



DEREK RATHBY ARCHITECTURE



2-6 DANKS STREET, WATERLOO



URBAN DESIGN CONCEPT



C O N T E N T S

1.0_ INTRODUCTION

2.0_ STRATEGIC CONTEXT

3.0_ URBAN CONTEXT ANALYSIS

4.0_ VISION

5.0_ MASSING MODEL



Introduction

This urban design has been prepared to explore modelling for a residential village and mixed use development as part of the Redfern – Waterloo Growth Centre. The subject site is in a mixed use area, with residential, commercial, industrial uses. The subject site is privately owned.

The study considers Urban Growth's areas earmarked for transformation including the Redfern station Precinct, Redfern and Waterloo Estate as well as Waterloo conservation area. It also considers the business district of Waterloo and its relationship to transformation areas and Green Square. The study also considers Waterloo conservation area which adjoins the site and transformation areas.

Precinct: Waterloo Estate

- New mixed use village
- Opportunity for landscape corridors.
- Link green spaces.
- Close proximity to light rail and Green Square.
- Retain mixed use zoning with active street frontages
- Built form sensitive to surround context.
- Provide transition in built form between zones and precincts.
- Connect road corridors and pedestrian links.



FIGURE 1: Site location plan



STRATEGIC CONTEXT

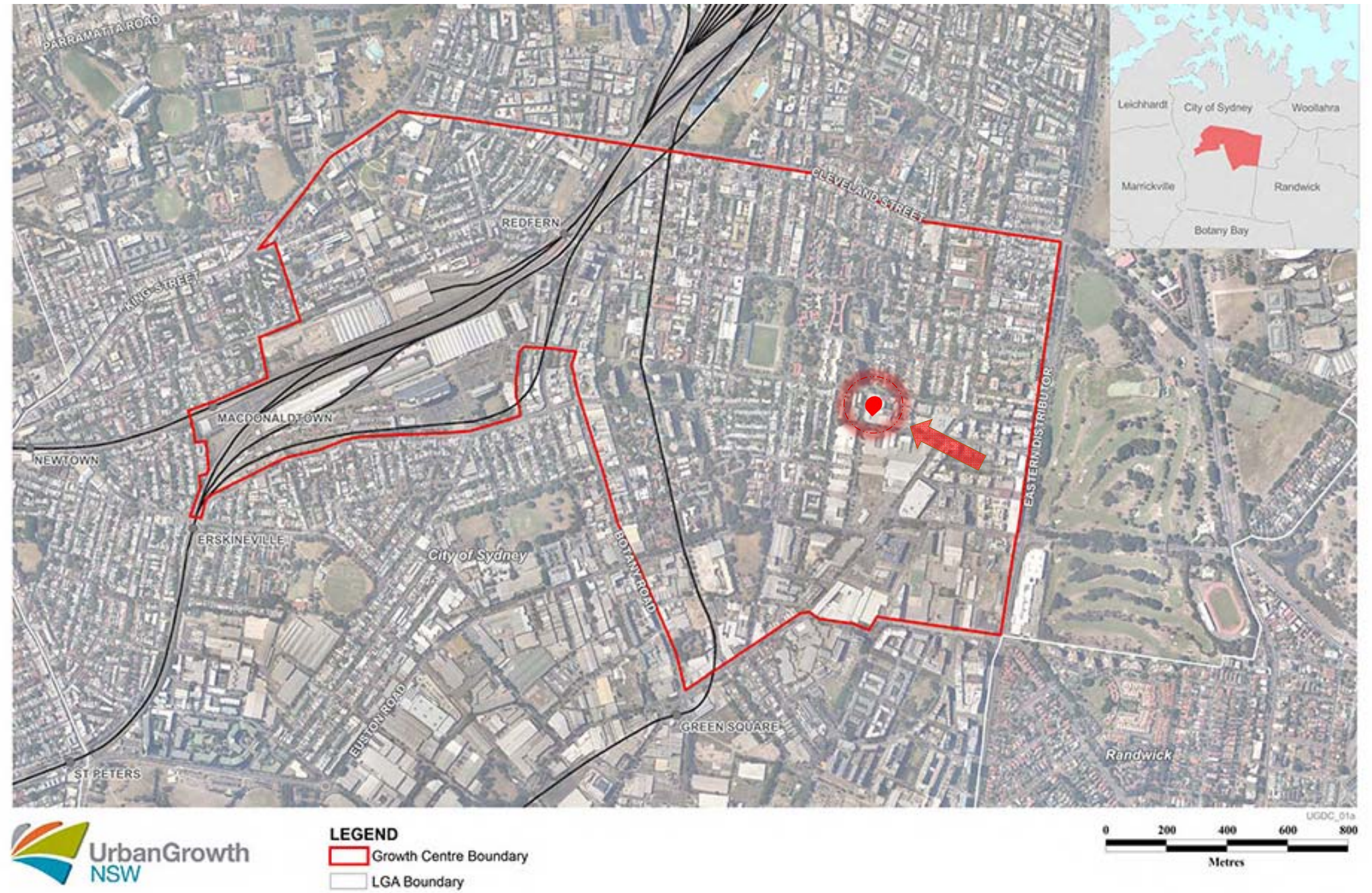


FIGURE 2: Redfern-Waterloo Growth Centre.

Waterloo is part of Central to Eveleigh Urban Transformation and Transport Program.

The urban transformation strategy will contain:

- A transformation plan with a shared vision for the corridor, a clearly demonstrated case for change and the associated public benefits and trade-offs
- An urban design and planning framework with design and planning principles and a consolidated spatial plan for development within the corridor
- A delivery framework outlining infrastructure funding methods, preferred planning pathways and a governance framework.

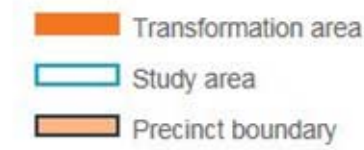


FIGURE 3: Area Map. Urban Growth NSW.



FIGURE 4: Central to Eveleigh Urban Transformation and Transport Program. Urban Growth NSW.



U R B A N C O N T E X T A N A L Y S I S

Site Characteristic

The subject site is located within the **Growth Centre** earmarked for urban renewal as well as Green Square.

The property has a South West position, in the heart of the Danks Street precinct, and has street frontage to both Young and Danks Street within the established southern Sydney suburb of Waterloo.

Danks Street can be accessed from the Eastern Distributor northbound otherwise via Bourke Street or from Elizabeth Street.

Danks Street is a buffer between Surry Hills and the Alexandria precinct.

Danks Street has always been an eclectic precinct of mixed retail, commercial, industrial and residential, and is constantly evolving as a destination point.

The subject site is located within close proximity to commercial developments, recreational areas and public transport.

- Supermarkets are located within a one minute walk from this site to the east.
- Frequent public bus services to and from the Sydney CBD and surrounding suburbs are available along Phillip Street, Bourke Street and Elizabeth Street.
- Government rail services to and from the Sydney Central Business District and Greater Metropolitan area are available approximately 1.5 kilometres to the west of the subject property at Redfern Railway Station and 1.5 kilometres north of Green Square.
- Also, a new **Metro Station at Waterloo has been announced to be located within approximately 850m** from the subject site.

According to Urban Growth NSW 'Waterloo' selected as the 31st station on Sydney Metro – providing a once in a lifetime opportunity to renew the area's social housing and increase the supply of new homes close to the CBD.'





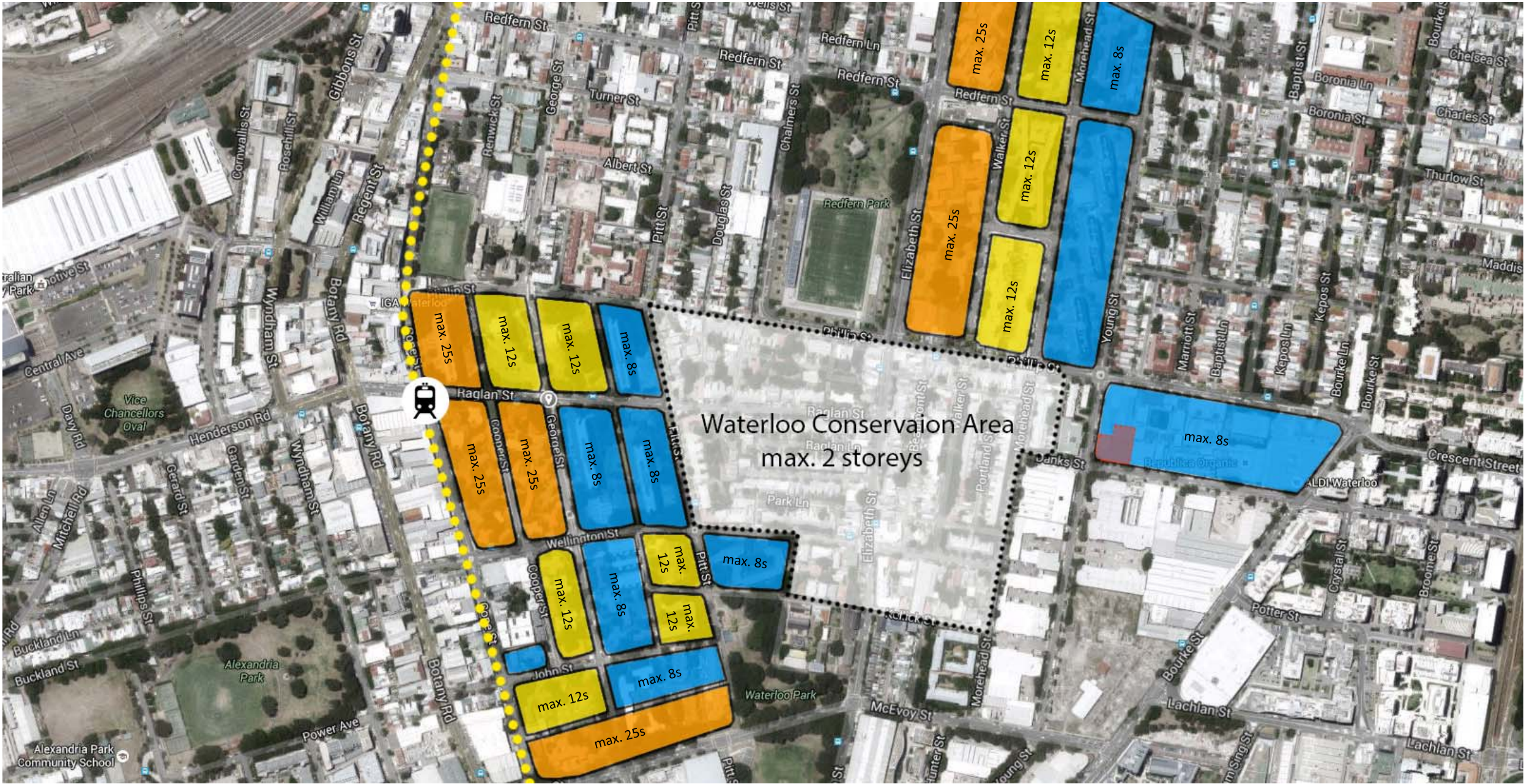


FIGURE 13: Proposed maximum storey control.



FIGURE 6: Transformation areas map.





-  SUBJECT SITE
-  PROPOSED NEW METRO STATION
-  PROPOSED NEW RAIL TRACK
-  GREEN SQUARE BUSINESS DISTRICT AREA



FIGURE 8: Green Square Business District Area map.

- SUBJECT SITE
- 🚊 PROPOSED NEW METRO STATION
- PROPOSED NEW UNDERGROUND RAIL LINE

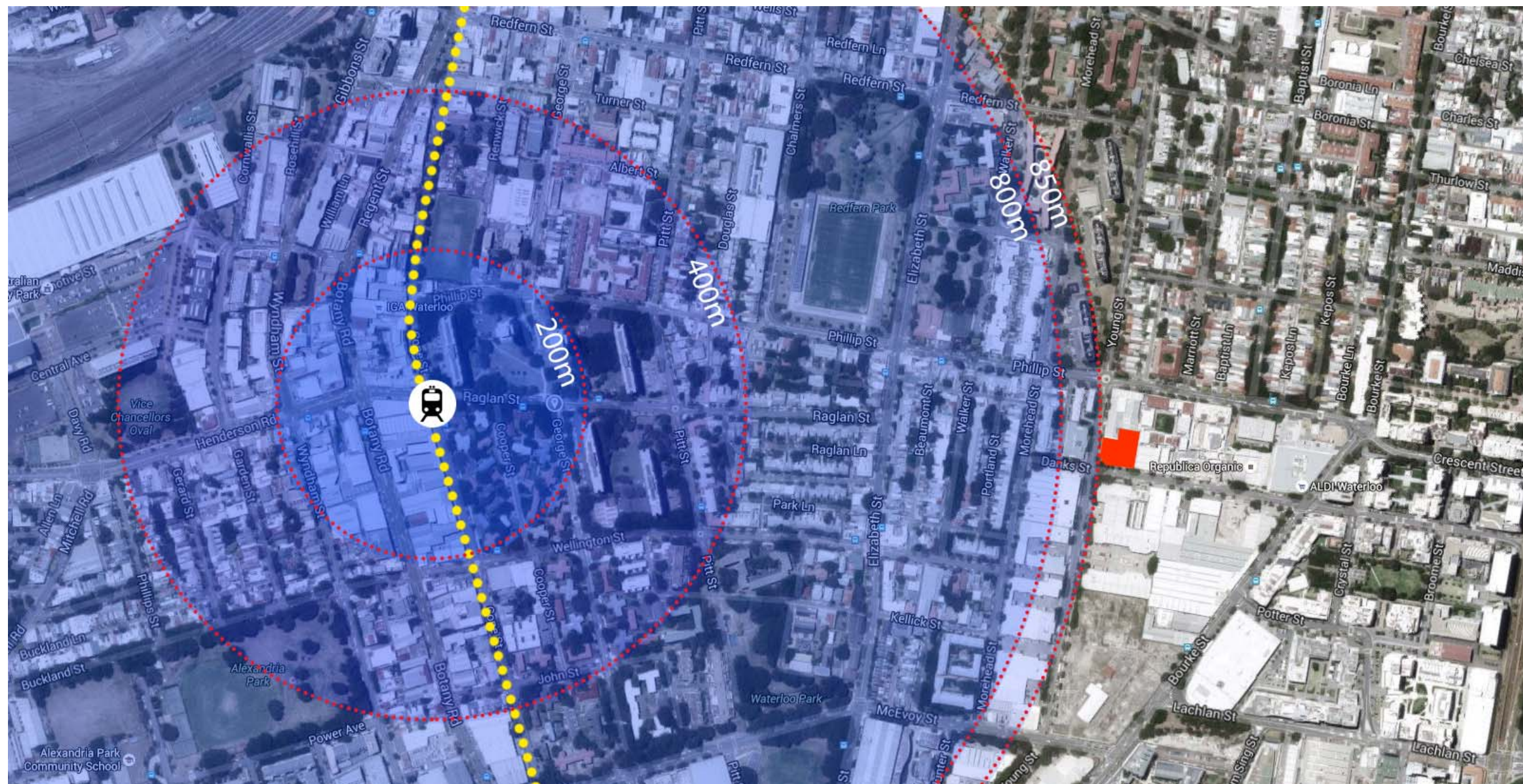


FIGURE 7: New metro station line proximity map.

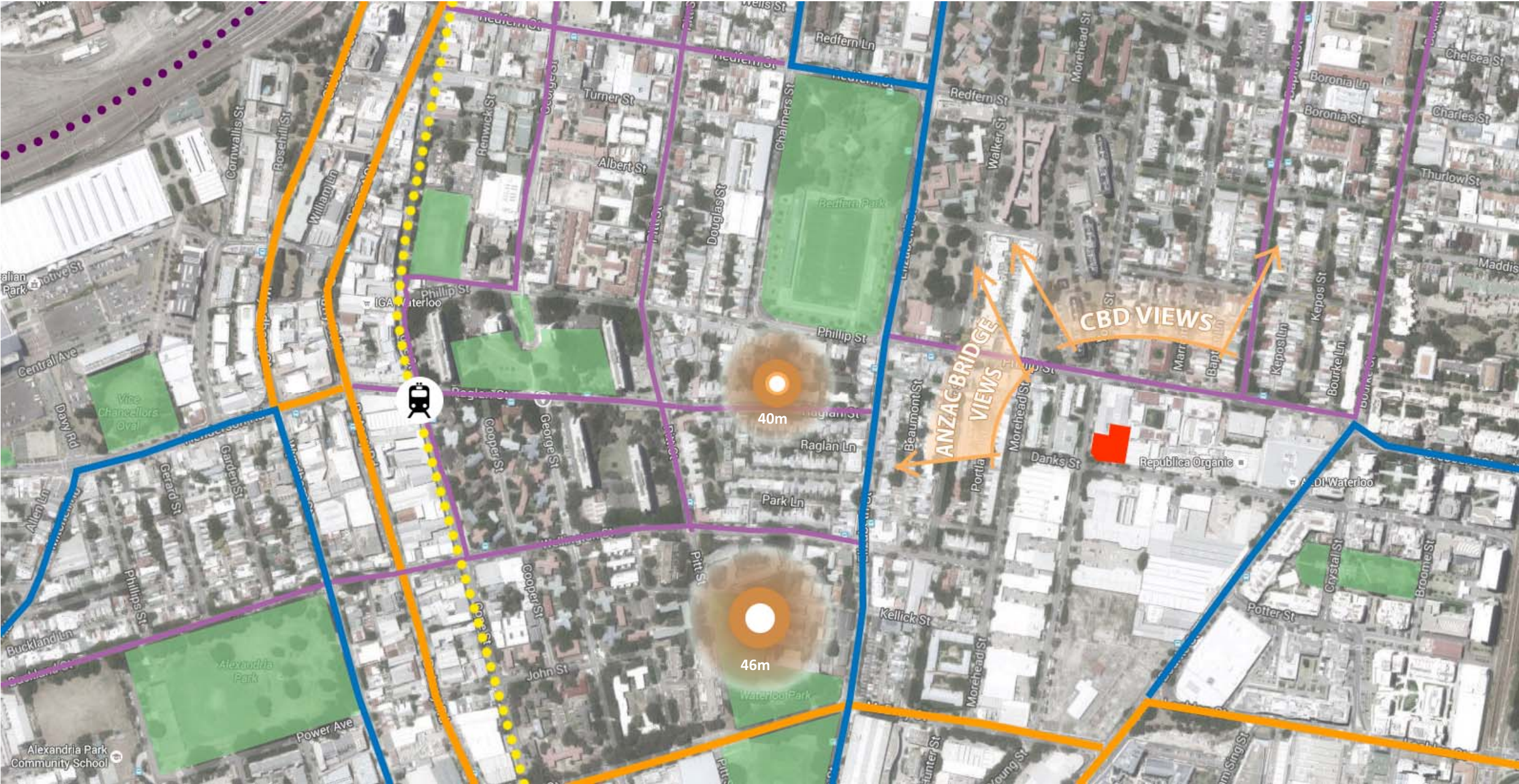


FIGURE 8: Roads & topography map.



FIGURE 10: Photo Key Plan.



P1_Subject Site. Intersection of Danks & Young Street.



P2_18 Danks Street - residential development.



P3_Commercial building on 20 Danks Street with the view of residntail developments across Bourke Street.



P4_Photomontage of approved residential development on the corner of Phillip & Bourke Street.



P5_18 Danks Street development. View from Phillip Street.



P6_Highrise residential buildings. View from Phillip Street.



P7_Redfern Estate Area. Intersection of Redfern & Morehead Street.



P8_Redfern Estate Area. Intersection of Elizabeth & Redfern Street. Entrance to Redfern Park.



P9_Redfern Park.



P10_Waterloo Estate Area. Residential developments along Phillip Street.



P11_Waterloo Park.



P12_Waterloo Estate Area. Cope Street.

Planning Controls: Local Environmental Plan 2012

Land Zoning Map

Zone B2 Local Centre

1 Objectives of zone

- To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.
- To encourage employment opportunities in accessible locations.
- To maximise public transport patronage and encourage walking and cycling.
- To allow appropriate residential uses so as to support the vitality of local centres.

2 Permitted without consent

Nil

3 Permitted with consent

Boarding houses; Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Home industries; Information and education facilities; Medical centres; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Service stations; Shop top housing; Tourist and visitor accommodation; Any other development not specified in item 2 or 4

4 Prohibited

Depots; Extractive industries; Freight transport facilities; Heavy industrial storage establishments; Industrial retail outlets; Industries; Storage premises; Transport depots; Truck depots; Warehouse or distribution centres

Zone	
B1	Neighbourhood Centre
B2	Local Centre
B3	Commercial Core
B4	Mixed Use
B5	Business Development
B6	Enterprise Corridor
B7	Business Park
B8	Metropolitan Centre
IN1	General Industrial
IN2	Light Industrial
R1	General Residential
R2	Low Density Residential
RE1	Public Recreation
SP1	Special Activities
SP2	Infrastructure



FIGURE 12: Land Zoning Map – Planning Controls: City of Sydney Local Environmental Plan 2012.

Planning Controls: Local Environmental Plan 2012

Height of Buildings

Height of Buildings - Planning Controls: City of Sydney Local Environmental Plan 2012



Height of Buildings – CURRENT





VISION



CITY OF SYDNEY SUBMISSION TO REDFERN WATERLOO AUTHORITY



CENTRAL TO EVELEIGH RAIL CORRIDOR - vision. Urban Growth NSW



WATERLOO ESTATE- vision. Urban Growth NSW



Figure 12. Artist's impression of housing scale (and future landscape) in George Street Waterloo, BEP 2, January 2011.

CITY OF SYDNEY SUBMISSION TO REDFERN WATERLOO AUTHORITY





BEFORE – APPROVED ENVELOPE 5 STOREYS



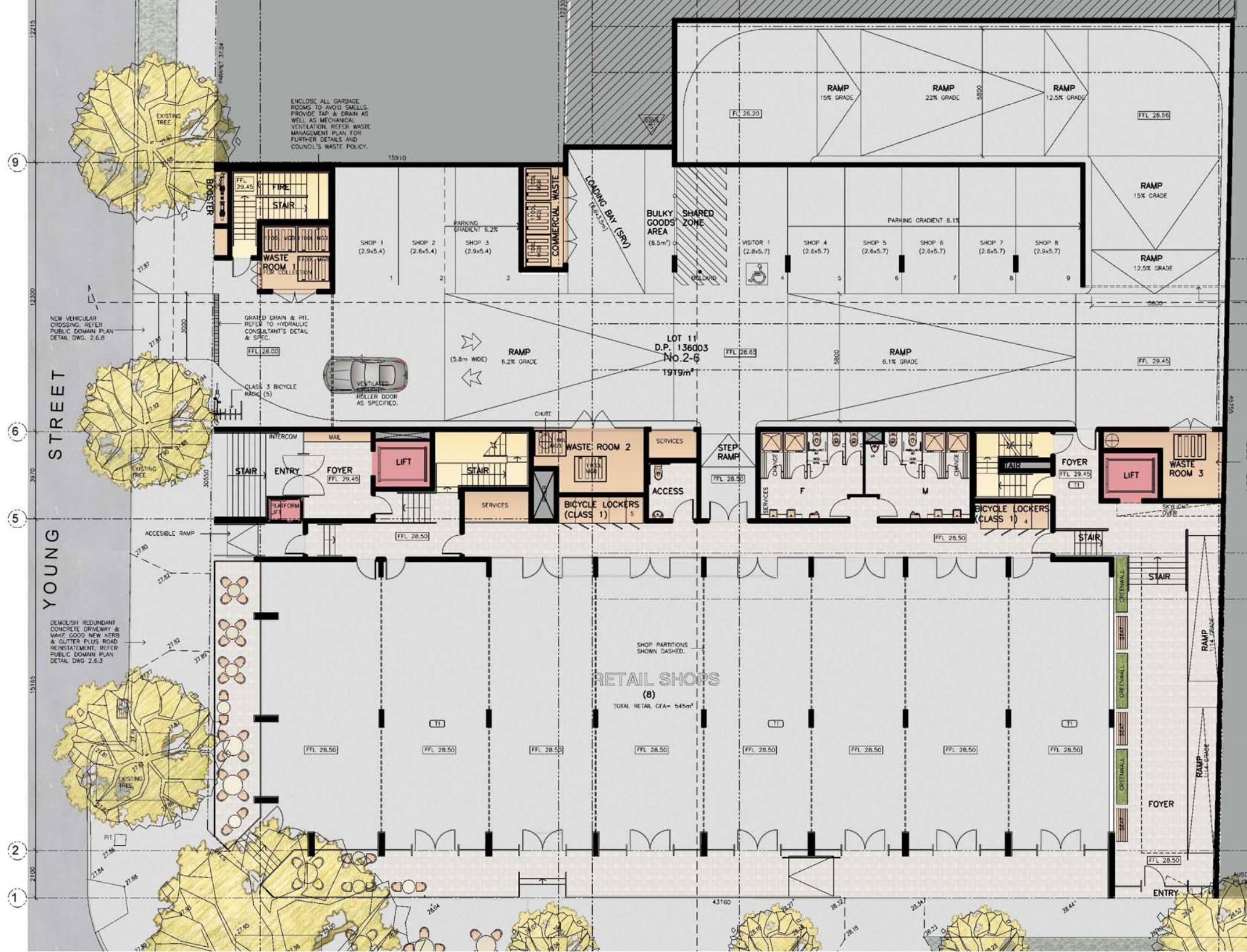
WIREFRAME – 5 + 3 STOREYS



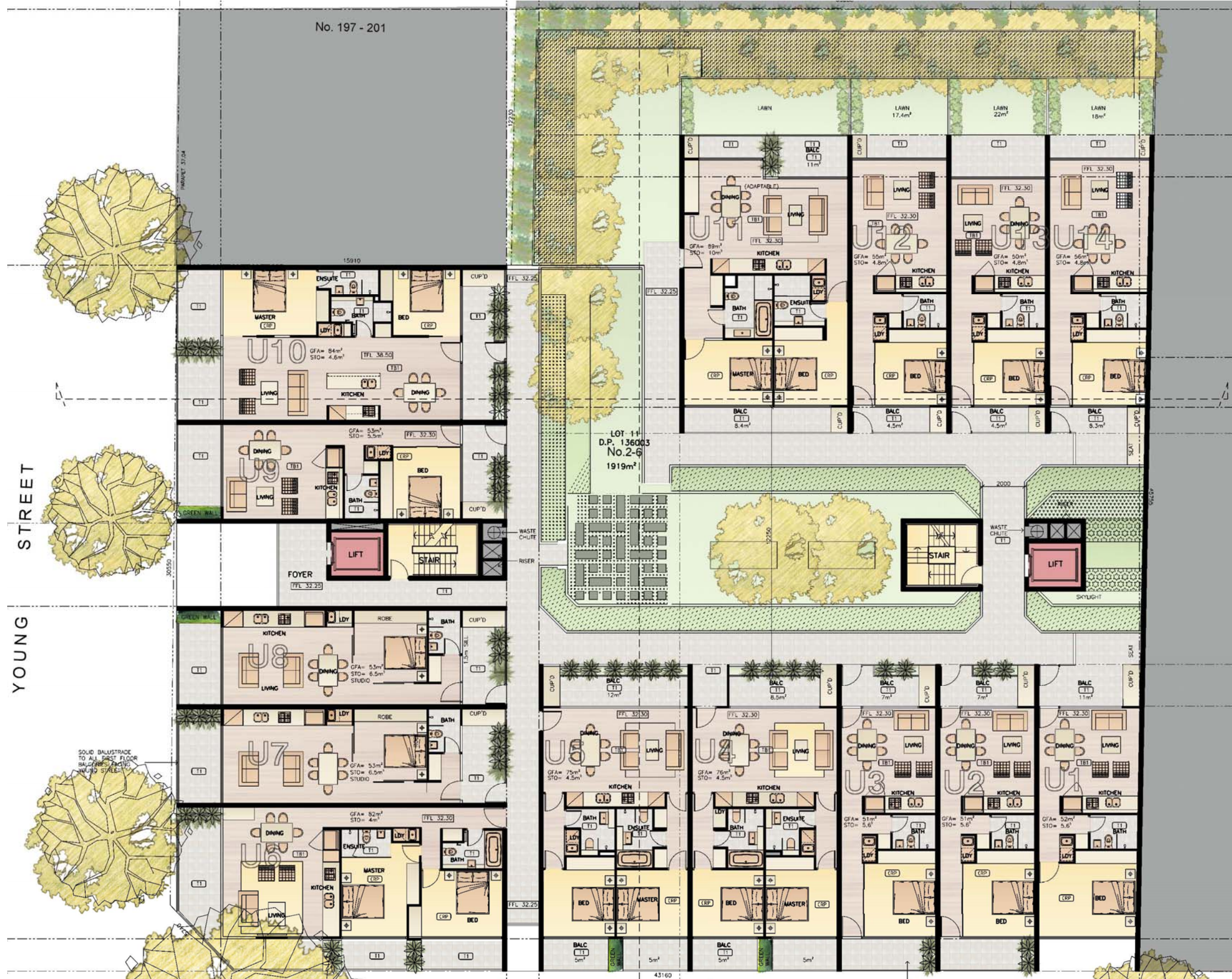
AFTER – 8 STOREYS



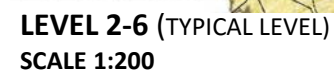
PERSPECTIVE



GROUND FLOOR
SCALE 1:200

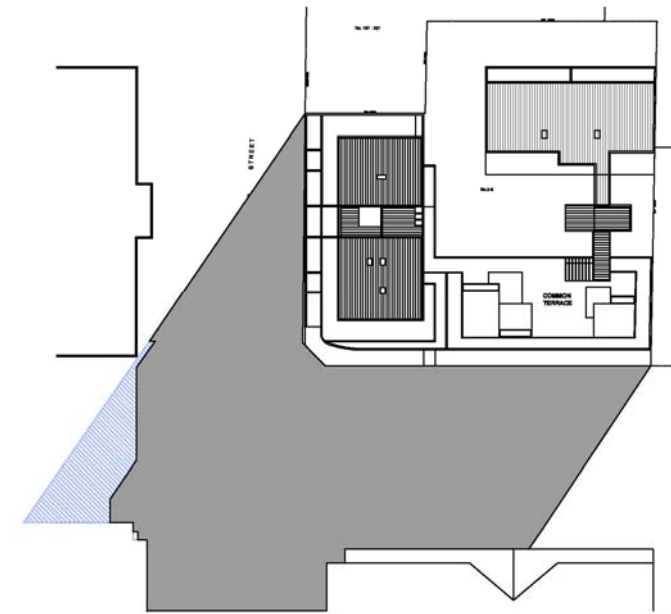


FIRST FLOOR
SCALE 1:200

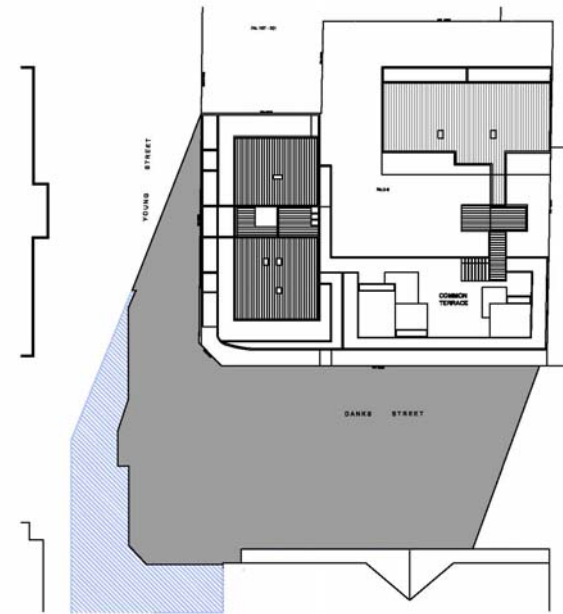




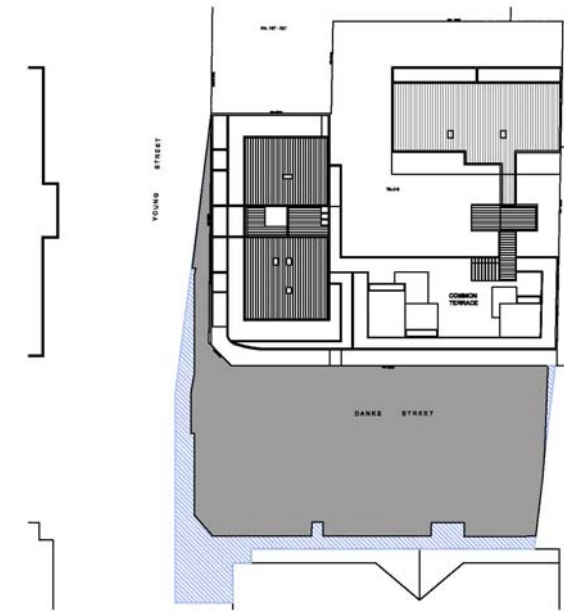
LEVEL 7 (ROOF TERRACE)
SCALE 1:200



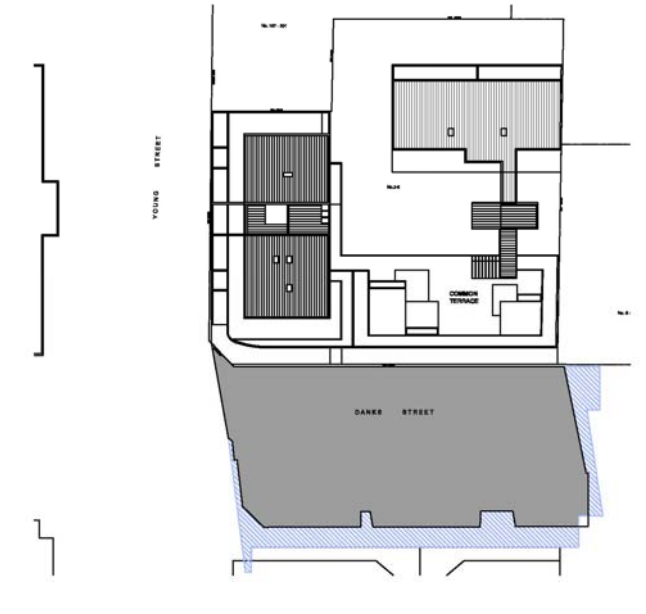
21 June – 9am



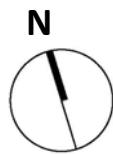
21 June – 10am



21 June – 11am



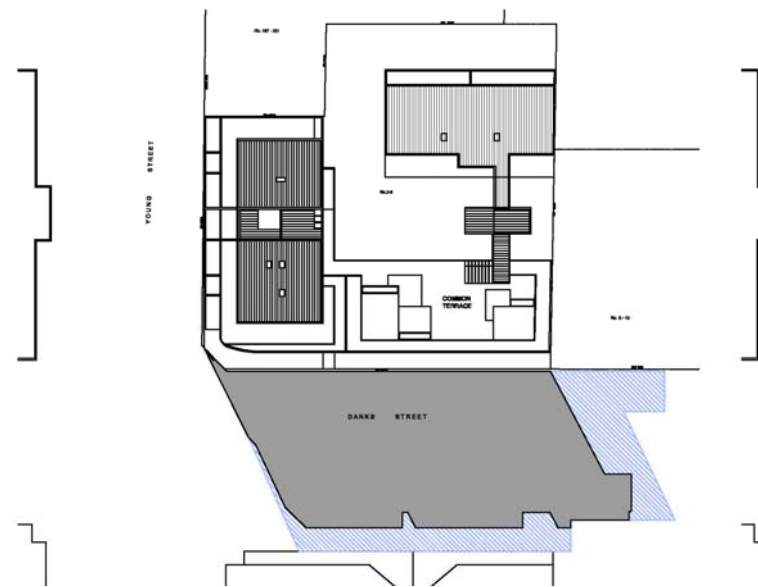
21 June – 12pm



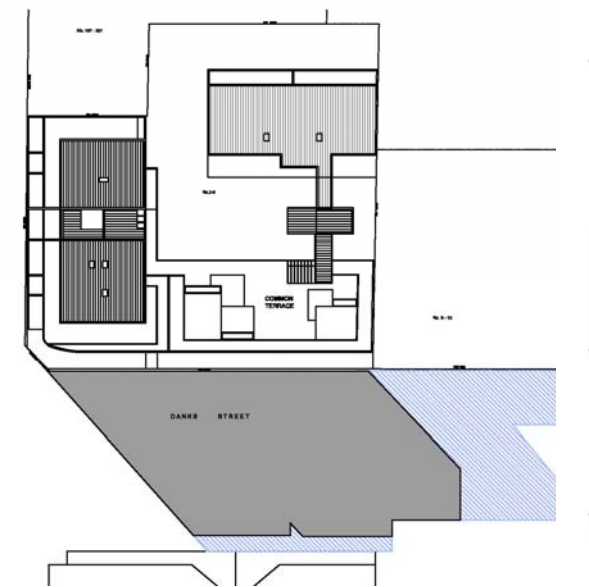
ADDITIONAL SHADOW
CAST PROPOSAL



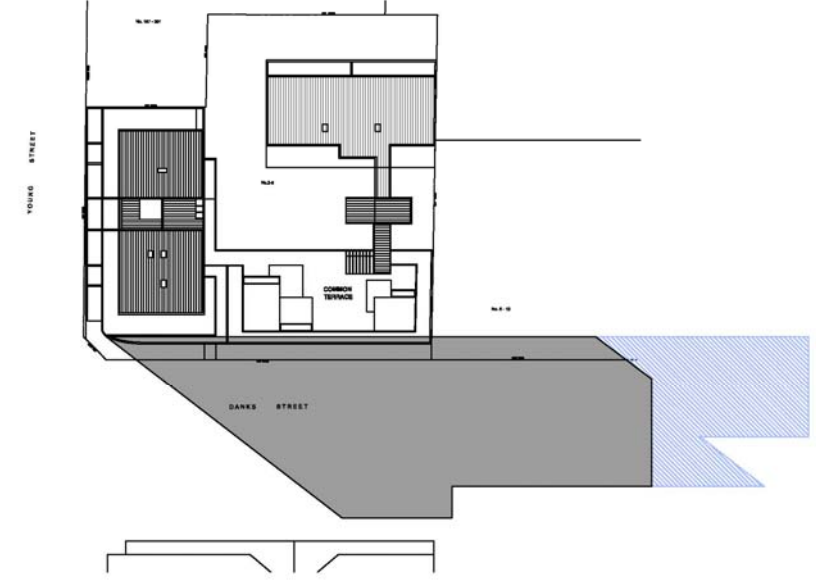
SHADOW CAST



21 June – 13pm



21 June – 14pm

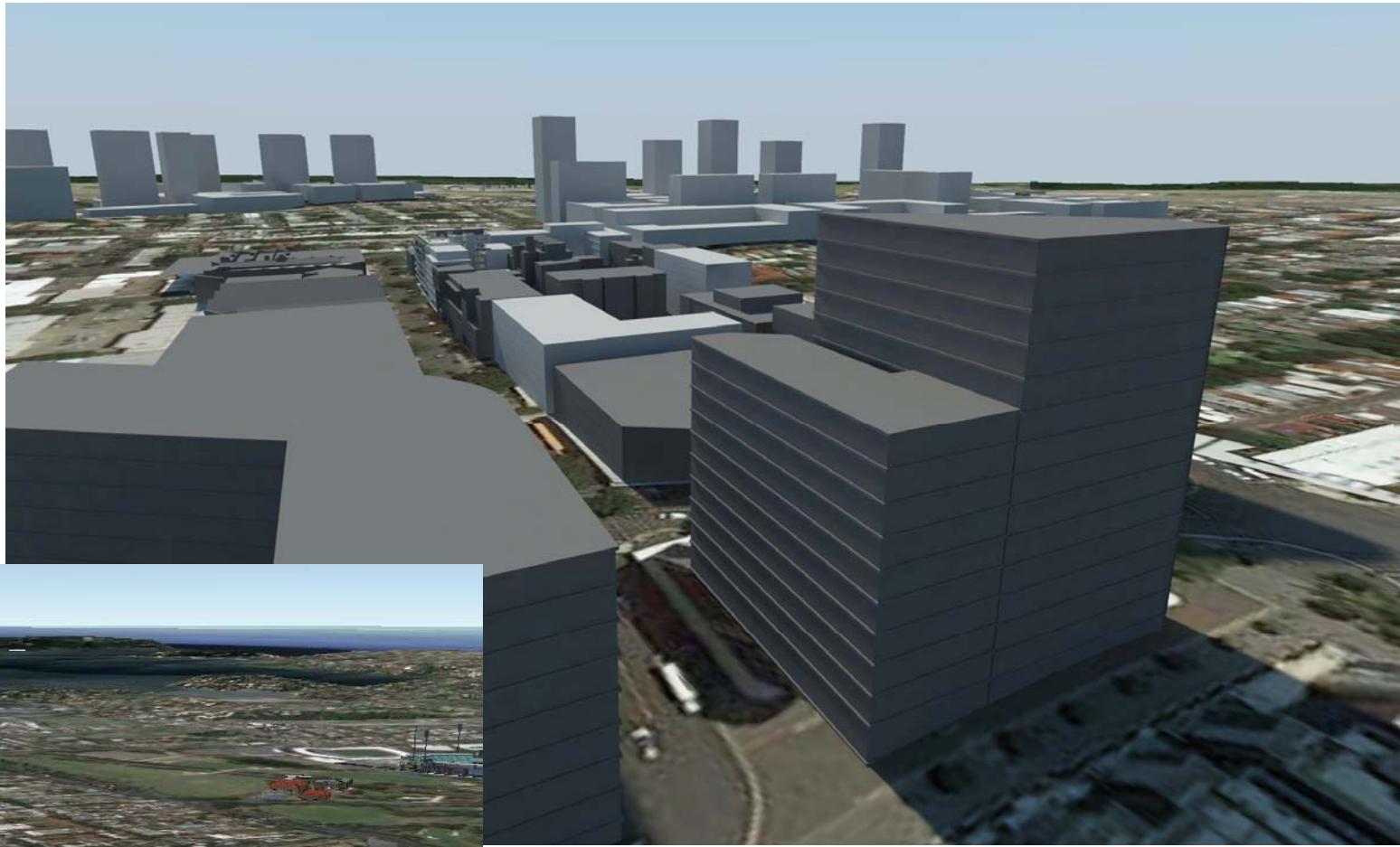
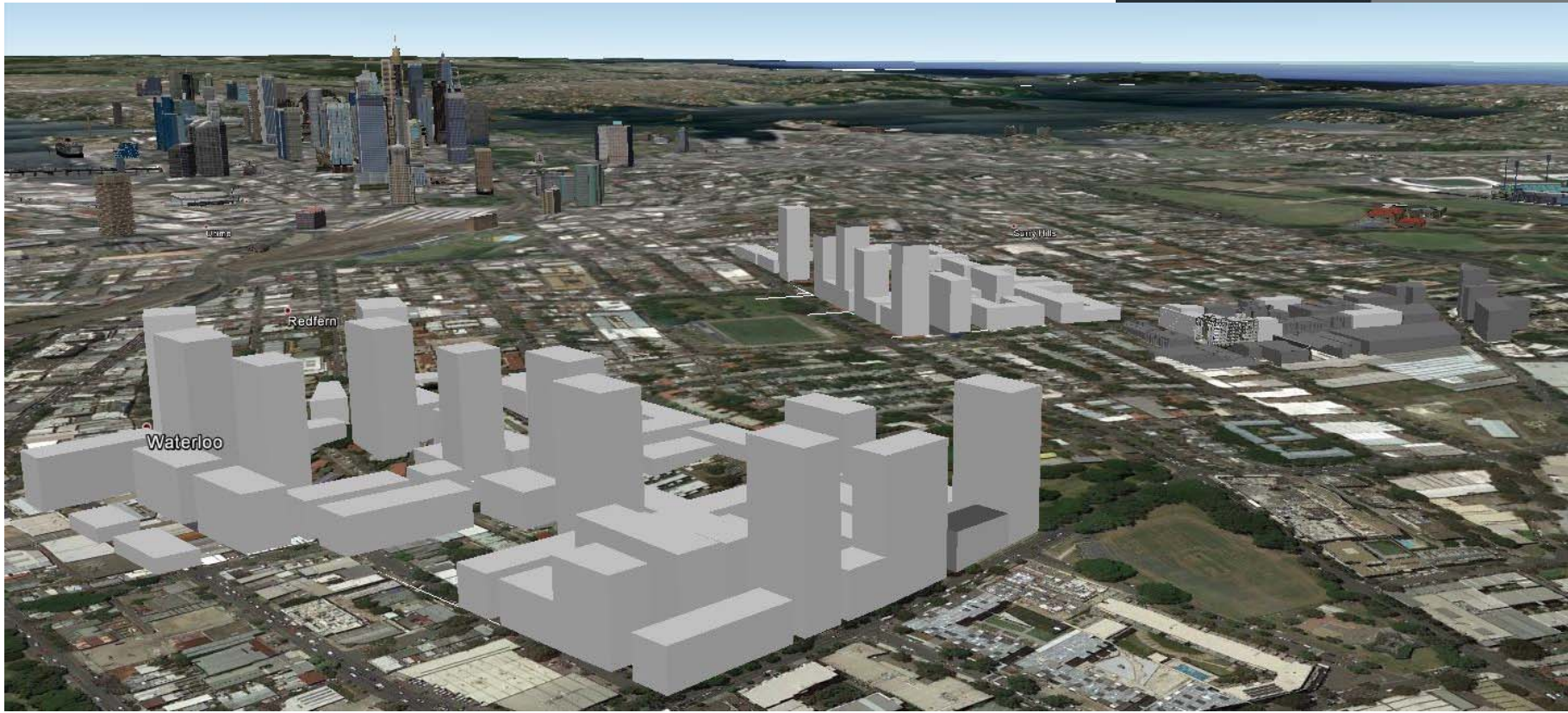


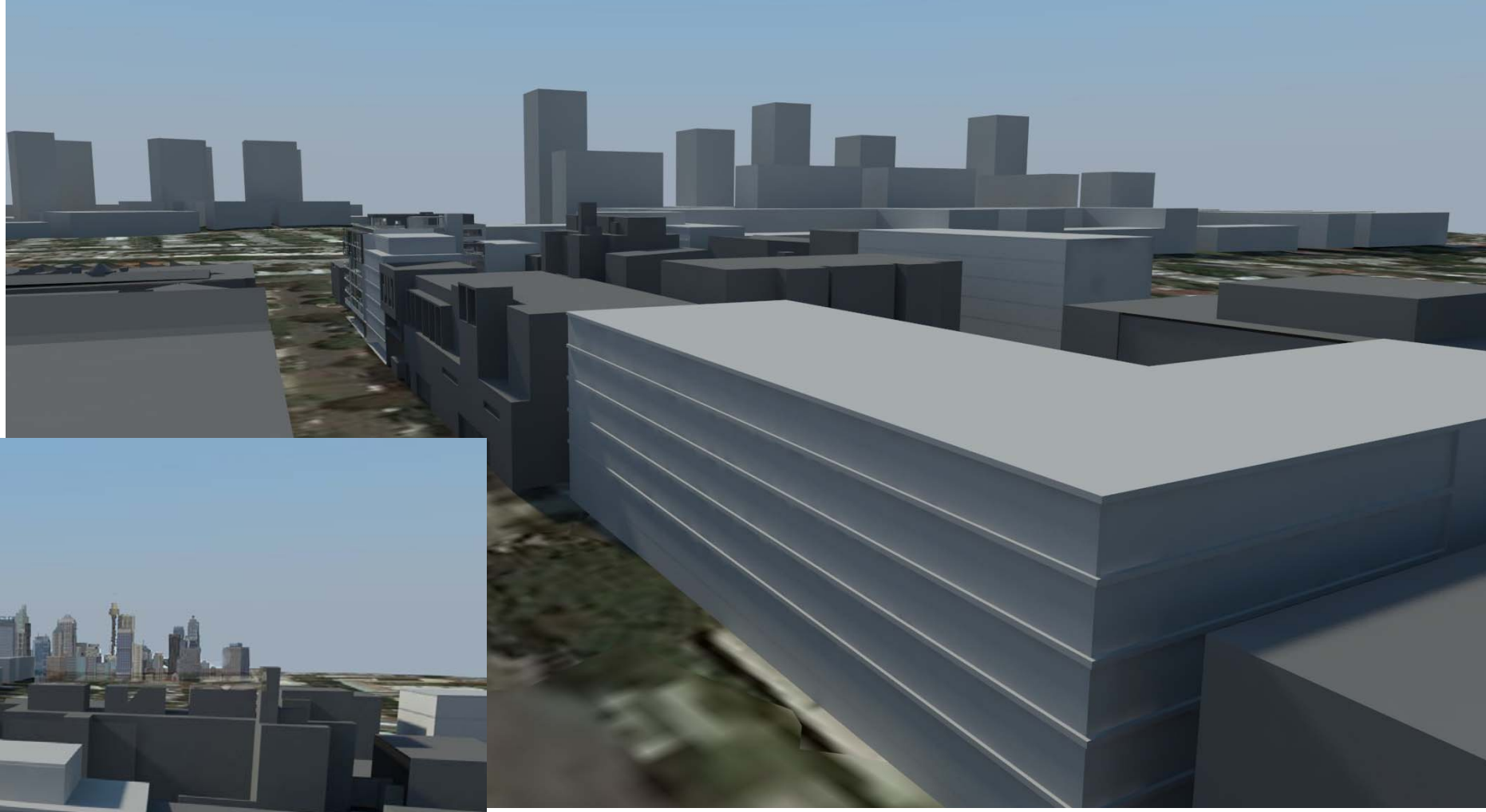
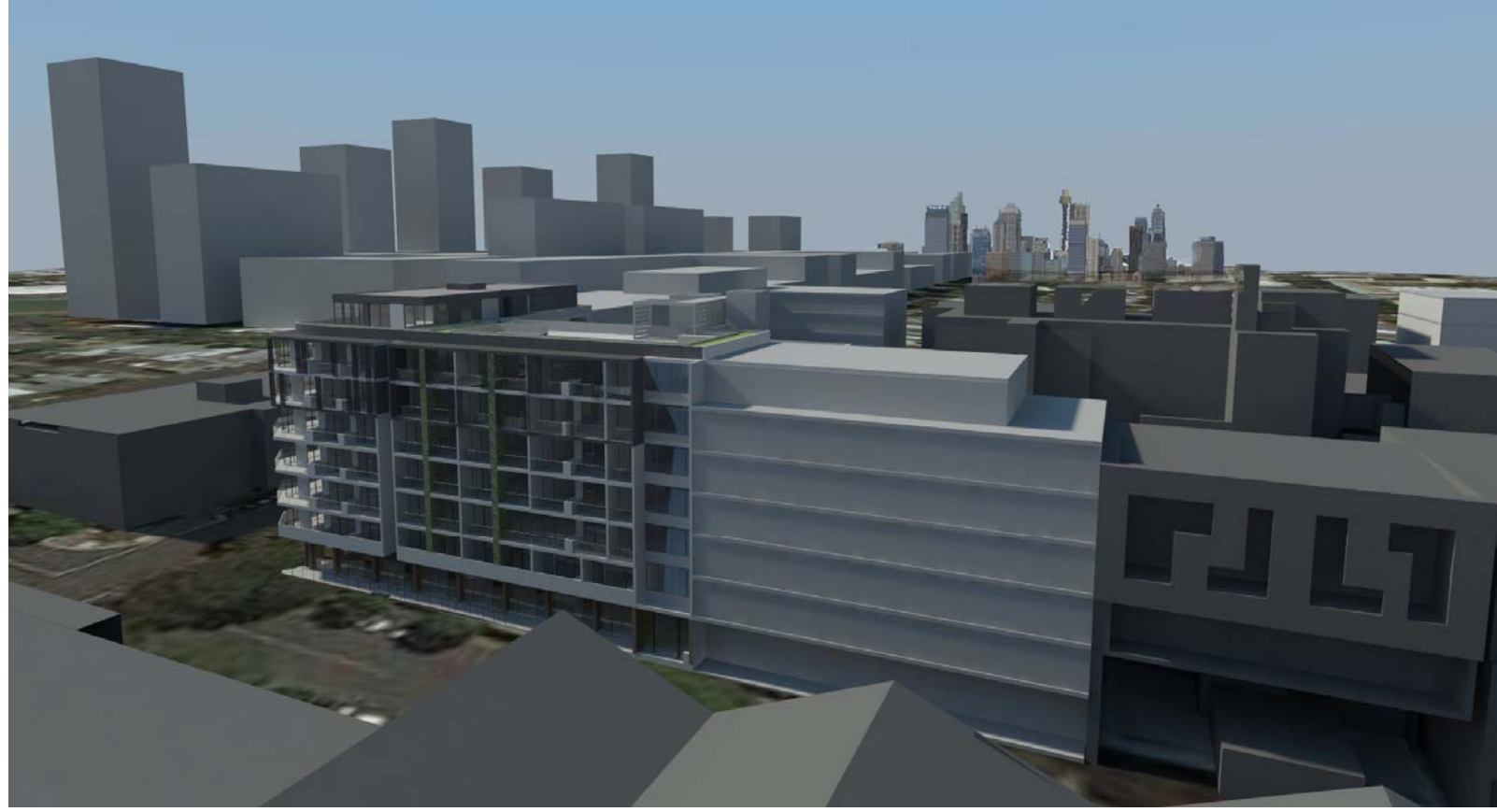
21 June – 15pm



M

ASSING MODEL





PROPOSED INFILL
EXISTING BUILDINGS
6s
NUMBER OF STOREYS





DEREK RAITHBY
ARCHITECTURE

Lvl 2, 57 Renwick St Leichhardt N.S.W. 2040

T: (02) 9518 3563 | ABN:86 738 976 625

Derek Raithby Reg. Architect (NSW) 7469