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### Visual and Architectural Considerations

It is clear that the quality and scale of development which is appropriate to this key area will not be achieved by small piecemeal developments on individual sites. Where the formation of suitable sized redevelopment blocks is likely to be prejudiced by small sites which, for one reason or another remain unconsolidated, the responsible authority may need to consider taking appropriate steps to bring about a desirable consolidation. It is necessary, therefore, that the responsible authority should not only possess adequate powers to take the appropriate steps, but also these powers should be used, to bring about the degree of site consolidation essential to this kind of urban renewal.

The study has endeavoured to identify a reasonable pattern of development which will not only provide for efficient pedestrian and vehicular movement but which will enable, within the blocks, a satisfactory architectural solution to the land use. The proposals indicate one possible pattern of development in three dimensions as a guide. Within any block there will be more than one possible variation in the disposition of buildings but it will be necessary for the responsible authority to ensure that not only is there a reasonable degree of unity in layout and visual form in any block, but that the general scale of development on any block bears a reasonable relationship to the surrounding areas.

These architectural considerations are most important if the redevelopment of Woolloomooloo is to make its proper contribution to the quality of environment in the City Centre. This is particularly the case in respect of William Street where the scale of development and a sense of unity is fundamental to the boulevard concept for this street.

Architectural considerations will therefore in many cases, be the dominant factor in dealing with development applications. In those cases, developers should be required to conform to certain design controls such as building height, floor levels and arcade soffits, and external facing materials, all aimed at achieving an overall sense of unity.

In addition, the question of illuminated advertising needs careful consideration. A limited amount of illuminated advertising would be compatible with the design concepts for William Street, and in Kings Cross where illuminated signs assist in forming the character and life of the area, such signs are highly desirable. It is essential however that the responsible authority ensures that in all cases illuminated signs are of a high standard of design and further, that they form an integral part of the design of a development when viewed from any direction, rather than a random application of a sign to a part of a building.

There will also be important questions of the outstanding views obtainable from the high ground in the Victoria Street area where public spaces may be provided and where a panorama of the City Centre and the Domain need to be preserved as far as possible. This is a consideration which may have to influence the particular height of development in the lower parts of Woolloomooloo.

Generally the proposals have been designed to afford the opportunity for public open spaces linked by pedestrian ways, separate from the movement of vehicles, and to provide the basis on which good development and a satisfactory environment can be created. Architectural quality of the buildings themselves depends very much on developers and their architects.

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### WOOLLOOMOOLOO REDEVELOPMENT: DEVELOPMENT CONTROL PROPOSALS

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The Woolloomooloo area is in a state of transition from residential, to a variety of commercial and industrial uses, in a haphazard manner. Its role in the future of the City Centre has so far been uncertain. The site and street patterns are in many parts quite unsuited to contemporary development needs. If a rational pattern of land use and movement is to be achieved, together with an acceptable environment by voluntary collaboration between landowners, developers and public authorities, then a very effective and imaginative level of development control will be essential.

There are three aspects, namely:

- Zoning and permissible land uses
- Density standards
- Visual and architectural considerations.

The following paragraphs offer guidance on these matters:

From a combination of the basic objectives with other considerations such as the dominating influence of certain proposed public works, the topography of Woolloomooloo, the existing character of parts of the study area and its environs, and the relationship of parts of Woolloomooloo to established activities in adjacent areas, a number of individual patterns emerge.

(a)

#### Zoning and permissible land uses

The activities for several of the sectors when taken together amount to the kind of uses which are associated with and generally permitted in a County Centre zone as defined in the City of Sydney Planning Scheme Ordinance. Development on small sites, however, will need to be integrated into the block of which it forms part in order to achieve efficiency in layout and satisfactory sense of unity and scale in the block as a whole.

Because this may involve difficulties in some parts special attention has been given to incentives for site consolidation. It is desirable to encourage some residential development in suitable parts of the Woolloomooloo area particularly on the high ground by Victoria Street and on the fringes of the Domain. In other parts, where residential development may be proposed, special attention will need to be given to the resulting environment for that use when considering the merit of such proposals.

(b)

#### Density Standards

It is clear that the area presents very difficult problems of site consolidation for effective redevelopment because of the many very small sites and, indeed, small blocks which exist. The density standards recommended therefore, are designed to give special encouragement to site consolidation and block redevelopment. The recommended density standards in the area to be zoned County Centre are as follows:

(i)

#### Base Ratio

Environment is very important in the Woolloomooloo area having regard to topography and to the emphasis on the tourist and entertainment functions which this area might serve. It is necessary to strike a balance between sufficient incentive to redevelop, having regard to standards which may be operating in the main City Centre and the need to avoid over-building to a point where quality of environment is difficult to achieve. Having regard to these considerations a base ratio of 5:1 is recommended (the emphasis being on bonuses to achieve site consolidation and block redevelopment).

(ii) **Maximum Permissible Density**

From studies undertaken it is likely that densities of as high as 12:1, if carried out to any extent, would be greater than is desirable having regard to the objectives. The maximum permissible floor space ratio (including base ratio plus any bonuses which could be obtained) is recommended as 10:1. There may be, however, special locations and circumstances where some discretion might be reasonable, if agreed by the Minister, where a clear public advantage would result.

(iii) **Bonus for site amalgamation and block redevelopment**

*not true*  
This incentive is a critical factor in achieving effective redevelopment of the Woolloomooloo area without public intervention on land resumption. The difficulties of site amalgamation in Woolloomooloo are greater than in the main City Centre owing to the much smaller average size of site and the high degree of fragmentation of development which exists. A block of 30,000 square feet is reasonably capable of satisfactory development as a whole in the circumstances of Woolloomooloo. Therefore, it is recommended that a bonus for "block" redevelopment be available as follows:

Sites over 30,000 square feet but less than 60,000 square feet	—	Floor Space Ratio 2:1
Sites over 60,000 square feet	—	Floor Space Ratio 3:1

(iv) **Bonus for Public Space Made Available**

Where a development provides space to be available for public recreation, movement, etc., which is considered by the responsible authority to be likely to be desirable and effective for public purposes, then a bonus of four times the area of the space surrendered for public purposes is recommended.

In order to maintain the maximum permissible density of 10:1, however, the bonus of four times the area given up for public space should be limited to a maximum of twice the total site area except in instances where the discretionary powers of the responsible authority, with regard to permitting a higher density as mentioned previously, are exercised.

Examples of plot ratio calculations are given as follows:

**On a site of less than 30,000 sq. ft.**

Base ratio — 5:1  
Bonus for space given up assuming a total of one half the site area is made available for public space — 2:1  
Total floor space ratio would be, therefore, 7:1.

**On a site of over 30,000 sq. ft. but less than 60,000 sq. ft.**

Base ratio — 5:1  
Block bonus — 2:1  
Bonus for space given up assuming a total of one half the site area is made available for public space — 2:1  
Total floor space ratio would be, therefore, 9:1.

**On a site of over 60,000 sq. ft.**

Base ratio — 5:1  
Block bonus — 3:1  
Bonus for space given up assuming a total of one half the site area is made available for public space — 2:1  
Total floor space ratio would be, therefore, 10:1.

(v) **Residential Density**

Two parts of Woolloomooloo appear to offer special attraction for residential use, namely, the high ground by Victoria Street (which is, therefore, proposed to be zoned for high density residential use) and the immediate fringes of the Domain on the west. Within the area proposed to be zoned as County Centre a maximum floor space ratio of 10:1 has been recommended. Where residential use is proposed, either alone or in association with other uses on a site, a maximum floor space ratio for the residential use of 2:1 is recommended having regard to the low lying nature of some parts of Woolloomooloo and their proximity to a major expressway and to the railway viaduct. In these areas special attention will need to be given to ensure that where residential use is proposed a satisfactory environment will be provided. An exception to this general residential density limitation could reasonably be considered on the fringes of the Domain where the benefits of openness offered by the adjacent major open space would make it reasonable for the responsible authority to permit, subject to satisfactory design and layout, a higher residential density up to the maximum of 10:1 which has been recommended as the density "ceiling" for the County Centre area of Woolloomooloo. Beyond this a special bonus for the inclusion of residential use in mixed schemes is not recommended.

(vi) **Densities in Woolloomooloo Bay Area**

The proposals for commercial and residential use associated with the proposals for the redevelopment of the port as a passenger terminal represent for the most part, air space development over the port or development highly integrated with the port proposals. For the most part the land is in the ownership of the Maritime Services Board. Having regard to the high degree of integration involved in the various parts of these proposals, they will need to be considered as a whole. The area is zoned as a Special Use (Port and associated purposes) area. The question of densities will, therefore, need to be considered especially having regard to the particular objectives in this redevelopment area.

(vii) **Residential Zones — Victoria Street**

It is recommended that the present Residential 2(c) zoning, which is applicable to the Kings Cross area generally in the draft City of Sydney Planning Scheme, should be extended to the western side of Victoria Street as far north as the proposed junction between Plunkett Street and Victoria Street. This will permit a density of 4:1.

With respect to that part of Victoria Street north of Plunkett Street (extended), the nature of the site and its outlook are such that high density residential use could be encouraged but, at the same time, the nature of the residential use should have regard to the area east of Victoria Street which is at present zoned as a Residential 2(b) zone in the draft Planning Scheme. The permissible uses for this area should therefore be the same as are permitted within a Residential 2(b) zone but the special nature of the site is recognised by recommending that in addition to a floor space ratio of 2:1, which is generally available in a Residential 2(b) zone, the bonuses for block redevelopment and for space given up for public purposes, which are available in the County Centre zone, should also be available to this limited zone.

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