

# **Attachment A6**

**Landscape Concept Plans**



# 242-258 Young Street Waterloo

## PLANNING PROPOSAL | LANDSCAPE

January 2024

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PREPARED FOR



PREPARED BY





ARCHITECT  
**plus**  
 architecture

LANDSCAPE ARCHITECT  
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DOCUMENT NAME			
242-258 Young Street, Waterloo Planning Proposal - Landscape			
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## Acknowledgments

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





# Introduction

## Overview

This Landscape Planning Proposal 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.

## Proposal

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 that facilitates the following:

a) A new 6 storey vertical school consisting of:

- 45 GLS, 13 specialist / classrooms
- A multi-purpose hall / auditorium
- An auditorium
- A library
- A canteen
- Administration, lobby and circulation spaces
- An active green roof
- A basement including 60 car parking spaces and end-of-trip facilities

b) The incorporation of the existing film school within the new vertical school building

c) A total of approximately 13,543m<sup>2</sup> of gross floor area which equates to a floor space ratio of 2.94:1. The gross floor area comprises approximately:

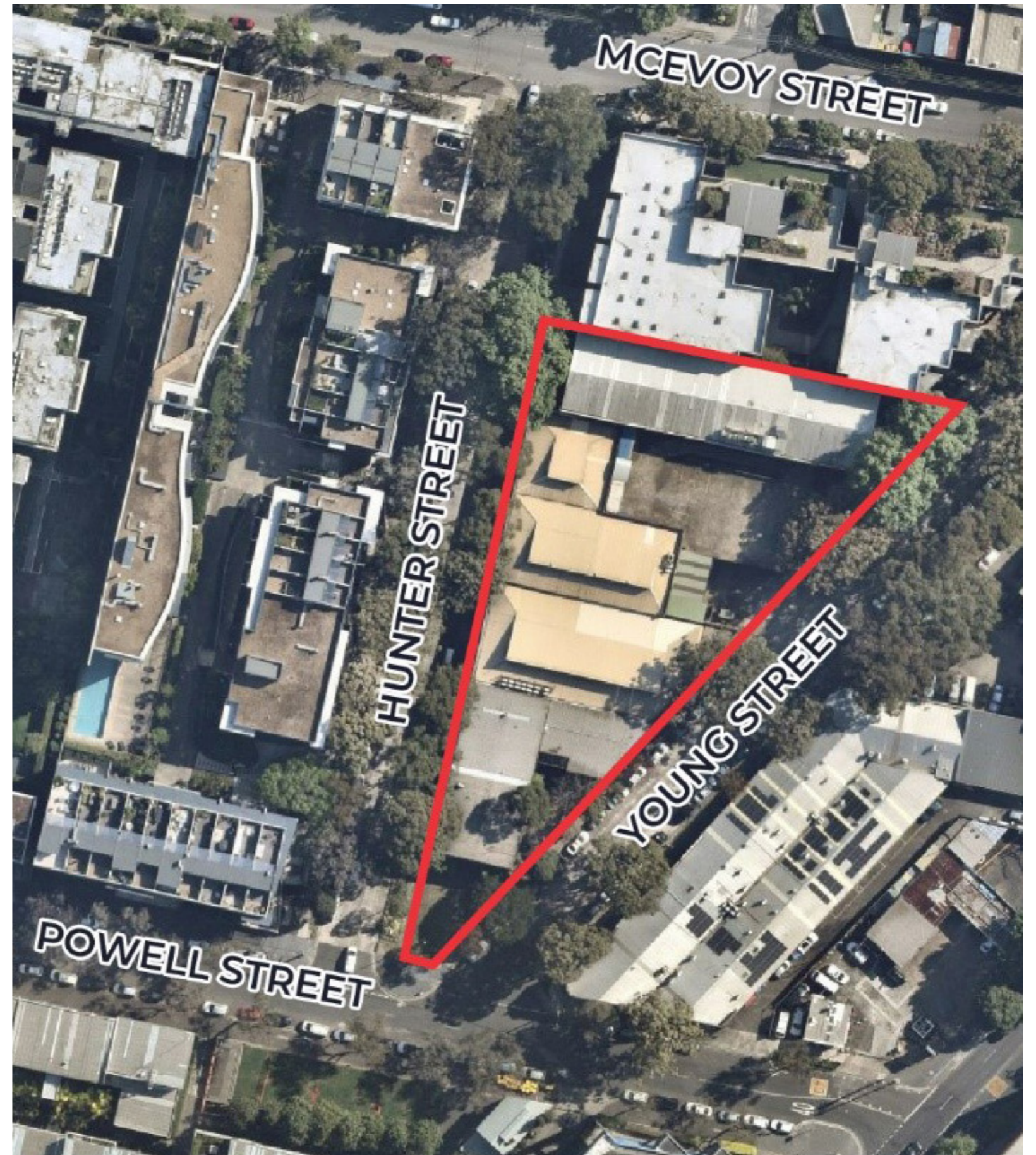
- 10,608m<sup>2</sup> education floor area
- 2,935m<sup>2</sup> commercial (film school) floor area

d) Outdoor spaces totalling approximately 4,978m<sup>2</sup>.

## The Site

The site is situated on the traditional land of the Gadigal people of the Eora nation, located at 242-258 Young Street, Waterloo within the City of Sydney Local Government Area (LGA). The site is prominently positioned at the junction of Hunter Street, Young Street and Powell Street. It is located 4km south of the Sydney CBD within the Green Square Urban Renewal Area.

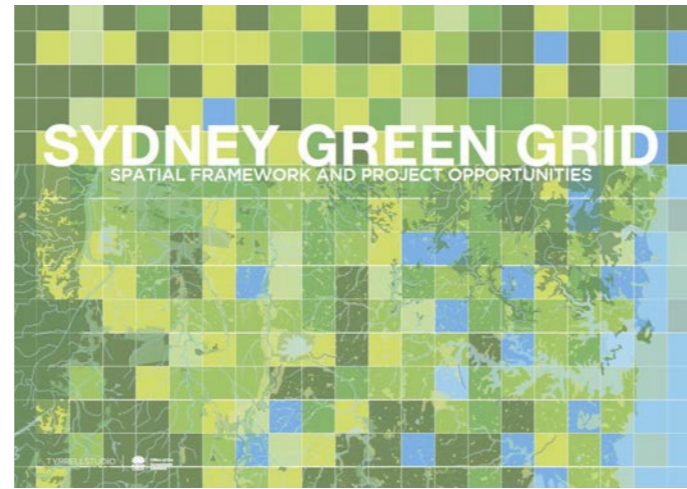
The site and is currently occupied by 2 storey office building and film school. The southern tip of the site is a grass lawn area.



Source: Nearmap + Ethos Urban



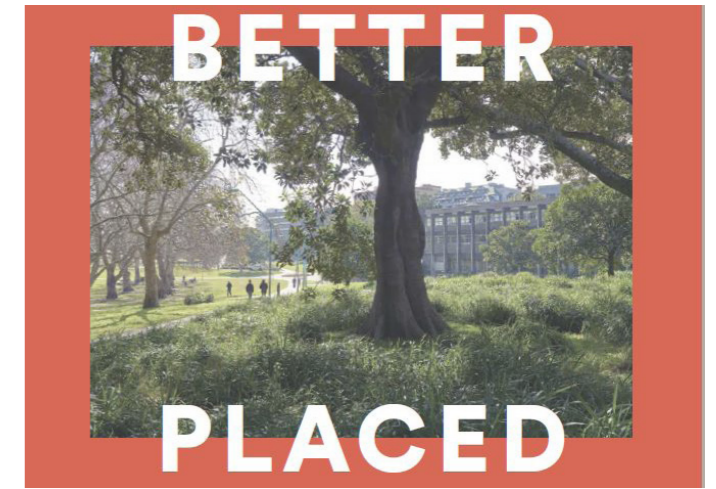
# Public domain & Landscape Strategic Planning policy



State | Sydney Green Grid - Central District 2023 (GANSW)



State | Greener Places (GANSW)



State | Better Placed (GANSW)

Increase access to open space (P118)	<ul style="list-style-type: none"> <li>Providing opportunities and improved access to public open space through spatial strategies which define the site's landscape.</li> </ul>
Create new high quality public realm (P121)	<ul style="list-style-type: none"> <li>Improve connections through major roads and barriers, enhancing access to public green space.</li> <li>Creating new public spaces which benefit larger scale infrastructure projects.</li> <li>Revitalise and create high quality public spaces which foster gathering and connection.</li> </ul>

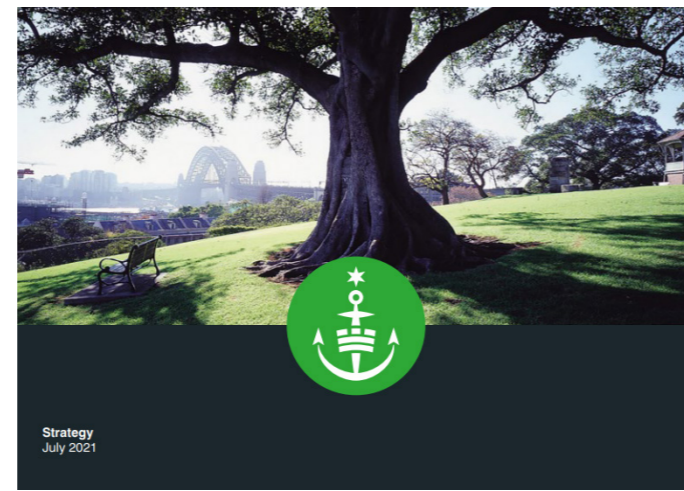
Integration (P32)	<ul style="list-style-type: none"> <li>Delivering enhanced quality of life in communities through the integration of green with urban infrastructure.</li> </ul>
Connectivity (P34)	<ul style="list-style-type: none"> <li>Green Space which optimises and maximises wellbeing and sustainable development</li> <li>Delivering access between place, highlighting landscapes which provide urban cooling.</li> </ul>
Multi Functionality (P36)	<ul style="list-style-type: none"> <li>Focus on high quality and performing green spaces which are multi-functional.</li> <li>Promoting access to open space, strengthening identity and image of place</li> </ul>

Better Fit (P39)	<ul style="list-style-type: none"> <li>A space that relates to Waterloo's local and contextual location with communal aspirations and local character.</li> </ul>
Better for Community (40)	<ul style="list-style-type: none"> <li>Seek to grow economic and social status</li> <li>Incorporating diverse use e.g. hotels, commercial and retail</li> <li>Allows the public to move freely and sustainably throughout spaces.</li> </ul>
Better for People (P41)	<ul style="list-style-type: none"> <li>Focus on safety (CPTED), comfort and basic uses of public spaces.</li> <li>Creating spaces that are valuable parts of the environment and local community.</li> </ul>





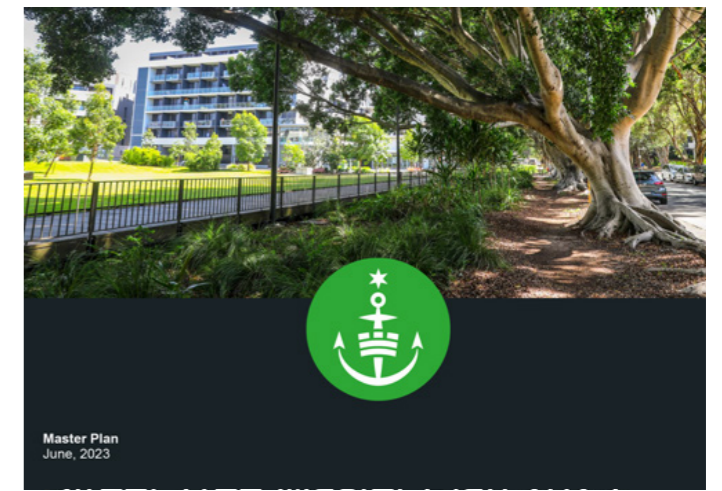
State | Everyone can play (NSW Government)



Local | City of Sydney greening strategy 2021



Local | Street design code



Local | City of Sydney Street tree master Plan

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Inclusive play process (P21)	<ul style="list-style-type: none"> <li>Creating play spaces that people of all ages and abilities can access and enjoy, through designing alongside inclusion needs.</li> <li>Evaluating and continually reviewing to measure design success.</li> <li>Incorporating the six-step inclusive play process into planning design and management of inclusive play spaces.</li> </ul>
Connecting with Place (P53)	<ul style="list-style-type: none"> <li>Provide a sense of identity through creating and connecting Waterloo's community social, cultural and environmental aspects.</li> <li>Recognising the importance of Country in public open space, celebrating the 'Sharing of Country' and rich culture with everyone.</li> <li>Celebrate and engage with natural elements such as smells, sounds and organic textures.</li> </ul>
Designing inclusive nature play spaces (P67)	<ul style="list-style-type: none"> <li>Integrating variety of play spaces, engaging with nature</li> <li>Considering a diverse range of materials, levels and native planting.</li> </ul>

Ambition (P36)	<ul style="list-style-type: none"> <li>Increasing green and canopy cover for heat prevention and community health to 30-40%</li> </ul>
Canopy Coverage (P37)	<ul style="list-style-type: none"> <li>Increase canopy cover for Street from 25% in 2019 to 34% in 2050</li> <li>Increase canopy cover for parks from 31% in 2019 to 46% in 2050</li> <li>Increase canopy cover for Property from 12% in 2019 to 20% in 2050</li> </ul>
Green Coverage (P37)	<ul style="list-style-type: none"> <li>Increase green cover for Street from 25% in 2019 to 34% in 2050</li> <li>Increase green cover for parks from 31% in 2019 to 46% in 2050</li> <li>Increase green cover for Property from 12% in 2019 to 20% in 2050.</li> </ul>

Main Themes	<ul style="list-style-type: none"> <li>Connectivity and accessibility</li> <li>Promote walking and cycling</li> <li>Quality public domain and place making</li> <li>Environmental sustainability</li> <li>Urban canopy and greening</li> </ul>
Canopy Coverage (P23)	<ul style="list-style-type: none"> <li>Increase canopy cover from the current 18.1% coverage to 22% in 2030 and 27% in 2050</li> </ul>
Urban Renewal Areas (P80)	<ul style="list-style-type: none"> <li>Many former industrial areas are being transformed into medium to high density residential and mixed use neighborhoods. These areas include new streets that present the opportunity to be exemplars in streetscape design and sustainability.</li> <li>The area will provide a network of new streets which will achieve a highly permeable street pattern that integrates pedestrian, cycle and vehicular movements, WSUD, and flood management.</li> </ul>

Street tree selection	<ul style="list-style-type: none"> <li>Young Street prescribed tree species: Tallowood - Eucalyptus microcorys</li> <li>Adapting to future climate and recognising street tree selection which can adapt to warmer conditions and frequent heat waves.</li> </ul>
Diversity, biodiversity and habitat	<ul style="list-style-type: none"> <li>Increase diversity through shelter, food sources and nesting opportunities</li> <li>Native species implementation to be the driver biodiversity</li> </ul>
Indigenous Knowledge	<ul style="list-style-type: none"> <li>Collaboration between indigenous ecologists to incorporate locally indigenous tree species to Sydney</li> <li>Reintroduce locally indigenous tree species to heighten the cultural significance of the site</li> <li>Acknowledging Gadigal of the Eora Nation as the Traditional Custodians of Waterloo and complex cultural land management practices.</li> </ul>



# 1.2 City of Sydney Street Tree Master Plan | Map

## Existing tree species surrounding the site



Buckinghamia celsissima

MCEVOY STREET / POWELL STREET / BOURKE STREET



Corymbia gummifera habit

POWELL STREET



Eucalyptus microcorys

HUNTER STREET / YOUNG STREET / MCEVOY STREET



Loshostemon confertus

MCEVOY STREET / BOURKE STREET



Melicope elleryana

HUNTER STREET / YOUNG STREET



Plantanus Acerifolia

BOURKE STREET

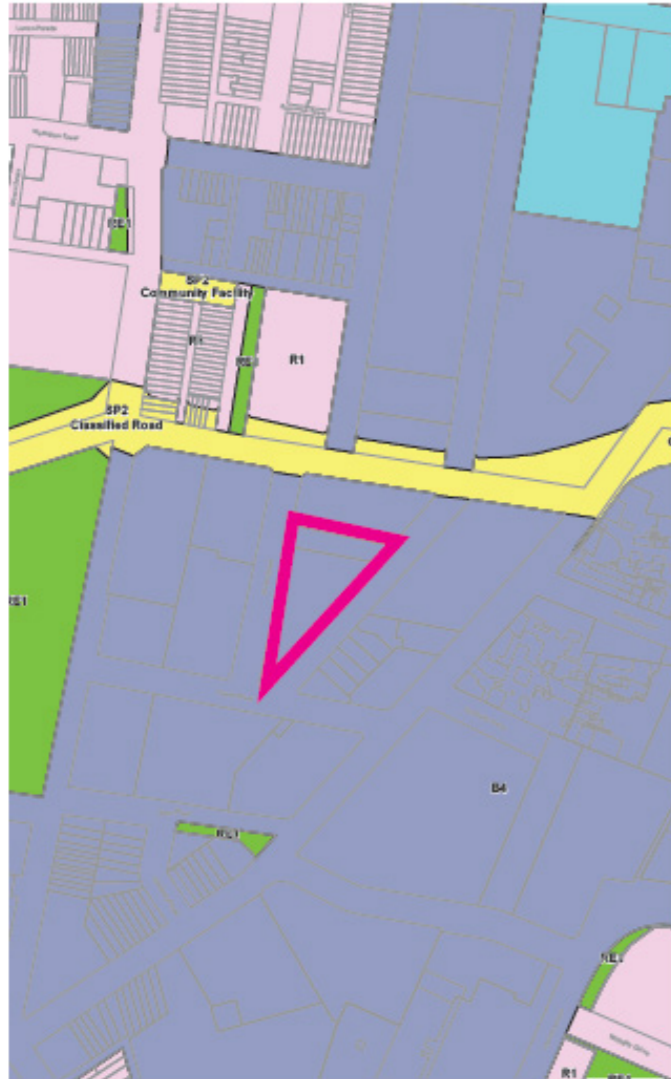


Source: City of Sydney



### 1.3 Public domain & Landscape Strategic Planning policy | Local

#### ZONE - MU1



Land Zoning Map

Legend

- MU1 Mixed Use
- R1 General Residential
- RE1 Public Recreation
- SP2 Infrastructure
- E1 Local Centre

#### FSR - 1.5:1



Floor Space Ratio

Legend

- L 0.9
- P 1.25
- S1 1.5
- T1 2
- X1 4

#### HEIGHT - 15m

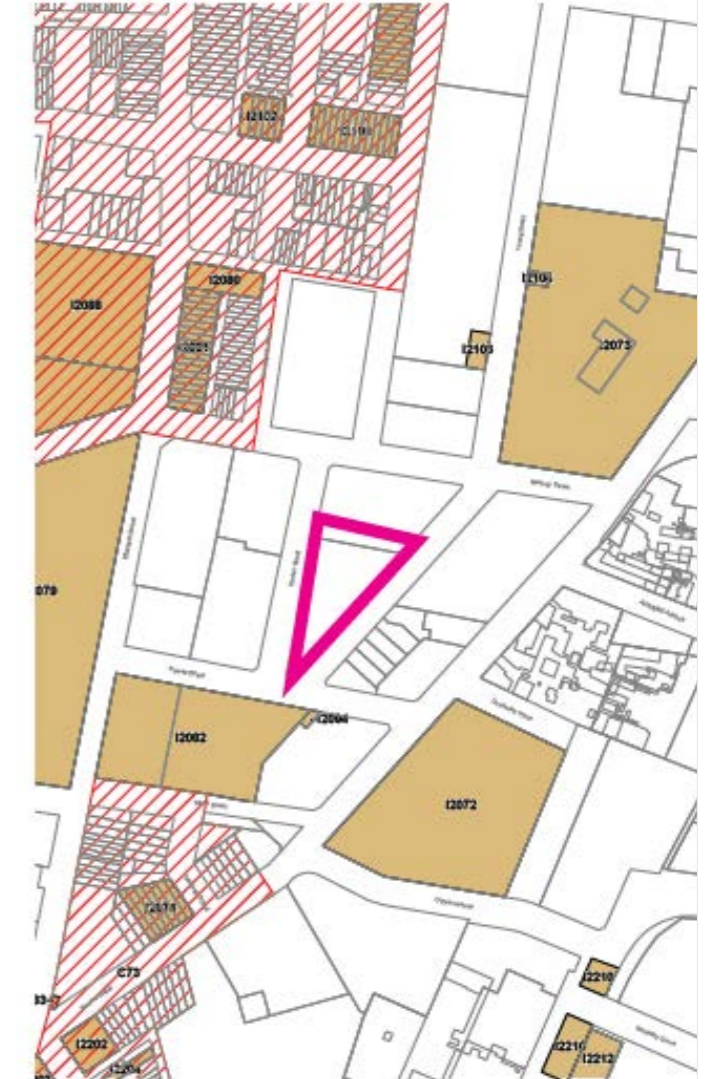


Maximum Building Height (m)

Legend

- |  |   |
|--|---|
| <span style="background-color: #bbdefb; padding: 2px;">A</span> 3  | <span style="background-color: #d7ccc8; padding: 2px;">R</span> 22  |
| <span style="background-color: #c8e6c9; padding: 2px;">J</span> 9  | <span style="background-color: #e57373; padding: 2px;">T4</span> 29 |
| <span style="background-color: #ffeb3b; padding: 2px;">M</span> 12 | <span style="background-color: #d32f2f; padding: 2px;">V1</span> 38 |
| <span style="background-color: #ffe0b2; padding: 2px;">O</span> 15 | <span style="background-color: #9575cd; padding: 2px;">X</span> 45  |

#### HERITAGE - NONE



Heritage Map

Legend

- Conservation Area
- Item - General

Cadastre

- Cadastre 4/10/2022 © City of Sydney

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# Site Context



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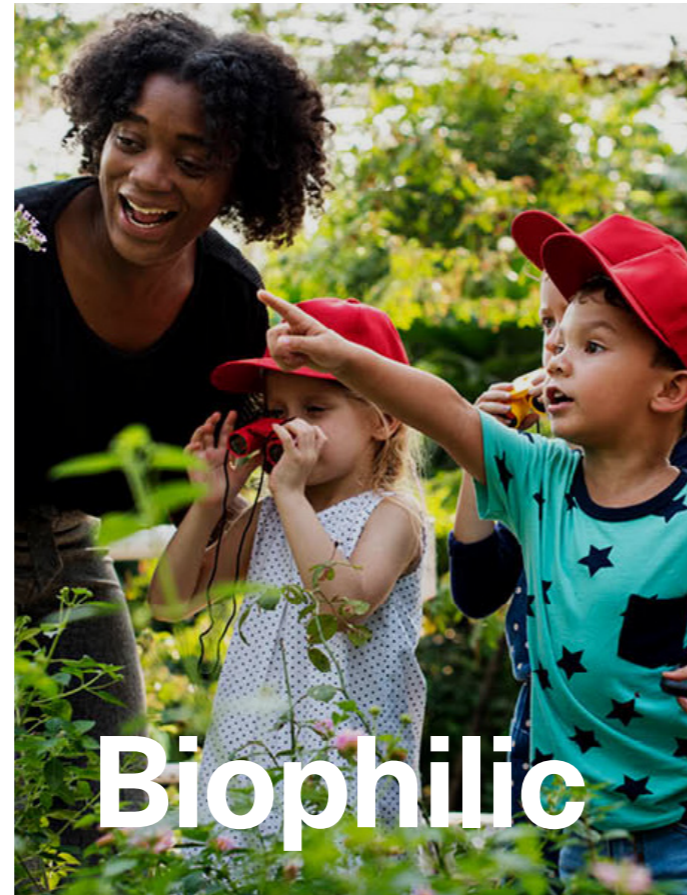
### MAP LEGEND

- Study area
- Passive Green space
- Active Green space
- Sports field
- Swimming pool / Aquatic Center
- River
- Ⓜ School
- T Train
- M Metro
- L Line
- ⊕



# Principles

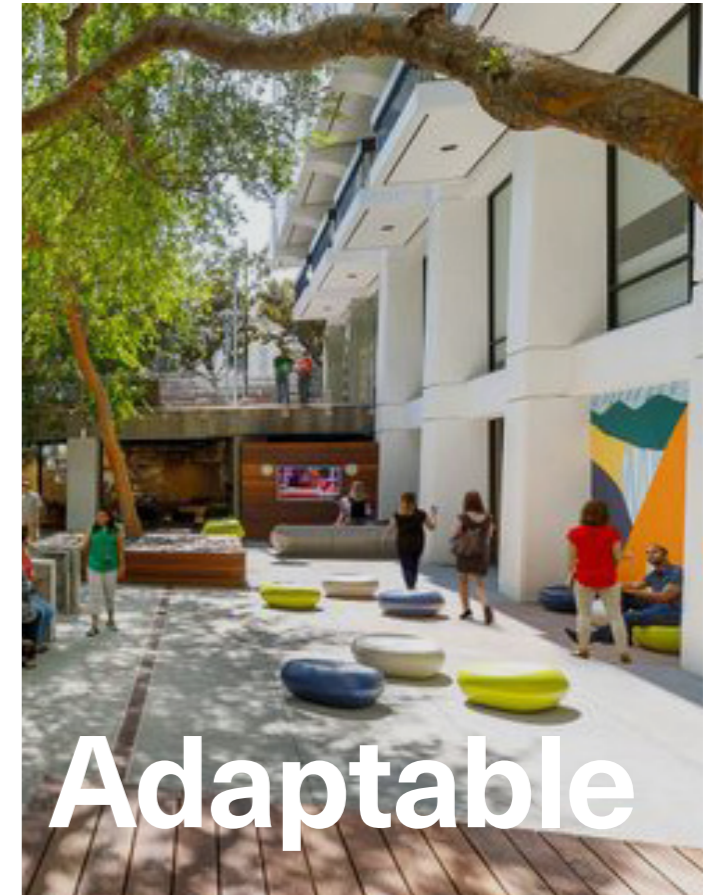
- Biophilic | Engaging with biophilic principles to promote health & wellbeing
- Resilient | Design and materials that will endure extreme weather events and suitably robust for the school context
- Adaptable | Future-proofing spaces by maximising flexibility for multiple uses
- Playful | Integrating moments of play and delight into the everyday experience
- Inclusive | An environment that does not discriminate and maximises opportunities for social interaction
- Outdoor Learning | A diversity of outdoor 'rooms' as an extension of indoor learning facilities
- Connected | With Country and the local community



# Biophilic



# Resilient



# Adaptable

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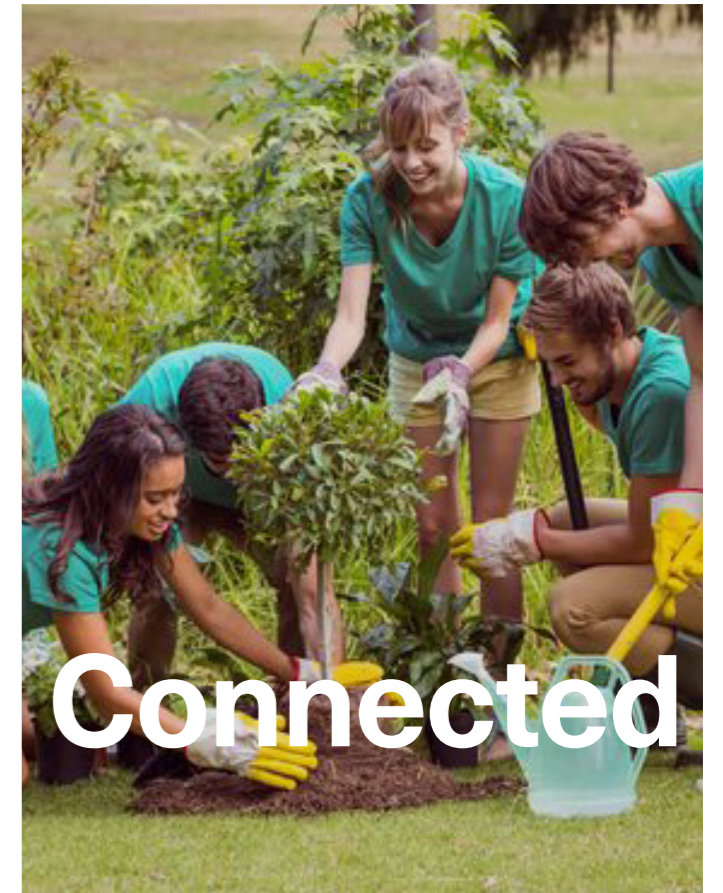
# Playful



# Inclusive



# Outdoor learning



# Connected



# Key Spaces



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\*Note: Formal and informal play opportunities are incorporated throughout all levels. Play additionally can be used as a learning strategy to enhance the spatial experience and utilization across all open space.

## ROOFTOP LEARNING

- + Food production
- + Forest area
- + Seating
- + Sports

## OUTDOOR GYM

- + Secondary Play
- + Resilient materials
- + Adaptive space
- + Outdoor gym

## SECONDARY PLAY AND GATHERING

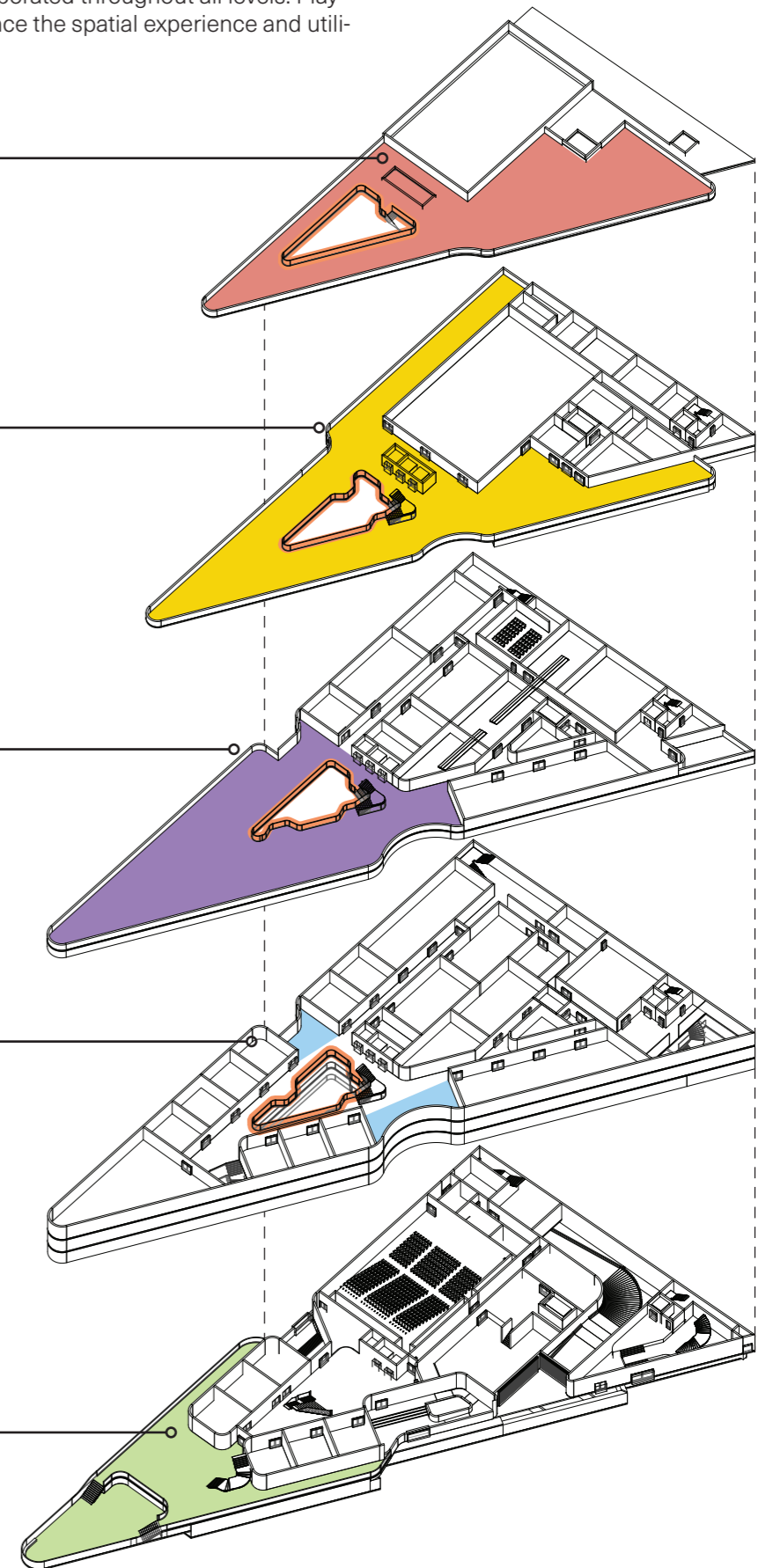
- + Secondary Play
- + Resilient materials
- + Adaptive space
- + Outdoor learning

## PASSIVE OUTDOOR ZONE

- + Passive outdoor space
- + Adaptive space
- + Flexible seatings

## PRIMARY PLAY

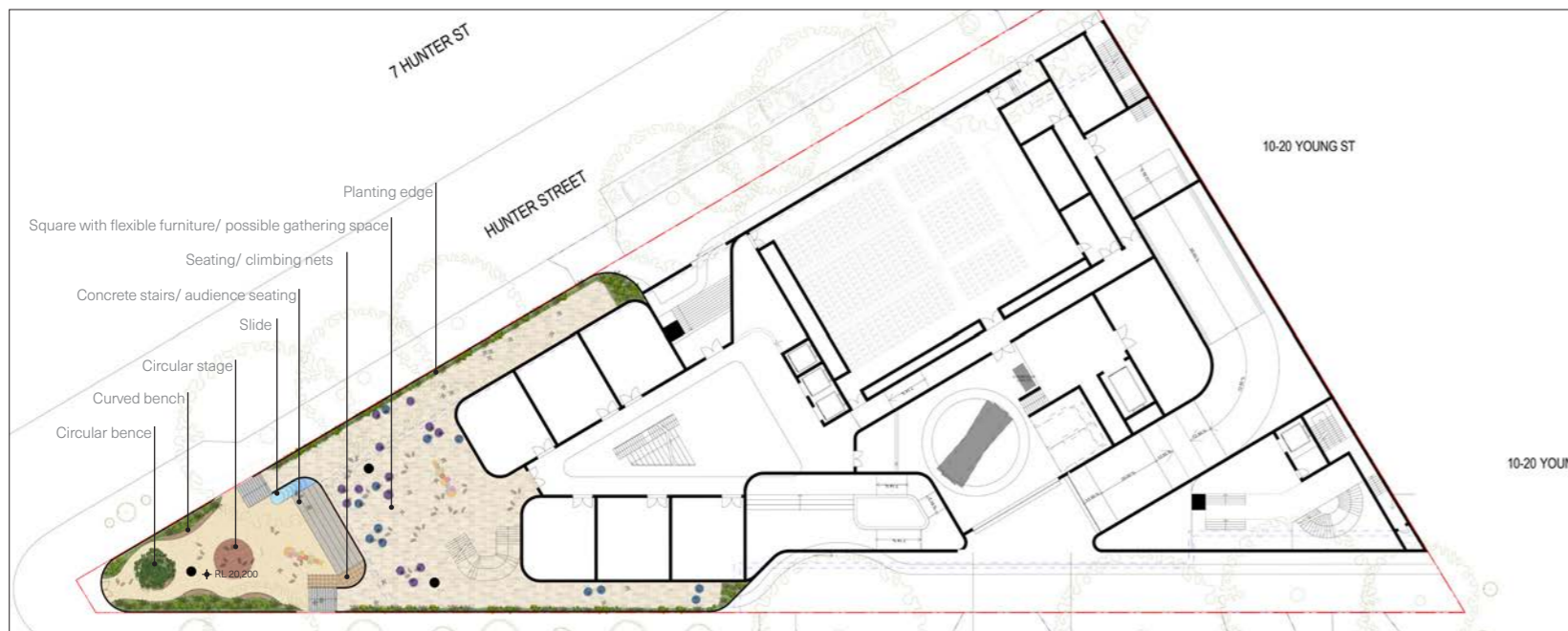
- + Primary Play zone
- + Connection with the community





### GROUND LEVEL | Primary Play

- Primary play
- Adaptive space
- Resilient materials
- Connection with community



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### LEVEL 1 - 3 | Passive Outdoor Zone

- Secondary play zone
- Outdoor learning
- Adaptive space
- Seating area



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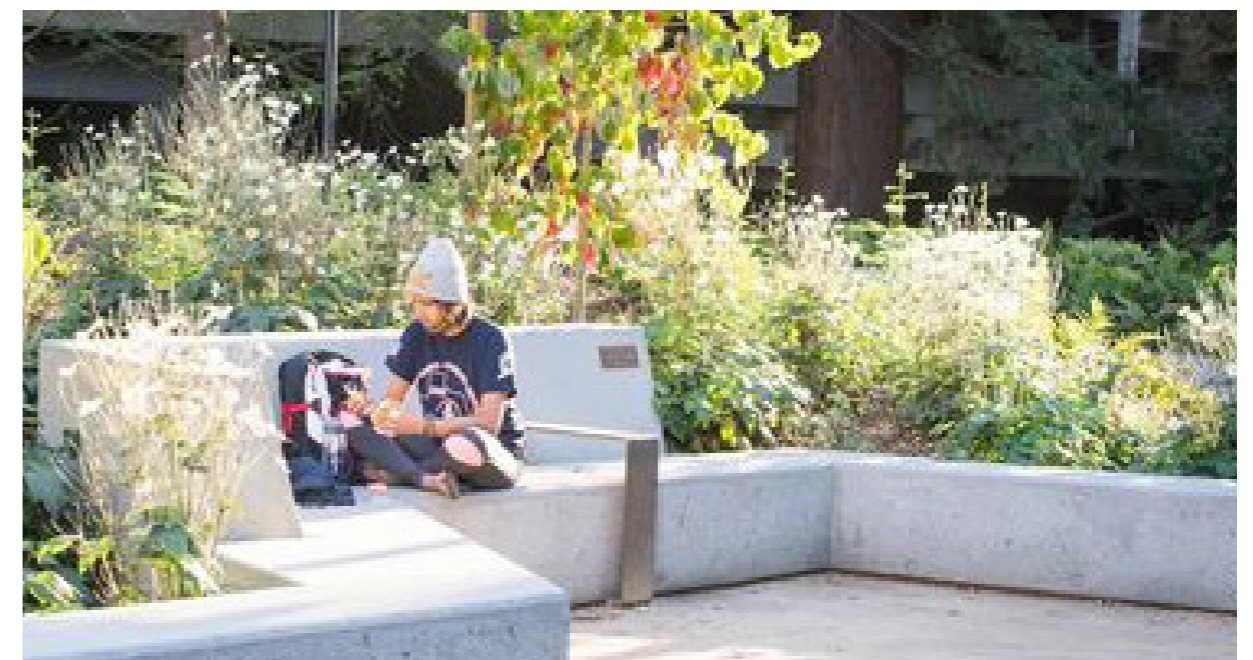


### LEVEL 4 | Secondary Play and Gathering

- Hosting events
- Outdoor learning
- Adaptive space
- Seating area
- Connection with environment
- Resilient materials



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### LEVEL 5 | Outdoor Gym

- Flexible active use
- Running track
- Basketball Court



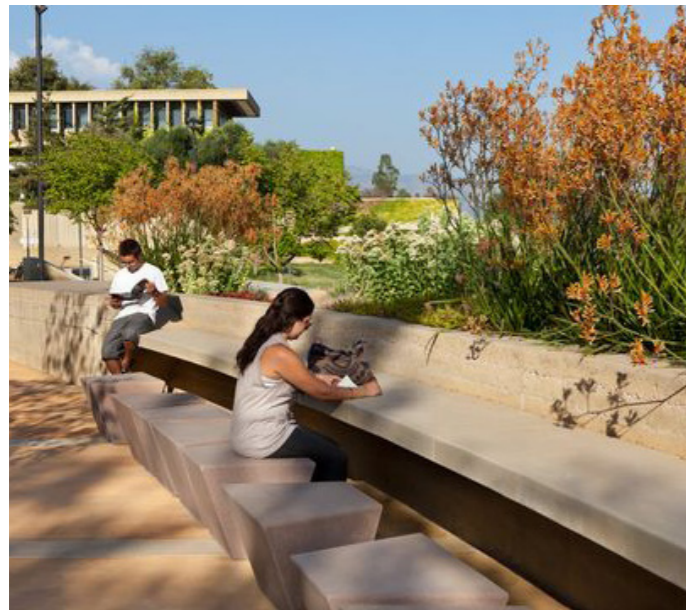
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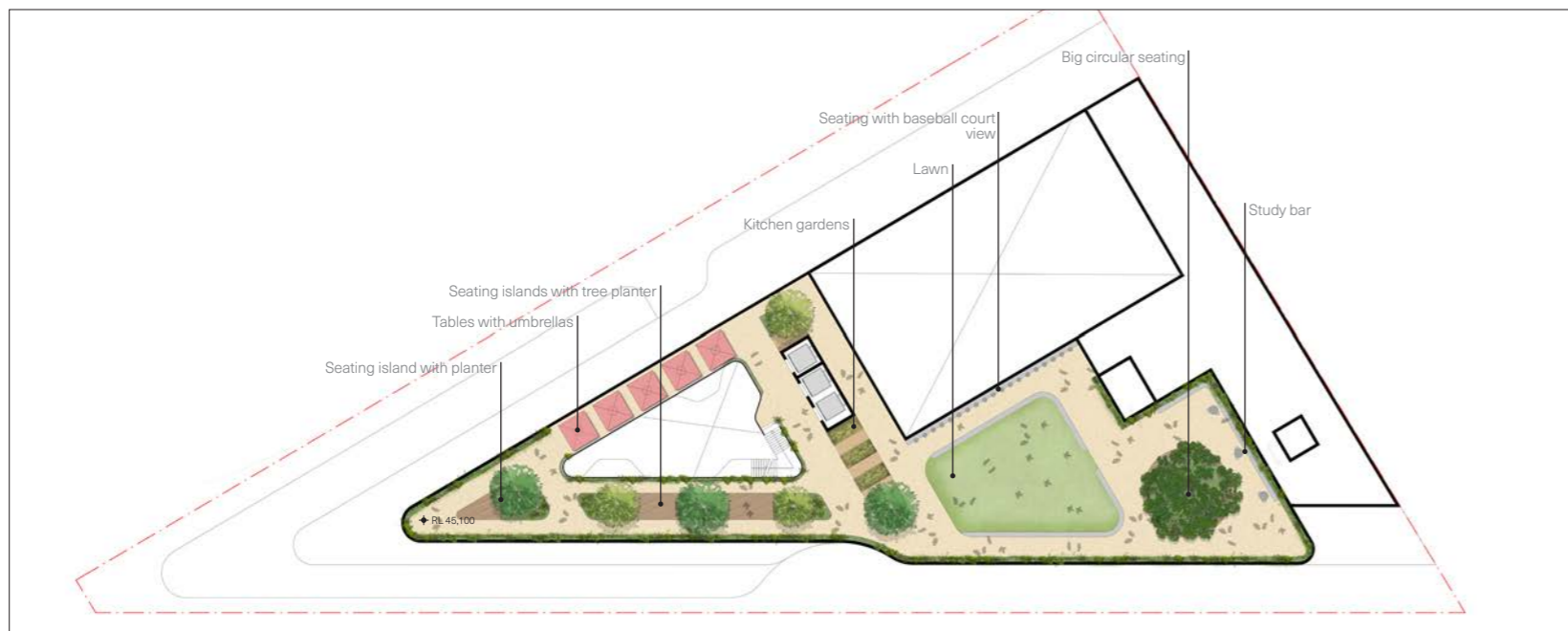


### LEVEL 6 | Rooftop Learning

- Food production
- Kitchen gardens
- Canopy cover
- Sport area
- Seating area with view
- Open lawn
- Study nook



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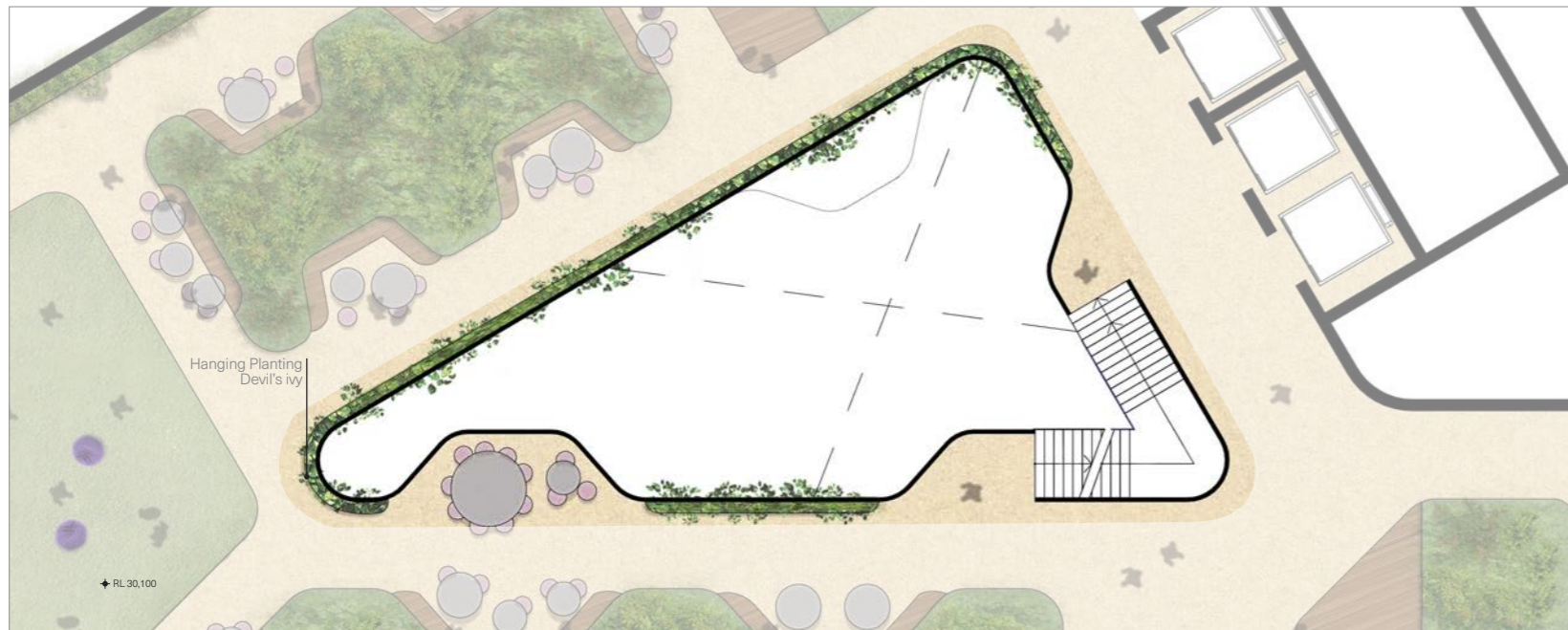


### Key Spaces | Atrium

- Flexible edge
- Easy maintenance
- Hanging planting
- Interactive
- Calming



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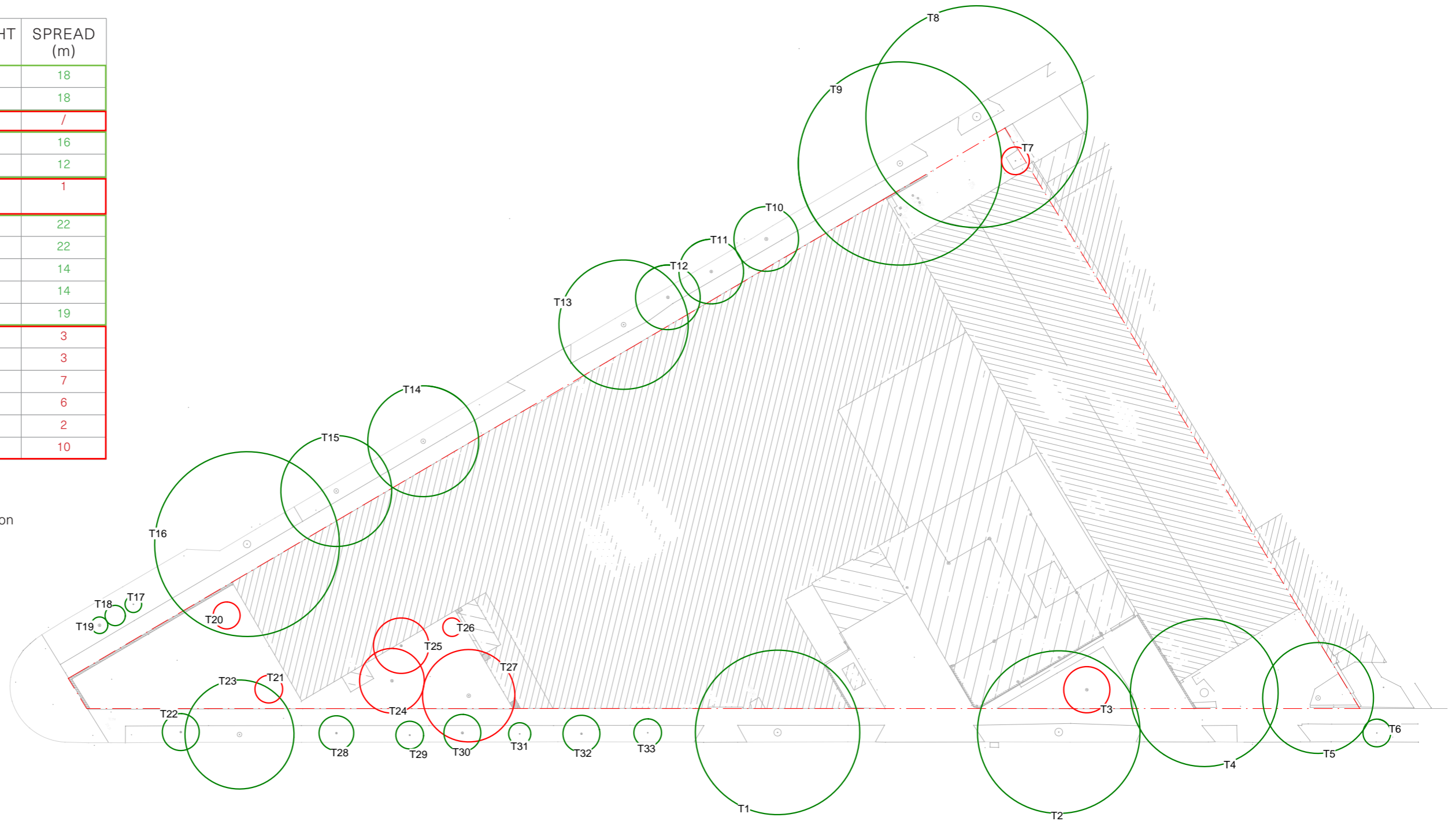
# Tree Management Plan

NO.	Botanical Name	HEIGHT (m)	SPREAD (m)
1	<i>Eucalyptus microcorys</i>	19	18
2	<i>Eucalyptus microcorys</i>	17	18
3	Unknown sp.	/	/
4	<i>Platanus x hybrida</i>	20	16
5	<i>Platanus x hybrida</i>	19	12
7	<i>Magnolia grandiflora</i> 'Little Gem'	6	1
8	<i>Platanus x hybrida</i>	20	22
9	<i>Platanus x hybrida</i>	20	22
14	<i>Eucalyptus botryoides</i>	17	14
15	<i>Eucalyptus botryoides</i>	17	14
16	<i>Eucalyptus microcorys</i>	21	19
20	<i>Celtis occidentalis</i>	5	3
21	<i>Celtis occidentalis</i>	5	3
24	<i>Ulmus glabra</i> 'Lutescens'	7	7
25	<i>Eucalyptus botryoides</i>	12	6
26	Unknown sp.	6	2
27	<i>Ulmus glabra</i> 'Lutescens'	8	10

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Legend

- Existing Significant Tree for Retention
- Existing Tree Removed
- Tree Retained
- Tree Removed



Refer to 2023 Arboricultural Impact Assessment (Sustainable Development Group Ltd) for further detail.



# Planting & Materials Palette



*Buckinghamia celsissima*



*Corymbia gummifera habit*



*Eucalyptus microcorys*



*Loshostemon confertus*



*Melicope elleryana*



*Plantanus Acerifolia*



*Cymbopogon ambiguus*



*Lomandra longifolia*



*Prostanthera incisa*



*Enchylaena tomentosa*



*Prostanthera rotundifolia*



*Asplenium nidus*



*Asplenium australasicum*



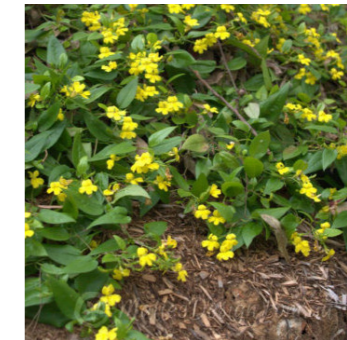
*Dicksonia antarctica*



*Westringia fruticosa*



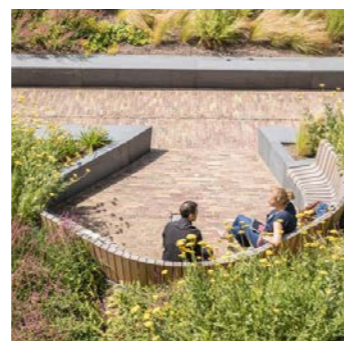
*Lomandra longifolia*



*Goodenia ovata*



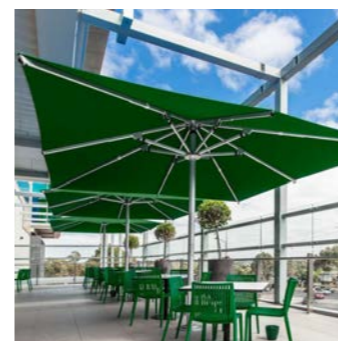
*Grevillea buxifolia*



Circular nook seating with planting



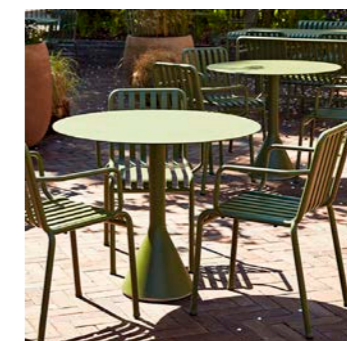
Sandstone seating in circular gathering space



Loose cafe furniture with shade umbrellas



Vertical climbers



Loose cafe furniture



Indoor planting and timber seat



**turf**

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