

Waterloo South Redevelopment

What is already in place

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Waterloo South Planning Proposal Artist Impression



Waterloo South Planning Proposal Model



Sydney Uni Models based on Controls



Artistic Impressions – Planning Proposal



Artistic Impressions – The Consortium



What has happened so far?

- A Planning Proposal determination was made in November 2022. It set the set the planning controls – the rules – that the Stockland consortium will use to create actual designs for the buildings and public spaces in the precinct.
- Council and Land and Housing Corporation finalised a Voluntary Planning agreement covering Council's interests in early 2023.
- A change of NSW Governments has made changes to the number of social and affordable to be delivered.
- A contract with a Development Consortium has been signed.

What Documents set the rules?

- A set of maps setting the planning controls (rules) contained in the Sydney Local Environment Plan (LEP) 2012.
- A determination by the Department of Planning about what is to happen in developing the site.
- A Design Guide to guide how the LEP rules should be applied.
- A Voluntary Planning Agreement with Council.
- The rules can be changed. A developer can request changes to the rules from the Department of Planning.

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.
- Design Excellence bonus of 10% of Floor Space so 3:1 becomes 3.3:1
- Other state based rules (State Environmental Planning Policies - SEPPs) that cover any development in the state that are turned on or off.
- 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.

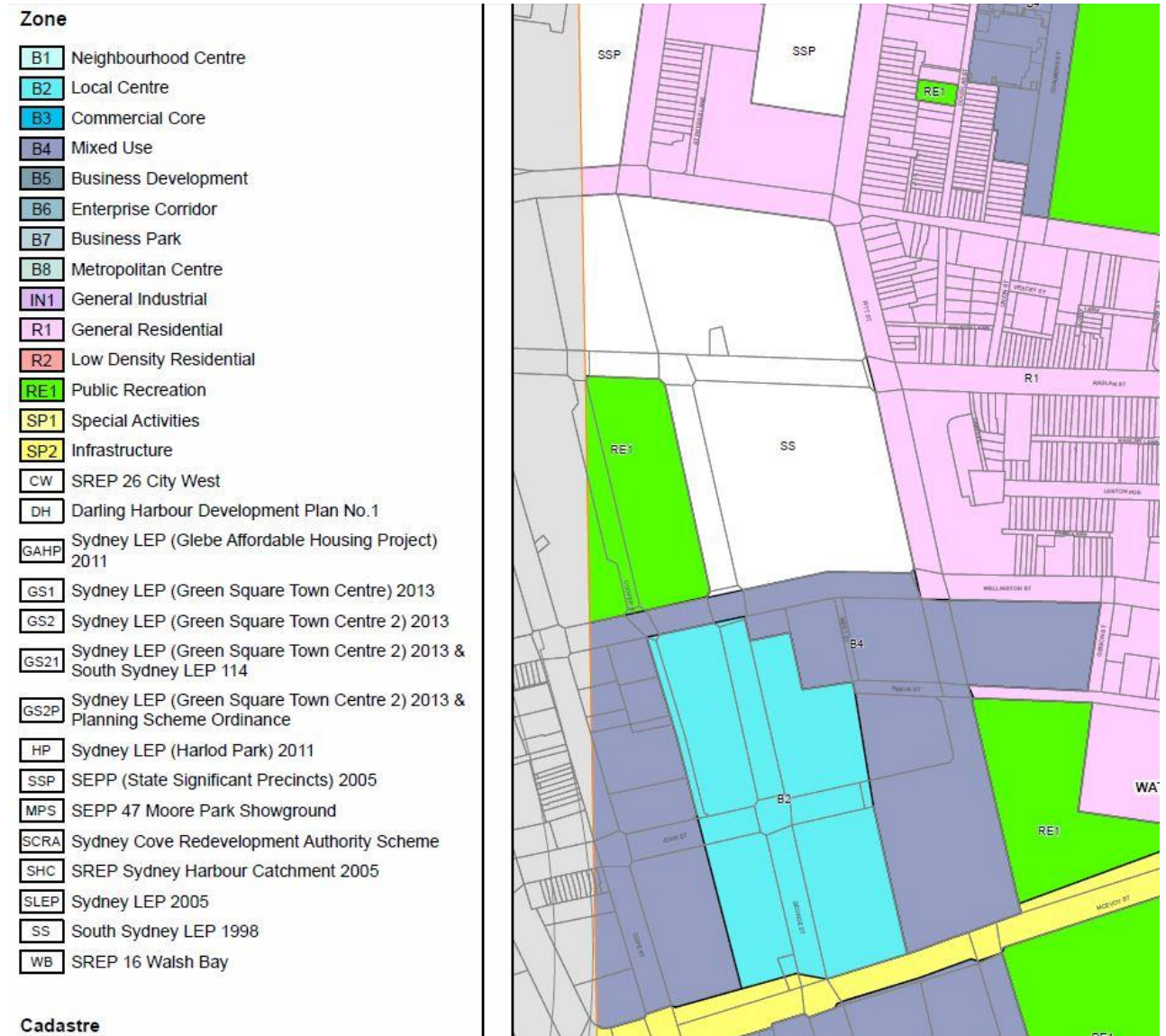
LEP Land Use What can be done on the land

Currently all the land is residential.

The Planning Proposal zones the large park as Public Recreation.









The rest of the development has two business zonings:

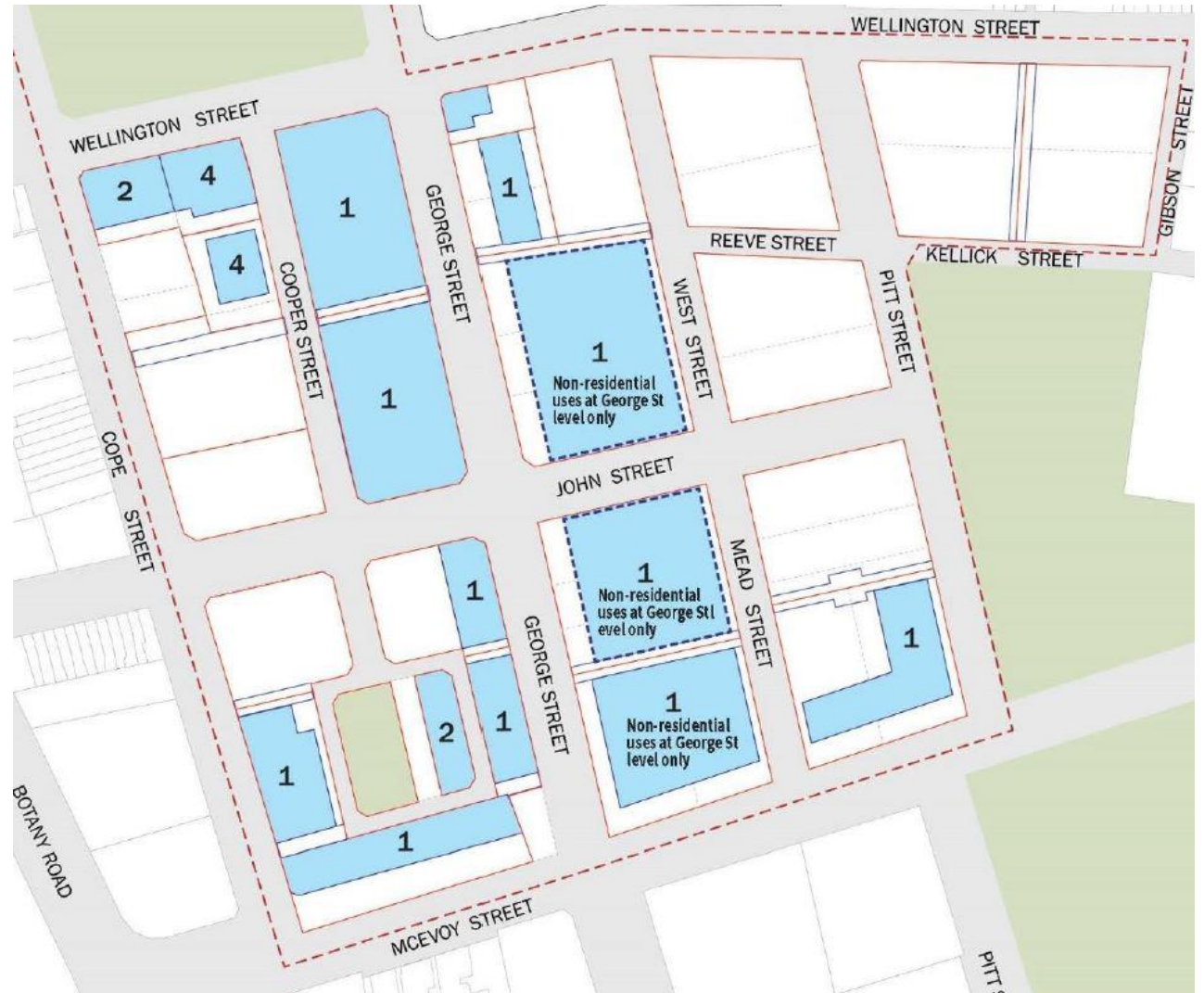
- B2 Local Centre (light blue) for a range of retail, business, entertainment and community uses for the local area.
- B4 Mixed Use area (grey) to integrate suitable business, office, residential, retail and other development such as residential. A restricted retail development zone is also applied to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



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 LEP Height Map – Where planning 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.

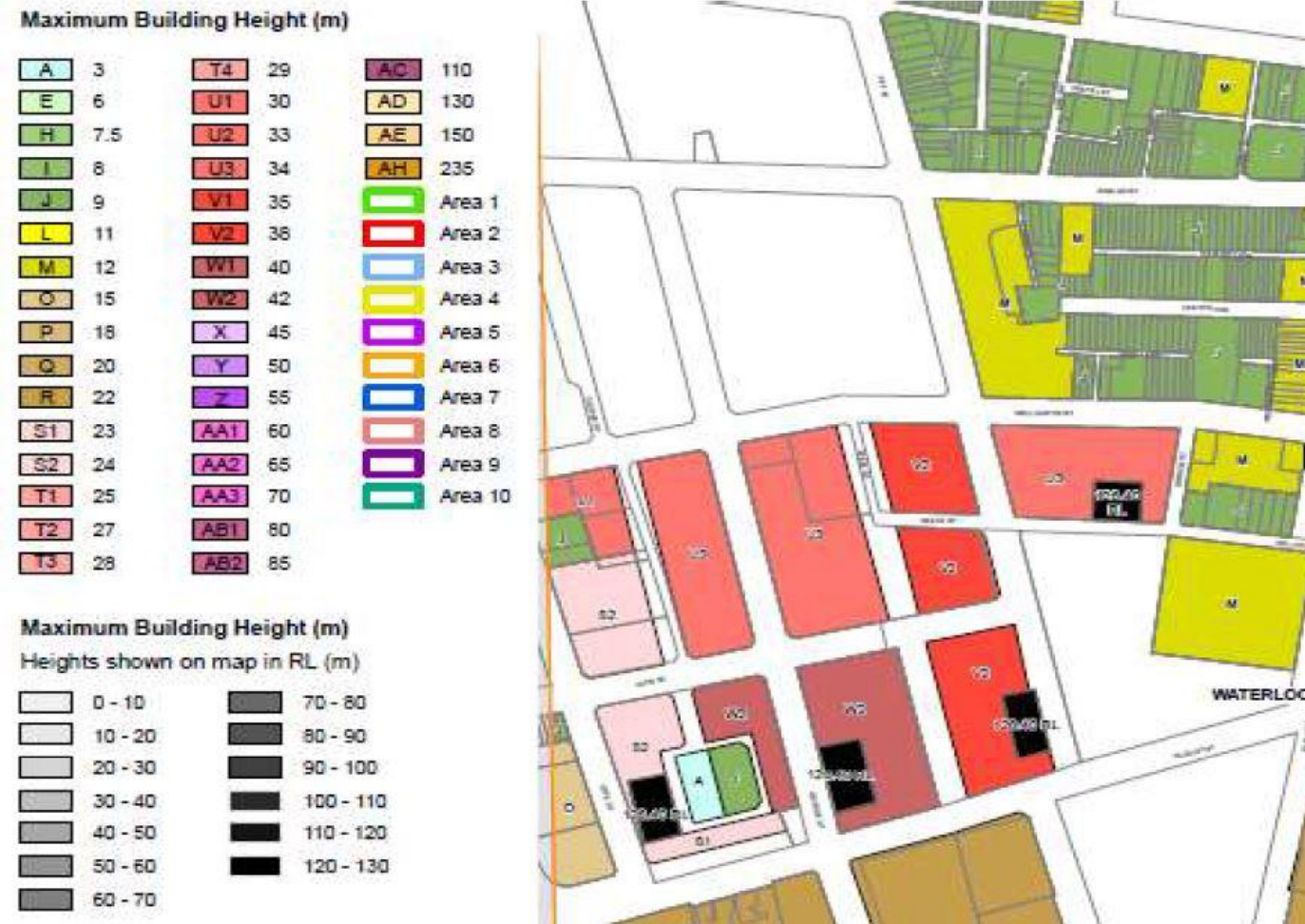


Figure 31 Proposed maximum building height map

A possible outcome from the Design Guide

This is the height in storeys map from the Design Guide. It shows a possible outcome from the planning controls applying the rules proposed in the Design Guide. It is not the only outcome.

The model of the development, the fly through and the artist impressions from the planning proposal exhibition were based on this possible outcome.



The LEP FSR Map – The other major Control

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

However with a design excellence bonus of 10% the Mount Camel high rise could be 6.93 times the mapped land.

Floor Space Ratio Map - Sheet FSR_017

Maximum Floor Space Ratio (n:1)

A	0.35	X1	4
F	0.6	X2	4.13
H	0.7	X3	4.16
J	0.8	X4	4.22
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
T1	2	AA1	6
T2	2.4	AA2	6.30
U1	2.5	AA3	6.5
U2	2.57	AB1	7
U3	2.61	AB2	7.5
U4	2.65	AB3	7.78
U5	2.75	AB4	7.83
V1	3	AC1	8
V2	3.12	AC2	8.41
V3	3.25	AD	9
V4	3.41	AE	10
W1	3.5	AF	11
W2	3.59		
W3	3.61		
W4	3.73		
W5	3.75		

- Refer to clause 6.14
- Refer to clause 6.15A
- Refer to clause 6.4
- Refer to clause 6.47

Cadastre

Cadastre 4/10/2022 © City of Sydney



10% Extra Floor space for Design Excellence

- All new buildings on government owned land will need to take part in a design excellence process
- Architects may include up to 10% more homes in the design, as long as it meets with design excellence criteria and the height of the building remains the same. Any additional homes would include a mix of 28.2% social housing, 7.5% affordable housing, and 64.3% private homes – Government has changed %ages but rules not yet changed.
- The process requires architects to submit building designs into a competition. A panel of experts then assess the entries and select a winning design for construction.

City of Sydney leads design excellence process

The design excellence process needs to ensure new buildings are well designed and considers factors such as:

- the shape of the building
- sustainability
- how much sunlight comes into homes
- noise into and out of homes
- garden design
- wind.

The Bonus Floor Space Challenge

- The amount of floor space and the maximum height are the main constraints for developers.
- Developers try to get the best use of height and floorspace. The design guide and design excellence competitions are in place to help deliver good outcomes.
- The City of Sydney wanted FSR and heights to be a maximum after design excellence. The Department of Planning ruled the design excellence bonus would provide a bonus to FSR but not to height.
- So the 33 storey building on the corner of Cope and McEvoy has to fit in the equivalent of 3.3 storeys of floor space without increasing the height. The developer can also ask for the heights to be changed.

Watch for creep on trees

- To accommodate extra floor space there will likely be pressure to remove or not include as many trees.
- The tree canopy in Waterloo south is currently 29%. This is expected to increase to around 40%, once development is complete.
- The Plan keeps significant trees
- New trees are not included in the plan but will be planted during the development stage. The location and details of new trees will be included in the design of buildings and other areas.



Figure 19: Ground level deep soil and planting locations



Figure 18: Roof level communal open space and green roofs



How many units did the rezoning expect?

The planning proposal is based on 3012 units

- 847 Social Housing (28.2%) – at least 15% to be Aboriginal (128)
- 227 Affordable Housing (7%) – at least 15% to be Aboriginal (35)
- 1,938 Private Housing (64.3%)

Any increase in the number of units needs to keep these percentages

The new NSW Government has changed these percentages

How many units should we now expect?

The housing targets were still based on 3,012 units – 3,313.2 with 10%

Assuming the new percentages are applied to the design bonus

- 30% Social Housing (903.6) – 994 with 10% (LAHC site 1,000)
- 20% Affordable Housing (602.4) – 663 with 10% (LAHC site 600)
- 50% Private Housing (1506) – 1656 with 10% (LAHC site 1500)

The consortium has increased the amount of Aboriginal Social Housing

- 20% Social Housing (6% total) Aboriginal (181) – 199 with 10%
- 15% Afford Housing (3% total) Aboriginal (91) – 100 with 10%

Street & Lane Changes

Pitt Street is no longer open to McEvoy in the final controls. There are some other changes to streets and walkways.

New streets are dedicated to Council:

- Pitt St has been extended to join up with McEvoy St.
- John St is extended to run past George St and connect with Pitt St.
- West St is wider and extends to meet Mead St.
- Cooper St is wider and the sections on either side of John St are more aligned.

The plan opposite proposes narrow easements to allow mid-block movement. Safety through design concerns were raised about this approach that will need to be considered by the developer.

The dual cycleway currently in place on George Street will stay.



Driveways & Car Parks

To avoid damage to carpark areas and the area during heavy rainfall, driveways are positioned on streets where it is less likely to flood.

Driveways are allowed on:

- Pitt Street
- Reeve Street
- West Street
- John Street
- Cooper Street.

Figure 21: Carpark locations and entries



What Next?

- The developer and the consortium will have looked at what they think they can fit within the controls, and what controls they might be able to change, to make their bid so a lot of work has already been done that we have not yet seen.
- The developer needs to put together a Stage 1 (Concept) Development Application (DA) for all of Waterloo South
- The developer will also prepare a more detailed Development Application (DA) for the first part of the estate to be redeveloped
- It is likely these two DAs will be submitted together along with any proposal to change the LEP planning controls and design guide.

Stage 1 (Concept) Development Application

Sydney LEP 2012 requires a Stage 1 (concept) development application to resolve the following matters prior to proceeding to detailed development applications:

- the provision of infrastructure, including roads, open space, through-site links and community facilities;
- the subdivision of land into new street blocks;
- flood mitigation measures;
- the distribution of floor space and land uses across the site having regard to amenity, and particularly to tree retention and solar accessibility;
- the staging of development;
- achieving design excellence;
- addressing of wind and acoustic impacts;
- achieving ecologically sustainable development; and
- other matters which in the opinion of the consent authority should be addressed to meet the requirements of any design guidelines that apply to the land.

This Section is to guide the allocation of floor area in the Stage 1 development application, based on the building envelopes in this Design Guide. A Stage 1 development application is required for the whole area.

Stage 1 detail

4.2. Stage 1 development application

- (1) A Stage 1 (concept) development application is required for land that is owned or managed by the Land and Housing Corporation within Waterloo Estate (South) as of 1 January 2021.
- (2) A Stage 1 (concept) development application is to:
 - (a) be informed by a detailed survey;
 - (b) subdivide existing landholdings to establish:
 - i. streets, through-site links and parks, in accordance with Figure 4: Land dedication and easements; and
 - ii. street blocks and building lots, in accordance with Figure 3: Street blocks and building lots;
 - (c) identify how the floor area is to be distributed across street blocks and building lots, including any floor space allocated for social housing, affordable housing, community facilities, childcare facilities, health care facilities and other non-residential uses. This allocation is to be generally in accordance with Table 1: Indicative floor area distribution on LAHC owned land, by street block, which provides an indicative allocation of floor space available under Sydney LEP 2012 across Waterloo Estate (South);
 - (d) resolve any flooding and contamination issues on the site, identifying any necessary flood and stormwater management works and remediation works and required contamination works to ensure flood and contamination risks are appropriately managed for new development, adjacent sites within the Estate, and in adjoining localities;
 - (e) provide an indicative staging plan and delivery sequence for development and the provision of public space, local infrastructure, flood and stormwater management works and remediation works;
 - (f) provide an updated Design Excellence Strategy if needed, that is, if the proposed pattern of subdivision, staging or built form distribution does not follow that provided by this Design Guide;
 - (g) provide a Preliminary Public Art Strategy to coordinate public art across the precinct;
 - (h) include a landscape plan that:
 - i. allocates the total quantum of deep soil required for each street block amongst the building lots;
 - ii. identifies significant trees that are required to be conserved and those that are proposed to be removed;
 - (i) address any other matters, including wind and acoustic matters, required to be resolved in a Stage 1 development application by this Design Guide, by Sydney DCP 2012 or Sydney LEP 2012.

This is the beginning of the next phase ...

This is not
THE END