

January 2022

Waterloo South community session questions and answers

Questions raised by the community at the information sessions held on the 8 and 9 December 2021.

The department is required to carry out further investigations on the proposed plan for Waterloo South before it can go on public exhibition.

Two community sessions were held to provide information on the work that has been done and what it means for the proposed plan for Waterloo South.

The workshops covered urban design, feasibility, heritage, traffic and transport, open space, trees, sustainability, noise and flooding.

Urban design questions

Will building heights consider shadowing of existing buildings?

Yes, we have done a number of studies to assess the impact new development will have on existing buildings and other areas. The findings from these studies helped inform the proposed maximum height for new buildings.

Will homes in Wellington Street be overshadowed by future buildings in Waterloo South?

Sunlight to homes along the northern side of Wellington Street will not be affected. The planning process considers existing and future homes.

Will 110 Wellington Street be overshadowed by new buildings?

No, the shadow will fall to the south. This will be shown in the exhibition material.

How will you manage the difference between building envelopes and what can actually be built?

We will be showing the development in a number of ways including a video fly through, 3D model and artistic impressions.

Will a model be available in the neighbourhood centre during public exhibition?

Yes, a 3D model of the proposed plan will be displayed during the public exhibition period. The location of where you can view this is not yet confirmed, but we will look at placing it in the neighbourhood centre.

My privately owned property is in Waterloo South. Will the land I own be redeveloped?

If your privately owned property is included in the proposed plan, it does not mean your site will be developed. Development is a decision for the owners and the owner's corporation of your site.

Will privately owned property be identified on the proposed plan?

Private sites will be clearly identified on the proposed plan when it is made public.

Places such as Green Square were designed to prevent wind but are still windy. Will openings in building to prevent wind be sacrificed to allow for more apartments?

Our consultants recommend architects carry out wind tunnel testing to demonstrate how each building impacts wind. This testing will be part of the design competition process for each tall building.

Architects will need to submit their building designs into a competition. The designs will then be judged by industry experts to choose the best design. The competitions will make sure architects consider environmental impacts, such as wind in their design, to ensure spaces are safe and comfortable.

Can streets like Mead Street be shared zones rather than streets?

Mead Street is not proposed to be a shared zone – meaning, a street that is shared by vehicles, pedestrians and cyclists. Mead Street is proposed to be a dead-end road for vehicles. The proposed plan allows for large footpaths on Mead Street with street furniture between the footpath and the road to help reduce traffic on the street.

Feasibility questions

Is the floor space the same as the city proposal after the reductions and extra tall building?

The floor space is similar to the City of Sydney's proposal. In the current proposed plan some buildings are smaller to allow for more sunlight and more trees to be kept. The additional tall building is proposed to make up for the reduced floor space in other areas.

How does the 10% floor space ration bonus impact apartment numbers if the total number of apartments has been reached?

The 10% floor space ratio bonus has been factored into the total number of 3012 apartments.

What apartment size is used in the calculations?

The size of apartments has been considered but the calculations have not yet been finalised. Information on apartment sizes used will be available during public exhibition.

Is the gross floor area negotiable?

The proposal looks at setting maximum floor areas. The gross floor for new buildings will be determined when the buildings are designed and approved.

What is the outcome of the financial feasibility? Is it 7% affordable housing? Is that a breakeven point on 20% developer margin, or on a different figure given the risk profile on a government development?

The financial feasibility outcome is not available yet. The feasibility report will be available prior to exhibition and assumptions will be shown.

If the configuration of apartments is not known, how do you calculate the estimated total number?

New buildings will go through a design and approval process. This process will set out the design and configuration of apartments in each building. Estimated sizes are used to calculate the total number of apartments. The sizes used in these estimates are not finalised. More information on apartment sizes will be available during public exhibition.

If the redevelopment is a profitable idea, is the opportunity for profit being handed over to private corporations? Who will own the land?

We understand there are concerns about profitability. The planning proposal sets out the rules for how land can be used. Land ownership and profit from development is not part of this process.

Traffic and transport questions

Mead Street was never proposed to be for flow through traffic. This would be a major change to assurances given. Are there plans to open it up?

Mead Street is proposed to be a dead end for vehicles. Only pedestrians and cyclists will be able to pass through.

How is increased traffic on Pitt Street considered 'minimal impact' on Waterloo Park?

A full traffic report will be available during public exhibition. The report will include details of the impact of increasing traffic in the area.

Is there consideration for the fact that Pitt Street is a 'rat run'?

The planning proposal does not include changes to traffic outside of the area. A full traffic report will be available during public exhibition.

What will stop traffic making a left turn to go through to Redfern Street and Cleveland Street and it being a one way 'rat run'?

The planning proposal does not include changes to traffic outside of the area. A full traffic report will be available during public exhibition.

I understand the department is working towards the best plan for the area and some areas will have more traffic than others. Can traffic engineers ask people where the traffic should go and explain why or why not?

The planning proposal does not set out the rules for traffic management. The City of Sydney manages traffic in the area.

Questions about trees

Will the trees on Wellington Street be kept?

Yes, trees on the corner of Wellington Street and Gibson Street, and Wellington Street and Pitt Street as well as further along Wellington Street, such as between Pitt Street and West Street are proposed to be kept.

Will the Metropolitan Local Aboriginal Land Council (MALC) be consulted to see if there are any trees with Aboriginal cultural significance that need to be protected?

We will consult with the MALC.

Sustainability questions

Will utilities, including spare conduits and pipes for services, for example collection of rainwater, irrigation systems and for future communications services be planned to minimise future dig-ups? Will there be undergrounding of any power and services?

Infrastructure such as pipes for services will be planned during the design, development and construction stages. Utility providers will be consulted during the exhibition period and will provide comments on underground services in the area.

Is it possible to use wind and recycling power to reduce carbon footprint?

Sustainability is important. Architects will need to consider energy sources as part of the design competition process and comply with building sustainability standards set by the NSW Government

Architects will need to submit their building designs into a design competition. The designs will then be judged by industry experts to decide on the best design. The competition will make sure architects consider impacts such as sustainability in their design.

Are there plans for storm water recycling?

Sustainability is important. Architects will need to consider water recycling as part of the design competition process.

Architects will need to submit their building designs into a design competition. The designs will then be judged by industry experts to decide on the best design. The competition will make sure architects consider impacts such as sustainability in their design.

Has increased heat through climate change been factored into the climate change risk analysis? This is a big risk for elderly people and for those with health concerns.

Increase in temperature from climate change is considered in the climate change report. The proposed plan includes ways to minimise the increase in temperature from climate change, such as keeping more trees to increase shade in the area.

Noise and flooding questions

In regard to flood risk, how much underground parking is proposed?

Underground parking is proposed in areas across the precinct. The exact number of spaces and extent of the basements will be known at design stage. Basement entries have been located to avoid areas that flood and building designs will need to consider the possibility and impacts of flooding.

How will more noise to the area from buses and other traffic be prevented?

We will advise Transport for NSW of the issues raised by the community in relation to noise from buses and other traffic.

Other questions

Has the proposal been passed to the gateway team?

The planning proposal will be submitted to the department's Place, Design and Public Spaces team in early 2022.

To what extent will feedback received during consultation impact the final plan?

Community feedback is an important part of the planning process. All feedback received will be considered in the preparation of the final plan. We will also consider feedback from other government agencies such as Transport for NSW and Heritage NSW.

Will the tendering process for redevelopment be different to the Sydney Metro apartments?

The planning proposal sets out the rules for how land can be used in the area and does not include the tender process for development. When the planning rules are in place, the development process can begin.

Will private owners be compensated if development in Waterloo South decreases property values?

We understand there may be concerns about property prices. The planning proposal sets out the rules for how land can be used in the area and does not include analysis of the property market.

In regard to government policy for private development, will this be a full tender?

The planning proposal sets out the rules for how land can be used in the area and does not include the tender process for development. When the planning rules are in place, the development process can begin.

Are there plans for Indigenous retail businesses?

The proposed plan includes areas where retail businesses can operate. It does not set out what will be developed in the area or the types of business that will be included. This can be decided once the development stage has started.

Will the area be developed by the same developer used for the apartments over Sydney Metro Station?

We do not know which developer will be used at this stage. We are currently working on the proposed rules for how land can be used. When these are in place developers will then be able to make an application to redevelop the land.

Other comments from the community

- the community would benefit from second-hand (recycling) shops for clothes and furniture, where they don't have to have huge mark-ups to cover rents
- there is "whistling" inside apartments in the towers. Future buildings should be designed to prevent this
- the City of Sydney agreed to match Land and Housing Corporation's density in their proposal. There is a difference between density and height
- regarding wind at Green Square where Ebsworth street, comes off Bourke street the buildings are circular, but that corner is always windy. Architects should visit and take note
- probably a design issue, but community gardens should be retained and even expanded with more open access. This could provide Indigenous work opportunities
- consult Transport for NSW regarding any plans that may impact services such as undergrounding telecommunication companies, energy providers and recycling especially as "Grid" redesign regarding Federal NSW and City of Sydney plans
- solar panels and batteries on every building would mitigate climate change by reducing carbon dioxide production
- Reeve Street should not be a car and bus traffic zone
- the Pitt Street playground is on a cul de sac. Allowing through traffic on a street that children cross to go to the playground, is a major safety issue. Young children will not use a detour via a pedestrian overpass, they will just cross the road to the playground.

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