

# Proposed plan for Waterloo south

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# 1

## Overview of the proposed plan

Proposed plan for Waterloo south

## Overview - proposed plan for Waterloo south



One of the state's most significant urban renewal projects.



Much needed refresh of Waterloo south.



Will deliver new social housing, affordable housing and private homes.

## The planning process



# 2

## Building locations and heights

Proposed plan for Waterloo south

# Building heights and locations



Map of Waterloo south

The proposed plan includes three building types



## The layout has considered:

- sunlight into homes and shadowing
- how close buildings are to shops and other services
- how many homes are needed
- distance between buildings
- the size of streets
- views from the street and buildings

# Low-rise buildings



Map of Waterloo south

Artist's impression of the community centre



## Low-rise buildings are located:

- between medium buildings
- in quieter areas
- next to heritage buildings.

## Low-rise buildings in the plan:

- community centre in small park
- existing heritage buildings.



# Medium-rise buildings



## Medium-rise buildings are located:

- along main streets, such as George Street and Wellington Street.

## Medium-rise buildings :

- are mostly 8 to 9 storeys high
- are positioned along the edge of the block
- have courtyards in the middle of the block to provide an outdoor area close to homes.



# Tall buildings

The tall buildings are positioned to minimise shadows on to homes, parks and public spaces.



**There are 4 tall buildings located on the corner of:**

- Kellick Street and Gibson Street.
- Cope Street and McEvoy Street.
- George Street and McEvoy Street.
- McEvoy Street and the new Pitt Street extension.



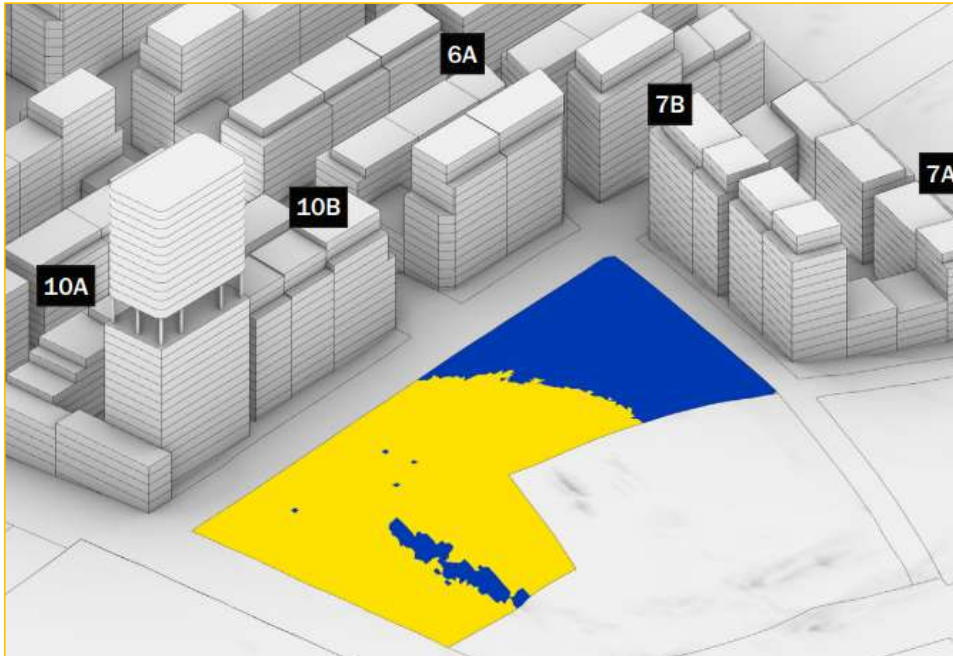
# 3



## Sunlight

Proposed plan for Waterloo south

## Sunlight on to Waterloo park



City of Sydney Planning Proposal

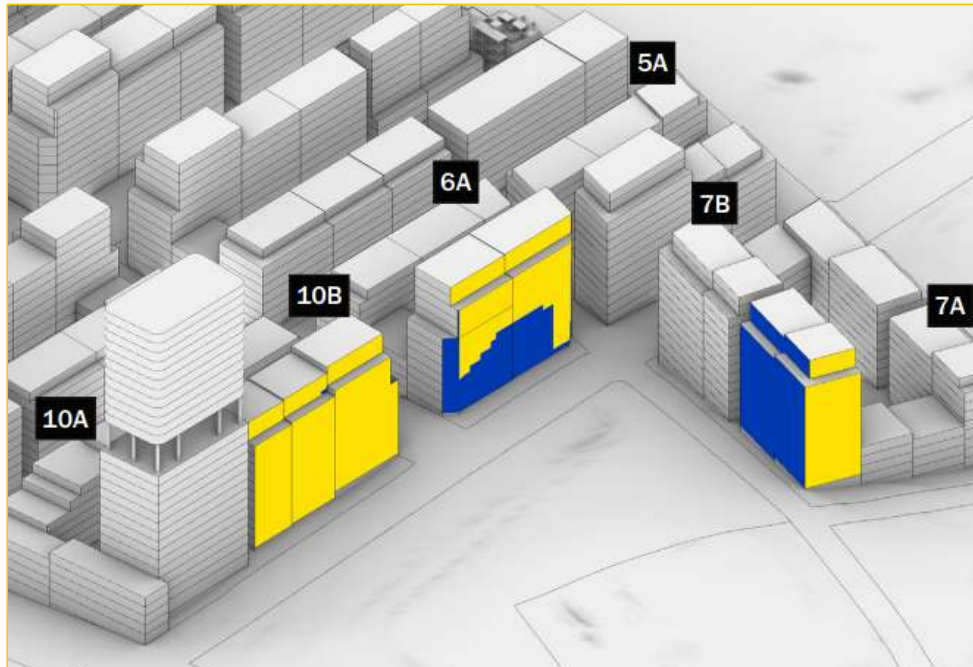


Proposed plan for Waterloo south

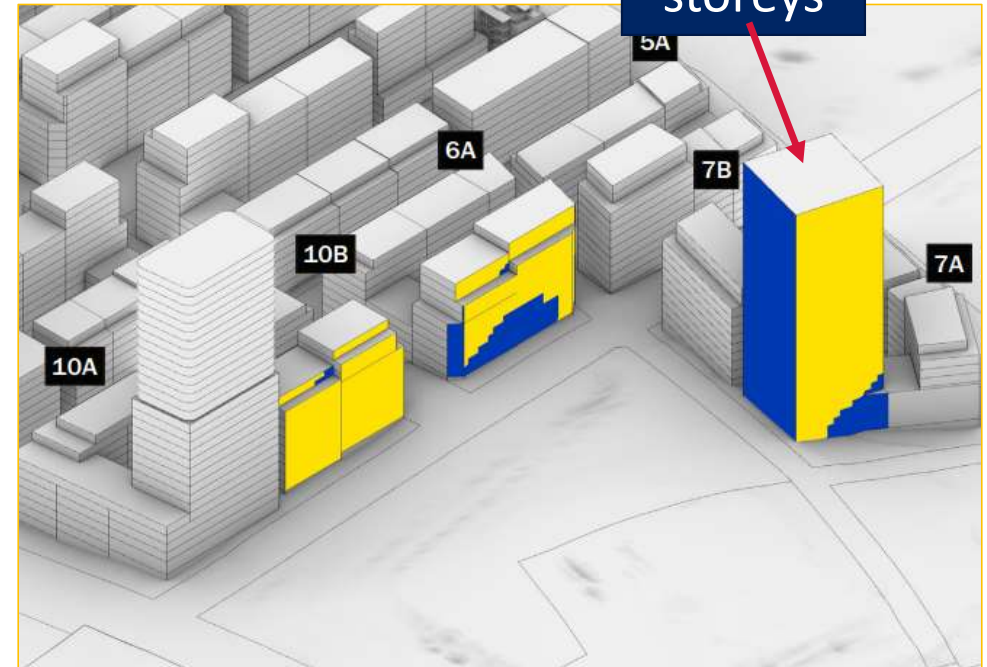
More sunlight onto the northern end of the main park.



## Sunlight into homes next to Waterloo Park



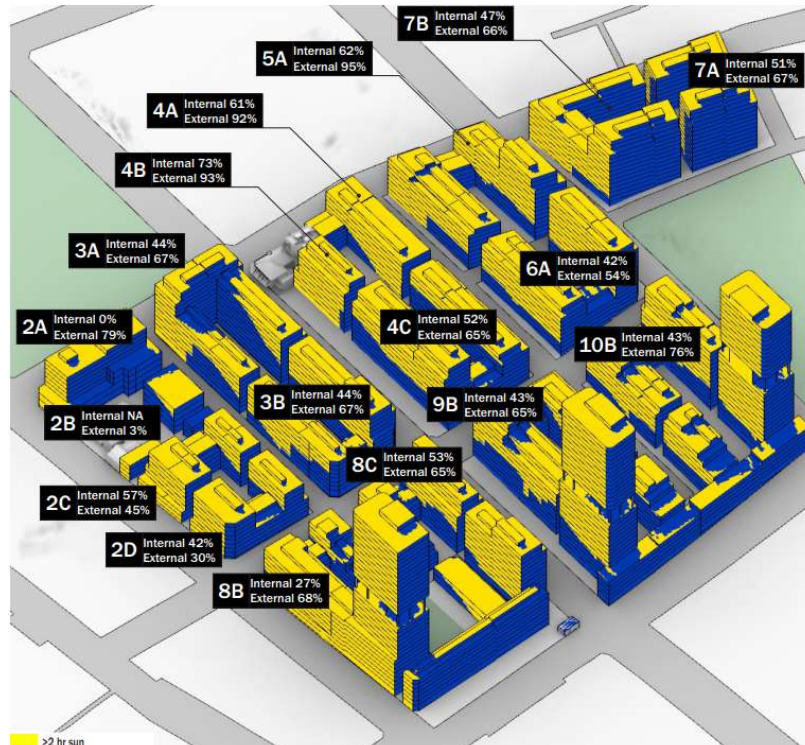
City of Sydney Planning Proposal



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More sunlight into homes next to  
Waterloo park

# Sunlight onto buildings



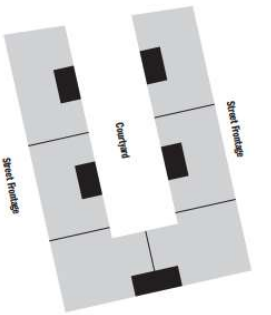
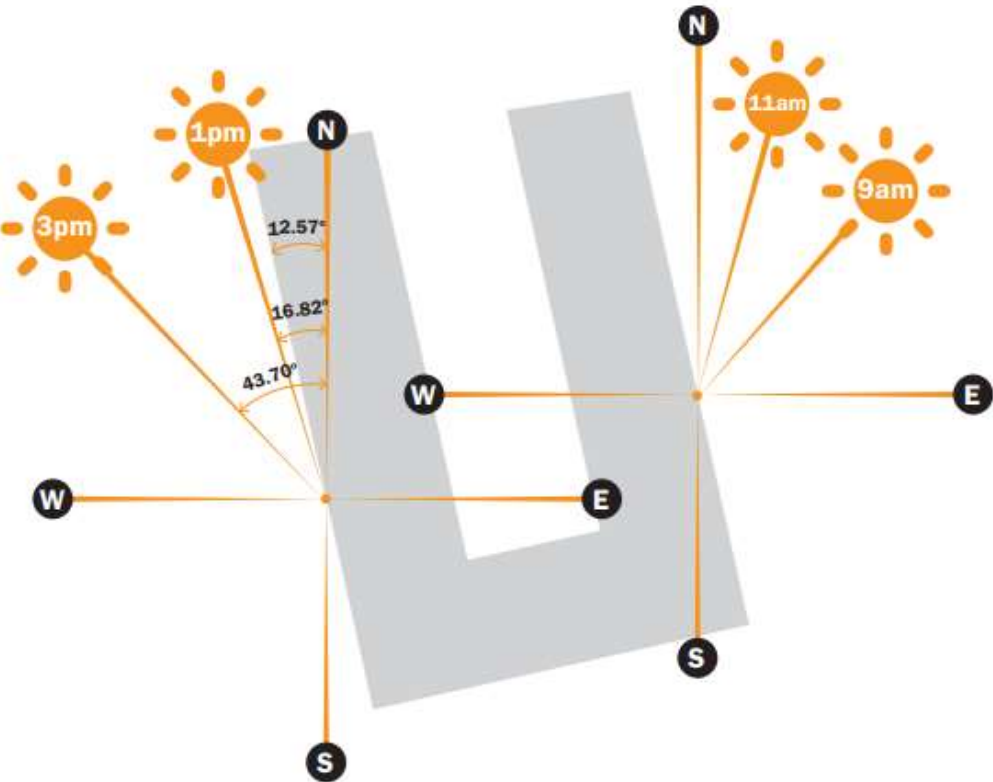
City of Sydney Planning Proposal



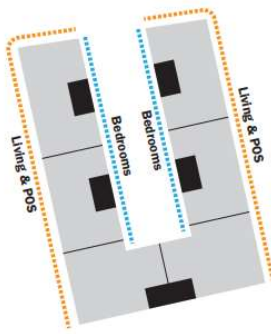
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More sunlight onto buildings by lowering the height of some buildings around the edge of the block .

# Position of buildings on the block – orientation



Potential Core Location



Planning

The way buildings are positioned on the block helps to maximise sunlight into homes across the day.



# 4

## Options reviewed for the location of the tall building

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## Location of the 4th tall building

To get to the appropriate number of homes an additional tall building is included in the proposed plan.

A number of location options were considered.

To decide on the best location of the 4<sup>th</sup> tall building we considered:

- shadowing on parks and homes
- the view from buildings
- slope of the block
- position in relation to other buildings, community services and outdoor areas
- distance between tall buildings.



## Location for 4<sup>th</sup> tower



# Option A



### Positives:

- located near the other tall buildings
- located close to transport and community services

### Challenges:

- more homes are overshadowed
- all 4 tall buildings are close together
- overshadows the small park

Location of the fourth tall building



# Option B



## Positives:

- located close to the park to allow:
  - views over the park
  - easy use of the park
- good amounts of sunlight into homes
- located close to transport and community services

## Challenges:

- design challenges due to the depth on the block
- more homes are overshadowed
- located near heritage buildings

Location of the fourth tall building



# Option C



## Positives:

- located near the other tall buildings
- more sunlight into homes

## Challenges:

- could overshadow existing homes
- all 4 tall buildings are close together

Location of the fourth tall building



# Proposed location

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## Positives:

- located close to Waterloo Park to allow:
  - views over the park
  - easy use of the park
- good amounts of sunlight into homes and outdoor areas.

## Challenges:

- important trees are located on the corners of the block.



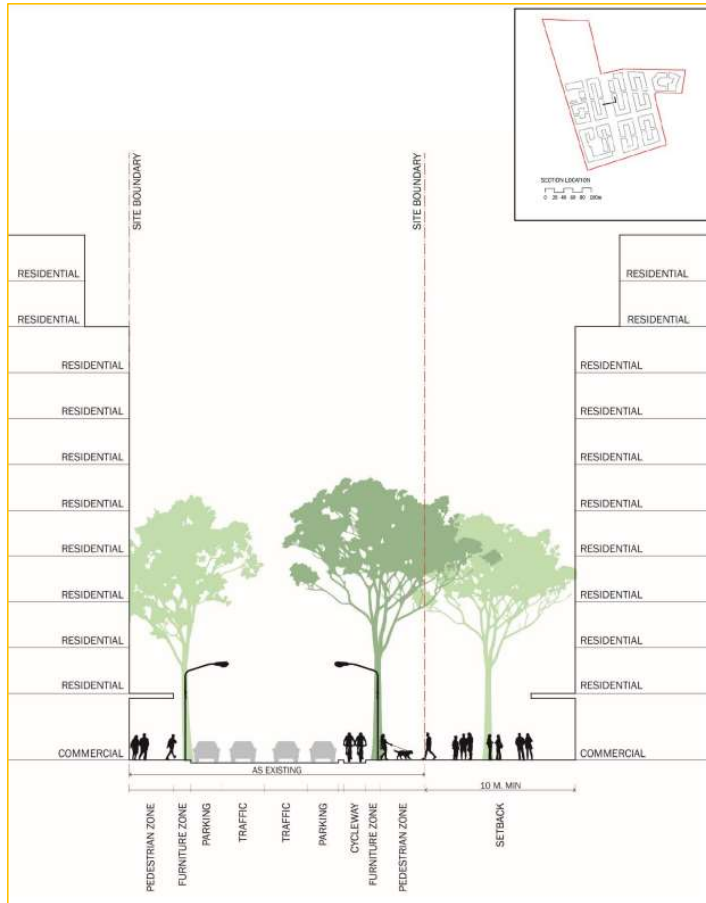
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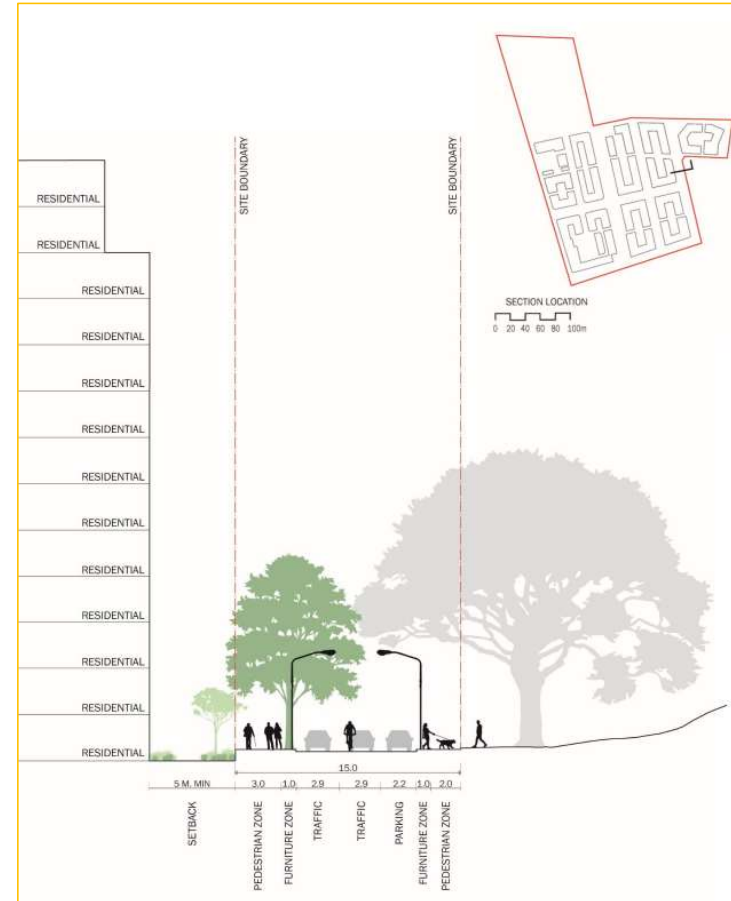
## Building design

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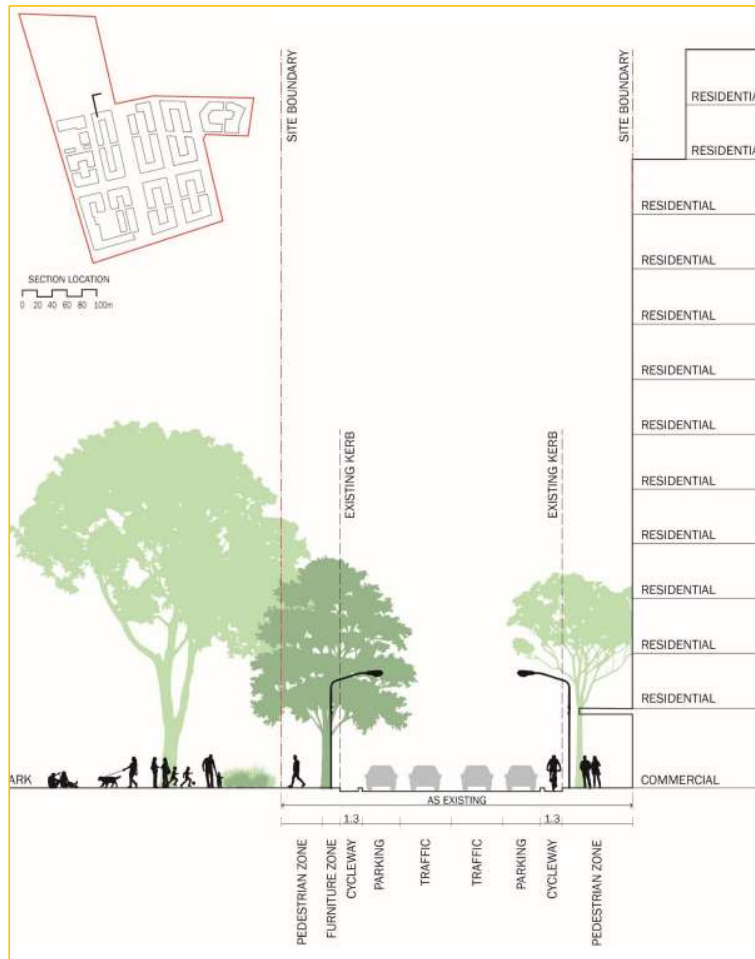
## Buildings on the edges of the block



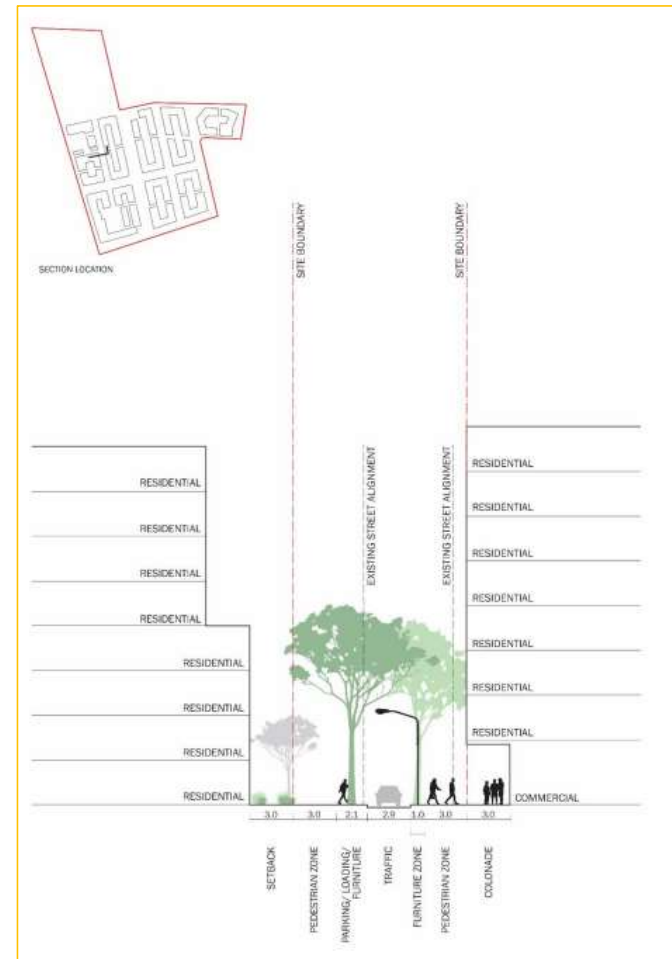
George Street



Pitt Street



Wellington Street



Cooper Street (north)



# 6

## Questions

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