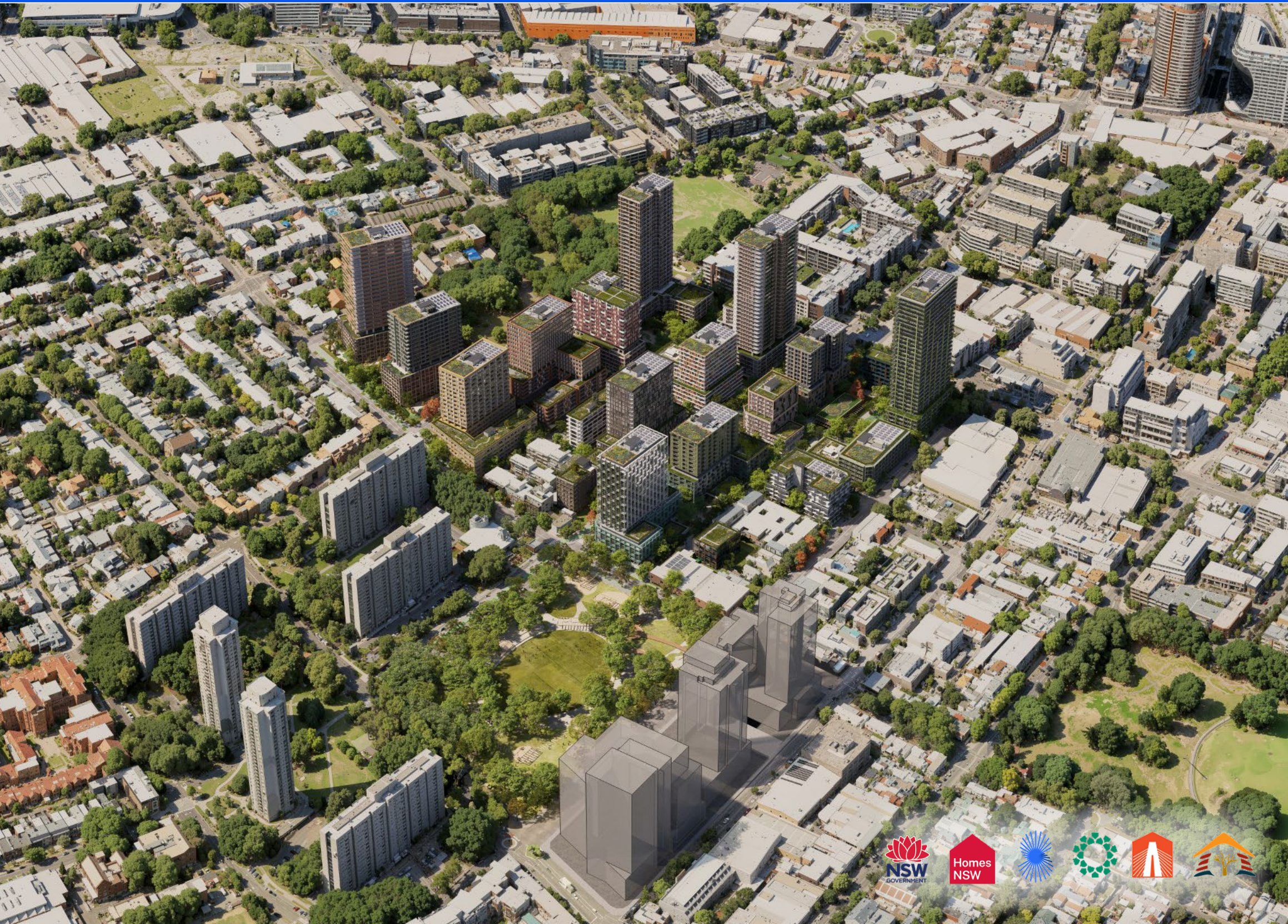


Response to Submissions LEP Amendments

Waterloo South

**Project address**

Gadigal Country
Waterloo South
Waterloo NSW 2017

Prepared for

Stockland and Homes NSW

Version

Revision B

Issued

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Figure 1. Artist impression of the Waterloo South Precinct Area

SJB acknowledges the Traditional Custodians of the lands, waters, and skies, and their perpetual care and connection to Country where we live and work. We support the Uluru Statement from the Heart and accept its invitation to walk with Aboriginal and Torres Strait Islander people in a movement of the Australian people towards a better future.

We believe that inequity enshrined in our society continues to significantly disadvantage First Nations colleagues, friends, and community. Following the referendum, we are personally and professionally recommitting our support of Aboriginal and Torres Strait Islander people. We will continue to strive for (re)conciliation by acting with integrity and passion, in an effort to address this imbalance in our country and create lasting generational change.



Certified Management Systems

ISO 9001:2015 Quality Management System
ISO 45001:2018 Occupational Health & Safety Management System
ISO 14001:2015 Environmental Management System

Version: Rev B
Ref: 7085
Prepared by: JM, NT, KB, CP, LL, JL, ME
Checked by: JK

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Response to Submission Summary

Agency	Summary of Key Issues	Response	Supporting RtS Documentation
LEP Amendments			
City of Sydney	<u>Height of Building</u> Height controls are generally reflective of the concept plan but are too coarse. If the proposed concept envelopes and reference schemes are to demonstrate that future developments are capable of complying with the proposed controls, the proposed heights appear significantly more generous than the maximum yield. In particular, on some sites where there is a 40m difference in height between the LEP control and the reference scheme height.	The revised LEP Height of Buildings controls respond to City of Sydney feedback seeking closer alignment between the planning envelopes and statutory height controls. Amendments are proposed for Buildings 4C, 5A, 6A and 8A, while no changes are proposed for Buildings 2D, 9B and 10A. Retention of the existing controls for Buildings 2D, 9B and 10A is necessary to support ADG compliance, maintain design flexibility and uphold the intended built form outcomes for the precinct. Refer to the supporting RtS documentation for detailed justification of the proposed LEP height amendments.	Pg 4 - 10
City of Sydney Stockland TfNSW DPHI	<u>Floor Space Ratio</u> There is insufficient information to confirm if the changes to the Floor Space Ratios on the maps are correct and are rationalised in the proposed envelopes and reference scheme. A comparative analysis will assist in confirming this. Further, as the lots have not yet been subdivided, the areas that will become parks it would be prudent to have FSRs of 0:1:1 on Block 1 and Block 8 parks and not be left unrestricted. <u>Reallocation of Non-Resi use in Block 2C</u> Minor adjustments to FSR based on reallocation. <u>McEvoy street Road Acquisition / Road Widening</u> TfNSW seeks to retain the existing road reservation along the northern side of McEvoy Street between Botany Road and Elizabeth Street (i.e. along the McEvoy Street frontage of the site). DPHI also recommends Homes NSW considers the impacts of the reservation mapping on the design and layout of the proposal and update proposed mapping accordingly.	- Revised FSR based on 2C reallocation. - FSR of 0.1:1 added to Block 1 & Block 8 parks. - Revised FSR based on updated Block 9A & 10A areas to exclude the following TfNSW registered titles: — Lot 4 / DP252609 — Lot 5 / DP252609 — Lot 6 / DP 252609	
Stockland	<u>Active Frontages</u> Amend to align with Stage One design.	Active frontages along McEvoy Street on Blocks 8 & 9 amended to reflect Stage One treatment as confirmed by Stockland,	

Height of Building (CSSDA)

LEGEND	
	A (3m)
	J (9.5m)
	Q (19m)
	S1 (23m)
	S2 (24m)
	U1 (30m)
	U2 (32m)
	U3 (34m)
	V1 (37m)
	V2 (38m)
	V3 (39m)
	Y (54m)
	Z (56m)
	AA1 (62m)
	AA2 (65m)
	AA3 (68m)
	AA4 (74m)
	AA5 (76m)
	PAN OPS (126.40 RL)



Exhibited CSSDA LEP Amendments - Height of Building.



Height of Building (RtS)

	CSSDA Proposed LEP HOB	Ref Scheme Height	RtS Proposed LEPHOB
2D	37m	31m	No change from CSSDA.
4C	74m	30m	34m
5A	65m	25m/62m	28m/65m
6A	62m	24m/40m	27m/62m
8A	54m	31m	33m
9B	56m	40m	No change from CSSDA.
10A	39m	25m	No change from CSSDA.

LEGEND	
	A (3m)
	J (9.5m)
	Q (19m)
	S1 (23m)
	S2 (24m)
	T1 (27m)
	T2 (28m)
	U1 (30m)
	U2 (32m)
	U3 (33m)
	U4 (34m)
	V1 (37m)
	V2 (38m)
	V3 (39m)
	Y (54m)
	Z (56m)
	AA1 (62m)
	AA2 (65m)
	AA3 (68m)
	AA4 (74m)
	AA5 (76m)
	PAN OPS (126.40 RL)

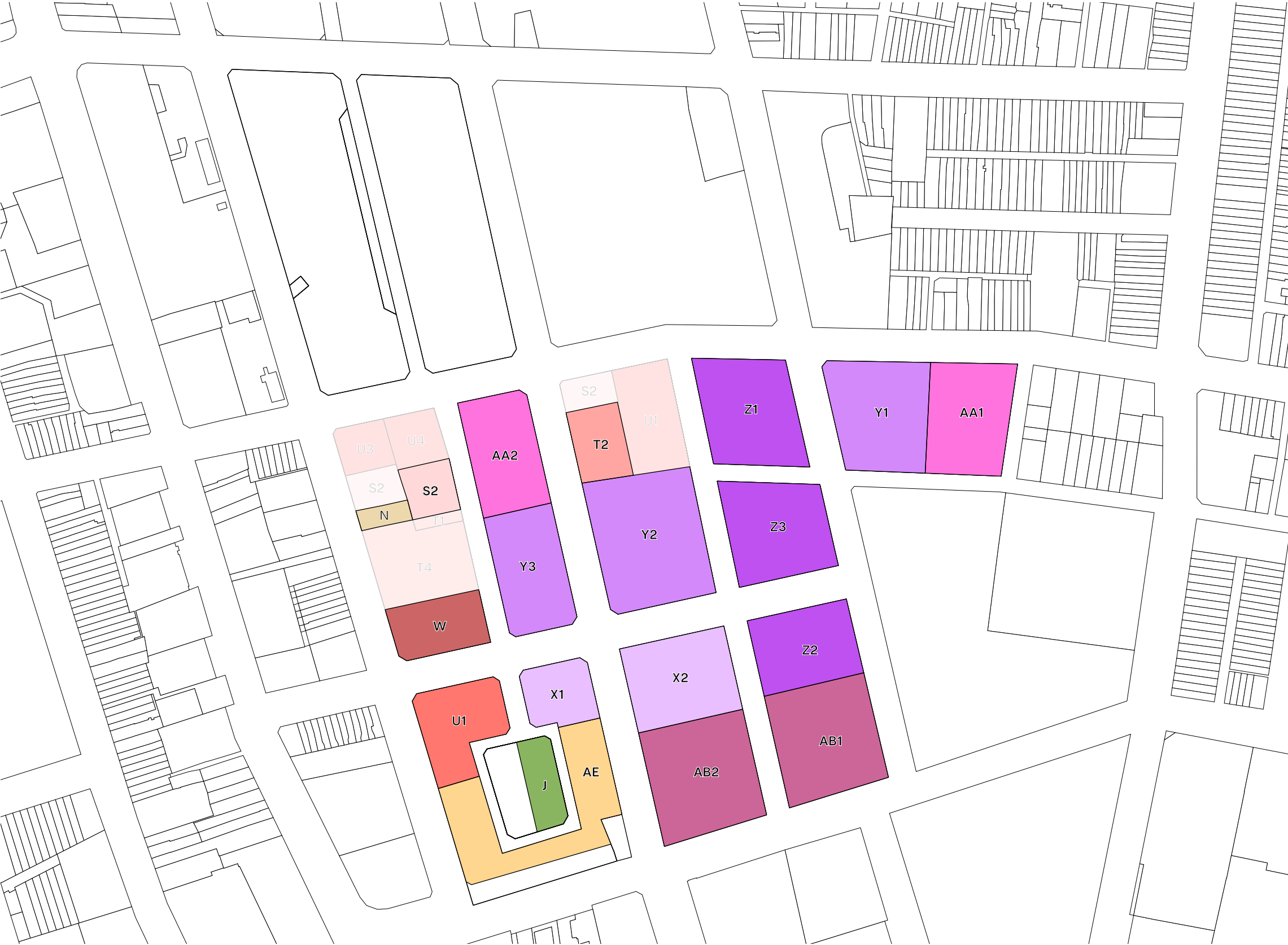


Proposed CSSDA **RtS** LEP Amendments - Height of Building.



Floor Space Ratio (CSSDA)

LEGEND	
J (0.82)	
N (1.05)	
S1 (1.75)	
S2 (1.80)	
T1 (2.00)	
T2 (2.33)	
T3 (2.40)	
U1 (2.54)	
U2 (2.57)	
U3 (2.61)	
U4 (2.65)	
W (3.70)	
X1 (4.00)	
X2 (4.49)	
Y1 (4.72)	
Y2 (4.74)	
Y3 (4.83)	
Z1 (5.11)	
Z2 (5.58)	
Z3 (5.60)	
AA1 (6.91)	
AA2 (6.98)	
AB1 (7.08)	
AB2 (7.62)	
AE (10.46)	



Exhibited CSSDA LEP Amendments - Floor Space Ratio.



Floor Space Ratio (RtS)

LEGEND

A (0.10)

J (0.82)

K (0.88)

S1 (1.75)

S2 (1.80)

T1 (2.00)

T2 (2.33)

T3 (2.40)

U1 (2.54)

U2 (2.57)

U3 (2.61)

U4 (2.65)

W (3.70)

X1 (4.00)

X2 (4.49)

Y1 (4.72)

Y2 (4.74)

Y3 (4.83)

Z1 (5.12)

Z2 (5.59)

Z3 (5.60)

AA1 (6.91)

AA2 (6.98)

AC (8.44)

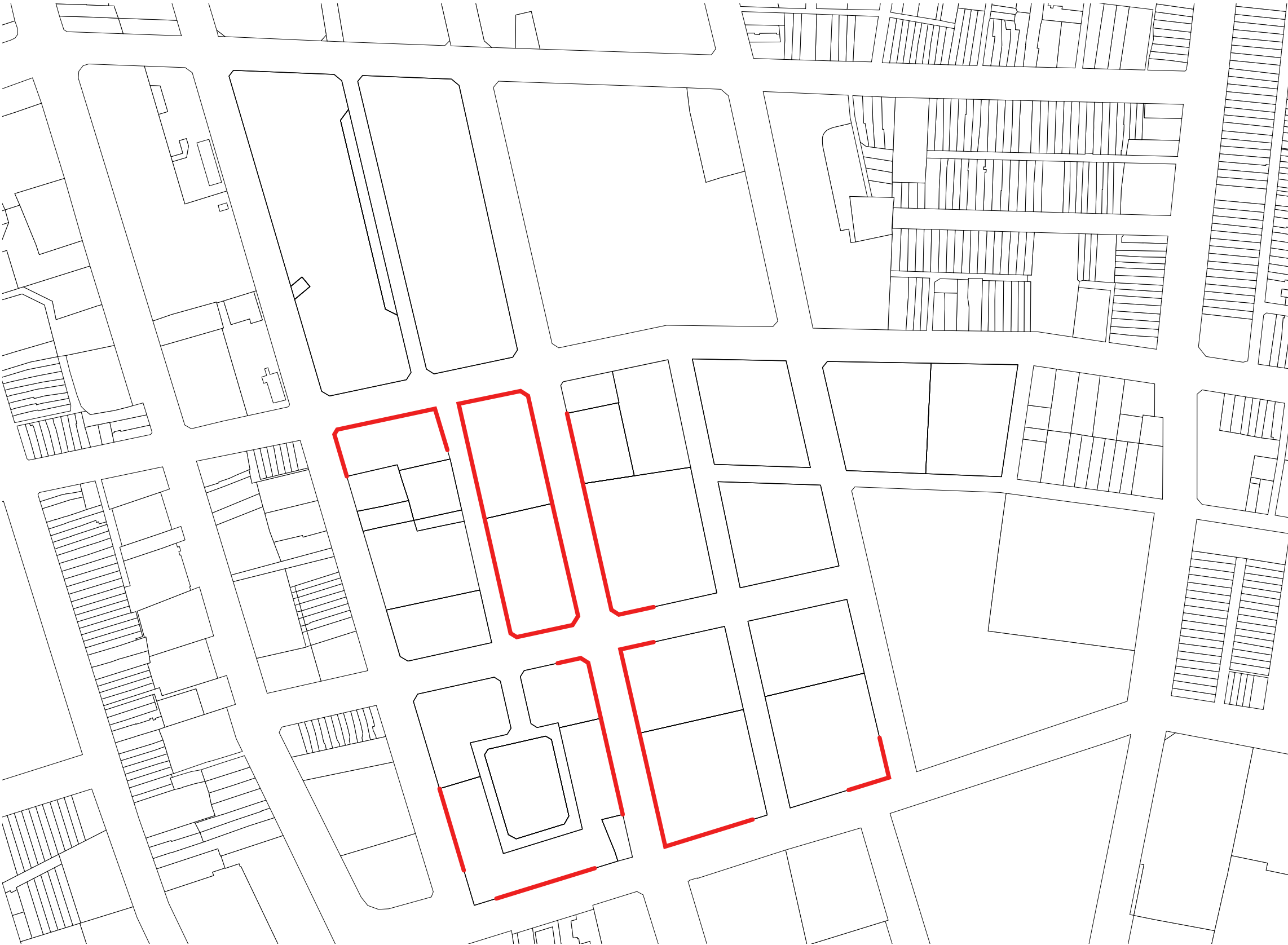
AD (9.11)

AE (10.42)



Proposed CSSDA **RtS** LEP Amendments - Floor Space Ratio.

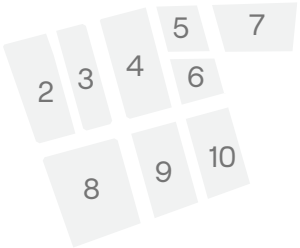
Active Frontages (CSSDA)



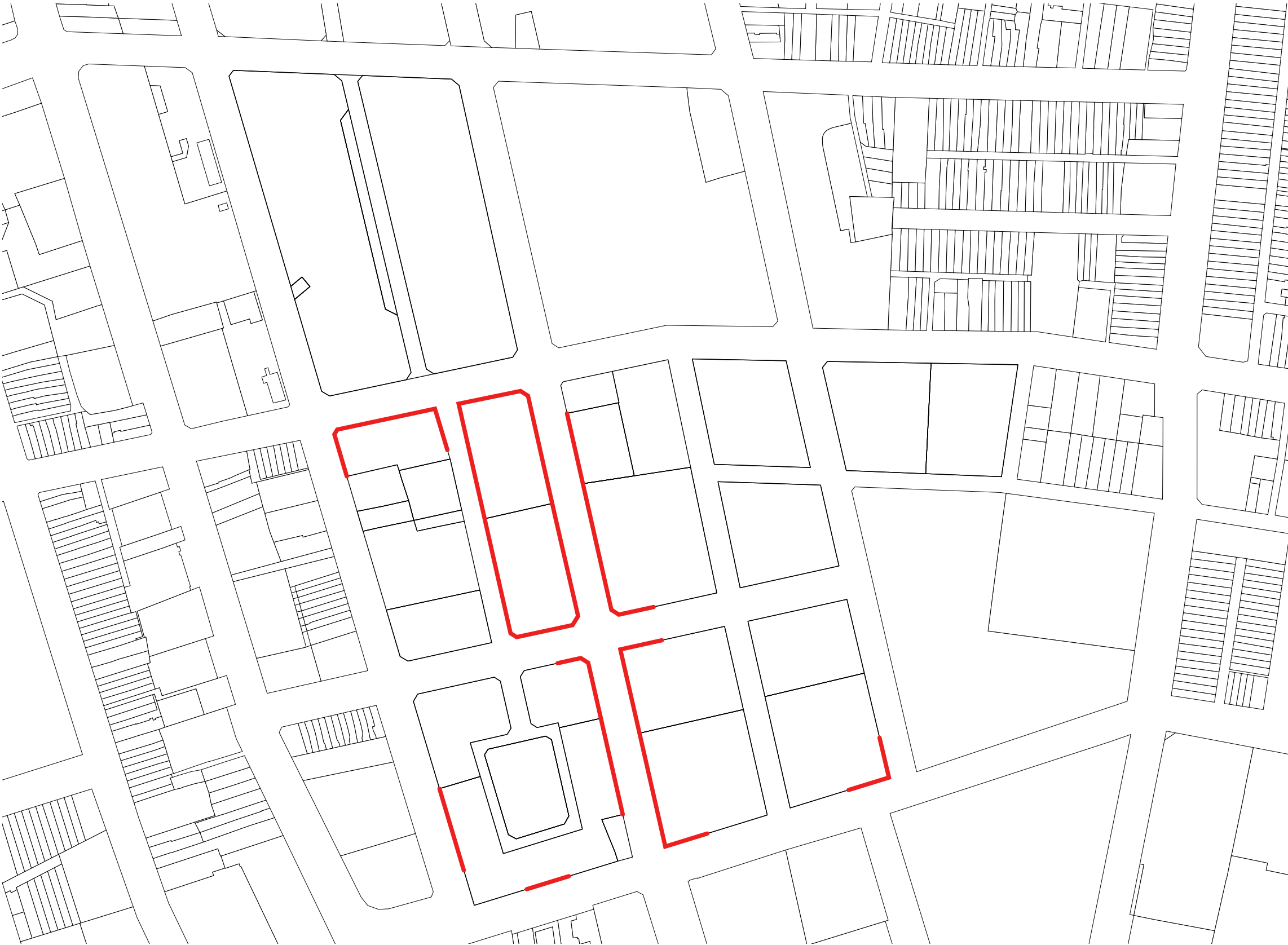
Exhibited CSSDA LEP Amendments - Active Frontages.

LEGEND

Active street frontage



Active Frontages (RtS)



LEGEND

■ Active street frontage

Proposed CSSDA **RtS** LEP Amendments - Active Frontages.



SJB is passionate about the possibilities of architecture, interiors, urban design and planning. Let's collaborate.

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