

Appendix C: Envelope Plans

The following section illustrates the permissible building envelopes that define the spatial limits for future development. These envelopes set parameters for height, setbacks, and massing, providing flexibility for design while ensuring compliance with planning controls and maintaining solar access and streetscape quality.



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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR APPROVAL

Rev	Date	Revision	By	Chk.
P1	04.12.2025	FOR REVIEW	NT	JM
P2	17.12.2025	FOR REVIEW	NT	JM
P3	09.01.2026	FOR REVIEW	NT	JM
P4	19.01.2026	FOR REVIEW	NT	JM
P5	06.02.2026	FOR REVIEW	NT	JM
A	30.03.2026	FOR SUBMISSION	NT	JM

KEY

- BLOCK BOUNDARY
- MAXIMUM STOREY HEIGHT
- HERITAGE ITEM I2078
- TOWER ZONE
- PLANNING ENVELOPE
- PUBLIC PLAZA
- PRIVATE OPEN SPACE
- PRIVATE COMMUNAL COURTYARD
- ACCESS TO PRIVATE OPEN SPACES FROM MEAD STREET
- THROUGH-SITE LINK (6-12m)
- BUILDING SETBACK (1.5m)
- BUILDING SETBACK (3m)
- BUILDING SETBACK (4.5m)
- BUILDING SETBACK (5m)
- BUILDING SETBACK (6m)
- BUILDING SETBACK (9m)
- GROUND SETBACK (10m)
- SETBACK VARIES TO RETAIN TREES
- UPPER LEVEL BUILDING SETBACK (3m)
- Envelope aligns with northern boundary at ground level only to provide clearance for future rear driveway.
- SP2 ZONE
- SUBSTATION LOT
- OPEN SPACE AS PER VPA REQUIREMENTS

NOTE: ALL ENVELOPE DRAWINGS DO NOT INCLUDE THE BASEMENT ENVELOPES WHICH WILL BE PROPOSED IN THE SUBSEQUENT DETAILED SSDAs.

NOTE: MINOR CHANGES TO FORM AND CONFIGURATION MAY BE REQUIRED WHEN DRAWINGS ARE SUBSEQUENTLY PREPARED FOR CONSTRUCTION PURPOSES AFTER THE GRANT OF DEVELOPMENT CONSENT.

Client



Project

WATERLOO SOUTH

WATERLOO, SYDNEY
GADIGAL LAND

Drawing Name

Precinct
Proposed Envelopes -
Plan

0 05 10 15 50

Date Scale Sheet Size

30.03.2026 1:1500 A3

Drawn Chk. Job. No.

NT JM 7085

Drawing No. Revision

PR-AR-2300 /A

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P5	06.02.2026	FOR REVIEW	NT	JM
A	30.03.2026	FOR SUBMISSION	NT	JM

KEY

- BLOCK BOUNDARY
- MAXIMUM STOREY HEIGHT
- TOWER ZONE
- STREETWALL (MAX. 6 STOREY)
- HERITAGE ITEM I2078
- PLANNING ENVELOPE
- PUBLIC PLAZA (MIN. 12m x 12m)
- THROUGH-SITE LINK (6-12m)
- BUILDING SETBACK (3m)
- BUILDING SETBACK (6m)
- BUILDING SETBACK (4.5m)
- BUILDING SETBACK (1.5m)
- UPPER LEVEL BUILDING SETBACK (3m)
- Envelope aligns with northern boundary at ground level only to provide clearance for future rear driveway.

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Client



Project

WATERLOO SOUTH
WATERLOO, SYDNEY
GADIGAL LAND

Drawing Name

Blocks 2 & 3
Proposed Envelope -
Plan

0 05 10 15 20

Date Scale Sheet Size

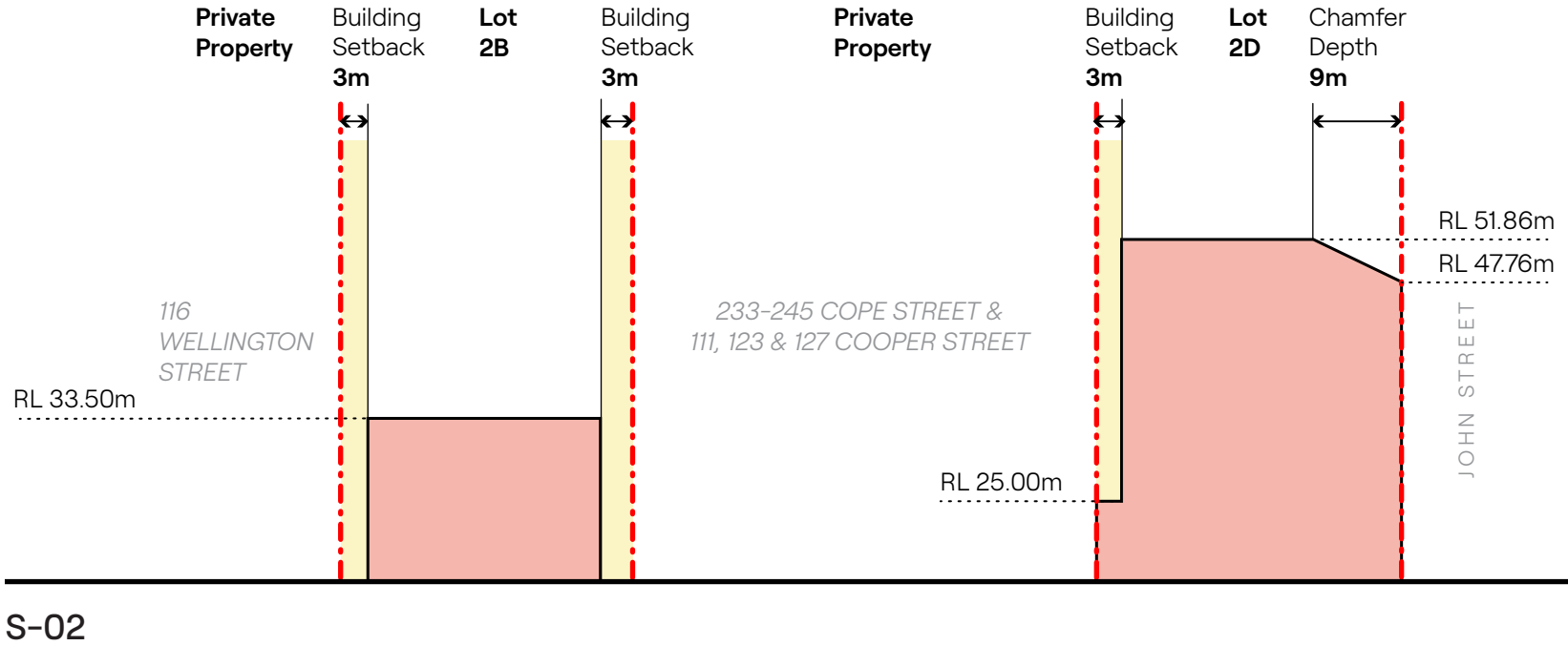
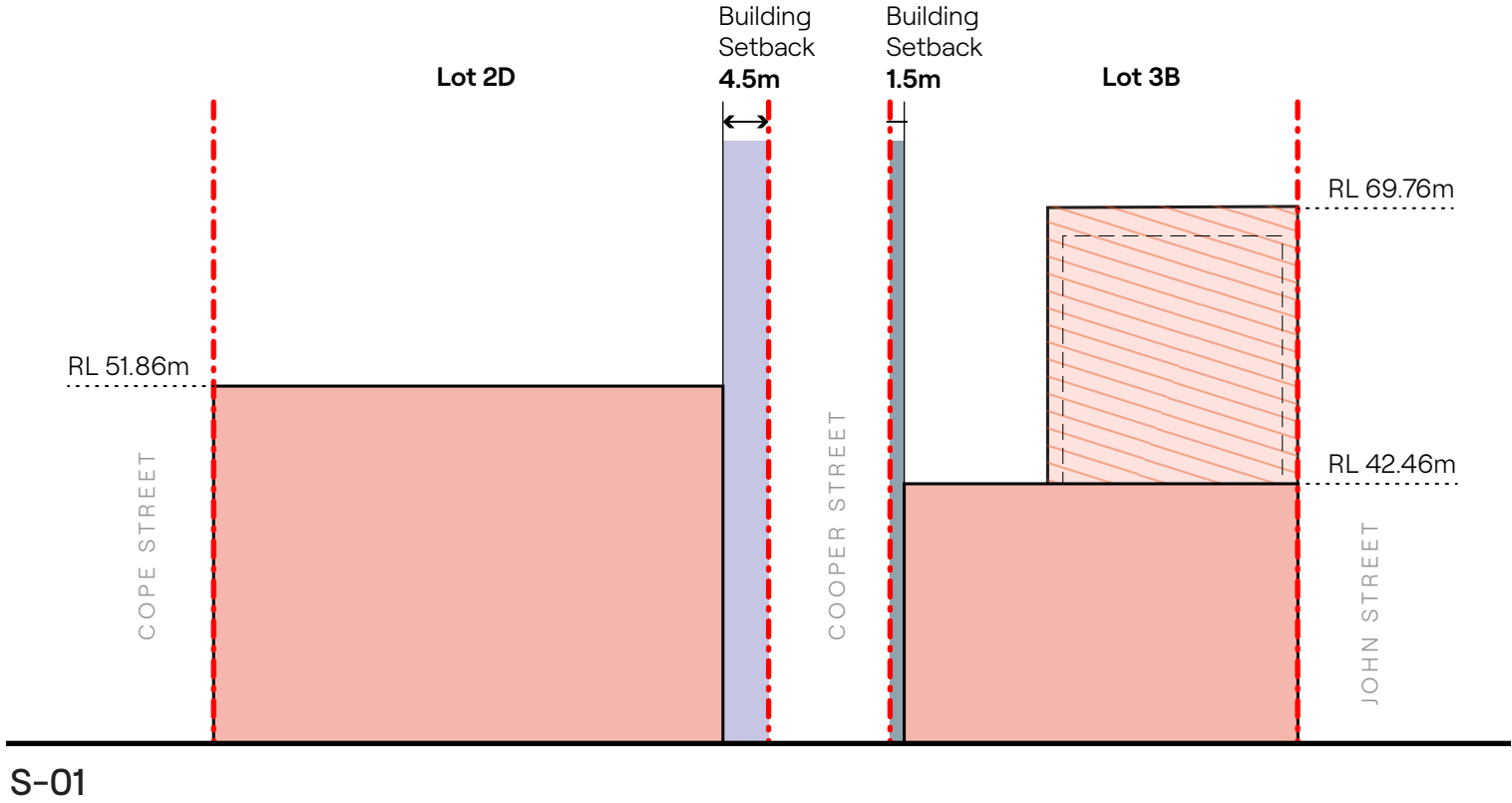
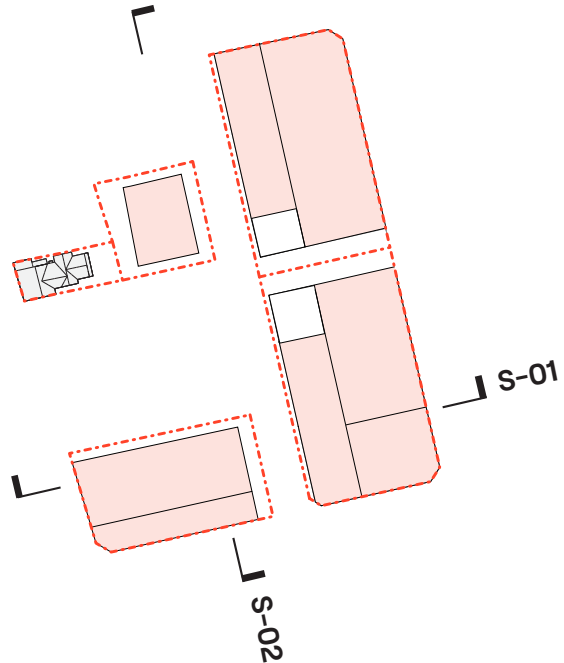
30.03.2026 1:750 A3

Drawn Chk. Job No.

NT JM 7085

Drawing No. Revision

BL02&3-AR-2300 /A



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P5	06.02.2026	FOR REVIEW	NT	JM
A	30.03.2026	FOR SUBMISSION	NT	JM

KEY

- BLOCK BOUNDARY
- TOWER ZONE
- PLANNING ENVELOPE (STREETWALL)
- PLANNING ENVELOPE
- NOTIONAL BUILDING OUTLINE
- THROUGH-SITE LINK (6-12m)
- BUILDING SETBACK (3m)
- BUILDING SETBACK (4.5m)
- BUILDING SETBACK (1.5m)

NOTE: ALL ENVELOPE DRAWINGS DO NOT INCLUDE THE BASEMENT ENVELOPES WHICH WILL BE PROPOSED IN THE SUBSEQUENT DETAILED SSDAs.

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Client



Project

WATERLOO SOUTH

WATERLOO, SYDNEY
GADIGAL LAND

Drawing Name

Blocks 2 & 3
Proposed Envelope -
Sections 01 & 02

0 05 10 15 20

Date Scale Sheet Size

30.03.2026 1:750 A3

Drawn Chk. Job No.

NT JM 7085

Drawing No. Revision

BL02&3-AR-2301 /A

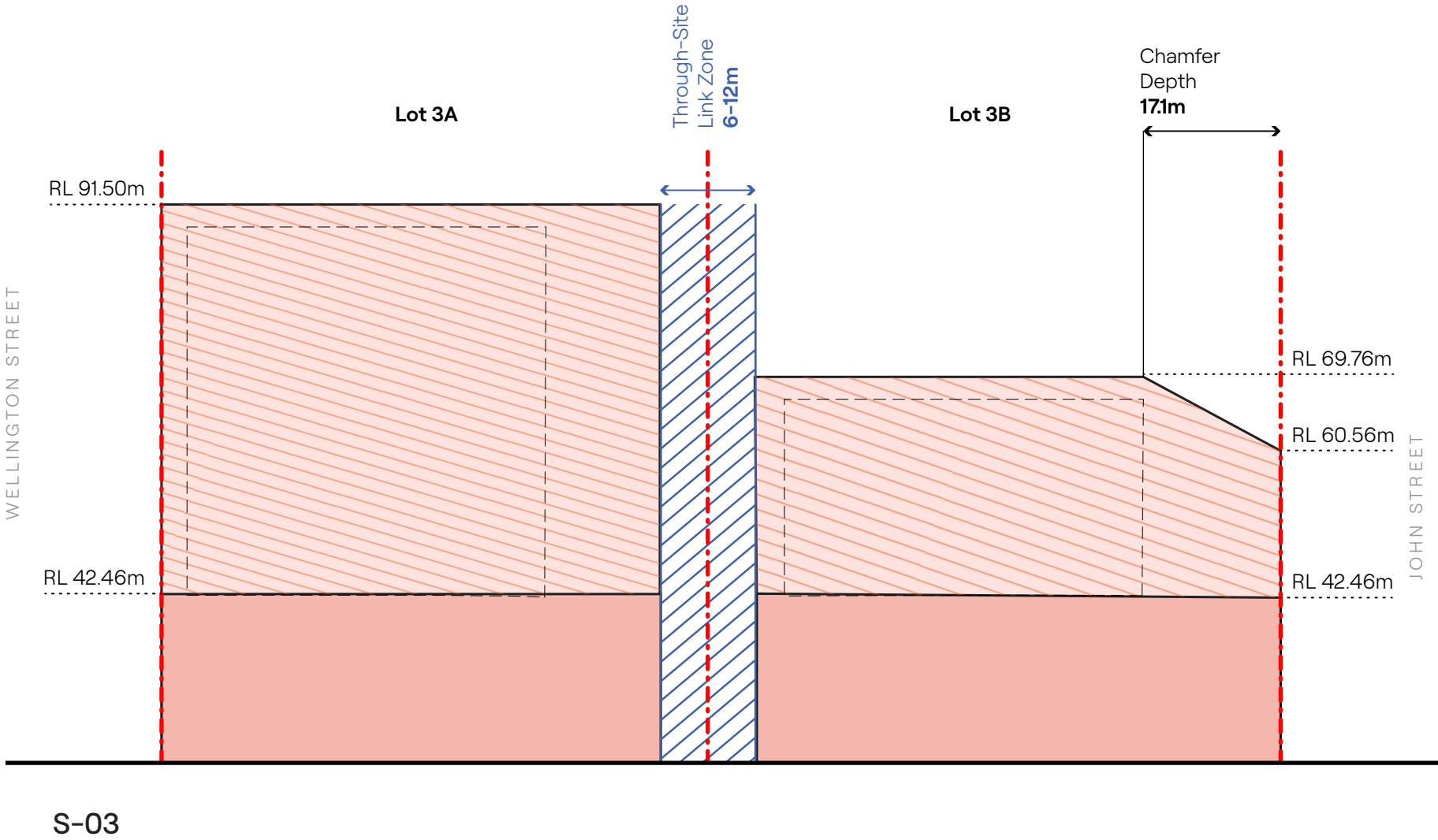
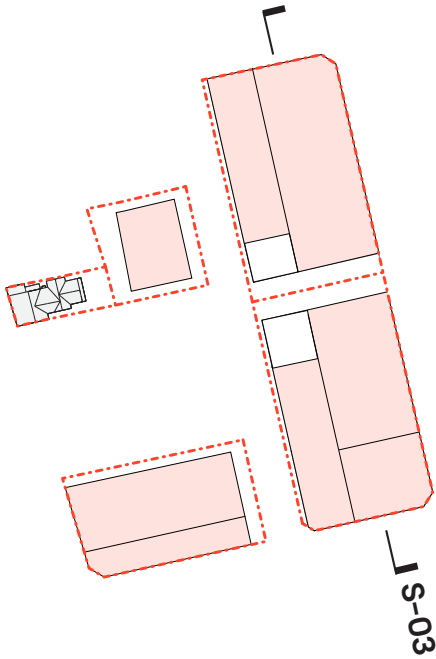
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2

3

4

5

7

8

9

10

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Nominated Architects: Adam Haddow-7188 John Pradel-7004		
Rev	Date	By
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P3	09.01.2026	NT JM
P4	19.01.2026	NT JM
P5	06.02.2026	NT JM
A	30.03.2026	NT JM

- KEY
- BLOCK BOUNDARY
- TOWER ZONE
- PLANNING ENVELOPE (STREETWALL)
- PLANNING ENVELOPE
- NOTIONAL BUILDING OUTLINE
- THROUGH-SITE LINK (6-12m)

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Client



Project

WATERLOO SOUTH

WATERLOO, SYDNEY

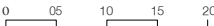
GADIGAL LAND

Drawing Name

Blocks 2 & 3

Proposed Envelope -

Section 03



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NT	JM	7085
Drawing No.	Revision	
BL02&3-AR-2302	/A	

FOR APPROVAL

Rev	Date	Revision	By	Chk.
P1	04.12.2025	FOR REVIEW	NT	JM
P2	17.12.2025	FOR REVIEW	NT	JM
P3	09.01.2026	FOR REVIEW	NT	JM
P4	19.01.2026	FOR REVIEW	NT	JM
P5	06.02.2026	FOR REVIEW	NT	JM
A	30.03.2026	FOR SUBMISSION	NT	JM

KEY

- BLOCK BOUNDARY
- PLANNING ENVELOPE (TOWER ZONE)
- PLANNING ENVELOPE (STREETWALL)
- THROUGH-SITE LINK (6-12m)
- NOTIONAL BUILDING OUTLINE

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Client



Project

WATERLOO SOUTH

WATERLOO, SYDNEY
GADIGAL LAND

Drawing Name

Blocks 2 & 3
Proposed Envelope -
3D Diagram

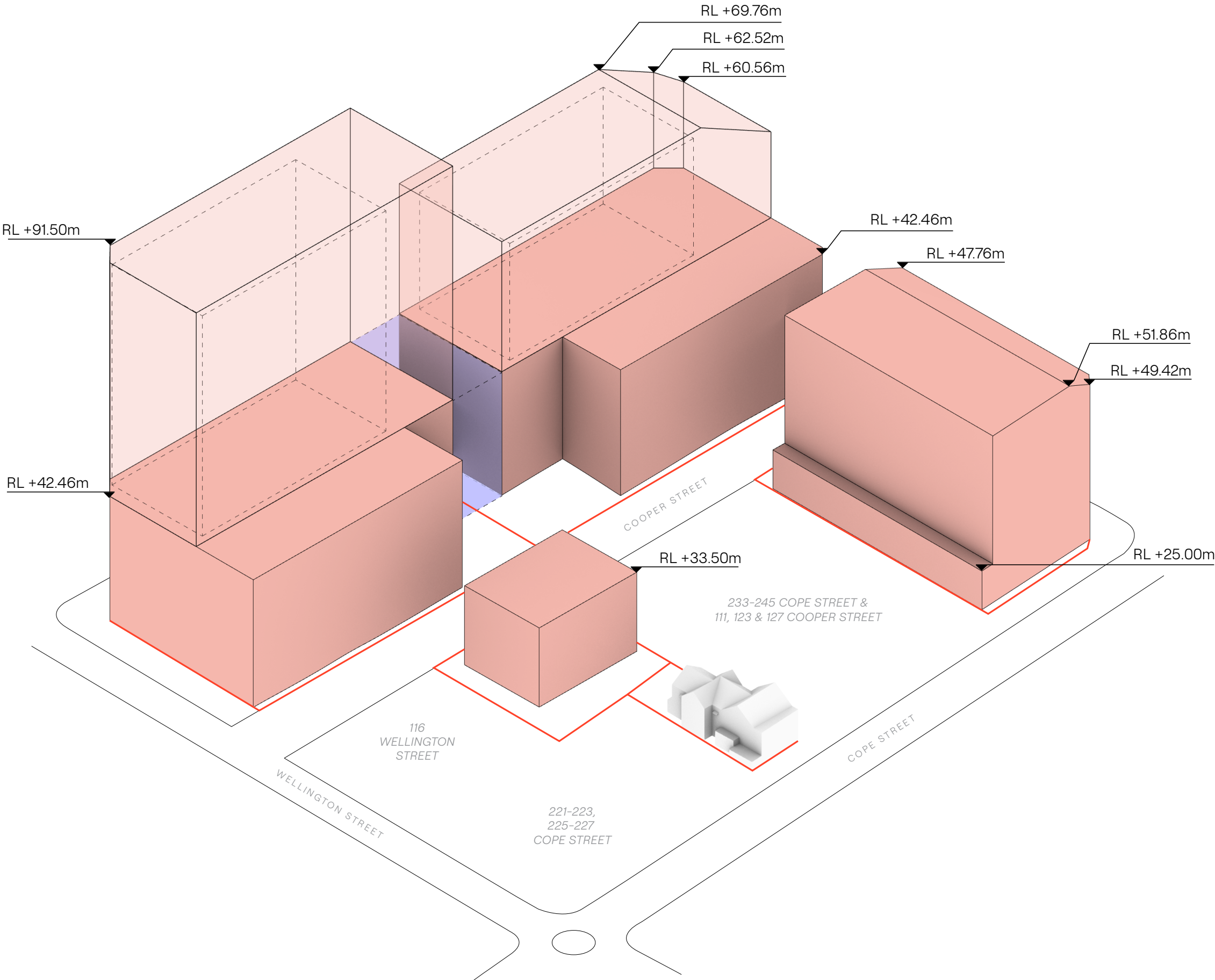
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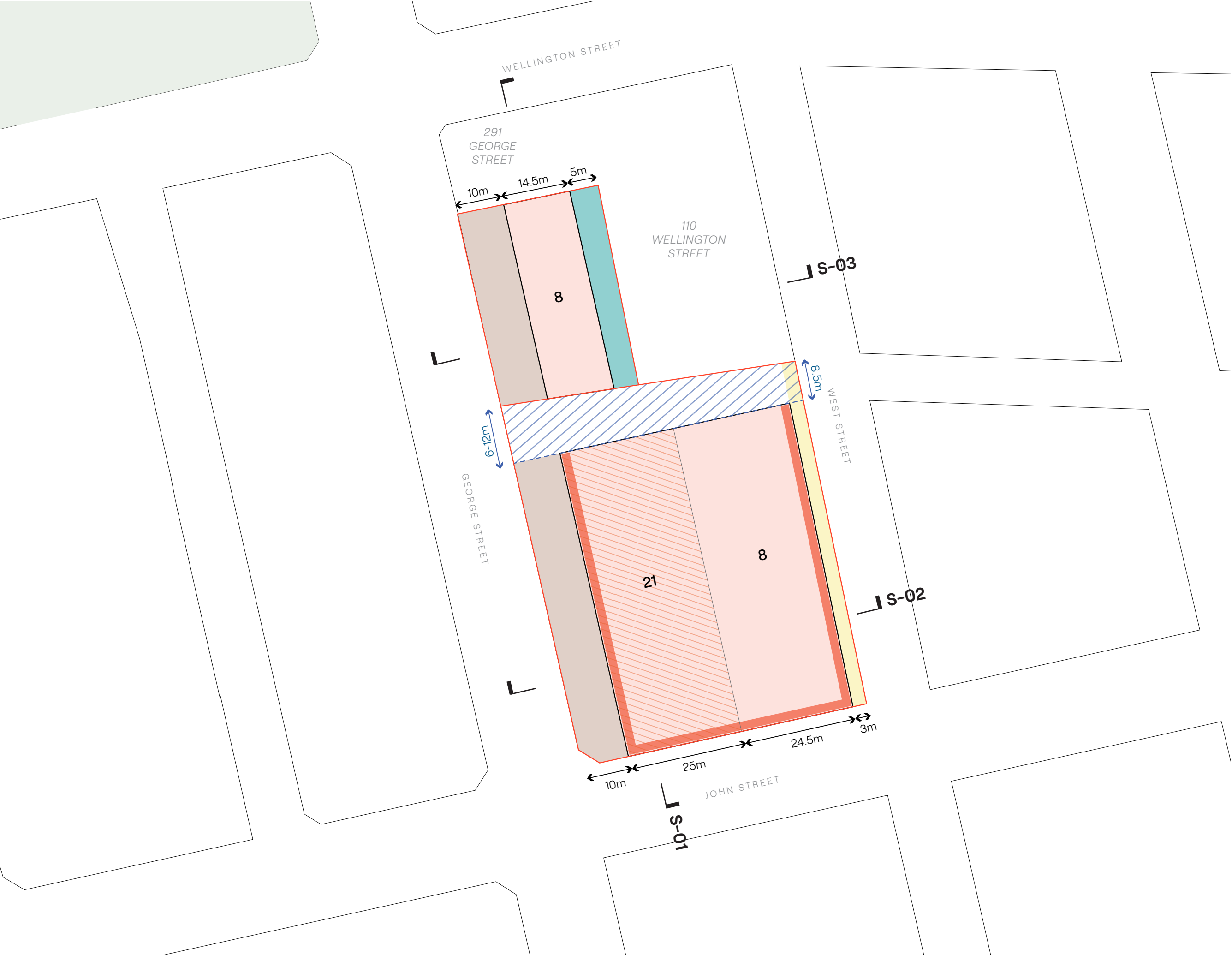
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P4	19.01.2026	FOR REVIEW	NT	JM
P5	06.02.2026	FOR REVIEW	NT	JM
A	30.03.2026	FOR SUBMISSION	NT	JM

KEY

- BLOCK BOUNDARY
- MAXIMUM STOREY HEIGHT
- TOWER ZONE
- STREETWALL (MAX. 6 STOREY)
- PLANNING ENVELOPE
- THROUGH-SITE LINK (6-12m)
- GROUND SETBACK (3m)
- BUILDING SETBACK (5m)
- GROUND SETBACK (10m)

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Client



Project

WATERLOO SOUTH

WATERLOO, SYDNEY
GADIGAL LAND

Drawing Name

Block 4
Proposed Envelope -
Plan

0 05 10 15 20



Date Scale Sheet Size

30.03.2026 1:750 A3

Drawn Chk. Job. No.

NT JM 7085

Drawing No. Revision

BL04-AR-2300 /A

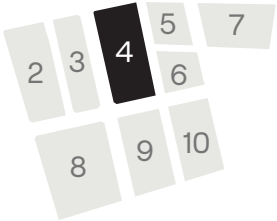
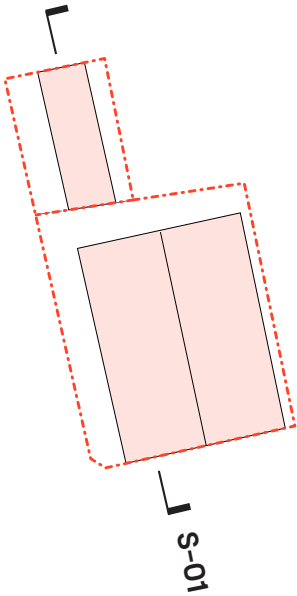
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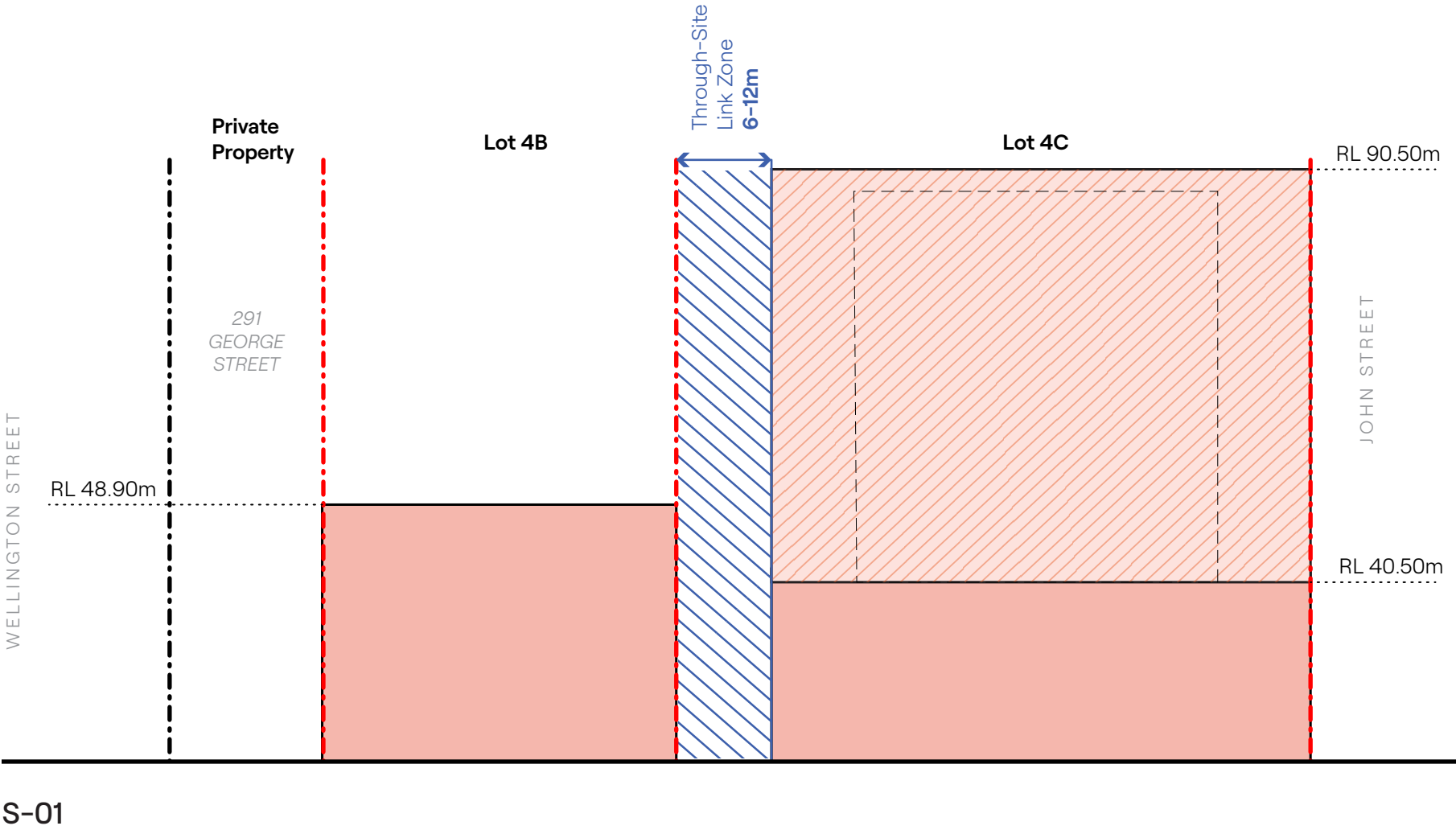
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Nominated Architects: Adam Haddow-7188 John Pradel-7004		
FOR APPROVAL		
Rev	Date	By
P1	04.12.2025	NT
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P3	09.01.2026	NT
P4	19.01.2026	NT
P5	06.02.2026	NT
A	30.03.2026	NT

- KEY
- BLOCK BOUNDARY
 - PRIVATE LOT
 - TOWER ZONE
 - PLANNING ENVELOPE (STREETWALL)
 - PLANNING ENVELOPE
 - NOTIONAL BUILDING OUTLINE
 - THROUGH-SITE LINK (6-9m)



NOTE: ALL ENVELOPE DRAWINGS DO NOT INCLUDE THE BASEMENT ENVELOPES WHICH WILL BE PROPOSED IN THE SUBSEQUENT DETAILED SSDAs.

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Project

WATERLOO SOUTH

WATERLOO, SYDNEY

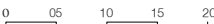
GADIGAL LAND

Drawing Name

Block 4

Proposed Envelope -

Section 01



Date	Scale	Sheet Size
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NT	JM	7085
Drawing No.	Revision	
BL04-AR-2301	/A	

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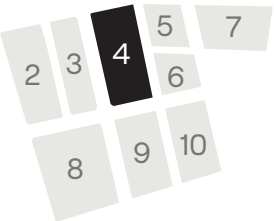
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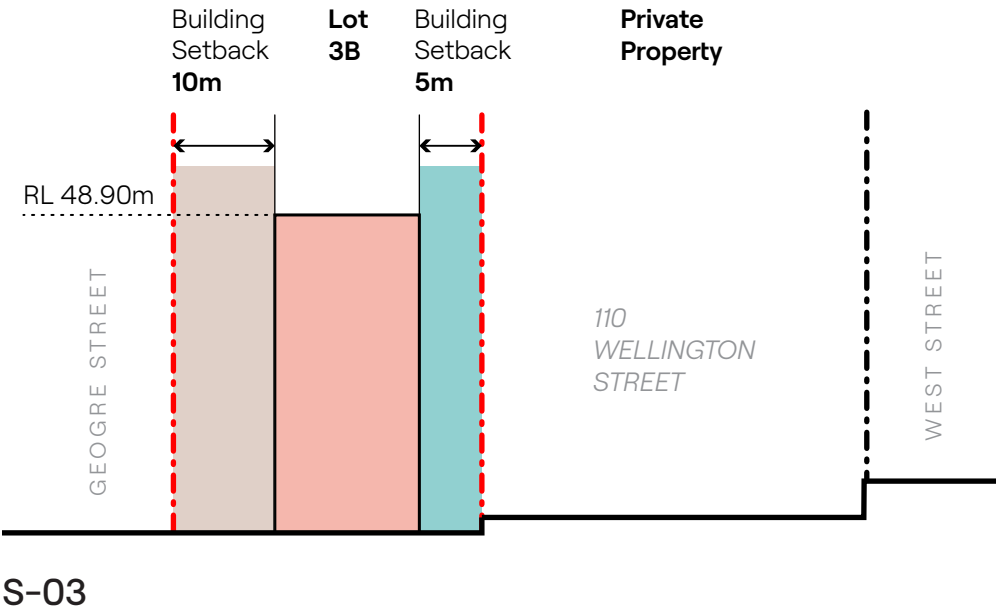




Nominated Architects: Adam Haddow-7188 | John Pradel-7004

Rev	Date	Revision	By	Chk.
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- BLOCK BOUNDARY
- PRIVATE LOT
- TOWER ZONE
- PLANNING ENVELOPE (STREETWALL)
- PLANNING ENVELOPE
- NOTIONAL BUILDING OUTLINE
- BUILDING SETBACK (5m)
- BUILDING SETBACK (3m)
- BUILDING SETBACK (10m)



NOTE: MINOR CHANGES TO FORM AND CONFIGURATION
MAY BE REQUIRED WHEN DRAWINGS ARE SUBSEQUENTLY
PREPARED FOR CONSTRUCTION PURPOSES AFTER THE
GRANT OF DEVELOPMENT CONSENT.



Stockland

Drawing Name

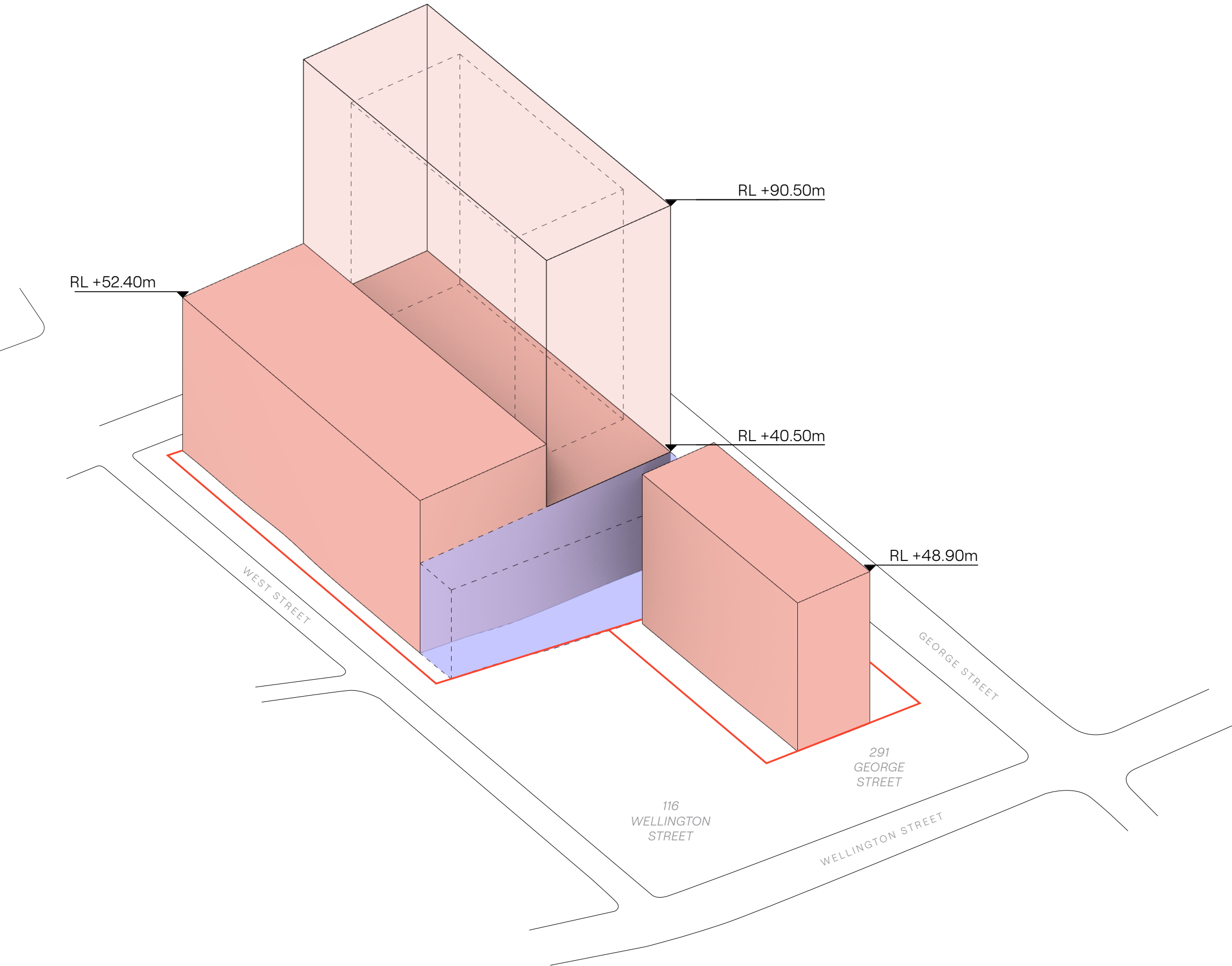
Block 4
Proposed Envelope -
Sections 02 & 03



Drawing No.	Revision
BL04-AR-2302	/A

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KEY

- BLOCK BOUNDARY
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- PLANNING ENVELOPE (STREETWALL)
- THROUGH-SITE LINK (6-12m)
- NOTIONAL BUILDING OUTLINE

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Client



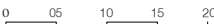
Project

WATERLOO SOUTH

WATERLOO, SYDNEY
GADIGAL LAND

Drawing Name

Block 4
Proposed Envelope -
3D Diagram



Date Scale Sheet Size

30.03.2026 A3

Drawn Chk. Job No.

NT JM 7085

Drawing No. Revision

BL04-AR-2303 /A

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KEY

- BLOCK BOUNDARY
- MAXIMUM STOREY HEIGHT
- TOWER ZONE
- STREETWALL (MAX. 4 STOREY)
- STREETWALL (MAX. 5 STOREY)
- STREETWALL (MAX. 6 STOREY)
- PLANNING ENVELOPE
- BUILDING SETBACK (3m)
- BUILDING SETBACK (1.5m)
- BUILDING SETBACK (5m)

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Client



Project

WATERLOO SOUTH

WATERLOO, SYDNEY
GADIGAL LAND

Drawing Name

Blocks 5 & 6
Proposed Envelope -
Plan

0 05 10 15 20



Date Scale Sheet Size

30.03.2026 1:750 A3

Drawn Chk. Job No.

NT JM 7085

Drawing No. Revision

BL05&06-AR-2300 /A

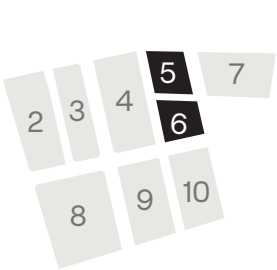
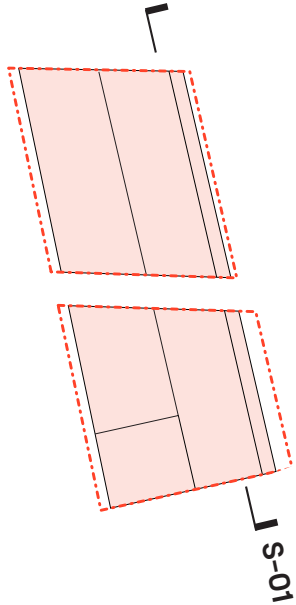
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A	30.03.2026	FOR SUBMISSION	NT	JM

KEY

- BLOCK BOUNDARY
- TOWER ZONE
- PLANNING ENVELOPE (STREETWALL)
- PLANNING ENVELOPE
- NOTIONAL BUILDING OUTLINE
- THROUGH-SITE LINK (6-12m)

NOTE: ALL ENVELOPE DRAWINGS DO NOT INCLUDE THE BASEMENT ENVELOPES WHICH WILL BE PROPOSED IN THE SUBSEQUENT DETAILED SSDAs.

NOTE: MINOR CHANGES TO FORM AND CONFIGURATION MAY BE REQUIRED WHEN DRAWINGS ARE SUBSEQUENTLY PREPARED FOR CONSTRUCTION PURPOSES AFTER THE GRANT OF DEVELOPMENT CONSENT.

Client



Project

WATERLOO SOUTH

WATERLOO, SYDNEY
GADIGAL LAND

Drawing Name

Blocks 5 & 6
Proposed Envelope -
Section 01

0 05 10 15 20

Date	Scale	Sheet Size
30.03.2026	1:750	A3

Drawn	Chk.	Job No.
NT	JM	7085

Drawing No.	Revision
BL05&06-AR-2301	/A

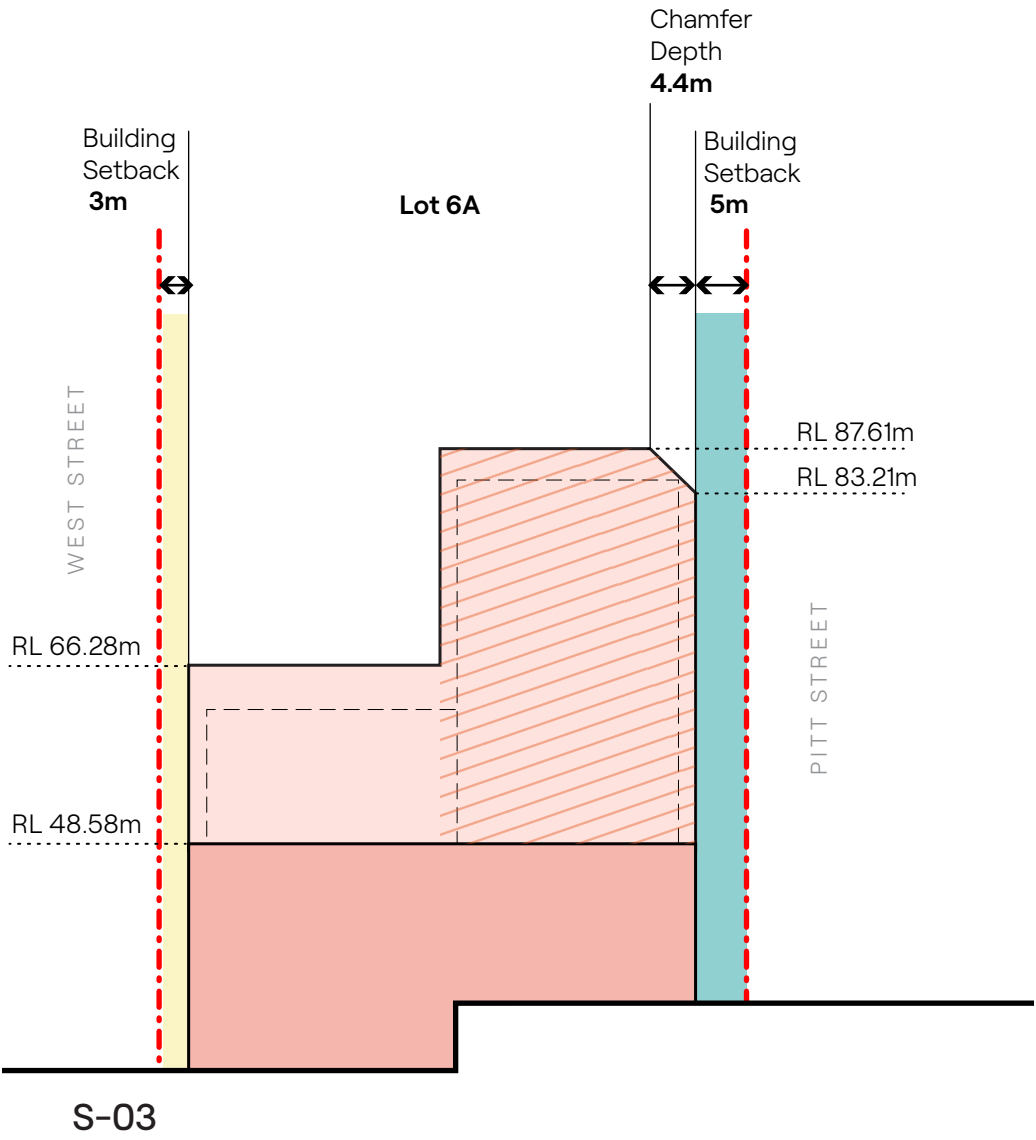
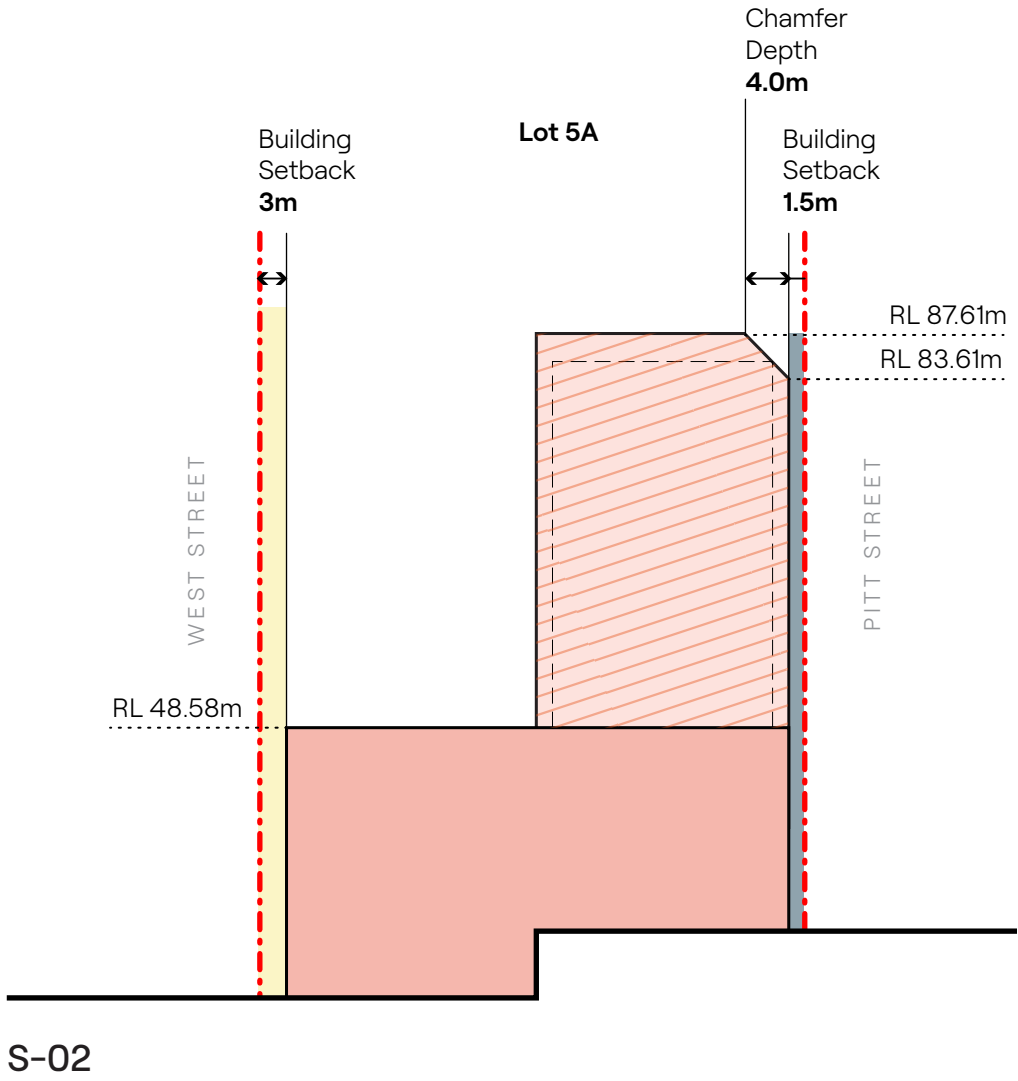
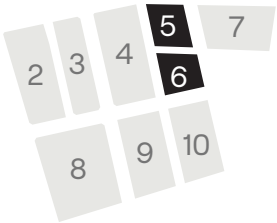
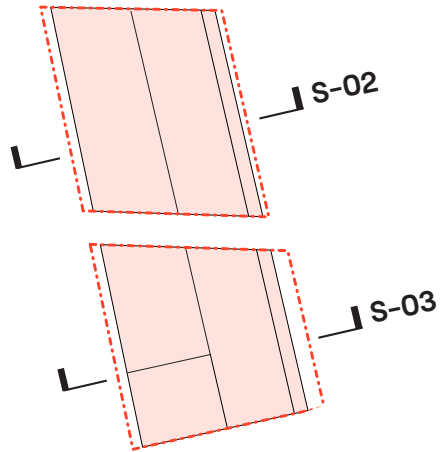
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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR APPROVAL

Rev	Date	Revision	By	Chk.
P1	04.12.2025	FOR REVIEW	NT	JM
P2	17.12.2025	FOR REVIEW	NT	JM
P3	09.01.2026	FOR REVIEW	NT	JM
P4	19.01.2026	FOR REVIEW	NT	JM
P5	06.02.2026	FOR REVIEW	NT	JM
A	30.03.2026	FOR SUBMISSION	NT	JM

KEY

- BLOCK BOUNDARY
- PLANNING ENVELOPE (STREETWALL)
- TOWER ZONE
- PLANNING ENVELOPE
- NOTIONAL BUILDING OUTLINE
- THROUGH-SITE LINK (6-12m)
- BUILDING SETBACK (3m)
- BUILDING SETBACK (1.5m)
- BUILDING SETBACK (5m)

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Client



Project

WATERLOO SOUTH

WATERLOO, SYDNEY
GADIGAL LAND

Drawing Name

Blocks 5 & 6
Proposed Envelope -
Sections 02 & 03

0 05 10 15 20

Date Scale Sheet Size

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Drawn Chk. Job No.

NT JM 7085

Drawing No. Revision

BL05&06-AR-2302 /A

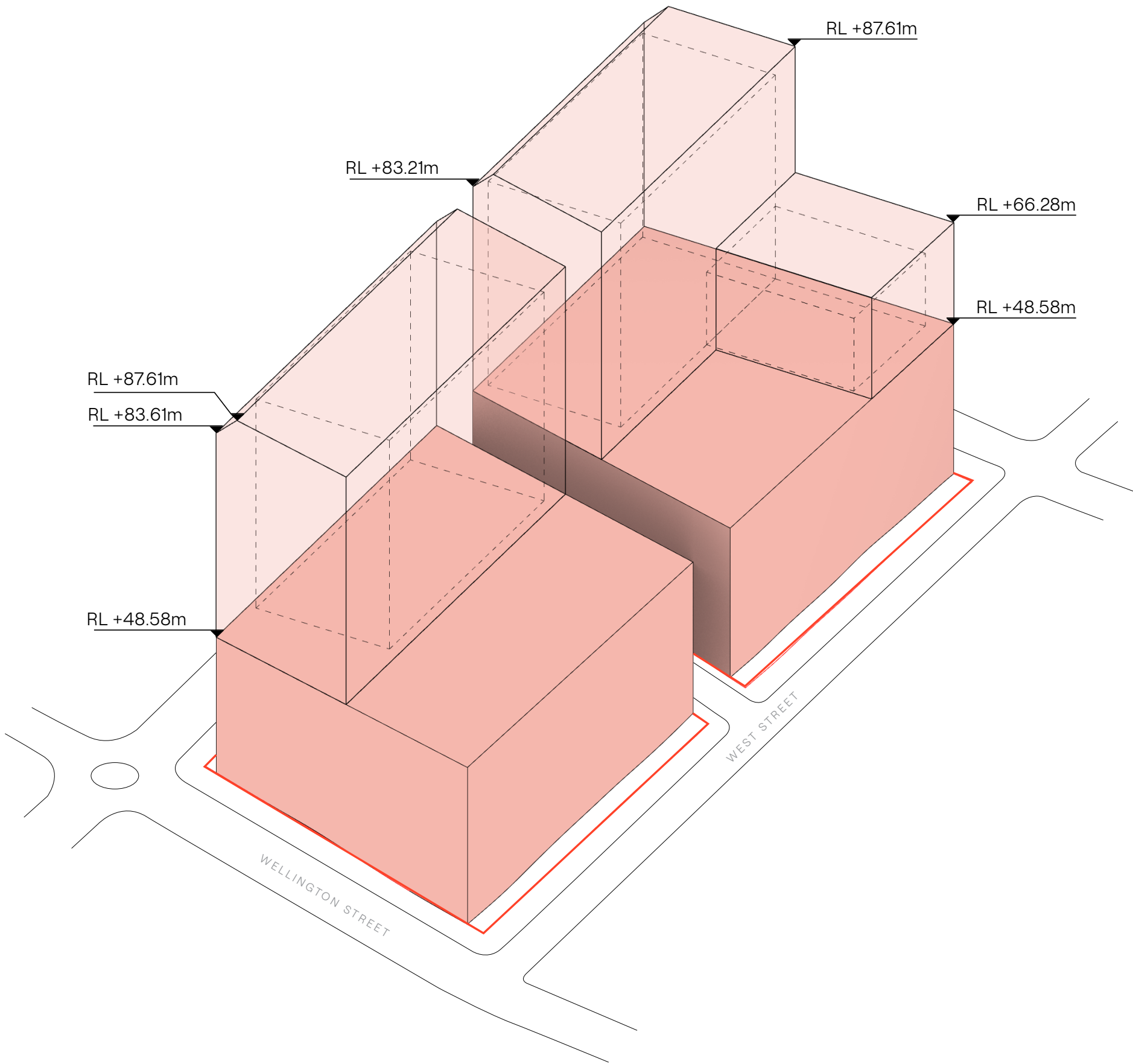
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P4	19.01.2026	FOR REVIEW	NT	JM
P5	06.02.2026	FOR REVIEW	NT	JM
A	30.03.2026	FOR SUBMISSION	NT	JM

KEY

- BLOCK BOUNDARY
- PLANNING ENVELOPE (TOWER ZONE)
- PLANNING ENVELOPE (STREETWALL)
- NOTIONAL BUILDING OUTLINE

NOTE: ALL ENVELOPE DRAWINGS DO NOT INCLUDE THE BASEMENT ENVELOPES WHICH WILL BE PROPOSED IN THE SUBSEQUENT DETAILED SSDAs.

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Client



Project

WATERLOO SOUTH

WATERLOO, SYDNEY
GADIGAL LAND

Drawing Name

Blocks 5 & 6
Proposed Envelope -
3D Diagram

0 05 10 15 20

Date	Scale	Sheet Size
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Drawn	Chk.	Job No.
NT	JM	7085

Drawing No.	Revision
BL05&06-AR-2303	/A

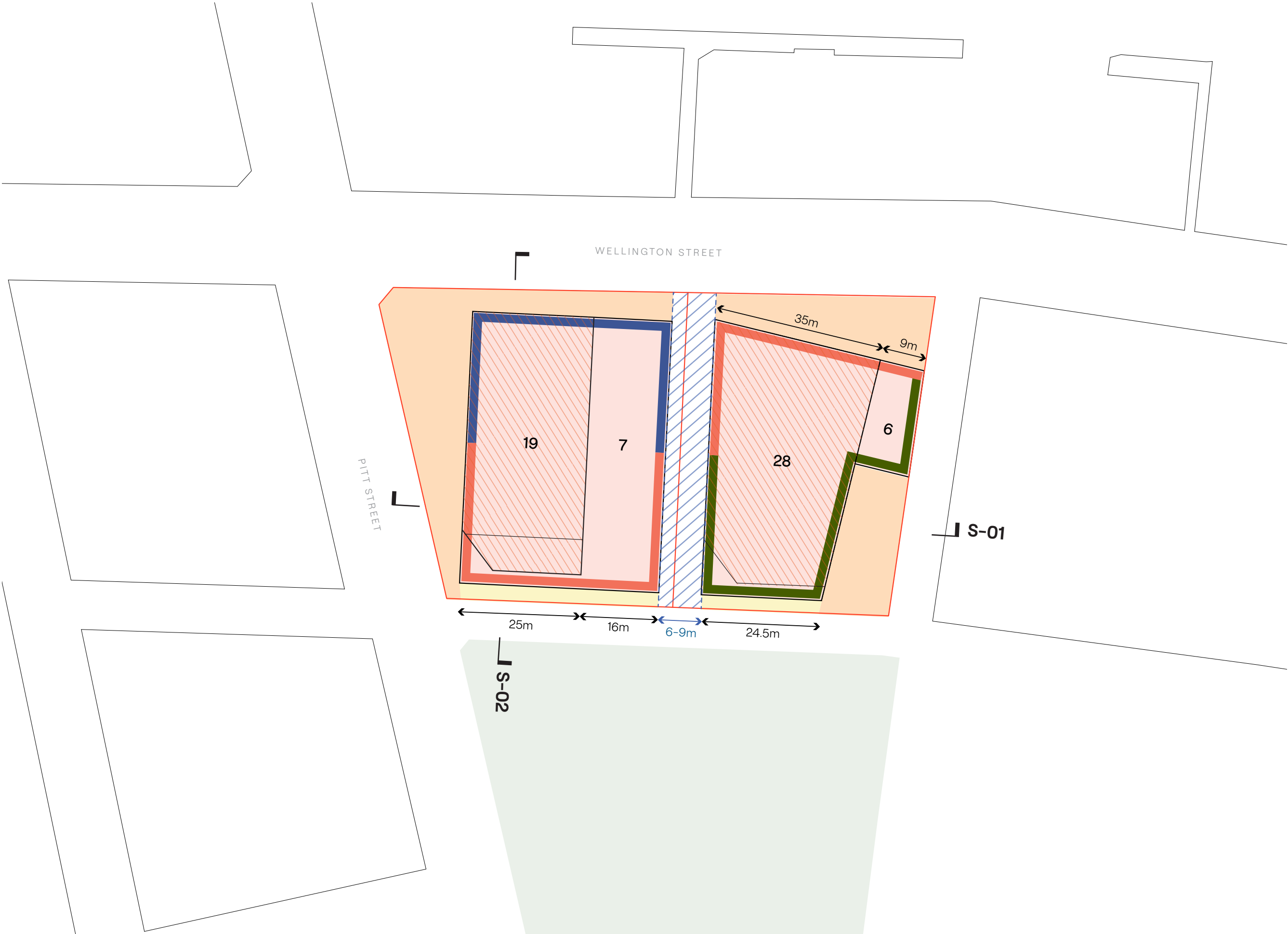
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P4	19.01.2026	FOR REVIEW	NT	JM
P5	06.02.2026	FOR REVIEW	NT	JM
A	30.03.2026	FOR SUBMISSION	NT	JM

KEY

- BLOCK BOUNDARY
- MAXIMUM STOREY HEIGHT
- TOWER ZONE
- STREETWALL (MAX. 7 STOREY)
- STREETWALL (MAX. 6 STOREY)
- STREETWALL (MAX. 5 STOREY)
- PLANNING ENVELOPE
- THROUGH-SITE LINK (6-9m)
- SETBACK VARIES TO RETAIN TREES
- GROUND SETBACK (3m)

NOTE: ALL ENVELOPE DRAWINGS DO NOT INCLUDE THE BASEMENT ENVELOPES WHICH WILL BE PROPOSED IN THE SUBSEQUENT DETAILED SSDAs.

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Client



Project

WATERLOO SOUTH
WATERLOO, SYDNEY
GADIGAL LAND

Drawing Name

Block 7
Proposed Envelope -
Plan

0 05 10 15 20



Date Scale Sheet Size

30.03.2026 1:750 A3

Drawn Chk. Job. No.

NT JM 7085

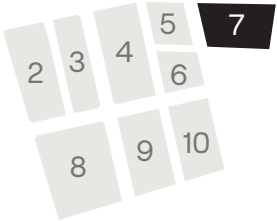
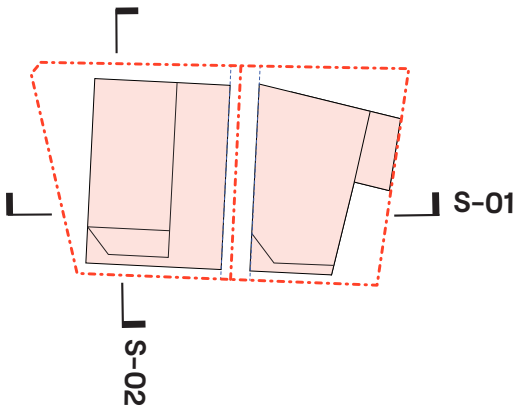
Drawing No. Revision

BL07-AR-2300 /A

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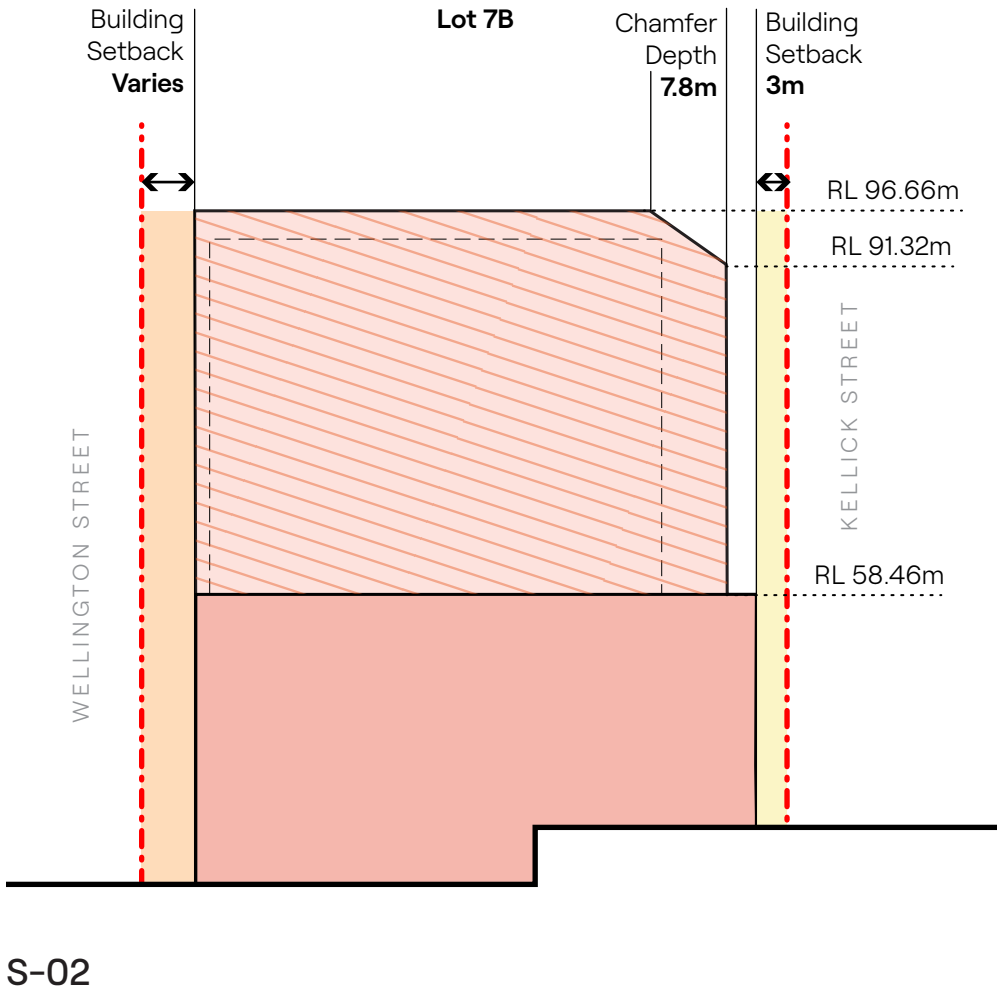
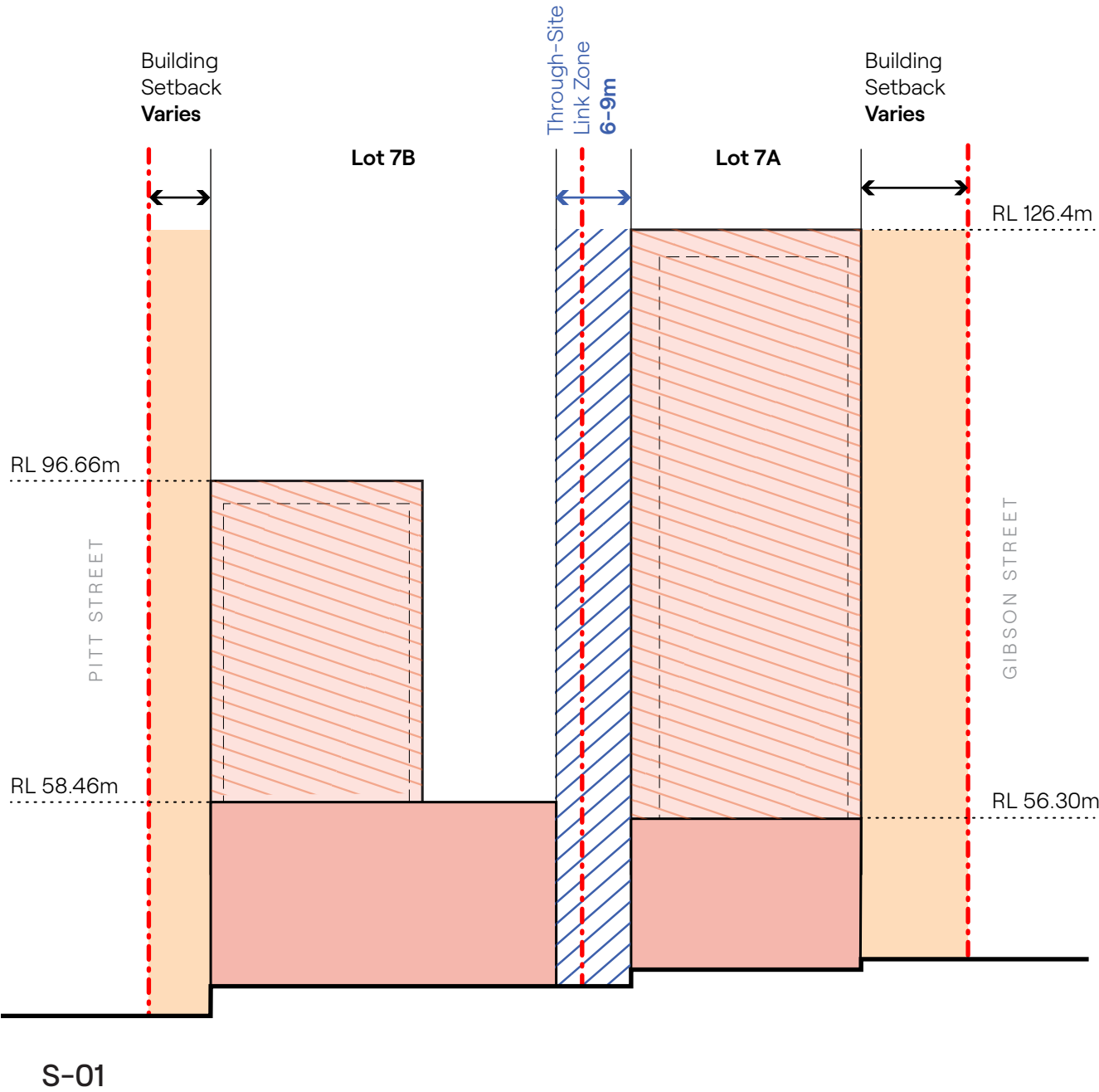
Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR APPROVAL

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P4	19.01.2026	FOR REVIEW	NT	JM
P5	06.02.2026	FOR REVIEW	NT	JM
A	30.03.2026	FOR SUBMISSION	NT	JM

KEY

- BLOCK BOUNDARY
- TOWER ZONE
- PLANNING ENVELOPE
- NOTIONAL BUILDING OUTLINE
- THROUGH-SITE LINK (6-9m)
- SETBACK VARIES TO RETAIN TREES
- GROUND SETBACK (3m)



NOTE: ALL ENVELOPE DRAWINGS DO NOT INCLUDE THE BASEMENT ENVELOPES WHICH WILL BE PROPOSED IN THE SUBSEQUENT DETAILED SSDAs.

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Client



Project

WATERLOO SOUTH

WATERLOO, SYDNEY
GADIGAL LAND

Drawing Name

Block 7
Proposed Envelope -
Sections 01 & 02

0 05 10 15 20

Date Scale Sheet Size

30.03.2026 1:750 A3

Drawn Chk. Job. No.

NT JM 7085

Drawing No. Revision

BL07-AR-2301 /A

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Rev	Date	Revision	By	Chk.
P1	04.12.2025	FOR REVIEW	NT	JM
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P3	09.01.2026	FOR REVIEW	NT	JM
P4	19.01.2026	FOR REVIEW	NT	JM
P5	06.02.2026	FOR REVIEW	NT	JM
A	30.03.2026	FOR SUBMISSION	NT	JM

KEY

- BLOCK BOUNDARY
- PLANNING ENVELOPE (STREETWALL)
- PLANNING ENVELOPE (TOWER ZONE)
- NOTIONAL BUILDING OUTLINE
- THROUGH-SITE LINK (6-9m)

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Client



Project

WATERLOO SOUTH

WATERLOO, SYDNEY
GADIGAL LAND

Drawing Name

Block 7
Proposed Envelope -
3D Diagram

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Date Scale Sheet Size

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Drawn Chk. Job No.

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Drawing No. Revision

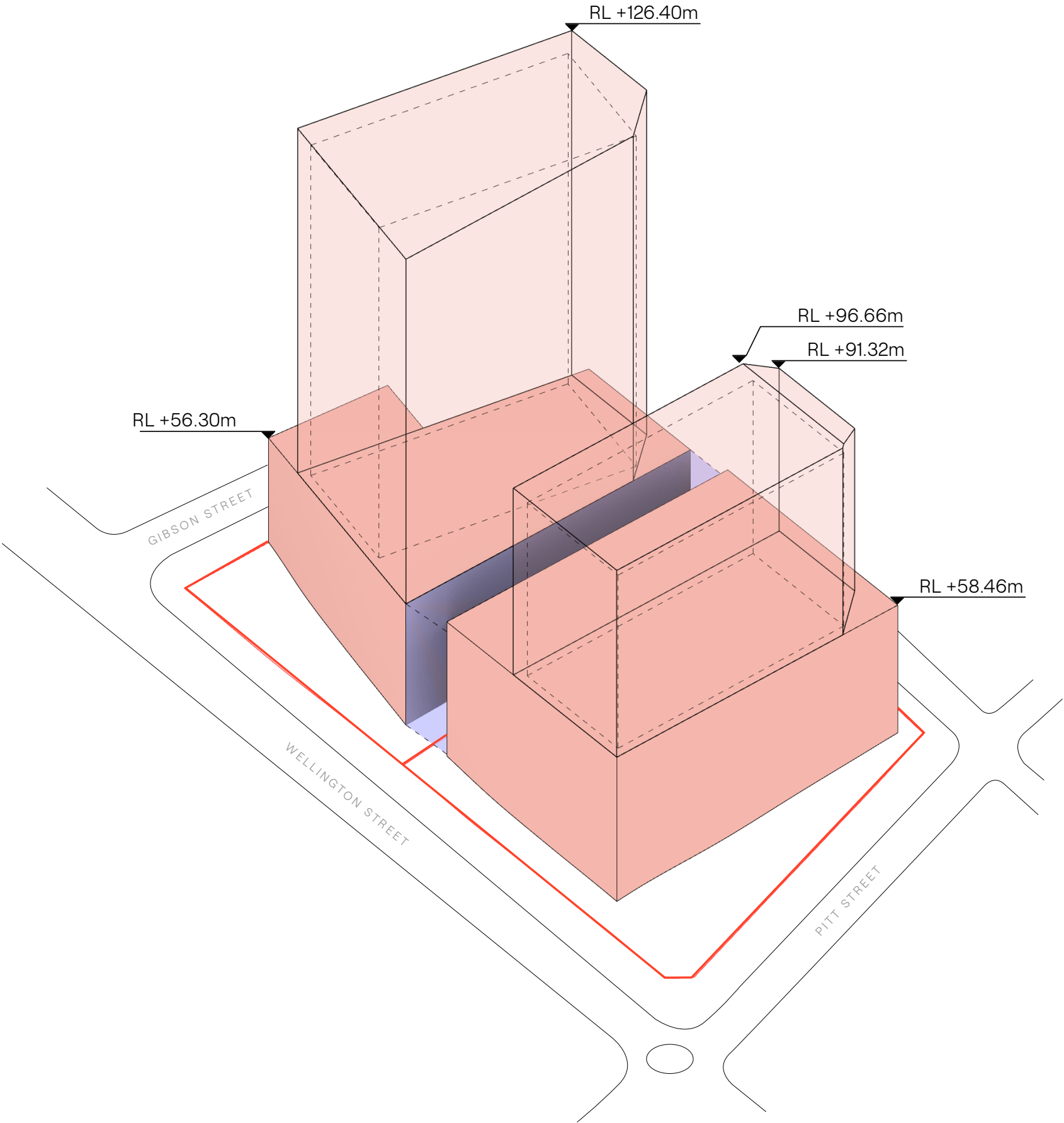
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P4	19.01.2026	FOR REVIEW	NT	JM
P5	06.02.2026	FOR REVIEW	NT	JM
A	30.03.2026	FOR SUBMISSION	NT	JM

KEY

- BLOCK BOUNDARY
- MAXIMUM STOREY HEIGHT
- TOWER ZONE
- STREETWALL (MAX. 6 STOREY)
- STREETWALL (MAX. 8 STOREY)
- PLANNING ENVELOPE
- OPEN SPACE AS PER VPA REQUIREMENTS
- THROUGH-SITE LINK (6-12m)
- SP2 ZONE
- SUBSTATION LOT

NOTE: ALL ENVELOPE DRAWINGS DO NOT INCLUDE THE BASEMENT ENVELOPES WHICH WILL BE PROPOSED IN THE SUBSEQUENT DETAILED SSDAs.

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Client



Project

WATERLOO SOUTH

WATERLOO, SYDNEY
GADIGAL LAND

Drawing Name

Block 8
Proposed Envelope -
Plan

0 05 10 15 20



Date Scale Sheet Size

30.03.2026 1:750 A3

Drawn Chk. Job No.

NT JM 7085

Drawing No. Revision

BL08-AR-2300 /A

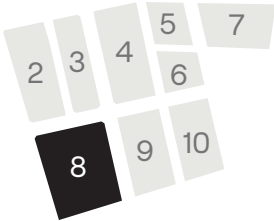
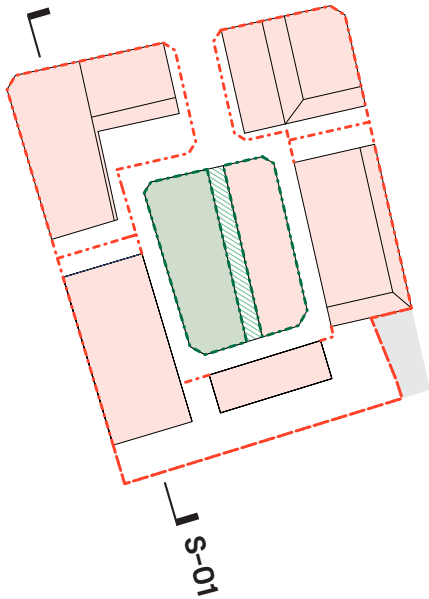
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P4	19.01.2026	FOR REVIEW	NT	JM
P5	06.02.2026	FOR REVIEW	NT	JM
A	30.03.2026	FOR SUBMISSION	NT	JM

KEY

- BLOCK BOUNDARY
- TOWER ZONE
- PLANNING ENVELOPE (STREETWALL)
- PLANNING ENVELOPE
- NOTIONAL BUILDING OUTLINE
- THROUGH-SITE LINK (6-12m)
- BUILDING SETBACK (12m)
- SP2 ZONE

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Client



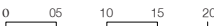
Project

WATERLOO SOUTH

WATERLOO, SYDNEY
GADIGAL LAND

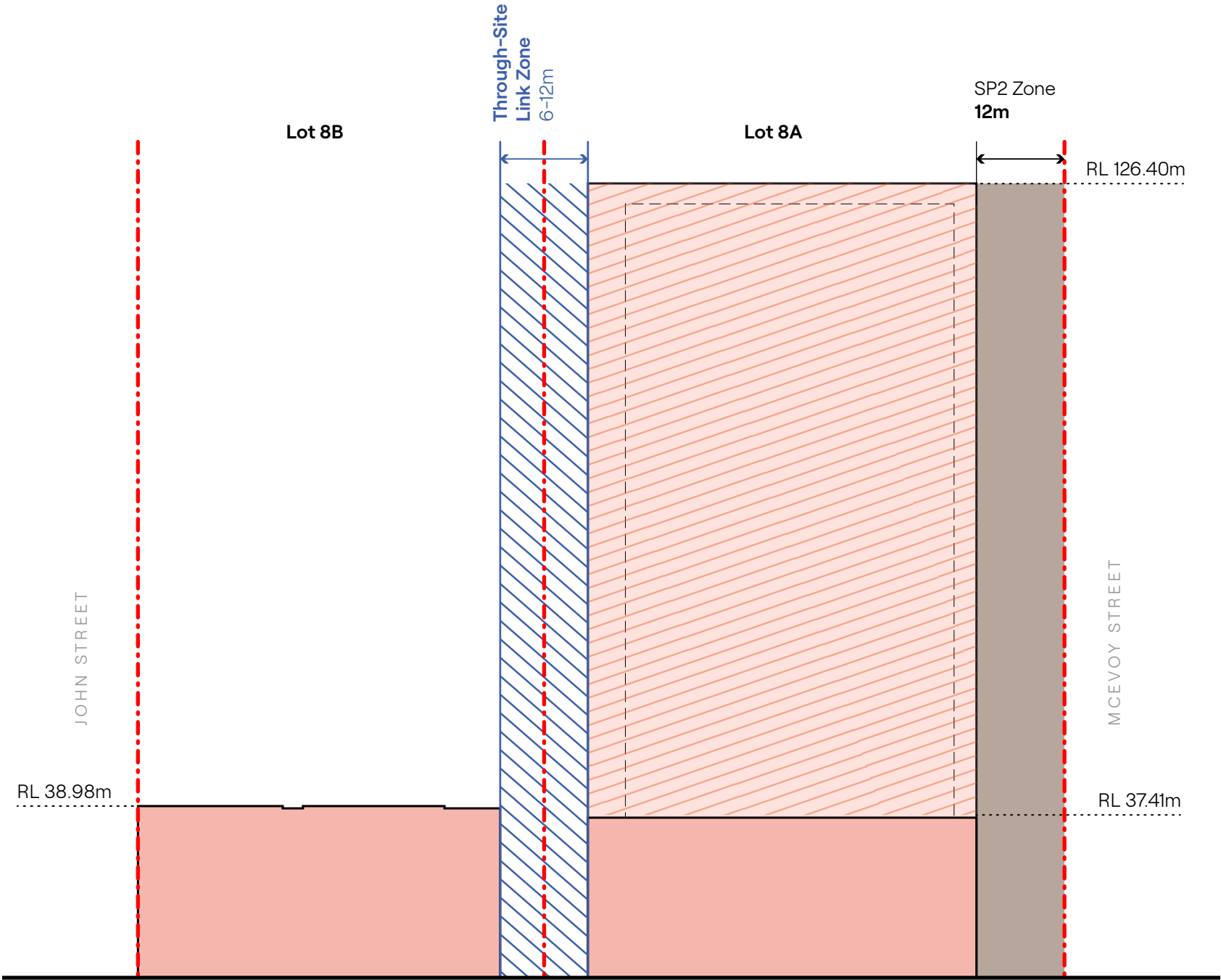
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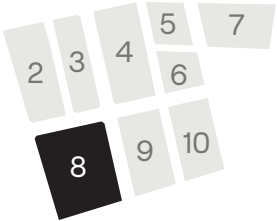
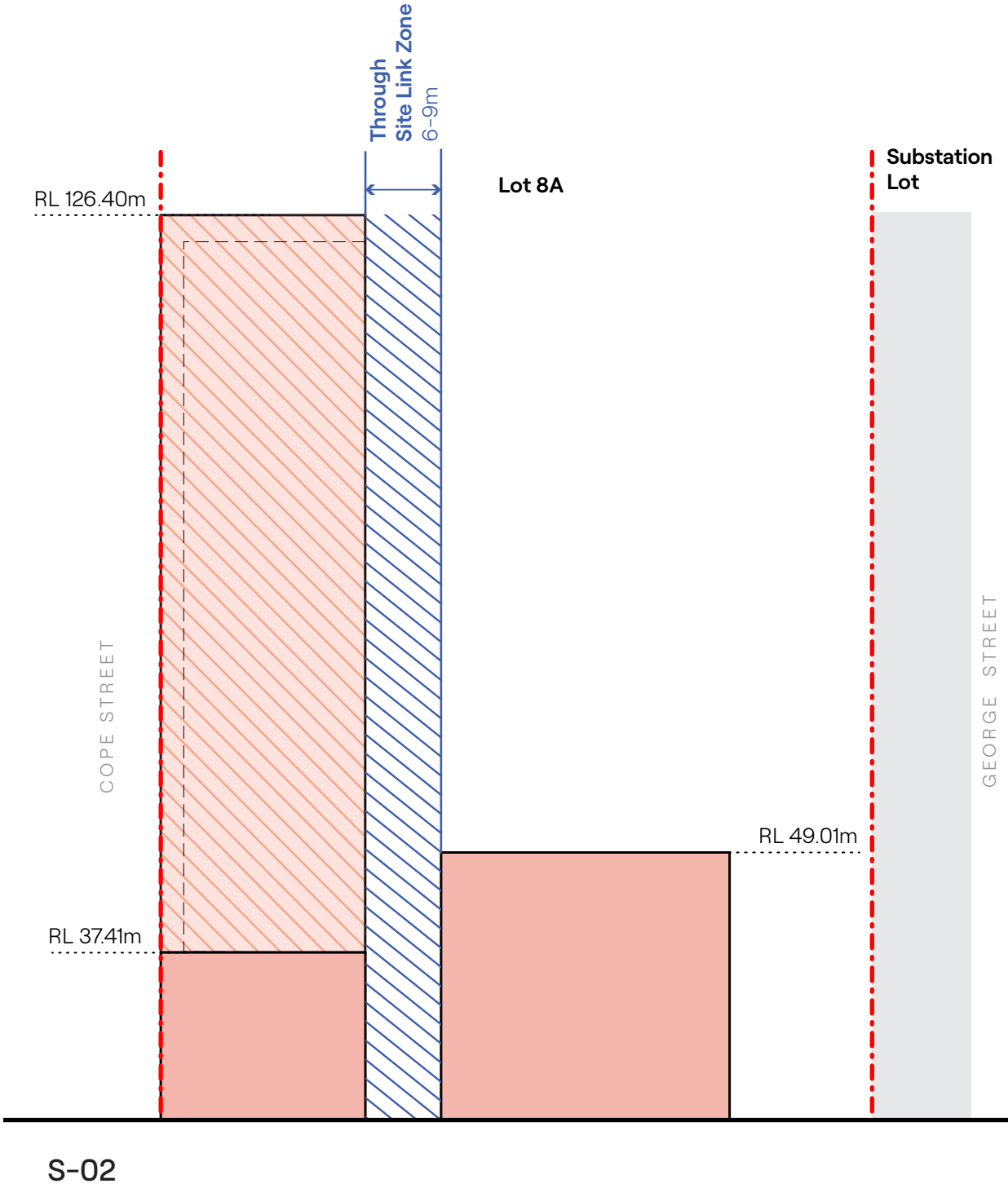
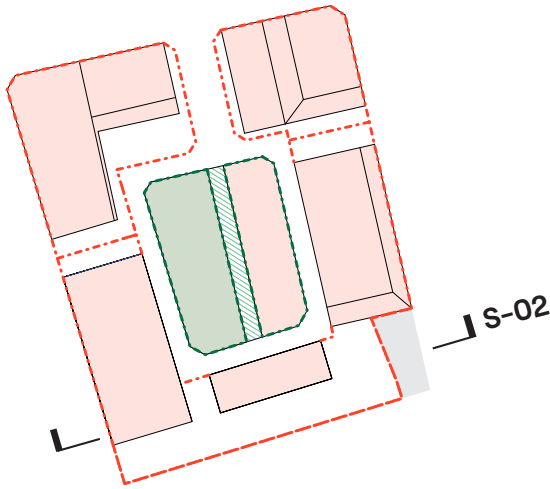


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NT	JM	7085
Drawing No.	Revision	
BL08-AR-2301	/A	

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S-01



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A	30.03.2026	FOR SUBMISSION	NT	JM

- KEY**
- BLOCK BOUNDARY
 - TOWER ZONE
 - PLANNING ENVELOPE (STREETWALL)
 - PLANNING ENVELOPE
 - NOTIONAL BUILDING OUTLINE
 - THROUGH-SITE LINK (6-9m)

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Client



Project

WATERLOO SOUTH

WATERLOO, SYDNEY
GADIGAL LAND

Drawing Name

Block 8
Proposed Envelope -
Section 02

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Date Scale Sheet Size

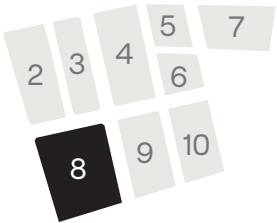
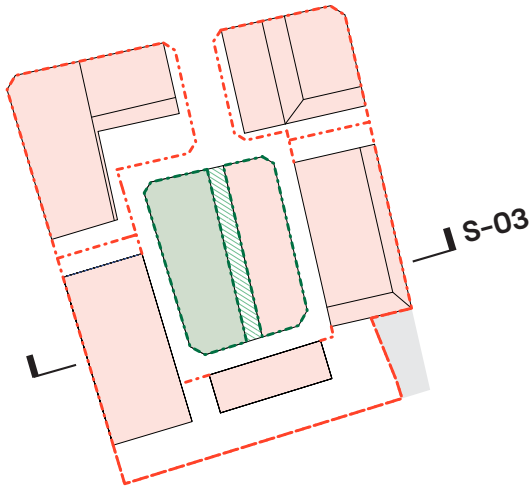
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Drawn Chk. Job. No.

NT JM 7085

Drawing No. Revision

BL08-AR-2302 /A



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FOR APPROVAL

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P4	19.01.2026	FOR REVIEW	NT	JM
P5	06.02.2026	FOR REVIEW	NT	JM
A	30.03.2026	FOR SUBMISSION	NT	JM

KEY

- BLOCK BOUNDARY
- TOWER ZONE
- PLANNING ENVELOPE (STREETWALL)
- PLANNING ENVELOPE
- NOTIONAL BUILDING OUTLINE

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Client



Project

WATERLOO SOUTH

WATERLOO, SYDNEY
GADIGAL LAND

Drawing Name

Block 8
Proposed Envelope -
Section 03

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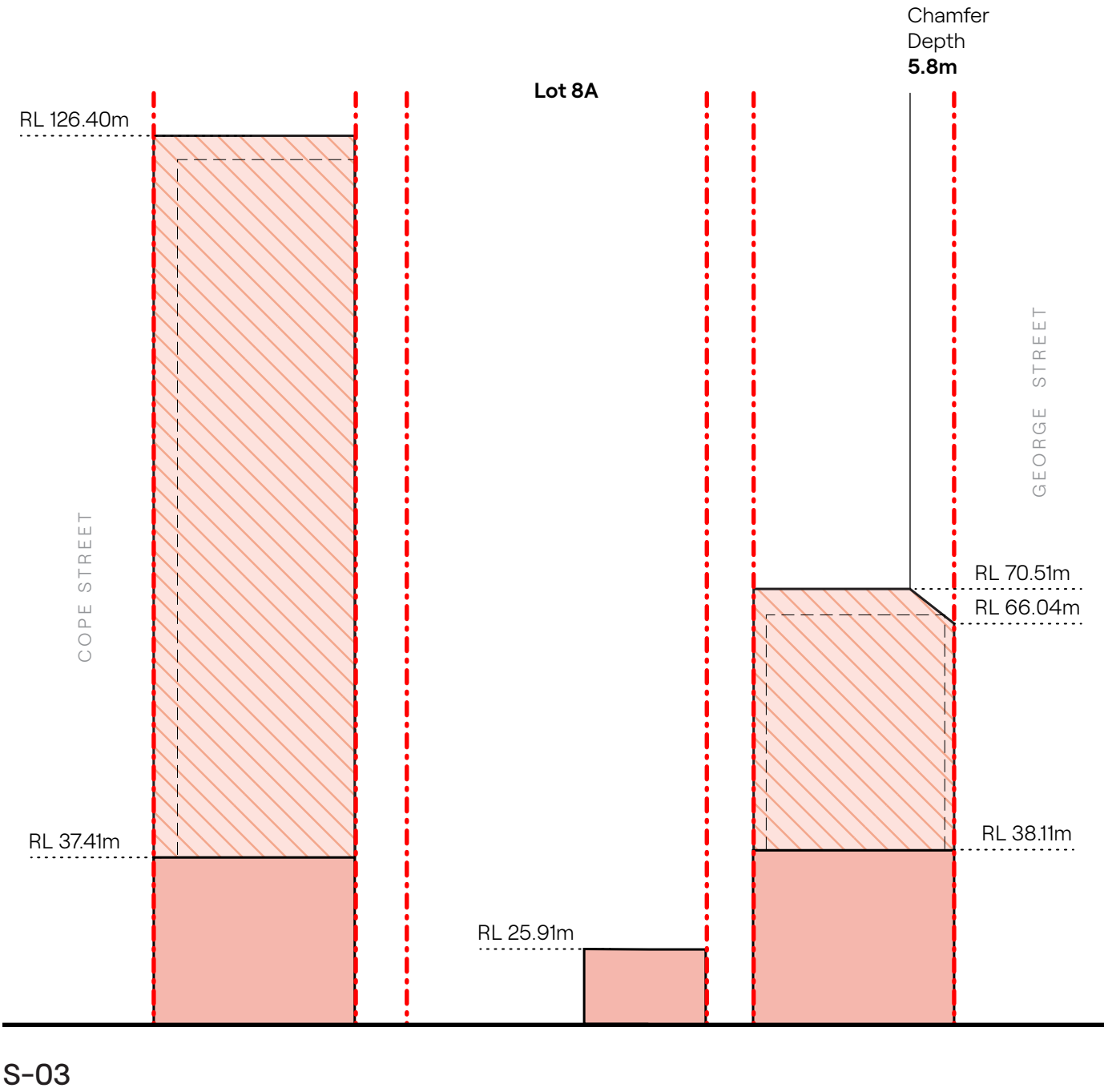
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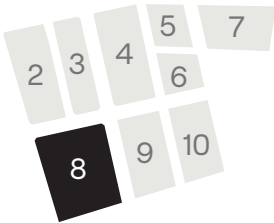
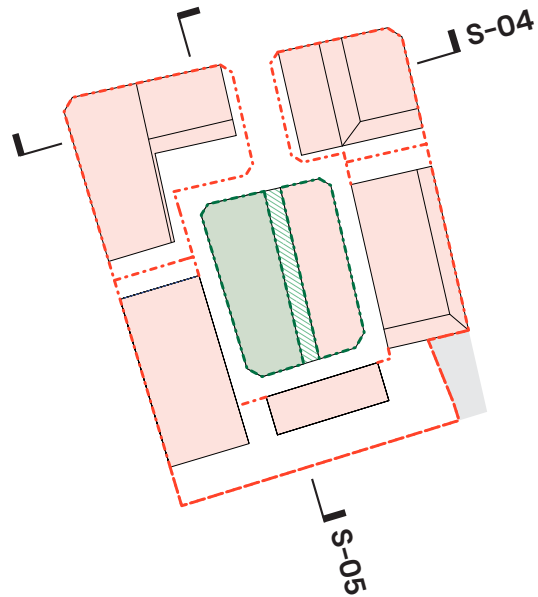
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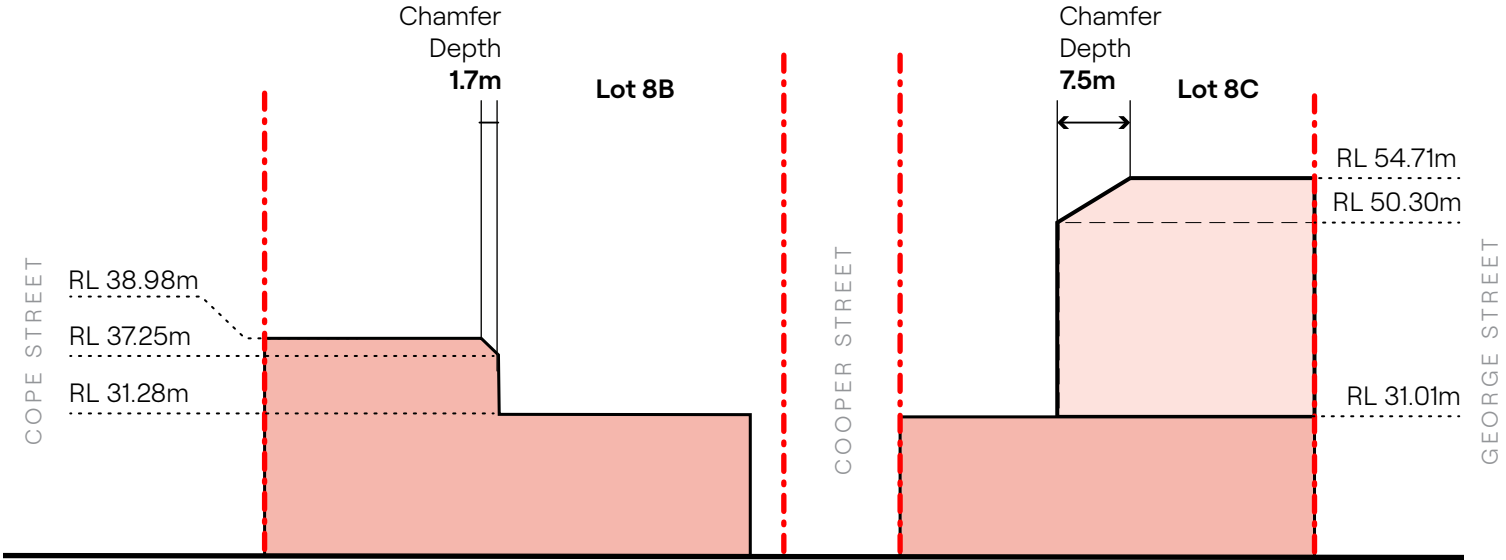
Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR APPROVAL

Rev	Date	Revision	By	Chk.
P1	04.12.2025	FOR REVIEW	NT	JM
P2	17.12.2025	FOR REVIEW	NT	JM
P3	09.01.2026	FOR REVIEW	NT	JM
P4	19.01.2026	FOR REVIEW	NT	JM
P5	06.02.2026	FOR REVIEW	NT	JM
A	30.03.2026	FOR SUBMISSION	NT	JM

KEY

- BLOCK BOUNDARY
- TOWER ZONE
- PLANNING ENVELOPE (STREETWALL)
- PLANNING ENVELOPE
- NOTIONAL BUILDING OUTLINE
- SP2 ZONE



S-04

NOTE: ALL ENVELOPE DRAWINGS DO NOT INCLUDE THE BASEMENT ENVELOPES WHICH WILL BE PROPOSED IN THE SUBSEQUENT DETAILED SSDAs.

NOTE: MINOR CHANGES TO FORM AND CONFIGURATION MAY BE REQUIRED WHEN DRAWINGS ARE SUBSEQUENTLY PREPARED FOR CONSTRUCTION PURPOSES AFTER THE GRANT OF DEVELOPMENT CONSENT.

Client



Project

WATERLOO SOUTH

WATERLOO, SYDNEY
GADIGAL LAND

Drawing Name

Block 8
Proposed Envelope -
Sections 04 & 05

0 05 10 15 20

Date Scale Sheet Size

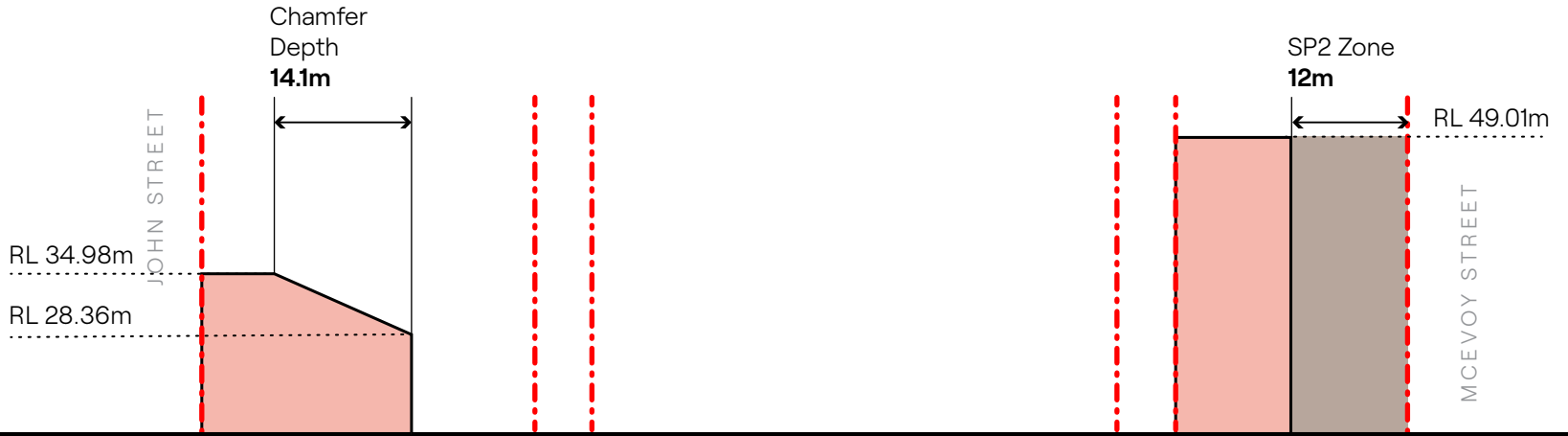
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Drawn Chk. Job No.

NT JM 7085

Drawing No. Revision

BL08-AR-2304 /A



S-05

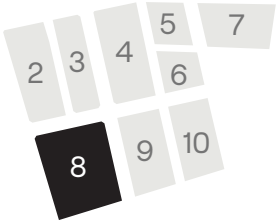
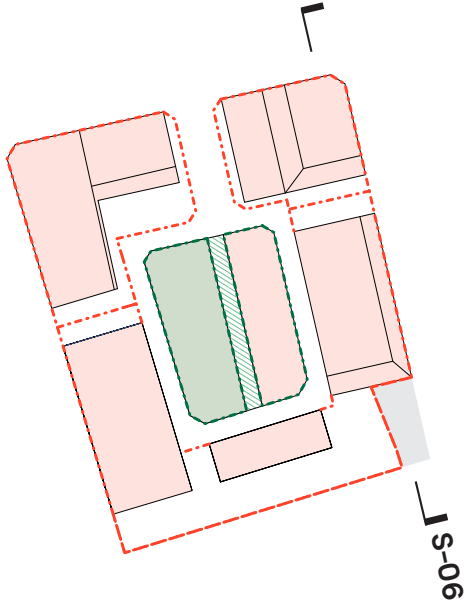
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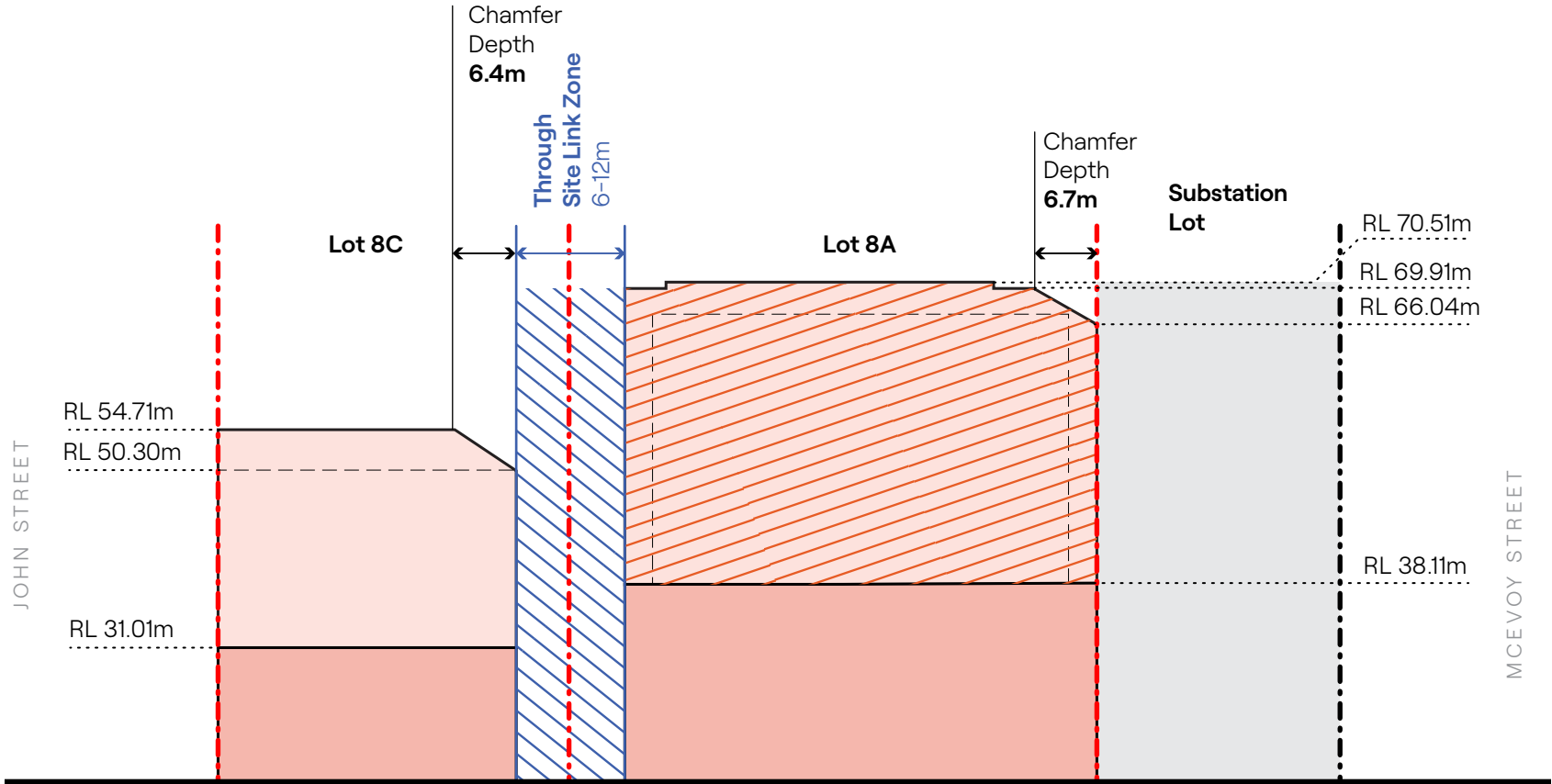
Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR APPROVAL

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P1	04.12.2025	FOR REVIEW	NT	JM
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P4	19.01.2026	FOR REVIEW	NT	JM
P5	06.02.2026	FOR REVIEW	NT	JM
A	30.03.2026	FOR SUBMISSION	NT	JM

KEY

- BLOCK BOUNDARY
- TOWER ZONE
- PLANNING ENVELOPE (STREETWALL)
- PLANNING ENVELOPE
- THROUGH-SITE LINK (6-12m)
- NOTIONAL BUILDING OUTLINE



NOTE: ALL ENVELOPE DRAWINGS DO NOT INCLUDE THE BASEMENT ENVELOPES WHICH WILL BE PROPOSED IN THE SUBSEQUENT DETAILED SSDAs.

NOTE: MINOR CHANGES TO FORM AND CONFIGURATION MAY BE REQUIRED WHEN DRAWINGS ARE SUBSEQUENTLY PREPARED FOR CONSTRUCTION PURPOSES AFTER THE GRANT OF DEVELOPMENT CONSENT.

Client



Project

WATERLOO SOUTH

WATERLOO, SYDNEY
GADIGAL LAND

Drawing Name

Block 8
Proposed Envelope -
Section 06



0 05 10 15 20

Date Scale Sheet Size

30.03.2026 1:750 A3

Drawn Chk. Job. No.

NT JM 7085

Drawing No. Revision

BL08-AR-2305 /A

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P1	04.12.2025	FOR REVIEW	NT	JM
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P4	19.01.2026	FOR REVIEW	NT	JM
P5	06.02.2026	FOR REVIEW	NT	JM
A	30.03.2026	FOR SUBMISSION	NT	JM

KEY

- BLOCK BOUNDARY
- PLANNING ENVELOPE (STREETWALL)
- PLANNING ENVELOPE (TOWER ZONE)
- NOTIONAL BUILDING OUTLINE
- THROUGH-SITE LINK (6-12m)

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Client



Project

WATERLOO SOUTH

WATERLOO, SYDNEY
GADIGAL LAND

Drawing Name

Block 8
Proposed Envelope -
3D Diagram

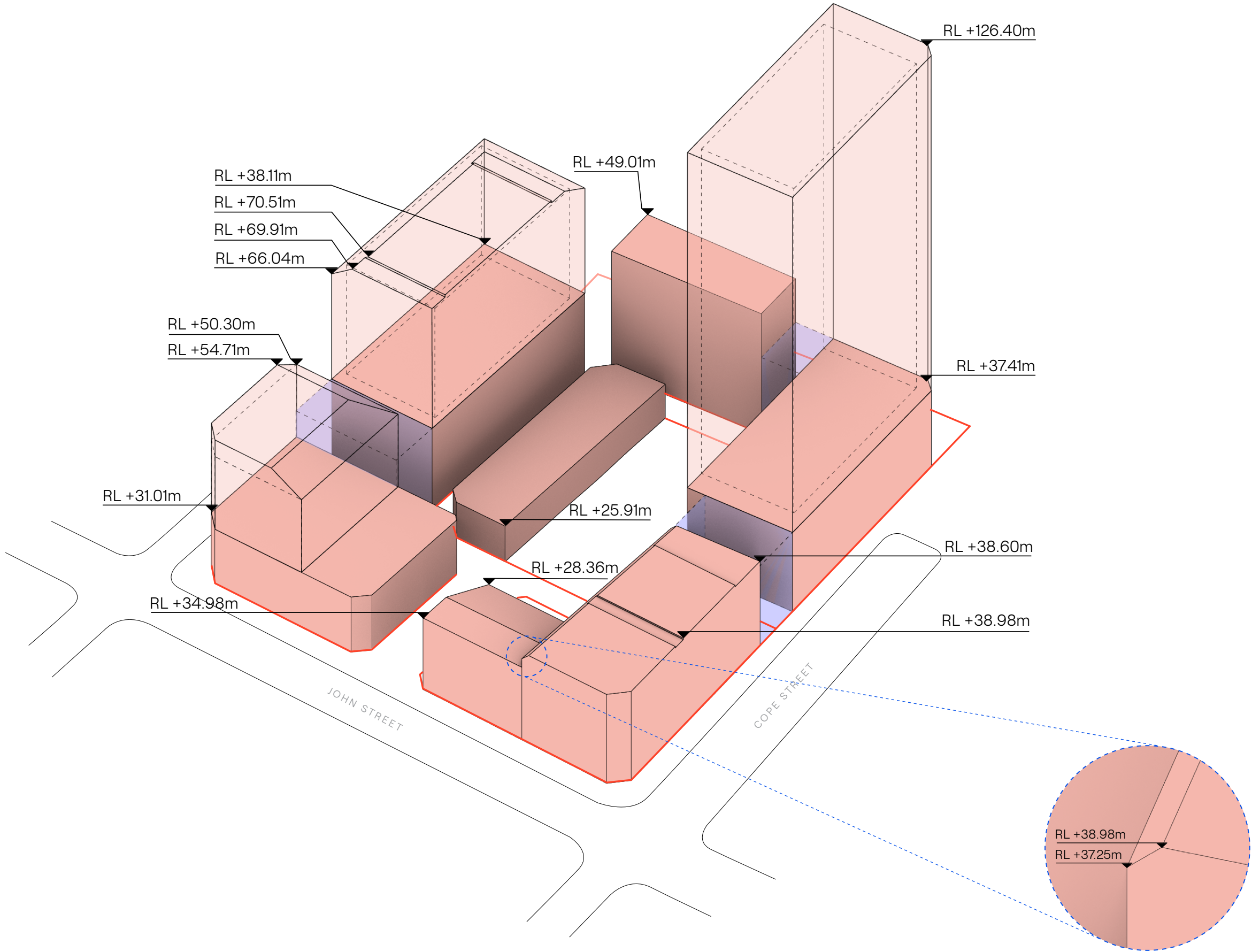
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Drawn	Chk.	Job No.
NT	JM	7085
Drawing No.	Revision	
BL08-AR-2306	/A	

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P5	06.02.2026	FOR REVIEW	NT	JM
A	30.03.2026	FOR SUBMISSION	NT	JM

KEY

- BLOCK BOUNDARY
- MAXIMUM STOREY HEIGHT
- TOWER ZONE
- STREETWALL (MAX. 6 STOREY)
- STREETWALL (MAX. 5 STOREY)
- PLANNING ENVELOPE
- THROUGH-SITE LINK (6-12m)
- PUBLIC PLAZA
- PRIVATE OPEN SPACE
- PRIVATE COMMUNAL COURTYARD
- ACCESS TO PRIVATE OPEN SPACES FROM MEAD STREET
- BUILDING SETBACK (10m)
- BUILDING SETBACK (9m)
- BUILDING SETBACK (6m)
- BUILDING SETBACK (3m)

NOTE: ALL ENVELOPE DRAWINGS DO NOT INCLUDE THE BASEMENT ENVELOPES WHICH WILL BE PROPOSED IN THE SUBSEQUENT DETAILED SSDAs.

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Client



Project

WATERLOO SOUTH

WATERLOO, SYDNEY
GADIGAL LAND

Drawing Name

Block 9
Proposed Envelope -
Plan



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Date Scale Sheet Size

30.03.2026 1:750 A3

Drawn Chk. Job. No.

NT JM 7085

Drawing No. Revision

BL09-AR-2300 /A

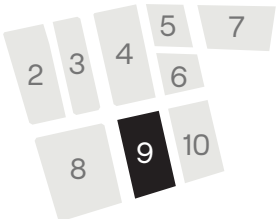
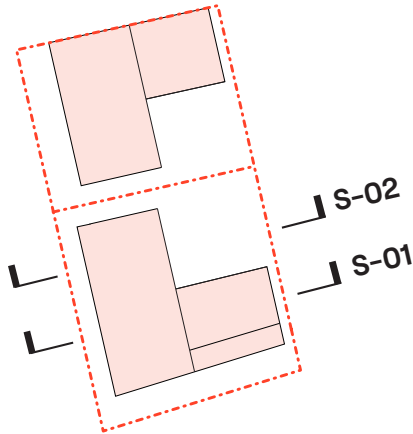
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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

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P4	19.01.2026	FOR REVIEW	NT	JM
P5	06.02.2026	FOR REVIEW	NT	JM
A	30.03.2026	FOR SUBMISSION	NT	JM

KEY

- BLOCK BOUNDARY
- MAXIMUM STOREY HEIGHT
- TOWER ZONE
- PLANNING ENVELOPE
- PLANNING ENVELOPE (STREETWALL)
- NOTIONAL BUILDING OUTLINE
- THROUGH-SITE LINK (6-12m)
- BUILDING SETBACK (6m)
- BUILDING SETBACK (3m)

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Client



Project

WATERLOO SOUTH

WATERLOO, SYDNEY
GADIGAL LAND

Drawing Name

Block 9
Proposed Envelope -
Sections 01 & 02

0 05 10 15 20

Date Scale Sheet Size

30.03.2026 1:750 A3

Drawn Chk. Job No.

NT JM 7085

Drawing No. Revision

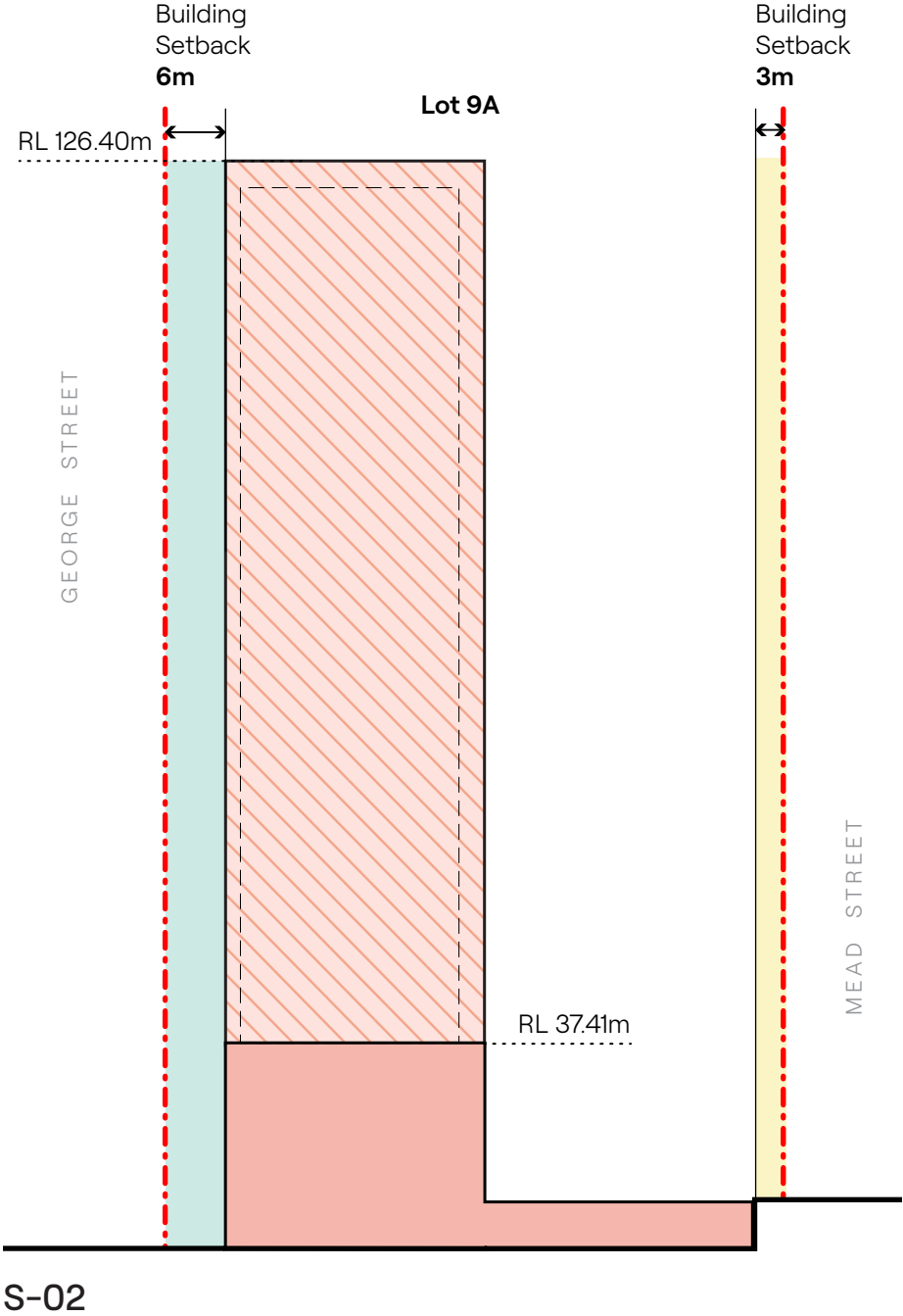
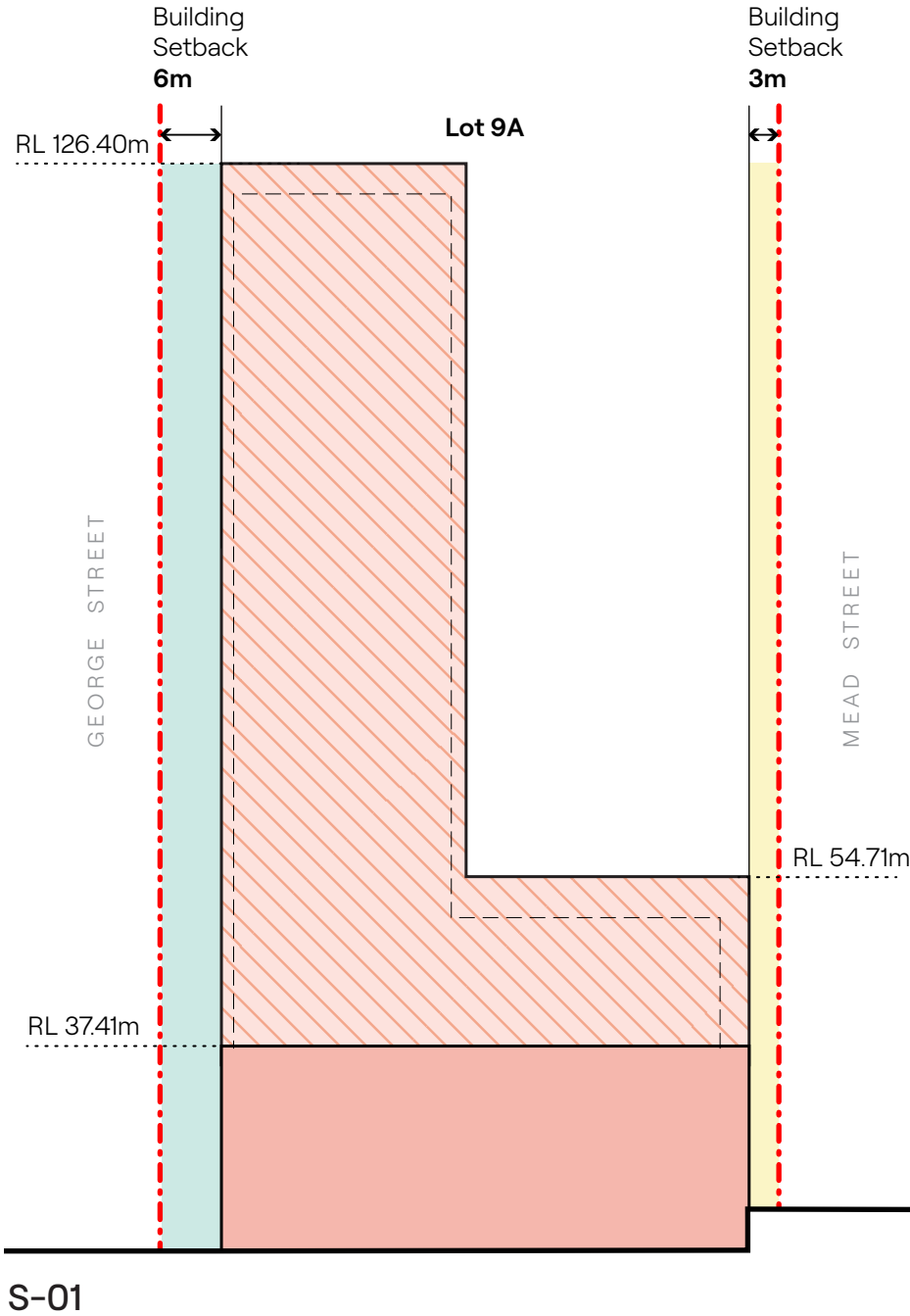
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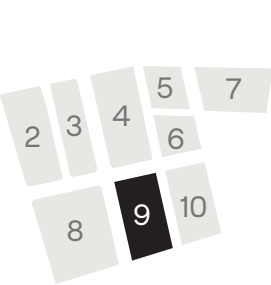
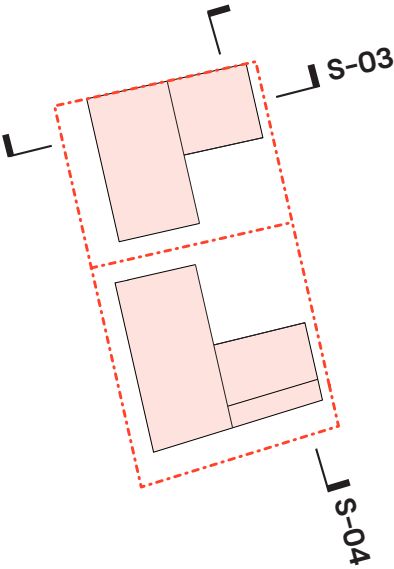
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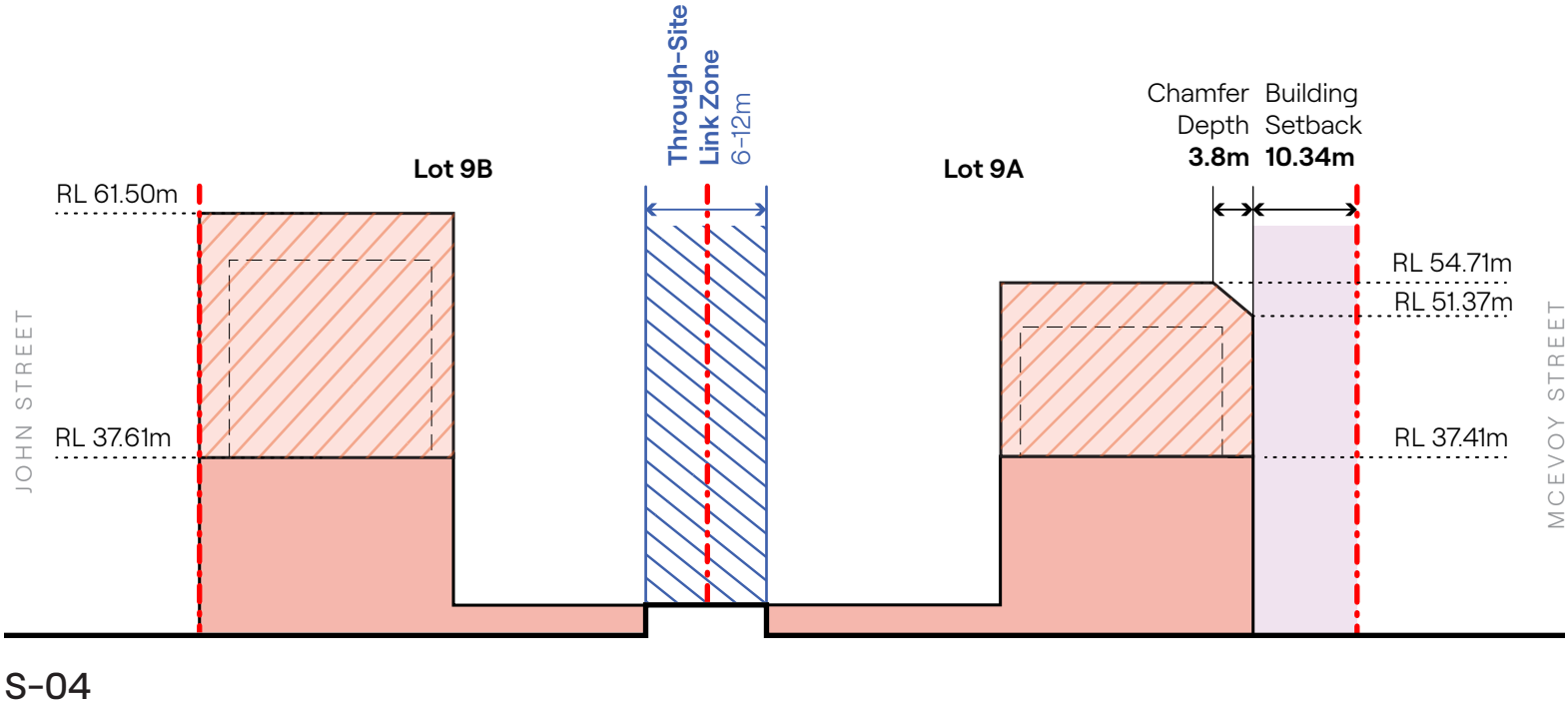
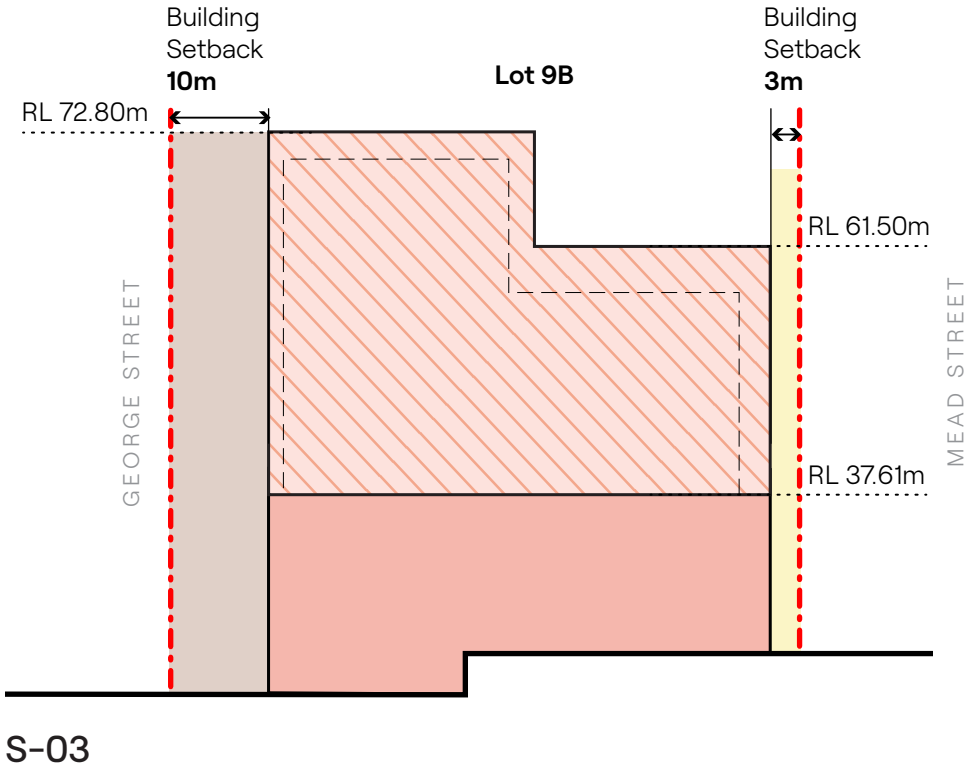
Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR APPROVAL

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P1	04.12.2025	FOR REVIEW	NT	JM
P2	17.12.2025	FOR REVIEW	NT	JM
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P4	19.01.2026	FOR REVIEW	NT	JM
P5	06.02.2026	FOR REVIEW	NT	JM
A	30.03.2026	FOR SUBMISSION	NT	JM

KEY

- BLOCK BOUNDARY
- MAXIMUM STOREY HEIGHT
- TOWER ZONE
- PLANNING ENVELOPE
- PLANNING ENVELOPE (STREETWALL)
- NOTIONAL BUILDING OUTLINE
- THROUGH-SITE LINK (6-12m)
- BUILDING SETBACK (3m)
- BUILDING SETBACK (9m)
- BUILDING SETBACK (10m)



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Client



Project

WATERLOO SOUTH

WATERLOO, SYDNEY
GADIGAL LAND

Drawing Name

Block 9
Planning Envelope -
Sections 01 & 02

0 05 10 15 20

Date Scale Sheet Size

30.03.2026 1:750 A3

Drawn Chk. Job No.

NT JM 7085

Drawing No. Revision

BL09-AR-2302 /A

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Rev	Date	Revision	By	Chk.
P1	04.12.2025	FOR REVIEW	NT	JM
P2	17.12.2025	FOR REVIEW	NT	JM
P3	09.01.2026	FOR REVIEW	NT	JM
P4	19.01.2026	FOR REVIEW	NT	JM
P5	06.02.2026	FOR REVIEW	NT	JM
A	30.03.2026	FOR SUBMISSION	NT	JM

KEY

- BLOCK BOUNDARY
- PLANNING ENVELOPE (STREETWALL)
- PLANNING ENVELOPE (TOWER ZONE)
- NOTIONAL BUILDING OUTLINE
- THROUGH-SITE LINK (6-12m)

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Client



Project

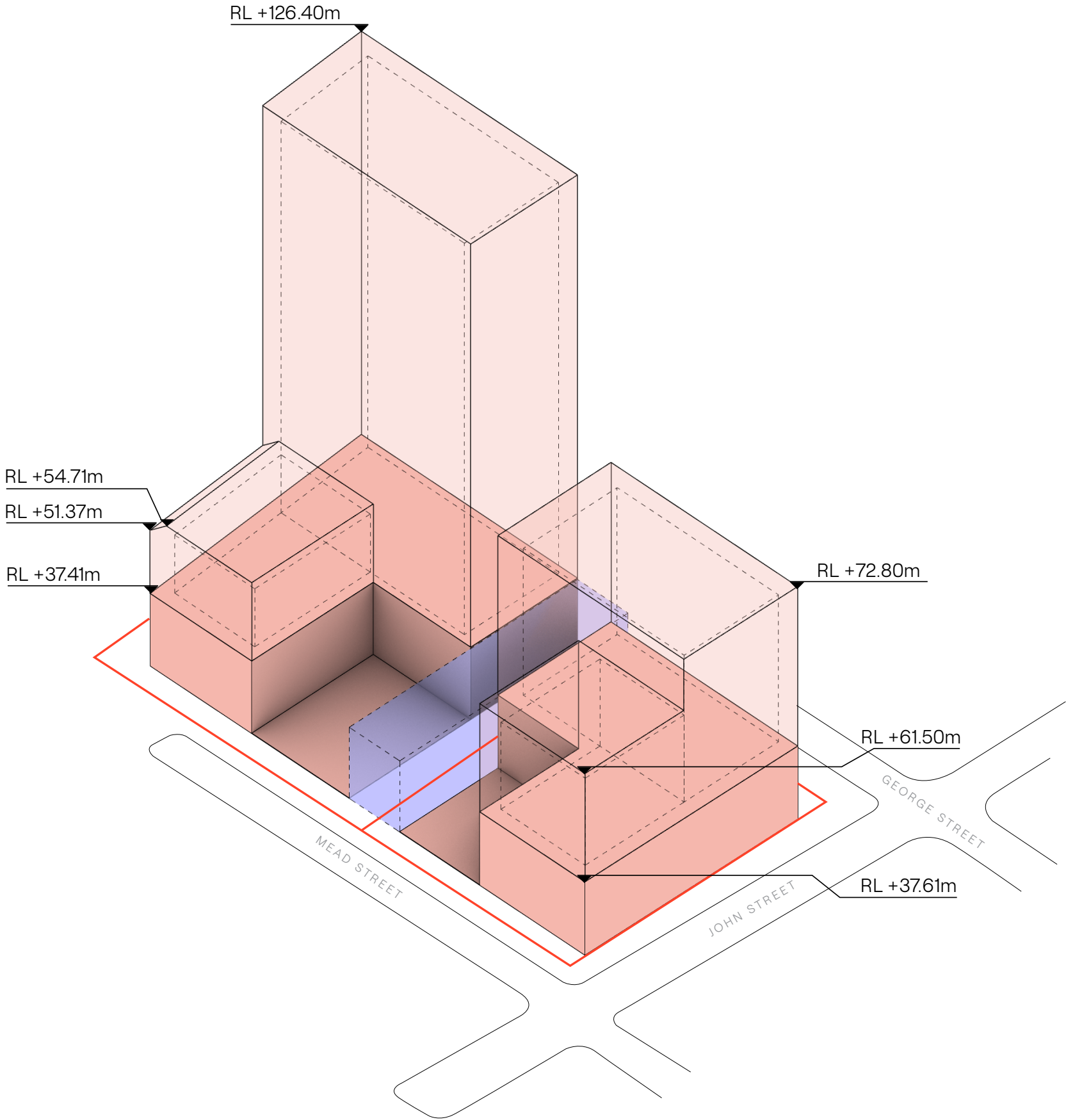
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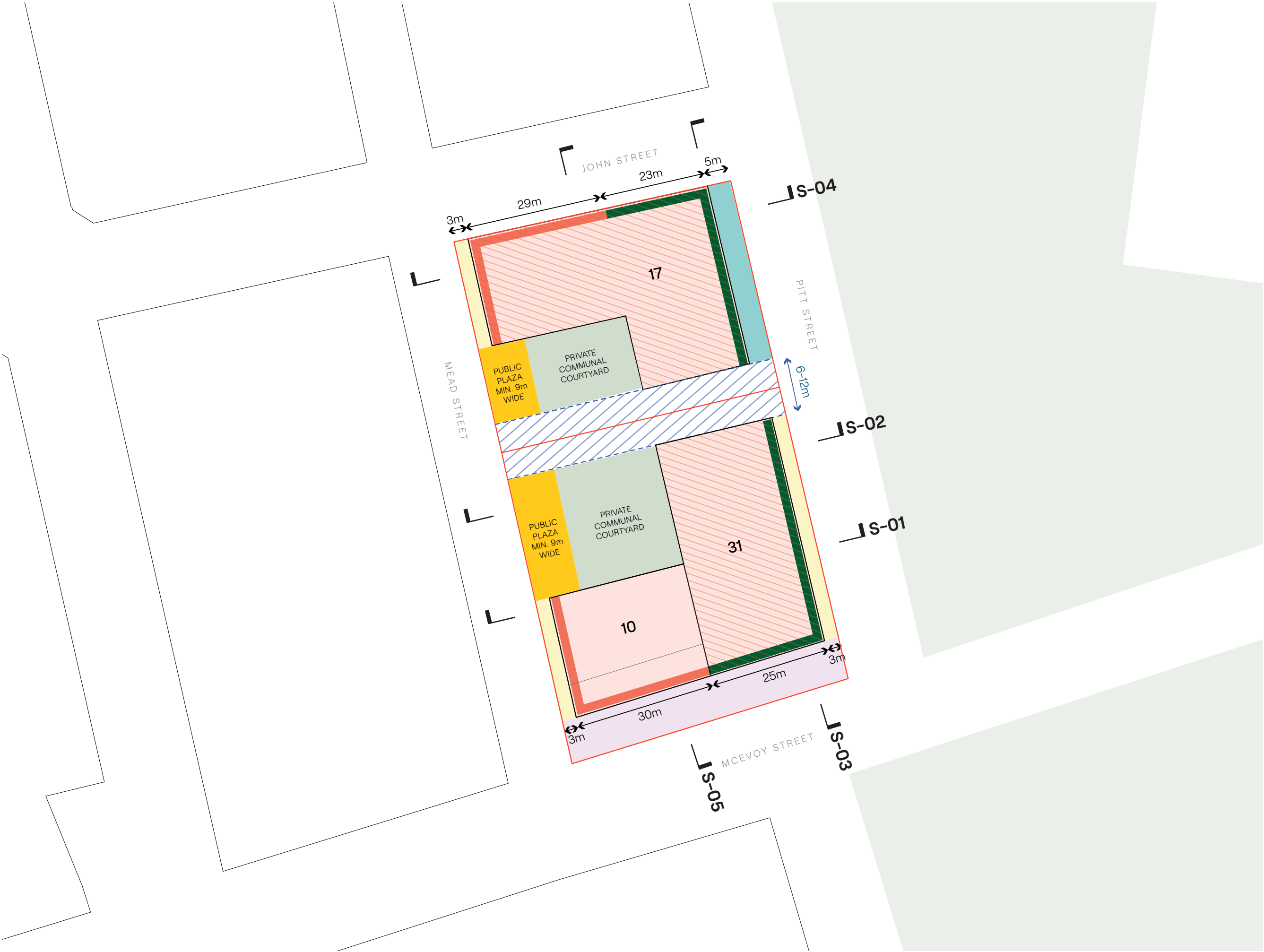
WATERLOO, SYDNEY
GADIGAL LAND

Drawing Name

Block 9
Planning Envelope -
3D Diagram

Date	Scale	Sheet Size
30.03.2026		A3
Drawn	Chk.	Job No.
NT	JM	7085
Drawing No.	Revision	
BL09-AR-2303	/A	





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P4	19.01.2026	FOR REVIEW	NT	JM
P5	06.02.2026	FOR REVIEW	NT	JM
A	30.03.2026	FOR SUBMISSION	NT	JM

KEY

- BLOCK BOUNDARY
- MAXIMUM STOREY HEIGHT
- TOWER ZONE
- STREETWALL (MAX. 6 STOREY)
- STREETWALL (MAX. 5 STOREY)
- PLANNING ENVELOPE
- THROUGH-SITE LINK (6-12m)
- PRIVATE COMMUNAL COURTYARD
- PUBLIC PLAZA
- BUILDING SETBACK (9m)
- BUILDING SETBACK (5m)
- BUILDING SETBACK (3m)

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Client

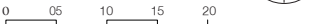


Project

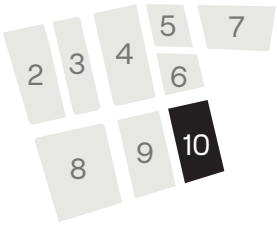
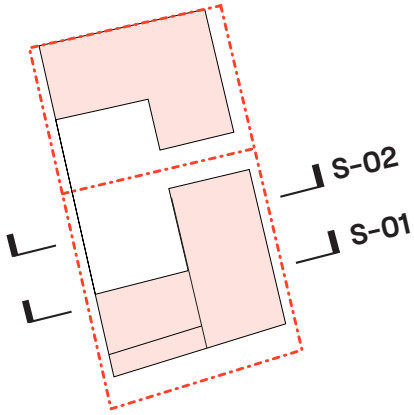
WATERLOO SOUTH
WATERLOO, SYDNEY
GADIGAL LAND

Drawing Name

Block 10
Proposed Envelope -
Plan



Date	Scale	Sheet Size
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Drawn	Chk.	Job No.
NT	JM	7085
Drawing No.	Revision	
BL10-AR-2300	/A	



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P4	19.01.2026	FOR REVIEW	NT	JM
P5	06.02.2026	FOR REVIEW	NT	JM
A	30.03.2026	FOR SUBMISSION	NT	JM

KEY

- BLOCK BOUNDARY
- TOWER ZONE
- PLANNING ENVELOPE (STREETWALL)
- PLANNING ENVELOPE
- NOTIONAL BUILDING OUTLINE
- BUILDING SETBACK (3m)

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Client



Project

WATERLOO SOUTH

WATERLOO, SYDNEY
GADIGAL LAND

Drawing Name

Block 10
Proposed Envelope -
Sections 01 & 02



0 05 10 15 20

Date Scale Sheet Size

30.03.2026 1:750 A3

Drawn Chk. Job No.

NT JM 7085

Drawing No. Revision

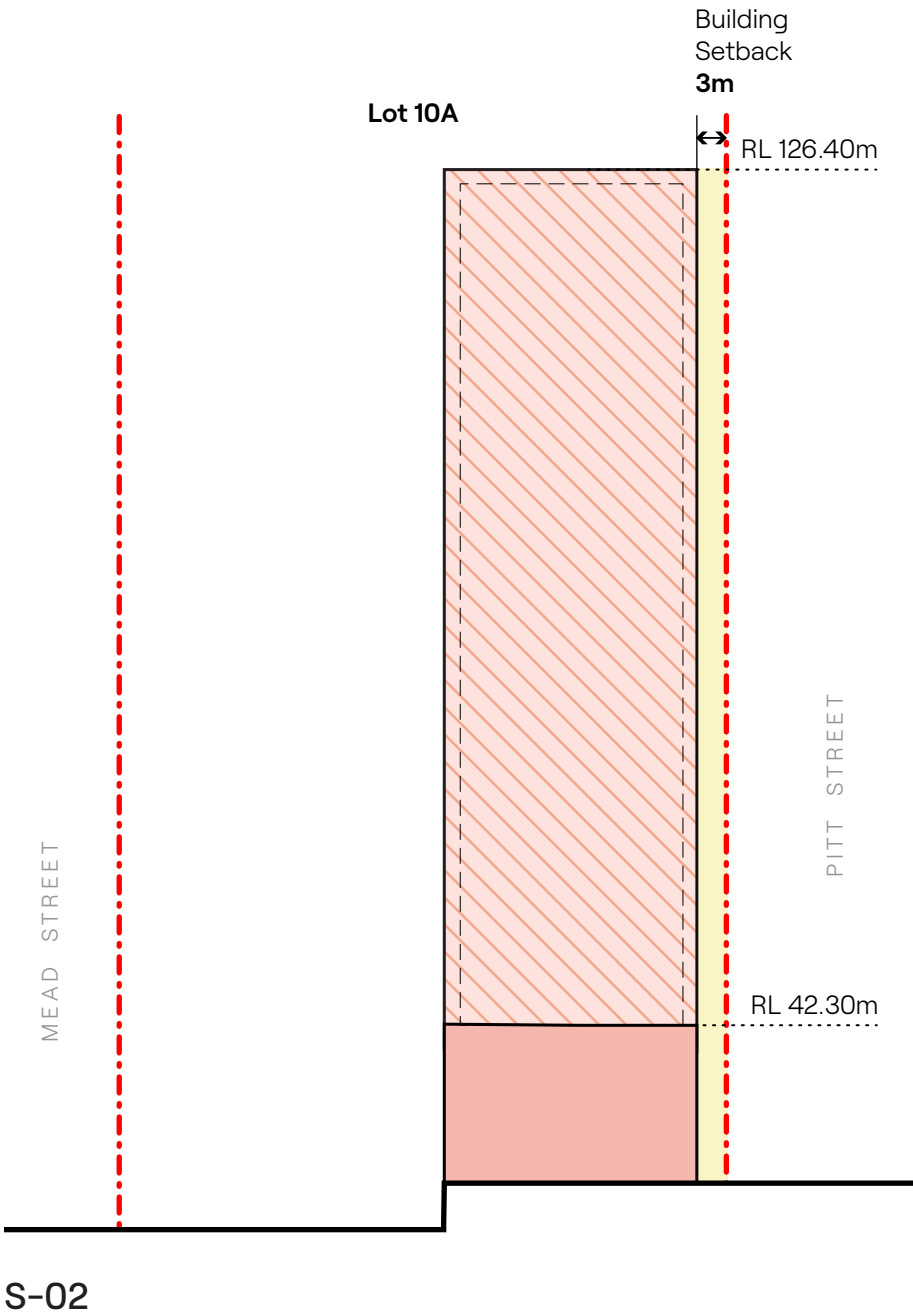
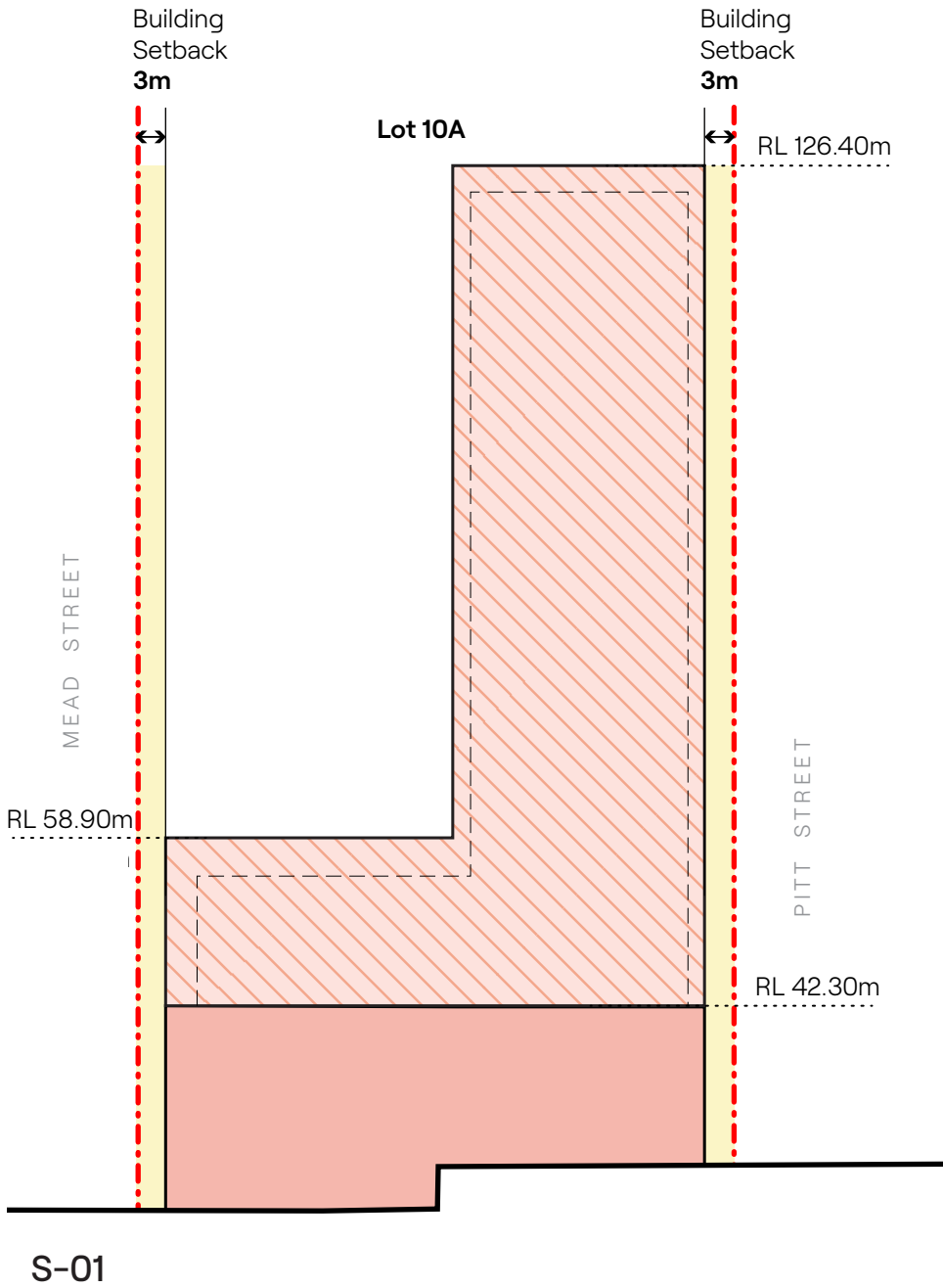
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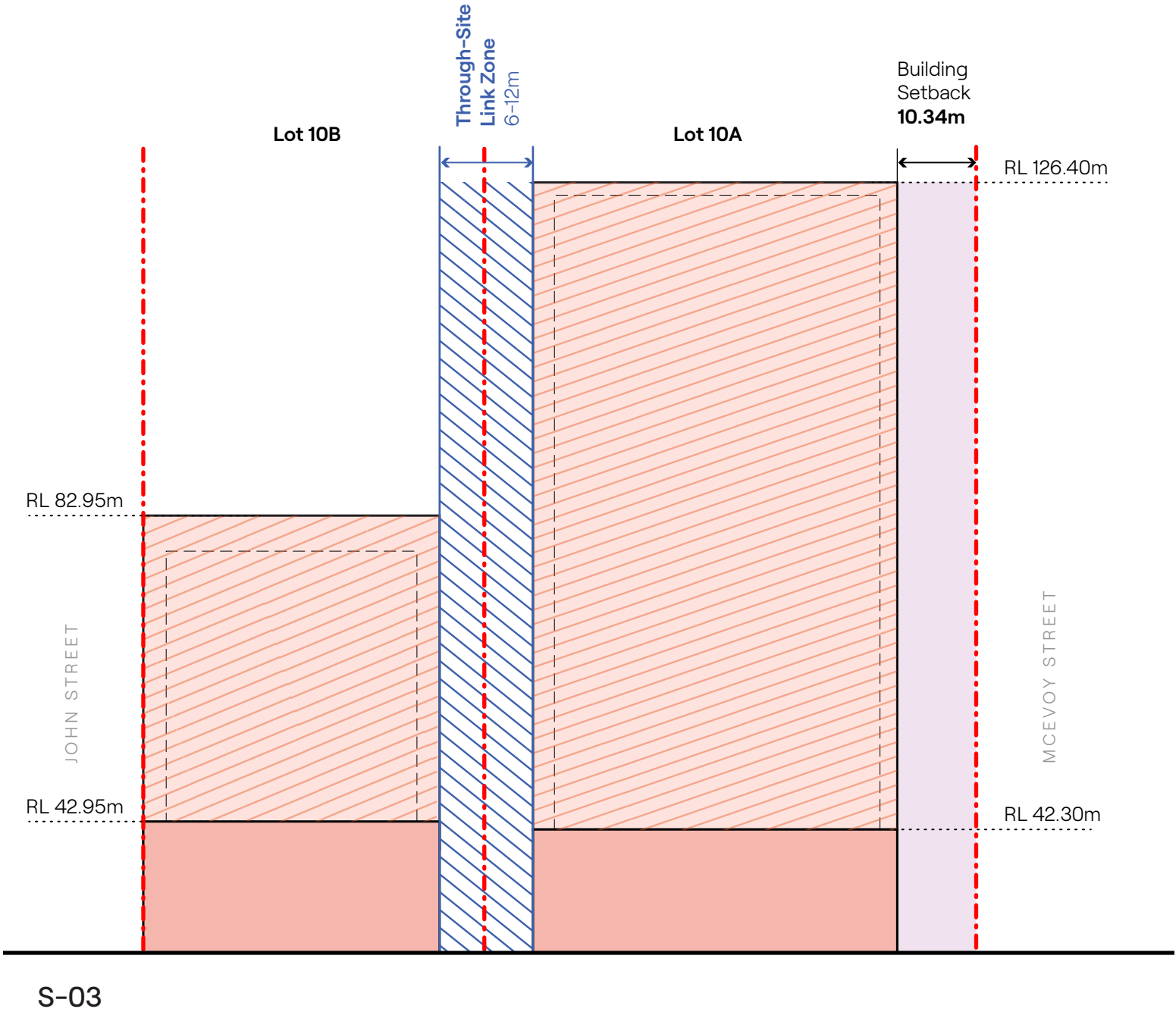
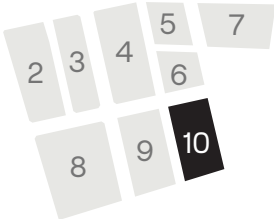
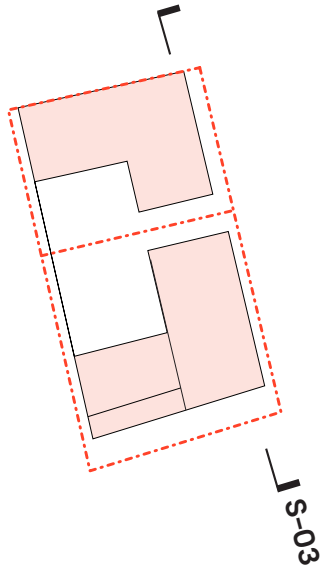
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P5	06.02.2026	FOR REVIEW	NT JM
A	30.03.2026	FOR SUBMISSION	NT JM

KEY

	BLOCK BOUNDARY
	TOWER ZONE
	PLANNING ENVELOPE (STREETWALL)
	PLANNING ENVELOPE
	NOTIONAL BUILDING OUTLINE
	BUILDING SETBACK (9m)

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Client



Project

WATERLOO SOUTH

WATERLOO, SYDNEY

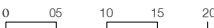
GADIGAL LAND

Drawing Name

Block 10

Proposed Envelope -

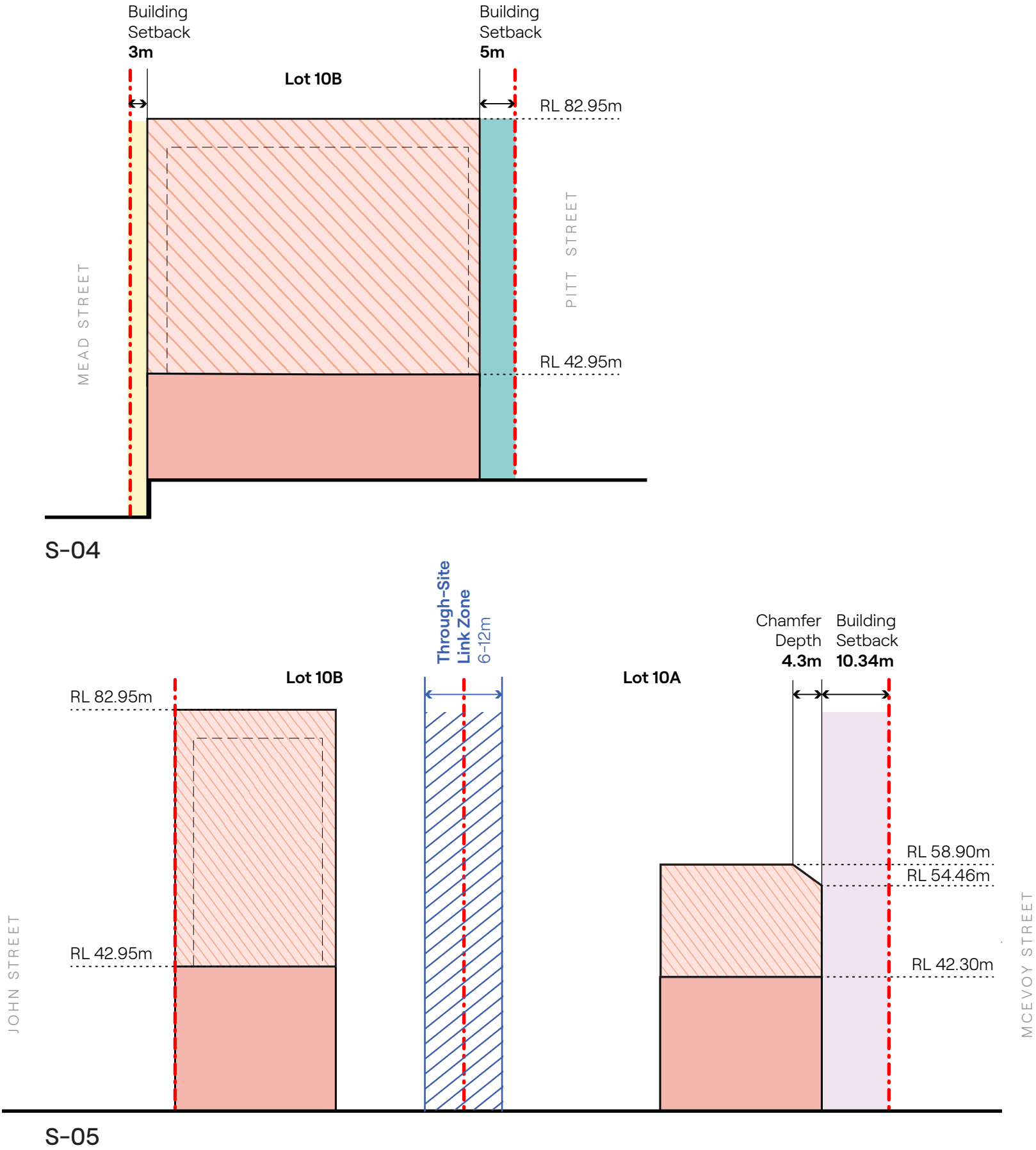
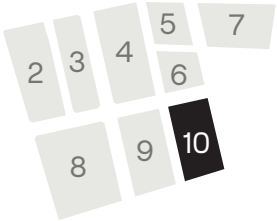
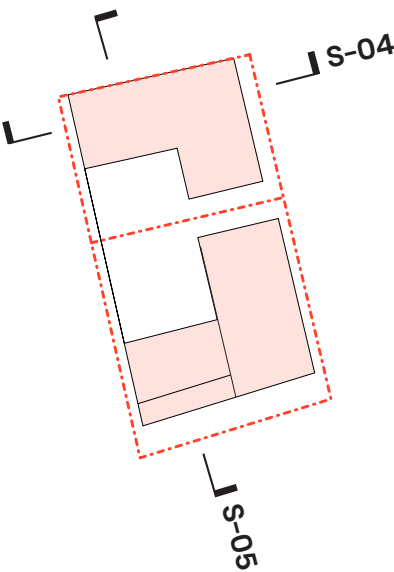
Section 03



Date	Scale	Sheet Size
30.03.2026	1:750	A3
Drawn	Chk.	Job No.
NT	JM	7085
Drawing No.	Revision	
BL10-AR-2302	/A	

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR APPROVAL

Rev	Date	Revision	By	Chk.
P1	04.12.2025	FOR REVIEW	NT	JM
P2	17.12.2025	FOR REVIEW	NT	JM
P3	09.01.2026	FOR REVIEW	NT	JM
P4	19.01.2026	FOR REVIEW	NT	JM
P5	06.02.2026	FOR REVIEW	NT	JM
A	30.03.2026	FOR SUBMISSION	NT	JM

KEY

- BLOCK BOUNDARY
- TOWER ZONE
- PLANNING ENVELOPE (STREETWALL)
- PLANNING ENVELOPE
- NOTIONAL BUILDING OUTLINE
- BUILDING SETBACK (3m)
- BUILDING SETBACK (9m)
- BUILDING SETBACK (5m)

NOTE: ALL ENVELOPE DRAWINGS DO NOT INCLUDE THE BASEMENT ENVELOPES WHICH WILL BE PROPOSED IN THE SUBSEQUENT DETAILED SSDAs.

NOTE: MINOR CHANGES TO FORM AND CONFIGURATION MAY BE REQUIRED WHEN DRAWINGS ARE SUBSEQUENTLY PREPARED FOR CONSTRUCTION PURPOSES AFTER THE GRANT OF DEVELOPMENT CONSENT.

Client



Project

WATERLOO SOUTH

WATERLOO, SYDNEY
GADIGAL LAND

Drawing Name

Block 10
Proposed Envelope -
Section 04 & 05

0 05 10 15 20

Date Scale Sheet Size

30.03.2026 1:750 A3

Drawn Chk. Job No.

NT JM 7085

Drawing No. Revision

BL10-AR-2303 /A

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FOR APPROVAL

Rev	Date	Revision	By	Chk.
P1	04.12.2025	FOR REVIEW	NT	JM
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P3	09.01.2026	FOR REVIEW	NT	JM
P4	19.01.2026	FOR REVIEW	NT	JM
P5	06.02.2026	FOR REVIEW	NT	JM
A	30.03.2026	FOR SUBMISSION	NT	JM

KEY

- BLOCK BOUNDARY
- PLANNING ENVELOPE (STREETWALL)
- PLANNING ENVELOPE (TOWER ZONE)
- NOTIONAL BUILDING OUTLINE
- THROUGH-SITE LINK (6-12m)

NOTE: ALL ENVELOPE DRAWINGS DO NOT INCLUDE THE BASEMENT ENVELOPES WHICH WILL BE PROPOSED IN THE SUBSEQUENT DETAILED SSDAs.

NOTE: MINOR CHANGES TO FORM AND CONFIGURATION MAY BE REQUIRED WHEN DRAWINGS ARE SUBSEQUENTLY PREPARED FOR CONSTRUCTION PURPOSES AFTER THE GRANT OF DEVELOPMENT CONSENT.

Client



Project

WATERLOO SOUTH

WATERLOO, SYDNEY
GADIGAL LAND

Drawing Name

Block 10
Proposed Envelope -
3D Diagram

Date	Scale	Sheet Size
30.03.2026		A3
Drawn	Chk.	Job No.
NT	JM	7085
Drawing No.	Revision	
BL10-AR-2304	/A	

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