

MEMO

TO: Angela Kavanagh
FROM: Ravi Kaberwal
SUBJECT: WMQ: Changes to Botany Road Public Domain
OUR REF: PS119449-PED-MEM-003_RevB
DATE: 3 March 2021

1. PURPOSE

WSP has been requested by WL Developer Trust to provide commentary on changes to the Botany Road Public Domain in the vicinity of the proposed bus stop. Changes to the public domain are proposed in response to concerns raised by the City of Sydney and the Environment, Energy and Science (EES) Group regarding the floor level of the retail tenancies fronting Botany Road, which was initially proposed below the flood planning level.

WSP's responses are based on the pedestrian planning advice and analysis previously undertaken for the station and precinct.

2. COMMENTARY

As highlighted in Figure 2.1, the key changes from a pedestrian perspective include the raised floor level adjacent to the retail tenancies and the introduction of associated stairs to connect the footpath to the raised floor level.

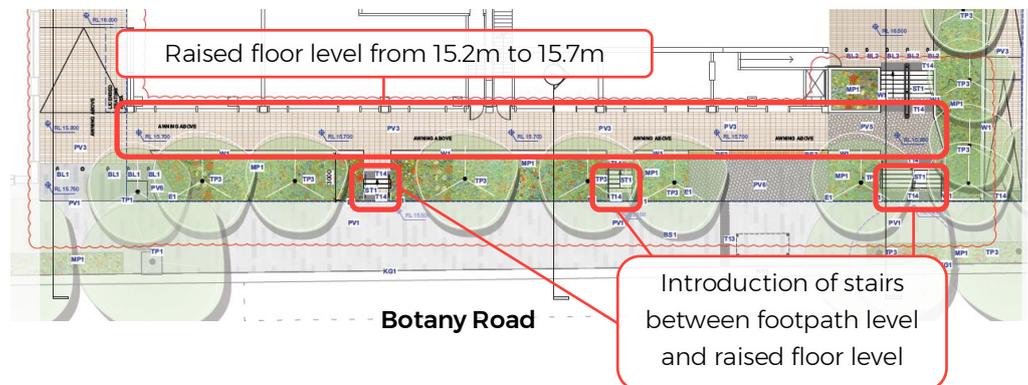


Figure 2.1 Summary of proposed changes to the public domain near Botany Road bus stop

Overall, the changes are not likely to materially change or impact operations along the footpath and bus stop environment. Therefore, previously undertaken analysis and results remain valid (refer to *WMQ-SITE-WSP ANZ-PD-RPT-0001*).

The following considerations were included in the review:

- Clear width and chamfer in planter box retained to accommodate the dominant movement from Grit Lane to Botany Road (refer to the blue arrows in Figure 2.2)

- The introduction of stairs between planter boxes is not likely to materially change the pedestrian queuing environment, or impact pedestrians walking along Botany Road.
- The introduction of stairs may require the inclusion of a clear “run-off” space. The kerbside footpath along Botany Road between Crit Lane and the bus stop is sufficiently wide to accommodate the pedestrian flow, queuing and “run-off” space.
- Weather shelter is provided at the bus stop shelter at the head of the queue as well as by the awning along the Botany Road retail tenancies.
- Permeable space adjacent to bus shelter is retained (clear of obstruction including trees) to provide queuing space near the bus stop head of queue whilst providing sufficient walkable width to accommodate the pedestrian desire line along Botany Road. Refer to the red arrow in Figure 2.2.
- It is noted that it was previously assumed a small proportion of customers walking between Waterloo Station and the south (towards Buckland Street and Wellington Street) may use the walkway in front of the tenancy to avoid the congestion at the bus stop (refer to the yellow arrow in Figure 2.2. The introduction of stairs may make this less attractive for some customers. However, this is not likely to materially increase congestion along Botany Road in the vicinity of the bus stop.

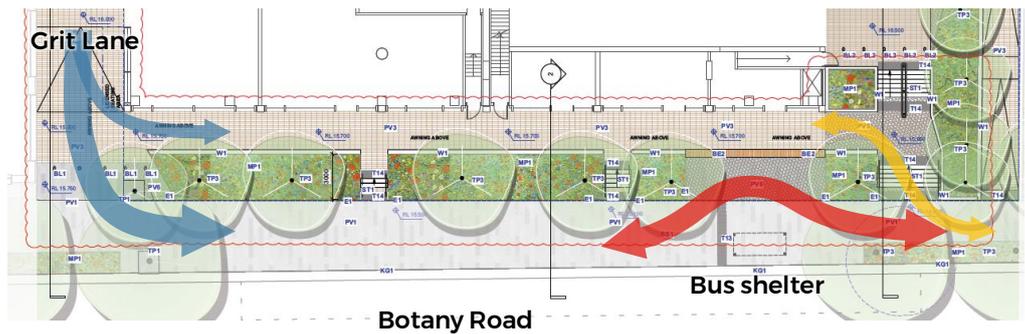


Figure 2.2 Summary of pedestrian considerations near Botany Road bus stop