

GIBBONS PLACE

44-78 ROSEHILL ST, REDFERN

**PLANNING PROPOSAL
URBAN DESIGN REPORT**

APRIL 2018

PREPARED FOR: Redfern Rosehill PTY LTD.

DISCLAIMER & COPYRIGHT

This document was prepared for the exclusive use of Redfern Rosehill Pty Ltd. This information is considered 'preliminary' and should not be used for detailed design discussions. RobertsDay acts in all professional matters as a faithful advisor to its clients and exercises all reasonable skill and care in the provision of its professional services. The information presented herein has been compiled from a number of sources using a variety of methods. RobertsDay does not attempt to verify the accuracy, validity or comprehensiveness of any information supplied to RobertsDay by third parties. RobertsDay makes no warranty, express or implied, or assumes any legal liability or responsibility for the accuracy, validity or comprehensiveness of this document, or the misapplication or misinterpretation by third parties of its contents. Reference herein to any specific commercial product, process, or service by trade name, trademark, manufacturer, or otherwise, does not necessarily constitute or imply its endorsement, recommendation, or favouring by RobertsDay. This document cannot be copied or reproduced in whole or part for any purpose without the prior written consent of RobertsDay.

RobertsDay

Level Four, 17 Randle Street Surry Hills NSW 2010

T: +612 8202 8000

Roberts Day Pty Ltd, 2017

ABN 53 667 373 703, ACN 008 892 135

www.robertsday.com.au



TABLE

OF

CONTENTS

EXECUTIVE SUMMARY	3	TECHNICAL ANALYSIS	60
CONTEXT OF GIBBONS PLACE		SITE SURVEY	
INTRODUCTION	5	TRANSPORT & ACCESSIBILITY	
GIBBONS PLACE: PART OF THE STORY		MOVEMENT & ACCESS	
STRATEGIC VISION		PROPOSED SETBACKS	
VISION HIGHLIGHTS		HEIGHT PLAN	
KEY POLICY MERIT		LAND USE CROSS SECTION	
SUSTAINABLE GIBBONS PLACE		BUILDING SEPARATION	
PUBLIC BENEFITS		ADJACENT ENVELOPE SCENARIO	
ANALYSIS	22	INDICATIVE FLOOR PLANS	
DISTRICT CONTEXT		DESIGN STRATEGY - ELEVATIONS	
LOCAL CONTEXT		GFA BY LEVEL	
INNOVATION		GIBBONS PLACE SOLAR AMENITY	
BUILT FORM		EXISTING CONDITION: SOLAR AMENITY	
SITE CONTEXT		EXISTING CONTROLS SCENARIO: SOLAR AMENITY	
PEOPLE PROFILE		PROPOSAL: SOLAR AMENITY	
PLACE PRECEDENTS		DETAILED ANALYSIS OF ADJACENT BUILDINGS	
PLACE STRATEGY	42	SOLAR AMENITY STUDY	
DESIGN FRAMEWORK		WIND & ACOUSTIC SUMMARY	
VIEW 01		TECHNICAL ANALYSIS OVERVIEW	
VIEW 02		ADG COMPLIANCE	
VIEW 03		DEVELOPMENT SUMMARY	
VIEW 04		VISUAL ANALYSIS	98
CREATING A PLACE FOR PEOPLE		PROPOSED PLANNING CONTROLS	108
		ZONING	
		FLOOR SPACE RATIO	
		HEIGHT OF BUILDING	

EXECUTIVE SUMMARY

CONTEXT OF GIBBONS PLACE

STRATEGIC CONTEXT & REZONING RATIONALE

Gibbons Place will be part of a new phase in the transformation of Redfern and Waterloo into a dynamic, transit-orientated precinct positively contributing to the City of Sydney's role as a global city. It will mark the entry to the City from the south and be recognised as a new model for integrating "affordable" business and housing to create added-value. Its proposed scale is comparable with approved and / or built projects in the area. Gibbons Place will foster a culture of entrepreneurship and start-ups envisaged as essential ingredients for the City's Innovation Corridor, particularly in close proximity to the Waterloo Metro, upgraded Redfern Station and anchor institutions (e.g. Australian Technology Park and Sydney University). The existing B4 Zoning of the site supports the vision Gibbons Place.

The vision for Gibbons Place and rationale for rezoning is supported by a variety of Government policy:

1. Greater Sydney Commission Greater Sydney Region Plan and Draft Eastern District Plan
2. NSW Department of Planning Draft Infrastructure & Land Use Plan for Botany Rd
3. Urban Growth NSW Central to Eveleigh Transformation Strategy, and
4. Waterloo Urban Renewal Project
5. City of Sydney Policy's including:
 - Sustainable Sydney 2030
 - Public Art Policy
 - Economic Development Strategy
 - Fine Grain - Sydney Lanes
 - Cycle Strategy and Action Plan
 - Walking Strategy and Action Plan
6. Government Architect Policy's, including:
 - Greener Places NSW
 - Better Placed NSW
 - Sydney Green Grid Spatial Framework

Refer to the Key Policy Merit analysis within Introduction for a more detailed summary of key policy's.

LOCAL CONTEXT & CREATING BETTER PLACES

In preparing the Planning Proposal, the City of Sydney identified a range of design matters to be considered:

1. Solar amenity to existing residential development;
2. Solar amenity to key public open space;
3. Building separation and other key controls under the Apartment Design Guide;
4. Noise attenuation given proximity to Botany Rd;
5. Wind mitigation to create a comfortable micro-climate for people on the street.

In addition, the project team has considered the design principles outlined in the NSW Government Architect's Better Place Policy as relevant. At this stage of the rezoning process, Gibbons Place is considered a model for design excellence.

Negotiating a complex site, the design for Gibbons Place demonstrates one way to successfully address the design matters raised by the City and deliver upon the design principles of Better Place. Gibbons Place optimises the above and other influences to create a network of fine-grain people places including active lanes and new plazas with two slender, stepped towers contributing to an interesting skyline. The tallest tower reaches a maximum height of 30 storeys and overall proposed FSR of 10.4:1.

INTRODUCTION

STRATEGIC VISION & DESIGN PRINCIPLES

GIBBONS PLACE: PART OF REDFERN & WATERLOO'S TRANSFORMATION STORY

Gibbons Place has been considered a key part of Australia's most dynamic innovation precinct, being land within a five-to ten minute walk from Redfern Station to Waterloo Metro (under construction). Complementing existing higher density projects already built within the area, Gibbons Place with its finer-grain mixed-use base and slender towers preserving view cones through the City will be an important part of the next phase of the areas transformation. Creating a context responsive envelope and human scale environment has been considered at all stages of the preliminary design concepts to support the Planning Proposal. The outline for Gibbons Place is shown within the context of the Redfern TOD in order to highlight its contribution to the TOD precinct, skyline and existing cluster of high density, mixed use development.



Existing view east from Redfern Station towards the Redfern + Waterloo Transformation Precinct.



Gibbons Place creates a landmark, forming part of the southern gateway into the City.



Gibbons Place is a 2,544sqm site located at 44-78 Rosehill Street, Redfern.

It will be part of a new phase in the transformation of the Redfern-to-Waterloo transit and innovation precinct into a thriving place for people. Gibbons Place will be a new model for affordable housing and business, forming a key gateway into the City of Sydney.

With the site bound by streets on most sides (Rosehill Street, Margaret Street, Cornwallis Lane) and fronting a public park (Gibbons Street Reserve), the vision for Gibbons Place seeks to positively contribute to the sustainability and place aspirations of the City. The design optimises the site's dimensions and orientation, whilst ensuring appropriate amenity to the surrounding neighbourhood.

Gibbons Place divides the site into two, mixed-use buildings composed of intimately scaled public plazas and active lanes for working, shopping and leisure. Public art builds on local history and stories and contributes to local identity. Above the street level, two slender buildings with stepped built form contribute to the skyline. The responsive building envelope provides appropriate transitions, solar amenity and streetscape experience from the site's surrounds. This proposal will be the catalyst for future development in this part of Redfern.

Following detailed contextual analysis and place-led design process, the proposal supports an FSR of 10.4:1 and range of heights from 17 - 30 storeys to maximum height of 99.6m.

On behalf of Redfern Rosehill Pty Ltd, this submission outlines the shared vision for Gibbons Place. Gibbons Place will foster sustainability, creativity, diversify land uses and housing supply, and benefit the local economies and the wider community.

In doing so, Gibbons Place will have a positive transformative impact in Redfern.





VISION HIGHLIGHTS

INTEGRATED “AFFORDABLE” BUSINESS & HOUSING MODEL

Inspired by its unique site context, Gibbons Place aims to be a model for integrating “affordable” business and housing into a new urban typology.

Balancing the City of Sydney’s strategic goals for affordable housing and creative industries, Gibbons Place provides 5% affordable housing and 813sqm affordable business space. Both will positively contribute to the economic and social performance of the City over the next decade.



CREATING BETTER PLACES: ACTIVE LANES AND PLAZAS

The precedent to widen the existing rear lane and enable a thru-site link will increase improve and activate the public realm, creating a destination and community gathering spaces. A distinctive and creative character which builds upon the existing Redfern Town Centre, can be expressed by encouraging jobs and promote economic growth, retail be complementary and engaging and events are diverse and creative. All this amongst a dynamic, vibrant public realm.

OPTIMISING INVESTMENT ON TRANSIT INFRASTRUCTURE

Significant public investment to improve Redfern Station and build Waterloo Metro results in Gibbons Place being located within one of the most connected, accessible and ‘transit-rich’ places in the world. With its focus on promoting people who walk, cycle and use public transport, Gibbons Place acknowledges its potential to assist the City of Sydney deliver upon key sustainability targets.



CREATING OPPORTUNITIES FOR STARTUP BUSINESSES

Strategically located in an area surrounded by a variety of industries and educational institutions (ATP, UTS & University of Sydney), there are significant opportunities for supportive, knowledge based startup businesses to be located on site and within close proximity to the larger establishments.

CONSIDERING THE PHYSICAL AND SOCIAL ENVIRONMENT

Respond to economic, social and climatic changes and challenges, in ways which benefit quality of life and environment, reducing demand on energy consumption and creating happy, healthy and active lifestyles. By harnessing sustainable design techniques, Gibbons Place and the public realm, will enrich the community and user experience.





WHAT WE'RE ASKING FOR:

FSR: **10.40**

HEIGHT: **99.6 M**

KEY POLICY MERIT

URBAN TRANSFORMATION STRATEGY (2016)

The Strategy sets the framework for gradual transformation— a blending of what is great about the area with new jobs, homes and people. The Strategy summarises and tells the story of several years of engagement with stakeholders, including government partners, and invaluable input from the City of Sydney, the community and technical specialists, who have all provided analysis and advice.

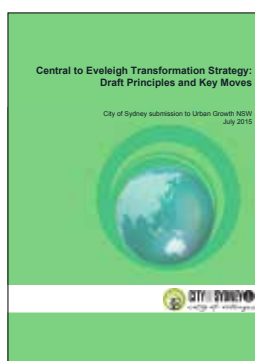


RELEVANCE:

This Urban Transformation Strategy provides the framework for further consideration of land use and rezoning as part of detailed Master Planning activities. It is considered to be a framework for local precinct planning, working with the Greater Sydney Commission to ensure that the Strategy is reflected in the final Central District Plan. Furthermore, it is considered that the Gibbons Place proposal is consistent with Urban Transformation Strategy.

CENTRAL TO EVELEIGH TRANSFORMATION STRATEGY: DRAFT PRINCIPLES AND KEY MOVES (2015)

This submission responds to UrbanGrowth NSW (UGNSW) consultation called the Central to Eveleigh Transformation Strategy for the Central to Eveleigh corridor. The corridor has high strategic value being located at the southern end of Central Sydney – the heart of Global Sydney – which is surrounded by employment, education, creative industry clusters and contains significant rail and adjoining arterial road infrastructure.



RELEVANCE:

This Strategy responds to the vision, draft principles and key moves and makes recommendations to align the vision for the corridor with the City's vision for Sustainable Sydney 2030 and ensure the principles and key moves will be delivered within that vision. It is considered that the Gibbons Place proposal is consistent with Transformation Strategy.

SUSTAINABLE SYDNEY 2030 COMMUNITY STRATEGIC PLAN (2013)

Adopted in 2008, following community consultation, Sustainable Sydney 2030 provided the City of Sydney with a strategic plan underpinned by a visionary approach focused on sustainability. It has now been updated and placed within the framework of the NSW Integrated Planning and Reporting legislation, as explained elsewhere in the document.



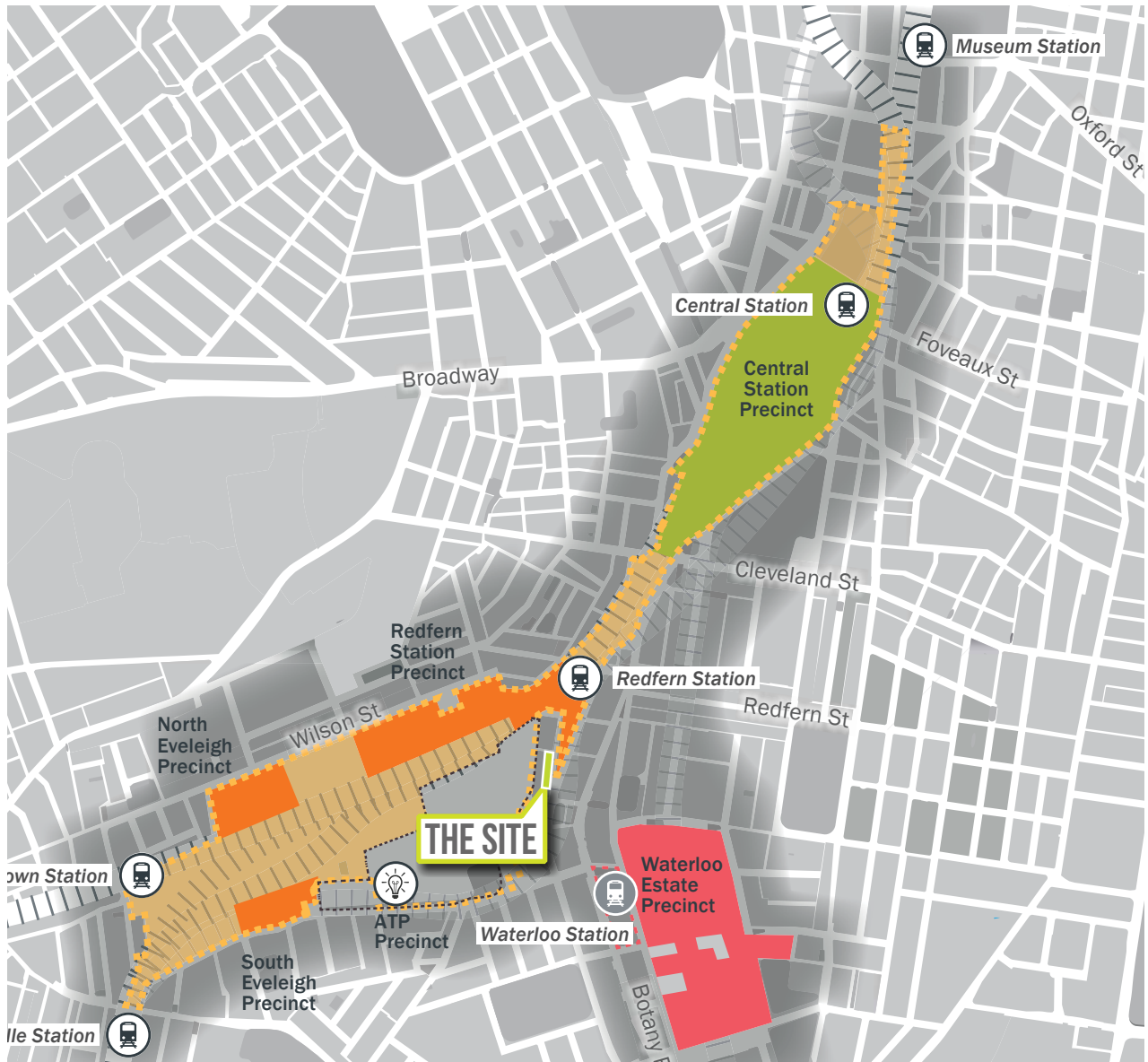
RELEVANCE:

Sustainable Sydney 2030 expresses the City's and community's vision and commitment to a green, global, and connected city by 2030. Gibbons Place is consistent with the Policy, aligning with the key goals:

- Green with modest environmental impact, green with trees, parks, gardens and linked open spaces, green by example and green by reputation.
- Global in economic orientation, global in links and knowledge exchange, global and open-minded in outlook and attitude.
- Connected physically by walking, cycling and high quality public transport.
- Connected 'virtually' by world-class telecommunications,
- Connected communities through a sense of belonging and social well being, and connected to other spheres of government and to those with an interest in the City.

THE STRATEGY OUTLINES A VISION OF HOW THE CENTRAL TO EVELEIGH AREA CAN CONTRIBUTE TO A GROWING SYDNEY

OUR SITE LIES AT A CRITICAL JUNCTION BETWEEN REDFERN STATION AND ATP PRECINCT



THE OPPORTUNITY

Central to Eveleigh (2015) leads the way for urban transformation in Sydney and envisions a contemporary global city. A city of smaller dwellings, shared spaces and bigger lifestyles; of old and new development; of local living connected to cultural opportunities near and far; and a city of shorter distances between work and home, services and recreation, education and learning.

KEY POLICY MERIT

NSW STATE PRIORITIES (2015)

Eighteen (18) state priorities are being actioned by the NSW Government to make this state of ours even better. The priorities have been categorised under the following headings:

- Strong budget and economy
- Building infrastructure
- Protecting the vulnerable
- Better services
- Safer communities



RELEVANCE:

The proposed future provision of high density mixed use development on the site would achieve a number of priorities:

- *Improving Road Travel Reliability*
- *Increasing housing Supply*

Thus, it is considered that the Gibbons Place proposal is consistent with the New South Wales State Priorities as the proposal encourages people to move around the City with ease owing to the proximity to transport hubs, provides immediate access to employment, educational and community establishments as well as any other services to meet day-to-day needs of the community.

A PLAN FOR GROWING SYDNEY (2014)

A Plan for Growing Sydney presents a strategy for accommodating Sydney's future population growth. It balances the need for more housing, but also cultivates the creation of strong and resilient communities within a highly liveable city whilst protecting the natural environment and biodiversity. A Plan for Growing Sydney will provide a framework for strengthening the global competitiveness of Sydney, in order to facilitate strong investment and jobs growth.



RELEVANCE:

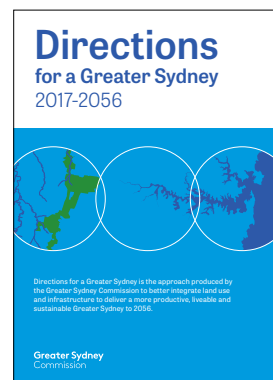
The provision of mixed use development, additional building height and additional FSR on the site would align with the strategic directions of the Plan through the provision of new jobs and housing within the Sydney Rapid Transit corridor, which has been designated for urban renewal. High density mixed use development on the site would similarly complement the evolving knowledge hub within Australian Technology Park and the expansion of the CBD into the Central to Eveleigh Corridor. It is considered that the Gibbons Place proposal is consistent with The Plan for Growing Sydney.

DIRECTIONS FOR A GREATER SYDNEY 2017-2056 (2016)

Directions for a Greater Sydney outlines a set of common guiding principles that will help navigate the future of Greater Sydney and ensure it is a great place to live, for us and future generations.

The ten (10) key directions include:

- A city supported by infrastructure
- A city for people
- Housing the city
- A city of great places
- Jobs and skills for the city
- A well connected city
- A city in its landscape
- An efficient city
- A resilient city

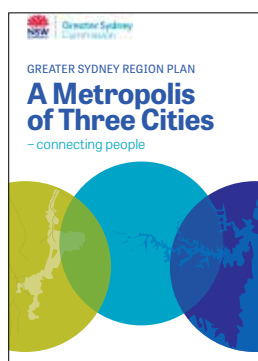


RELEVANCE:

Through providing new housing and jobs in a vibrant mixed use environment that is supported by public transport and other key infrastructure, the proposal would assist in creating a community for people. The site would become a great place to live, work and socialise, being defined by design excellence, high quality public spaces, opportunities for planned and spontaneous social interaction, walkability and innovation. It is considered that the Gibbons Place proposal is consistent with Directions for a Greater Sydney.

DRAFT GREATER SYDNEY REGIONAL PLAN - A METROPOLIS OF THREE CITIES (2018)

The Plan outlines a vision for Sydney to 2056, defined by three (3) cities; the Western Parkland City, the Central River City, and the Eastern Harbour City. The Plan seeks to foster productivity, liveability and sustainability, to be achieved through the '30 minute city' model by which more than 60% of people live within 30 minutes of jobs, education, health facilities and services. The creation of the 30 minute city is to be promoted through infrastructure investment and coordinated transport and land use planning.

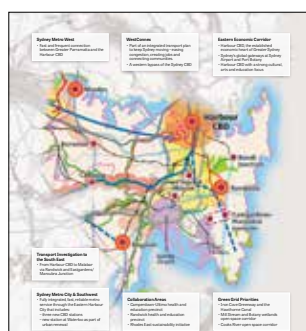


RELEVANCE:

In accordance with the identification of Redfern as part of the Central to Eveleigh urban renewal corridor designated for additional office development and housing delivery in conjunction with infrastructure development and jobs, the subject site presents opportunity for new development that contributes to the required jobs and housing growth. As well as adhering to the designation of Redfern within an urban renewal corridor, commercial premises and residential accommodation on the subject site would contribute to the creation of the 30 minute city owing to the immediate proximity of the site to jobs, services and transport infrastructure. It is considered that the Gibbons Place proposal is consistent with the Greater Sydney Region Plan.

DRAFT EASTERN CITY DISTRICT PLAN (2017)

The draft Eastern City District Plan has been designed to provide a 'bridge' between regional and local level planning, and assist in the implementation of strategic envisioning.. The Plan establishes a number of priorities and actions to guide growth, development and change, relating to infrastructure & collaboration, liveability, productivity and sustainability. The priorities and actions relevant to proposed development are discussed.



RELEVANCE:

In accordance with the District Plan's conceptualisation of innovation corridors, the proposed mixed use development would deliver a range of affordable and flexible office spaces in a highly amenable and walkable precinct serviced by major public transport infrastructure. The co-location of new and diverse housing within mixed use development would integrate with the Plan's vision for the Innovation Corridor, and contribute to a vibrant working and living environment at all times of the day and night. Furthermore, it is considered that the Gibbons Place proposal is consistent with Eastern City District Plan

WATERLOO URBAN RENEWAL PROJECT

The NSW Government's urban renewal program for Waterloo focuses on the delivery of new housing, shops, major transport services, community facilities and open spaces, across a 20ha precinct. Social housing within the Waterloo Estate will be redeveloped, as will be the Waterloo Metro Quarter. Masterplans for the Waterloo Estate will be integrated with master planning for the Metro Quarter (currently being undertaken by UrbanGrowth NSW).



RELEVANCE:

The subject site has been excluded from the investigation area, but is nonetheless considered to pose significant opportunity to catalyse the transformation of land that is so strategically-placed between Waterloo station and Redfern station. It is considered that Gibbons Place is in line with the future vision for the adjacent Waterloo Transformation Zone.

KEY POLICY MERIT

CITY OF SYDNEY ECONOMIC DEVELOPMENT STRATEGY

The City of Sydney's Economic Development Strategy supports strengthening clusters of employment hubs such as Creative Industry, Education and Knowledge Industry and Digital Industries hubs around Chippendale-Camperdown, Surry Hills and The Australian Technology Park.



RELEVANCE:

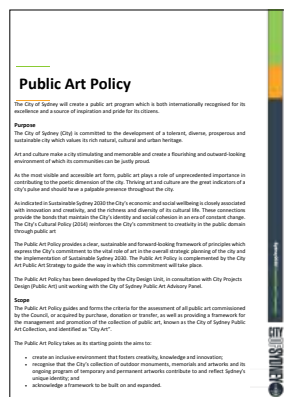
The subject site located within the Digital Industries Cluster and benefits from excellent connectivity and is well positioned to contribute to emerging Creative Industry, Education and Knowledge Industry and Digital Industry clusters on the edge of the CBD.

By providing affordable or flexible floor space, the site may remain attractive to small-medium enterprises and business start-ups. Accordingly, the Planning Proposal has adequately considered social and economic factors. It is considered that the Gibbons Place Proposal would make a positive contribution to the Economic Development Strategy.

CITY OF SYDNEY PUBLIC ART POLICY

The City Art Public Art Strategy is the implementation plan for the Public Art Policy, and guides the City in the creation of new public art works and programs. The Strategy builds on the legacy of the past, while responding to new ideas about art, storytelling, interpretation and cultural expression.

The Strategy identifies a series of opportunities and approaches to providing public art ranging from community based local works in village centres, to iconic new major art projects attracting business and visitors to Sydney that recognise the City's role as a champion of culture.



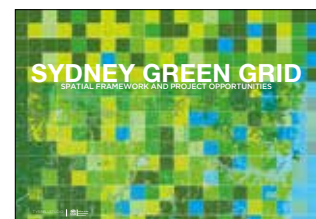
RELEVANCE:

A public art strategy has been prepared for Gibbons Place aiming to:

- Provide a high level site and contextual spatial analysis
- Establish a Curatorial Vision and themes to guide the conceptual approach for potential public artworks
- Identify potential Artwork Opportunities detailing the artwork form and materiality, location, role and function and key collaborators
- Provide an implementation plan with methodology, program, maintenance and sustainability

SYDNEY GREEN GRID SPATIAL FRAMEWORK (GA NSW)

In acknowledging that green space is a key hallmark of liveability, The Sydney Green Grid proposes the creation and consolidation of a network of high quality green areas that connect town centres, public transport networks and major residential areas. The Sydney Green Grid will make a vital contribution to the development of a liveable city by setting the framework for the enhancement of open space throughout Metropolitan Sydney. Although Sydney has many green and water enriched spaces, what is missing and this is the aim of this project is an overarching schema that approaches them in a connected way, ensuring that their contribution to our quality of life, the environment and the economy are maximised, rendering a working-whole that is far greater than the sum of its parts.



RELEVANCE:

Gibbons Place is located within a key urban renewal corridor of Sydney. With significant transformations underway in Waterloo and Redfern, opportunity to provide additional high quality open space as well as a connected network to support future growth. A series of key strategic opportunities have been identified within the CBD, to activate underutilised public spaces. The Gibbons Place proposal is considered in line with the objectives of this strategy.

GREENER PLACES NSW (GA NSW)

Greener Places is a draft policy to guide the design, planning, design and delivery of Green Infrastructure in urban areas across NSW. Green Infrastructure is the network of green spaces, natural systems and semi-natural systems including parks, rivers, bushland and private gardens that are strategically planned, designed and managed to support good quality of life in the urban environment. The aim of the policy is to create a healthier, more liveable, more resilient and sustainable urban environment by improving community access to recreation and exercise, walking and cycling connections.



RELEVANCE:

Greener Places considers Green Infrastructure as being integrated with other urban infrastructure such as built form, transport infrastructure and water management systems to create high quality urban environments. Gibbons Places promotes the creation of a network of high quality open spaces that connect with town centres, public transport hubs, employment and residential areas creating a network of open space. The network includes physical and functional connections that benefit people and wildlife. It is considered that Gibbons Place is in line with the Greener Places Policy.

BETTER PLACED NSW (GA NSW)

Better Placed is a policy for our collective aspirations, needs and expectations in designing NSW. It is about enhancing all aspects of our urban environments, to create better places, spaces and buildings, and thereby better cities, towns and suburbs. To achieve this, good design needs to be at the centre of all development processes from the project definition to concept design and through to construction and maintenance.



RELEVANCE:

By creating accessible, inclusive and welcoming environments, the design of the built environment can contribute to addressing economic and social inequity. Incorporating diverse uses, housing types and economic opportunities will support engaging places and resilient communities, a key principle for Gibbons Place. The Gibbons Place built environment must have been designed for people to enjoy using and inhabiting. There are many aspects that affect the vibrancy, character and 'feel' of a place must be addressed to support good places for people. Additionally Gibbons Place aims to create streetscapes which are used as public spaces, a key objective of the Policy.

FINE GRAIN - REVITALISING SYDNEY'S LANES (2008)

The City of Sydney is seeking to create a renewed interest and vibrancy in the city's laneways and underutilised spaces. Interesting lanes and underutilised spaces require unique and attention grabbing activities. The City is actively encouraging the revitalisation process through a number of complementary strategic projects aimed at supporting small business development in laneways,



RELEVANCE:

Cornwallis Lane is currently underutilised and lacking amenity and pedestrian activity. Principles of the Fine Grain Strategy have been used and incorporated into the overall concept and future upgrade of Cornwallis Lane. It is considered that the proposed concept is in accordance with the Fine Grain Strategy as it increases the supply of small scale spaces on lanes and establishes a supply of small retail

SUSTAINABLE GIBBONS PLACE

Achieving sustainable and environmentally responsive built form is a key goal for Gibbons Place. The proposal intends to explore opportunities for a number of sustainable urban design measures and green built form principles in the final design in line with principles identified in Sustainable Sydney 2030 - Community Strategic Plan (2013). The below principles and key design measures have derived from the City of Sydney's guiding document. This will achieve an outcome that is environmentally, socially and economically sustainable by reducing demand on energy use and creating a happier and healthier environment. In turn a green, global and connected place can be created.

Sustainable Sydney sets out 10 Strategic Directions to help make Sydney as green, global and connected as possible by 2030. By adopting these 10 Directions into our overall vision and design methodology we have been able to apply various design techniques to make Gibbons Place an exemplary Sustainable Sydney 2030 project. Whilst some of the principles are interrelated and connected in certain ways, they all form part of the commitment to realising the City's sustainability goals within the proposal and its contribution to the surrounding environment.

Sustainable Sydney's 10 Strategic Directions:

1. A globally competitive and innovative city;
2. A leading environmental performer;
3. Integrated transport for a connected city;
4. A city for walking and cycling;
5. A lively, engaging city centre;
6. Vibrant local communities and economies;
7. A cultural and creative city;
8. Housing for a diverse population;
9. Sustainable development, renewal and design;
10. Implementation through effective governance and partnerships.

Key highlights of the sustainability of Gibbons Place are outlined below and illustrated opposite.

How our principles stack up with Sustainable Sydney 2030...



PROXIMITY TO TRANSPORT

Within an easy walk to Redfern Station and future Waterloo Metro, Gibbons Place encourages alternative transport solutions to private car.



CAR & BIKE SHARE

In close proximity to existing car & bike share schemes Gibbons Place will provide on-site infrastructure to further support sustainable mobility.



MIXED USE DEVELOPMENT

Gibbons Place integrates "affordable" housing and business into a new urban typology to support the emerging innovation district around ATP and foster a culture of entrepreneurship with broad benefits to the City of Sydney.



WALKABILITY

Wide footpaths and pedestrian links that are safe and pleasant to walk down, promoting walking and use of active transport.



SEASONAL LIGHT CONTROL

Allowing sun to penetrate habitable spaces in winter months and control strong light in summer through deciduous greenery and screening devices.



STRONG WIND MITIGATION

Mitigate strong winds through built form articulation, openings and materials, minimising wind tunnel and creating a pleasant micro-climate for people at ground level.



HUMIDITY RELEASE

Building functions which collect and release water vapor for sustainable reuse (gardens).



OXYGEN PRODUCTION

The use of trees and plants will improve oxygen production to improve air quality and create healthier environments.



DUST & SMOG CAPTURE

Plants and trees capture and convert carbon dioxide and water particles created from urban environments into oxygen.



NOISE REDUCTION

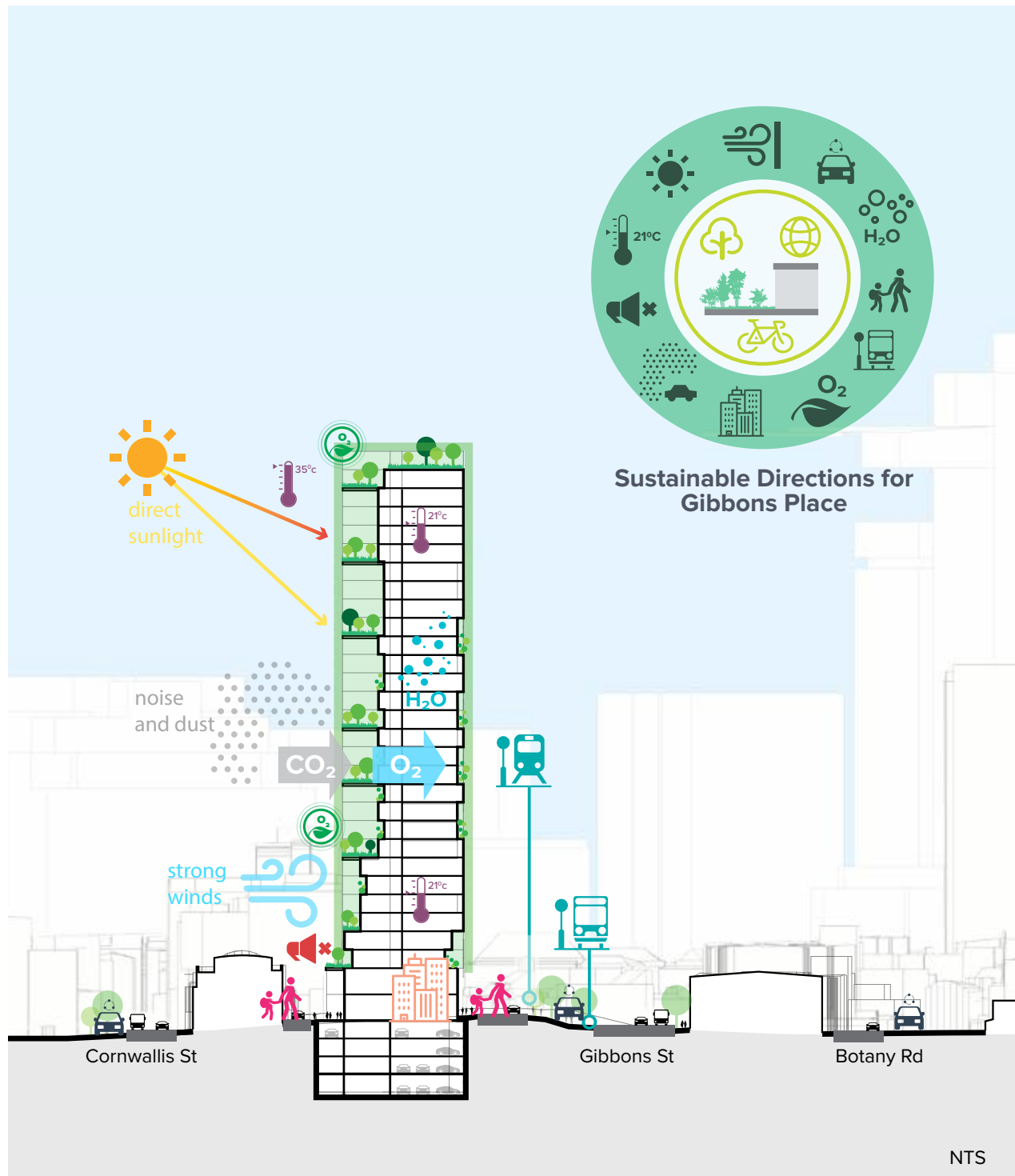
Internal floor design, greenery and acoustic attenuation materials which absorb noise reducing overall noise impacts coming into the building and going out.



DIRECT SUN PROTECTION

Built form articulation, planting and screening devices which screen habitable rooms in summer months from harsh sunlight.

SUSTAINABILITY CROSS SECTION



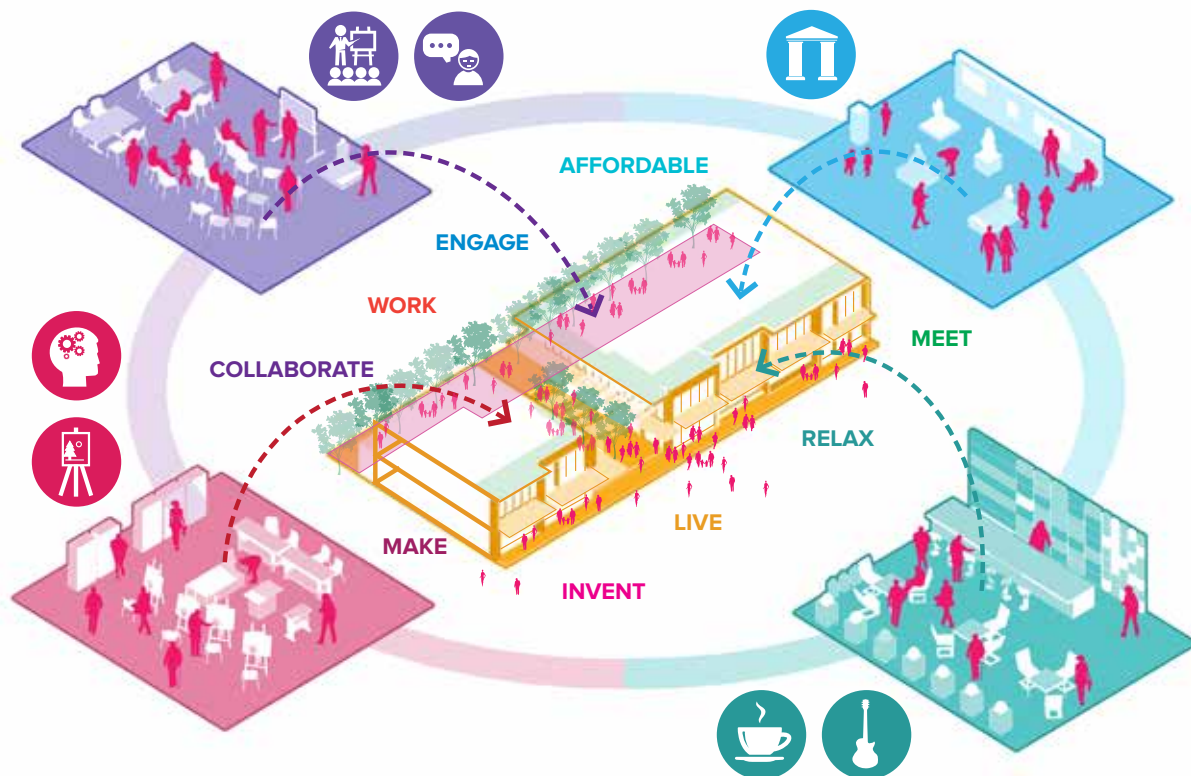
GIBBONS PLACE

PUBLIC BENEFITS

Gibbons Place proposes a number of public benefits as part of the rezoning rationale.

As part of the City's Innovation Corridor and in close proximity to ATP, Gibbons Place proposes a blended affordability model, comprising of 5% affordable housing (16 units) and 813sqm of affordable business space. With the business floor space conceived as a start-up hub, it provides the opportunity for approximately 55 local entrepreneurs to benefit from proximity to larger anchor uses (e.g. Google or Atlassian at ATP) and contributes to the City retaining talent as part of its global strategy. Within this strategic location, the economic benefits of this affordability model and its multiplier over a decade is significant. As part of this offer, communal open space (1,080sqm) will also be publicly accessible.

In contributing to the City's vision of making places for people, Gibbons Place dedicates 31% (801sqm) of the site's ground plane for new public realm including transformation of Cornwallis Lane into an active lane and new plazas. The plazas will be surrounded by studios, galleries, workspaces etc. that encourage collaboration, creativity, interactions and ideas sharing. Streetscape improvements along Rosehill Street and Cornwallis Lane will enhance the existing public realm creating more safe and permeable streetscapes. Public Art will also contribute to public life, amenity and complement built form, providing an interesting and engaging function.





Illustrative View - Rosehill Street

The proposal includes various streetscape improvements to Rosehill Street, enhancing pedestrian experience gathering spaces and creating a link to Cornwallis Ln.



Illustrative View - Cornwallis Lane

Increased permeability and widening of Cornwallis Lane creates a safe place for people.

PUBLIC BENEFITS



Illustrative View - Plaza Space

A flexible plaza offers a gathering and social space so people can linger.



Illustrative View - Public Life

Openings and passive surveillance to public open spaces such as Cornwallis Lane, improves feelings of safety allowing use and activity after hours.

"WHAT GETS US INTO
TROUBLE ISN'T WHAT WE
DON'T KNOW, ITS WHAT
WE KNOW FOR SURE
THAT JUST AIN'T SO"

YOGI BERRA

ANALYSIS

THE SITE AND ITS ENVIRONMENT

DISTRICT CONTEXT

Gibbons Place is located within the Harbour City's Innovation Corridor identified in the Greater Sydney Commission's "A Metropolis of Three Cities - A Greater Sydney Region Plan".

Located at the confluence of the Central to Eveleigh, Waterloo Metro Quarter and ATP Precincts within the Innovation Corridor, Gibbons Place is strategically positioned to provide a new model for affordable business and housing envisaged for this part of Sydney.



Convention Centre



Australian Maritime Museum

DARLING HARBOUR PRECINCT

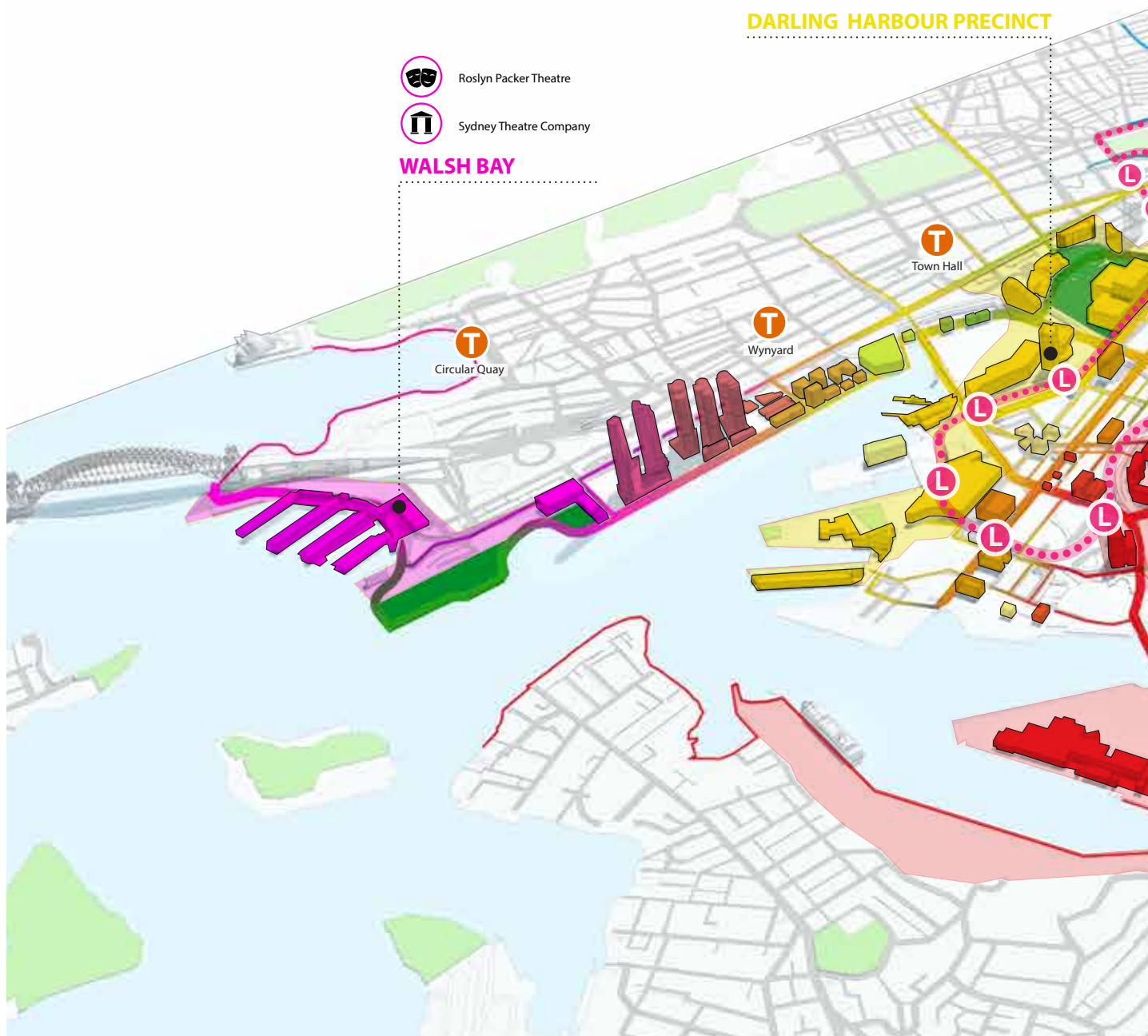


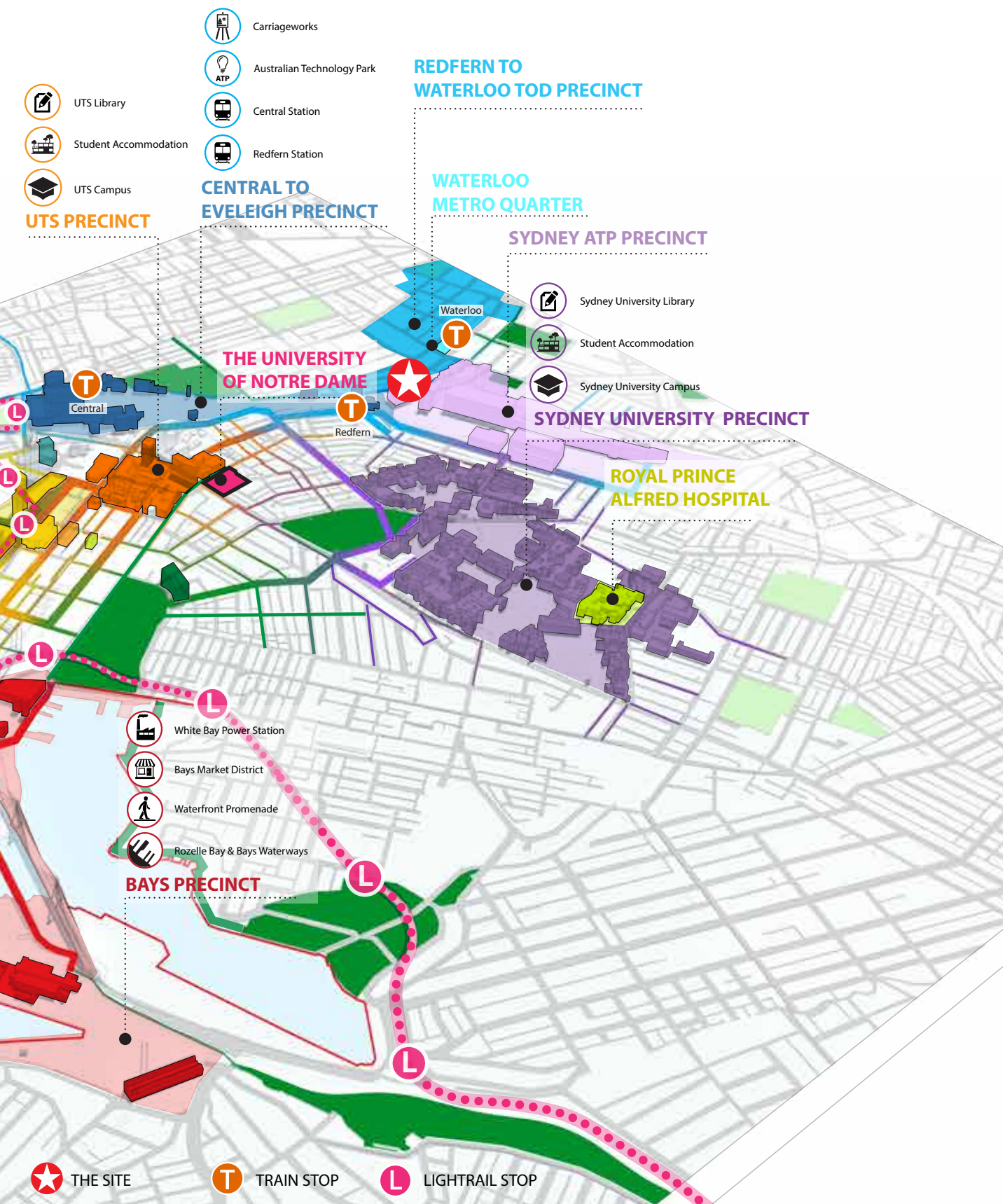
Roslyn Packer Theatre



Sydney Theatre Company

WALSH BAY





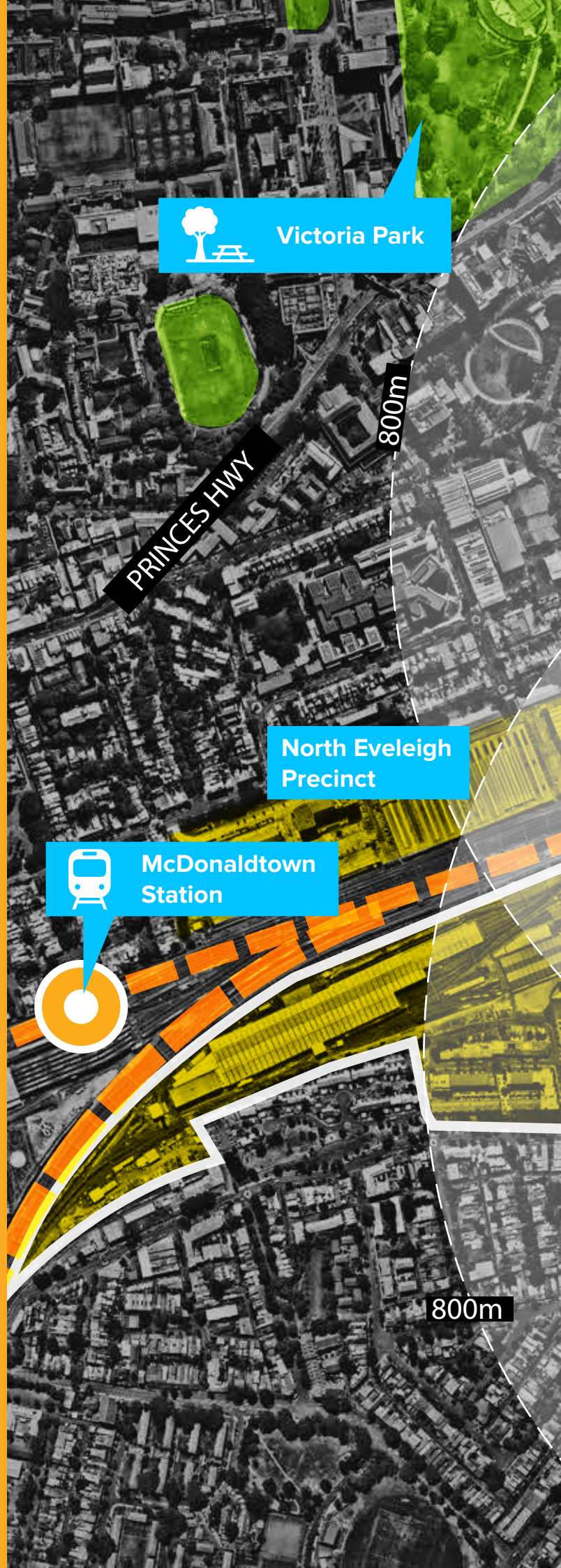
LOCAL CONTEXT

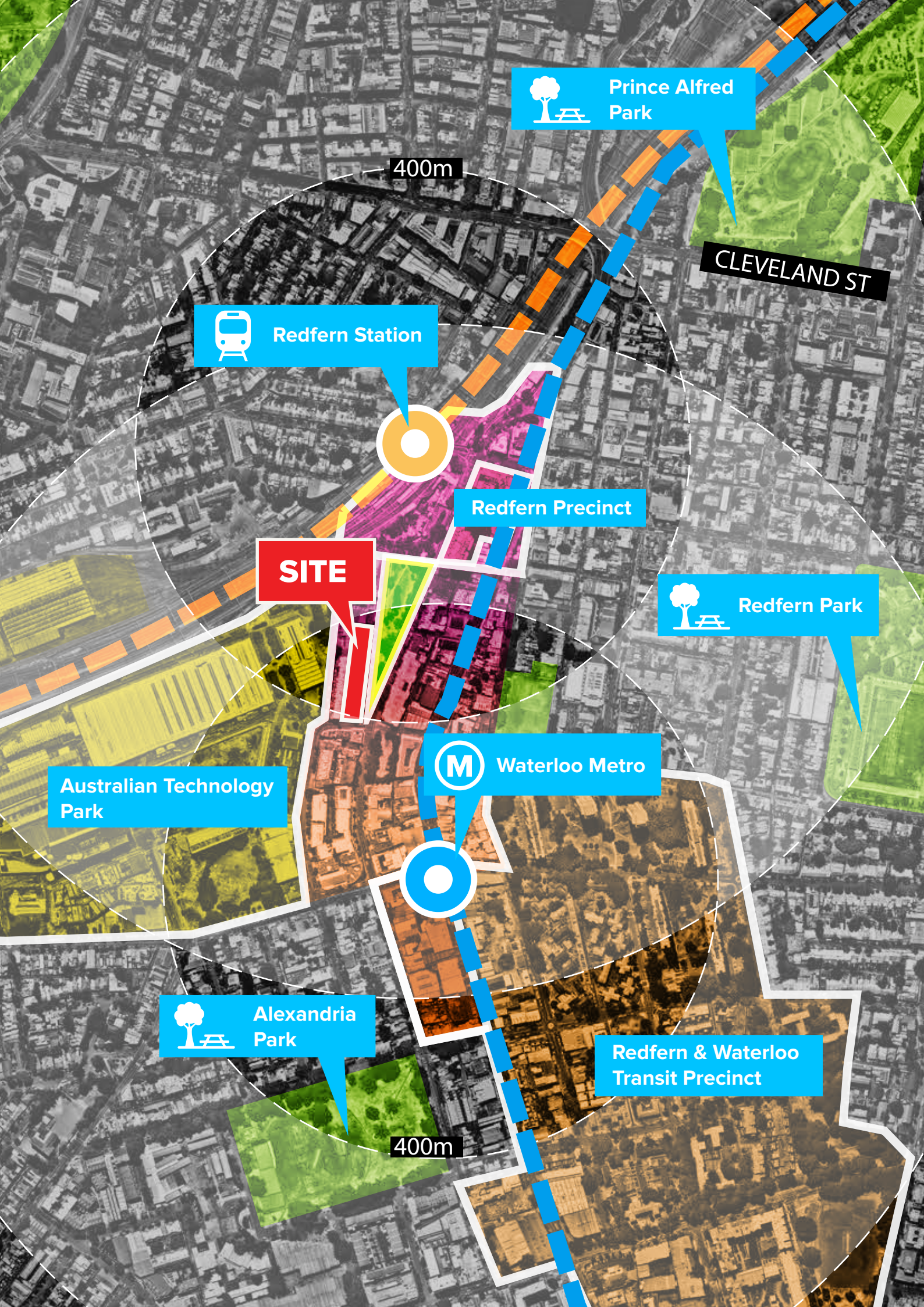
Redfern is located approximately 3km south of the Sydney CBD and is part of the Central to Eveleigh Transformation Corridor. As such, the site is an ideal location for a higher density mixed-use project to positively contribute to the transformation of the Redfern to Waterloo precinct.

With close proximity to public transport and fact the precinct is largely isolated from lower rise 'terrace' neighbourhoods, recent development trends are establishing the precinct as a dynamic people place combining higher density living, start-up space, commercial, retail and culture. The precincts evolving mixed use character allows for expansion and diversification to build upon and respond to the current trends and demands for a livable and connected urban environment, accommodating a growing population.

In addition, Redfern has a rich social and cultural history. It is an enduring and important place for many Indigenous communities. Also, it is thriving with an arts and small bars scene.

Strengthening the local context, Gibbons Place provides the City with a model of 'density done well'. Gibbons Place podiums create mixed-use urban villages and human scale streets, lanes and plazas creating better places for people. Public art will tell the story of the place, both past and present. As the two slender, stepped towers rise from the podiums their elegance creates a welcome addition to the skyline and contrast to larger towers built nearby.





Prince Alfred
Park

400m



Redfern Station

ALEXANDRIA ST

Redfern Precinct

SITE



Redfern Park



Waterloo Metro

Australian Technology
Park



Alexandria
Park

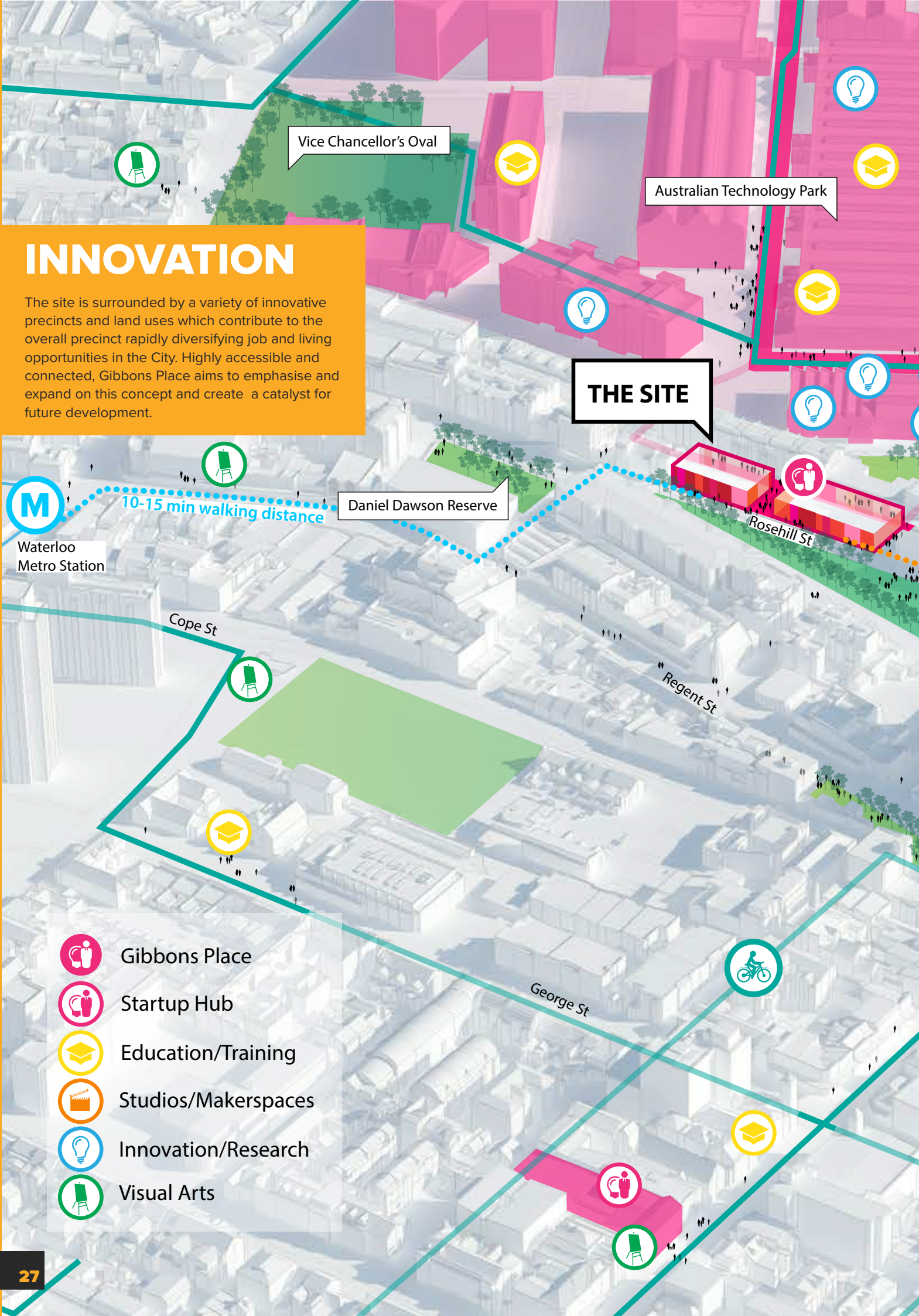
400m

Redfern & Waterloo
Transit Precinct

INNOVATION

The site is surrounded by a variety of innovative precincts and land uses which contribute to the overall precinct rapidly diversifying job and living opportunities in the City. Highly accessible and connected, Gibbons Place aims to emphasise and expand on this concept and create a catalyst for future development.

THE SITE



Gibbons Place

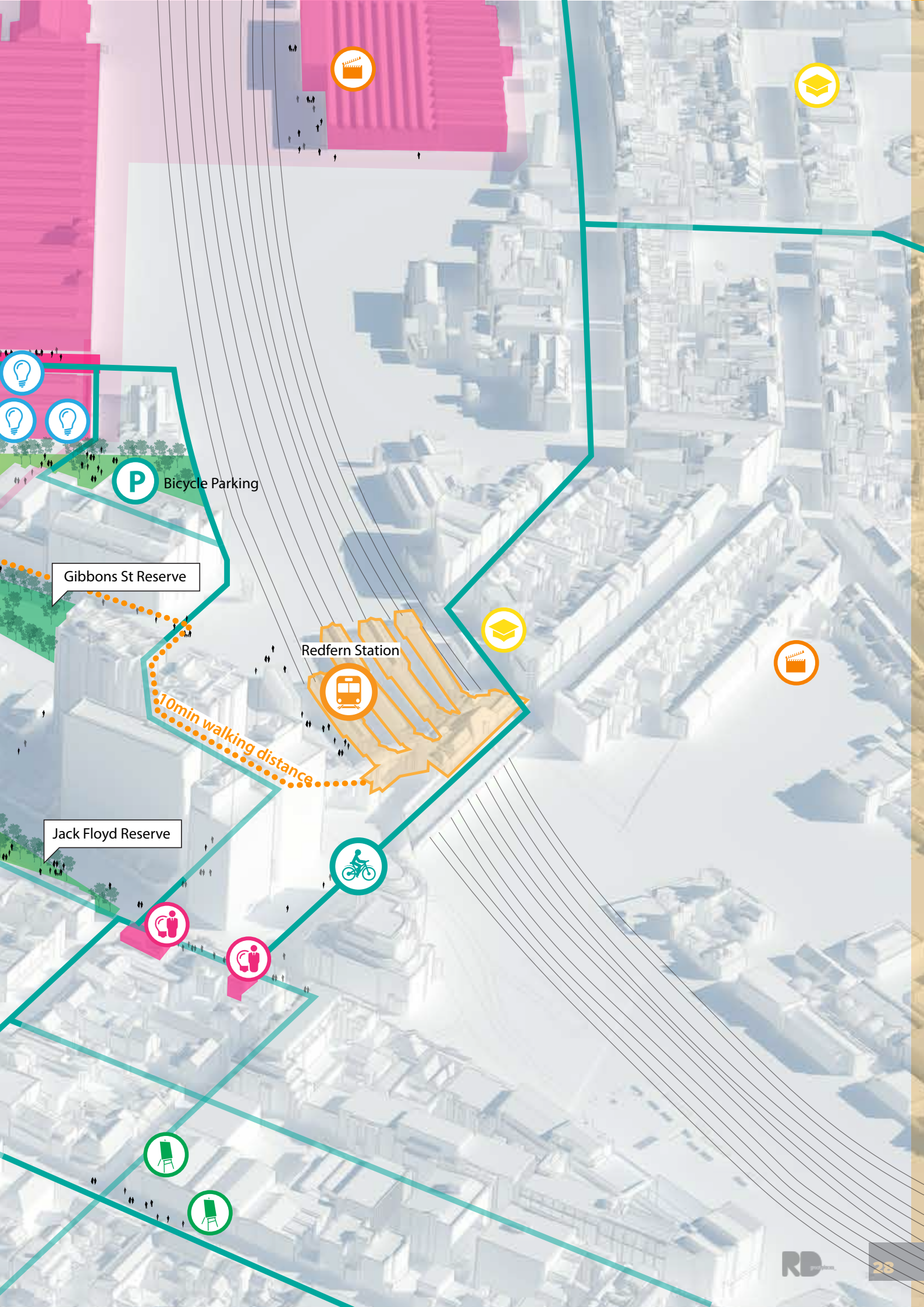
Startup Hub

Education/Training

Studios/Makerspaces

Innovation/Research

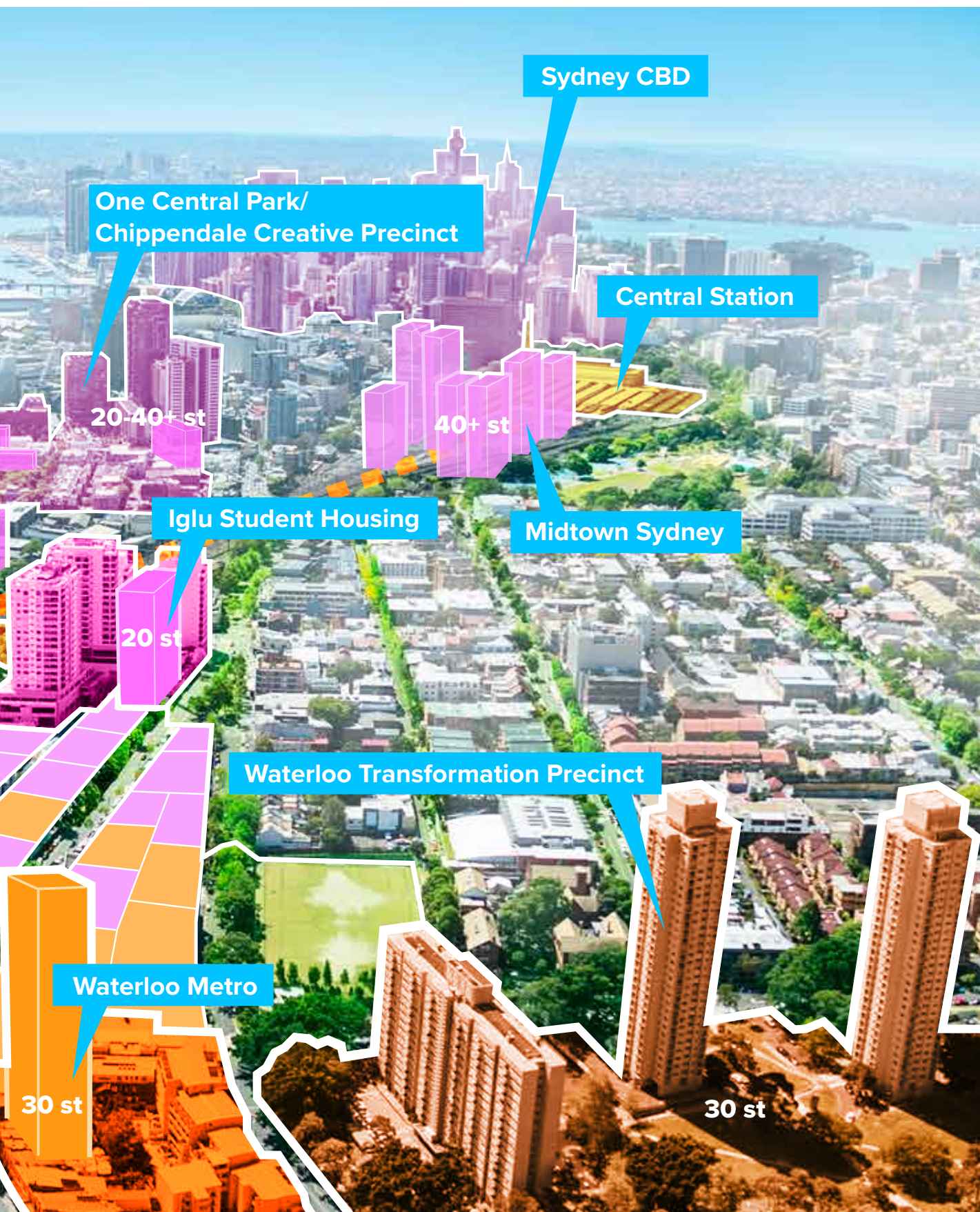
Visual Arts



BUILT FORM

As seen below, the evolving built form of the area provides further impetus for clustering taller buildings around Redfern Station to contribute to the place as a key gateway into the City. Gibbons Place is comparable with the height of surrounding developments, but offers a significant improvement by its slender form.





BUILT FORM



13-23 Gibbons Street, Redfern



161 Redfern St - 7 Gibbons Street, Redfern



1 Lawson Street, Redfern



Urban Growth Waterloo Station Concept



Turanga & Matavai Flats Phillip Street, Waterloo



Iglu Student Housing Regent Street, Redfern



One Central Park



North Eveleigh Corridor - Future Vision