

Waterloo Estate (South)

Submission and draft Development Control Plan

Redwatch briefing
07 April 2022

summary

- **Department of Planning and Environment** have incorporated most elements of the City's planning proposal and recommendations of the Independent Advisory Group **except**:
- **social housing** is **26.5%** of residential floor space
- **affordable housing** is **7%** of residential floor space
- about **10% increase in density** above the City's planning proposal
- reduced:
 - wind comfort and safety
 - protection of residents from noise
 - sustainability targets

planning proposals compared

development outcomes

City's proposal (Feb 2021)

- about **249,000**sqm on LAHC sites (including design excellence floor space):
 - about **3,060** dwellings, including:
 - **30%** social (about 920 dwellings)
 - **20%** affordable (about 610 dwellings) of which 10% for Aboriginal and Torres Strait Islander households
 - **50%** market (about 1,530 dwellings)
- about **23,000**sqm on private sites,
 - about **127** market dwellings

Department's proposal (Mar 2022)

- without design excellence, about 251,000sqm on LAHC sites:
 - about 3,012 dwellings, including:
 - **26.5%** social (about 847 dwellings)
 - **7%** affordable (about 227 dwellings) of which 10% for Aboriginal and Torres Strait Islander households
 - **66.5%** market (about 1,938 dwellings)
- **with design excellence**
 - about **276,000**sqm on LAHC sites
 - up to **330** additional dwellings)
 - about **27,000**sqm on private sites
 - up to **182** market dwellings)

planning proposals compared

development outcomes (LAHC sites only)

City's proposal (Feb 2021)

- 18,000sqm non-residential floor space
- 5,000sqm community floor space
- **three** towers of about 30 storeys and most other buildings around 8 storeys
- high performing buildings
- new streets and through site links
- two parks
- cycleway on Wellington Street

Department's proposal (Mar 2022)

- adopted (about 17,000sqm)
- adopted
- **four** towers and the remaining urban form adopted
- **no requirement** for higher performance
- adopted
- adopted
- adopted

City submission

social and affordable housing

Key issues

- Department's proposal reduces City's proposal from:
 - **30%** of residential floor space for social housing to **26.5%**
 - **20%** of residential floor space for affordable housing to **7%**

Submission recommendation

- restate the City's minimum requirements
- NSW Government commit to targeted funding to improve affordable housing yield
- NSW Government explore innovative funding and procurement models

City submission

increased density

Key issues

- 25,000m² extra floor area on LAHC sites
- 4,200m² extra floor area on private sites
- increased floor area on heritage sites
- no illustration, justification or design testing = difficult to understand

Submission recommendation

- return to density to that proposed by the City's planning proposal, or, if not,
- undertake and publish further urban design analysis

City submission

built form

some issues

- wind conditions around new tower
- future residences exposed to noise on McEvoy Street at night
- 10% bonus undermines height in storeys
- proposed to solve in design excellence

Submission recommendation

- further work required



Building height – City planning proposal

height in metres Local Environment Plan

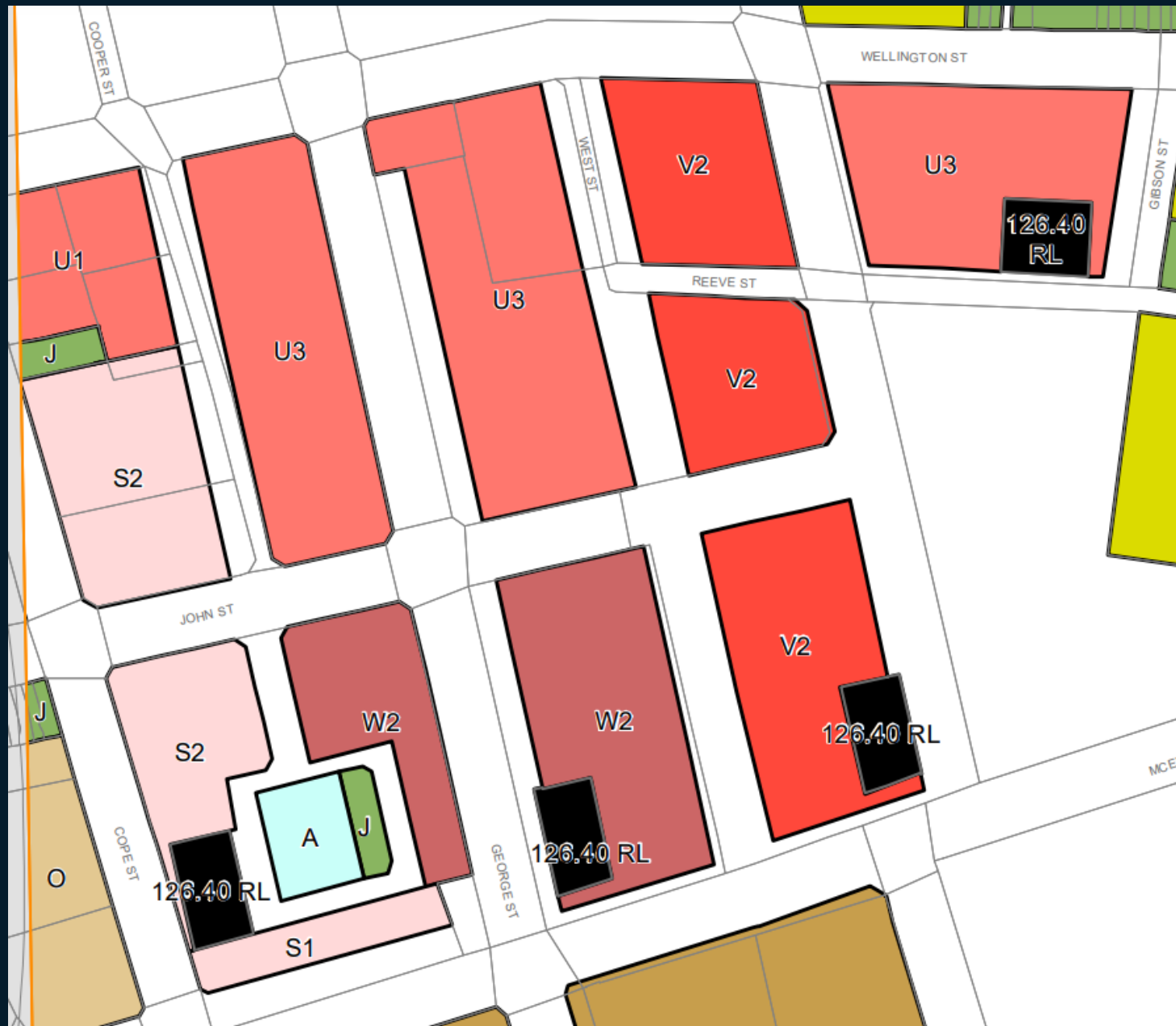
height in storeys Design Guide



Building height – DPIE planning proposal

height in metres Local Environment Plan

height in storeys Design Guide



City submission

sustainability

Key issue

- removes requirement for increased BASIX targets
- standard practice to require higher performance
- social and affordable housing needs to be more efficient and cheaper to run

Submission recommendation

- reinstate BASIX stretch requirement
- support resilience of an at need community
- NSW Government take a leadership role

next steps

- public exhibition closes 29 April 2022
- submissions to be considered by Department
- LAHC now considering next phase of development

DISCUSSION WELCOMED

DISCUSSION WELCOMED

public infrastructure

- public infrastructure schedule on public exhibition
- follows needs analysis by the City and LAHC that identifies:
 - over 2 hectares of public open space
 - new roads
 - 2,400sqm community facilities floor space
- to be formalised in planning agreement to establish where and when it is to be delivered
- CEO has delegation to execute a planning agreement
- registered on title before planning controls are changed

