



Online Community Information Session 1 Proposed Bourke&Young project

923 - 935 Bourke Street, Waterloo
Wednesday 22 September 2021

Acknowledgement of Country

We acknowledge the Gadigal people of the Eora Nation as the traditional custodians of this place we now call Sydney.



Project team



Pierre Abrahamse
Head of Mixed Use -
Property Development
Woolworths Group



Jesse Cheung
Regional Development
Manager -
Mixed Use
Woolworths Group



Guy Lake
Director
Bates Smart Architects



Video conferencing tips



Use the QandA function to submit questions



Don't forget to change your screen name to your full name so we know who is joining today

If you have any difficulties:

- reconnect via the same link
- or contact us on 1800 848 868



Provide your feedback on the proposed plans via the online survey
www.bourkeandyoung.com.au
Ends Friday 24 September 2021



Woolworths Property

We create better places together for a better tomorrow.

Focus on:

1. Quality locations
2. Customer convenience
3. Architecturally designed projects.

“Our vision for Bourke&Young, Waterloo, is to create a well-connected and contemporary development, which integrates seamlessly with the Waterloo and south Sydney precincts.”

Pierre Abrahamse,
Woolworths Head of Mixed-Use Development



Award-winning Kiaora Place Double Bay
delivered in partnership with Woollahra Council



Woolworths Crows Nest



Overview of what we'll cover today

- 1. About the project**
- 2. Questions?**
- 3. The site and local context**
- 4. Design considerations and proposed concepts**
- 5. Questions?**
- 6. Next steps**



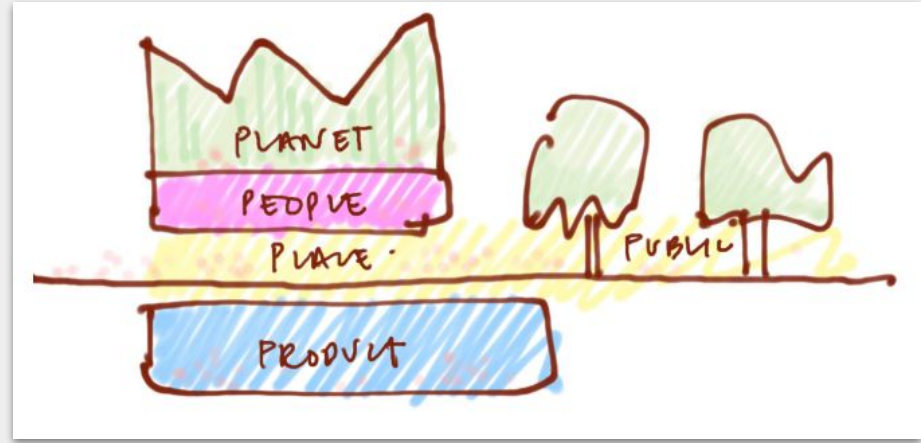
Where are we now?

We're committed to providing early and meaningful engagement with Council, key stakeholders and the community in relation to the future redevelopment of the site.



The vision

We're planning for a high quality retail, commercial and residential development with innovation, sustainability and community at its heart.



We are proposing for a **basement level Supermarket, Ground floor shops, Apartments, and a commercial building with community uses**



Project Priorities



A premium food and retail destination for shopping close to home



A mixed-use project with space for retail, residential, commercial and community use



High quality public plaza for community gatherings



Opportunities to partner with local social enterprises to deliver community space that meets current and future needs



Targeting a 5 Star Green Star sustainability rating, Green Building Council of Australia



Affordable Housing to meet the needs of local key workers



Easy access by bike or on foot and convenient parking for customers including rideshare parking and EV charging stations



Recognising the history of the site and bringing the past to the present and celebrated through public art

Planning process

We want to ensure that community views and feedback is considered.

There will be opportunities to provide feedback and stay informed as plans progress.

Planning Proposal



Development Application



What can be developed on the site?

- City of Sydney Local Environmental Plan, 2012
- Sydney Development Control Plan, 2012

What's permitted currently:

B4 Mixed Use	Allows residential, retail, commercial uses
Floor space ratio (FSR) up to 2.2:1 above ground	Represents: <ul style="list-style-type: none">• 1.5 base FSR• 0.5 floor space bonus for community infrastructure• Up to 10% bonus for design excellence
We're preparing a Planning Proposal (rezoning) seeking approval for:	
<ul style="list-style-type: none">• To allow a large, full-line supermarket, over 1,000 square metres• Increased building heights on Young Street and Bourke Street.	



What we've heard from the community so far

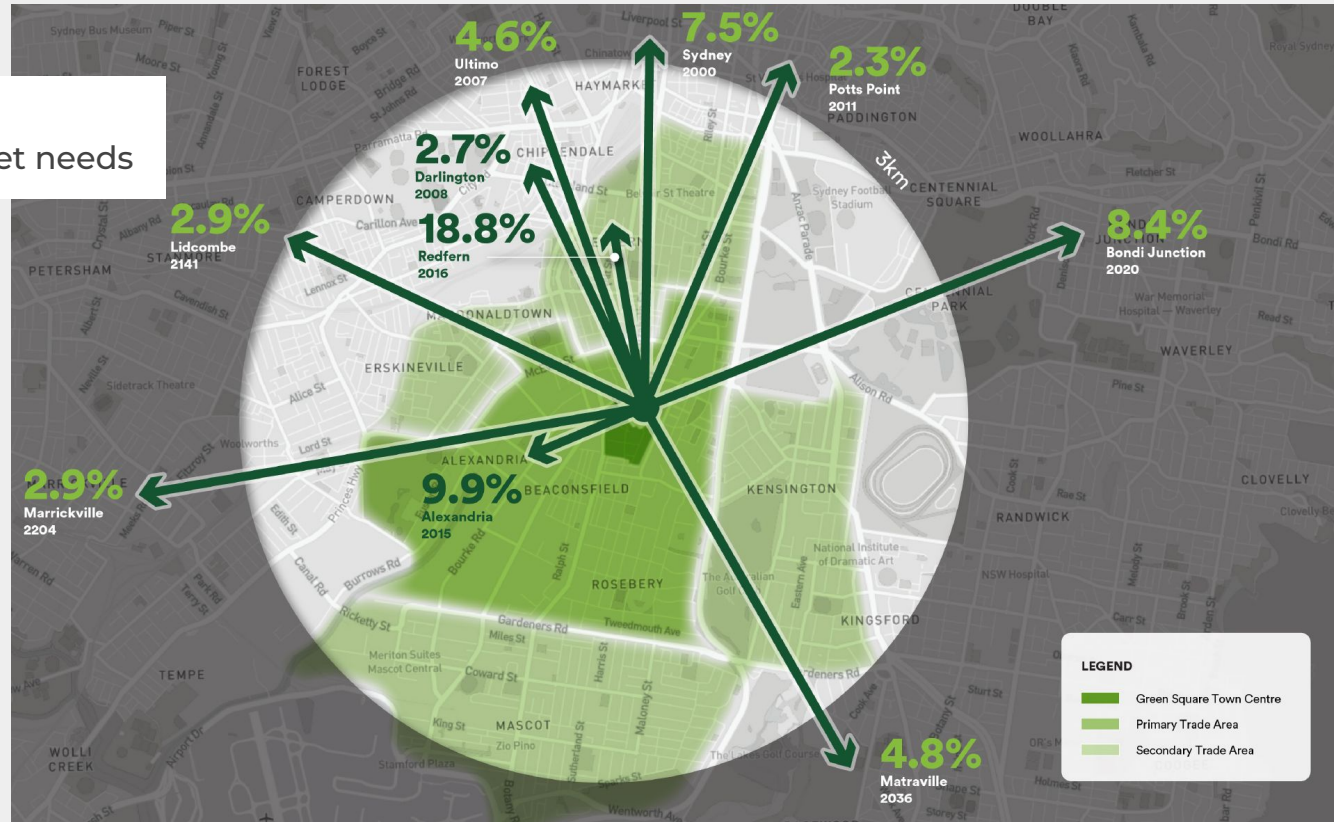
We're engaging with the community to understand local views to ensure our future plans are considerate of the needs and concerns of the Waterloo community.

Open Green Space & Sustainability	About access and traffic	About design
<ul style="list-style-type: none">• The need for open green space, including places to sit and enjoy• Tree canopy and keeping existing mature trees	<ul style="list-style-type: none">• Car and bicycle parking requirements• Walkability• Traffic flow and potential impacts	<ul style="list-style-type: none">• Quality public amenities• Good access to natural light• Design excellence• Ideally lower height buildings• Outstanding mix of specialty retail• Rooftop design and use



Why Waterloo

Providing local convenience for fresh food and supermarket needs



Why Waterloo continued

Bourke&Young, Waterloo is a 10 minute walk to public transport including Green Square Train Station, and Waterloo Metro Station, and close to parks, cafes, and other local destinations.



Questions



Location & context

- Public Transport
- Large Scale Redevelopment
- Open Space
- Residential Mixed Use



Location & Context continued

Dank Street South Precinct

- Heritage Buildings
- Retail Activation Around Pump House
- 4-20 Storeys
- 7 Storeys Along McEvoy Street

Lachlan Precinct

- Mixed Use Residential
- The Rope Walk Park
- 5-25 Storeys
- 6-12 Storeys Along Bourke Street



Lachlan Precinct



1 Rope Walk Park



2 Sam Sing Street



3 Archibald Avenue



4 Dyuralya Square



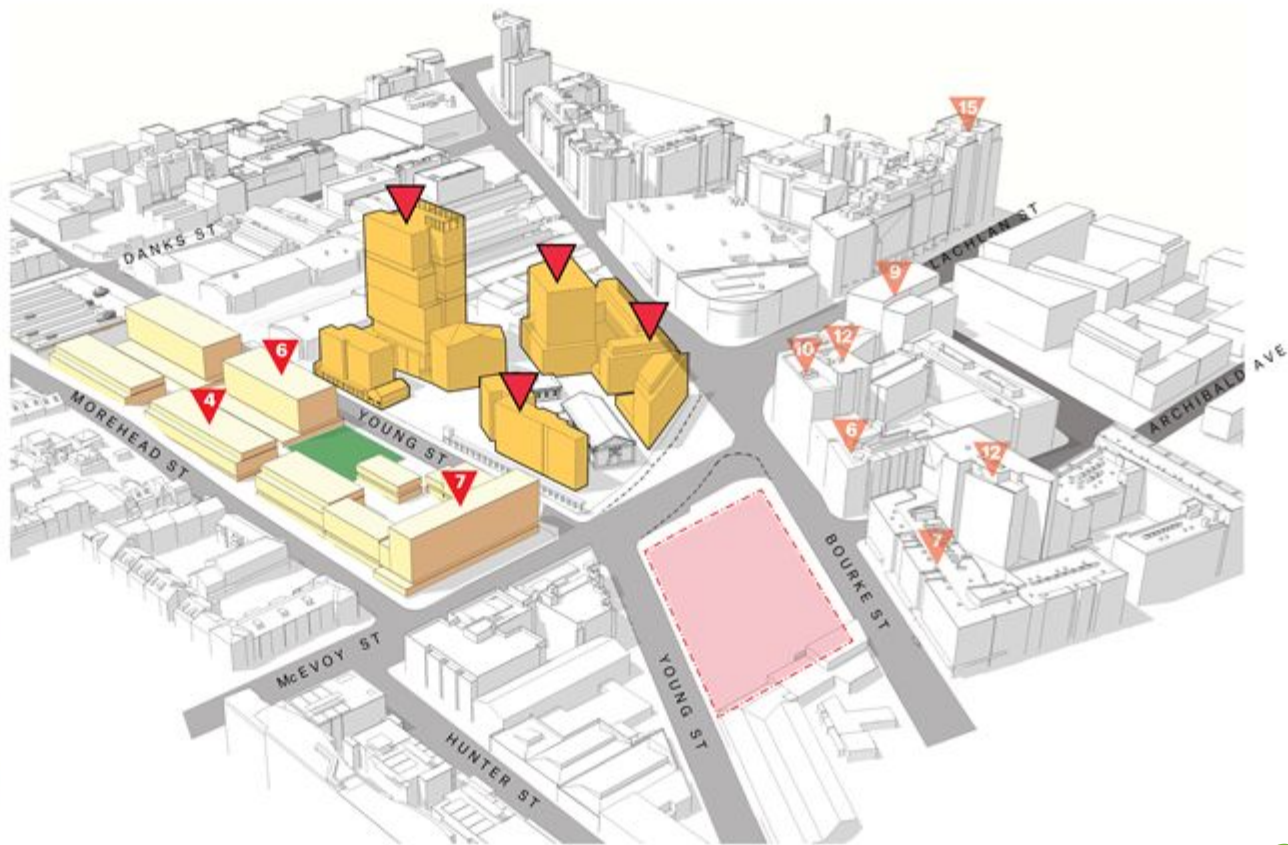
Dank Street South Precinct



Bourke Street Facade - MHNDU, Fieldwork



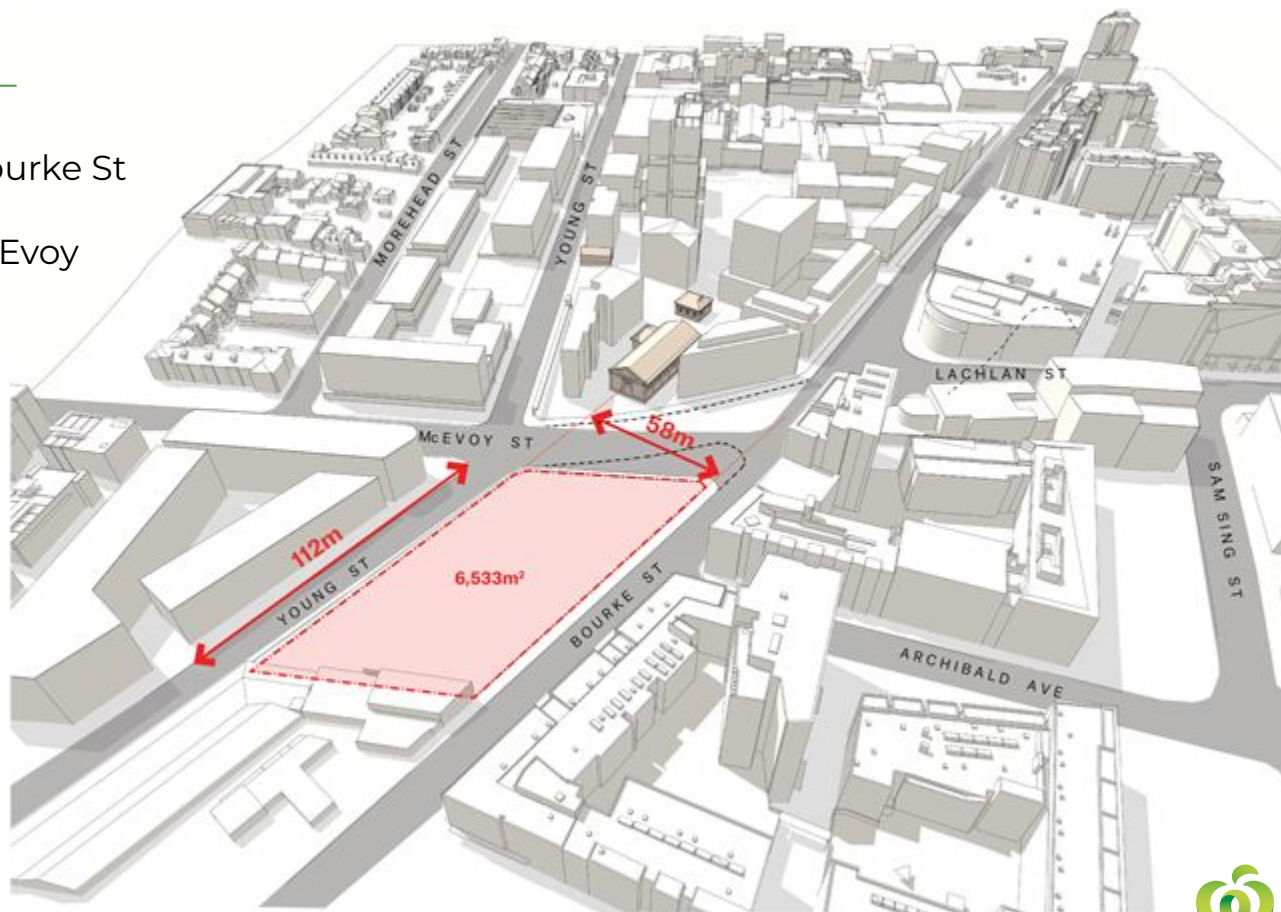
903 Bourke St Tower - Bates Smart



Design considerations

The site

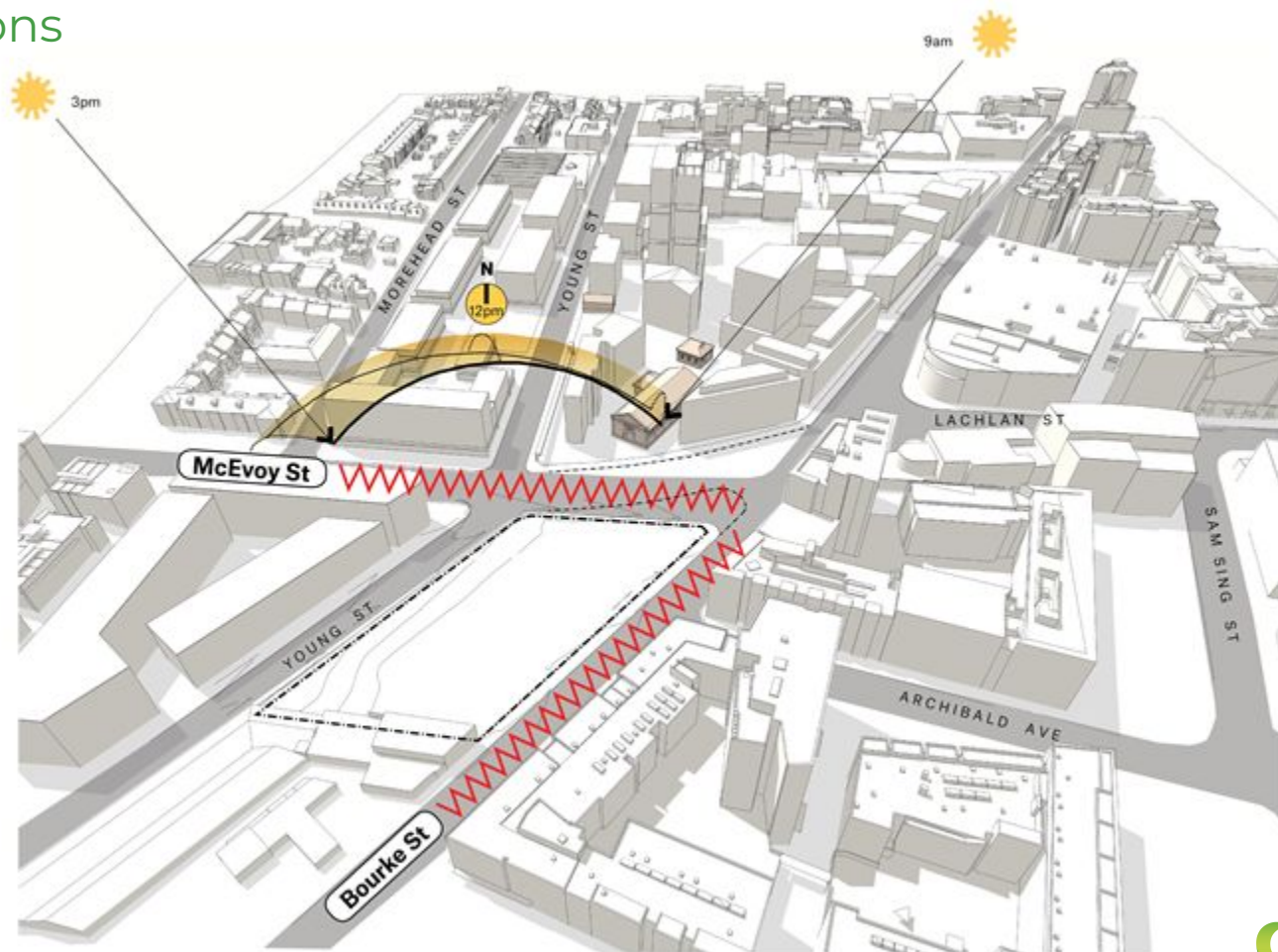
- Irregular shape
- Main street frontage to Bourke St & Young Street
- Less street frontage to McEvoy



Design considerations

Environmental

- Traffic Noise
- Solar Access

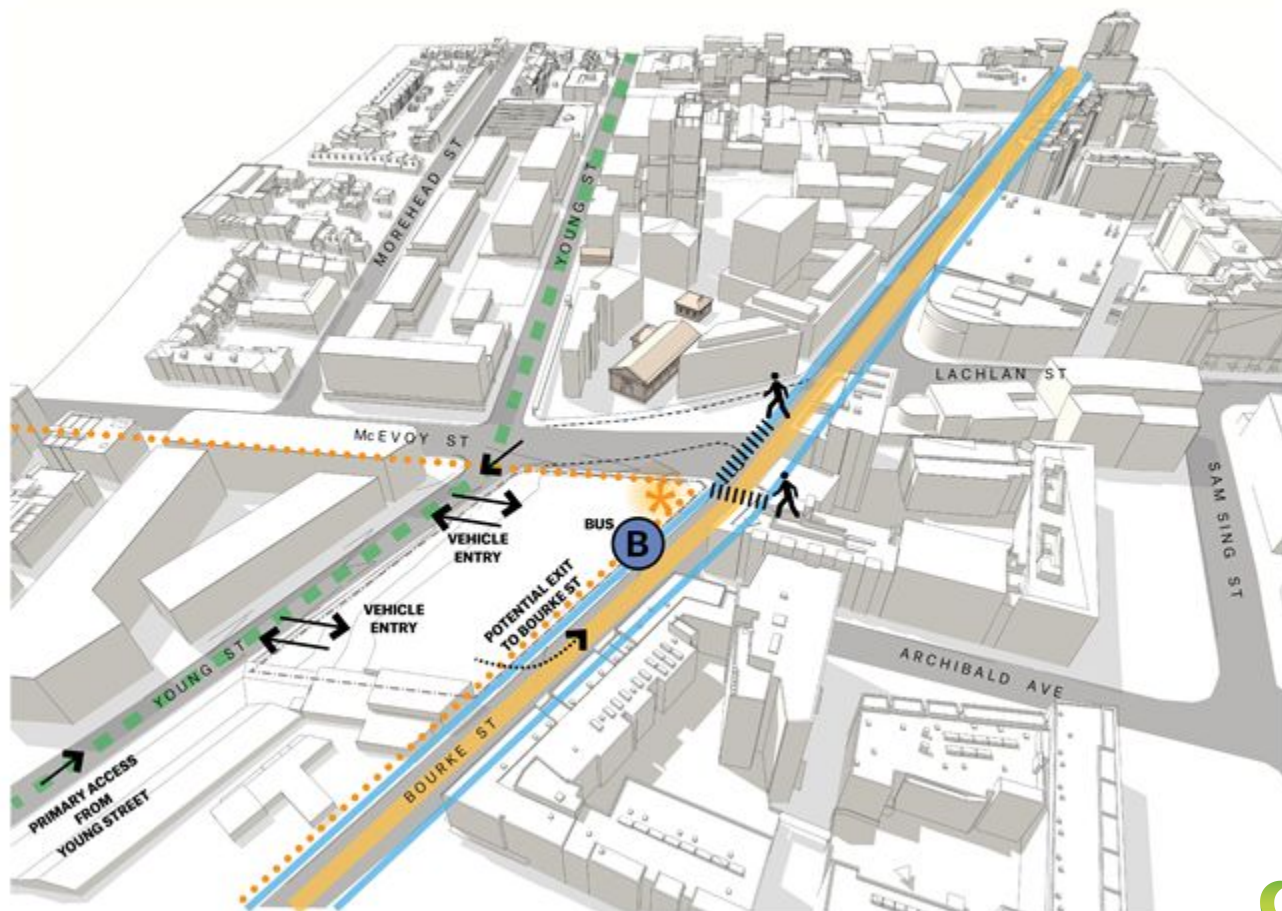


Design considerations

Access

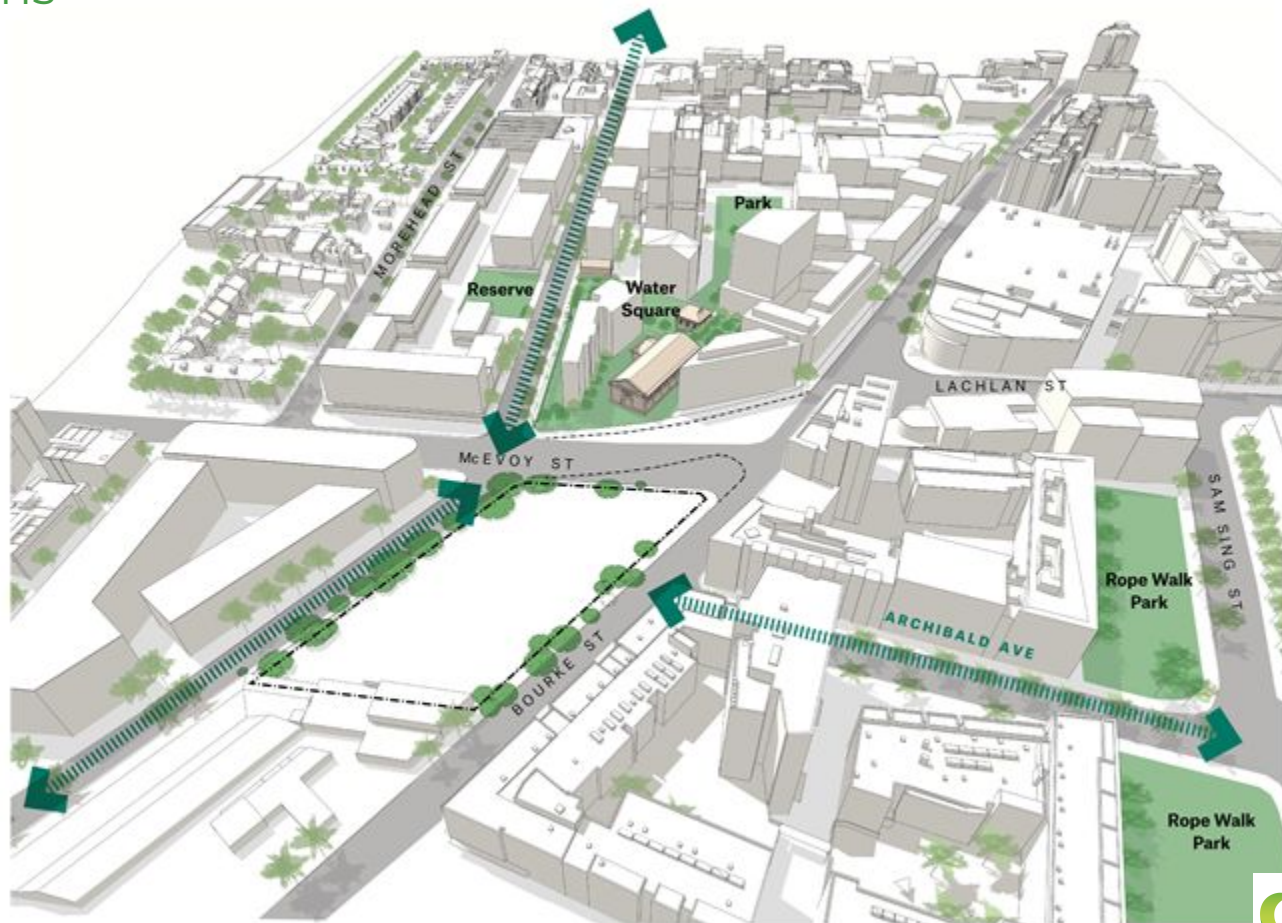
Key

- Low traffic street or bike lane
- Off-road shared path
- Routes with wayfinding signage
- Vehicle access to/from site
- Primary pedestrian access path to/from site
- Pedestrian crossing
- Bus stop



Design considerations

Landscape



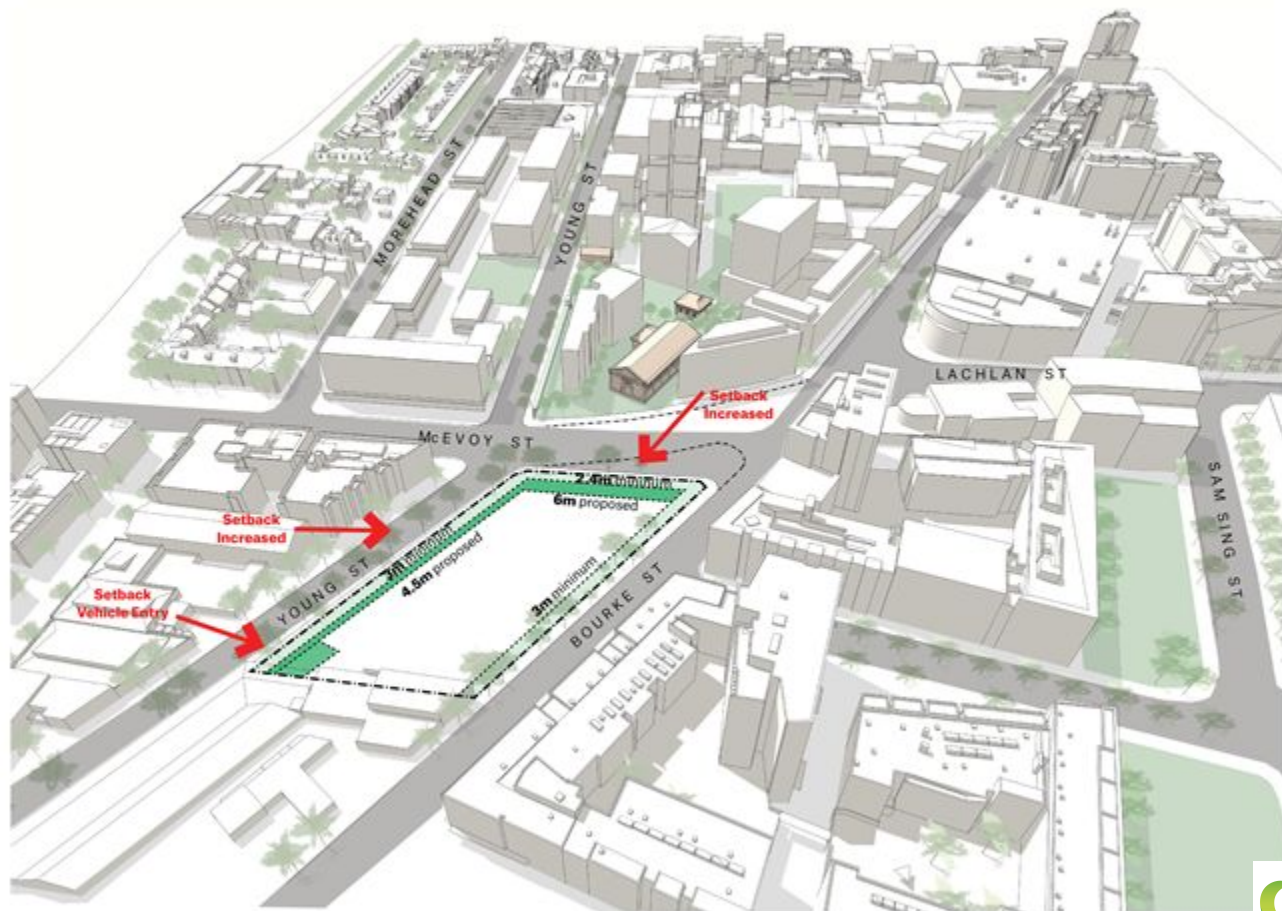
Existing trees



Design concept

Street setbacks

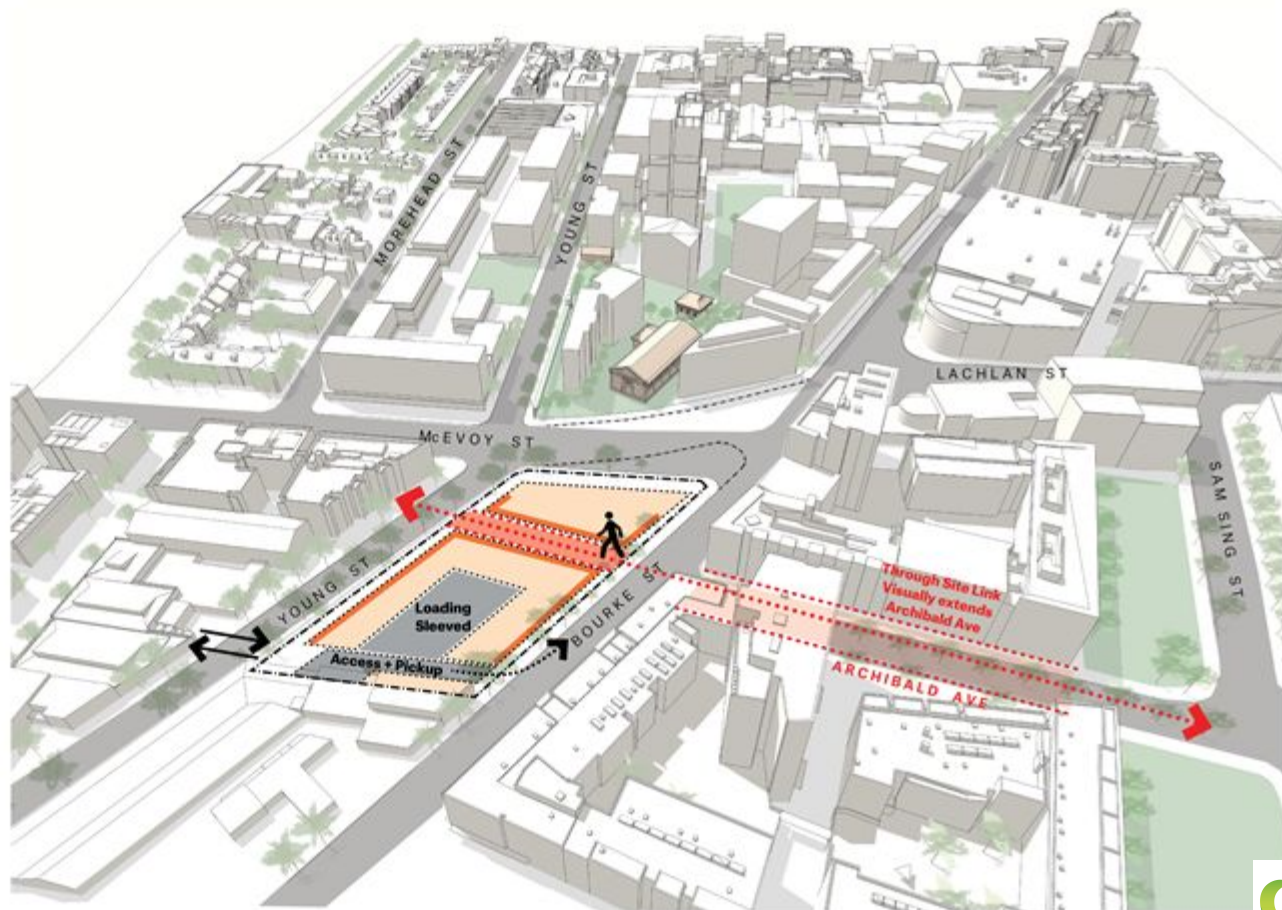
- Proposed setbacks to Young and McEvoy streets increased
- Setback vehicle entry to Young Street to minimise streetscape impact



Design concept

Through site link

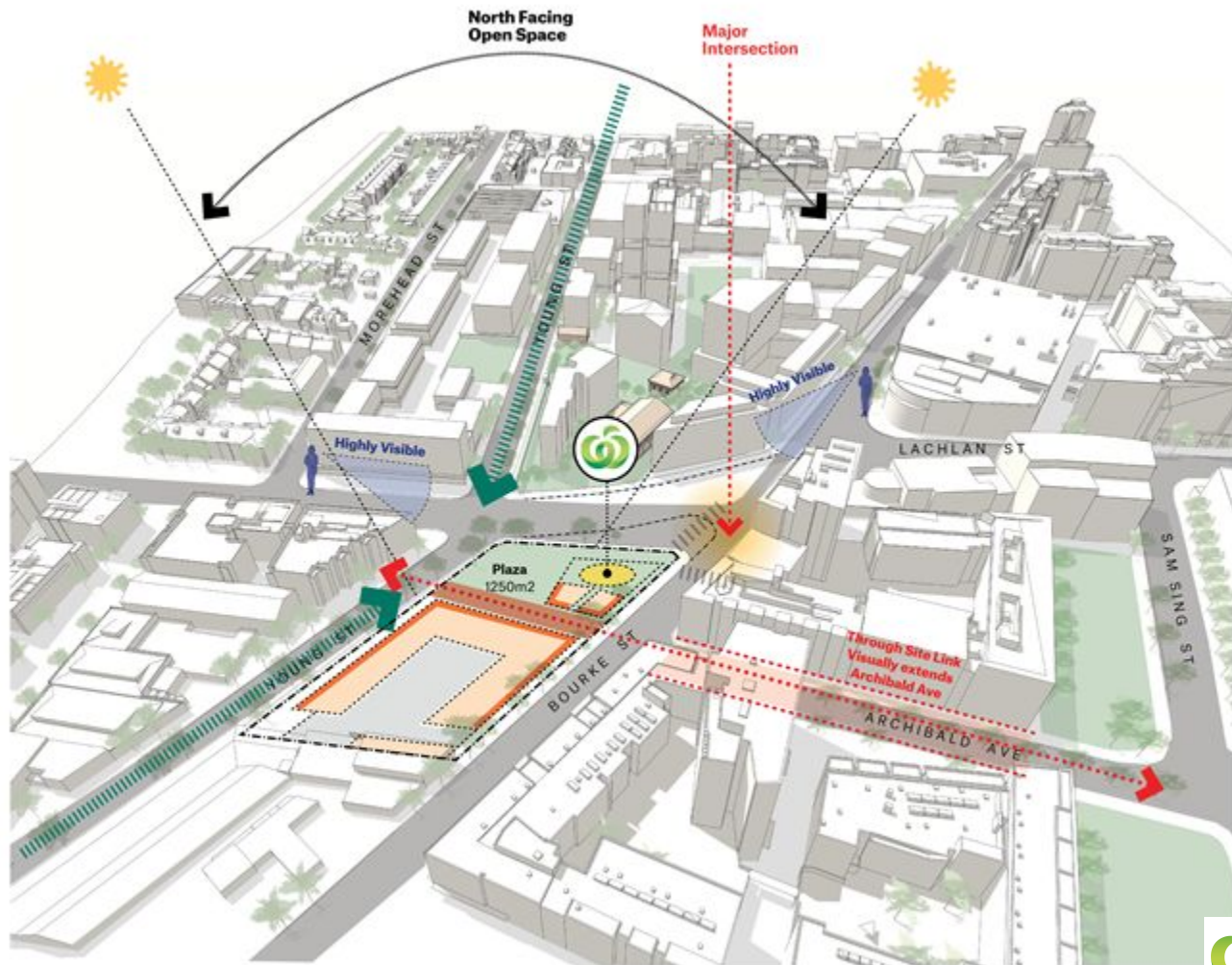
- Pedestrian laneway visually extends Archibald Avenue and is activated on both sides
- Vehicle access located to South



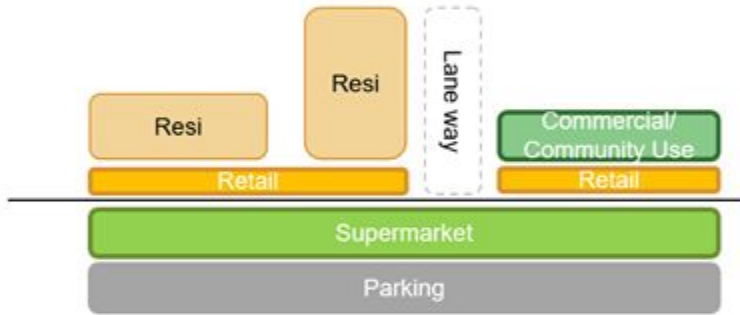
Concept 1

Public domain

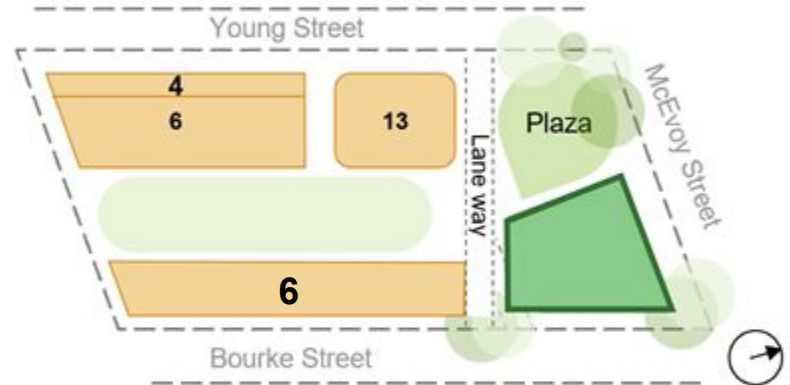
- Pedestrian Laneway
- Activated Retail Frontage
- Northern Plaza
- Corner Supermarket Entry



Concept 1



Section View



Aerial Plan View



Concept 1

Young Street Plaza

The creation of a sunny North facing plaza and a new sustainable pavilion at the heart of Waterloo. The proposal has a pedestrian focused ground plane that enhances and activates connections within the precinct - a new retail destination for the wider community.



Concept 2

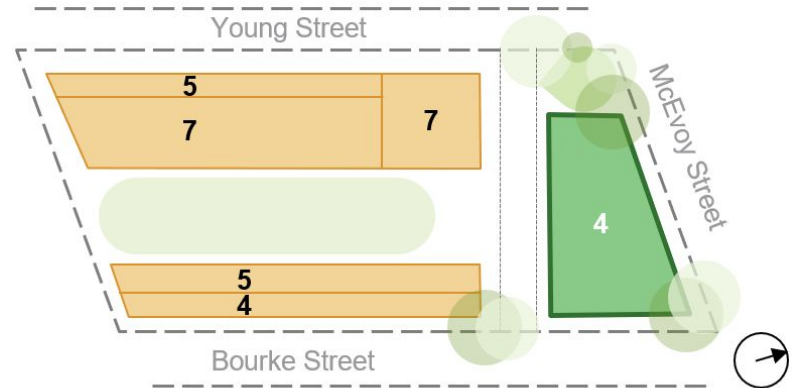
Built form



Concept 2



Section View



Aerial Plan View



Design considerations

Overshadowing

Test: Bourke Street Height 4 Storeys

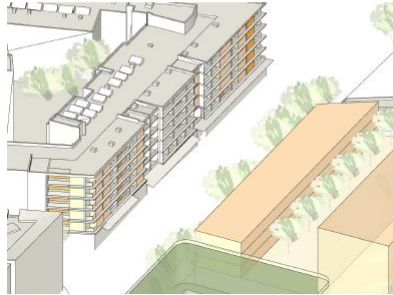
Winter Solstice
June 21

840 Bourke Analysis

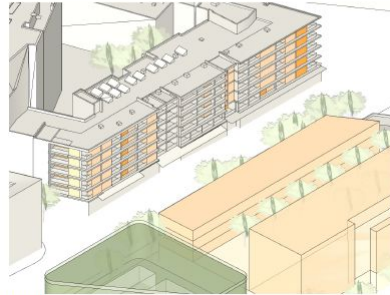
Apartments Affected	0	
Total Apartments	359	0%



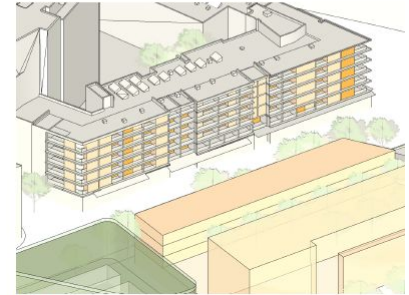
10:00am



11:00am



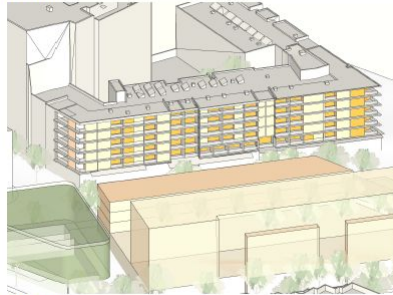
12:00pm



12:45pm



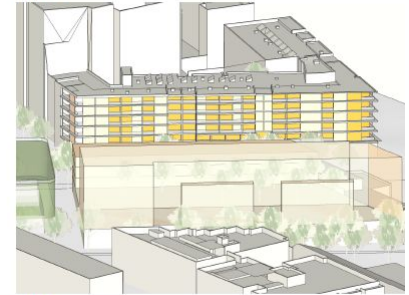
1:00pm



2:00pm



2:45pm

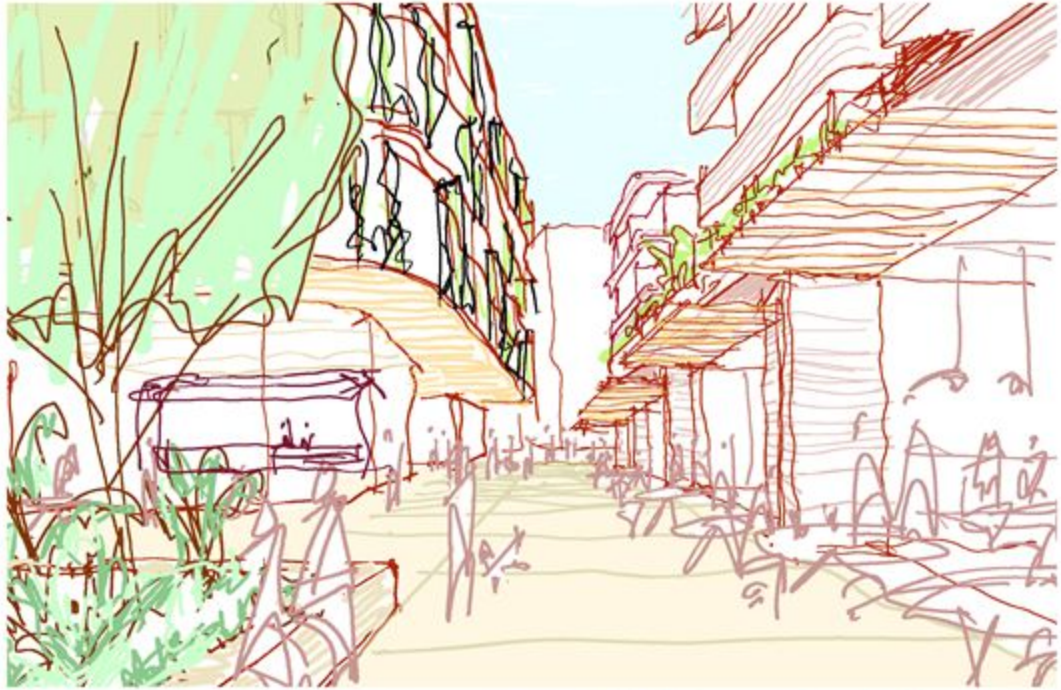


3:00pm



Concept 2

Retail Laneway



1



2



3

Pictured (Bates Smart Projects)

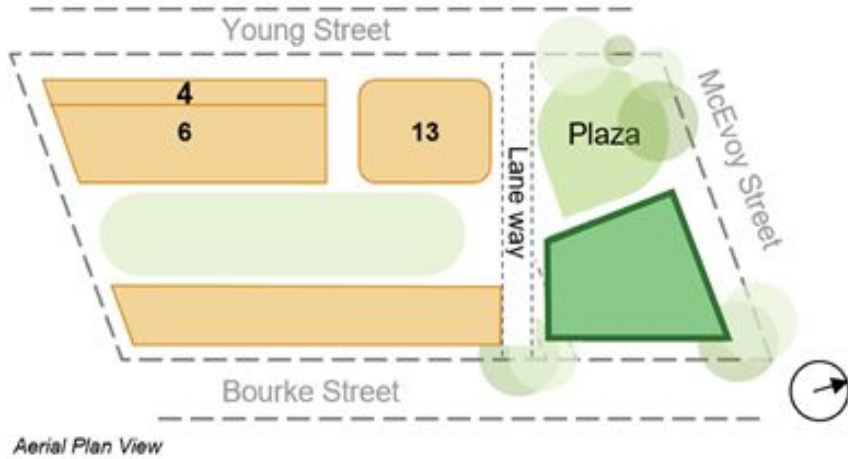
1. Boheme Retail, Bondi Junction
2. Newmarket, Randwick, Sydney
3. Surry Hills Shopping Village, Sydney



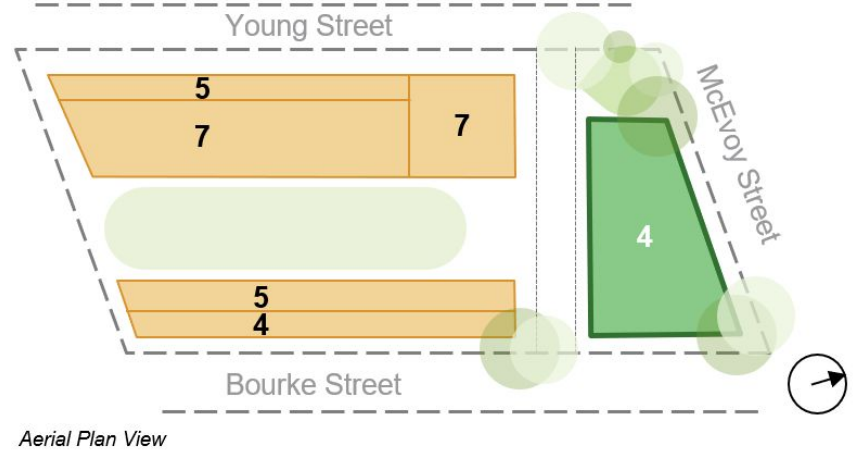
Questions



Concepts 1 and 2



Concept 1



Concept 2

Next steps

- Consider community feedback and refine the concepts
- Report back to the community on feedback
- Lodge Planning Proposal with Council by end 2021



Thank you

Your feedback will help ensure our future plans are considerate of the needs and priorities of the surrounding community.

Project contact points:

Phone 1800 848 868

Email community@bourkeandyoung.com.au

Provide your feedback on the proposed plans at:

www.bourkeandyoung.com.au

Survey closes Friday 24 September, 5pm



Questions

