

Waterloo South Planning Proposal

Summary

A summary of the key takeaways from
the Waterloo South Planning Proposal
documents

March 2022

Prepared by



We acknowledge the traditional custodians & owners of the lands on which Waterloo South is located, the Gadigal people of the Eora Nation.

We pay our respects to Elders past, present & emerging.

We recognise & respect their abiding connection to this land, its waterways & community.

Sovereignty was never ceded.

Disclaimer

The information presented is based entirely on information extracted from the public exhibition documents published by the Department of Planning & Environment. References to documents can be found on each slide for further clarification.

We do not work for & are not associated with any government agencies or authorities.

Our intention is to help the local community impacted by the Waterloo Estate redevelopment to better understand the proposal & its potential impacts on the current & future communities of Waterloo.

We understand that not everyone has the time or expertise to decipher the planning proposal documents so we wanted to use our expertise as Architectural professionals to help decipher the documents & translate the most important pieces of information into plain english & simple graphics to help local residents better understand what is being proposed.

Our analysis is also framed by the consultations & conversations we have had with Waterloo Public Housing Estate residents. We hope the information presented will be able to provide answers & context for the questions & concerns you have raised in the past during the redevelopment consultation process.

If you have any questions or would like further clarification of what has been presented, please contact us. Contact details on the last slide.



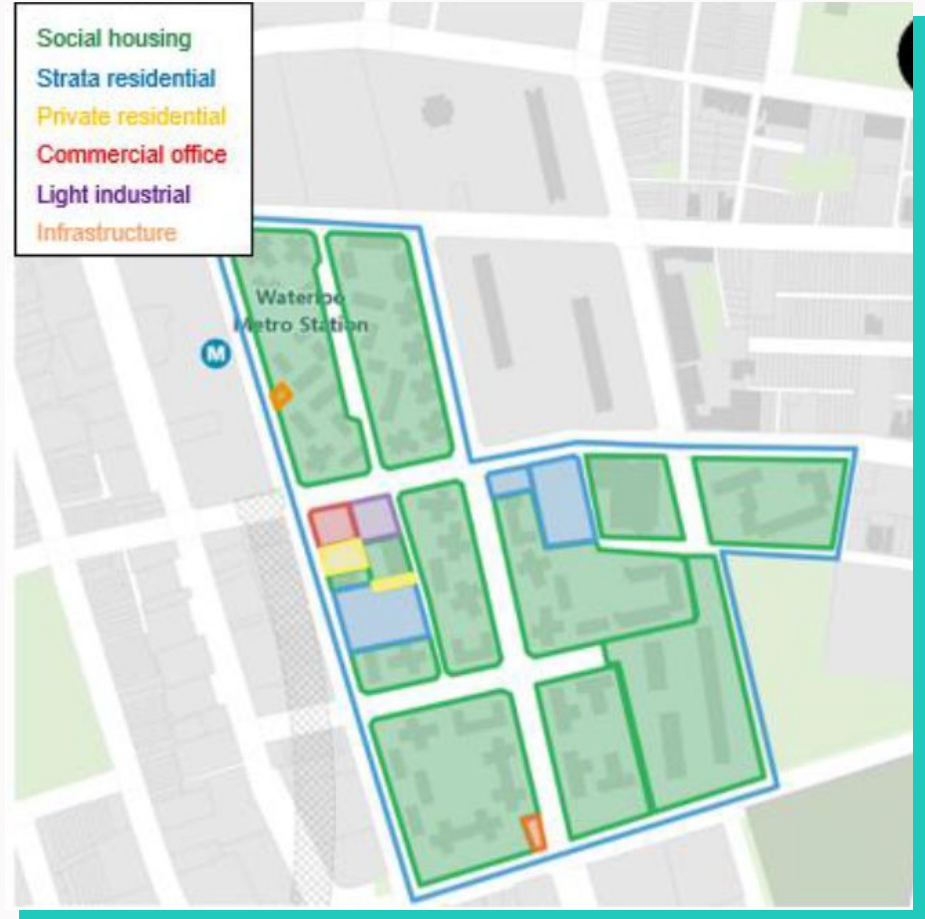
The Waterloo South Planning Proposal is currently on public exhibition.
Local residents & community members are encouraged to make
submissions & request for changes to the proposal.

**Make your submission on the Department of Planning &
Environments website by Friday 29th April 2022**

<https://dpe.mysocialpinpoint.com.au/waterloo-south>

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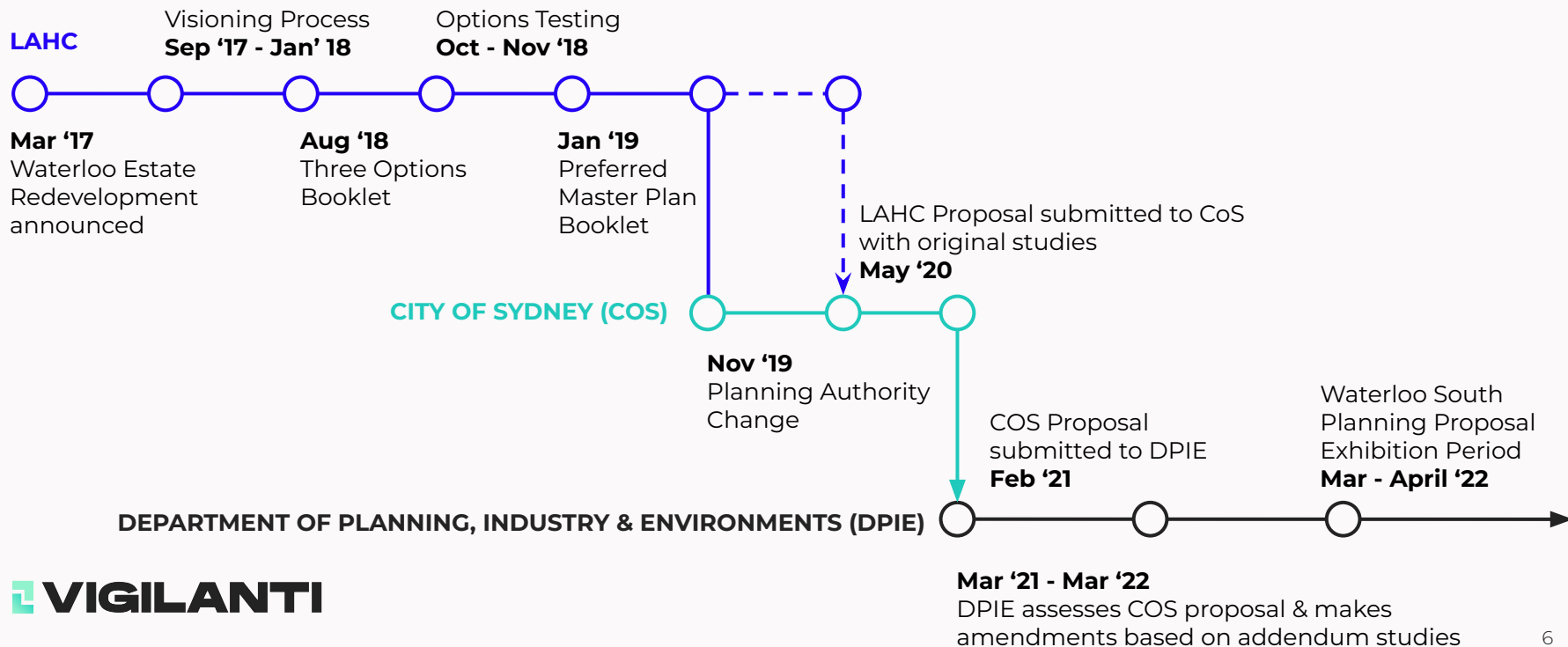
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History & Context

Timeline

From the announcement of the Waterloo Estate redevelopment in 2016 to the current planning proposal, the timeline spans 6 years. A lot of happened & changed in that time. It is important to understand this context & the timing of different proposals & studies



History & Context

Affected Land

The majority of the land within Waterloo South is owned by LAHC as public housing including:

- 2 & 3 storey walks up on George, Cope, Cooper, John & Wellington Streets
- Dobell Building (250 Pitt St & 33 John St)
- Drysdale Building (232 Pitt St)
- Camelia Grove Building (74-76 Wellington St)
- Heritage Terraces on 229-231 Cope St

As well as a number of privately residential apartments & commercial & industrial buildings including:

- 233 Cope St (Commercial)
- 116 Wellington St (Industrial)
- SDN Childcare Centre (225-227 Cope St)

Source: Planning Proposal - Waterloo Estate (South) V2 pg. 10



Built Form

Existing Controls

The existing planning controls are extracted from the Sydney LEP 2012 & the South Sydney LEP 1998 & DCP 1997. (Maps in Appendix)

Floor Space Ratio (FSR) Controls

LAHC Land: **1.5:1**

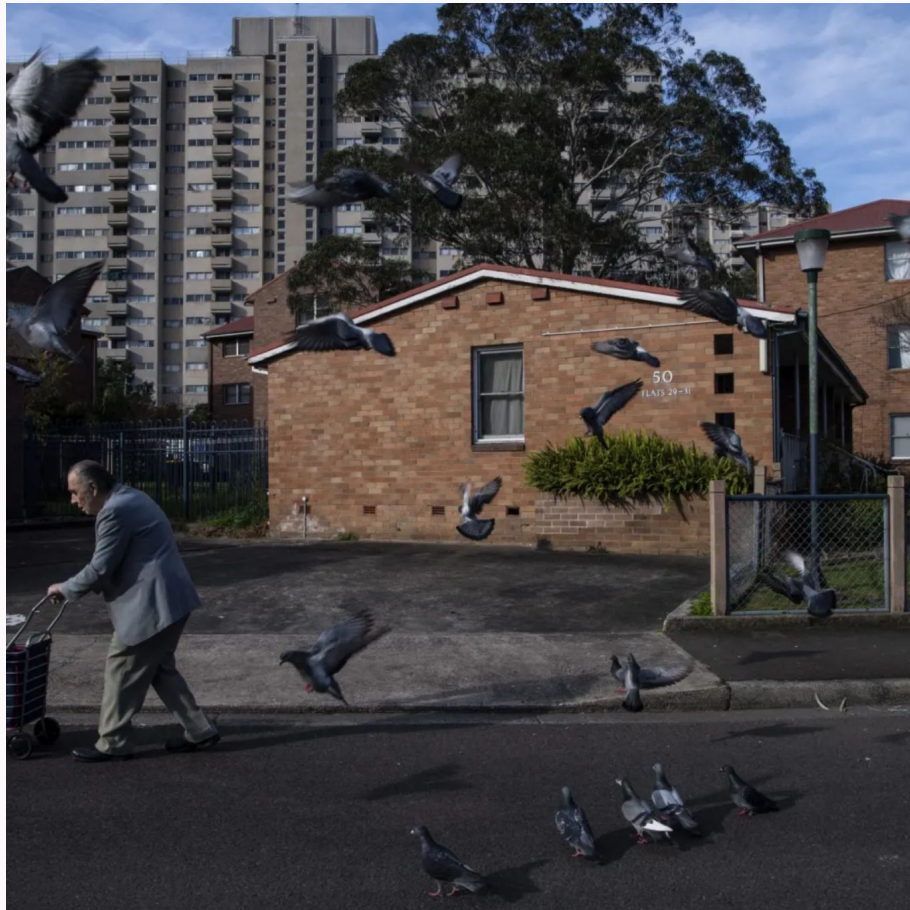
Private Land: **1.75:1**

Maximum Building Heights

George St West: **9 metres**

George St East: **15 metres**

Source: Planning Proposal - Waterloo Estate (South) V2 pg. 21



Built Form

Proposed Controls

The planning proposal seeks to increase density through changes to FSR & Building Height controls in the Sydney LEP 2012. (Maps & Table in Appendix)

Floor Space Ratio (FSR) Controls

LAHC Land: **Between 1.45:1 ~ 7.45:1**

Private Land: **Between 1.75:1 ~ 3.35:1**

Maximum Building Heights

LAHC Land: **Between 9 ~ 110 metres**

Private Land: **Between 24 ~ 34 metres**

Floor Area Increase:

LAHC Land: **Between 108% ~ 396%**

Private Land: **Between 0% ~ 91%**



Built Form

Building Heights

Even though the LEP FSR & height controls apply to the entire lot of land, the Draft Design Guide includes additional controls to require a mix of low, medium & high riser buildings on each lot at varying heights.

Low rise buildings are buildings of two to five storeys.

Medium rise includes:

- Lower medium rise buildings, being buildings of six to 10 storeys; &
- Higher medium rise buildings, being buildings of 11 to 13 storeys.
- Tall buildings are buildings greater than 50 metres (15 storeys) in height.

LEP controls are legally binding while the Design Guide can be interpreted on merit with each development application.

Source : Draft Design Guide - Waterloo Estate (South) V2 pg. 48-50



Built Form

Building Massing

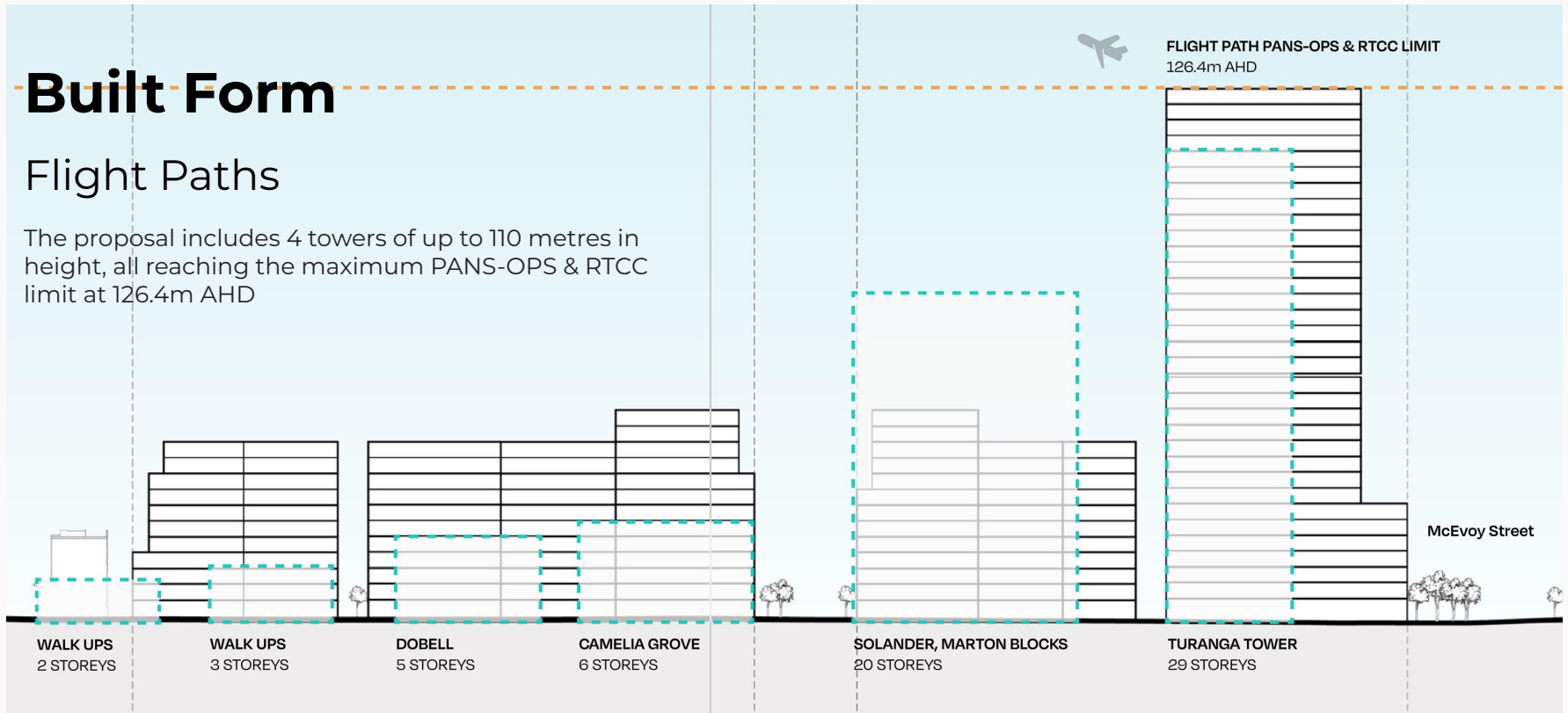


Image: Addendum to urban design report (Hassell) pg. 40

Built Form

Flight Paths

The proposal includes 4 towers of up to 110 metres in height, all reaching the maximum PANS-OPS & RTCC limit at 126.4m AHD



Existing building heights provided for context only. May not reflect actual height in AHD due to changes in topography

Existing building heights provided for context only. May not reflect actual height in AHD due to changes in topography

Source: Aeronautical Study - Waterloo Estate (South) pg. 24
Draft Maps - Waterloo Estate (South) V2

Open Space

Existing Green Space

Currently, Waterloo Estate is serviced by two large green open spaces, Waterloo Green & Cook Green on either side of Raglan Street. The total area is approximately 2 hectares (measured on Sixmaps).

Even though they do not fall within the scope of the Waterloo South Planning Proposal, from the previous Preferred Master Plan documents, it can be expected that they will be replaced by the new park.

The area is also in close proximity to Waterloo Park & Oval to the south, & Redfern Park & Oval to the north.

Park Area

Waterloo Green & Cook Green: **approx. 2 hectares**

New Park: **2.36 hectares**

Source: Draft Design Guide - Waterloo Estate (South) V1 pg. 18
Waterloo Preferred Master Plan January 2019



Open Space

Proposed Green Space

The proposal includes **a new 2.36 hectare park** bounded by Raglan, Cope, George & Wellington Streets, opposite the new Waterloo Metro station. The land will be rezoned to RE1 Recreational use & expected to be dedicated to the City of Sydney Council.

A smaller park is also proposed within the south-west block on the corner of Cope & McEvoy Streets, co-located with a smaller community facility.

There is no mention of community gardens in the proposal documents.

All existing trees within the new park are proposed to be retained. Within the southern blocks, a total of **81 trees** are proposed to be removed, including **29 high value trees**.

Source: Draft Design Guide - Waterloo Estate (South) V1 pg. 18
Image: Addendum to urban design report (Hassell) pg. 166



Open Space

New Park

Source: Planning NSW Website



Open Space

Wind Impacts

The environmental wind assessment conducted on the site found most streets to be suitable for sitting, standing & slow walking, however, the area around the new park & smaller park is only safe for walking, not standing & sitting.

The proposed tower on the corner of Wellington & Kellick St (now Camelia Grove) was found to have wind impacts on nearby Kellick & Gibson Streets & Waterloo Park.

Wind mitigation measures are expected to be considered during the Design Excellence process to mitigate wind impacts.

The wind assessment model has not considered future development of Waterloo Central & North.

Source: Draft Design Guide - Waterloo Estate (South) V1 pg. 49
Pedestrian Wind Environment Study - Waterloo Estate (South) pg. 56
Addendum to wind report (Arup) - Waterloo Estate (South) pg. 4

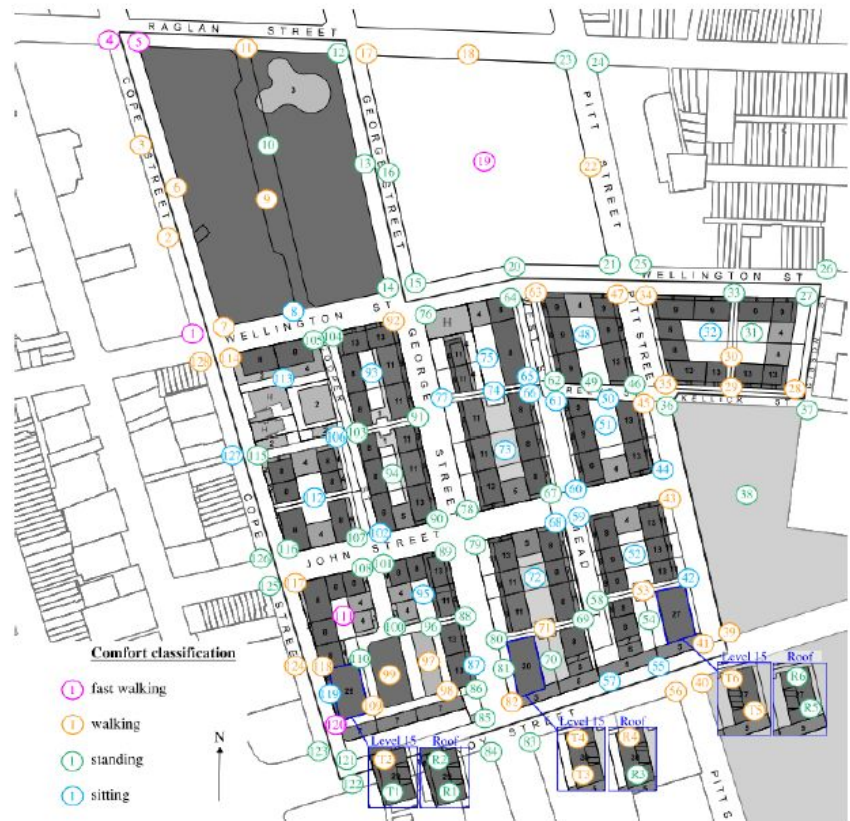


Figure 4: Summary of test locations and comfort classification

Open Space

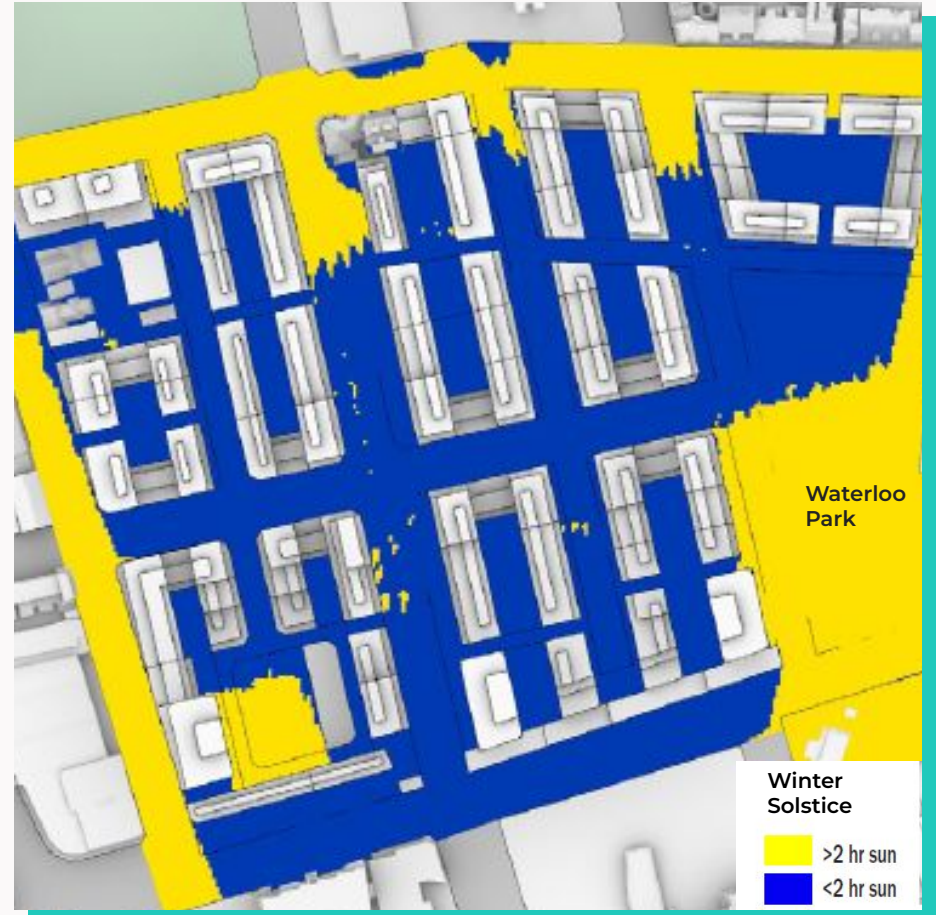
Solar Access - Streets

A solar access analysis of the original City of Sydney proposal found that most of the streets between buildings in the proposal will receive less than 2 hours of sun on the winter solstice (21st June).

Solar access impacts were also found on Waterloo Park from the increase in building height on the lot at the corner of Kellick & Wellington Street (now Camelia Grove).

The new park opposite the Waterloo Metro was not included in the solar access study, including the impact of the Waterloo Metro Over Station Development. There is also no consideration of the potential solar access impacts on the new park from future development in Waterloo Central & North.

Source: Addendum to urban design report (Hassell) pg. 97



Open Space

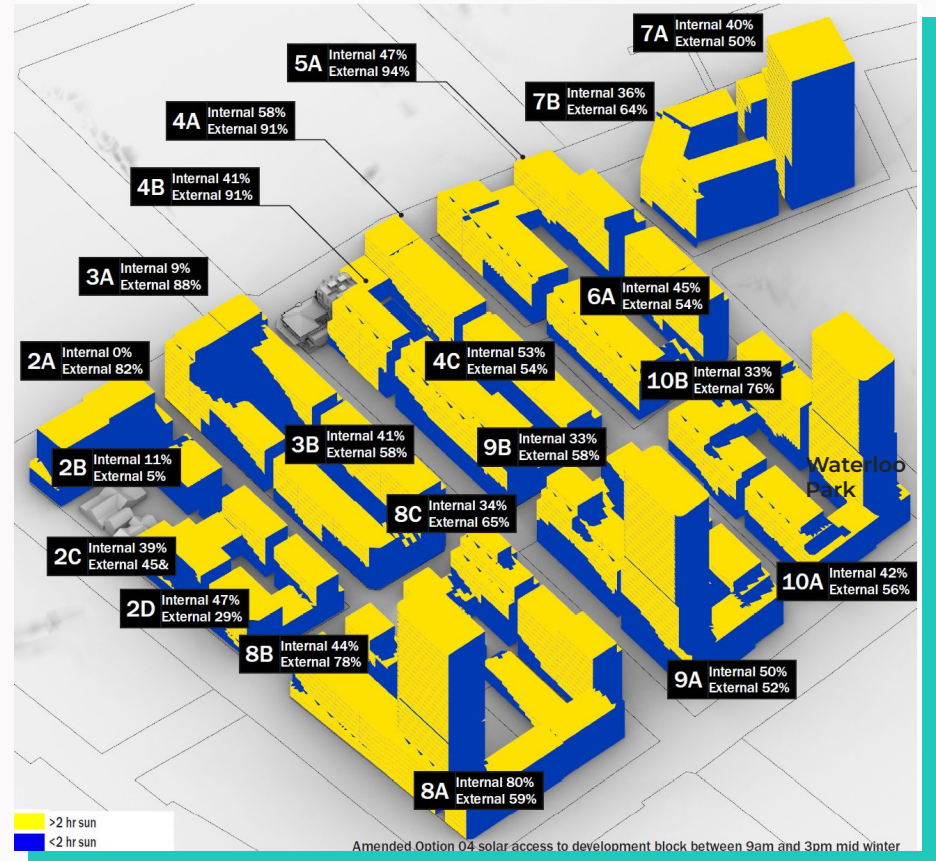
Solar Access - Buildings

Due to the height of the buildings proposed, the facade of the buildings are self shaded & overshadowed by adjacent buildings.

The impacts are most severe on units closer to street level.

Less than 50% of all internal facing dwellings in all blocks may comply with the minimum solar access requirements for apartment design.

Source: Addendum to urban design report (Hassell) pg. 104



Open Space

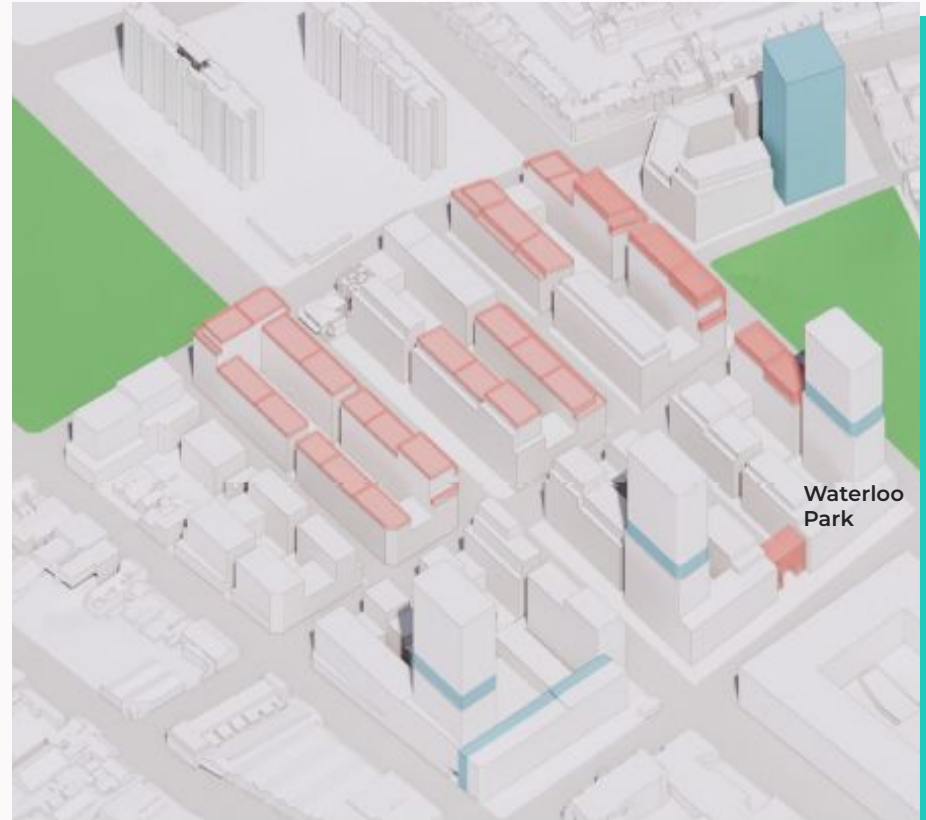
Amendments

The current proposal includes amendments made by DPIE on the City of Sydney proposal to improve solar access, including reducing building heights on some buildings.

The lost floor space was replaced by an additional tower at the corner of Kellick & Gibson St.

Additional solar access analysis' was not presented on the amended proposal.

Source: Addendum to urban design report (Hassell) pg. 142



Axonometric of amended envelope showing areas requiring design attention.

Flooding

Large stormwater detention basins are proposed under the new park & small park to retain stormwater during heavy rainfall. Waterloo Sensitive Urban Design features will be implemented within the new parks, along George St & along Cope St opposite the Waterloo Metro.

Source: Water Quality, Flooding & Stormwater Study - Waterloo Estate (South) pg. 21-22, 37 & 41



Housing Mix

Social & Affordable Housing

The housing to be delivered in Waterloo South will be a mix of Private, Affordable & Social Housing.

Affordable Housing is housing made available to a mix of households on very low to moderate incomes & rented at no more than 30% of gross household income, owned & managed by a registered Tier 1 or Tier 2 community housing provider

Social Housing is secure & affordable rental housing for people on low incomes with housing needs. It includes public, community & Aboriginal housing. Social Housing can be managed by government or Community Housing Providers.

Source: Planning Proposal - Waterloo Estate (South) V2 pg. 31 & 58
FACS NSW website "About affordable housing" & "Social Housing"
Image: Glebe Affordable Housing Development - City West Housing



Housing Mix

Dwellings

Waterloo South currently comprises 749 social housing dwellings owned by LAHC, 125 private dwellings, & commercial properties on the south-east corner of Cope & Wellington Streets.

The earliest plans for Waterloo noted a “mix of housing targeting 30% social housing & at least 5% affordable housing” The current proposal proposes 3,012 new dwellings with a mix of **28.2% Social** Housing, **7.5% Affordable** Housing & **64.3% Private** Housing on LAHC land. An **additional 127 private** dwellings is to be delivered on private land. Floor areas on LAHC land are allocated at **26.5% Social** Housing, **7% Affordable** Housing, & **66.5% Private** Housing.

*calculated based on percentages provided in planning proposal
includes existing private dwellings & additional dwellings on private land

Source: Social Sustainability Study - Waterloo Estate (South) pg. 1
Waterloo Redevelopment Options Booklet August 2018
Planning Proposal - Waterloo Estate (South) V2 pg. 9, 18 & 25

Dwellings	Private Housing	Affordable Housing	Social Housing	Total
Existing Dwellings	120 (14%)	0	749 (86%)	869
Proposed Dwellings	2185 (67%) ^{##} (1937+127+120)	227 (7%) [*]	847 (26%)	3,259 (3012+147))
Target %	65%	5%	30%	100%

Floor Area	Private	Afford	Social	Other	Total
Existing Floor Area	12,000 sqm (13.9%)	0 sqm	82,365 sqm (95.1%)	3,000 sqm	86,565 sqm
Proposed Floor Area	164,575 sqm (61.6%) ^{##} (152575+12000)	17,850 sqm (6.7%) [*]	67,575 sqm (25.3%) [*]	17,000 sqm (63.6%)	267,000 sqm (255000+12000)
Target %	65%	5%	30%		100%

Housing Mix

Population

The Social Housing Baseline study predicts the population of Waterloo South to have a total population of **5,542 people** by 2032, an increase of 3,823 people from 2016.

However, City of Sydney estimates a higher population growth, with the population predicted to reach **6,066 people** by 2032.

An estimated 2,500 to 2,800 additional dwellings to be delivered in Waterloo Central & North in future planning proposals would result in a total population between **10,945 & 11,542 people** by 2032 after the redevelopment of the entire Waterloo Estate.

Source: Social Baseline Study, pg. 51
Community Facilities Study - Waterloo Estate (South) pg. 8



Housing Mix

Mix Method

“LAHC has determined that mixed tenure mix will comprise of a **building by building approach** where each building contains a single tenure group. The adopted approach will be consistent with the ‘tenure blind’ principle where the design & quality of construction of social housing dwellings, & buildings, will be indistinguishable from market housing.”

Social Sustainability Study - Waterloo Estate (South), pg. 44

An example of a “building by building” mixed tenure redevelopment is the **Carlton Estate** redevelopment in Melbourne, Victoria (pictured right)

“The planning proposal does not identify on what street blocks affordable & social housing is to be provided. This is a matter that is to be resolved in a development application”

Planning Proposal - Waterloo Estate (South) V2, pg. 42



Transport

Mode of Transport

Due to the close proximity of the new Waterloo Metro station & Sydney CBD, the planning proposal expects car usage to reduce significantly.

This is also supported by low traffic generation rates from recent high density developments in Redfern & Waterloo, & assumed enhancements to bus services.

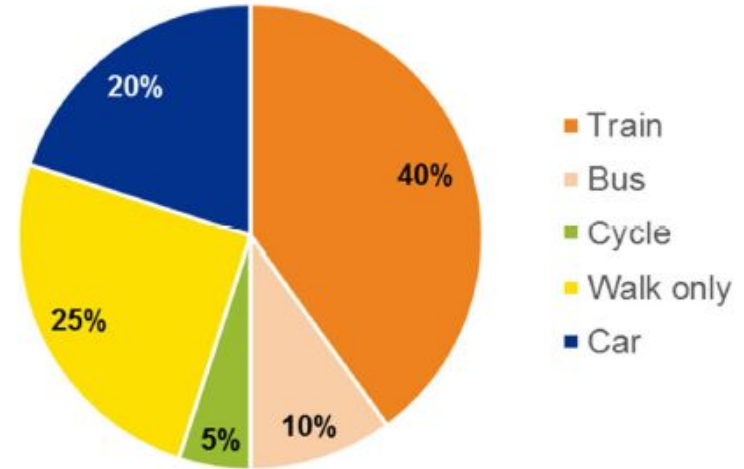


Figure 5.15: Waterloo Precinct future mode share targets

Source: Transport Study - Waterloo Estate (South) pg. 38

Transport

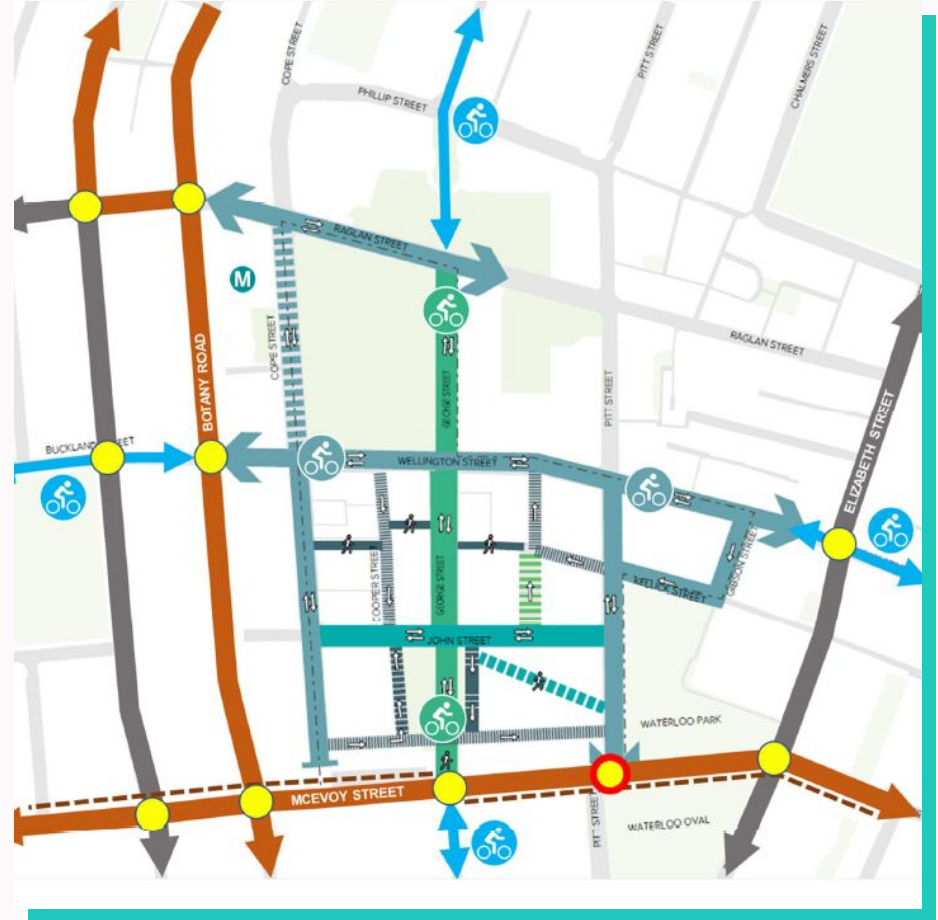
Upgrades

Trains - Waterloo Metro Station will provide access to the Sydney Metro City & Southwest, with connections to the suburban rail network at interchanges like Central Station.

Cycling - A dedicated cycle path will be provided north south along George Street & east west along Wellington Street.

Bus - The bus network in & around Waterloo is assumed to be enhanced to strengthen east-west routes.

Source: Transport Study - Waterloo Estate (South), pg. 39



Transport

Parking

The proposed parking rates will be the lowest rates available in the existing Sydney LEP (Residential Category A & Retail Category D)

Based on these rates, the future redevelopment of Waterloo Estate (South) could result in approximately **1,685 residential** & **114 commercial** parking spaces.

Parking permits will also not be available for residents of new dwellings & on-street parking will be heavily restricted.

Source: Planning Proposal - Waterloo Estate (South) V2, pg. 60
Transport Study - Waterloo Estate (South) V2, pg. 38 & 51
Sydney LEP 2012 - Maximum residential parking rates per dwelling

Table 5-6: Maximum residential parking rates per dwelling (SLEP 2012)

Dwelling type	Category A rate
Studio	0.1 spaces
1 bedroom	0.2 spaces
2 bedrooms	0.7 spaces
3 or more bedrooms	1 space

Table 6-2: Proposed on-street parking approach for the Waterloo Precinct

Area	Land use characteristics	Parking controls	Permit scheme controls
Within 400 m of Waterloo Metro Station	<ul style="list-style-type: none">Mainly mixed-use with retail and related non-retailHigh-density residentialWaterloo Metro Station	<ul style="list-style-type: none">'Point to point' and taxi drop-off / pick-up at Waterloo Metro StationRestricted parking accommodating short stay users only on designated streets	<ul style="list-style-type: none">No permits for new developmentsNo permit holder exemptions (with exception of approved carers)
Greater than 400 m from Waterloo Metro Station	<ul style="list-style-type: none">Predominantly high-density residentialGround floor non-residential	<ul style="list-style-type: none">Restricted parking accommodating short and medium stay users	<ul style="list-style-type: none">No permits for new developmentsPermit holder exceptions in place in designated areas

Transport

Case Study: Waterloo Metro Quarter OSD

Parking allocations will be provided on a case by case basis. In situations where Affordable & Social Housing share a carpark with Private Housing, there is a need to ensure parking spaces are allocated equitably based on the proportion of dwellings of each tenure type sharing the car park.

In the original Waterloo Metro OSD Development Application, we found that social housing dwellings were allocated a lower rate of parking compared to affordable & social housing dwellings.

Waterloo Metro OSD	Private Housing	Affordable Housing	Social Housing	Total
Dwellings	126	24	70	220
Parking Spaces	55	12	8	75
Spaces per Unit	1 per 2.2 units	1 per 2	1 per 8.75	

Source: Waterloo Metro Quarter OSD Environmental Impact Statement - Basement pg. 54

Transport

Traffic

The transport study forecasts improved traffic performance on the local road network with development due to the expected reduction in car use. Botany Road & McEvoy St is forecast to still experience moderate congestion at peak times.

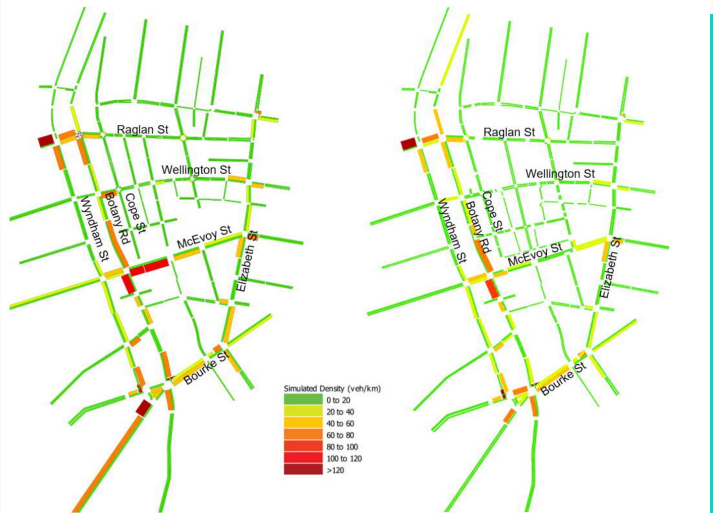


Figure 6.12: Simulated density 2036 morning peak: do minimum (left) and with development (right)

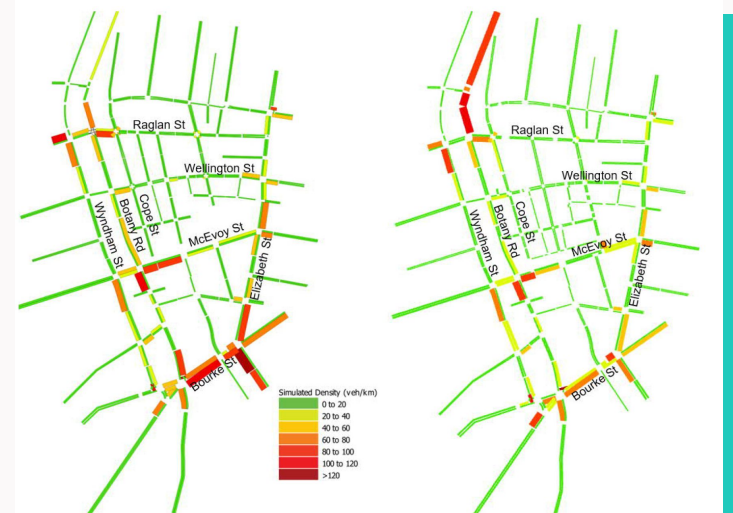


Figure 6.13: Simulated density 2036 evening peak: do minimum (left) and with development (right)

Source: Transport Study - Waterloo Estate (South), pg. 57 & 58

Transport

Pitt St

Currently, the intersection of Pitt St & McEvoy St is closed to car traffic from McEvoy St.

To minimise traffic impacts, **the intersection is proposed to be opened up** allowing all movements into & out of Waterloo South.

The intersection is proposed to be 'left-in left-out' to minimise conflicts & maintain efficiency of McEvoy Street in line with the Alexandria to Moore Park Connectivity Upgrade.

The road will also be widened to accommodate two way traffic, with a 30km/h speed limit.

Source: Transport Study - Waterloo Estate (South), pg. 61
Updated transport assessment report (Bitzios) - Waterloo Estate (South) pg. 11

Image: Pitt St & McEvoy St Intersection - Google Street view



Community Facilities & Services

Land Use

It is proposed that all land, except land exempted on George St, will restrict retail use to ensure community floor space can only be used for community facilities as needed.

Land fronting George St is to be rezoned as B2 - Local Centre to create a new retail shopping strip along George St. The Active Street Frontages map indicate where the ground floor of buildings will be used for the purposes of business premises, retail premises, community facilities, health facilities, & centre-based child care facilities.

The area of the new park will also be rezoned for RE1 - Recreational use to ensure it is developed as a park.

Source: Planning Proposal - Waterloo Estate (South) V2, pg. 31
Draft Maps - Waterloo Estate (South)

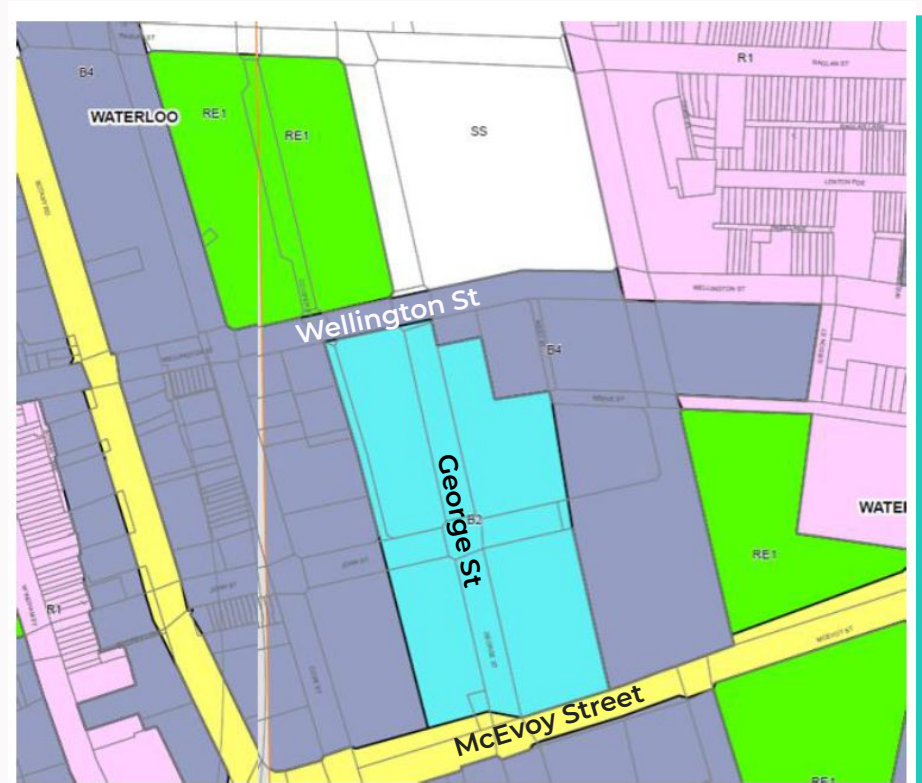


Figure 29 Proposed land use zoning

Community Facilities & Services

Facilities & Services

The proposal includes **17,000 sqm** of non-residential uses comprised of

- **12,000 sqm** commercial retail
- no less than **5,000 square metres** for community facilities

Community facilities proposed include:

- 2,000 – 2,500 sqm of multipurpose community facility space, with recreational sports facilities.
- 600 sqm childcare centre (45 places) to replace the existing SDN childcare centre
- 2,000 sqm healthcare facility
- 4-5 community rooms in residential buildings

Source: Draft Design Guide - Waterloo Estate (South) V1, pg. 24
Image: Perry Park Recreation Centre - City of Sydney Website



Community Facilities & Services

Schools

The Social Sustainability Study & Social Baseline Study estimate an increase in Waterloo South of:

- **194** children aged 5 to 11
- **218** young people aged 12 to 17

6 primary school classrooms & **3 high school** classrooms would be needed as a result of the redevelopment.

The additional classrooms needed are expected to be absorbed by the newly expanded Alexandria Park Community School (K-12) & Green Square Public School.

Source: Planning Proposal - Waterloo Estate (South) V2, pg. 52
Social Baseline Study, Appendix E
Image: Alexandria Park Community School Redevelopment
Visualisation - APCS Website



Community Facilities & Services

Aged Care

It is expected that the Waterloo South redevelopment will result in **423 additional residents aged 70 years & over living** within the Precinct, increasing demand for aged care services such as Home & Community Care.

This is due to the age of the existing public housing residents & overall ageing population in LGA.

Even though an aged care facility of 53 aged care places was proposed to be provided in the Social Baseline Study, no aged care facilities have been allowed for in the current proposal.

Source: Social Baseline Study, Appendix E



Community Facilities & Services

Retail

George St will be established as the main retail street in Waterloo Estate (South) & a focal point for the community - where a range of retail, commercial, creative, enterprise & community spaces, & local services will be provided, including:

- a minimum of one supermarket, of no less than 2,000 sqm fronting George Street;
- retail premises & food & drink premises opening on to public space &/or through site links;
- Potential location for community services & facilities

Source: Planning Proposal - Waterloo Estate (South) V2, pg. 56
Image: George St Visualisation - DPIE Website



Community Facilities & Services

Sustainability

The proposal includes additional sustainability requirements for all buildings including

- 6 star Green Star Communities rating
- NABERS Energy Commitment Agreement of 5.5 stars for the base building of commercial office buildings with a net lettable area of 1,000 square metres or more
- NABERS Water rating of 4.5 stars for commercial office buildings with a net lettable area of 1,000 square metres or more.
- Green Infrastructure such as dual reticulation (where there is commitment to water recycling), waste management & vehicle charging; & provisions maximising the use of recycled materials at the building construction phase.

Source: Planning Proposal - Waterloo Estate (South) V2 pg. 60



Governance

Aims to encourage and recognise developers and projects that demonstrate leadership within the sector, by establishing and maintaining strong governance practices. The category promotes engagement, transparency, as well as community and industry capacity building. It also seeks to ensure that community projects are resilient to a changing climate.



Liveability

Aims to encourage and recognise developments that deliver safe, accessible and culturally rich communities. The category encourages the development of healthy and active lifestyles, and rewards communities that have a high level of amenity, activity, and inclusiveness.



Economic prosperity

Aims to encourage and recognise projects that promote prosperity and productivity. The category encourages affordable living and housing, investment in education and skills development, and community capacity building. This category also promotes greater productivity through emerging opportunities in the digital economy.



Environment

Aims to reduce the impact of urban development on ecosystems. It encourages resource management and efficiency by promoting infrastructure, transport, and buildings, with reduced ecological footprints. The Environment category seeks to reduce the impacts of projects on land, water, and the atmosphere.



Innovation

Aims to recognise the implementation of innovative practices, processes and strategies that promote sustainability in the built environment.

Green Star Communities
Rating Categories &
Credits

Relocation

What we know

The Social Sustainability Study notes LAHC will be preparing a Relocation Strategy which will outline how relocation will occur, & "could" include provisions used in other LAHC redevelopment sites, such as:

- a Relocation Coordinator will be allocated to each resident to support the relocation process. Residents with complex cases will have specialist coordinators appointed.
- a small proportion of residents to be rehoused offsite but within the local area during the initial stage of redevelopment.
- relocation of all social housing residents beyond the initial Stage will be moved directly into Stage One when completed
- some residents will be moved in groups to maintain social networks where possible.
- residents will be matched to "appropriate" dwellings.

"LAHC has noted that current residents of the Waterloo Estate (South), who will be rehoused during the redevelopment, have a right of return into the new housing"

Source: Social Sustainability Study - Waterloo Estate (South), pg. 86
Planning Proposal - Waterloo Estate (South) V2, pg. 58

Relocation

Timeline

There is no official timeline of the relocation process published by LAHC since the Preferred Masterplan Booklet in January 2019.

However, we know that the timing of relocations is a huge concern for the Waterloo Estate community.

We have used the Indicative Staging Plan available in the Preferred Masterplan document as well as the timing of the current planning proposal approval process to estimate the timeline for relocation in each area of Waterloo South on the next slide.

Source: Preferred Master Plan Booklet Jan 2019

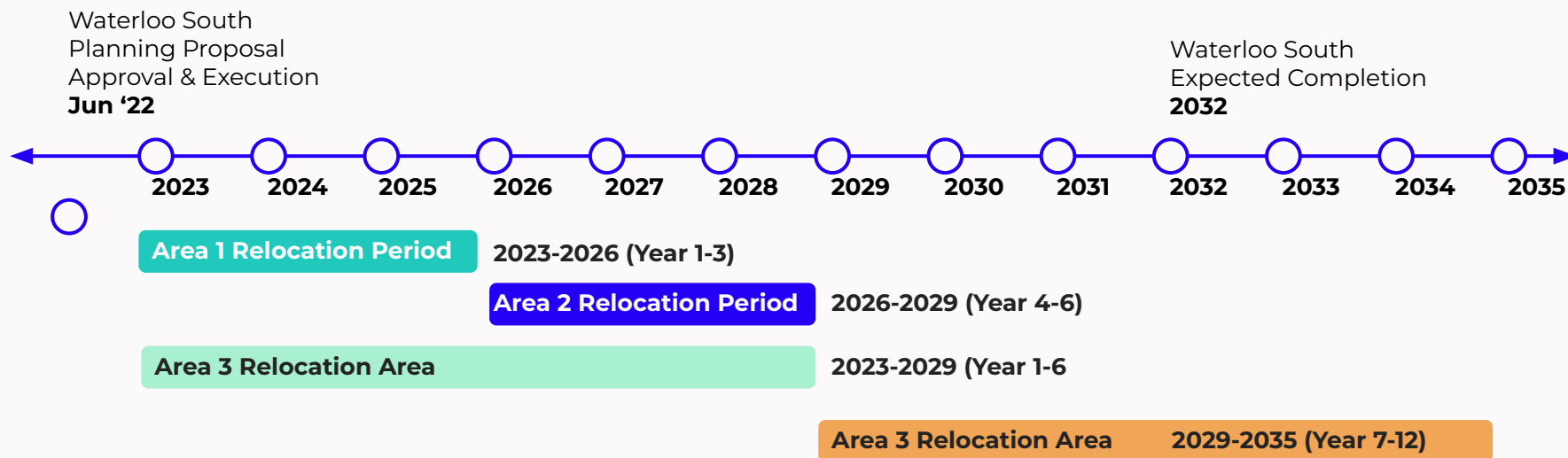
INDICATIVE STAGING PLAN¹



1. Indicative and subject to preferred plan finalisation.

Relocation

Timeline



Source: Preferred Master Plan Booklet Jan 2019
Planning Proposal Planning Proposal - Waterloo Estate (South) V2, pg. 80

Final Remarks

The required density & dwelling targets has been repeatedly reinforced during the redevelopment planning process, & has resulted in the proposal we see today.

Is this level of density appropriate for the area & does it deliver the best outcomes possible?

Final Remarks

The redevelopment of the public housing estate & renewal of public housing stock is expected to occur “at no cost to the government”.

At whose cost is it to occur?

Source: Financial Feasibility Assessment (Savills) - Waterloo Estate (South) pg. 5

Final Remarks

Sydney is one of the most unaffordable cities in Australia, & is in the midst of the greatest housing crisis in history.

The proposal only delivers an additional 100 social housing units & only 7% affordable housing. This is all while the social housing waiting list is over 50,000 long with 5 - 10 year wait times.

Is this the highest & best use of one of the last large parcels of public land in the inner city?

Source: Department of Communities & Justice Website - Expected Waiting Times
Mar 2022



VIGILANTI



vigilanti.com.au



hello@vigilanti.com.au



[@vigilantdesign](https://www.instagram.com/vigilantdesign)

Appendix

Built Form

Existing Control Maps - LAHC Land

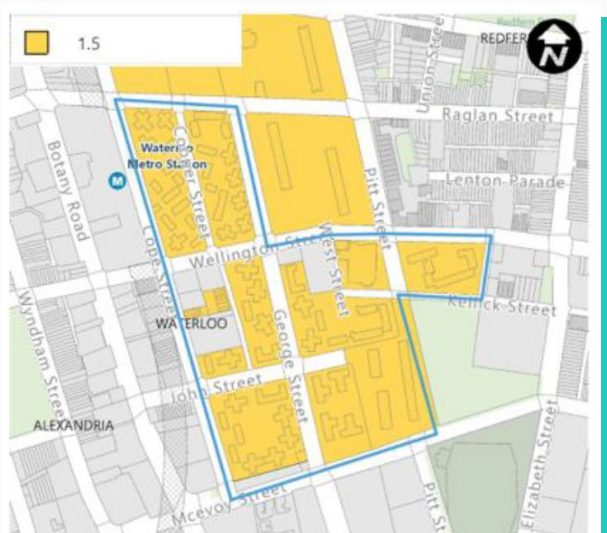


Figure 22 South Sydney LEP 1998 FSR control



Figure 24 South Sydney DCP 1997 height control

Built Form

Existing Control Maps - Private Land

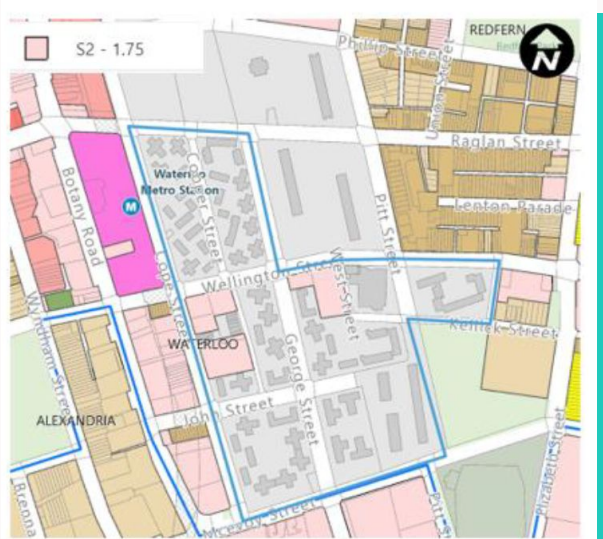


Figure 23 Sydney LEP 2012 FSR control

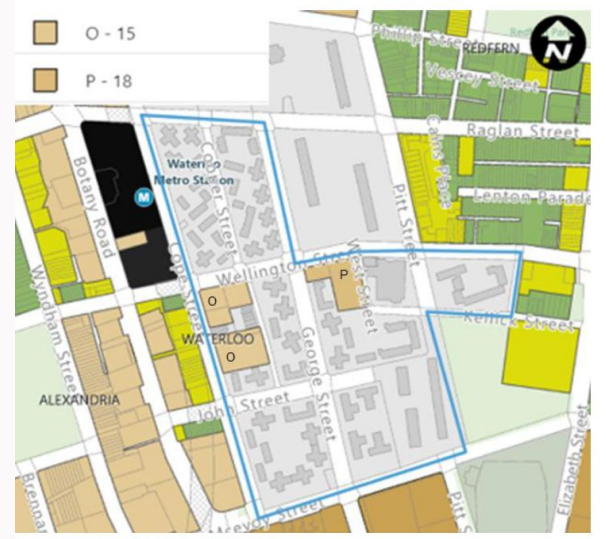


Figure 25 Sydney LEP 2012 height control

Built Form

Proposed Control Maps



Source: Draft Maps - Waterloo Estate (South)



Built Form

Lot Summary Table

Address	Lot/DP	Owner	Land Use	Zoning	Max Height	Storeys	FSR (Exist)	FSR (Prop)	FSR Change
238-246 George Street, Waterloo	Lot 1 DP 225159	LAHC	Social Housing	RE1 Recreation	0m	0	1.5:1	0	
209-219 Cope Street, Waterloo	Lot 1 DP 217386	LAHC	Social Housing	RE1 Recreation	0m	0	1.5:1	0	
229-231 Cope Street Waterloo	Lot 3 DP 10721	LAHC	Social Housing	B4 Mixed Use	9	2	1.5	1.45	-3%
6 John Street, Waterloo	Lot 1 DP 533762	LAHC	Social Housing	B4 Mixed Use	24	7	1.5	3.59	139%
339 George Street, Waterloo	Lot 1 DP 77168	LAHC	Social Housing	B2 Local Centre	42	13	1.5	4.19	179%
341 George Street, Waterloo	Lot 1 DP 77168	LAHC	Social Housing	B2 Local Centre	110	35	1.5	6.86	357%
97-109 Cooper Street, Waterloo	Lot A DP 105916 Lot B DP 105916 Lot C DP 105916 Lot 14 DP 10721	LAHC	Social Housing	B4 Mixed Use	30	9	1.5	1.45	-3%

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Lot Summary Table

Address	Lot/DP	Owner	Land Use	Zoning	Max Height	Storeys	FSR (Exist)	FSR (Prop)	FSR Change
248-250 George Street, Waterloo	Lot 2 DP 533678	LAHC	Social Housing	B2 Local Centre	34	10	1.5	5.91	294%
252-254 George Street, Waterloo	Lot 2 DP 533678	LAHC	Social Housing	B2 Local Centre	34	10	1.5	5.31	254%
250 Pitt Street, Waterloo (Dobell)	Lot 313 DP 606576	LAHC	Social Housing	B4 Mixed Use	38	12	1.5	4.36	191%
250 Pitt Street, Waterloo (Dobell)	Lot 313 DP 606576	LAHC	Social Housing	B4 Mixed Use	100	31	1.5	6.44	329%
247 Cope Street, Waterloo	Lot 1 DP 533679	LAHC	Social Housing	B4 Mixed Use	24	7	1.5	3.73	149%
249-251 Cope Street, Waterloo	Lot 1 DP 533679	LAHC	Social Housing	B4 Mixed Use	110	35	1.5	7.45	397%
63 McEvoy Street, Waterloo	Lot 1 DP 533679	LAHC	Social Housing	B2 Local Centre	23	7	1.5	7.45	397%

Built Form

Lot Summary Table

Address	Lot/DP	Owner	Land Use	Zoning	Max Height	Storeys	FSR (Exist)	FSR (Prop)	FSR Change
320 George Street, Waterloo	Lot 1 DP 533679	LAHC	Social Housing	B2 Local Centre	42	13	1.5	7.45	397%
320 George Street, Waterloo (Community Centre)	Lot 1 DP 533679	LAHC	Social Housing	B2 Local Centre	9	2	1.5	0.95	-37%
29 John Street, Waterloo	Lot 1 DP 533679	LAHC	Social Housing	B2 Local Centre	42	13	1.5	4.74	216%
232 Pitt Street, Waterloo (Drysdale)	Lot 11 DP 635663 Lot 10 DP 635663	LAHC	Social Housing	B4 Mixed Use	38	12	1.5	4.68	212%
74 Wellington Street, Waterloo (Camelia Grove)	Lot 1 DP 224728	LAHC	Social Housing	B4 Mixed Use	34	10	1.5	3.41	127%
76 Wellington Street, Waterloo (Camelia Grove)	Lot 1 DP 224728	LAHC	Social Housing	B4 Mixed Use	110	35	1.5	6.3	320%
331-337 George Street, Waterloo	Lot 3 DP 533680	LAHC	Social Housing	B2 Local Centre	34	10	1.5	4.16	177%

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Lot Summary Table

Address	Lot/DP	Owner	Land Use	Zoning	Max Height	Storeys	FSR (Exist)	FSR (Prop)	FSR Change
309 George Street, Waterloo	Lot 3 DP 533680	LAHC	Social Housing	B2 Local Centre	34	10	1.5	3.12	108%
10 Kellick Street, Waterloo	Lot 3 DP 533680	LAHC	Social Housing	B4 Mixed Use	38	12	1.5	4.57	205%
221-223 Cope Street, Waterloo	Lot 6 DP 10721 Lot 7 DP 10721 Lot 9 DP 10721 Lot 8 DP 1147179	Ethnic Communities Council NSW	Commercial	B4 Mixed Use	30	9	1.75	3.35	91%
225-227 Cope Street, Waterloo.	Lot 5 DP 10721 Lot 4 DP 10721	Ms Stephanie Mary Hurst	Child Care	B4 Mixed Use	30	9	1.75	1.75	0%
233 Cope Street, Waterloo	Lot 12 DP 1099410 Lots 1-41 SP 79210	The Owners – Strata Plan No 79210	Residential	B4 Mixed Use	24	7	1.75	2.75	57%

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Lot Summary Table

Address	Lot/DP	Owner	Land Use	Zoning	Max Height	Storeys	FSR (Exist)	FSR (Prop)	FSR Change
116 Wellington Street, Waterloo	Lot 10 DP 10721 Lot 11 DP 10721	Tillow Enterprises Pty Ltd	Industrial	B4 Mixed Use	30	9	1.75	3.35	91%
111 Cooper Street, Waterloo	Lot 15 DP 10721	Mrs Elaine Lau & Mr & Jeme	Residential	B4 Mixed Use	24	7	1.75	1.75	0%
291 George Street, Waterloo (Duke of Wellington)	Lot 10 DP 1238631 Lots 1-20 SP 96906	The Owners – Strata Plan No 96906	Residential	B4 Mixed Use	34	10	1.75	1.75	0%
291 George Street, Waterloo (Duke of Wellington)	Lot 10 DP 1238631 Lots 1-20 SP 96906	The Owners – Strata Plan No 96906	Residential	B4 Mixed Use	34	10	1.75	1.75	0%
110 Wellington Street, Waterloo	Lot 101 DP 1044801 Lots 1-58 SP 69476	The Owners – Strata Plan No 69476	Residential	B4 Mixed Use	34	10	1.75	3.15	80%

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Lot Summary Table

Address	Lot/DP	Owner	Land Use	Zoning	Max Height	Storeys	FSR (Exist)	FSR (Prop)	FSR Change
336 George Street, Waterloo	Lot 3 DP 10686	Alpha Distribution Ministerial Holding Corporation	Infrastructure	RE1 Recreation					-100%
213-215 Cope Street, Waterloo	Lot 2 DP 217386	Alpha Distribution Ministerial Holding Corporation	Infrastructure	RE1 Recreation					-100%