

# *Waterloo South Redevelopment Unpacking the Planning Proposal*

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*for*

*Counterpoint Community Services*

*Waterloo (South) Exhibition Planning Proposal Capacity Building*

# Waterloo South Planning Proposal Artist Impression



# Waterloo South Planning Proposal Model



# Waterloo South Planning Proposal Simplified Plan



# Brainstorm

- From what you know about the plan, what are your concerns?
- Is there anything you think the plan does well?
- What is set in stone and what is negotiable? What are some of the things that can realistically be changed?
- What issues/concerns are relevant to this stage of the planning process, and which are relevant to the Development Application (DA) stage?

# What is a Planning Proposal?

- A Planning Proposal is about setting the planning controls – the rules – that the developers appointed by LAHC will use to create actual designs for the buildings and public spaces in the precinct.
- This exhibition contains artists' impressions, a model and a height-by-storeys map that shows one preferred option, but the final design will be different.
- The actual designs will be separately exhibited at Development Application (DA) stage and open to comment. The rules can change at DA stage or later through Modifications.
- Now we are only talking about what rules should apply for the site.

# What are the Planning Proposal Documents?

- A draft set of maps to change the planning controls (rules) in the Sydney Local Environment Plan (LEP).
- An explanation of provisions that covers all rule changes, including changes proposed to related rules like the RWA Contributions Plans.
- A Draft Design Guide to guide how the LEP rules should be applied.
- A Draft Infrastructure Schedule between LAHC and Council on the provision and ownership of roads, parks and community facilities.
- A Planning Proposal document that should be the one document that explains all of the above but isn't.
- Lots of consultants' reports – 11 Gateway Addendums to 14 earlier studies and 12 studies that did not have Addendums.

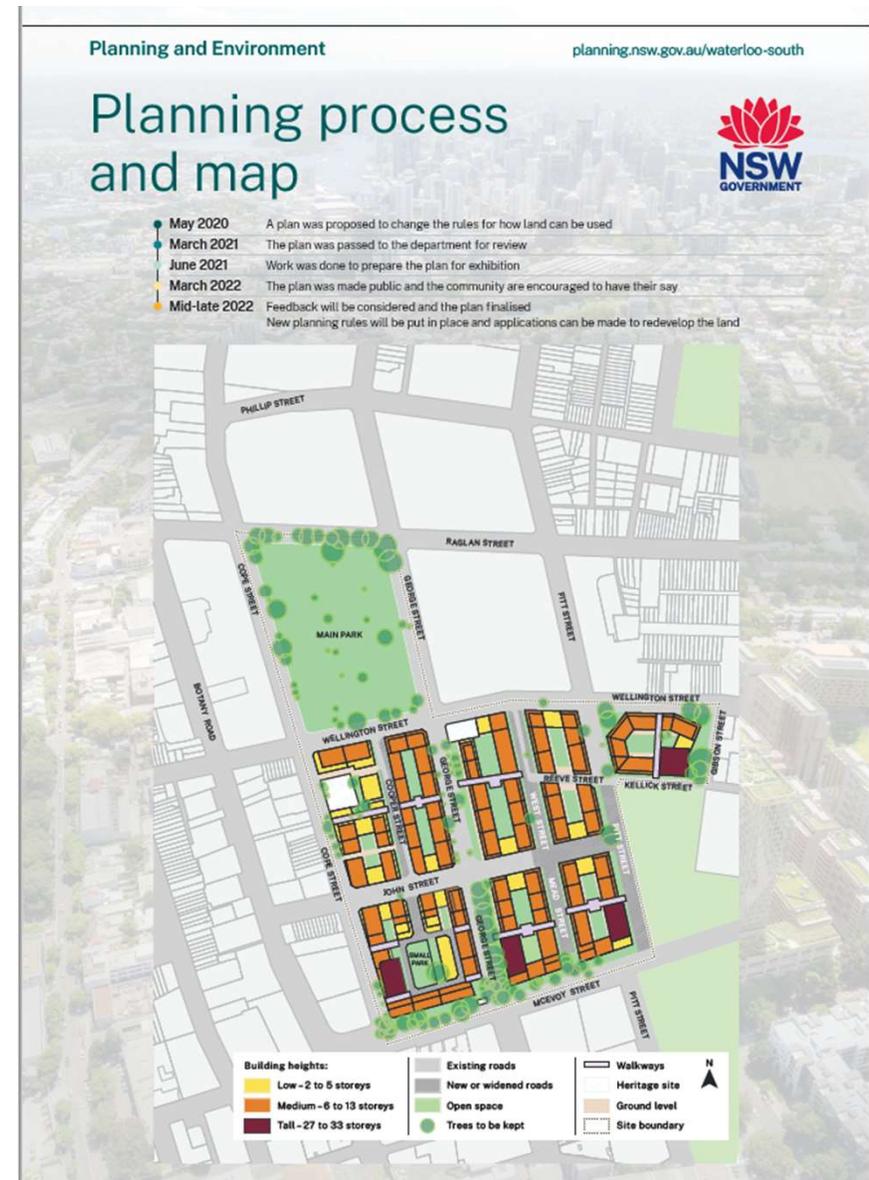
## What's this plan all about? What are the main rules?

- Land Use: What can and cannot be built where. This is done by setting land use zones and, where necessary, modifying them by other controls.
- Height: Maximum height of a building on a specific piece of land. The highest buildings in Waterloo are governed by flight restrictions.
- Floor space: Sets how much floor area is allowed in the development expressed in multiples of the land area as a ratio – 3:1 is three times more floor space than land area.
- The Design Guide that sets out guidelines on how the design is to be delivered. This has a lesser status than the controls in the LEP.
- State based rules that cover any development in the state.

Let's look then at the exhibition materials to see what they tell and don't tell us about the planning proposal.

The map opposite is the only one on the information boards. It tries to give you an overview of the project elements based on a simplified view of the Draft Design Guide building height map.

It is not one of the planning maps, it was put together for the exhibition.



This is the building heights and locations board from the exhibition. It uses the simplified map above and talks about low medium and tall buildings.

This is the only board that directly deals with any of the planning controls mentioned above.

So let's have a close look at Building Heights and Floor Space.

We will then look at some of the other planning controls not mentioned in the exhibition boards.

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## Building heights and locations

The proposed plan includes rules for where buildings can go, how high they can be and which direction they can face.



- Buildings are positioned to**
  - make sure sunlight comes into homes and minimise shadowing
  - be close to shops and services to make day-to-day life easier.
- Tall buildings**
  - are 27 to 33 storeys high
  - are located on:
    - Kellick Street and Gibson Street
    - Cope Street and McEvoy Street
    - George Street and McEvoy Street
    - McEvoy Street and the new Pitt Street extension.
- Low-rise buildings**
  - are 2 to 5 storeys
  - are on quieter streets and next to the small park.
- Medium-rise buildings**
  - are 6 to 13 storeys
  - are positioned along the edge of the block
  - have courtyards in the middle of the block to provide an outdoor area close to homes.

# The LEP Height Map – Where LAHC will start

The building height is shown in metres. Commercial and residential floors and podiums are different heights – metres give certainty but are hard to visualise.

The design guide uses 3.1 metres to a residential storey and 4.5 metres for ground floor commercial or retail.

## Maximum Building Height (m)

A	3	T4	29	AC	110
E	6	U1	30	AD	130
H	7.5	U2	33	AE	150
I	8	U3	34	AH	235
J	9	V1	35		Area 1
L	11	V2	38		Area 2
M	12	W1	40		Area 3
O	15	W2	42		Area 4
P	18	X	45		Area 5
Q	20	Y	50		Area 6
R	22	Z	55		Area 7
S1	23	AA1	60		Area 8
S2	24	AA2	65		Area 9
T1	25	AA3	70		Area 10
T2	27	AB1	80		
T3	28	AB2	85		

## Maximum Building Height (m)

Heights shown on map in RL (m)

0 - 10	70 - 80
10 - 20	80 - 90
20 - 30	90 - 100
30 - 40	100 - 110
40 - 50	110 - 120
50 - 60	120 - 130
60 - 70	

## Cadastre

Cadastre 28/05/2021 © City of Sydney



# The LEP FSR Map – LAHCs other major Control

Floor Space Ratio (FSR) is talked about as a ratio between the floor space and the land.

So the block for the Mount Carmel high rise is labelled AA2 and there can be 6.3 times more floor space than the land area in the map

The amount of floor space and the maximum height are the main constraints for developers.

Developers then try to get the best design layout. The design guide and design excellence competitions are in place to help deliver good outcomes.

Maximum Floor Space Ratio (n:1)

A	0.35	X1	4
F	0.6	X2	4.16
H	0.7	X3	4.19
J	0.8	X4	4.36
L	0.9	Y1	4.5
M	0.95	Y2	4.57
N	1	Y3	4.68
P	1.25	Y4	4.74
R	1.45	Z1	5
S1	1.5	Z2	5.31
S2	1.75	Z3	5.91
T	2	AA1	6
U1	2.5	AA2	6.30
U2	2.75	AA3	6.44
V1	3	AA4	6.5
V2	3.12	AA5	6.86
V3	3.15	AB1	7
V4	3.25	AB2	7.45
V5	3.35	AB3	7.5
V6	3.41	AC	8
W1	3.5	AD	9
W2	3.59	AE	10
W3	3.73	AF	11
W4	3.75		
	Refer to clause 6.14		
	Refer to clause 6.15A		
	Refer to clause 6.4		
	Refer to clause 6.47		

**Cadastre**

□ Cadastre 28/05/2021 © City of Sydney





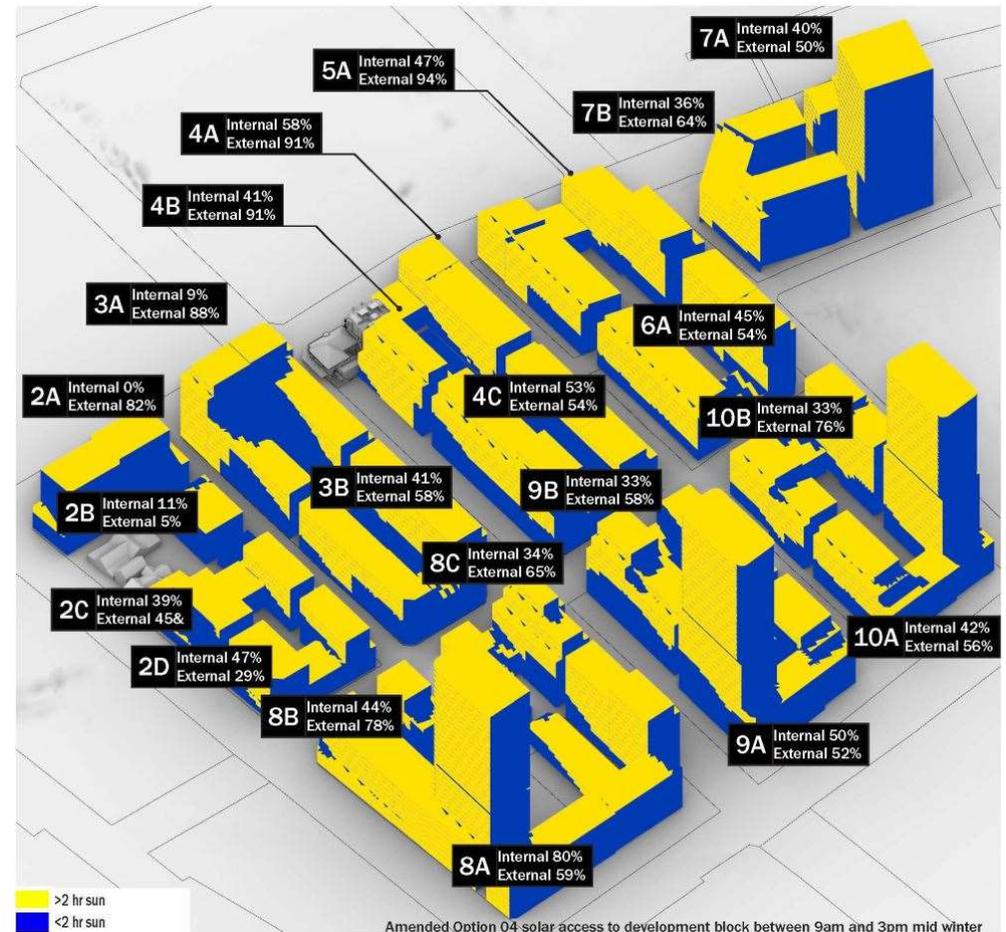
# Solar Access is a major design requirement

The planning system has requirements including State Environment Planning Policies (SEPPs) that apply to developments in addition to those in the LEP and the Design Guide for Waterloo.

For example the planning system requires 2 hours sunshine into units in mid winter.

This illustration shows which parts of the buildings in the Design Guide scheme get greater than 2 hours sun (yellow) and less than 2 hours sun (blue) between 9am and 3pm mid winter.

Designing around solar access and the other planning rules is also a major design consideration in coming up with the final design.



# Overshadow Diagrams

Appendix B (page 201) in Addendum to Urban Design report (Hassell) includes Shadow diagrams that illustrates the overshadow from 9:00am to 3:00pm on the summer solstice, mid-winter and equinox.

The diagram opposite shows from 9:00am to 3:00pm in mid-winter.



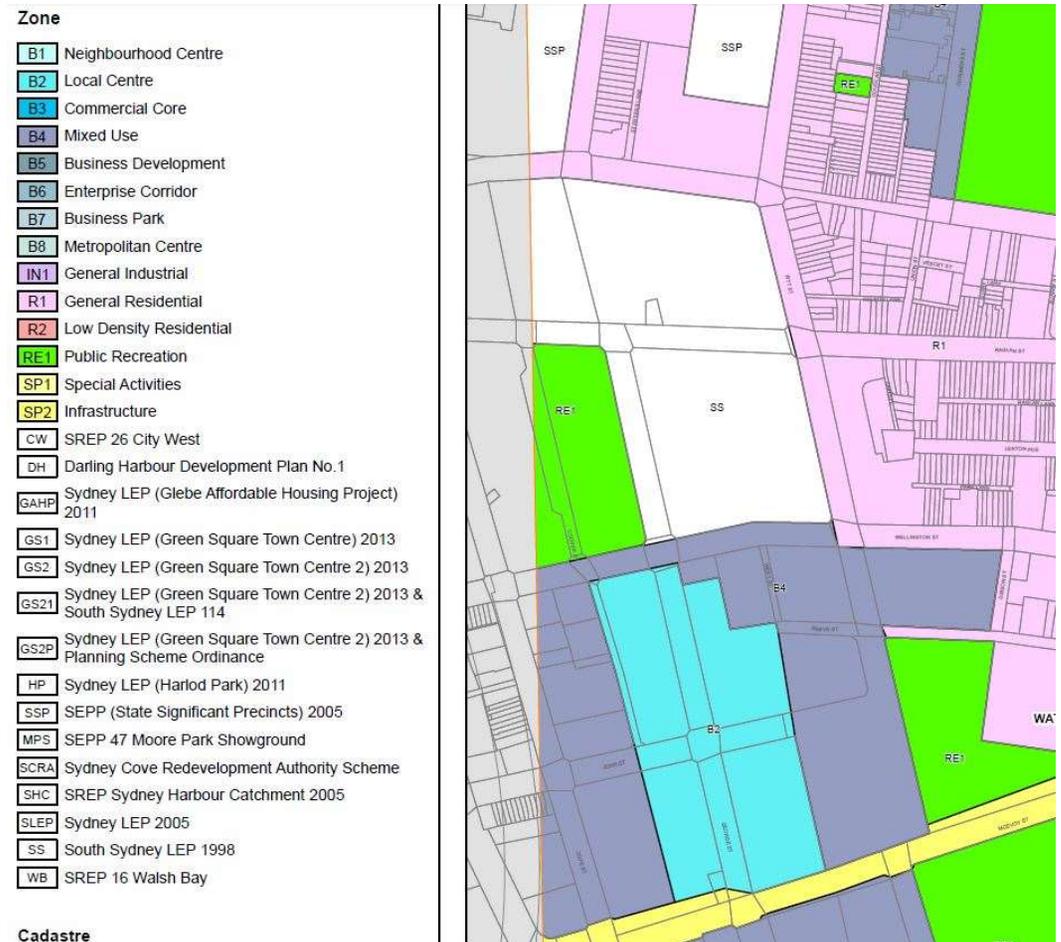
# LEP Land Use What can LAHC do on the land

Currently all the land is residential.

The draft Planning Proposal zones the large park as Public Recreation.

The rest of the development has two business zonings:

- B2 Local Centre (light blue) for a range of retail, business, entertainment and community uses for the local area.
- B4 Mixed Use area (grey) to integrate suitable business, office, residential, retail and other development such as residential. A restricted retail development zone is also applied to the mixed use area to limit a retail development to a maximum of 1,000sqm.



# LEP Street Activations proposed

Active Street Frontages requires all premises on the ground floor of identified buildings to be used for the purposes of business premises or retail premises, and for those premises to have an active street frontage.

The requirement includes all of the following uses on the ground floor of identified buildings in Waterloo Estate (South): business premises, retail premises, community facilities, health facilities and centre-based childcare facilities.

The proposal says George Street will deliver retail, business premises and community uses along the extent of the main street in the site.

Side streets and laneways will deliver overflow and more affordable retail space, to support a diversity of uses and provide room for growth.

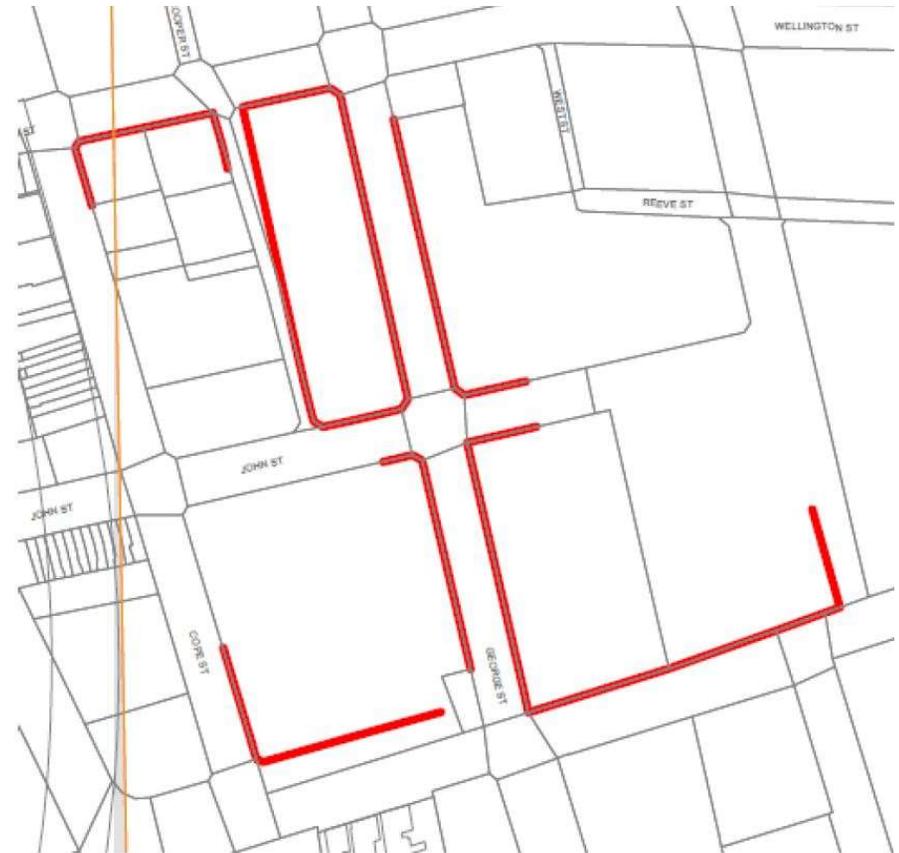
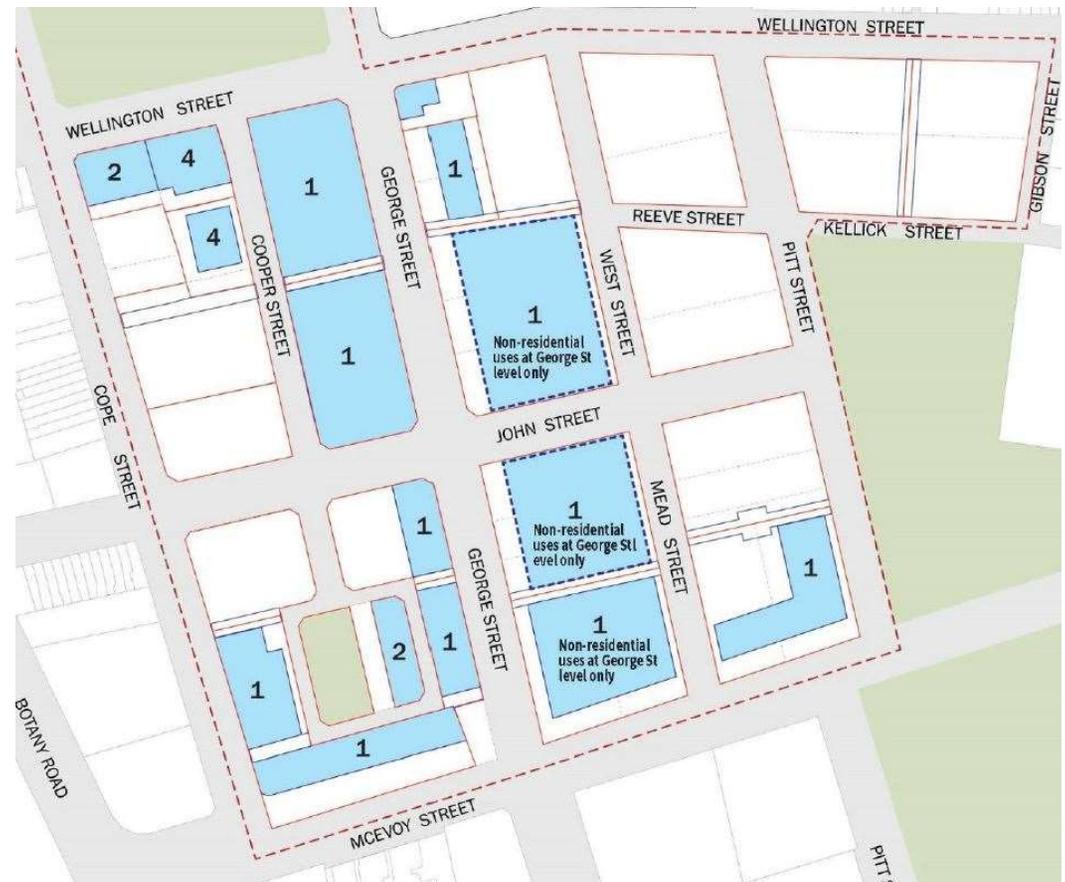


Figure 36 Proposed Active Street Frontages Map

# Design Guide on Non-Residential Land uses

This is where the Design Guide (page 21) suggests the non-residential floor space be used and located.

-  Precinct boundary
-  Existing lot boundary
-  New lot boundary (Indicative)
-  Through-site link (Indicative)
-  Park
-  Non-residential use
-  Potential location for supermarket
-  Number of levels of non-residential use below any residential use levels



The large park is zoned Public Recreation, but the small park is Zoned Mixed Use. Courtyards are private open space but they need good light for the grass and plants.

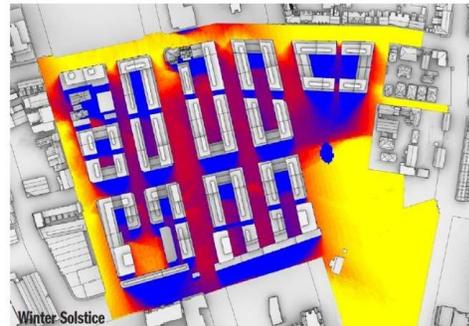
There is not an assessment in the studies for this proposal.

The solar analysis below is of the Council proposal in mid winter between 9am and 5pm from p98 on the Hassell’s Urban Design Addendum

**Solar analysis measuring between 9:00am and 5:00pm mid winter.**

**Winter Solstice**

1. Majority of the courtyard spaces with in the perimeter building blocks do not receive more than 2 hours of solar access within the extended analysis hours of 9:00am and 5:00pm mid winter
2. There is a high degree of courtyard areas with no access to sunlight.
3. North south streets receives 2-3 hours of solar between 9am and 5pm mid winter.



# Parks and outdoor areas

The proposed plan for Waterloo south provides a range of green, open spaces for the community and visitors to enjoy.

**Main park**

- is bound by Cope, George, Raglan and Wellington streets
- is located next to Waterloo metro station
- covers more than 2 hectares – about the same size as 2 football fields
- can be used for activities such as ball sports, cycling and walking
- can be used by multiple groups at the same time
- can be used for day and night time activities
- is accessible to people of all abilities.

**Small park**

- is surrounded by Cope Street, John Street, George Street and McEvoy Street
- suits smaller group activities
- is a quieter space for people to enjoy the outdoors
- is connected by 4 walkways and a road.

**Courtyards**

- are located in the middle of some blocks to provide outdoor areas close to homes.



Figure 19: Ground level deep soil and planting locations

- Precinct boundary
- Existing lot boundary
- New lot boundary (indicative)
- Park
- Area with 100% deep soil
- Area with 50% deep soil
- Area with planting on structure
- Heritage building
- Building line



Figure 18: Roof level communal open space and green roofs

- Precinct boundary
- Existing lot boundary
- New lot boundary (indicative)
- Principal usable part of communal open space
- Green roof
- Building line



# Unpacking Tenure mix

## Unit numbers (front doors) v residential floor space

The housing mix materials for the consultation (website, information boards and brochure) explain housing mix based on the number of units or front doors. The proposal itself provides figures by both housing units and the proportion of Residential Gross Floor Area (GFA).

The planning proposal proposes 28.2% of the front doors will be social housing, but only 26.5% of the residential floor space.

Each affordable home will also be smaller, with 7.5% of front doors taking up 7% of the floor space.

Together social and affordable housing will make up 35.7% of the front doors, but only 33.5% of the floor space.

Elisabeth Street, Redfern Social is 30% of Residential GFA.

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## Housing mix

The proposed plan for Waterloo south includes a mix of social housing, affordable and private homes.

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 **The plan includes an estimated 3,012 new homes on government-owned land**

- around 847 social housing homes (28.2%)
- about 227 affordable housing homes (7.5%)
- around 1,938 private homes (64.3%).

 **New homes**

The proposed plan includes a mix of new social housing, affordable housing and private homes to help ensure Waterloo south continues to be a diverse and inclusive community.

The new homes provide:

- the opportunity for improved homes for residents
- an increase in the number of homes in the area
- better access to upgraded community facilities, shops and outdoor spaces.

# Housing units numbers (front doors) in the planning proposal – The magic of numbers!

- LAHC land in Waterloo South currently has 749 units. It gets those replaced with new stock and 98 extra = 847 units.
- LAHC land goes from 749 existing units to a proposed total of 3012 = an increase of 2262 units.
- DPE has calculated Affordable Housing at 10% of the uplift = 226.2 rounded up to 227 units.
- Excluding affordable housing there will be 847 Social (30.4%) and 1,938 Private (69.6%) = 2785 units.
- The board says there is 847 Social (28.25%), 227 Affordable (7.5%) and 1938 Private (64.3%) = 3012 units.

# Talking Density and Avoiding its Problems

- The DPE consultation website says 3012 units will remain unchanged in the plan. This is what makes the density high.
- A Planning Proposal is about whether the controls are suitable for a block of land, so you can question the density / number of units.
- As Council agreed to this density with LAHC and it was confirmed by DPE, there is not much chance of changing it, but this is your chance to comment so you can say you don't agree with it.
- If the density is approved then the challenge is to make this level of density work for everyone including those currently being allocated with priority into public housing. How can we do this?

## Where is the parking bit?

Due to its proximity to the Metro station the proposal changes the LEP to the most restrictive parking rates in the City of Sydney. The LEP changes are:

- The Land Use and Transport Integration Map is amended to categorise Waterloo Estate (South) as “Category A”.
- The Public Transport Accessibility Level Map is amended to categorise Waterloo Estate (South) as “Category D”.

This will result in approximately 1685 residential and 114 commercial parking spaces in Waterloo South.

The driveways into the parking gets mentioned, but not the level of parking or why the 2 LEP maps are changed.

The bike path LAHC had changed from George to Cope Street at community request, is back to where Council wanted it along George Street and between Matavai & Turanga.

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## Streets and traffic flow

The proposed plan includes changes to streets, walkways and cycleways to improve traffic flow and make it easier to move around.



- The plan includes wider and more connected streets**
  - There is room for more spacious walkways.
  - It is easier to move around the area.
  - Pitt Street is extended to join McEvoy Street.
  - John Street is extended to connect with Pitt Street.
  - West Street is wider, and extends to meet Mead Street.
  - Cooper Street is wider and more aligned.
- New places to walk and cycle**
  - The small park is connected by 4 walkways and a road that can be used by pedestrians, cyclists and cars.
  - New walkways that pass through blocks make it easier to get around.
  - The dual cycleway on George Street will stay.
- Driveways are located in areas less likely to be flooded**
  - Pitt Street
  - Reeve Street
  - West Street
  - John Street
  - Cooper Street.

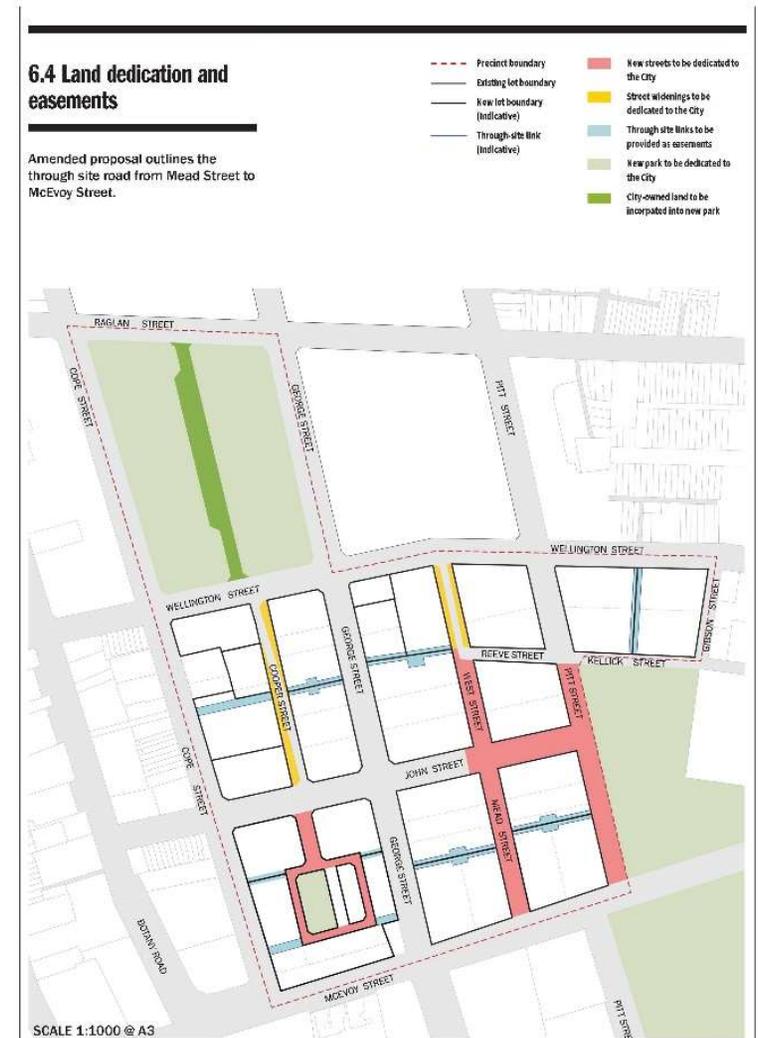
# Street & Lane Changes

The proposal to open Pitt Street to McEvoy Street with Left in and Left Out has been a community concern since LAHC raised it.

There is not currently an icon on the DPE interactive planning map to allow discussion of these concerns.

There are some other changes to streets and walkways. Are there concerns about those also?

The plan opposite proposes narrow easements to allow mid-block movement. Safety through design concerns were raised about this approach. What do you think of them?



# Discussion & Your Issues

- What are the issues/concerns (if any)?
- How might we respond to them in submissions in order to influence the plan? Think about supporting material / evidence. This will make the objection stronger and more difficult to brush off.
- For example, an objection to the proposed housing mix and a request for 100% social housing won't make a strong submission. Government will try to justify everything and the amount of social housing is a 'non' negotiable – but what will push their buttons and what things won't they have an answer for?