

100 BOTANY ROAD

74-108 BOTANY ROAD & 86-100 WYNDHAM STREET,
ALEXANDRIA

SSDA LANDSCAPE REPORT

SSD-63067458
Kurraba Group Pty Ltd
18 SEPTEMBER 2024

DOCUMENT CONTROL		
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Architecture:



Landscape Architecture:



Cultural Consultant:



Planning:



Mechanical and Electrical Engineering:



Quantity Surveyor:



Civil & Structural Engineering:



Sustainability Consultant:



Traffic:



ASPECT Studios acknowledges the traditional owners of the land we work on and travel through and we pay our respects to elders past, present and emerging.

We acknowledge Country and pay our respects to the Gadigal people as the Traditional Custodians of the lands of Redfern, Waterloo & Alexandria.

We recognise their continued connection to Country and that this connection can be seen through stories of place and cultural practices such as art, songs, dances, storytelling and caring for the natural and cultural landscape of the area.

We acknowledge all the people, Indigenous and migrant, who contributed stories that we have incorporated into this document. We thank them for sharing cultural knowledge to shape the design response and the links of their stories to Redfern, Waterloo & Alexandria.

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1. Introduction

Introduction

Introduction

This Landscape Design Report has been prepared on behalf of the Kurraba Group (the Proponent) by ASPECT Studios. It is submitted to the Department of Planning, Housing and Infrastructure (DPHI) in support of a State Significant Development Application (SSDA) SSD-63067458 for the construction of a new health research facility located at 74-108 Botany Road and 86-100 Wyndham Street, Alexandria (herein referred to as 100 Botany Road or the site).

This report provides an detailed overview of the landscape and public realm design including consideration of the following:

- Site context including existing urban conditions, strategic context within the Botany Road Corridor, and Tech Central, and adjacent Metro
- Response to connecting with Country themes and how the place supports a Country-centred approach
- How the design moves are responsive to the users and support a vibrant precinct
- An integrated approach to innovation through materials, forms and landscape interventions
- An approach that has the principles of biophilia at its heart, delivering health and well-being benefits to all users

About Kurraba Group

Kurraba Group (Kurraba) is the Proponent of the SSDA for the proposed new health research facility. Kurraba's sole aim is to be Australia's leading and trusted life science focussed developer. Kurraba's investment portfolio focuses on innovation, future focused real estate, as demanded by the health science sector.

Site description

The site is located at 74-108 Botany Road and 86-100 Wyndham Street, Alexandria (commonly referred to as 100 Botany Road). The site is made up of six (6) different allotments and has a total approximate area of 5,350.6m². The following lots make up the site:

- Lot 2 DP 136012
- Lot 11 DP 219505
- Lot 11 DP 135914
- Lot 2 DP 659166
- Lot 1 DP 510091
- Lot 3 DP 1146614

The site has a frontage to Botany Road to the east and Wyndham Street to the west. Part of Wyndham Lane runs through the middle of the site.

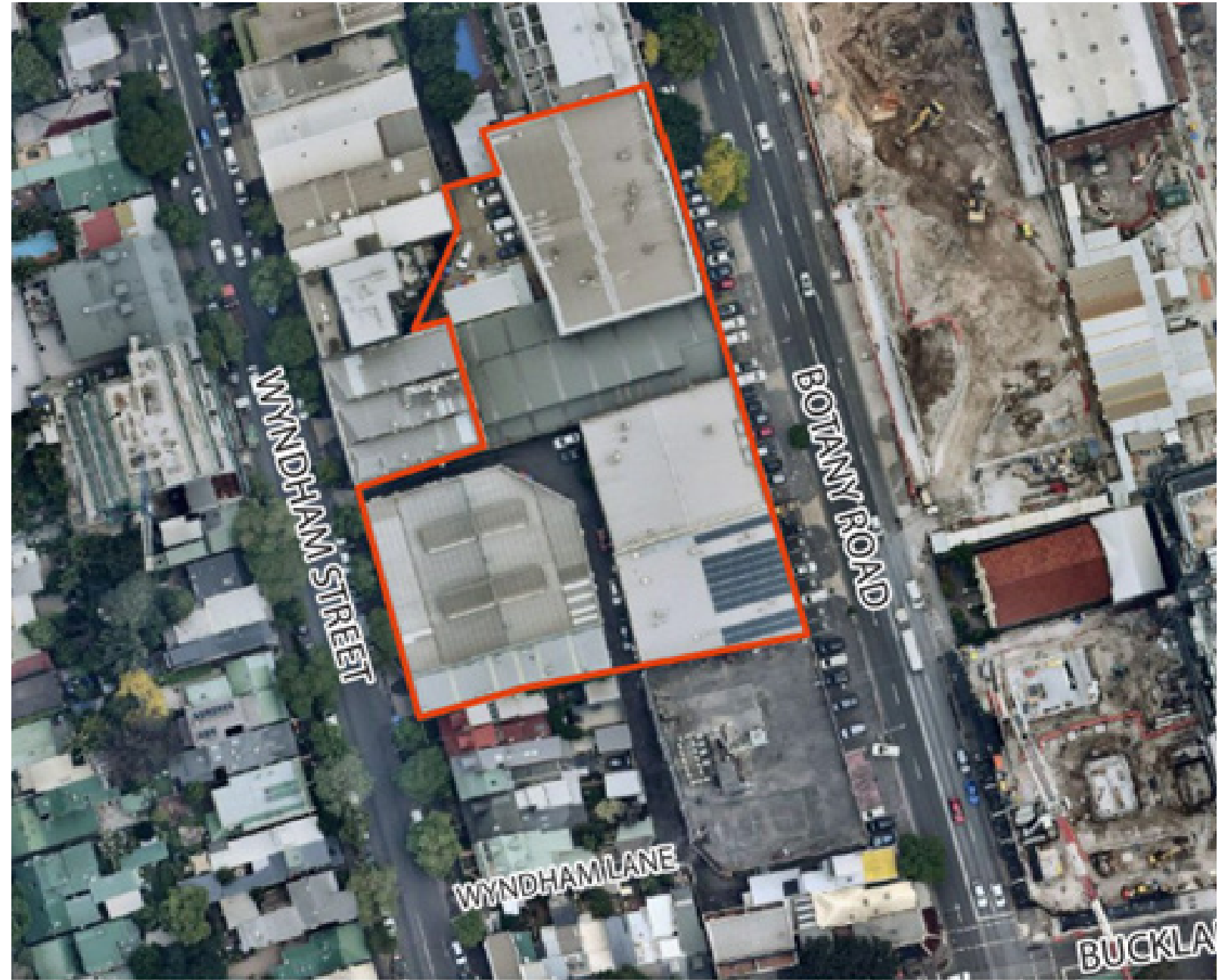
The site forms part of the recently rezoned Botany Road Precinct, which will be transformed into a vibrant mixed-use precinct that will accommodate employment growth in the Redfern-Waterloo area. The site is opposite the future Waterloo Metro Station which is expected to open in mid-2024.

Proposed development

The proposed development will seek consent for the redevelopment of 100 Botany Road for a new health research facility. Specifically, the SSDA seek approval for:

- Demolition of all existing buildings, site preparation and remediation works.
- Bulk excavation to create two (2) levels of basement with access from Wyndham Street, including allowance for a below ground Proton Therapy Cancer Treatment Centre, car parking, loading and services.
- Construction and use of two (2) new health research buildings. One (1) building is proposed along Botany Road which has a stepped built form between seven (7) storeys to the south and eleven (11) storeys to the north. One (1) building is proposed along Wyndham Street which is five (5) storeys. The two (2) buildings will include the following:
 - Ground floor lobby and retail uses fronting Botany Road and Wyndham Street.
 - Proton Therapy patient lobby from Wyndham Street.
 - Various laboratories, write up areas and office spaces.
 - A 1,055m² landscaped terrace within the Botany Road building.
 - One (1) rooftop plant level on each building.
- Landscaping and public domain works including:
 - Construction and extension of Wyndham Lane as a shared laneway.
 - Construction of a pedestrian network including two (2) pathways from Botany Road and an east-west through-site link.
- Extension and augmentation of services and utilities to the development, as required.

Refer to the Environmental Impact Statement for a detailed description of the proposed development.



Secretary’s Environmental Assessment Requirements

In accordance with section 4.39 of the Environmental Planning & Assessment Act 1979 (EP&A Act), Secretary’s Environmental Assessment Requirements (SEARs) for SSD-63067458 were issued on 16 January 2024. This report has been prepared to respond to the relevant issued SEARs, as set out in the table below.

Requirements	Pages	Response
7. Public Space • Demonstrate how the development maximises the amount, access to and quality of public spaces (including open space, public facilities and streets/plazas within and surrounding the site), reflecting relevant design guidelines and advice from the local council and the Department. • Demonstrate how the development: - ensures that public space is welcoming, attractive and accessible for all. - maximises permeability and connectivity. - maximises the amenity of public spaces in line with their intended use, such as through adequate facilities, solar access, shade and wind protection. - minimises potential vehicle, bicycle and pedestrian conflicts. • Address how Crime Prevention through Environmental Design (CPTED) principles are to be integrated into the development, in accordance with Crime Prevention and the Assessment of Development Applications Guidelines.	Pg. 10, 16, 17, 20, 21, 23, 24, 25, 26, 27	• The public space design for 100 Botany Road has been meticulously crafted to maximize the amount, accessibility, and quality of public spaces, including open spaces, public facilities, and streets/plazas within and surrounding the site. This development reflects and adheres to relevant design guidelines and advice from the local council and the Department, ensuring a cohesive and community-focused approach. • The design of 100 Botany Road ensures that public space is welcoming, attractive, and accessible for all by incorporating inclusive design principles such as wide, clear pathways, diverse seating options, and thoughtfully placed landscaping. Accessibility is enhanced with level entrances and ramps, while multiple entry and exit points maximise permeability and connectivity, linking seamlessly with surrounding streets and pathways. This creates an inviting flow throughout the site, encouraging movement and interaction. Public spaces are designed to maximise amenity through a wide range of seating choices and locations. Potential conflicts between vehicles, bicycles, and pedestrians are minimised through design of planters, bollard locations and signage, promoting safe and efficient movement throughout the site. • The project integrates CPTED principles to create a safe and welcoming environment. It maximises natural surveillance with visible public spaces, large windows, active frontages, and strategic lighting while maintaining clear sightlines. Access control measures clearly define public, semi-public, and private areas using barriers, signage, and landscaping. Territorial reinforcement fosters a sense of ownership through distinctive paving and landscaping. Ongoing maintenance and management plans keep the site well-kept, deterring vandalism and ensuring a secure environment for all users.
8. Trees and Landscaping • Assess the number, location, condition and significance of trees to be removed and retained and note any existing canopy coverage to be retained on-site. • Provide a detailed site-wide landscape plan, that: - details the proposed site planting, including location, number and species of plantings, heights of trees at maturity and proposed canopy coverage (as a percentage of the site area). - provides evidence that opportunities to retain significant trees have been explored and/or informs the plan. • Demonstrates how the proposed development would: - contribute to long term landscape setting in respect of the site and streetscape. - mitigate the urban heat island effect and ensure appropriate comfort levels on-site. - contribute to the objective of increased urban tree canopy cover. - maximise opportunities for green infrastructure, consistent with Greener Places and having regard to any bush fire risk.	Pg. 13, 29 Pg. 36-40 Pg. 13 Pg. 11, 27 Pg. 21, 28, 30, 33, 36-40 Pg. 30, 31, 36, 37 Pg. 28, 29	• An existing tree plan demonstrates existing trees to be removed and retained, and a canopy coverage diagram illustrates proposed canopy targets including a detaile description of constraints. - The planting strategy details the approach to species selection for each on, including cultural plantings and Eastern Suburbs Banksia Scrub species to the ground floor public spaces. Refer to the Appendix for detailed planting plans of species and quantity. - The project currently contains a single tree within the site boundary however this is located within a raised planter bed of constrained soil volume directly adjacent to an existing building to be demolished. This tree is unable to be saved due to these current conditions and adjacent building works. - The streetscape to the Botany Road frontage contributes to the long term landscape setting through the response to the Waterloo Metro, and improved pedestrian and civic amenity through an uplifted City of Sydney palette to a Connecting Main Street, a double row of trees, and additional planting and seating to increase staying spaces for the public. - The site preferences lighter coloured paving materials, natural mulch and includes 883.5m2 of soft landscaping at the ground level and upper storeys to assist in reduced heat absorption. - The canopy coverage calculation of 11% has been maximised whilst balancing the constraints of the shared zone requirements & basement capacity. There is a significant increase from existing canopy coverage of 0.28%. - Opportunities for green infrastructure have been maximised through built form planning to ensure a single accessible terrace of 1,055m2 at level 7 is created.

1. Introduction

Relevant Background Documents

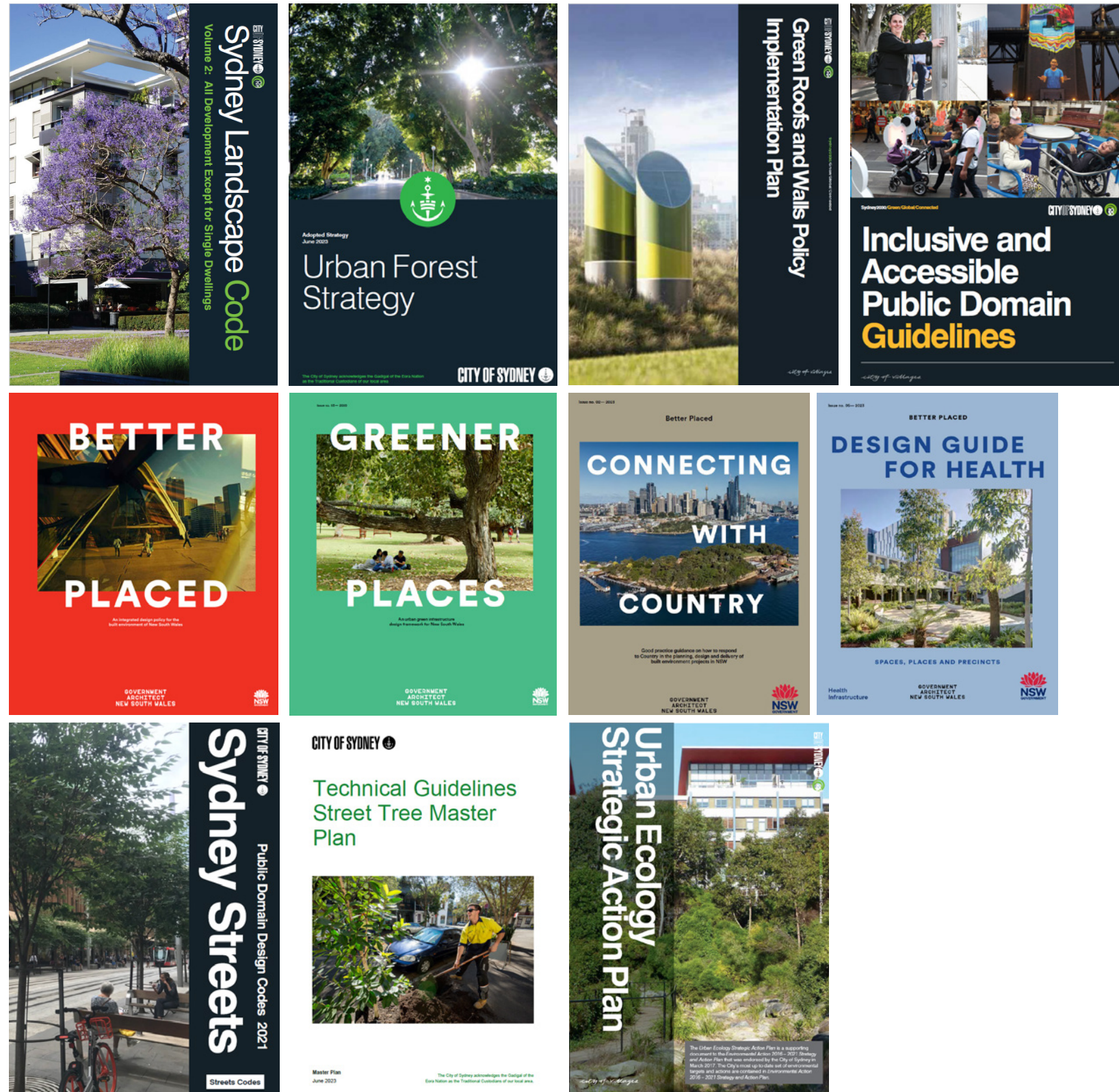
The design outcomes have been shaped by a detailed understanding of various statutory and design guidelines from government agencies & organisations. A summary of these documents is listed below:

Documents

- City of Sydney Landscape Code
- City of Sydney Urban Forest Strategy
- City of Sydney Green Roofs and Walls Policy
- City of Sydney Inclusive and Accessible Public Domain

Framework and Guidelines

- GANSW Better Placed
- GANSW Greener Places Framework
- GANSW Connecting With Country
- GANSW Design Guide for Health
- City of Sydney Sydney Streets Design Code
- City of Sydney Street Tree Master Plan
- City of Sydney Urban Ecology Strategic Action Plan
- City of Sydney The Liveable Green Network



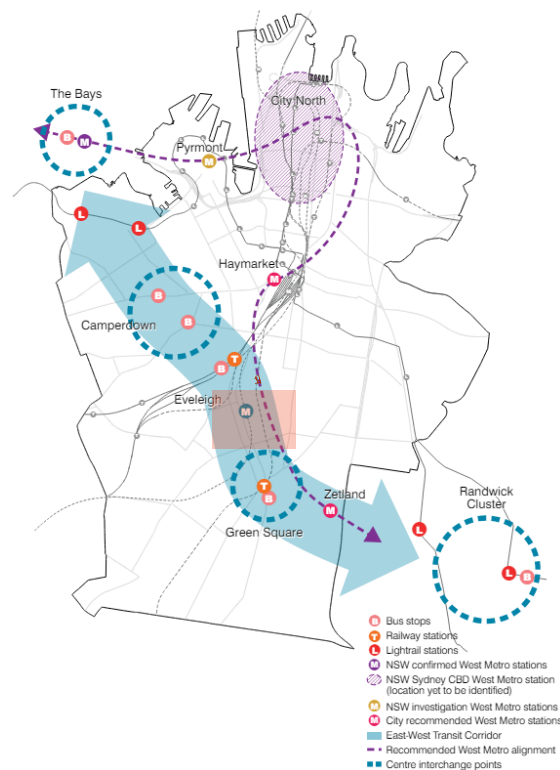
02. SITE APPRECIATION

02. Site Appreciation

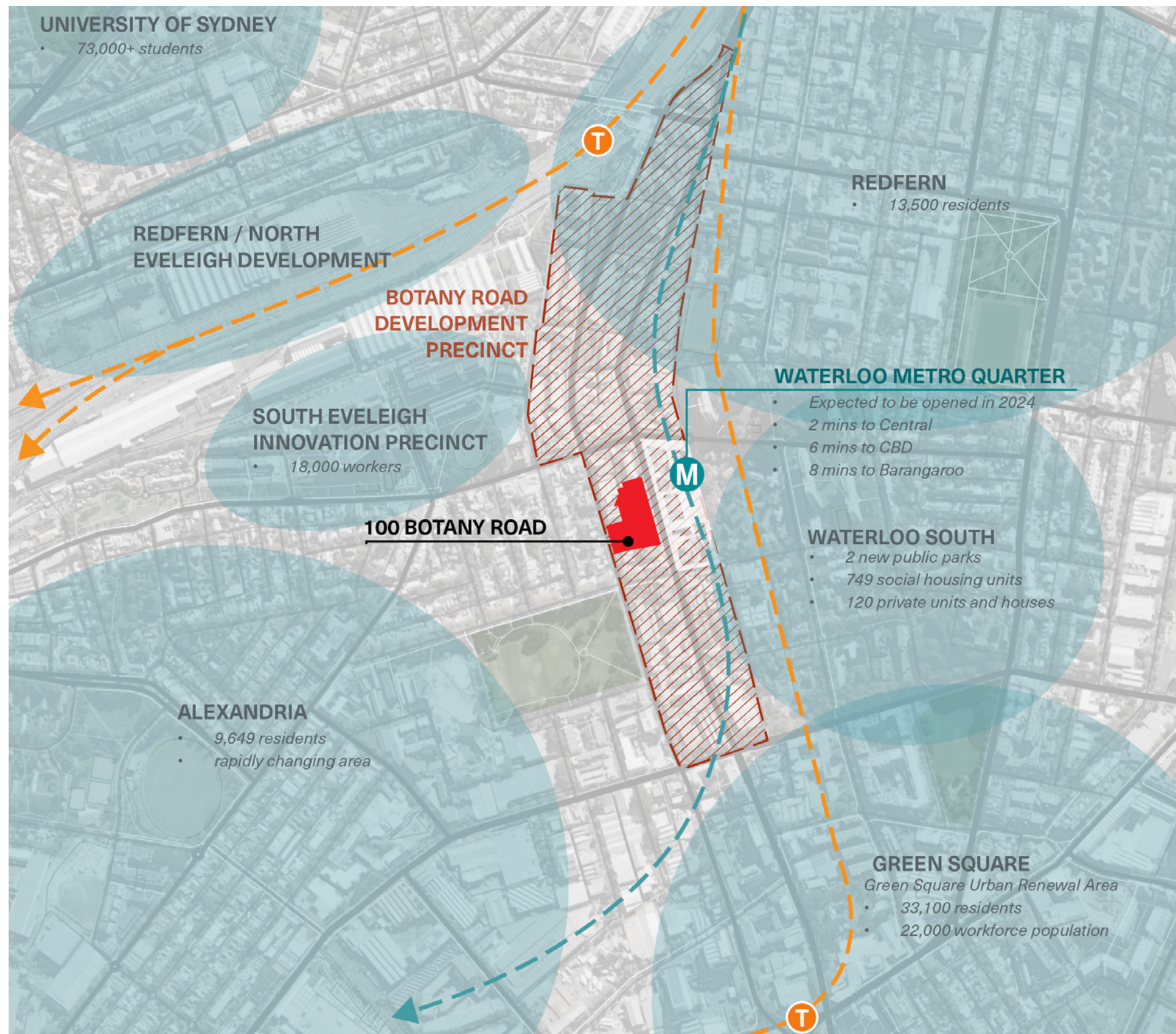
Strategic Context: A Transforming Precinct

The site is a pivotal component of the Botany Road Urban precinct, which is poised for significant strategic transformation. This transformation is driven by the upcoming Waterloo Metro station, a crucial development that promises to enhance connectivity and accessibility. The metro station is expected to serve as a major catalyst for change, stimulating economic growth and fostering a vibrant urban environment. The site is envisioned to become a focal point of activity, contributing to the precinct's evolution into a bustling hub of innovation and community life.

Strategically situated at the convergence of three key precincts, the site benefits from its proximity to the tech hub of South Eveleigh, the social and cultural heart of Waterloo and Redfern, and the established residential community of Alexandria. The tech hub of South Eveleigh offers a rich ecosystem for innovation, while Waterloo and Redfern are celebrated for their vibrant social and cultural scene. Alexandria provides a stable and engaged community base. The site's strategic location at the southern edge of Tech Central positions it as an attractive destination for a diverse range of users, particularly those involved in the Life Sciences. This integration aims to foster a multidisciplinary environment where technology, research, and community intersect, driving sustained growth and development in the area.



Source: Proposed east-west investigation corridor, City Plan 2036: Local Strategic Planning Statement, 2020



02. Site Appreciation

Open Space Context

100 Botany Road is strategically situated within a vibrant green network of open spaces and green streets amidst the residential communities of Waterloo and Alexandria. This prime location places it at the heart of a transformative area, poised for significant change due to the social housing development underway in adjacent Waterloo.

This development opens up substantial opportunities for the site to contribute meaningfully to the local community by providing much-needed social infrastructure. 100 Botany Road has the potential to serve not only its building users but also the surrounding neighborhoods, enhancing the overall quality of life and fostering a stronger, more interconnected community.



02. Site Appreciation

Site Context: Waterloo Metro Station

Located directly to the east of 100 Botany Road, the proposed Waterloo Metro Quarter is an integrated station development, combining the approved station with an over-station development. This development block includes the heritage-listed Waterloo Congregational Church at 103–105 Botany Road.

This critical piece of transport infrastructure is expected to accommodate 19,000 commuters daily. It includes 655 dwellings, with 505 allocated for social and student accommodation, along with 32,300 square meters of office space and 4,500 square meters of retail space. The substantial increase in users due to this development will significantly impact the area, adding vibrancy and activity to the vicinity of the 100 Botany Road site.

The addition of the Waterloo Metro station and its associated development will provide a considerable influx of new residents, workers, and visitors, greatly enhancing the urban environment around 100 Botany Road. The combination of improved transportation options and the new residential, office, and retail spaces will transform the area, making it a bustling hub that integrates seamlessly with the surrounding community.



Station Entry



View of Cope Street Plaza from Cope Street looking North West



View of Waterloo Metro Quarter and Waterloo Congregational Church from 100 Botany Rd



View of Waterloo Metro Station from the corner of Cope and Raglan Street

02. Site Appreciation

Existing Site Conditions

The Botany Road site currently features a mix of retail and commercial frontages with off-street parking arranged perpendicular to the carriageway. The pedestrian amenity is limited due to the absence of street trees and the predominance of parking, resulting in an environment that feels both dirty and noisy. While existing street trees are generally in fair condition, they are sparsely planted and offer minimal comfort or mitigation against traffic noise.



Wyndham Lane is characterised by its light industrial use, which contributes to a lack of activation and a vehicle-centric environment. The lane is narrow, creating a sense of confinement and privacy that discourages pedestrian movement. The absence of engaging street-level activities and amenities further diminishes its appeal to pedestrians, making it feel unwelcoming and primarily designed for vehicular use.



Wyndham Street maintains a local and residential character, yet it suffers from congestion that predominantly caters to vehicular traffic, creating a car-centric atmosphere. Despite this, the street benefits from attractive existing deciduous Jacaranda trees that add visual appeal and seasonal interest.

The scale of the buildings along Wyndham Street also contributes positively to its ambience, fostering a sense of spaciousness that enhances the pedestrian experience.



Existing Trees

Existing vegetation to the site is limited to street trees to Botany Road and Wyndham Street. For detailed information of tree condition refer to the Arborist's report as part of the SSD submission.

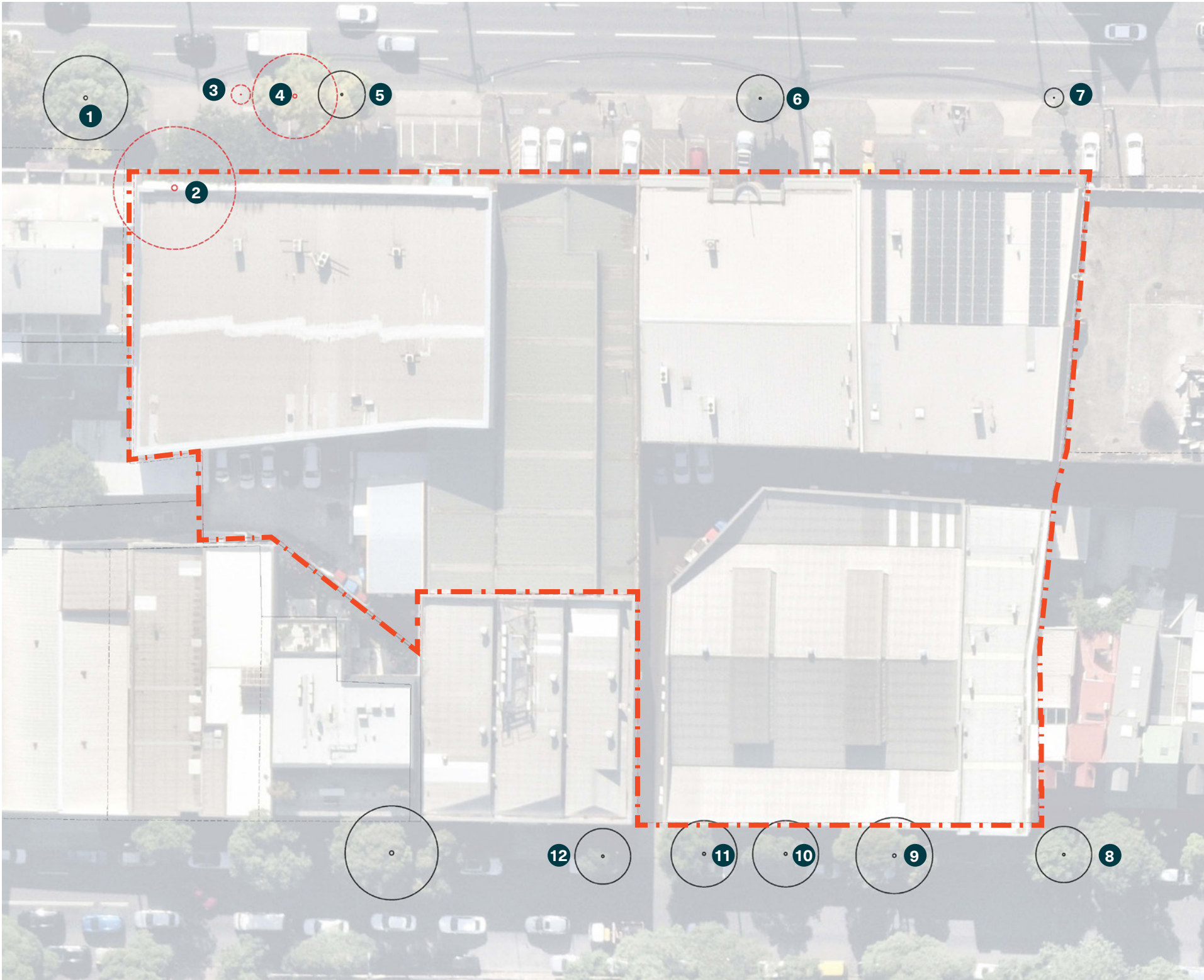
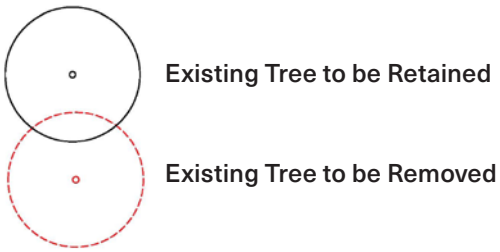
To Botany Road the wide existing footpath accommodates nose in parking with street trees a mix of Brushbox (*Lophostemon confertus*) and a single Black Locust (*Robinia pseudoacacia*) in various sizes and states of health.

To Wyndham Street a mix of Brushbox (*Lophostemon confertus*) and Jacaranda (*Jacaranda mimosifolia*) typifies this street, reflecting the City of Sydney Street Tree Master Plan.

The below information in existing trees has been taken from the Arboricultural Development Impact Assessment Report prepared by Bird Tree Consultancy, dated 26th June 2024.

Existing Tree Schedule

Tree no.	Species	Retention Value	Landscape Significance	TPZ (Tree protection Zone) Radius	Retain / Remove	Comments
1	Lophostemon confertus	Medium	Medium	4.44m	Retain	
2	Celtis occidentalis	Low	Low	6.33m	Remove	Not viable to be retained due to the proposed development.
3	Lophostemon confertus	Medium	Medium	2m	Remove	In poor condition
4	Robinia pseudoacacia	Medium	Medium	3.96m	Remove	Not in accordance with City of Sydney Street Tree Master Plan and crowding Tree 5
5	Lophostemon confertus	Medium	Medium	2.16m	Retain	
6	Lophostemon confertus	Medium	Medium	2.88m	Retain	
7	Lophostemon confertus	Medium	Medium	2m	Retain	
8	Jacaranda mimosifolia	Medium	Medium	2.52m	Retain	
9	Lophostemon confertus	Medium	Medium	4.8m	Retain	
10	Lophostemon confertus	Medium	Medium	2.76m	Retain	
11	Jacaranda mimosifolia	Medium	Medium	2.64m	Retain	
12	Tristaniopsis laurina	Medium	Medium	2.28m	Retain	



Site History

The site is situated in an area that historically formed part of the extensive alluvial dunes and swamp land known as the Lachlan and Waterloo Swamp wetland system. This wetland system once stretched across much of southeastern Sydney, creating a diverse and rich natural habitat. The area's geography, characterised by its wet and swampy conditions, significantly influenced its development and use over time. The wetlands provided essential ecological functions, including water filtration, flood control, and habitat for a variety of plant and animal species. These natural features laid the groundwork for the site's complex ecological and cultural history, making it a significant area both environmentally and historically.

European colonisers, upon their arrival, coined the area as 'The Barren Swamp' due to its perceived lack of value as arable land. This mis-characterisation overlooked the rich cultural and ecological significance of the site. Despite these views, evidence uncovered during works on Redfern Station to the north of the site revealed the presence of ancient middens, indicating that Indigenous peoples had occupied and utilised this area for thousands of years. These middens provide a valuable archaeological record of the long-term human presence and the ways in which the Indigenous communities interacted with and managed the landscape. The historical occupation underscores the area's importance as a site of cultural heritage and highlights the deep connections Indigenous peoples have with the land.

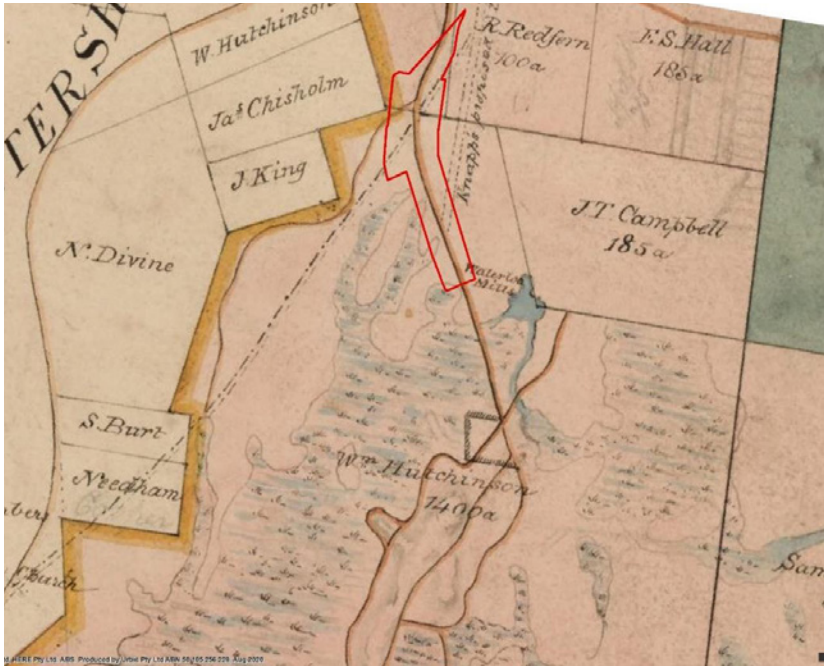
The endemic vegetation community of the site was originally the Eastern Suburbs Banksia Scrub (ESBS), a plant community documented by Benson and Howell in "Taken For Granted, 1990." The ESBS is recognized by the New South Wales Department of Environment and Heritage as a critically endangered plant community within the Sydney Basin. This designation reflects the significant environmental pressures and habitat loss that have occurred over the years, primarily due to urban development and land use changes.



Map showing 1820-1840 Creek Lines (Botany Road Precinct shown as red outline)



Map showing topography from 1841 (Botany Road Precinct shown as red outline)



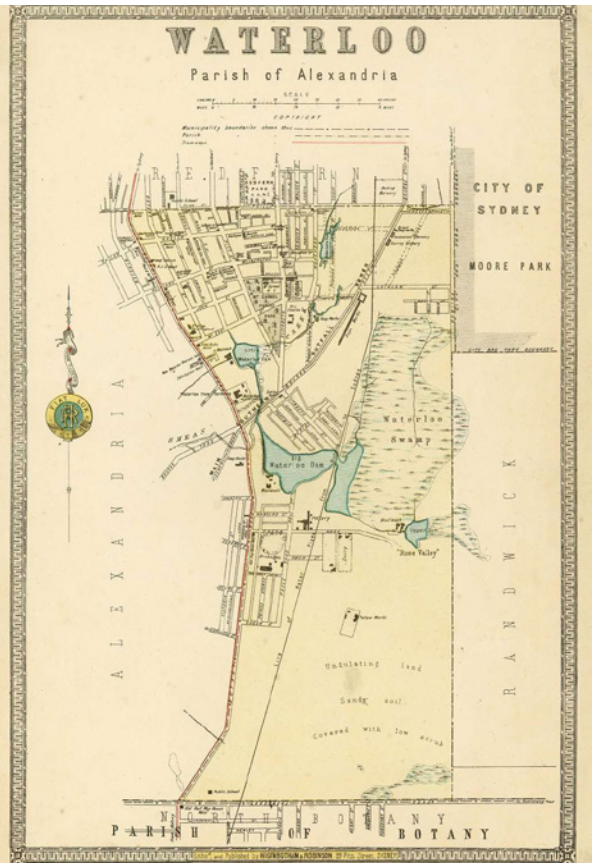
Map showing waterways from 1843 (Botany Road Precinct shown as red outline)



Location of Gibbon St midden during construction of Eastern Suburbs Rail Line. Source. Urbis Archaeological Assessment of Botany St Precinct, 2020



The Lachlan and Other Swamps, 1853. (Indicative site location shown in red)



Waterloo Map 1885-1890

03. PUBLIC REALM & LANDSCAPE DESIGN STRATEGY

Key Users

This new life sciences precinct will attract a diverse range of users with varying needs. In addition to the existing residential community of Alexandria, the cultural community of Redfern, and the transport, commercial, and residential hub of the adjacent Waterloo Metro Quarter, several user needs must be considered in the design of the public space for 100 Botany Road. This blend of communities and their distinct requirements will shape a dynamic and inclusive environment, ensuring that the public space effectively serves everyone who interacts with it.

There are four distinctive user groups that have been identified as key for the site.

Researchers & Clinicians



The precinct is designed to establish a work-life balanced environment for researchers, providing the optimal resources and opportunities for collaborative learning.

These key aspects to achieve this include:

- Seating for external working in a range of ways adjacent to nature
- Planting adjacent to workplaces for green vistas
- Places for 'bump and collide' collaboration with other researchers and clinicians in a 'neutral' space
- Places that provide a green respite from clinical spaces

Patients & Carers



The public realm should serve as a therapeutic place for the patients and carers where there is a significant emphasis on the ease of accessibility and the inclusion of nature.

Key aspects to achieve success include:

- Building and lobby entries which require minimum disruption in direct path of travel
- Places to eat / get a coffee for carers while patient is in treatment
- Places to sit and gather prior to or after treatment that is shaded, comfortable and within nature
- Places that provide a green outlook during treatment

Local Community



The diverse mix of residents from inner-city Alexandria, culturally vibrant Redfern, and the young population of Waterloo creates a rich community to engage with. The communication of the substantial historical and cultural value of the site is crucial in establishing welcoming places that serves this community effectively.

Key aspects to achieve success include:

- Culturally-safe spaces that are shaped by Country and feel public and welcoming
- Places where modern cultural practice can occur (ie. picking plants)
- Places where education and storytelling is integrated into the language of materials, plants and forms
- Places to eat, play and socialise

Local Workers



This site will draw commercial workers to both within the buildings themselves and adjacent current and future development and commercial hubs. These professionals have various desires from public space including:

- Places for gathering and collaboration
- Places with good retail and F&B offerings
- Places to learn and grow through the experience of art and culture

Design Objectives

Enhanced Connectivity



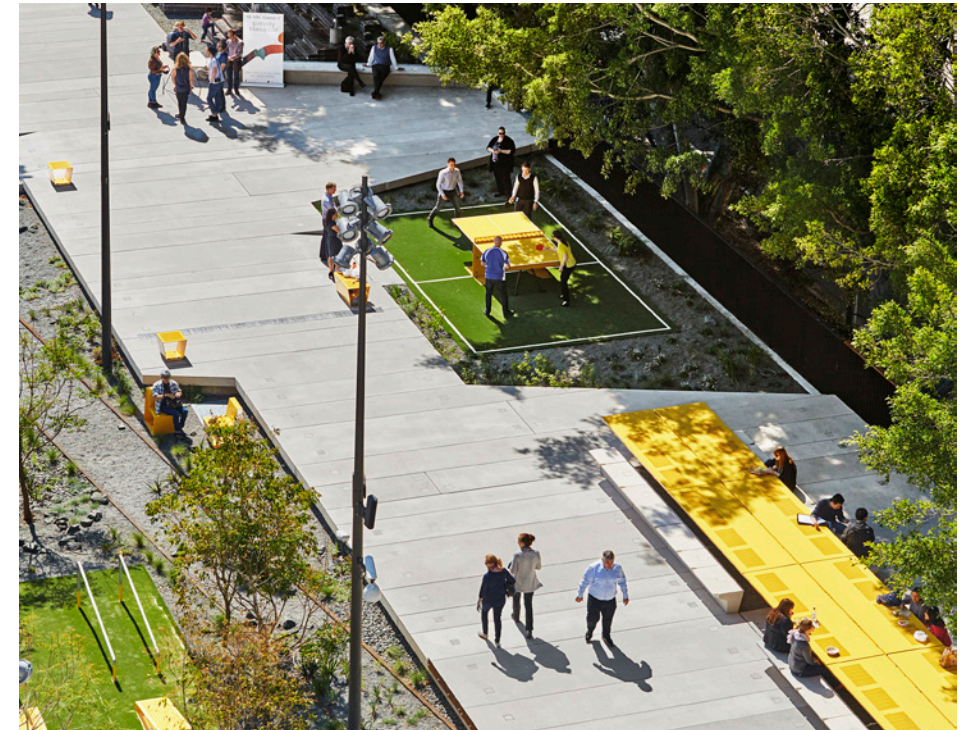
- Create spatial and material connections to Waterloo Metro whilst integrating adjacent urban scale and language of the precinct
- Utilise planting and tree palette to connect with adjacent green links to create safe pedestrian movements and connect to active transport networks
- Explore interpretation of songlines and consider how rail lines and the history of modern modes of transport carry knowledge and stories
- Reflect the flow of water within connecting spaces. Returns the energy of the waterway to the community, 'a contemporary way of awakening Country'

A Living Showcase



- Provide external or ground floor places to enhance understanding and engagement with the internal life sciences processes
- Develop a curated approach to planting that integrates the principles of Biophilia with First Nation's cultural and medicinal practices
- Within lane network's central core design explores interpretation of social and ecological sustainability principles embedded in Aboriginal middens

Public Life & Culture

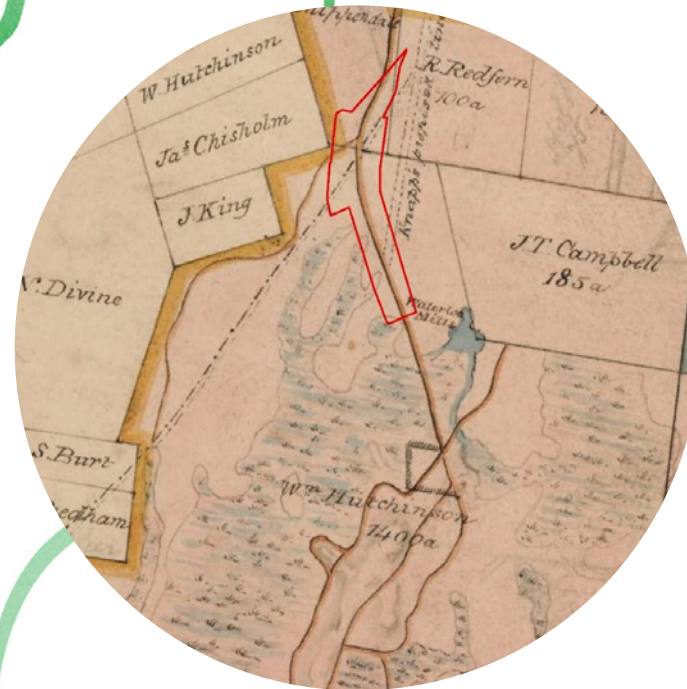


- Consider comfort for users to create places that encourages use and socialisation
- Develop a sense of place which enhances the storytelling of the place and utilises innovative materials and processes to reflect internal uses
- Develop opportunities for custodianship with the local Redfern community through the internal uses and engagement with spaces such as the Forum, public realm and other publicly accessible areas
- Ensure native planting is appropriate and accessible. Design vegetation area to be accessible for cultural practice or research use.

Country-Centred Design Approach

The site was once part of the extensive alluvial dunes and swamp network which stretched over much of south eastern Sydney.

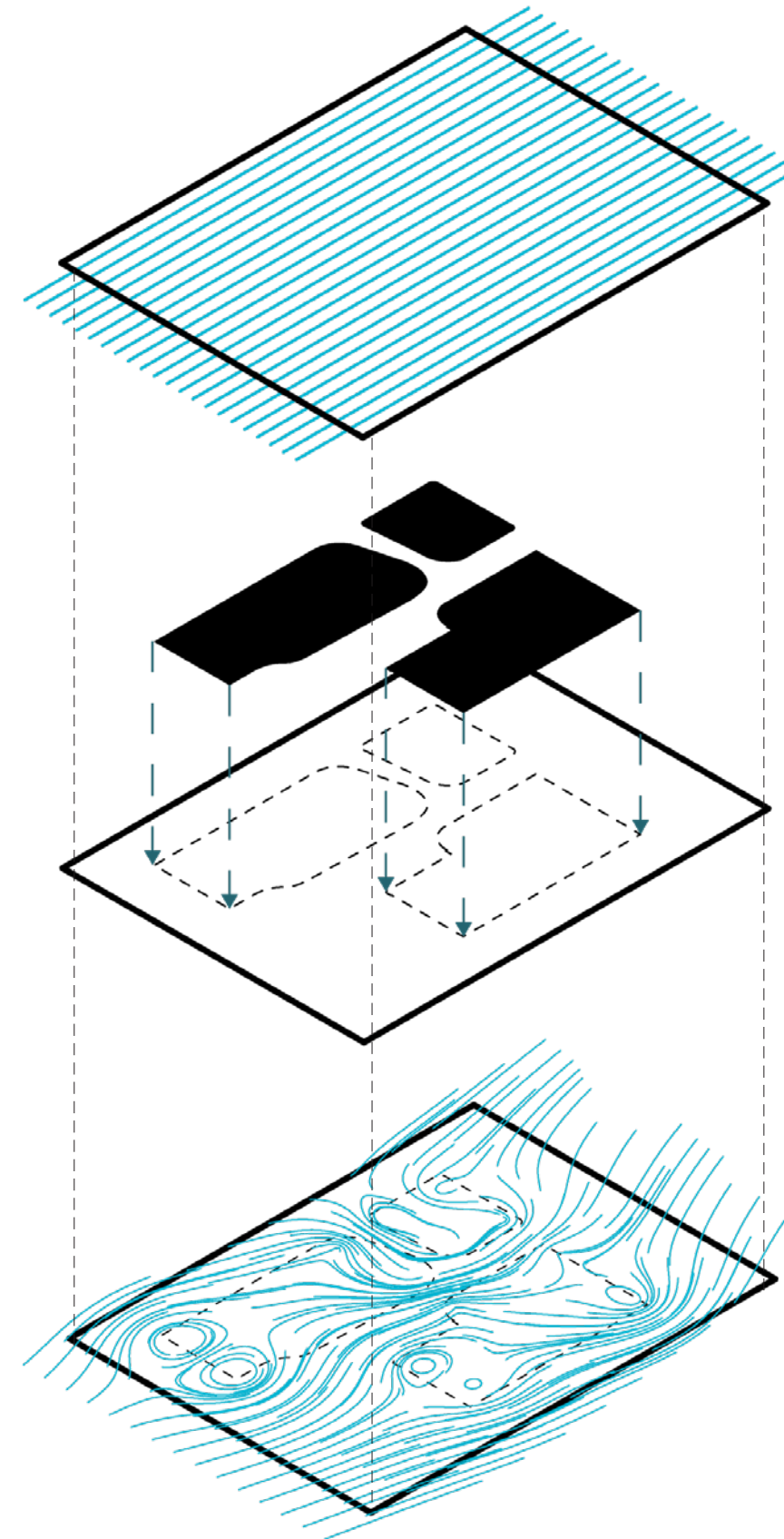
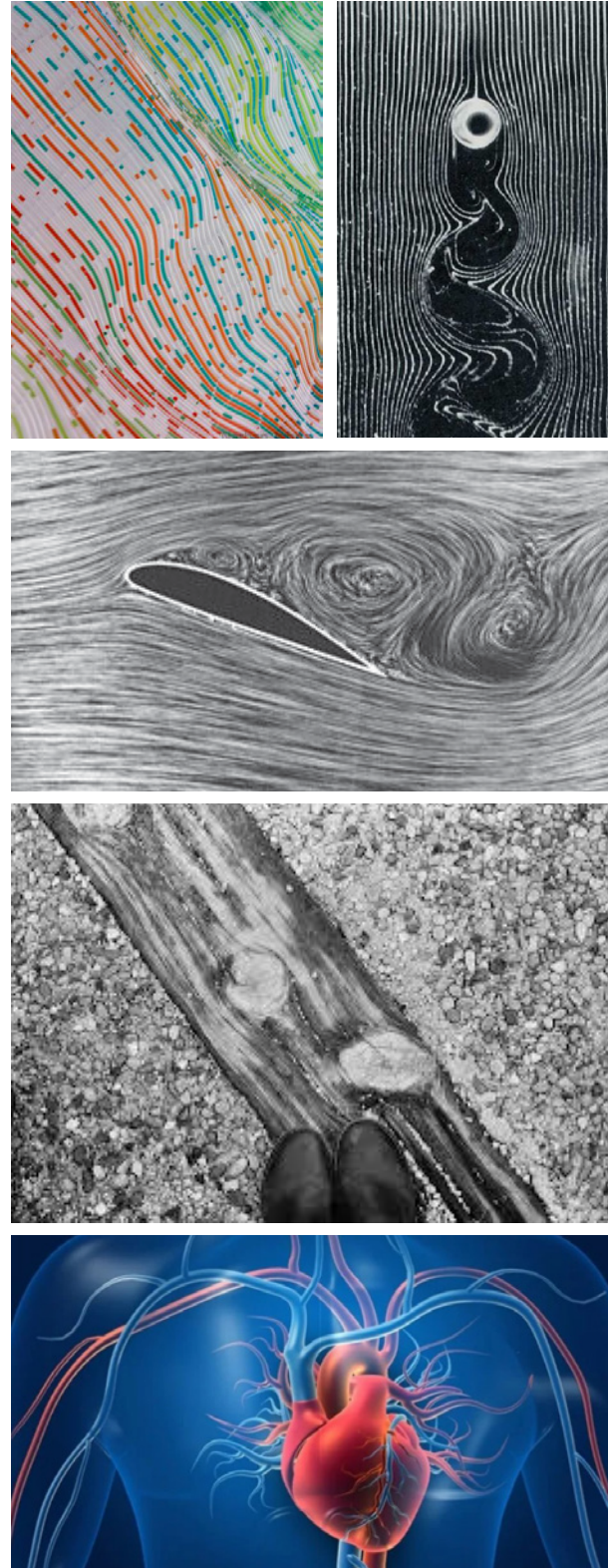
Considered 'Barren' but ornamental by European colonisers, this place was continuously occupied by First Nation's people for thousands of years, and evidence of these systems engineered out of our cities.



Fluid Dynamics Shaping the Public Realm

The concept of uncovering and showcasing natural water systems guided our exploration into fluid dynamics, focusing on how liquids move over surfaces and are shaped by objects in their path. This study led to the creation of eddies and slower spaces adjacent to movement areas, which informed our design process. An intriguing subset of this field, biological fluid dynamics, examines the movement of fluids through living organisms, offering a compelling duality when considering the internal functions and uses of life sciences buildings.

By integrating this theme, we used the built form as a catalyst to model the movement of water across the site. This approach influenced the shaping of forms and established a clear delineation between spaces intended for rest and those designed for gathering. Additionally, it began to inform our material selection and overall design response. This method ensures that our design not only reflects the natural fluid dynamics but also supports the functional requirements of the life sciences precinct.

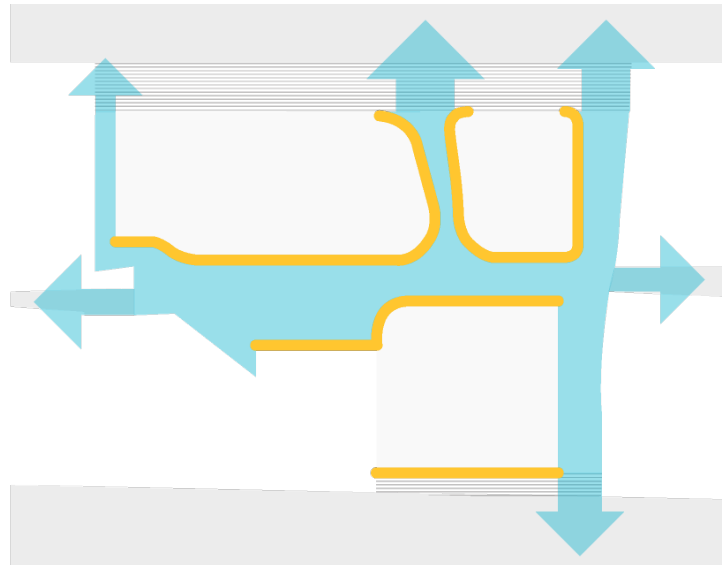


03. Public Realm & Landscape Design Approach

Design Moves

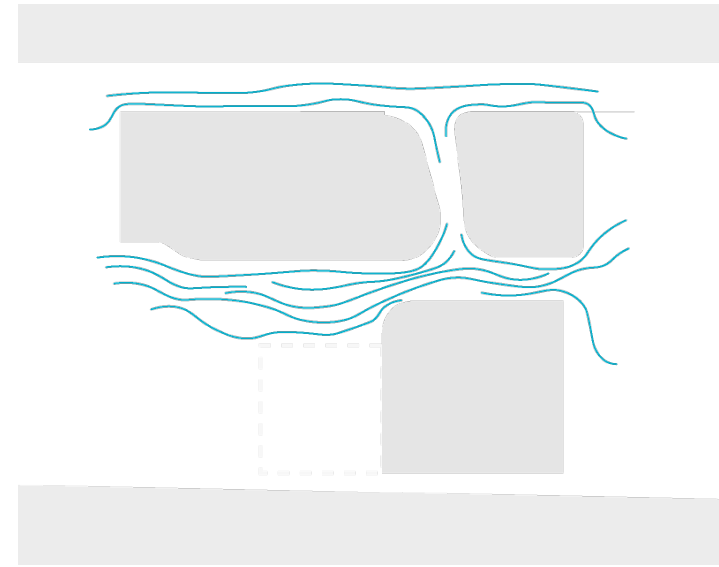
Throughout the generation of the urban and landscape outcomes there are a number of key design moves that shape the fundamentals of this project to ensure 100 Botany Road is a successful public space with longevity.

Prioritise the Public Realm



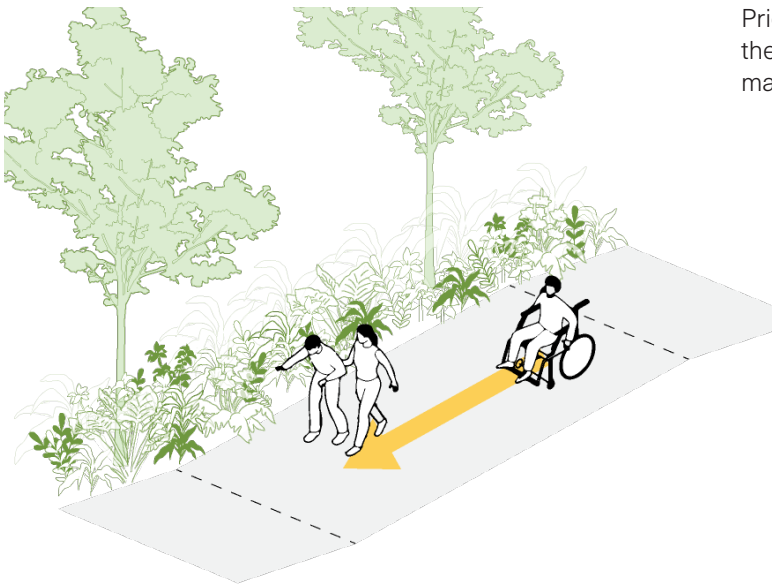
A 'feet-first' approach with ensure that public, pedestrian movement and access is prioritised, creating a place that feels truly welcoming and open.

Country-Centred Approach



Using a Country-focused approach to design will ensure improved social and sustainability outcomes and ensure the site delivers a place that it culturally-sensitive and welcome for all

Equitable Access



Prioritising equitable access will ensure the site is accessible to all users, no matter their ability.

Engaging with Nature



Using the principles of biophilia, the design will support improved health and well-being outcomes through the proximity and views to nature and natural systems.

Landscape Master Plan

The design looks to implement the Connecting with Country themes through a softly curved language, evident in the planters, seating stairs and paving.

Throughout the laneways and building entries, accessibility has been prioritised through 1:14 grades to the lobby entry to follow flood mitigation recommendations, ensuring critical services in the basement and adjacent residences are protected from adverse flooding impacts whilst maintaining a clear and open central laneway heart with a 1:40 crossfall to facilitate movement in multiple directions. Adjacent to this central space, various seating areas have been strategically placed.

The seating has been designed to accommodate the diverse needs of users, providing options for collaboration, quiet respite, and external working. This approach ensures that the seating complements the adjacent building uses and caters to the varied requirements of the community.

1. Streetscape materials palette to Botany Road to reflect City of Sydney Streets Design Code, whilst ensuring public places to gather adjacent to planting are created. New street trees (Lophosrtemon confertus; Brushbox) to reflect Council's Street Tree Master Plan and adjacent Waterloo Metro approach.
2. Clear access to the substation by Ausgrid has been allowed for between street tree alignment
3. Public Art and lighting opportunities to be investigated for northern pedestrian link to ensure CPTED is maintained
4. 1:21 grade to assist in providing crest in paving to assist with project-flood mitigation strategy
5. Gathering space allows for interstitial meeting for small groups and individuals
6. Loose furniture and bar height benches facing laneway
7. 1:14 ramp to lobby entry adjacent to stairs
8. Stairs and terrace to retail tenancies
9. Social seating platform to edge of Forum
10. Line of bollards to direct shared zone traffic away from pedestrian-only areas and building entries
11. Pedestrian-priority shared zone with precinct vistas to adjacent Waterloo church and metro
12. 1.8m high solid fence to provide privacy to adjacent residences / lots.

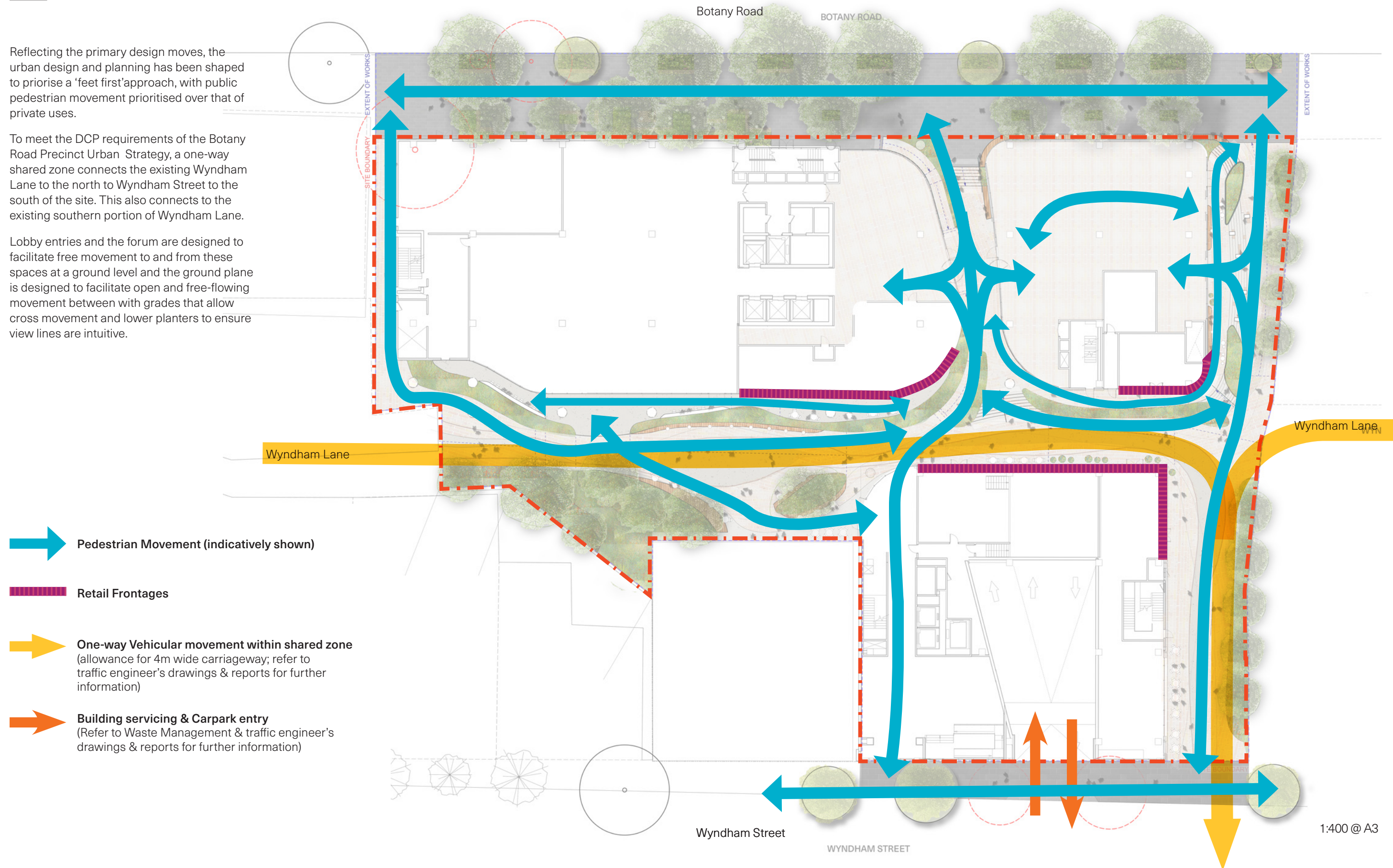


Access & Circulation

Reflecting the primary design moves, the urban design and planning has been shaped to prioritise a 'feet first' approach, with public pedestrian movement prioritised over that of private uses.

To meet the DCP requirements of the Botany Road Precinct Urban Strategy, a one-way shared zone connects the existing Wyndham Lane to the north to Wyndham Street to the south of the site. This also connects to the existing southern portion of Wyndham Lane.

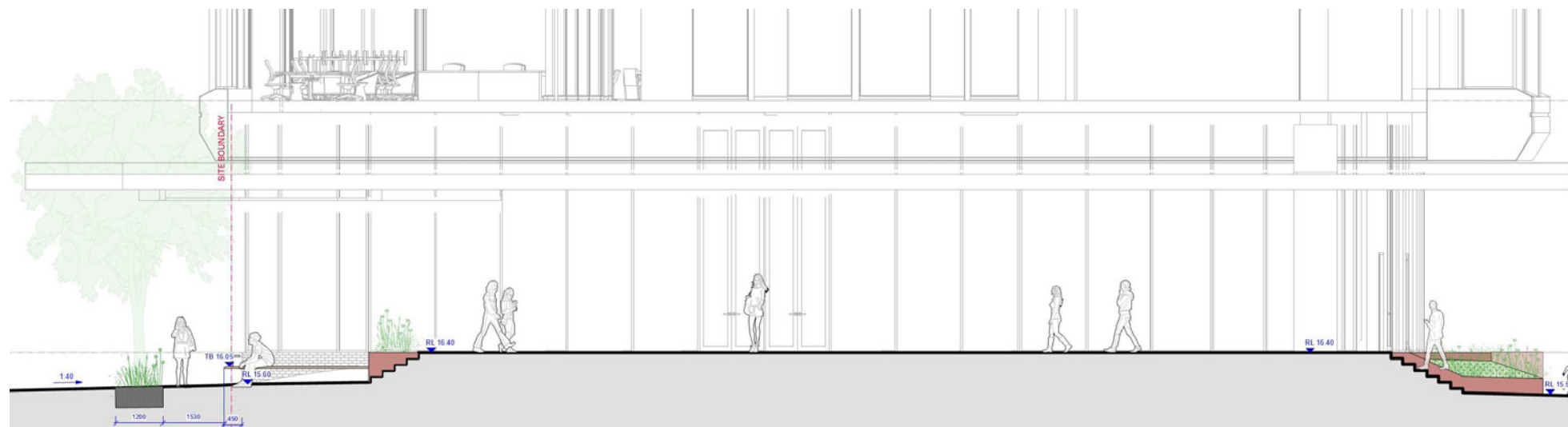
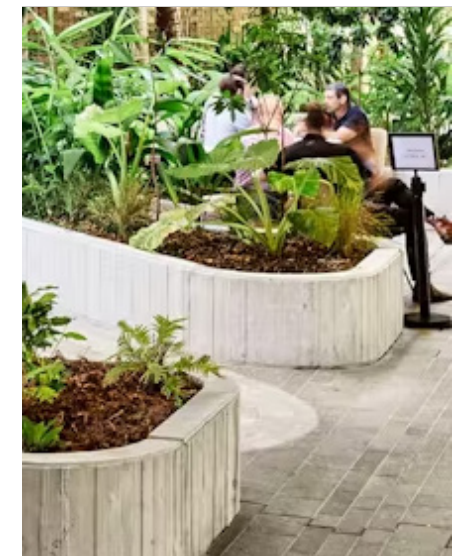
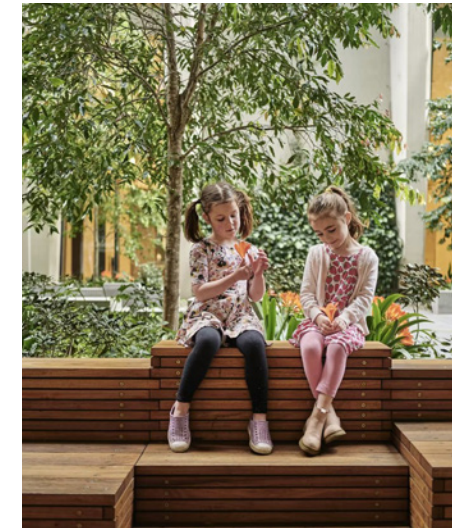
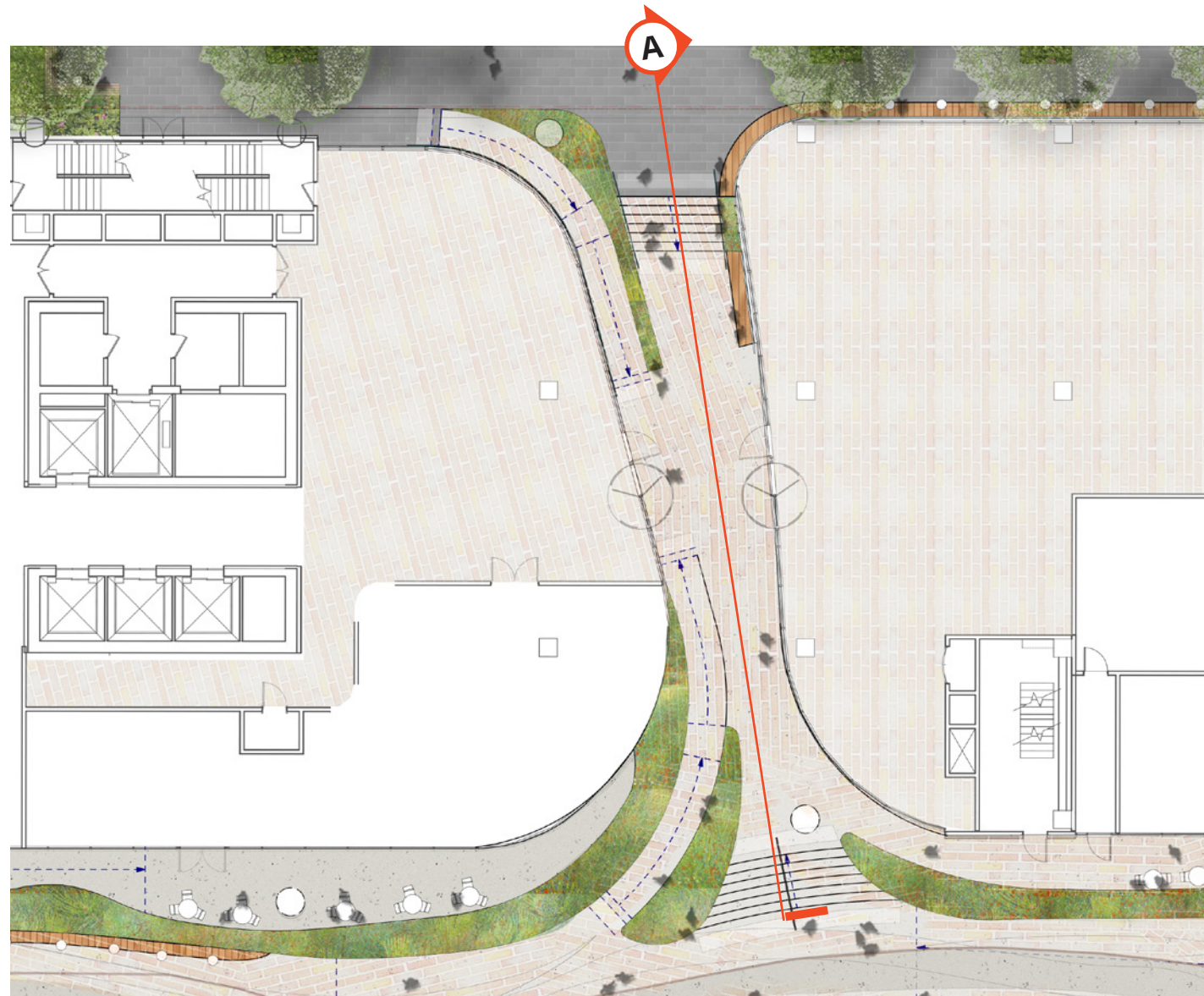
Lobby entries and the forum are designed to facilitate free movement to and from these spaces at a ground level and the ground plane is designed to facilitate open and free-flowing movement between with grades that allow cross movement and lower planters to ensure view lines are intuitive.



Lobby Entry from Botany Road

The entry from Botany Road into the lobby and forum area is designed to ensure that the public are invited in through clear glass and seamless materials and interventions. The surfaces throughout this area are designed to be continuous, creating a cohesive and inclusive public space that promotes easy navigation. Adjacent planting is strategically incorporated to soften the edges and enhance the aesthetic appeal while providing natural elements within the urban setting.

To maintain a harmonious visual flow, the building envelope maintains a consistent height plane, facilitating accessible connections to the southern side of the forum. This design approach not only ensures practical accessibility but also contributes to the overall spatial coherence and functionality of the space, creating a welcoming environment that encourages interaction and movement.



Section A - Lobby Entry from Botany Road looking south towards The Forum

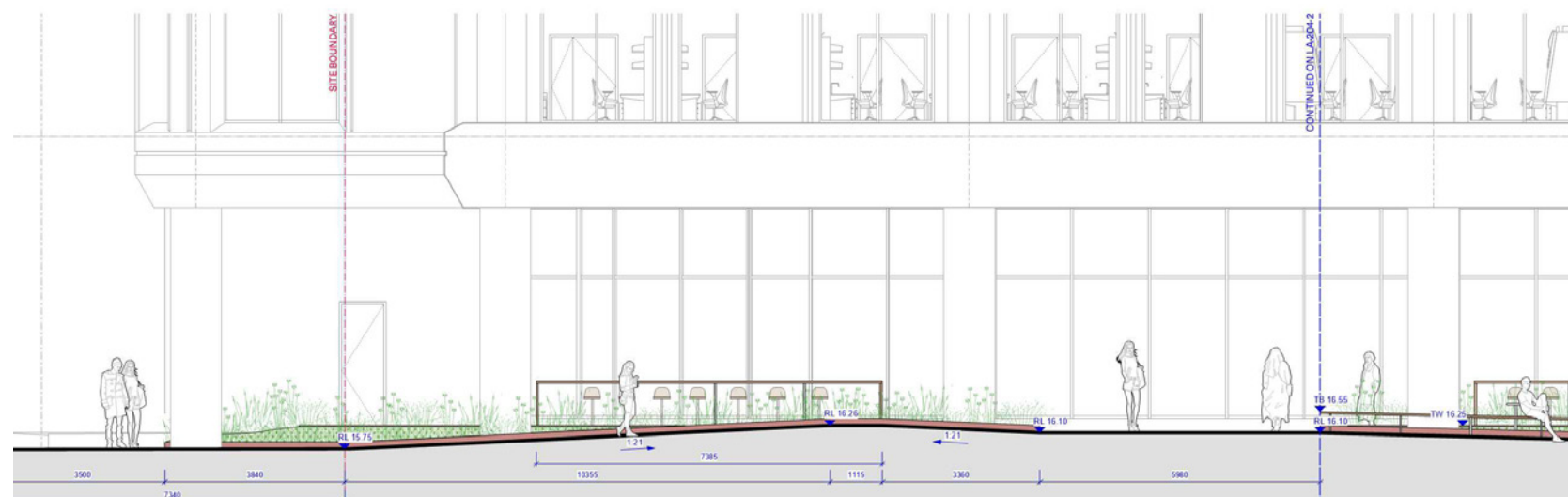
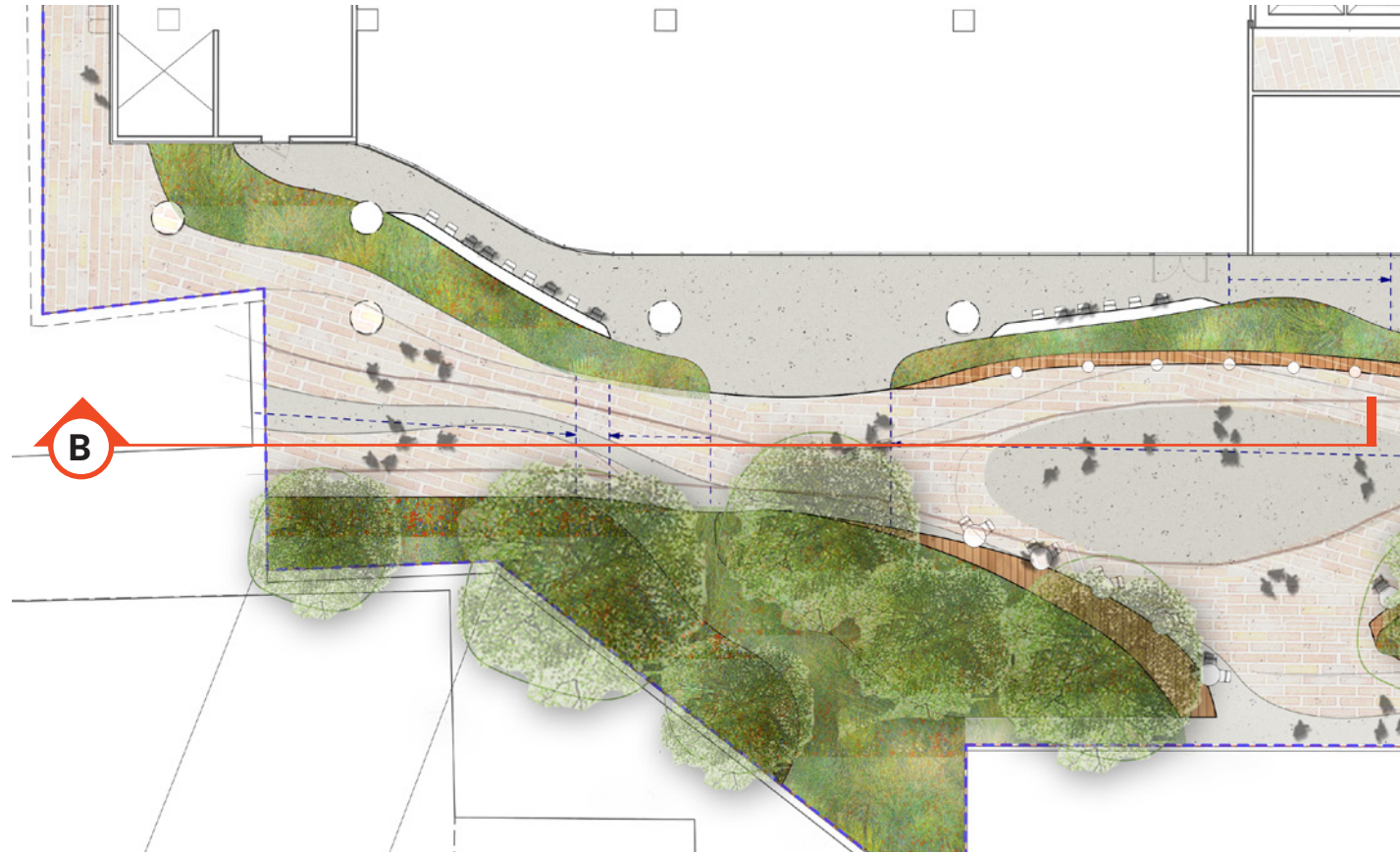


Northern Laneway & Building Interface

In the northern portion of the site, opportunities have been created for a seamless indoor-outdoor interface to facilitate external work and collaboration. This space, entirely accessible to the public, also serves as a venue for outdoor dining and informal gatherings.

On the western side, a generous timber lounge and benches beneath a tree canopy offer a tranquil setting. Adjacent to the patient lobby entry, this area provides a place of rest for families, caregivers, and patients alike.

Central to this design is the integration of storytelling elements and in-ground interpretation that reflect the cultural narratives of the project. These features enhance the site's identity and provide engaging points of interest for visitors.



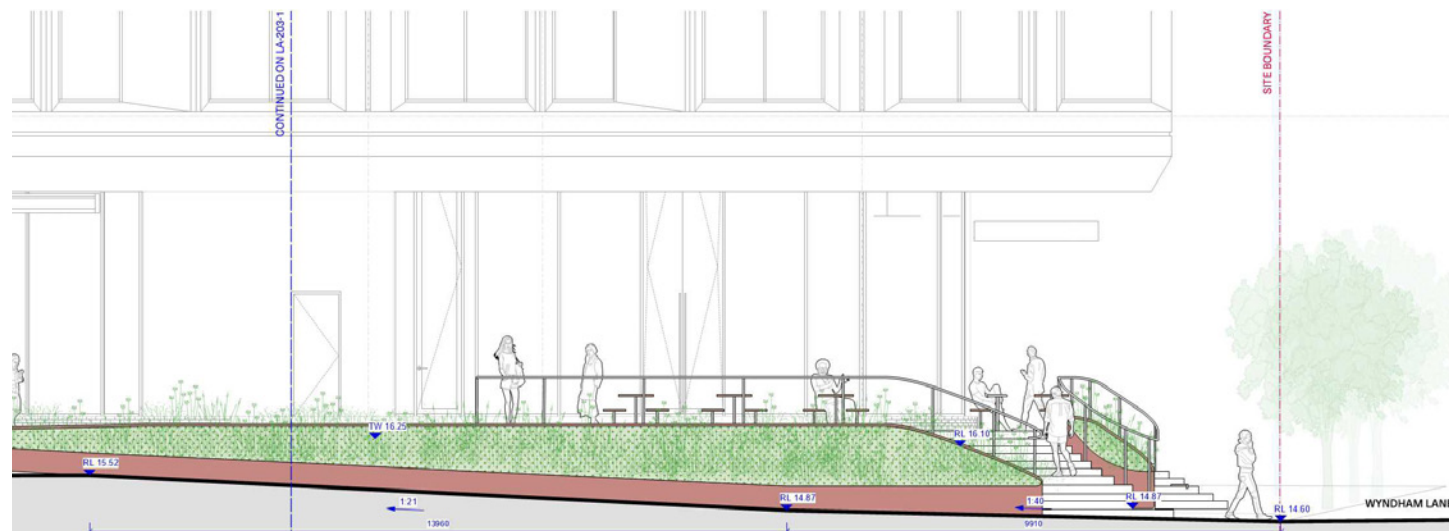
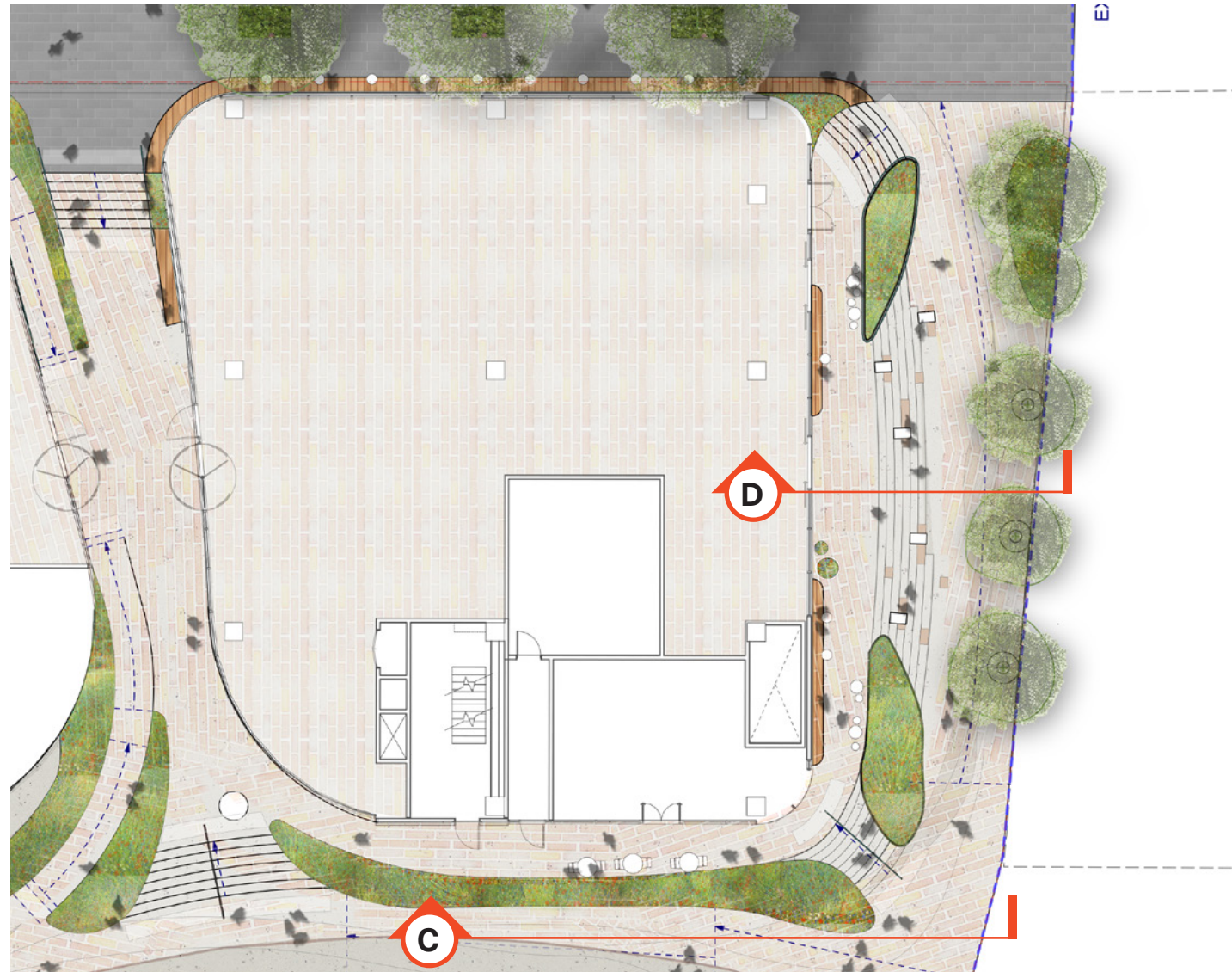
Section B - Laneway and Plaza looking east towards lab spaces



Southern Laneway & Building Interface

The southern laneway enhances precinct wayfinding by maintaining clear, unobstructed sightlines to and from the church, with trees strategically positioned along the southern edge.

Due to its position as the lowest point on the site, we are managing complex interfaces around the retail areas, particularly those adjacent to the forum. In response to feedback from retail consultants, we have prioritised integrating multiple direct access points to these tenancies to enhance their viability. Ongoing development efforts will further refine these aspects. Additionally, where feasible, seating has been integrated into stair areas to enhance overall amenity and user comfort.



Section C - Through the Central Laneway looking east towards The Forum

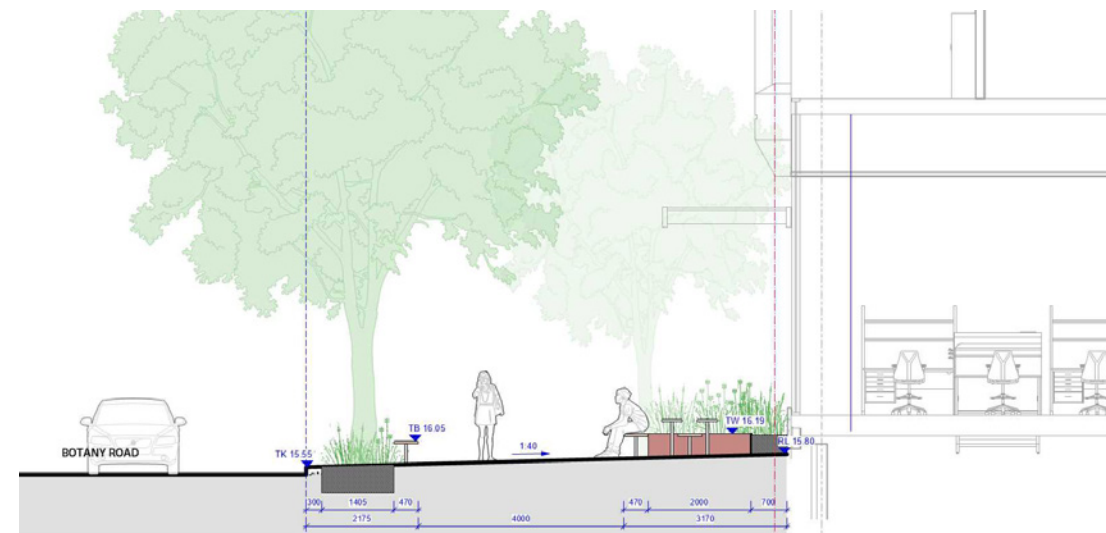


Section D - Southern Laneway Stairs looking east

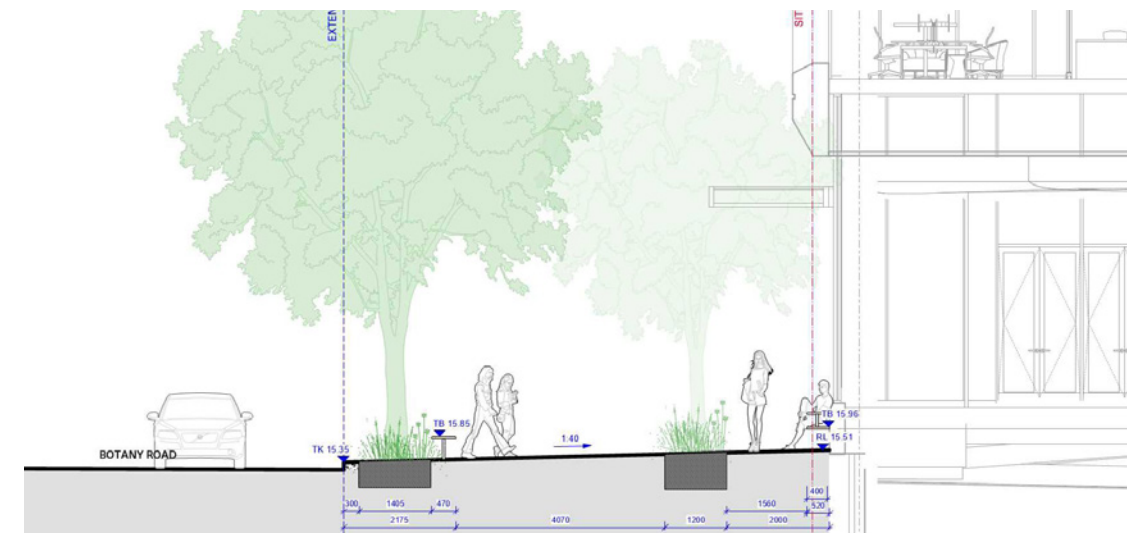
Streetscape

The streetscape design for Botany Road adheres to the guidelines outlined in the Sydney Streets design code regarding materials and furniture as its classification as a Connecting Main Street. The selection of trees is consistent with the City of Sydney Street Tree Master Plan and aligns with the approved landscaping on the Waterloo Metro side, featuring a double row of trees. Additionally, the design incorporates extra seating adjacent to the street trees and planting areas, enhancing the overall amenity. This arrangement still maintains a clear pedestrian path of 4 meters in width.

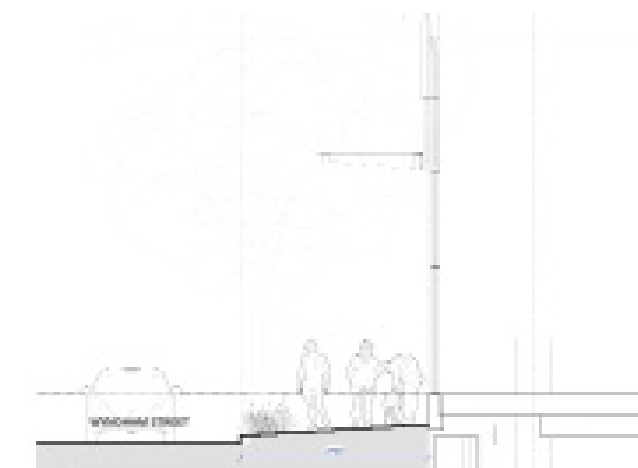
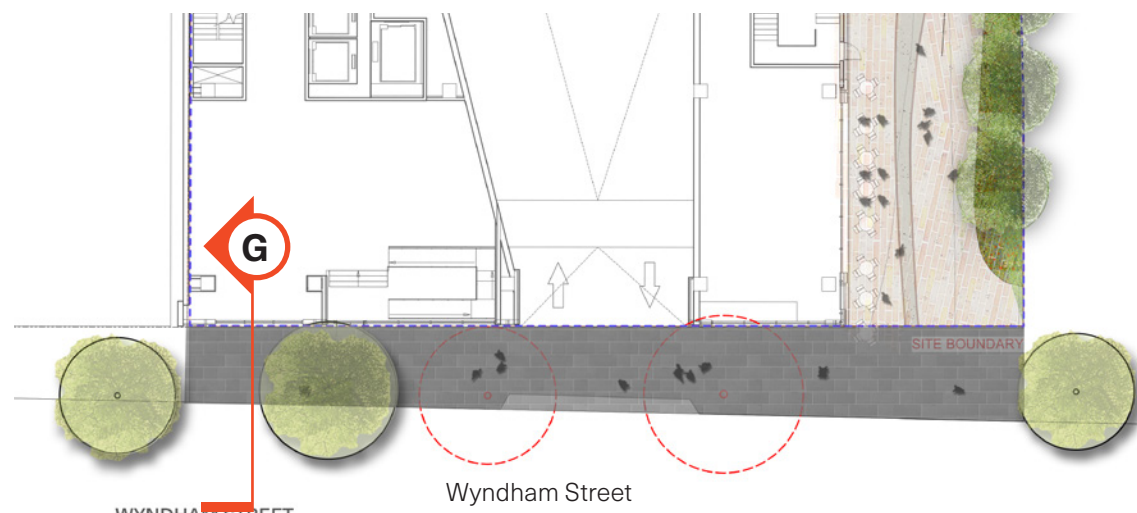
To Wyndham Street all existing street trees are maintained with the materials palette to reflect the City of Sydney Streets Design Code classification as a Connecting Main Street.



Section E - Botany Road looking south



Section F - Botany Road looking south



Section G - Wyndham Street looking North

03. Public Realm & Landscape Design Approach

Sky Park Concept Plan

The Sky Park is thoughtfully designed to be a multifunctional, health-oriented terrace that fosters a harmonious blend of active, passive, and biophilic spaces. It embodies the philosophy of 'health for all', ensuring that all elements are integrated with a strong focus on wellbeing, environmental stewardship, and workplace excellence. At its core, the Sky Park serves as the "green lungs" of the building, providing a high-quality, flexible workspace that reflects the principles of caring for Country. The design embraces inclusivity and sustainability, offering diverse experiences for users at various times of day, encouraging engagement, rest, and wellness.

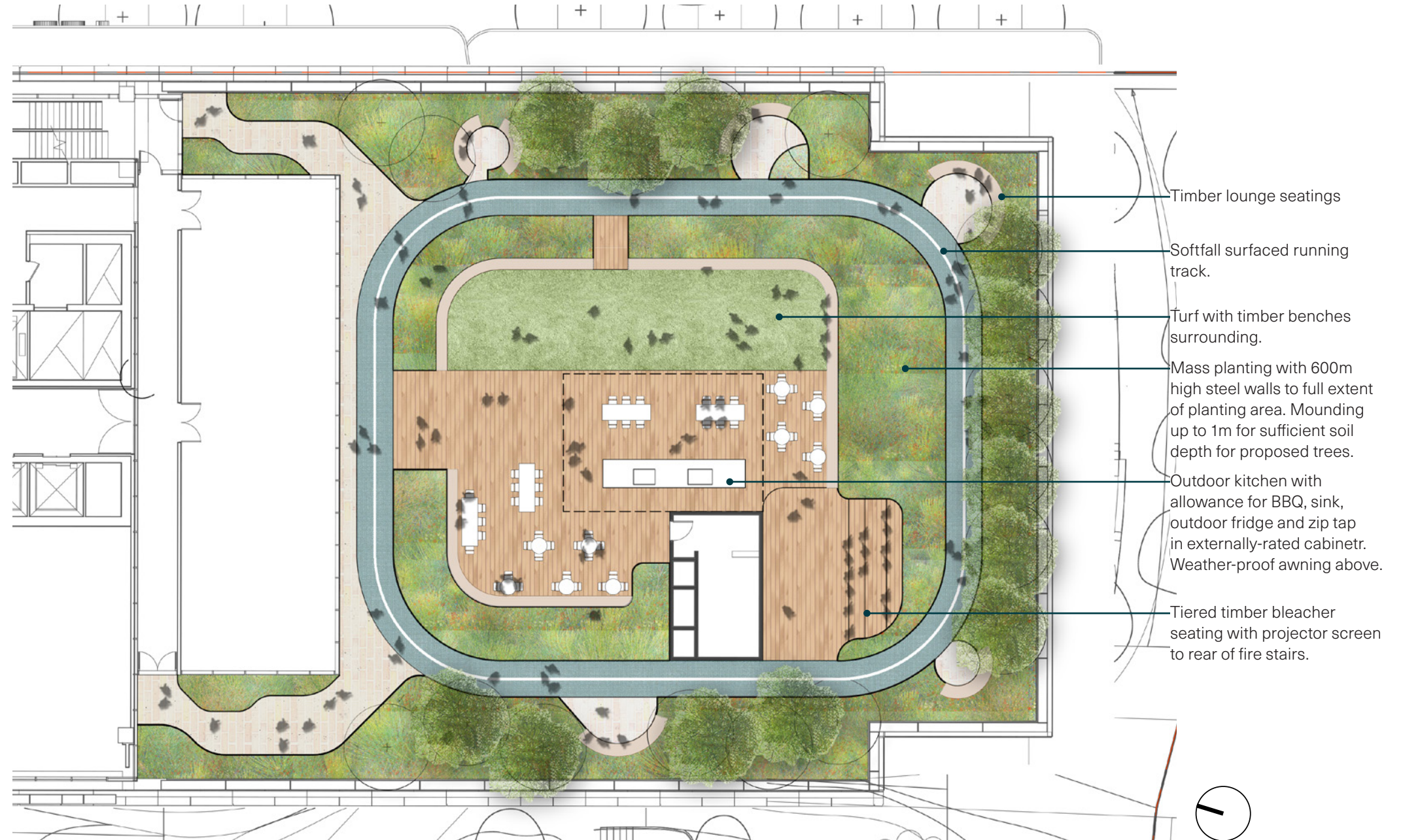
The Sky Park offers quiet areas for retreat and relaxation, featuring small seating pods that are thoughtfully clustered along the edges of the terrace. The seating is designed with natural materials and surrounded by soft landscaping, which allows for a peaceful immersion in the park's biophilic elements, fostering mental restoration and relaxation.

For larger gatherings, the Sky Park has been designed to accommodate social interactions and collaborative activities for up to 250 people. The outdoor kitchen forms a central hub for engagement, with seating arrangements that can host groups for informal meetings, communal meals, or corporate events. The park's layout facilitates casual encounters and conversations, fostering a sense of community within the workspace while supporting employee wellness through social connection.

Promoting physical activity is a key aspect of the Sky Park's design. A 100-metre running track encircles the central active zone, offering employees an easy and accessible way to integrate exercise into their daily routines. The running track complements the passive spaces by encouraging a more active form of wellness. It loops around the terrace, providing an energetic contrast to the tranquil seating areas and biophilic elements, while still maintaining a cohesive design that supports overall health and wellbeing. The track can be used for jogging, walking, or even informal team activities, contributing to a holistic approach to workplace health.

One of the defining features of the Sky Park is its commitment to wellness through nature. Biophilic design principles are embedded throughout, with an abundance of greenery integrated into the terrace. In accordance with guidelines set forth by the City of Sydney landscape code, the quantity of trees has been determined based on a soil volume of 9m² per tree. This approach ensures that the greenery contributes meaningfully to the environment while adhering to regulatory standards.

Planting has been specifically located to form a generous 1m minimum buffer to the full extent of the terrace. This creates a physical separation to minimise overlooking to adjacent residences by keeping users away from the balustrade. At a detail level, planting species have been selected to prioritise native and endemic species whilst also ensuring they are robust to survive the elevated microclimate.



TREE & BALUSTRADE SECTION



BENCHMARKS



UTS Science Building



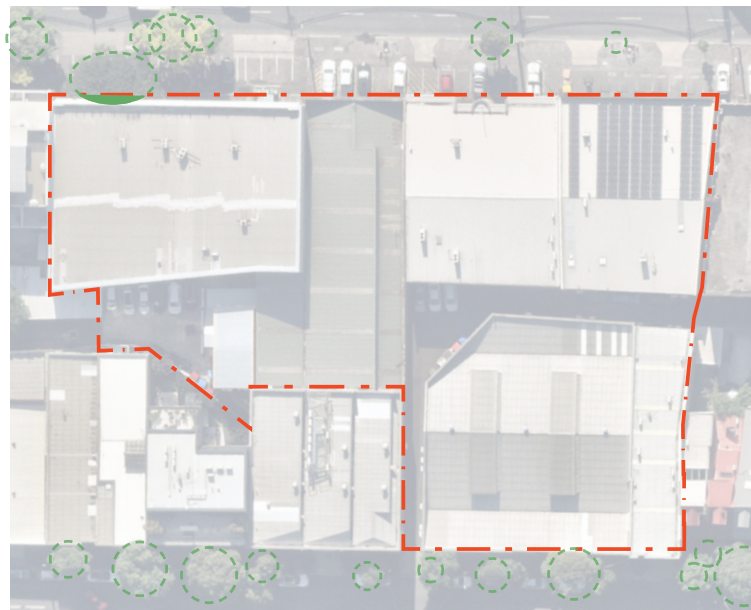
Commonwealth Bank Roof Terrace

Canopy Coverage

Tree canopy coverage for the site is currently just over 10% of the site area and is challenged due to the basement and the shared zone spatial requirements.

Tree canopy coverage has been maximised to the Botany Road footpath, ensuring a double row of trees provides a significant green offset from the Botany Road corridor.

The current tree canopy also provides a significant uplift from existing conditions with no current trees or landscaping existing within the site boundary.



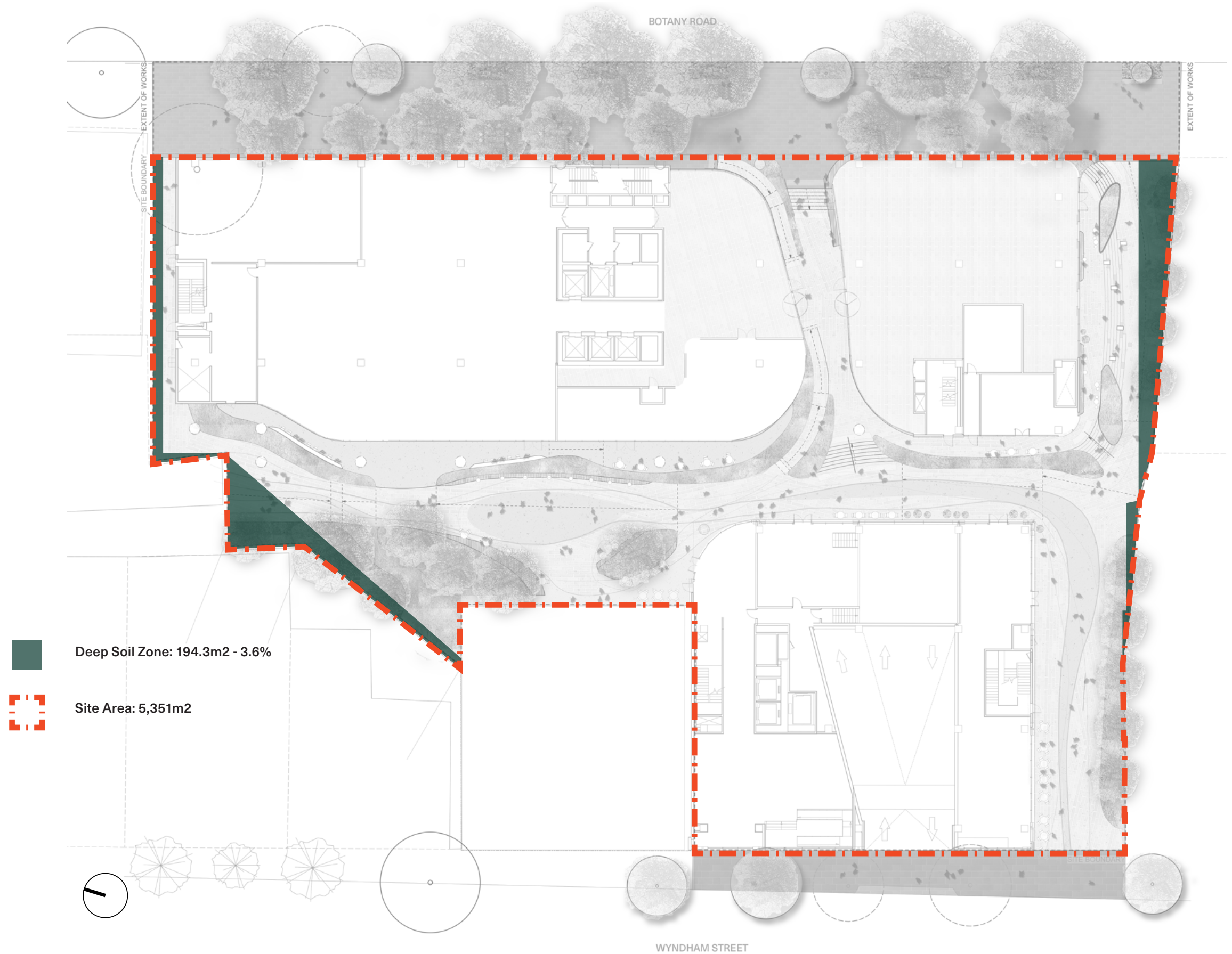
Existing Canopy Coverage



Deep Soil

This site provides challenges to achieve the 10% deep soil requirements as set out in the City of Sydney DCP, 2012. This is due to the additional services requirements of a life sciences building typology including proton therapy and specialist waste requirements.

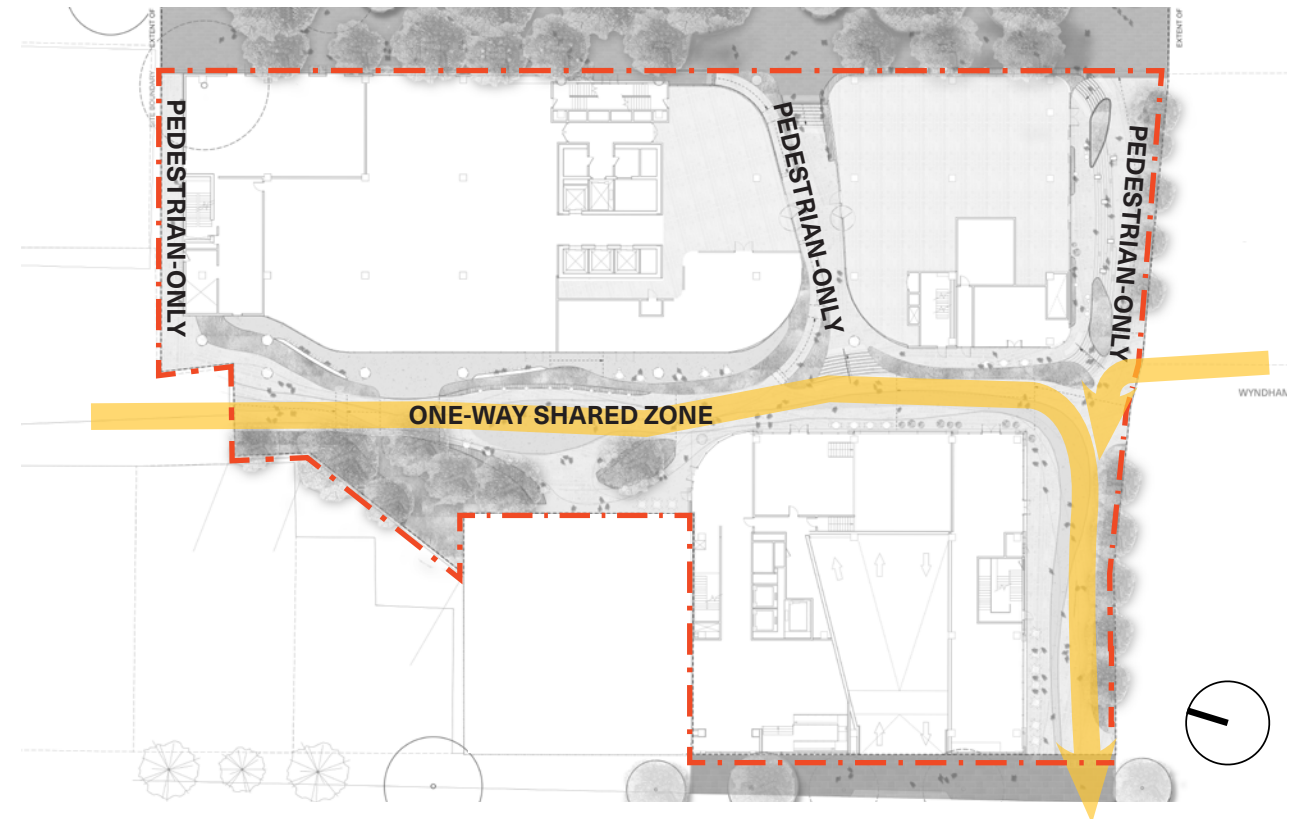
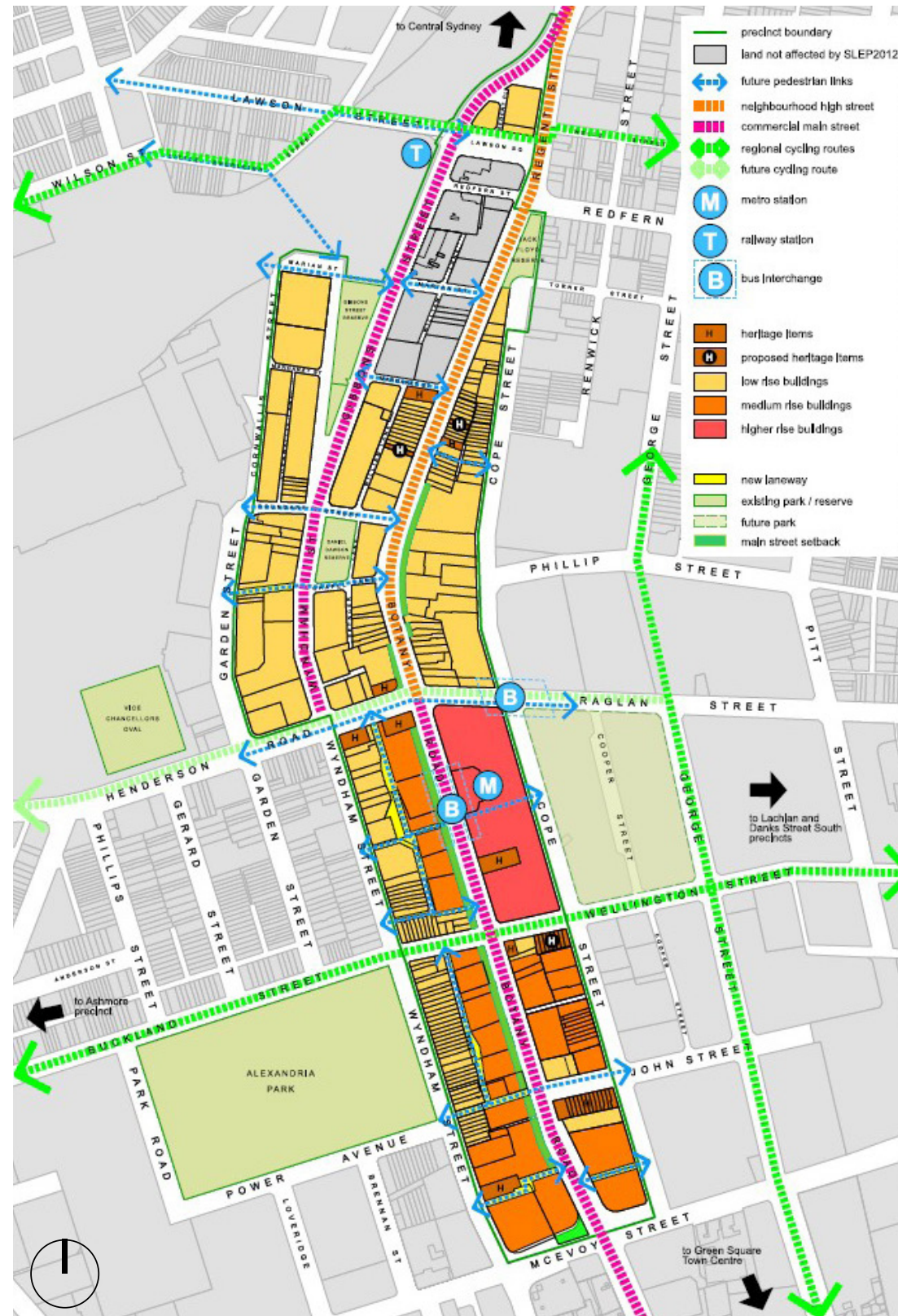
The design team has looked to rationalise and shape the basement layout to achieve areas of deep soil adjacent to the boundary which have allowed for larger trees to the north-western corner and trees in ground to the south-eastern pedestrian laneway.



Shared Zone Staging Strategy

The Botany Road Precinct Urban Strategy within the Sydney DCP 2012 delineated a laneway shared zone to continue Wynham Lane north-south through the site.

The strategy for 100 Botany Rd site is to address vehicular movement for adjacent site loading throughout the laneway in the short term, with a desire in the long term to direct this to the north to remove pedestrian-vehicular conflicts.



04. PUBLIC REALM & LANDSCAPE DESIGN DETAIL

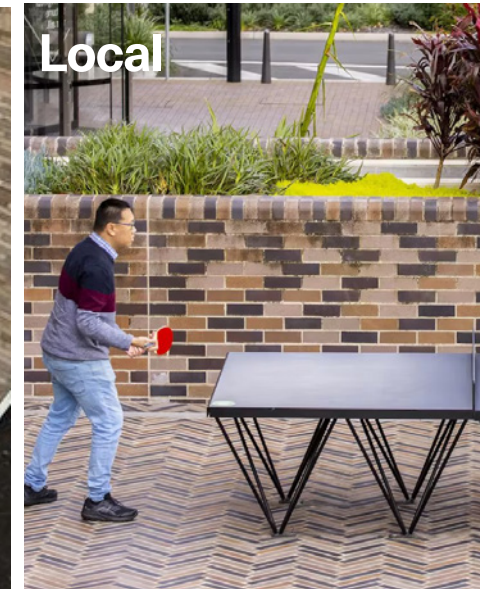
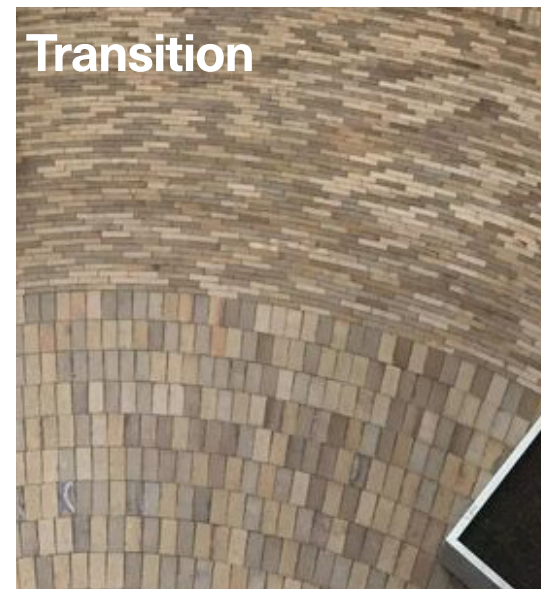
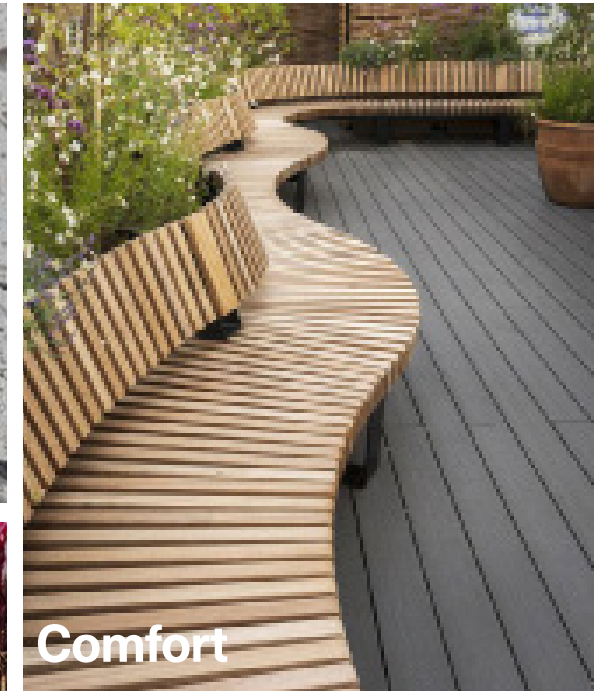
Materials Strategy & Palette

The materials at 100 Botany Road have been selected to meet the following design principles:

Contextual - responsive to the architectural expression and adjacent urban and built fabric

Meaningful & Considered - acts as a canvas for storytelling to enhance the Country-centred design themes and enhance sense of place

Sustainable - low carbon products which consider full life cycle including maintenance

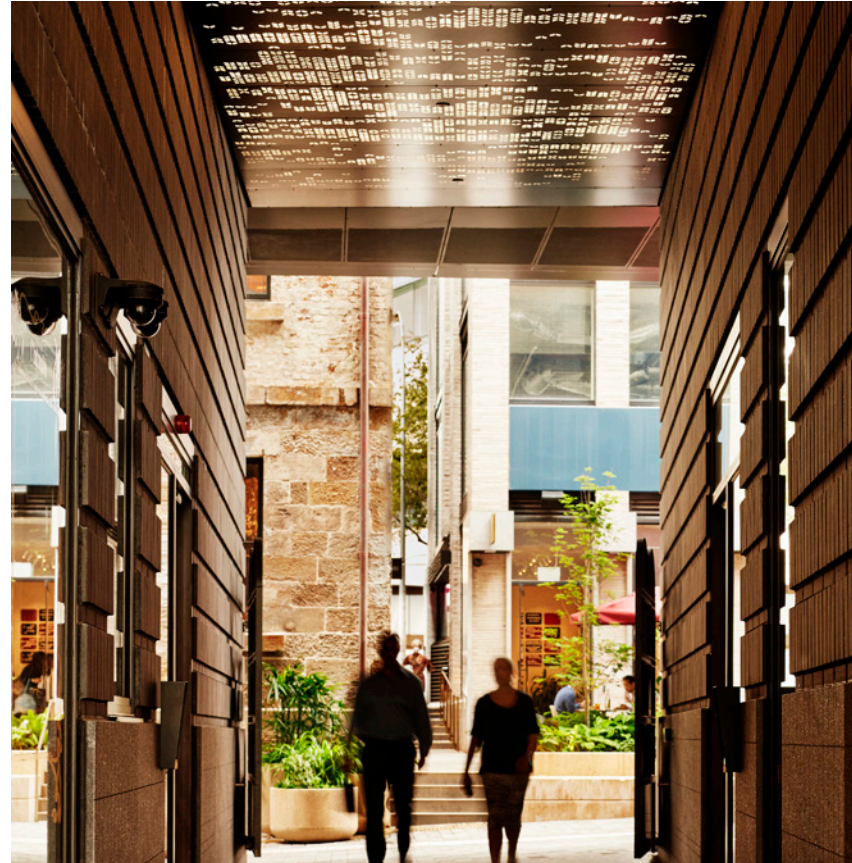


Crime Prevention through Environmental Design

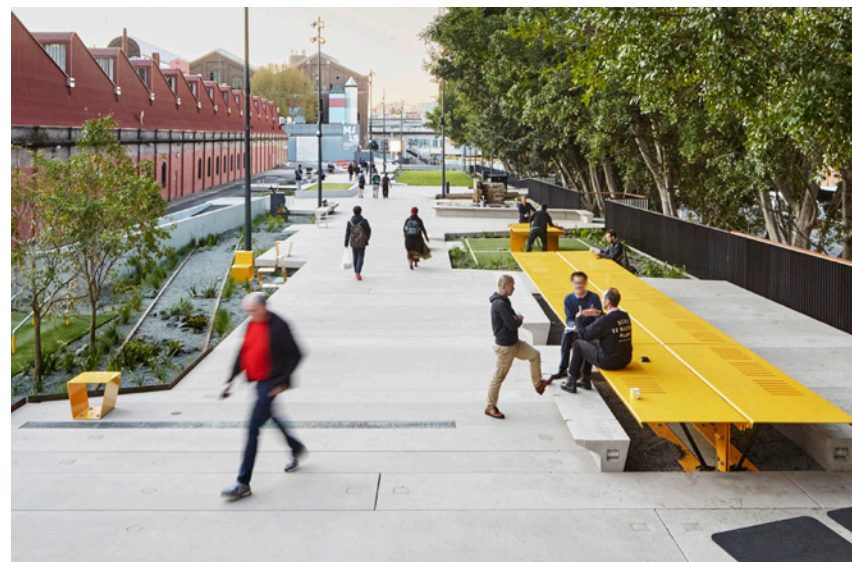
The design of the 100 Botany Road project places a strong emphasis on integrating Crime Prevention through Environmental Design (CPTED) principles, aligning closely with the Crime Prevention and the Assessment of Development Applications Guidelines to foster a safe, secure, and welcoming environment for all users.

The design maximizes natural surveillance across the site by ensuring that public spaces such as open areas, streets, and plazas are visible from surrounding buildings and pathways. This is facilitated through the use of large windows, active frontages, and strategically placed lighting, which enhance visibility and discourage potential criminal activity by increasing the chances of offenders being observed.

Clear sightlines, free from obstructions, further enhance visibility and contribute to a sense of openness and safety throughout the site. Entrances to buildings and lobbies are designed to be both welcoming and secure, incorporating features such as controlled entry points and well-lit pathways to enhance safety and ease of navigation.



Public art, lighting and passive surveillance utilised in through-site links



Spaces which encourage engaging social gathering whilst maintaining clear and open viewlines



Public art and lighting utilised in areas where active frontages and passive surveillance is limited



Active retail frontages with an engaging public art overlay

Lighting Strategy

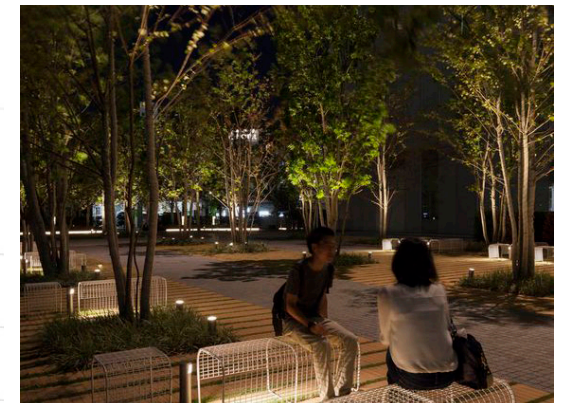
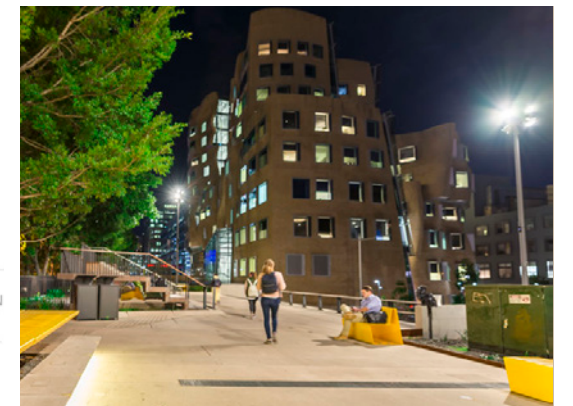
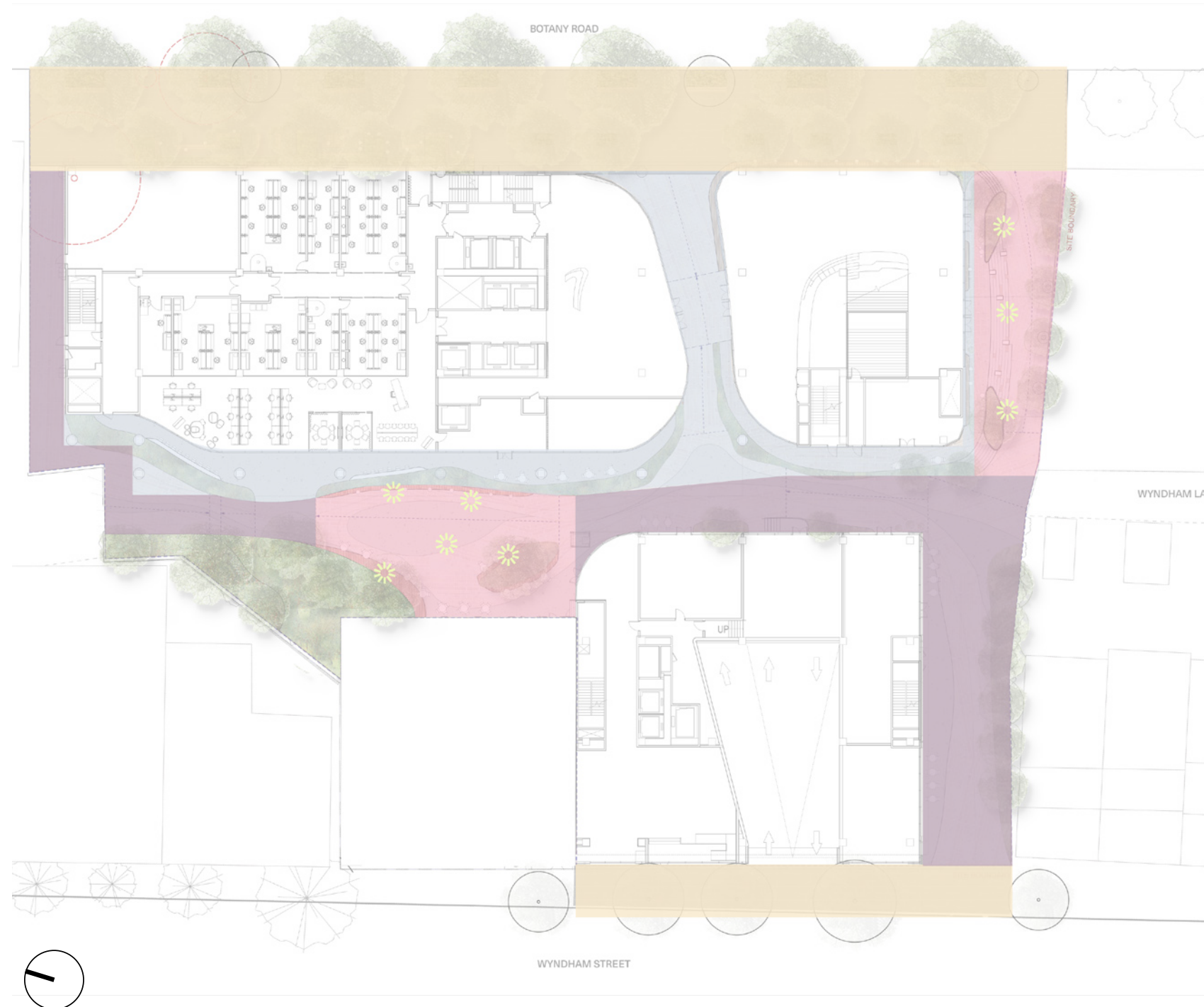
The Landscape strategy will be underpinned by a carefully considered lighting approach, ensuring the site is safe and pleasant to use at all hours.

A coherent lighting palette will be developed during the detailed design stage in collaboration with architects and engineers.

The design intent is to create a complementary suite of lighting fixtures that unify the site's appearance in the evening while distinguishing different functional zones.

The laneways and public links will see a regular alignment of pole mounted luminaires emphasising the continuity of the movement space, and supporting safe and clear passage through the site 24/7.

- City of Sydney Street lighting
- Pole-mounted luminaires to shared zone and soffit-mounted to arcades and through site links
- Pole-mounted luminaires (plaza)
- Facade and awning luminaires
- Feature lighting to furniture & within planting



Planting Strategy

Four distinct planting character zones have been identified across the site which are specific to the adjacent uses and also help support a sense of place.

The predominant choice for plant selection will be endemic species contributing to the enhancement of biodiversity and connection to Country.

In the process of selecting plants, consideration is given to factors such as micro climate conditions, biodiversity, aesthetics, spatial quality and maintenance.

Cultural Palette

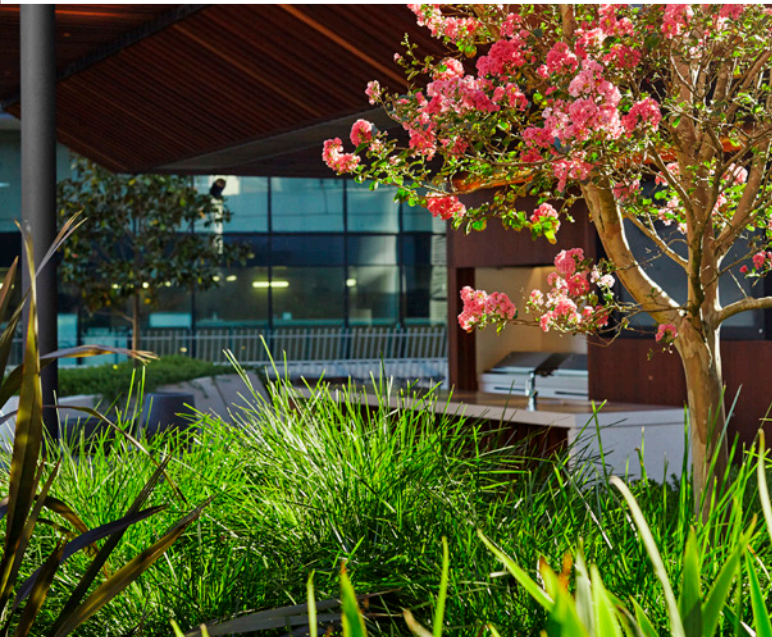
The design incorporates a cultural planting palette predominantly within the ground plane, strategically placing these plants near gathering spaces. This palette includes species from the endemic and endangered plant community of the Eastern Suburbs Banksia Scrub, aligning with the project’s “hidden in plain sight” theme. This selection not only supports biodiversity but also provides opportunities for storytelling about cultural practices. Additionally, plants of cultural significance identified by Balarinji are included in this mix, enhancing the site's cultural richness and connection to local heritage.



Neighbourhood Palette

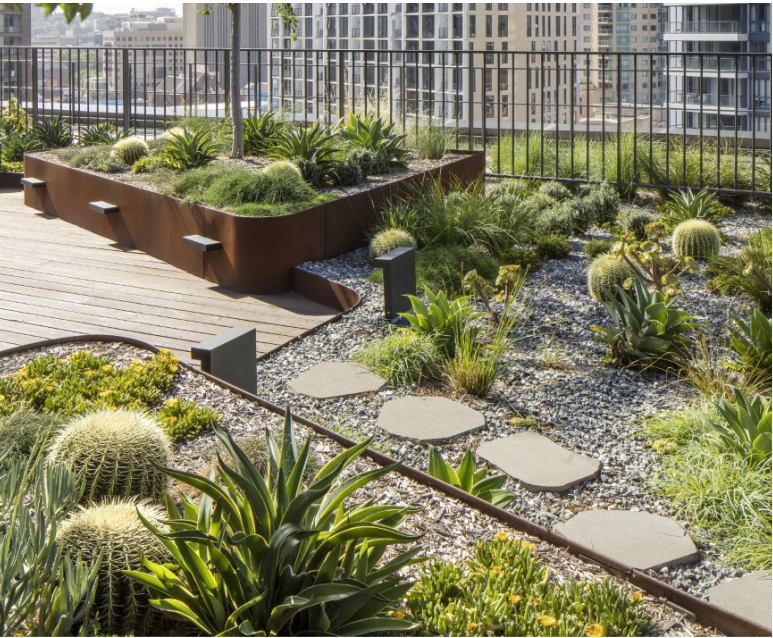
This neighbourhood planting palette is closely tied to the adjacent residential precinct, responding to the existing planting scheme and street tree palette found along Wyndham Street, characterized by Jacarandas and residential front gardens. The future ornamental planting around Waterloo Church informs the design approach, ensuring a cohesive visual continuity.

Within this palette, the emphasis is on selecting low water-use native species and hardy exotic plants that offer seasonal flowering. This strategy aims to provide visual interest and a dynamic seasonal variation along the laneway, enhancing its appeal and sustainability while complementing the local environment and contributing to a vibrant streetscape.



Sky Park Palette

In the Level 7 Sky Park, the emphasis is on prioritising native and endemic cultural species that are robust enough to cope with the challenging microclimate. Plants have been selected for their flowering capabilities and attractive form and foliage to provide seasonal interest, whilst also able to cope with the elevated and exposed microclimate. This approach ensures that the planting thrives and provide aesthetic appeal throughout the seasons, contributing to the overall design harmony of the project.



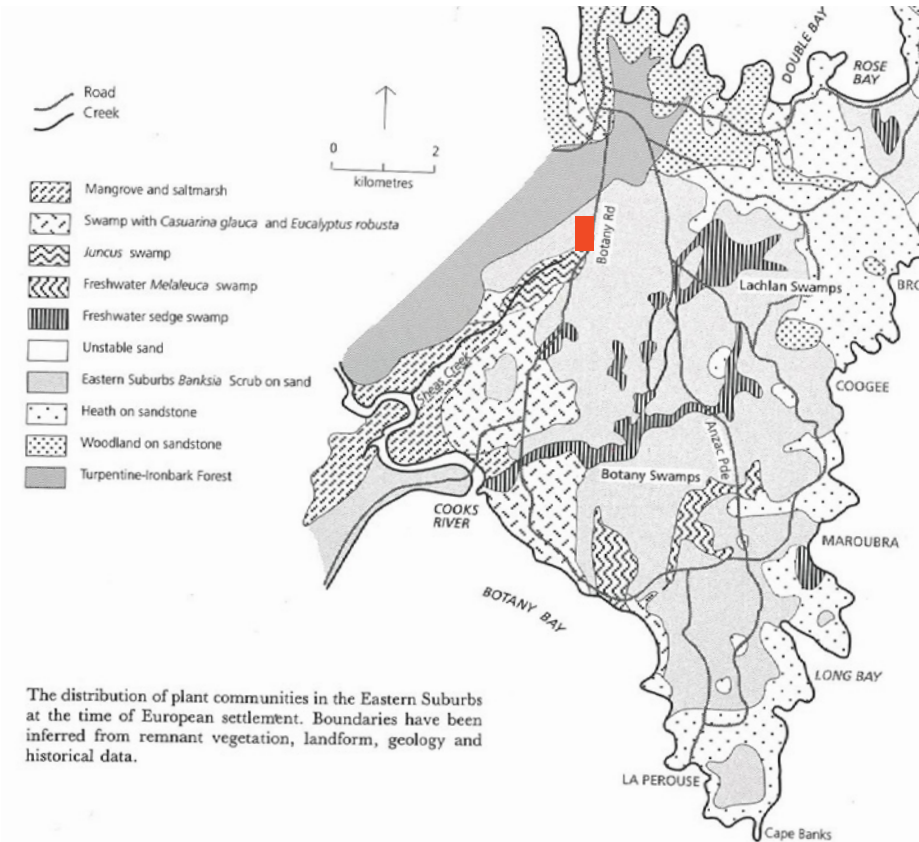
Facade Palette

The planting strategy for the western and eastern facades of the Botany Road building prioritises robust and long-lived plant species that are well-suited to thrive in restricted soil conditions with minimal maintenance requirements. These plant selections are carefully chosen to ensure their success and longevity in the challenging urban environment.

Maintenance to be conducted from external roof by a specialist contractor to take advantage of BMU services, reflecting the plant selection of hardy, robust species.



Planting Approach: Ground Level Public Realm



Xanthorrhoea resinosa



Leptospermum laevigatum



Juncus usitatus



Banksia ericifolia



Banksia aemula



Styphelia viridis



Persoonia lanceolata



Pimelea linifolia



Actinotus helianthi

Planting Approach: Neighbourhood



Arthropodium cirratum



Lagerstroemia sp.



Lomandra longifolia



Philodendron 'Xanadu'

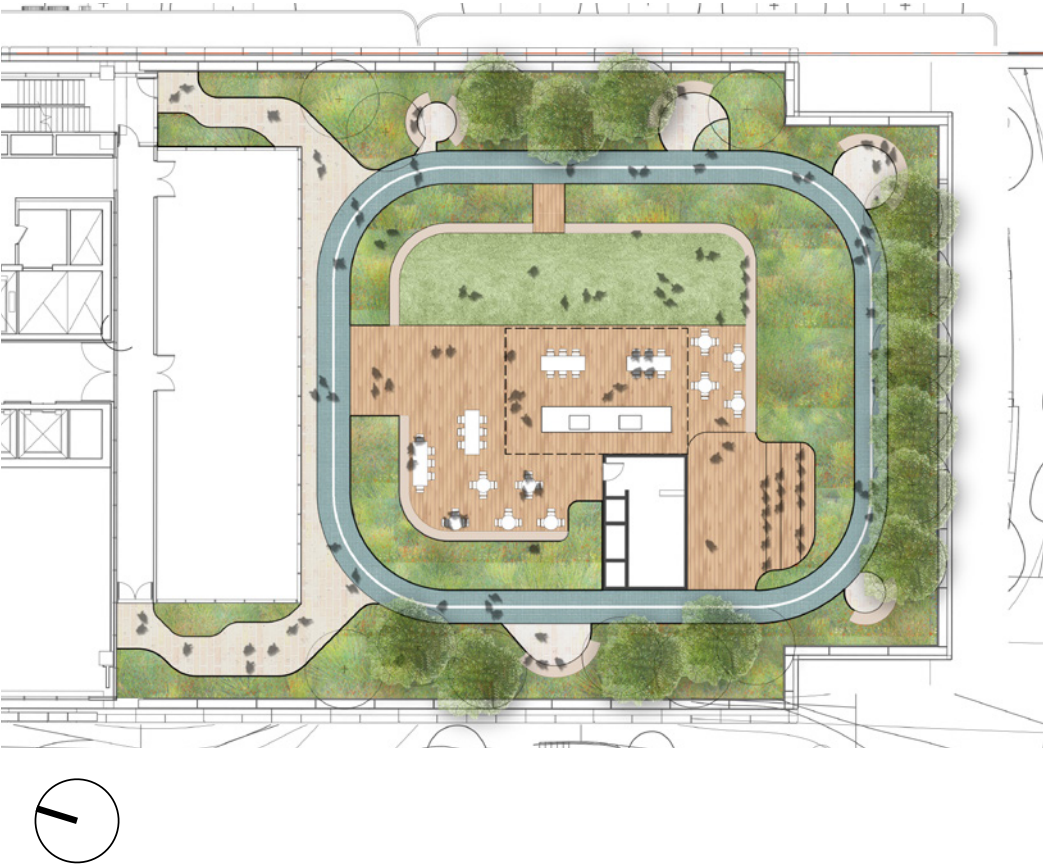


Anigozanthus sp.



Rhamphiolepis 'Snow Maiden'

Planting Approach: Sky Park



Lomandra 'Tanika'



Scaevola aemula



Anigozanthus sp.



Banksia robur



Banksia ' Birthday Candles'



Banksia serrata



Correa reflexa



Rhagodia sp



Westringia fruticosa

Planting Approach: Facade



Grevillea juniperina 'Gold Clusters'



Grevillea obtusifolia 'Gin Gin Gem'



Hardenbergia 'Sweetheart'



Myoporum parvifolium



Rosmarinus officinalis 'Prostrate'



Kunzea ambigua prostate

