

The Landowner/Resident
67 Raglan St
WATERLOO NSW 2017



29 April 2026

Subject: Notice of exhibition – Waterloo Estate (South) Concept (SSD-93222706)

Dear Landowner/Resident,

The Department of Planning, Housing and Infrastructure has received a **Concept State Significant Development Application** (Concept Application) and **rezoning proposal** from the New South Wales Land and Housing Corporation (operating as Homes NSW).

You are receiving this letter because you live near the proposed development or own land nearby. The Concept Application and rezoning proposal will be on public exhibition for feedback from **6 May 2026** until **2 June 2026** on the NSW Planning Portal.

You can access the application documents, including the Environmental Impact Statement via the link below or by scanning the QR code at the top of this letter. <https://www.planningportal.nsw.gov.au/major-projects/projects/waterloo-estate-south-concept>

About the proposal

The proposal is for the approval of a Concept Application and changes to the planning controls for the land at Waterloo Estate (South). Together, these would guide future development of the land, including:

- the maximum height and size of buildings, including setbacks
- how floor space may be spread across the site
- the overall mix of housing, including a minimum of 50% social or affordable housing and 50% market housing
- the location of shops, services or other non-residential uses
- how vehicles, pedestrians and cyclists would access and move through the site
- public spaces and streets
- a draft plan showing how development could be staged over time
- site-wide plans to guide future development.

The Concept Application does not include detailed or final building designs. Future development would need separate approval later.

The application has been lodged under sections 4.12 and 4.36 of the *Environmental Planning and Assessment Act 1979*.

Location

The proposal applies to land within Waterloo Estate (South), bounded by Raglan Street to the north, McEvoy Street to the south, Cope Street to the west, and George, Gibson and Pitt Streets to the east.

EXHIBITION OF STATE SIGNIFICANT DEVELOPMENT APPLICATION AND STATE ASSESSED REZONING PROPOSAL

Waterloo Estate (South) Concept

Application No	SSD-93222706
Location	Waterloo Estate (South), bounded by Raglan Street to the north, McEvoy Street to the south, Cope Street to the west and George, Gibson and Pitt Streets to the east
Applicant	New South Wales Land and Housing Corporation (operating as Homes NSW)
Council Area	City of Sydney Council
Consent Authority	Minister for Planning and Public Spaces

Description of proposal

Concept plan to guide future development within Waterloo Estate (South), including:

- maximum building envelopes, including building heights, street-wall heights and setbacks
 - distribution of gross floor area (GFA) across the precinct
 - indicative allocation of GFA between social housing, affordable housing and non-residential land uses, with a minimum of 30% of residential GFA provided as social housing, a maximum of 50% of residential GFA as market housing, and the balance as affordable housing
 - vehicular, pedestrian, and cycleways access arrangements
 - public domain works
 - a preliminary subdivision plan, staging plan, and delivery sequencing for future development
 - precinct-wide management plans and strategies to guide future development.
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Description of concurrent rezoning proposal

Amendments to the *Sydney Local Environmental Plan 2012* (SLEP 2012) including:

- amendments to the Height of Building and Floor Space Ratio maps
 - amendments to the active frontage maps to permit educational establishments and creative industries (clause 7.27)
 - a reduction in the minimum non-residential GFA requirement from 17,000 m² to 15,000 m² (clause 7.29(3)(a))
 - inclusion of educational establishments as an additional land use to contribute to the requirement under clause 7.29(3)(b)
 - deletion of clause 7.29(4)
 - reference to a revised publication date of the Design Guide in amended clause 7.29(5)
 - inclusion of rooftop access to communal open space and related amenity structures to extend beyond the height of building measurement (clause 7.29(6))
 - exclusion of the application of clause 6.21D(3)(b) to development at the site (clause 7.29(7))
 - renumbering of clause 7.29(8) as clause 7.29(9), and replacement of clause 7.29(8) with a clause clarifying that the City of Sydney affordable housing program does not apply to the proposal
 - amendments to the Waterloo Estate (South) Design Guide 2022 to ensure alignment with the planning framework under the SLEP 2012 and to reflect the concept SSDA.
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About the exhibition

An exhibition process allows any individual or organisation to have their say about a proposed development. The Department of Planning, Housing and Infrastructure (the Department) has received a State significant development (SSD) application for the abovementioned development which includes a concurrent rezoning proposal. Submissions from the public are now being sought on the matters. The application, environmental impact statement (EIS) and accompanying documents are on exhibition from **6 May 2026** until **2 June 2026**

(exhibition period). You can view these documents online at <https://www.planningportal.nsw.gov.au/major-projects/projects/waterloo-estate-south-concept>

Have your say

To have your say on this project, you must lodge a submission online through the NSW Planning Portal before the close of the exhibition period.

To do this, search for this project at www.planningportal.nsw.gov.au/major-projects and click on 'Make a submission'. You will need to log in or create a user account.

Resources to help you use the NSW Planning Portal are available at www.planningportal.nsw.gov.au/major-projects/help including a step-by-step [guide](#) on how to make a submission. If you require assistance, please contact the Department's customer support team on 1300 305 695.

If you think you'll need help making a submission using the portal, it's a good idea to contact customer support sooner rather than later. Ensure you give yourself plenty of time to make a submission before the project's exhibition period end date.

You cannot upload a submission on behalf of another person.

Before making your submission: You should read the Department's:

- Disclaimer and declaration at www.planningportal.nsw.gov.au/major-projects/help/disclaimer-and-declaration, and
- Privacy statement at www.planning.nsw.gov.au/privacy.

When making a submission you will be required to include:

- your name and address
- the name of the application and the application number
- a statement on whether you 'support' or 'object' to the proposal or if you are simply providing comment
- the reasons why you support or object to the proposal
- a declaration of any reportable political donations you have made in the last two years (visit www.planning.nsw.gov.au/Assess-and-Regulate/Development-Assessment/Planning-Approval-Pathways/Donations-and-Gift-Disclosure or phone 1300 305 695 to find out more)
- an acknowledgement that you accept the Department's [disclaimer and declaration](#), including confirmation that your submission does not contain offensive, threatening, defamatory or inappropriate content.

Your submission will be published on the NSW Planning Portal in accordance with the Department's privacy statement and disclaimer and declaration. You can elect to have your name withheld from the published list of submitters. If you choose this option, do not include personal information in the body of your submission or in any attachments as your submission will be published in full.

The Department may choose to withhold from publication any submission considered offensive, threatening, defamatory or inappropriate.

For more information, including the Department's submissions policy, please go to www.planningportal.nsw.gov.au/major-projects/have-your-say.

For more information about the SSD application: Contact Jude Urbanik on (02) 8275 1539

For more information about the State assessed rezoning proposal: Contact Tom Bertwistle on 02 8275 1025

If you require assistance to use the NSW Planning Portal or you are having difficulty making a submission online, please call the Department's customer support team on 1300 305 695.
