

January 2022

Summary of community information sessions

A summary of the information provided at the Waterloo South online community sessions on 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 following summary considers that the department has mainly adopted the City of Sydney's scheme for the proposed plan for Waterloo South.

Workshop 1

The discussion at the first workshop focused on urban design, feasibility, heritage, traffic and transport.

Urban design

Urban design is the process of designing cities, towns and suburbs with the aim of creating great places where people live together as a community.

Information on the urban design work done for the planning proposal included:

- the revised draft plan proposes more existing trees be kept, including significant fig trees, and important trees along McEvoy Street
- the revised draft plan proposes to allow more sunlight into future homes, courtyards and streets
- changes to building heights are proposed to make sure sunlight gets in
- the consideration of sunlight and the plan to keep more trees means that some of the building layouts have been changed and buildings in some areas have been removed
- to meet the number of homes required in the gateway conditions, a change is proposed to planning rules for where buildings are allowed
- to meet the number of homes required in the gateway conditions a taller building is proposed at the corner of Kellick and Gibson Street

Feasibility

A feasibility study looks at areas such as how much a project costs, the social impacts and benefits and technical factors. It is used to assess if the cost of the project is balanced with the value or outcome required.

An independent consultant was used to confirm the feasibility of the proposed plan for Waterloo South.

- the planning proposal is expected to deliver approximately 3,000 dwellings, with a mix of social, affordable and market homes

Heritage

Local heritage studies were carried out and helped shape the proposed plan.

- it is proposed that all heritage buildings are kept
- heights and design of future buildings will need to consider existing heritage buildings

Traffic and transport

The proposed street and road pattern was shown during the session. This is very similar to the layout proposed in the City of Sydney plan.

The traffic discussion included:

- the extension of Pitt Street to McEvoy Street and the impacts this will have on traffic through the area
- a footpath so people can walk between Mead Street to McEvoy Street
- bike paths along George Street and Wellington Street
- West Street being made wider
- bus routes will be discussed with Transport for NSW during the consultation period

Workshop 2

Workshop two focused on open space, trees, sustainability, noise and flooding.

Trees

Another 24 trees are proposed to be kept. These are in addition to the trees retained in the City of Sydney's proposal. This will provide greater tree canopy cover and shade for the area.

The additional 24 trees are located:

- on the corner of Wellington Street and Pitt Street
- on the corner of Wellington Street and Gibson Street
- on the corner of Gibson Street and Kellick Street
- along McEvoy Street (nine additional trees retained as buildings have either been pushed back or moved to another location)

Open space

The proposed plan includes two public parks. A large park located to the north of the area and a smaller park located towards the south.

- the large northern park is bounded by George Street, Cope Street, Raglan Street and Wellington Street
- the department has proposed the large park be zoned as 'public recreation', meaning the natural space is protected and can only be used for recreation activities. This could include playgrounds or community facilities

Noise

The department carried out additional noise studies in the area and found that future buildings will need to be designed to minimise noise inside homes.

There are various ways noise inside homes can be minimised, including the use of treated windows and insulation.

These types of measures will need to be included in the development application for new buildings.

Wind

The impact of wind on the area was discussed, including:

- wind testing has been done at various locations throughout Waterloo South
- wind tunnel testing will be completed on new buildings at the design stage

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 wind in their design, to ensure spaces are safe and comfortable.

Stormwater and flooding

The impacts of the proposed plan on stormwater and flooding were discussed, including:

- some parts of Waterloo South are currently prone to flooding during heavy rainfall (such as towards George Street and McEvoy Street and part of Wellington Street and Cope Street)
- there is no significant increase in flooding and stormwater impacts from the proposed plan
- flood studies will need to be done as part of the development application for new buildings

The flood studies will identify ways to minimise the impacts of flooding. Architects will need to apply the findings of the flood studies in their building designs. For example, buildings may have floor levels raised to ensure floodwaters do not impact the building, or basement driveways may be located in areas that do not flood.

Climate change

The impact of climate change and ways to reduce risks were discussed.

- over time climate change will increase heavy rainfall and the risk and impact of flooding
- there are ways to lower this risk, including maintaining trees and other vegetation or designing buildings to withstand bigger floods

Economic development

The economic development study looks at how much land should be allocated for infrastructure such as community centres, health facilities, shops, childcare services, and homes.

- it makes sure the proposed plan meets the future day-to-day needs of the Waterloo South community and provides a better quality of life for residents
- the proposed plan will not impact surrounding suburbs and the use of centres such as Green Square and Redfern
- George Street will be the main hub for Waterloo South and will provide a range of uses for the community including shops and other community services

Waterloo South planning proposal

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