outcomes for the precinct. These principles ensure easily navigated ground plane connections and visible site links that are barrier-free. Active frontages engage with the local streetscape and ensure passive surveillance of the street from within the buildings.

Vehicle entries are located away from the primary pedestrian areas and are to be setback from building line and main intersection to conceal their impact.

Massing Envelope

The building massing is thoughtfully considered and includes increased street setbacks for landscaping and street tree protection. Suitable residential building depths ensure the configuration of apartments will maximise daylight access, outlook and other key amenity indicators. The two residential buildings flank the longer sides of the site with a generous landscaped courtyard

between.

The building heights have been established to minimise impacts from overshadowing of adjacent residential development. The envelopes are articulated to breakdown the linear scale and the tops of each building includes a setback floor to reduced bulk that also emphasises roof-scale to the development.

Program Distribution

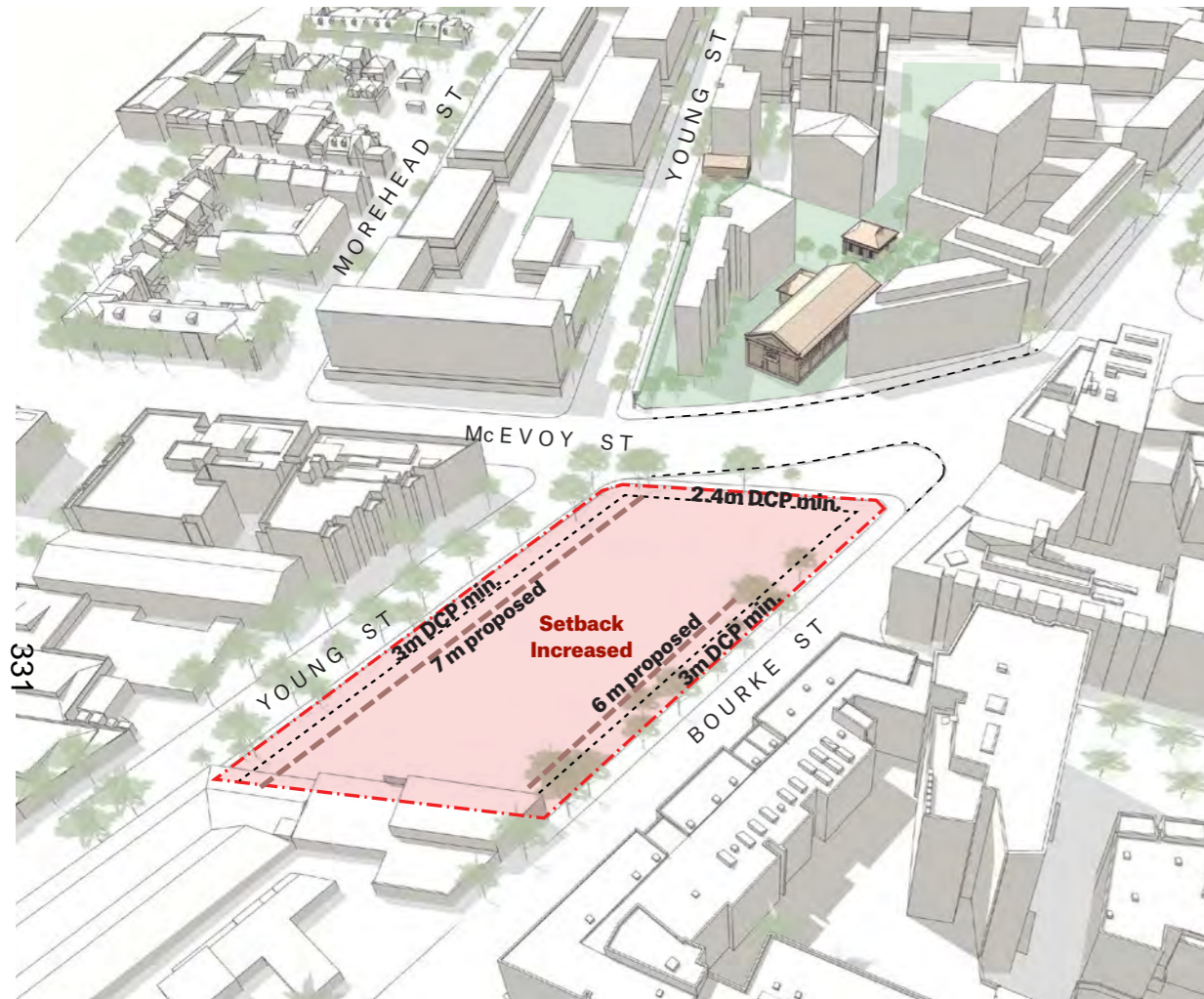
The Bourke Street residential building is proposed as a single-sided floorplate to orient apartments away from traffic noise improving amenity of apartments by overlooking the courtyard.

A smaller mixed-use building occupies the primary corner of the site. This building acts as a buffer to the busy street corner and could accommodate smaller office tenants as well as and a rooftop garden to allow residents to gather and socialise.

The supermarket is located below ground to reduce overall bulk and scale as well as retain the activation to street frontages. Access to the supermarket is via a void visible from both McEvoy Street and the new Plaza.

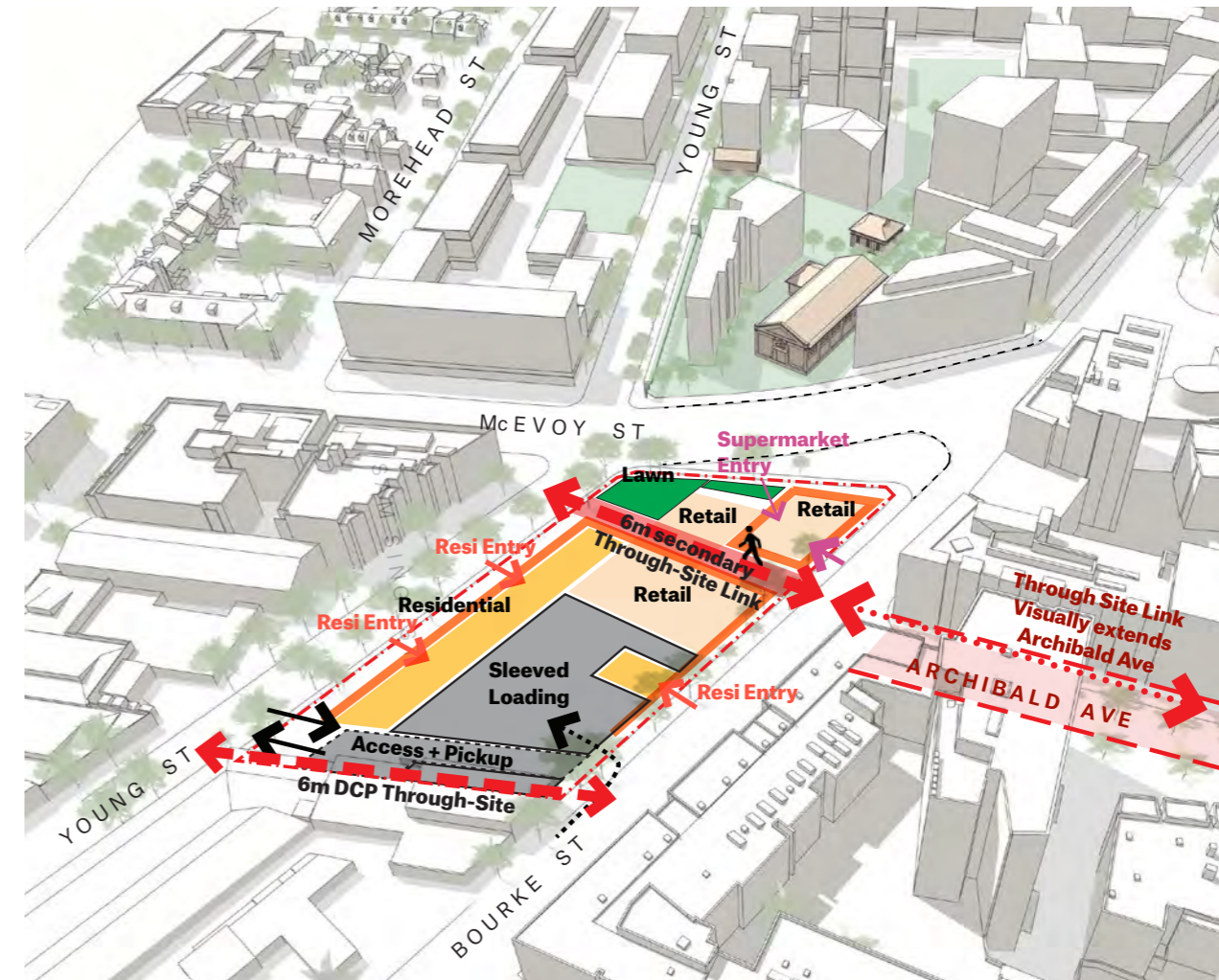
4.2 Site Strategy

Street Setbacks and Through-Links



Increased Setbacks

Proposed setbacks to Young Street are increased to 7m to manage the existing street tree retention and canopy structure and provide a landscaped zone to the frontage of the residential. Setback for Bourke Street residential building is also proposed to be increased to 6m.



Active Ground Plane

- A primary through-site link is provided for mid-block site permeability.
- A secondary through-site link is added to visually extend Archibald Avenue and provide a strong connection with McEvoy Street. It also is a primary retail laneway activated on both sides
- Facade activation along Bourke Street with residential lobby and small-scale retail
- Residential frontage along Young Street
- Supermarket entry is highly visible from the major intersection
- Highly visible urban plaza with large trees on corner of Young & McEvoy Street that will attract people to the site
- Vehicle entry is from Young Street, accessed by either Powell Street or McEvoy Street with a loading facility sleeved on all sides to disguise this from view from the street.

4.3 Ground Plane

Highly connected landscaped public spaces

The ground plane of the proposal's reference design consists of number of public spaces connected via new through site links and upgraded footpath.

Program Distribution

The residential fronting Young Street is proposed as two-storey terrace dwellings with small gardens and direct access from the footpath to these dwellings. The residential lobbies are articulated to be highly legible from the street.

Bourke Street frontage includes smaller retail units with recessed residential lobbies and through site link to provide activation to Bourke St.

Service & Loading

Passenger vehicles access the site via Young Street that links to a basement parking facility. A lane beside the basement entry serves as a short term pick-up for groceries known as 'Direct-to-Boot' service, the entry and exit is via Young Street only.

A loading entry/exit is proposed from Bourke St to service the development. This loading dock will allow for supermarket, retail and commercial deliveries as well as provide access for waste removal trucks for the residential.

Levels

The ground floor levels have been elevated to meet the minimum habitable floor levels as recommended by the flood report.

