

Attachment A2-1

Urban Design Report

242-258 YOUNG STREET WATERLOO

URBAN DESIGN REPORT
REVISION A

15.01.2023

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This Urban Design Report is submitted to the Council of the City of Sydney (Council) to support a request for a Planning Proposal relating to land at 242-258 Young Street, Waterloo. The Planning Justification Report prepared by Ethos Urban outlines the proposed amendments to the Sydney Local Environmental Plan (Sydney LEP) 2012.

The proposed amendments are seeking principally to facilitate the delivery of a new independent K-12 vertical school, catering for approximately 800 students. The amendments sought to the Sydney LEP 2012 will encourage and facilitate the redevelopment of the site by allowing for:

- an increased maximum Floor Space Ratio (FSR)
- an increased maximum Building Height

Supporting the amendments to the Sydney LEP 2012 is an amendment to the Sydney DCP 2012 which includes site-specific controls. For assessment purposes, the Planning Proposal is supported by a concept scheme prepared by Plus Architecture.

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ACKNOWLEDGEMENT OF COUNTRY

We acknowledge Country, the Cultural Landscape that we are working upon, and we acknowledge the custodianship of its people and the privilege and responsibility to Connect with Country.

We acknowledge the Gadigal people, and their ongoing connection to culture, lands and waters and their valuable contribution to the community. We recognise and acknowledge the surrounding clans to the North, South, East and West whilst honouring and celebrating their Elders past, present and emerging.

We are part of the system of Country, our actions must always be Country positive. Being connected to Country transcends language and culture - a connected system of action, emotion, and experience.

EXECUTIVE SUMMARY

Despite the strong population growth forecast for the Waterloo-Green Square Corridor, there is a significant lack of planned school infrastructure to provide for the educational needs of children. No new high schools are currently in planning within a 2km radius of the target site, in the heart of Waterloo.

New schooling facilities are needed to cater to the educational needs of local students, with demand expected to double in this period.

The proposal envisions a mixed-use infill building that is primarily a Kindergarden to Year 12 School, with spaces for the current film school on-site, which can be shared with the community. The aim for the development is to provide much needed educational infrastructure to the Waterloo area, as well as provide great urban activation to its surrounds.

The proposal also envisions a community aspect through its flexible auditorium on ground floor, which can be used by the school and the shared community.

DESIGN ADVISORY PANEL (DAP) - RESPONSE TO COMMENTS

The Panel was presented with a pre-planning proposal request for the subject site on the 13/08/2023. The proposal was for a private Anglican secondary school of about 1,000 students and a separate film school for 120 students (the film school is currently accommodated on the site). The comments from the panel are noted below.

Since then, the scheme has responded in the following ways:

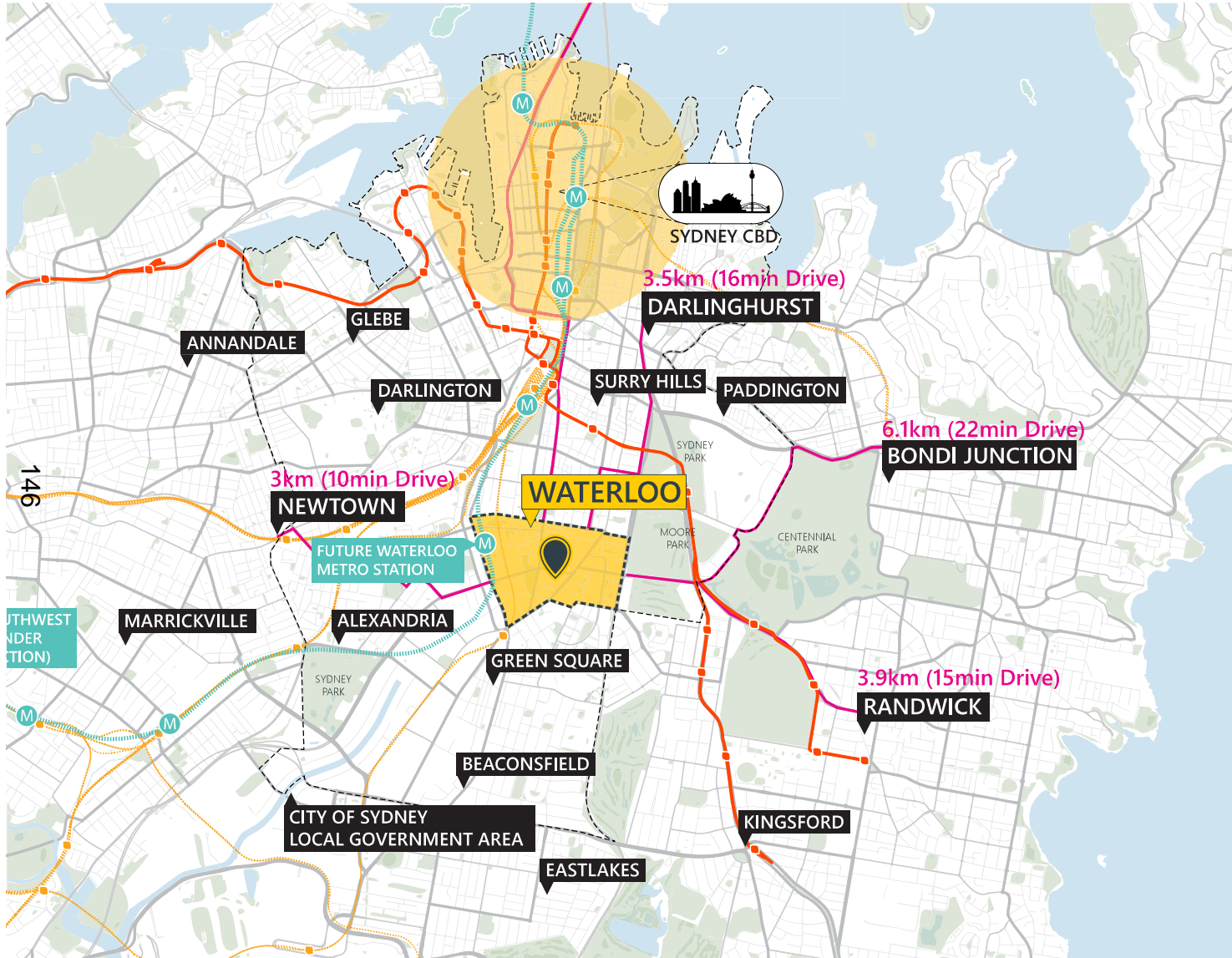
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COMMENTS (13/08/2023)	RESPONSE
<p>1. There are key strategic and built form issues identified by the City, including but not limited to:</p> <p>1A. Access to open space</p>	<p>Since the DAP meeting, the scheme has been amended to almost double the on-site open space per student. Access to additional open space off-site has also been considered, as detailed in the 'Social Infrastructure Review' prepared by Ethos Urban.</p> <p>It is currently proposed that students will have access to Turruwul Park, which is a 7 minute drive from the school. This park includes a soccer field, two tennis courts, a tennis wall, and cricket facilities. Council has confirmed the space has availability Monday to Friday 8:00am-5:00pm.</p> <p>Additionally, the future Waterloo Main Park provides two hectares of open space and include two playing fields. It is approximately 800m walk from the proposed school site and provides another option for potential shared use. If this could be achieved this option would be the preferred option given its proximity to the site.</p>
<p>1B. Noise</p>	<p>Since the DAP meeting, an acoustic consultant has been engaged. Their report generally outlines any acoustic requirements / implications that are present on the site, as well as providing a guideline of how they can be mitigated or responded to. These findings will be taken into consideration by the design team during design development.</p>
<p>1C. Traffic and transport, which includes safe movement of children and the cumulative impacts on Young Street from the school and Woolworths.</p>	<p>The transport impact assessment supporting the Planning Proposal responds to the comments provided by the Design Advisory Panel by:</p> <ul style="list-style-type: none"> • Considering the various pedestrian routes available from public transport nodes to and from the site, including future through-site connections proposed by the adjacent Woolworths site • Developing a Green Travel Plan to support travel to/from the site via sustainable forms of transport and to minimise the traffic related impacts of the proposal • Undertaking traffic modelling which considers the cumulative impacts of the proposal along with development in the surrounding area including the Wooworths site
<p>2. Due to flooding constraints and setback requirements the City is not convinced the proposal will yield useable or fit-for purpose floorplates.</p> <p>3. Squeezing two schools on the site, is perhaps impacting the feasibility of both.</p>	<p>Since the DAP meeting, a school operations consultant has been engaged to validate key internal areas of the school. In conjunction with this, the student population has been reduced from 1,000 students to 800 students. The school internal area has also been increased, whilst the film school internal area has been decreased, whilst ensuring functionality of both uses on the site.</p>

01

SITE AND CONTEXT

SITE & CONTEXT
 REGIONAL CONTEXT



Waterloo is located in the City of Sydney local government area. Waterloo, considered an inner-city suburb, sits south of Sydney CBD and can be easily accessed from there by car, bus, or by train from Green Square Station. By 2024, the site will also be easily accessed by the future Waterloo Metro Station.

Waterloo is also within ~20min driving distance from the Eastern suburbs, inner-south suburbs and inner-west suburbs, with bus and train offering public transport. Overall, Waterloo features great proximity to several key precincts in Sydney.

-  17 MIN WALK TO FUTURE WATERLOO METRO STATION
-  11 MIN WALK TO GREEN SQUARE STATION
-  20 MIN RIDE TO SYDNEY CBD
-  18 MIN DRIVE TO SYDNEY CBD
-  25 MIN BUS RIDE TO SYDNEY CBD

SCHOOL CATCHMENT OPPORTUNITY

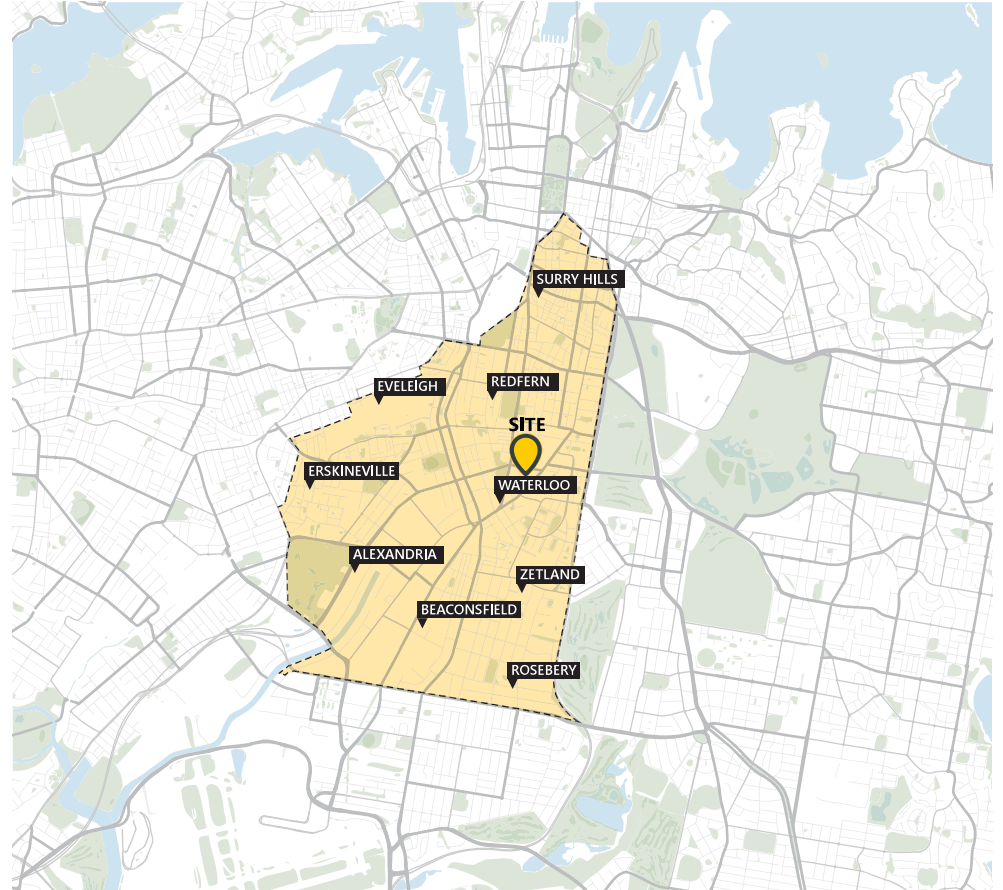
SHORTAGE OF SECONDARY SCHOOLS IN THE SOUTH SYDNEY REGION



The circle shows the distribution of secondary schools within a 2km radius to the Site. It clearly demonstrates that there is a significant shortage of secondary schools around the Waterloo/Green Square district which will be further magnified given the area is forecast to be one of the highest density per square km in the world by 2036.

● Secondary School

POTENTIAL CATCHMENT AREA



The potential catchment zone for the school is shown in the above map. This zone will cover an approximate current population of **90,000 people**, with a population forecast to grow to **114,000 people in 2031 (+26%)**

■ Potential Catchment area

02

URBAN CONTEXT ANALYSIS

FUTURE PROJECTIONS OF THE AREA



+50,000 RESIDENTS (2041)
(REDFERN / WATERLOO / GREEN SQUARE)

<https://forecast.id.com.au/sydney/about-forecast-areas?WebID=140>
<https://forecast.id.com.au/sydney/about-forecast-areas?WebID=2010>

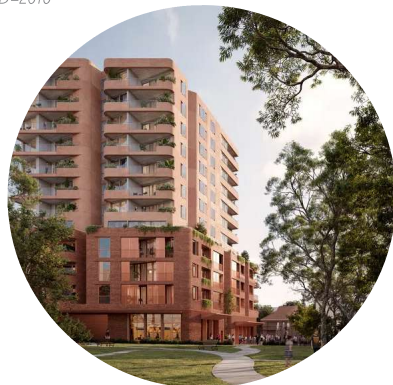


21,000 + NEW JOBS
(GREEN SQUARE)

<https://www.urbanagendaplatform.org/best-practice/i-green-square-rich-industrial-past-vibrant-sustainable-and-connected-community>



FUTURE WATERLOO METRO STATION (2024)



+30,000 NEW DWELLINGS (2030)

(GREEN SQUARE, BEACONSFIELD, ZETLAND, ALEXANDRIA, ROSEBERY, WATERLOO)
<https://www.cityofsydney.nsw.gov.au/green-square>



+40 NEW PARKS IN GREEN SQUARE TOWN CENTRE

<https://news.cityofsydney.nsw.gov.au/articles/green-square-new-park-drying-green-residents>

SITE PLAN - THE FUTURE OF WATERLOO



The Waterloo area is currently undergoing substantial redevelopment. These areas include key strategic precincts, such as Danks Street South, Lachlan Precinct, Waterloo Estate, and others.

Directly interfacing with the site are:

- the future Woolworths Waterloo development
- Lachlans Precinct
- Dank Street South Precinct

These future redevelopments generally have a focus on mixed use, providing retail, commercial, and residential dwelling, and will greatly reshape the context of the site.

Infrastructure and Connectivity:

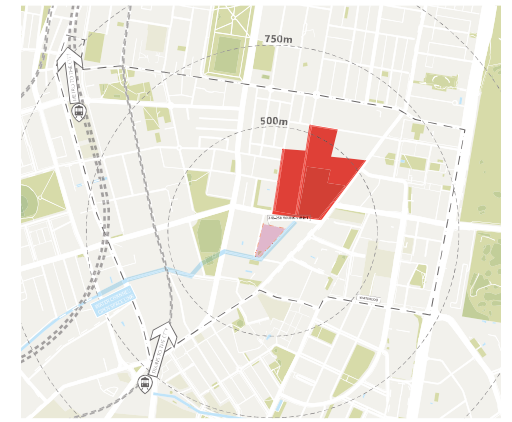
Key road networks like Bourke, Elizabeth, Botany and S Dowling Streets connects suburbs in a north-south direction, while McEvoy, Dacey Avenue, and Euston Road facilitate east-west connectivity, linking the inner west to the Eastern Suburbs. Essential public transport nodes include Green Square Station and the ongoing construction of the Waterloo Metro, both within a 1km radius or a 15-minute walk, with additional bus routes along Elizabeth and Bourke Streets connecting the area to surrounding locales.

FUTURE PRECINCTS - DANK STREET SOUTH



Dank Street South:

- 6 apartment buildings by Bates Smart, Richard and Spence, MHNDU, and Fieldwork
- 376 apartments total
- 5% of units to be affordable
- 15% of units to be adaptable
- retail spaces proposed



FUTURE PRECINCTS - WATERLOO METRO QUARTER & WATERLOO ESTATE

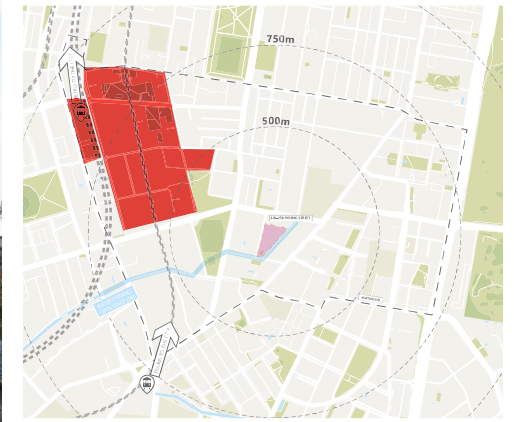


Waterloo Metro Quarter:

- 220 new homes, including 70 social housing dwellings and 24 affordable homes;
- 35,000 square metres of offices and shops;
- 2,600 square metres of public space, including pedestrian links from Raglan Street and Botany Road through to Cope Street Plaza;
- Community facilities; and Parking for 155 vehicles.
- New Metro Station

Waterloo Estate:

- 3,000 new homes, including ~1,500 new social and affordable properties
- ~50% social and affordable housing

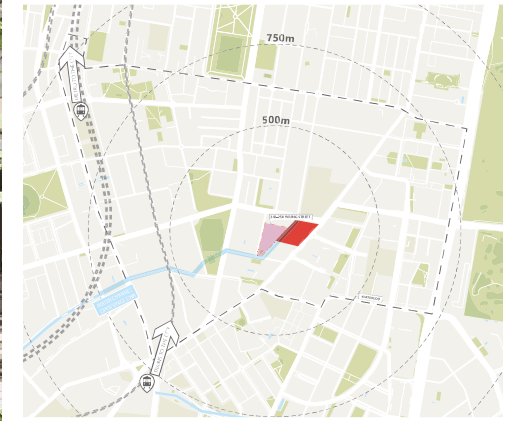


FUTURE PRECINCTS - WOOLWORTHS WATERLOO



Woolworths Waterloo:

- 121 apartments proposed
- 2,025 sqm commercial area proposed
- 3,200 sqm 5 Star Green Star rated full line Woolworths supermarket proposed
- 1,670 sqm retail area proposed

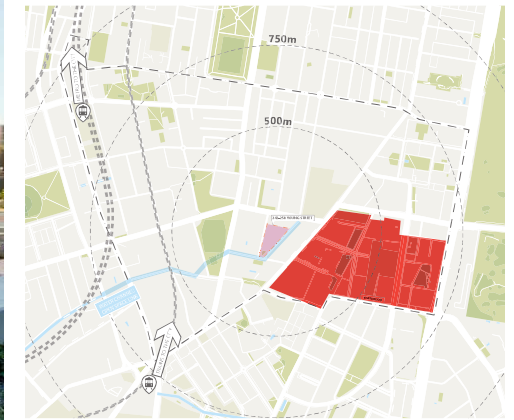


FUTURE PRECINCTS - LACHLAN PRECINCT



Lachlan Precinct:

- The plan arranges multi-residential development into smaller lots, aligning them with street networks and open areas.
- Varied building heights and footprints are introduced to promote diversity in the overall context and streetscape relationship.
- The masterplan ensures fair access by evenly situating open spaces and pocket parks throughout the development.



03

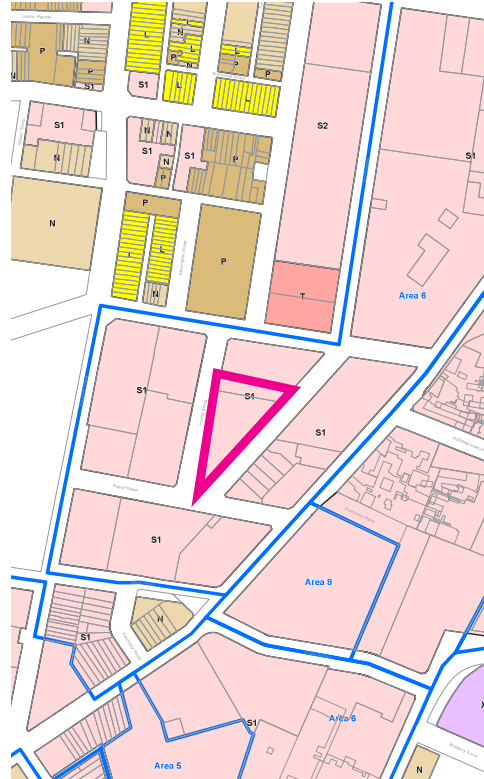
SITE ANALYSIS

CURRENT LEP MAP CONTROLS

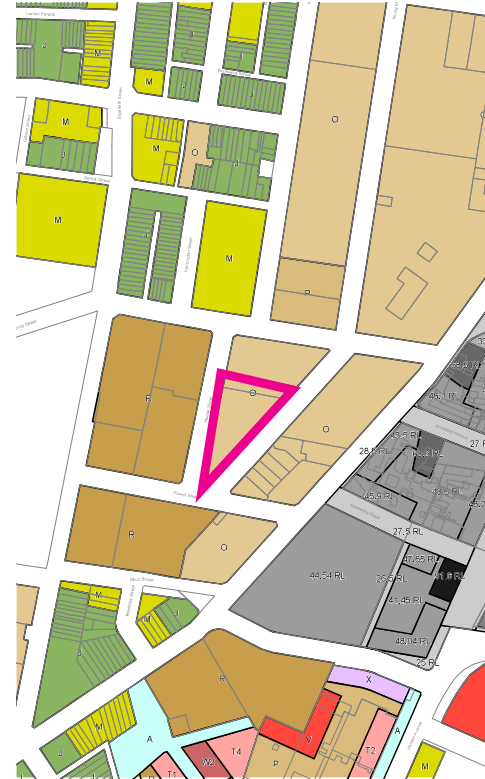
ZONE - MU1 (Mixed Use)



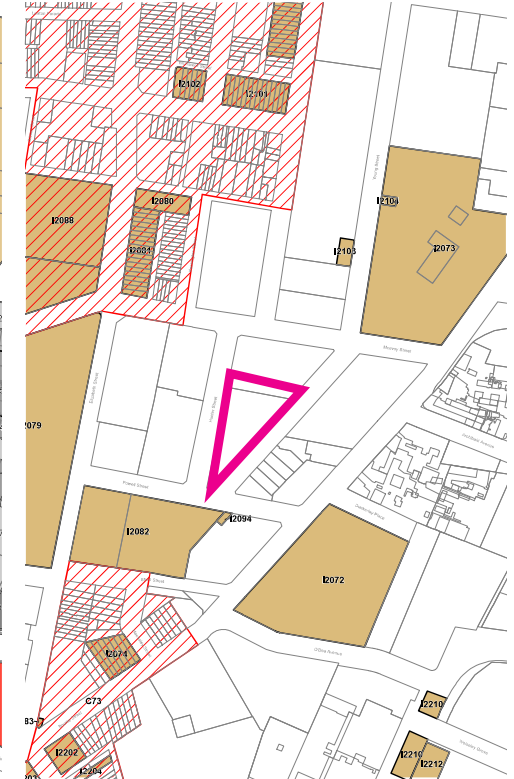
FSR - 1.5:1



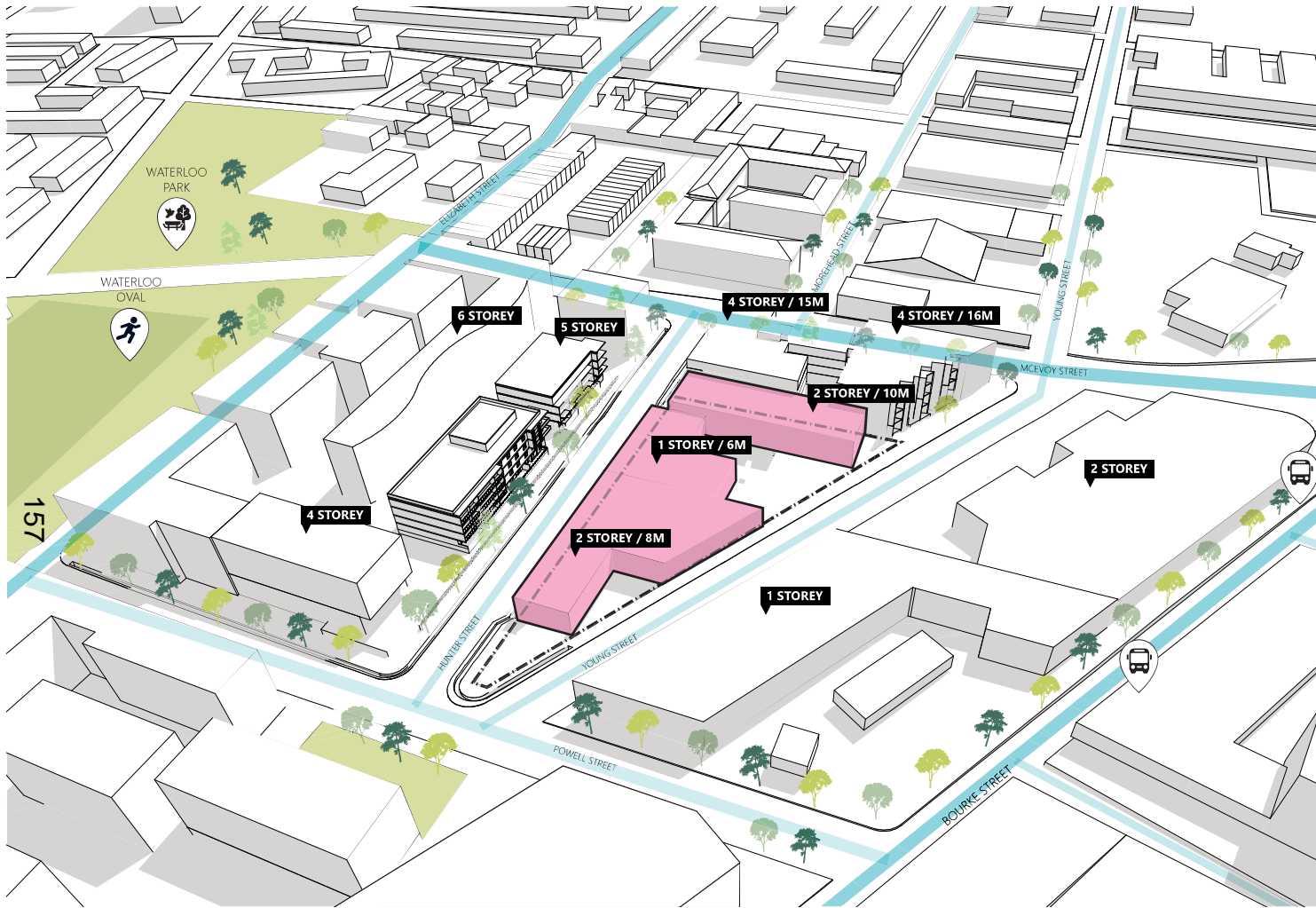
HEIGHT - 15m



HERITAGE - NONE



SITE ANALYSIS
EXISTING CONTEXT - SCALE



FILM SCHOOL

YOUNG STREET



POWELL STREET



WATERLOO OVAL

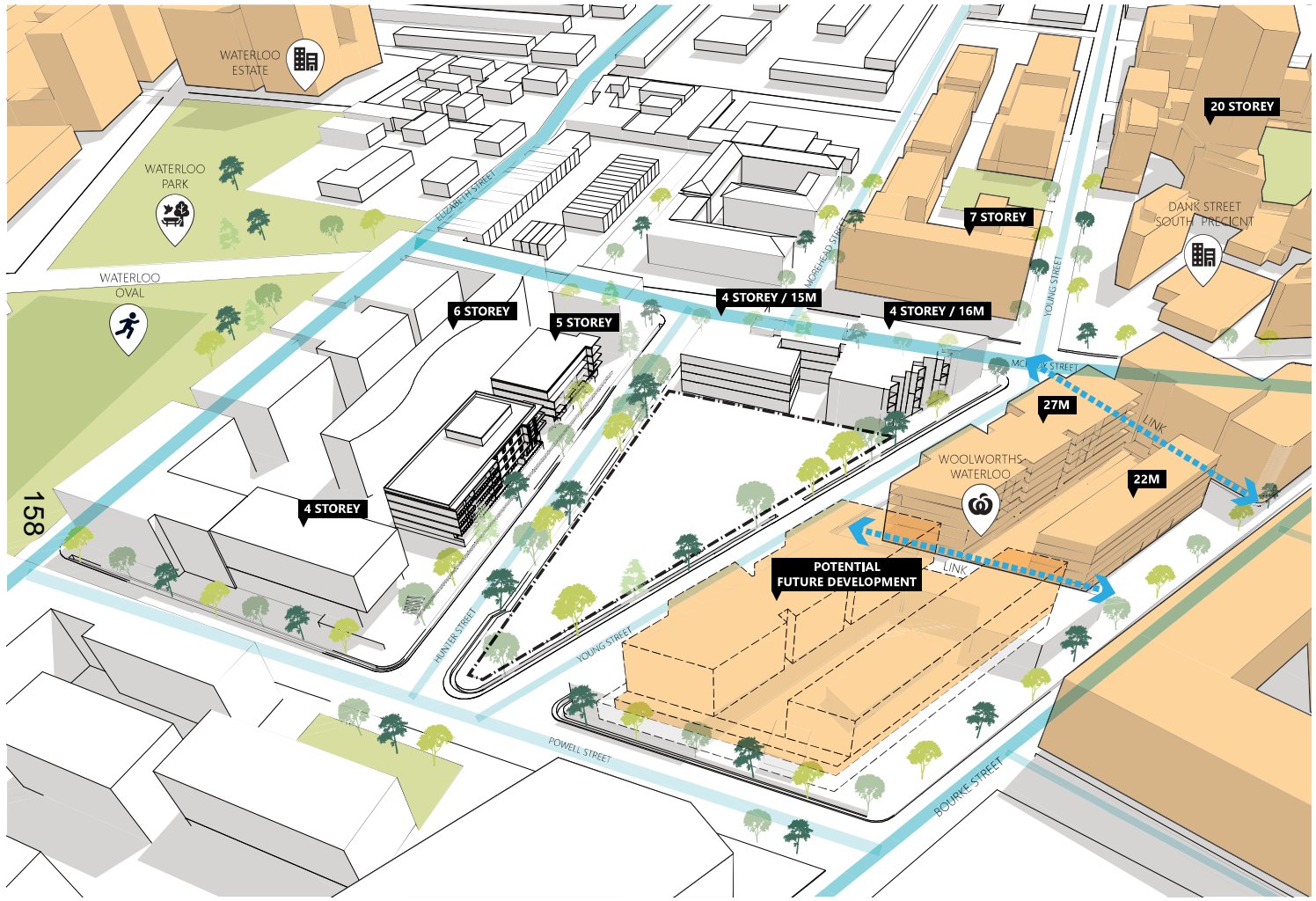


MCEVOY STREET



HUNTER STREET

SITE ANALYSIS
 FUTURE CONTEXT - SCALE



DANK STREET SOUTH LACHLAN PRECINCT

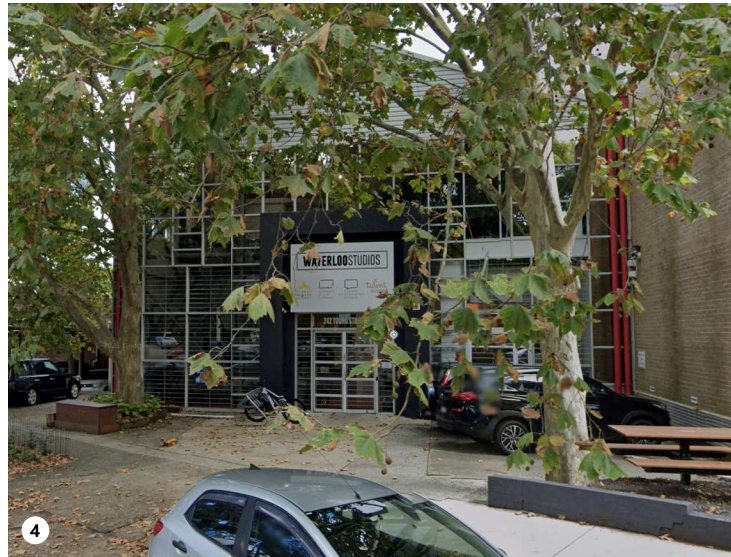


WATERLOO ESTATE WOOLWORTHS WATERLOO



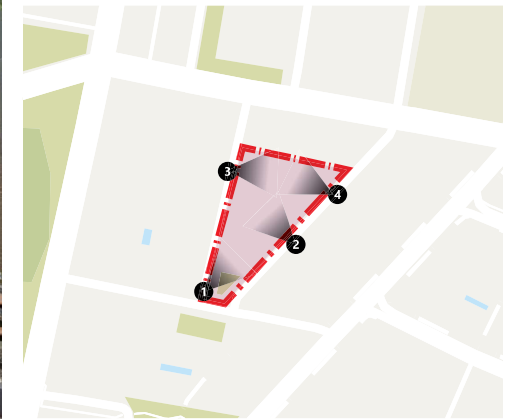
WATERLOO METRO QUARTER FUTURE WATERLOO METRO STATION

EXISTING SITE CONDITIONS - BUILDINGS



Existing Buildings:

- The site consists of two buildings, a masonry commercial building of one to two storeys, and a two storey pitched building, which is housing the current Film school.
- There is a green space to the southern corner of the site.
- The site features multiple driveway access points, as shown in images 2, 3, and 4.
- The site features significant street trees which contribute to the character to the area.

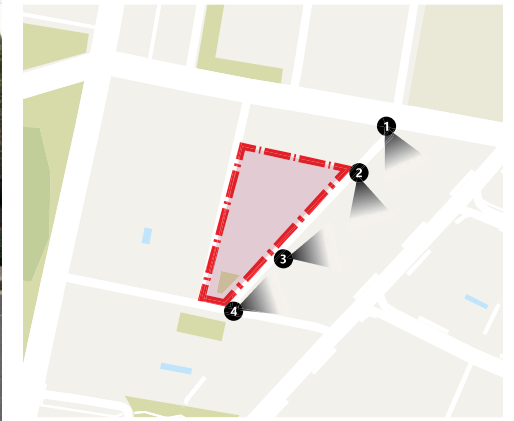


EXISTING SITE CONDITIONS - YOUNG STREET



Young Street:

- On the eastern side of the site, Young Street features single-story commercial / retail buildings.
- An approved planning proposal on 923-935 Bourke Street stipulates a new Woolworths, retail, and multi-residential uses. This development will provide great amenity to its context as well as characterising the area as a future neighbourhood centre.



EXISTING SITE CONDITIONS - YOUNG STREET ELEVATIONS

At the northern end of the street, a commercial building specializing in vehicle sales is situated, distinguished by a greater setback compared to the adjacent structures.

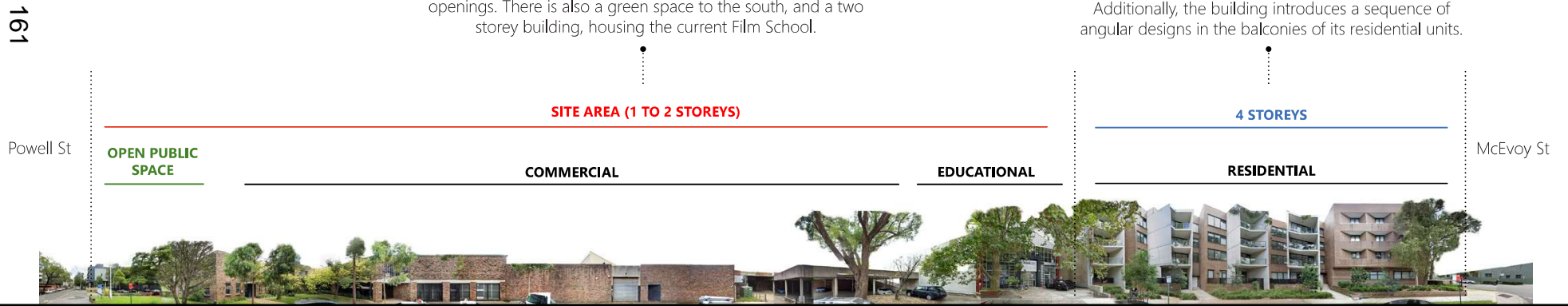
The second segment along the street pertains to retail establishments, featuring single-story shops that provide diverse services to the community.



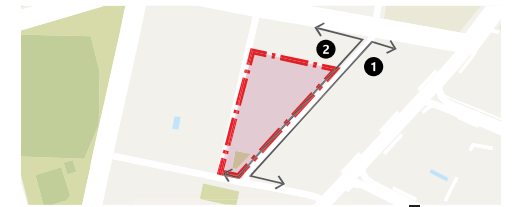
1. EAST ELEVATION

The site is characterised by a one to two storey masonry building, characterised by blank solid walls and minimal openings. There is also a green space to the south, and a two storey building, housing the current Film School.

Similar to Hunter Street, the four-story building is noted for sharing materiality with the site's perimeter walls. Additionally, the building introduces a sequence of angular designs in the balconies of its residential units.



2. WEST ELEVATION

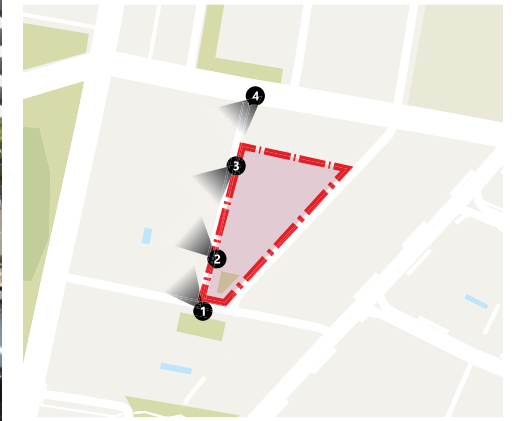


EXISTING SITE CONDITIONS - HUNTER STREET



Hunter Street:

- Hunter Street is located on the western side of the site and comprises a series of four-story residential buildings, which are raised on a high base with parking underneath.
- The balconies of these buildings are oriented towards the street, where a row of trees is evenly situated on both sides.



EXISTING SITE CONDITIONS - HUNTER STREET ELEVATIONS

The street, spanning its length, is characterized by four storey residential buildings that share a consistent morphology and height. Additionally, these buildings provide access to resident parking facilities.

The corner building boasts a significantly more spacious commercial/retail ground level in terms of height, resulting in an overall greater height compared to the other buildings along the same street, creating an urban marker at the corner.



1. WEST ELEVATION

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At one end of the block, a residential building is positioned with a greater setback compared to the other buildings along the same street.

The site is characterised by a one to two storey masonry building, characterised by blank solid walls and minimal openings. There is also a green space to the south, and a two storey building, housing the current Film School.



2. EAST ELEVATION



EXISTING SITE CONDITIONS- POWELL STREET



Powell Street:

- Powell Street, situated to the south of the site, acts as a linkage between Bourke Street and Elizabeth Street, both bustling thoroughfares with significant public transportation connectivity.
- Functioning as a quieter street, Powell Street provides a southern vantage point of the site.
- Along Powell Street, a variety of buildings, ranging from one to eight stories, exhibit diverse materials and architectural styles. There uses range from commercial / retail / multi-residential.
- There is a green open space directly across from the subject site, as shown in View 03

