

242-258 Young Street Waterloo

PLANNING PROPOSAL | LANDSCAPE

January 2024

PREPARED FOR



PREPARED BY



ARCHITECT

plus

architecture

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| DOCUMENT NAME | | | |
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| 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 13,543m² of gross floor area which equates to a floor space ratio of 2.94:1. The gross floor area comprises approximately:

- 10,608m² education floor area
- 2,935m² commercial (film school) floor area

d) Outdoor spaces totalling approximately 4,978m².

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

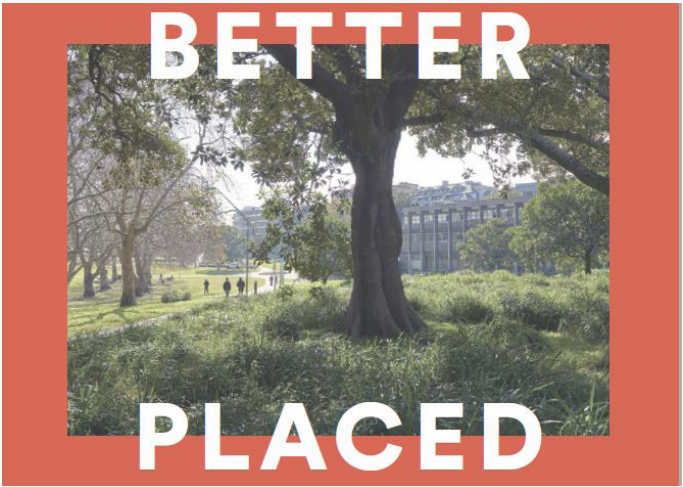
Public domain & Landscape Strategic Planning policy



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



State I Greener Places (GANSW)



State I Better Placed (GANSW)

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

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

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



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

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

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

| | |
|---------------------------|---|
| Main Themes | <ul style="list-style-type: none">Connectivity and accessibilityPromote walking and cyclingQuality public domain and place makingEnvironmental sustainabilityUrban canopy and greening |
| Canopy Coverage (P23) | <ul style="list-style-type: none">Increase canopy cover from the current 18.1% coverage to 22% in 2030 and 27% in 2050 |
| Urban Renewal Areas (P80) | <ul style="list-style-type: none">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.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. |

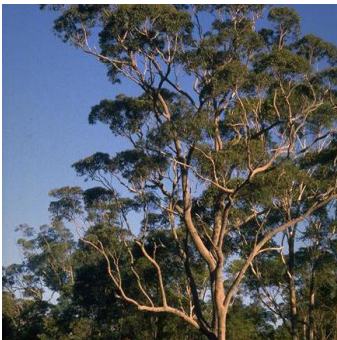
| | |
|-------------------------------------|---|
| Street tree selection | <ul style="list-style-type: none">Young Street prescribed tree species: Tallowwood - Eucalyptus microcorysAdapting to future climate and recognising street tree selection which can adapt to warmer conditions and frequent heat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

1.2 City of Sydney Street Tree Master Plan | Map

Existing tree species surrounding the site



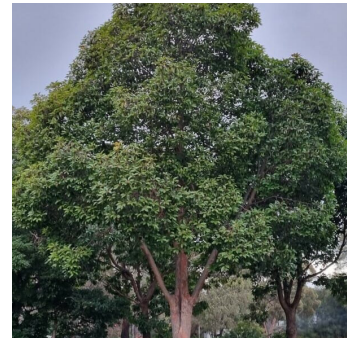
Buckinghamia celsissima
MCEVOY STREET / POWELL STREET / BOURKE STREET



Corymbia gummifera habit
POWELL STREET



Eucalyptus microcorys
HUNTER STREET / YOUNG STREET / MCEVOY STREET



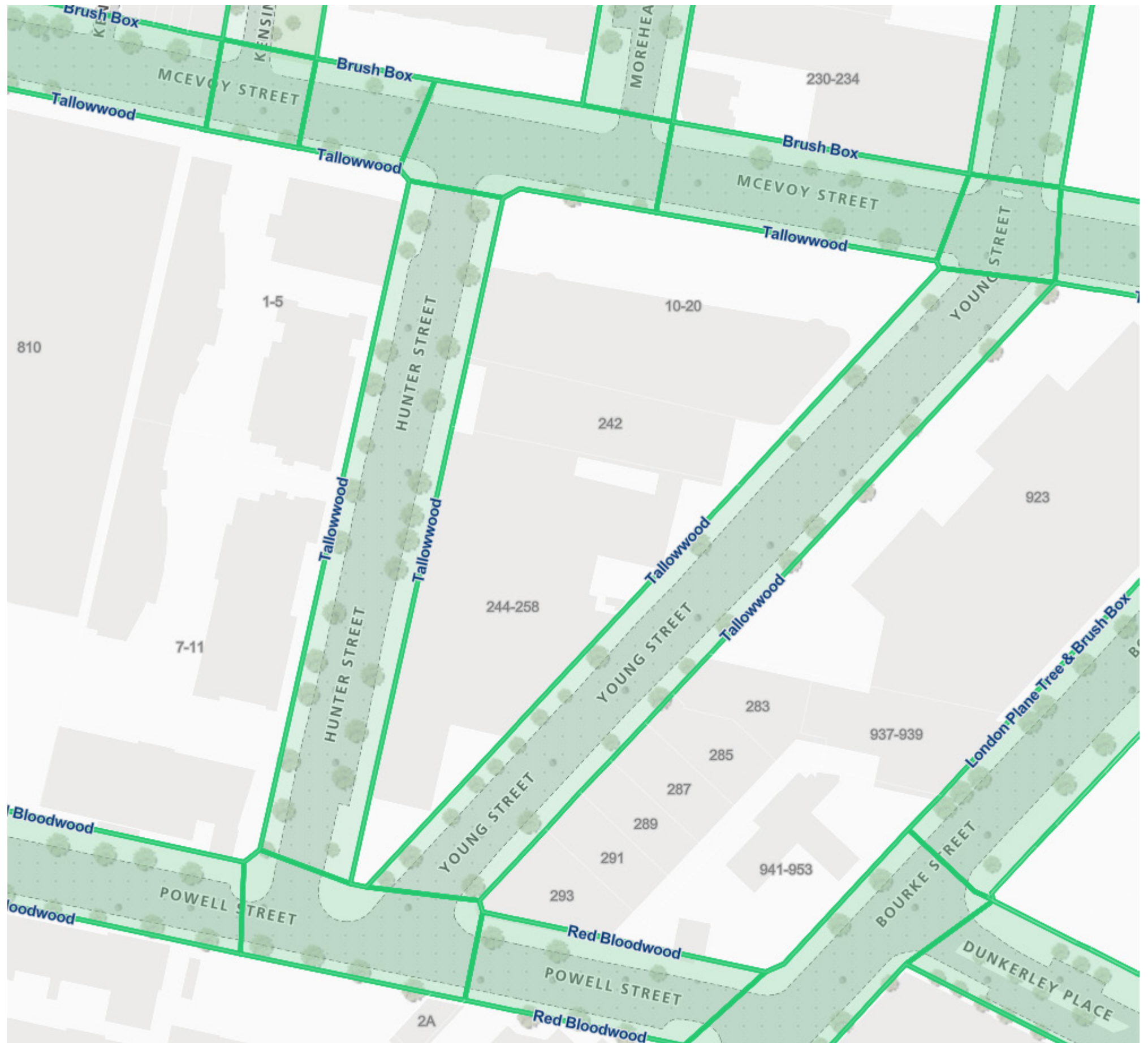
Loshostemon confertus
MCEVOY STREET / BOURKE STREET



Melicope elleryana
HUNTER STREET / YOUNG STREET



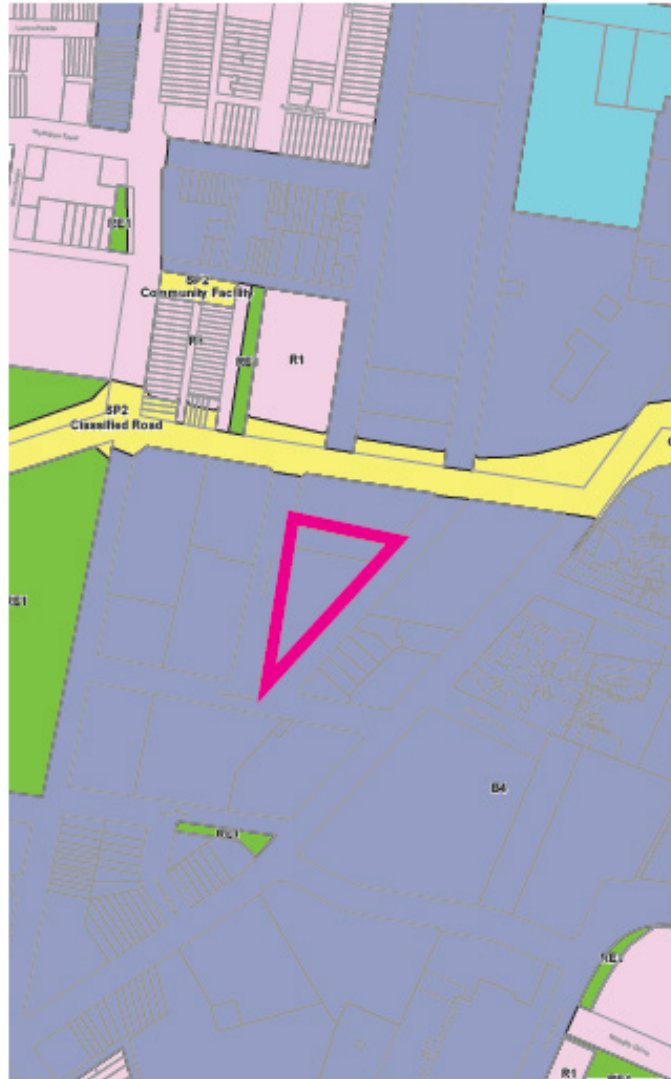
Plantanus Acerifolia
BOURKE STREET



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

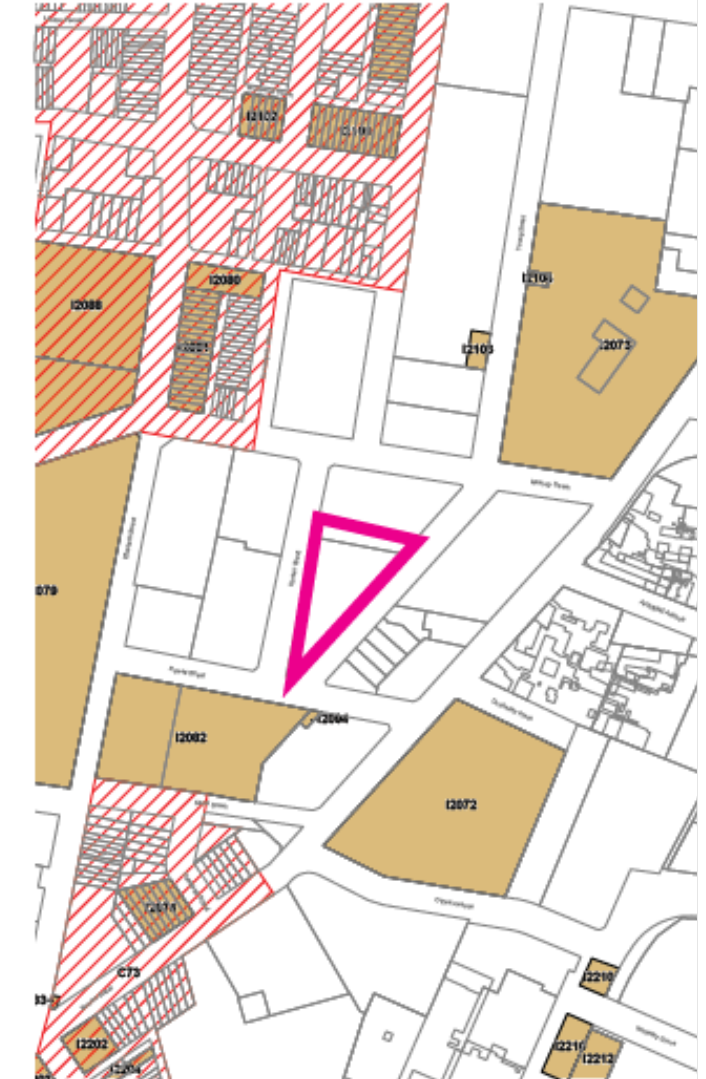


Maximum Building Height (m)

Legend

| | | | |
|---|----|----|----|
| A | 3 | R | 22 |
| J | 9 | T4 | 29 |
| M | 12 | V1 | 38 |
| O | 15 | X | 45 |

HERITAGE - NONE



Heritage Map

Legend












| | |
|--|-------------------|
| | Conservation Area |
| | Item - General |

Cadastre

| | |
|--|-------------------------------------|
| | Cadastre 4/10/2022 © City of Sydney |
|--|-------------------------------------|



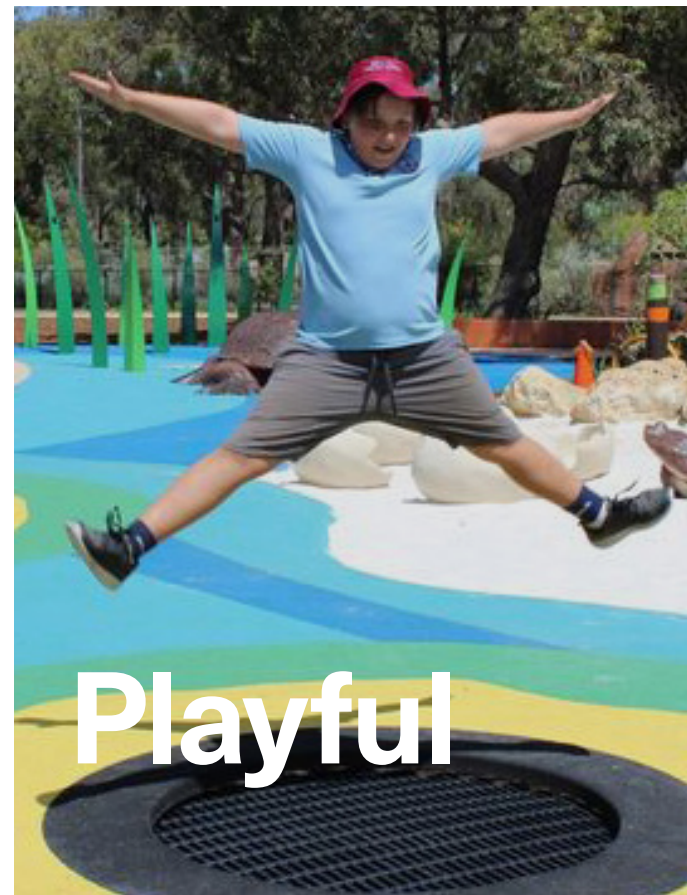
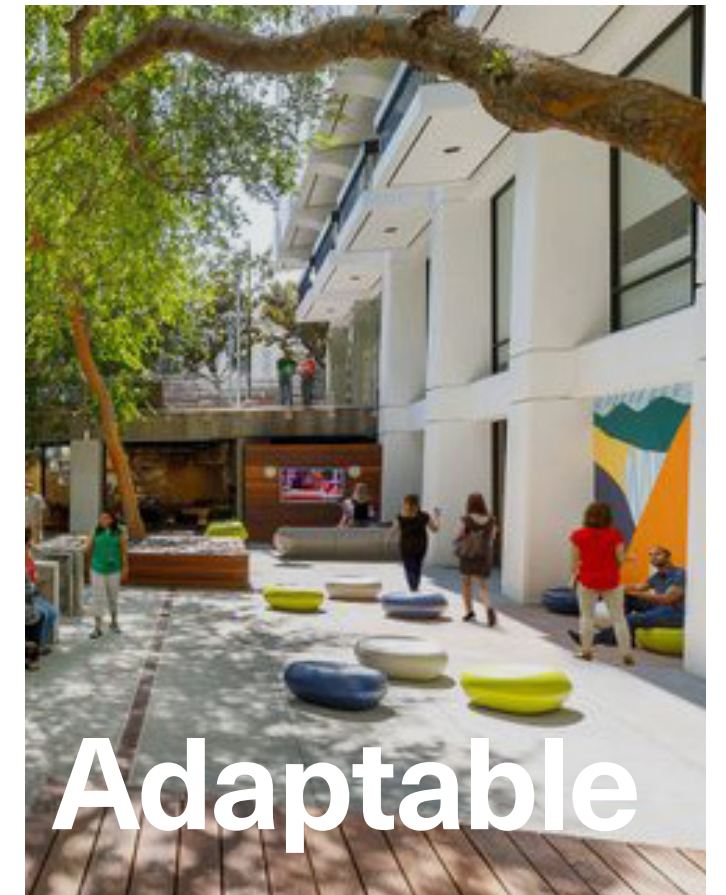
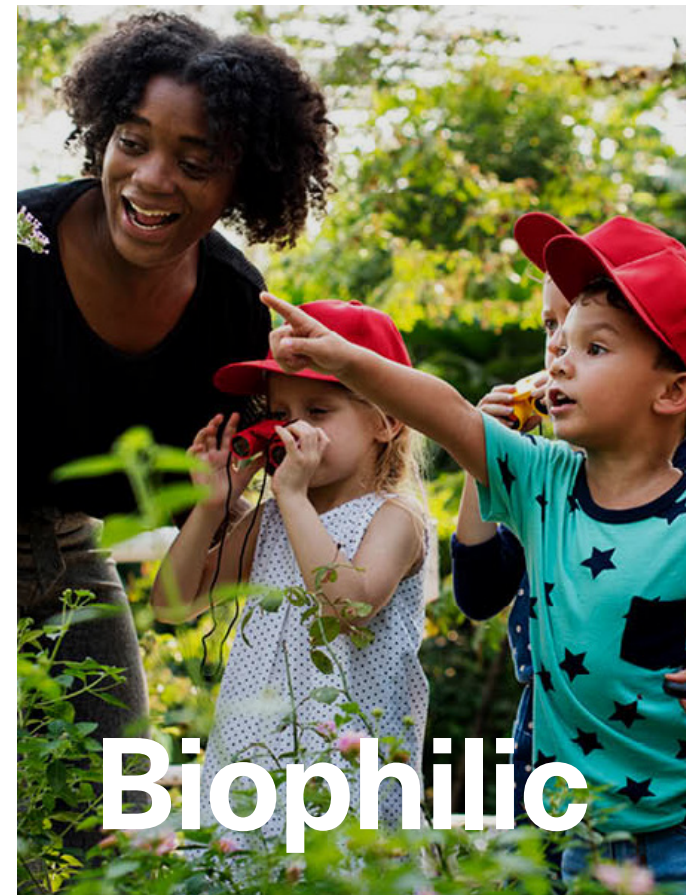
Site Context

| MAP LEGEND | |
|---|--------------------------------|
|  | Study area |
|  | Passive Green space |
|  | Active Green space |
|  | Sports field |
|  | Swimming pool / Aquatic Center |
|  | River |
|  | School |
|  | Train |
|  | Metro |
|  | 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



Key Spaces



*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

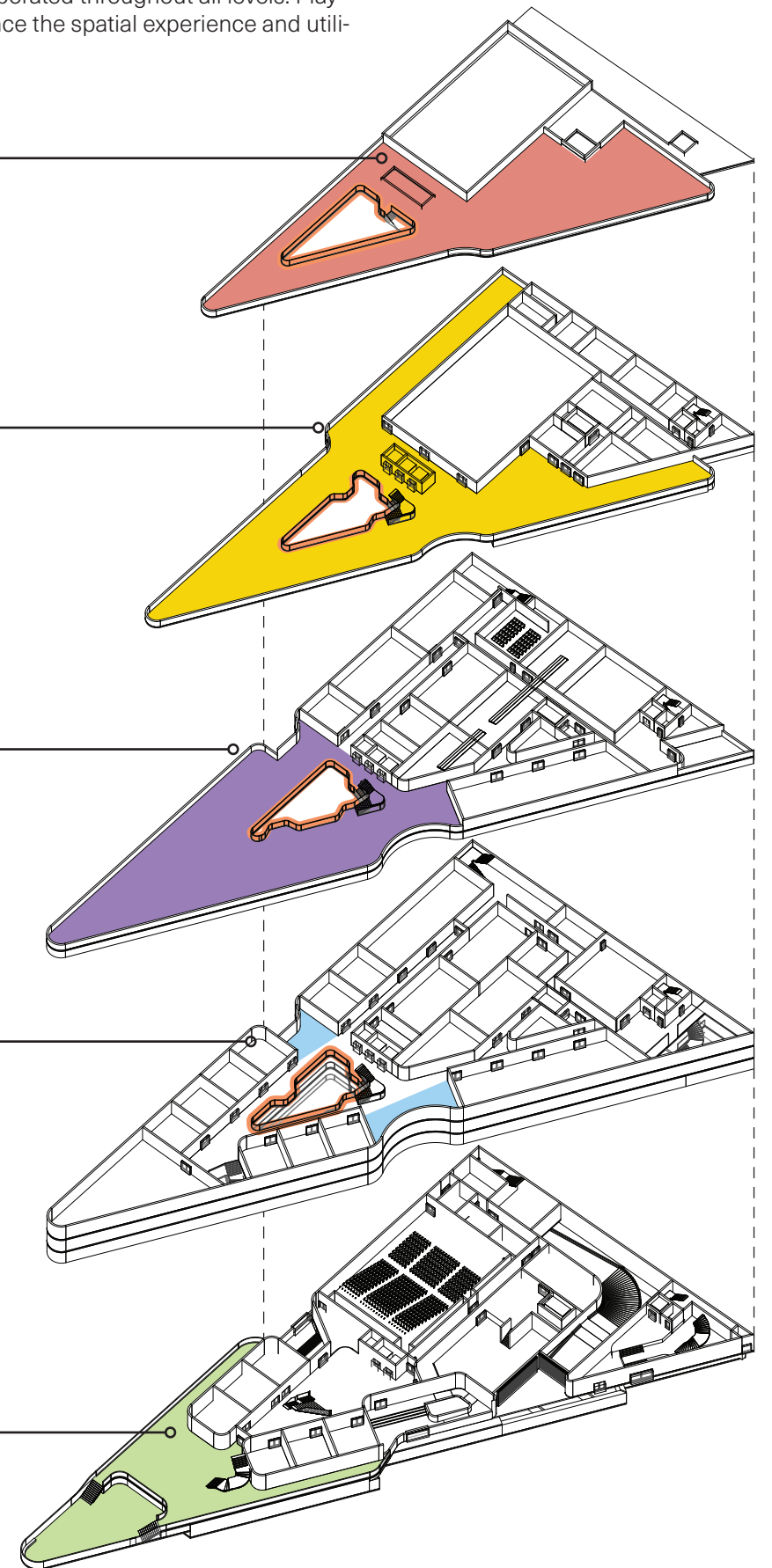
- + Secondary Play
- + Resilient materials
- + Adaptive space
- + Outdoor learning

PASSIVE OUTDOOR ZONE

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

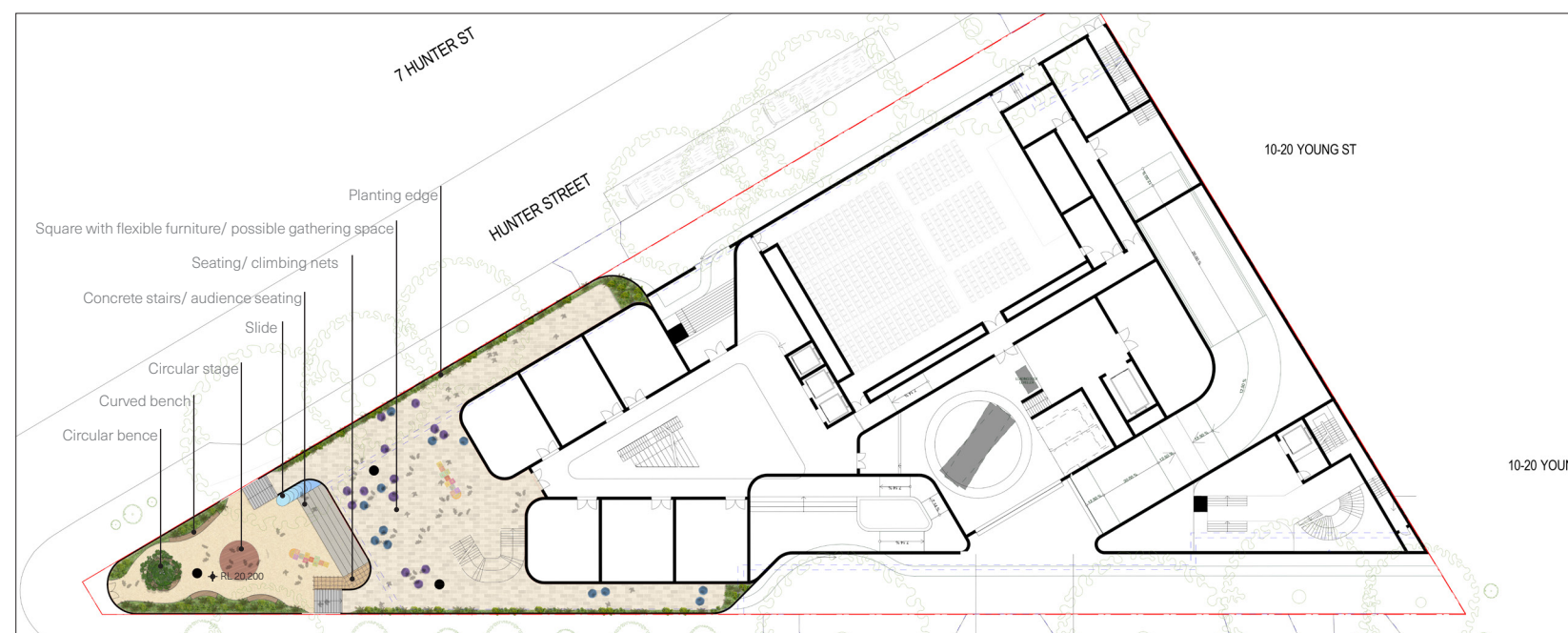
PRIMARY PLAY

- + Primary Play zone
- + Connection with the community



GROUND LEVEL | Primary Play

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



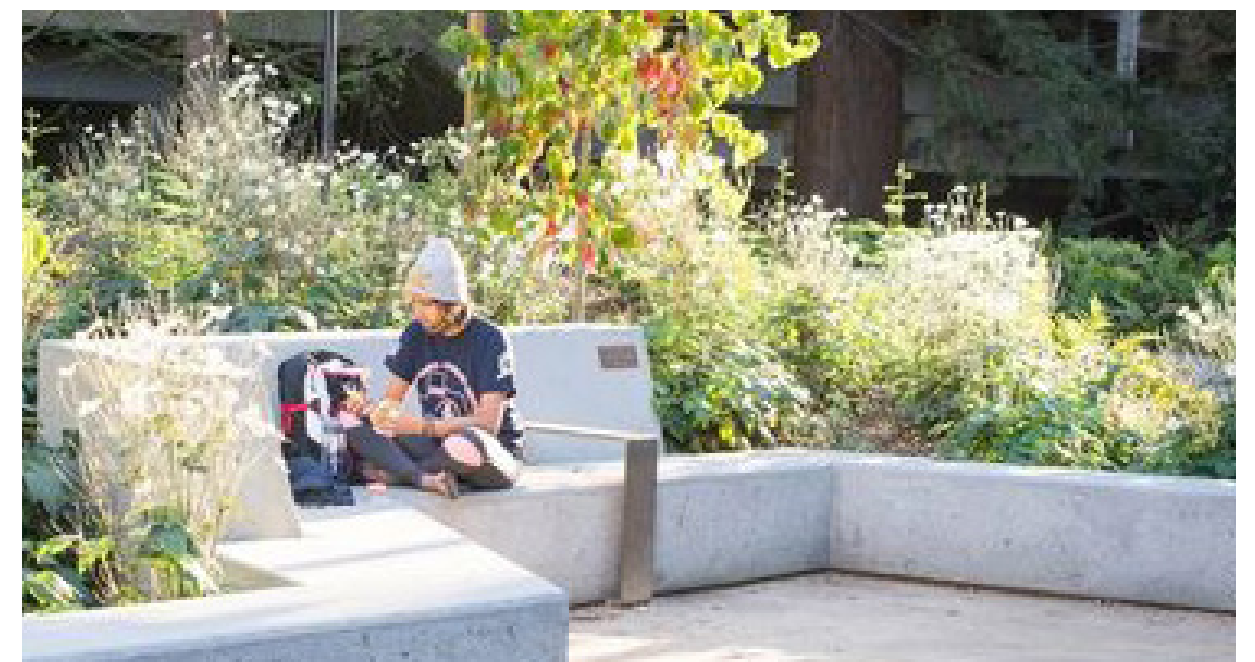
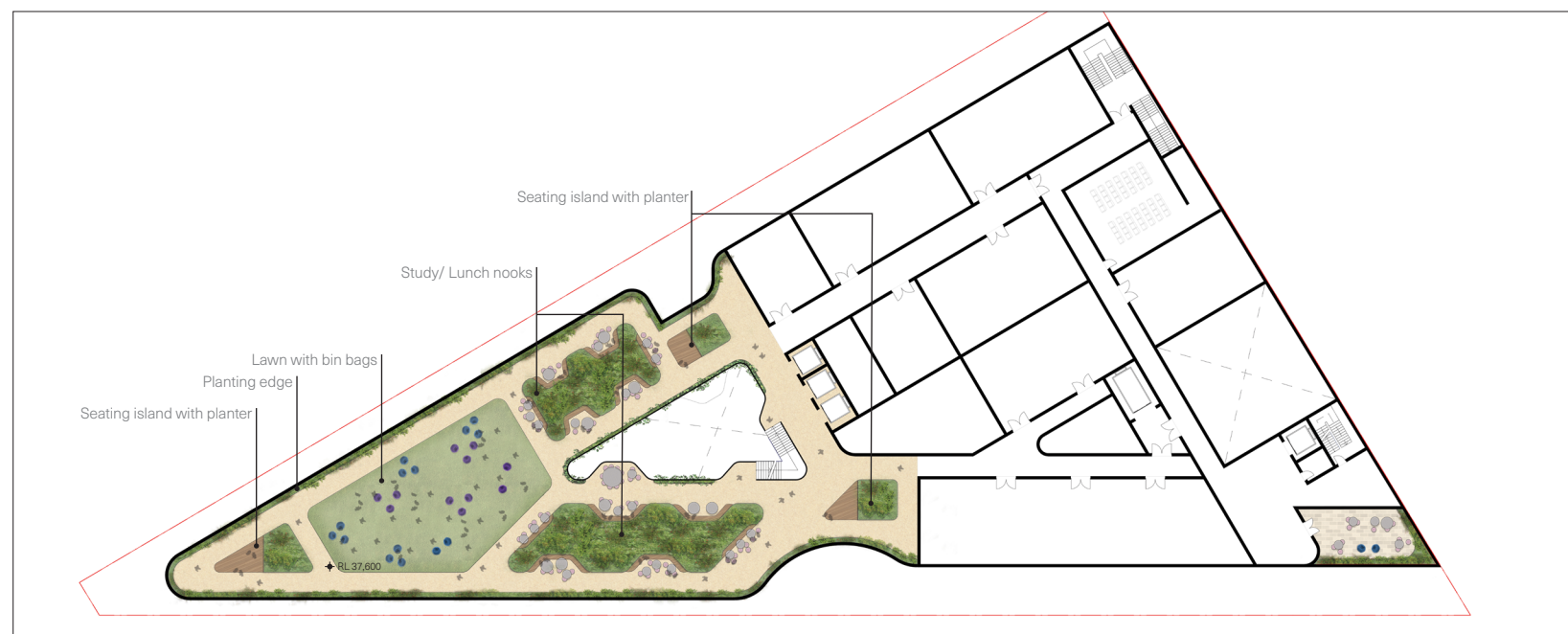
LEVEL 1 - 3 | Passive Outdoor Zone

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



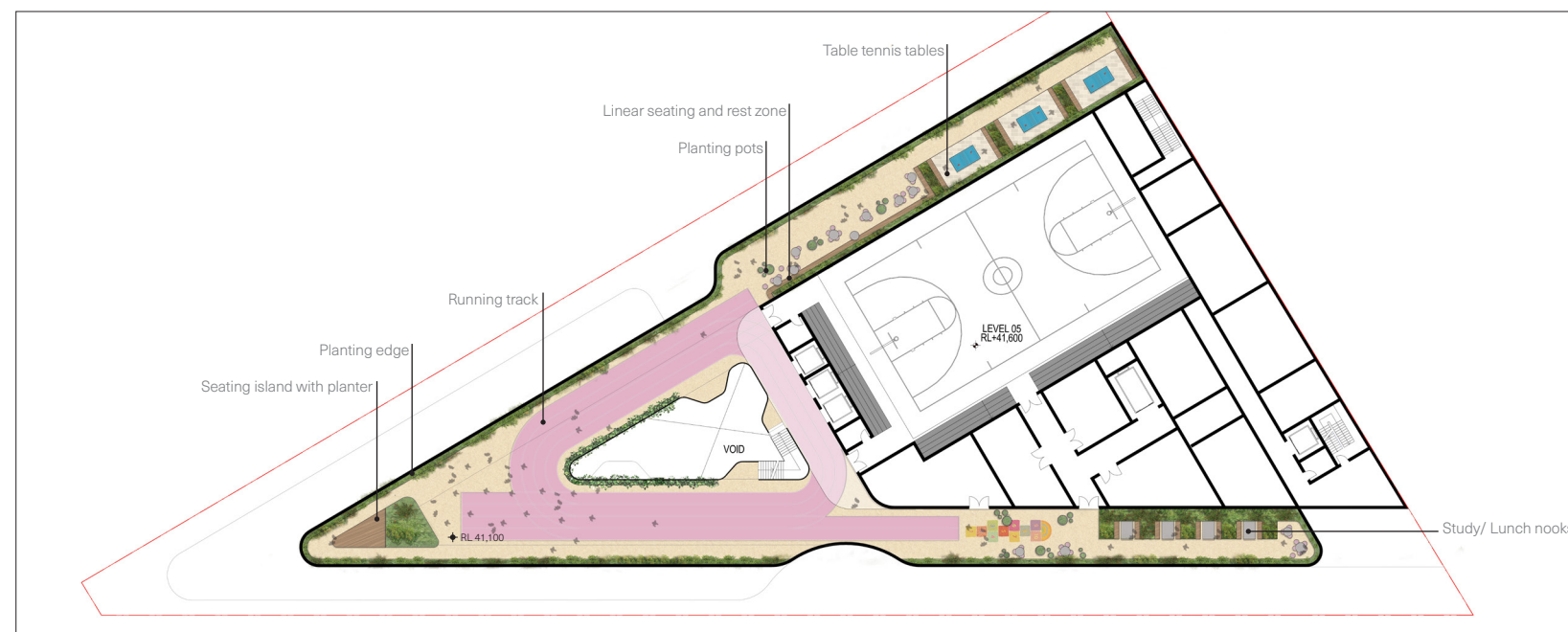
LEVEL 4 | Secondary Play and Gathering

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



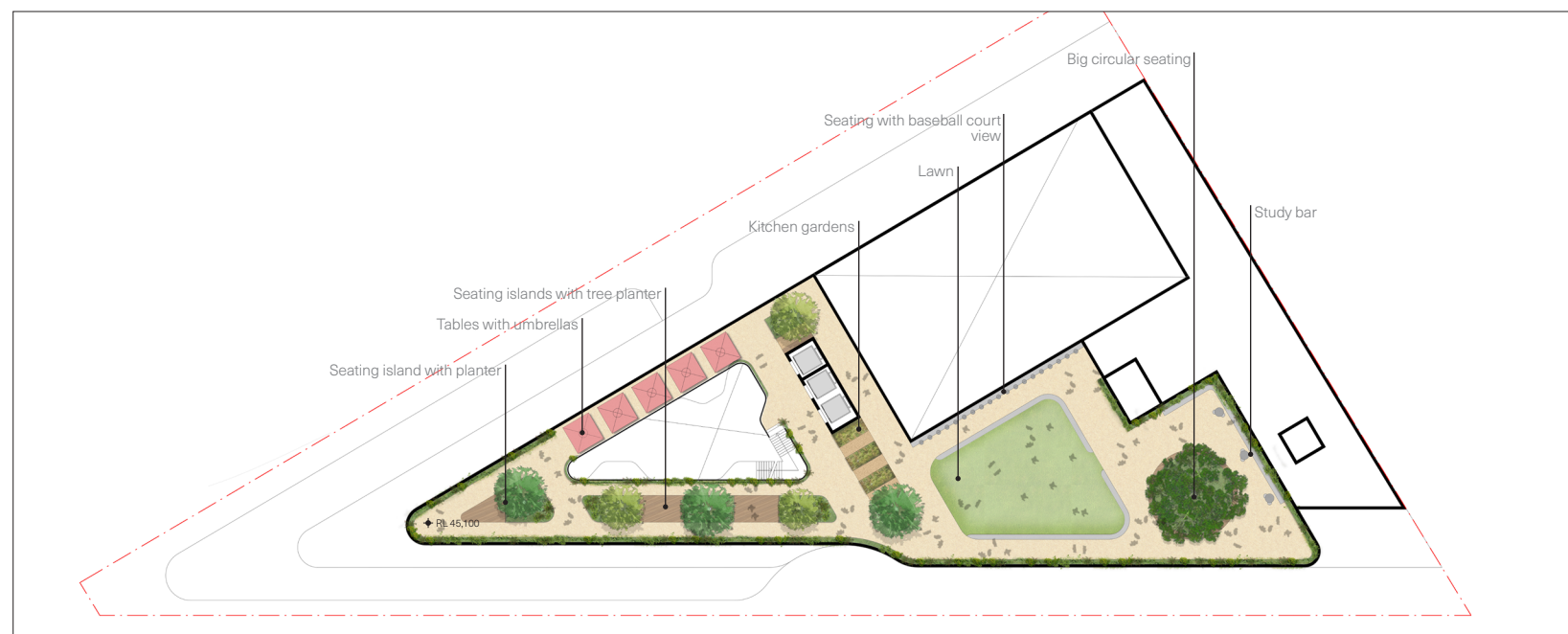
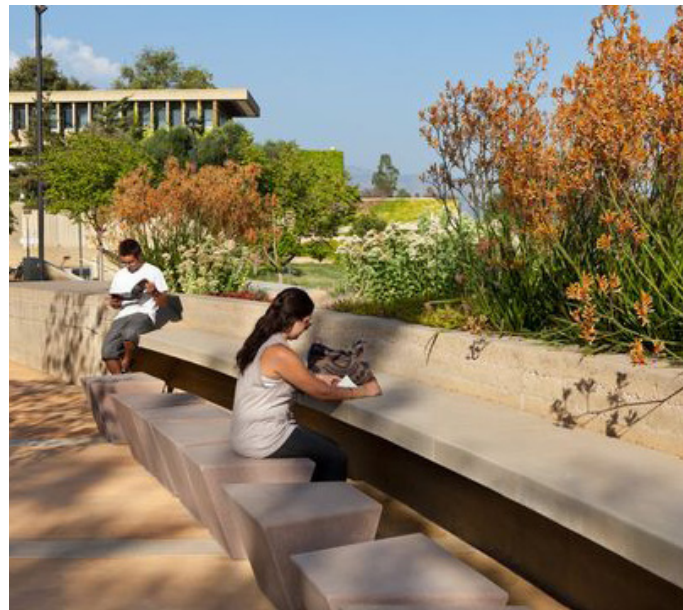
LEVEL 5 | Outdoor Gym

- Flexible active use
- Running track
- Basketball Court



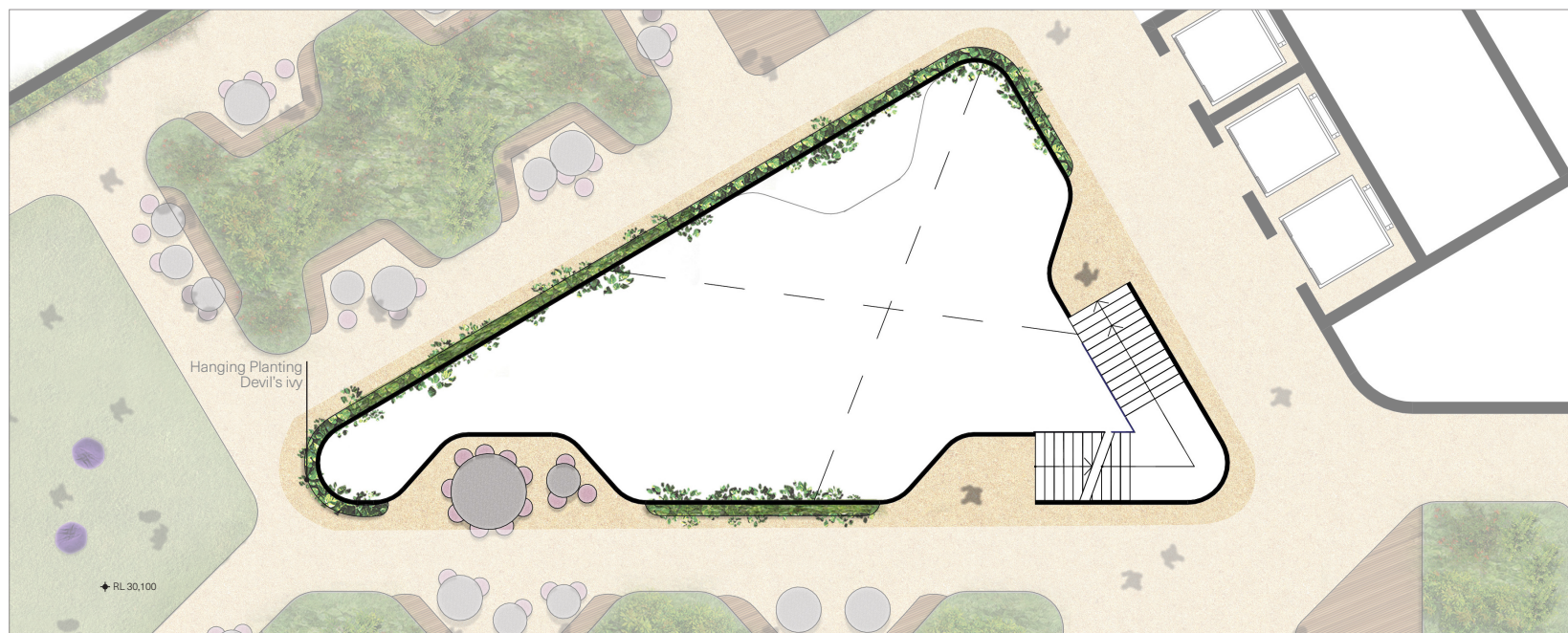
LEVEL 6 | Rooftop Learning

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



Key Spaces | Atrium

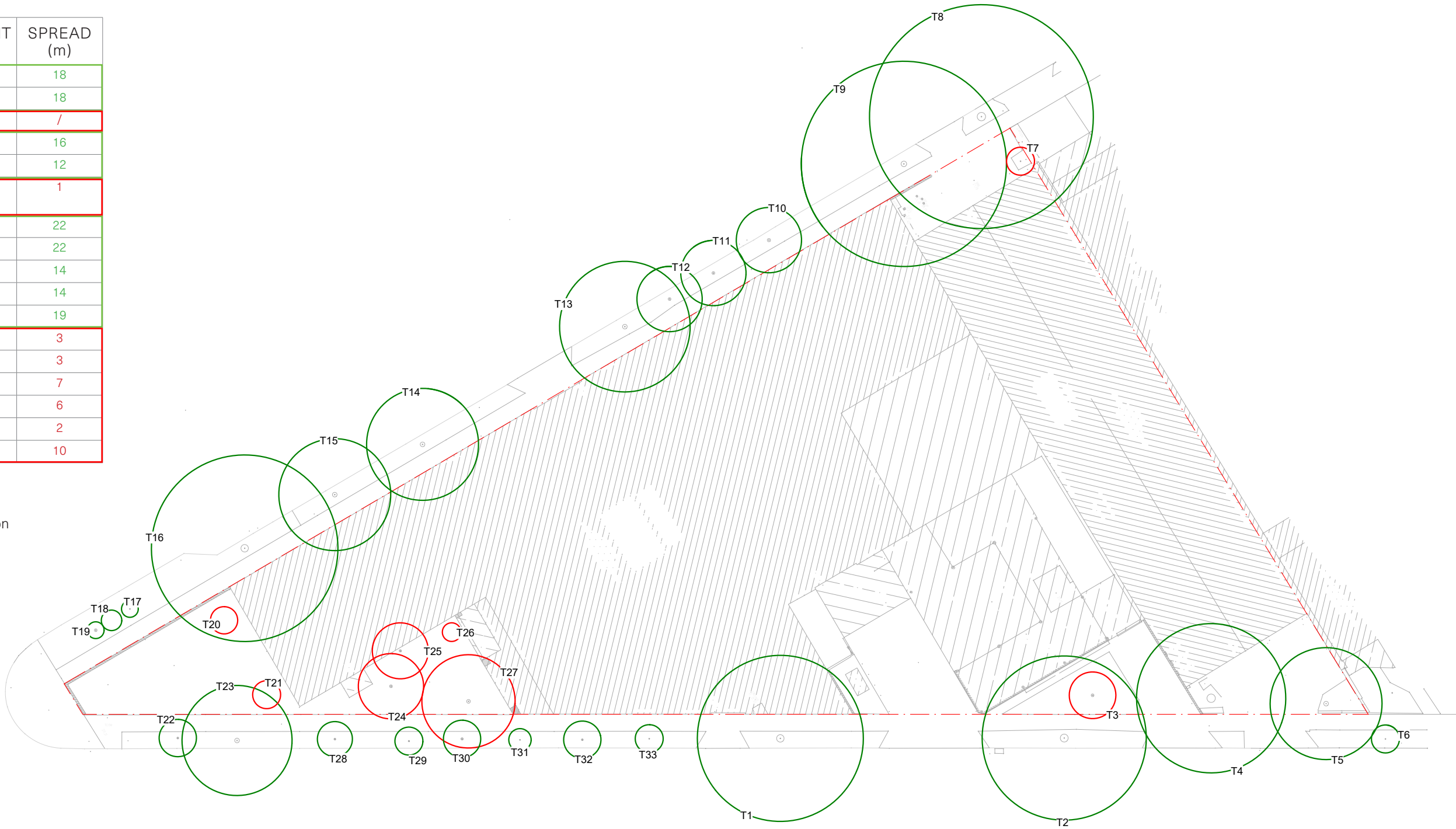
- Flexible edge
- Easy maintenance
- Hanging planting
- Interactive
- Calming



Tree Management Plan

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

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

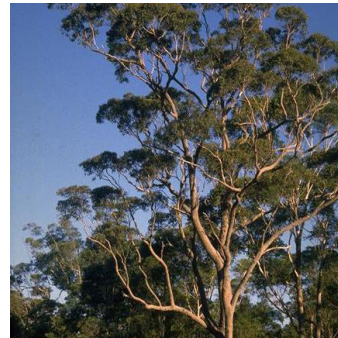


Refer to 2023 Arboricultural Impact Assessment (Sustainable Development Group Ltd) for further detail.

Planting & Materials Palette



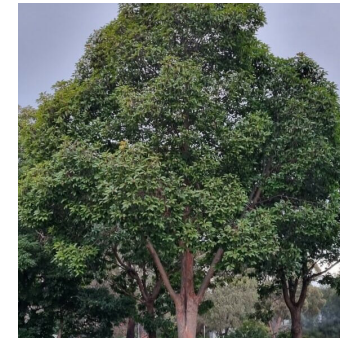
Buckinghamia celsissima



Corymbia gummifera habit



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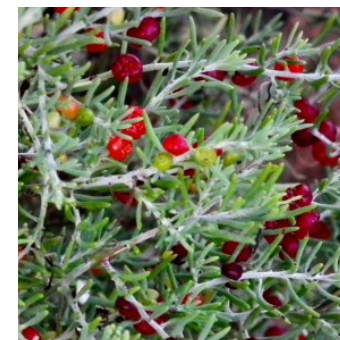
Cymbopogon ambiguus



Lomandra longifolia



Prostanthera incisa



Enchylaena tomentosa



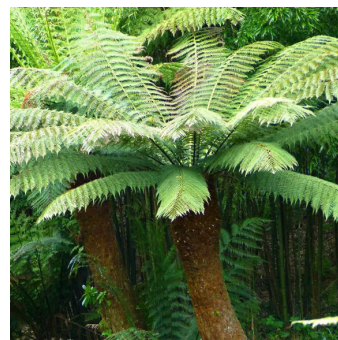
Prostanthera rotundifolia



Asplenium nidus



Asplenium australasicum



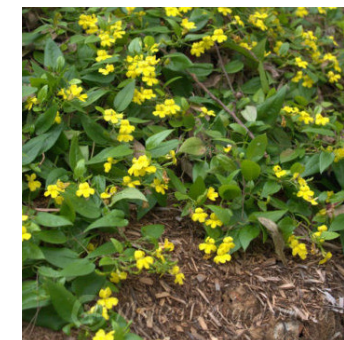
Dicksonia antarctica



Westringia fruticosa



Lomandra longifolia



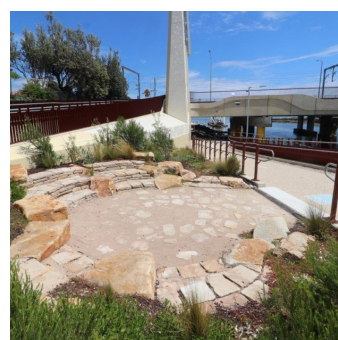
Goodenia ovata



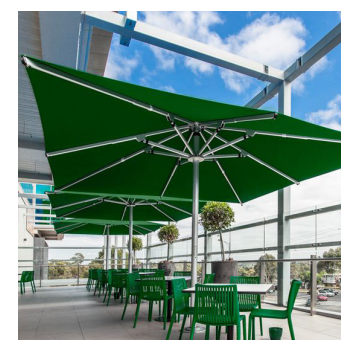
Grevillea buxifolia



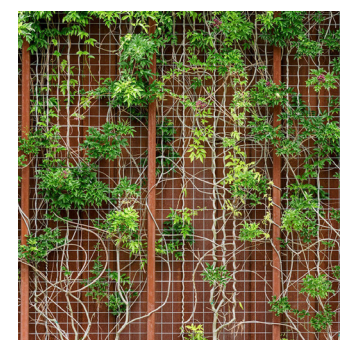
Circular nook seating with planting



Sandstone seating in circular gathering space



Loose cafe furniture with shade umbrellas



Vertical climbers



Loose cafe furniture



Indoor planting and timber seat



SYDNEY

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