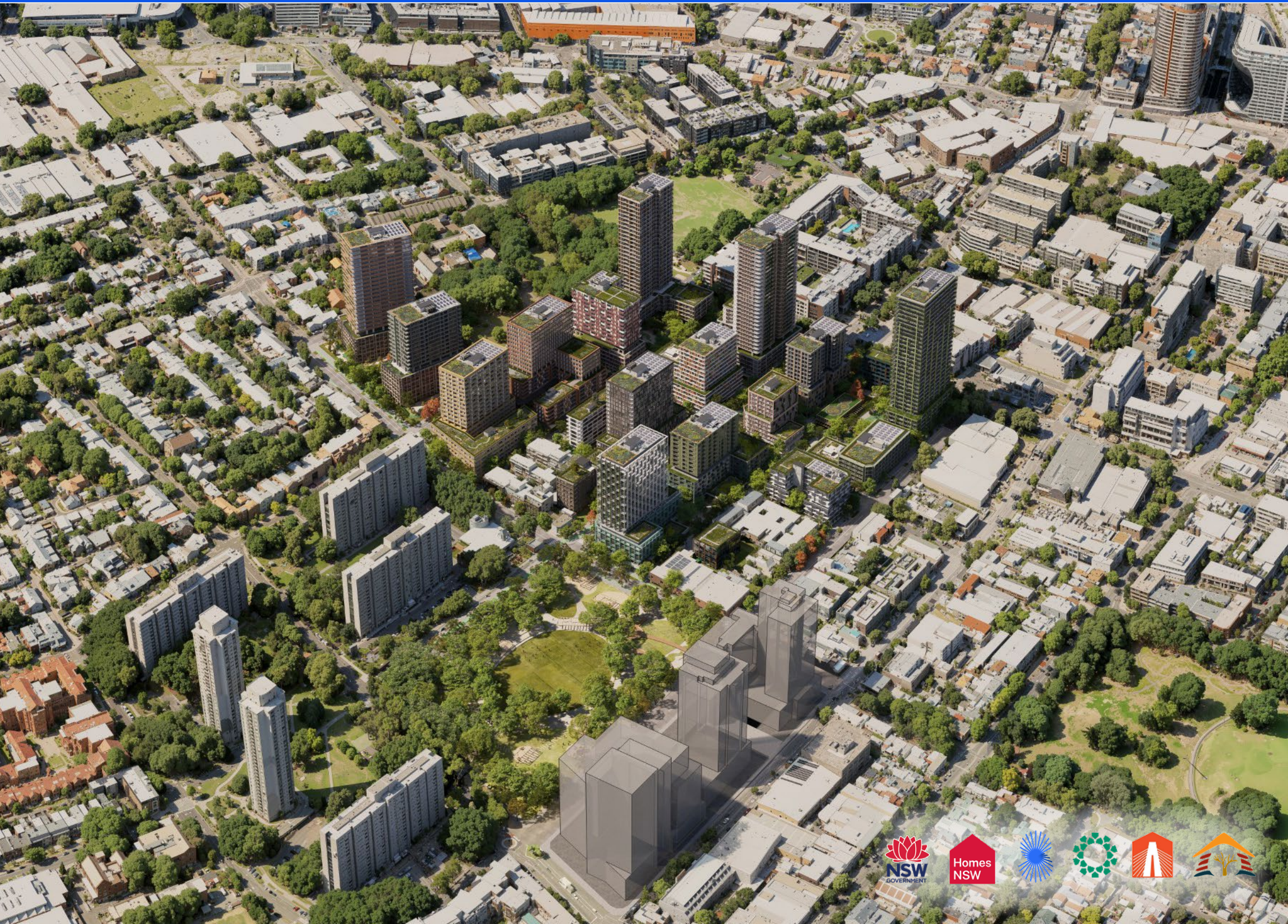


# Response to Submissions Documentation

## Waterloo South



### Project address

Gadigal Country  
Waterloo South  
Waterloo NSW 2017

### Prepared for

Stockland and Homes NSW

### Version

Revision B

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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  
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# Response to Submission Summary

| Agency                                |  | Summary of Key Issues                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Supporting RtS Documentation |
|---------------------------------------|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|
| Reference Scheme vs Planning Envelope |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                              |
| DPHI                                  |  | <p><u>Reference Scheme</u></p> <p>The reference scheme used to inform the impact assessments (including wind, solar access, overshadowing and Gross Floor Area (GFA) yield testing) is significantly lower in scale than the proposed envelope planning control changes in the Sydney Local Environmental Plan (LEP) 2012, Waterloo Estate (South) Design Guide (DG) and Concept Plan. This indicates that the assessments have been undertaken against a scheme that does not reflect the maximum built form permissible under the proposed controls. While the Department acknowledges the need for flexibility in the proposed planning controls, the disparity in scale between the reference scheme and planning control envelopes introduces the potential for untested or understated impacts.</p> <p>The Department recommends that the controls within the DG and Sydney LEP 2012 are reviewed to align more closely with the reference scheme used in these assessments. Alternatively, further impact assessments should be undertaken for a scheme that reflects the maximum achievable GFA and built form permissible under the proposed controls to demonstrate worst-case impacts. This would ensure that the full extent of development envisaged by the planning framework is appropriately tested, and that resulting impacts can be robustly assessed and compared against the 2022 scheme.</p> | <p>SJB has prepared additional diagrams to clearly illustrate the relationship between the reference scheme, planning envelopes and proposed Master Plan massing. These demonstrate that the proposed Master Plan broadly occupies the planning envelopes and represents the maximum intended development yield. Importantly, the environmental analyses undertaken as part of the CSSDA, including wind, solar access and overshadowing assessments, were based on the Master Plan massing, rather than the reference scheme. The reference scheme was prepared to demonstrate one potential built form outcome within the proposed controls.</p> | Pg 12 - 14                   |
| LEP Amendments                        |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                              |
| City of Sydney                        |  | <p><u>Height of Building</u></p> <p>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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <p>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.</p> <p>Refer to the supporting RtS documentation for detailed justification of the proposed LEP height amendments.</p>                            | Pg 15 - 21                   |
| City of Sydney<br>Stockland           |  | <p><u>Floor Space Ratio</u></p> <p>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.</p> <p>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.</p> <p><u>Reallocation of Non-Resi use in Block 2C</u></p> <p>Minor adjustments to FSR based on reallocation.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <ul style="list-style-type: none"><li>- Revised FSR based on 2C reallocation.</li><li>- FSR of 0.1:1 added to Block 1 &amp; Block 8 parks.</li><li>- Revised FSR based on updated Block 9A &amp; 10A areas to exclude the following TfNSW registered titles:<ul style="list-style-type: none"><li>— Lot 4 / DP252609</li><li>— Lot 5 / DP252609</li><li>— Lot 6 / DP 252609</li></ul></li></ul>                                                                                                                                                                                                                                                    |                              |
| Stockland                             |  | <p><u>Active Frontages</u></p> <p>Amend to align with Stage One design.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <p>Active frontages along McEvoy Street on Blocks 8 &amp; 9 amended to reflect Stage One treatment as confirmed by Stockland,</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                              |



| Agency               |  | Summary of Key Issues                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Supporting RtS Documentation |
|----------------------|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|
| Design Guide Changes |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                              |
| Stockland            |  | <u>Land Use</u><br>Reinstate ‘Park’ to legend,                                                                                                                                                                                                                                                                                                                                                                                                                               | Noted.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Pg 22 - 37                   |
| Stockland            |  | <u>Active Frontages</u><br>Amend to align with Stage One design.                                                                                                                                                                                                                                                                                                                                                                                                             | Noted.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                              |
| DPHI                 |  | <u>Through-site links</u><br>The Department understands Homes NSW is redesigning block 8 to reintroduce a southern through-site link to improve permeability and address CPTED concerns. The Department supports this approach and requests the through-site link to be reinstated and reflected consistently across the DG and Concept Plan.<br><br><u>Access &amp; Circulation</u><br>Add notation at intersection of George /McEvoy Streets “Potential left-in/ left-out” | Noted. Figures 4, 5,9 and 15 updated to include the through-site link.<br><br>SJB will also add note on page that ‘ <i>Intersection of George/McEvoy St is a potential left-in and left-out subject to further stakeholder engagement, traffic and cycle analysis.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                              |
| City of Sydney       |  | <u>Upper-Level Setbacks</u><br>Proposed envelopes now do not require the provision of an upper-level setback to mandate the provision of a podium. The proposed building envelopes will result in several sheer walls, poorer wind conditions and a poorer urban form outcome at street level. This is not supported and appropriate setbacks with reference to similar built form controls of the SDCP 2012 should be incorporated into the Design Guide.                   | SJB acknowledges the significance of George Street as the primary civic spine and principal address of the precinct. To reinforce its character and provide greater certainty, SJB proposes the introduction of a Design Guide control requiring a minimum 1.5m upper-level setback along George Street. When combined with the proposed maximum street wall height controls, this will deliver a clear podium-and-tower expression, establish visual consistency along the street corridor and maintain an appropriate human scale at street level.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                              |
| DPHI                 |  | <u>Streetwall</u><br>The amended DG seeks to swap upper-level setbacks with new “street wall” provisions. While the Rezoning Report states that taller elements of buildings will be set back behind the street walls, it is not clear how the DG will achieve this. The DG should be updated to be clear on how buildings will differentiate the street walls and taller building elements                                                                                  | A performance-based approach remains critical. Flexibility beyond the minimum setback enables future design teams to optimise floorplate efficiency, apartment amenity, solar access, wind performance, building separation and responses to individual site conditions, all of which are more appropriately resolved at the detailed design stage in accordance with the ADG. Stockland remains committed to demonstrating alignment with the intent of the ADG through each future development application.<br><br>Furthermore, the reference scheme demonstrates substantial alignment with ADG objectives, providing confidence that the proposed planning envelopes are capable of delivering high-quality built form outcomes.<br><br>Concern regarding potential “sheer wall” outcomes is also addressed through the combined operation of the proposed upper-level setback control along George Street, maximum street wall height controls and building height-in-storeys provisions. Together, these controls establish a clear built form hierarchy, reinforce street character and ensure an appropriate urban design outcome without unnecessarily constraining future architectural responses.<br><br>No changes are proposed to the street wall control. The existing control provides an appropriate framework for establishing a consistent street character and human-scaled public domain outcome, while retaining flexibility in how the street wall is ultimately expressed through architectural design. This flexibility enables future development to respond to site-specific conditions through variations in setbacks, articulation, materiality, façade treatment and architectural expression, ensuring high-quality urban design outcomes without unnecessarily prescribing a single built form response. |                              |



| Agency                   | Summary of Key Issues                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Supporting RtS Documentation |
|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|
| Stockland                | <u>Communal Open Spaces - 8AB2</u><br>Removal of communal rooftop space on 8AB2 from Design Guide Amendment maps due to inefficiency of additional fire and service requirements triggered by the stair exceeding 25 metres in height as part of Stage 1 design work.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <a href="#">Noted.</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <a href="#">Pg 22 - 37</a>   |
| City of Sydney           | <u>Communal Open Spaces - Amend cl 7.29( 6)</u><br>The existing wording of this clause allows only solar panels and associated structures to breach the height control applicable to the site. The proposal to exclude communal open space structures as well is not supported and undermines the integrity of height controls and urban design analyses undertaken within the precinct thus far.<br>Communal open spaces are generally designed with integrated shade structures and taller parapets that add additional bulk to the top of the building, and it is unclear whether any additional heights and bulk have been tested in the proposed scenarios. It is recommended that no changes to this clause are made and all communal open spaces on rooftops be contained wholly within the maximum heights prescribed for each site. | <a href="#">SJB can confirm that allowances for communal rooftop structures and associated elements have been incorporated within the Planning Envelope. As part of the RtS updates, concept envelopes in Block 8 have been amended to consider for communal open space structure breaches in alignment with concurrent Stage 1 designs.</a><br><br><a href="#">These buffers within the Planning Envelope are allocated specifically for the 'Principal Usable Part of Communal Open Spaces' (Appendix B - Design Guide Amendments, Figure 18) ranging from approximately 3.2m to 4.5m within the Waterloo South precinct. In accordance with the comments received, the sub-clause 7.29( 6 ) is no longer proposed as part of the Rezoning Proposal.</a> |                              |
| DPHI                     | <u>Communal Open Spaces - Height Limit Exclusions</u><br>The Rezoning Proposal seeks to introduce open space on the rooftops of future buildings and to exclude these from the height limits set in the Sydney LEP 2012. The Department understands that this is to provide consistency with the City's Planning Proposal PP-2024-709. As this Planning Proposal has not been determined by the Department, it is recommended that Homes NSW undertakes a review of the scheme to determine whether this exemption is required.                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                              |
| City of Sydney Community | <u>Vehicle Access Locations</u><br>There are some inconsistencies between the submitted Transport Study and the Design Guide. The Transport Study does not show a vehicle access into Block 4A from West St, while the latter does. Additionally, the Transport Study does not show access into 2A, 2B or 2E, while Design Guide shows two access points. This should be clarified in documentation                                                                                                                                                                                                                                                                                                                                                                                                                                          | <a href="#">Car park entries servicing the private lots within Blocks 4A, 2A and 2E have been removed from the amended Design Guide map. PTC will update the Transport Study to illustrate an indicative 6m-wide access arrangement to Block 2B from Cooper Street. As no basement is proposed for Block 2B, a vehicle entry is not required.</a><br><br><a href="#">The Block 8 basement footprint has also been revised to align with the Stage 1 design. The basement is now configured as two separate structures, connected via a services tunnel beneath Cooper Street. An additional car park entry providing access into 8BB1 will be added in the Design Guide.</a>                                                                               |                              |

| Agency                                                  |  | Summary of Key Issues                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Supporting RtS Documentation |
|---------------------------------------------------------|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|
| Upper Level Setbacks Comparative Environmental Analysis |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                              |
| City of Sydney                                          |  | <p><u>Flexibility</u></p> <p>It is critical that the concept envelopes demonstrate an appropriate scale of future development in terms of bulk and height relative to the streetscape, public and private open spaces and block and lot sizes. Whilst it is acknowledged that some degree in flexibility of envelopes is crucial to allowing future design development, some urban form controls must be established to ensure future developments are compatible with the desired urban form. For instance, critical setbacks should be reflected in the envelopes, both for building separation and guiding the desired building form (podium vrs tower). Building depths also support the delivery of good residential floor plates and guide future buildings to achieve the Design Guide objectives, design criteria and design guidance of the ADG.</p> <p>As demonstrated by the reference scheme, many of the building depths are too deep, resulting in double-loaded corridors, where many apartments have single-aspects. Further, several buildings within the reference scheme do not include any setbacks above the street wall height, resulting in an undesirable public domain as buildings are overbearing over the street experience, incompatible with the human scale street wall at street level.</p> | <p>SJB has reviewed the relationship between the CSSDA Planning Envelopes and the proposed LEP controls and agrees that targeted refinements can be made to provide greater certainty while preserving the flexibility required to achieve high-quality architectural and urban design outcomes through future development applications.</p> <p>The proposed planning envelopes deliberately incorporate flexibility in upper-level tower setbacks above podiums, ranging from 0m to 3m, to enable future buildings to respond to site-specific conditions, urban character, orientation, lot configuration, environmental performance requirements and building separation considerations. Importantly, the reference scheme represents a tested design response within the planning envelopes and should not be interpreted as the prescribed built form outcome.</p> <p>To evaluate concerns regarding mandatory upper-level setbacks, SJB undertook comparative testing of three upper-level setback scenarios along George Street. The environmental analysis demonstrates that the differences in amenity and environmental performance between the 0m, 1.5m and 3m setback scenarios are negligible. While a rigid setback control is therefore not necessary to achieve the intended urban design outcomes, SJB acknowledges the importance of George Street as the precinct’s primary civic spine and proposes a minimum 1.5m upper-level setback. This provides greater certainty, reinforces a consistent podium-and-tower expression and supports a human-scaled streetscape, while retaining sufficient flexibility for future design development.</p> | Pg 38 - 41                   |
| Public Spaces Environmental Comparison                  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                              |
| City of Sydney<br>Community                             |  | <p><u>Solar access and daylight to public spaces</u></p> <p>The proposed amended design redistributes solar access to public places which now reduces solar access to more important places including George Street, John Street and the new small park, which less important public places like Cooper Street and Pitt Street are provided with increased solar access. Similarly, the daylight (sky view) levels follow a similar pattern and results in a diminution of light in George Street, which is of particular concern.</p> <p>This is not supported and the built form should be modified to ensure that there is no reduction of solar or daylight access to George Street or park spaces relative to the current Design Guide.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <p>The proposed Master Plan strategically redistributes solar access to support the precinct’s most significant public spaces, movement corridors and community destinations, including the enhanced role of Cooper Street and new public open space connections. All major parks meet or exceed the Design Guide solar access benchmark, with Block 8 Park demonstrating a substantial improvement over the 2022 Design Guide. Where localised reductions occur, these reflect deliberate urban design trade-offs to achieve lower podium forms, improved building separation, enhanced permeability and stronger public domain outcomes. Comparative testing against the 2022 Design Guide and Design Guide +10% scenarios demonstrates that the proposed Master Plan generally performs similarly to, or better than, the equivalent development yield outcome across the public domain network.</p> <p>Refer to the supporting RtS documentation section for detailed solar access, Sky View Index and comparative environmental analysis.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Pg 42 - 52                   |



| Agency                                 | Summary of Key Issues                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Response                                                                                                                                                                                                                                                                                           | Supporting RtS Documentation |
|----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|
| VPA                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                    |                              |
| City of Sydney                         | <p><u>Planning Agreement</u></p> <p>... The application should be amended to reflect the actual open space to be delivered inclusive of any road closures. The obligations of the applicant and the City for the permanent road closure are included in the terms of the VPA.</p> <p>The concept SSDA proposes 5,389sqm of community uses, shown within the reference scheme, in accordance with the minimum 5,000sqm required under clause 7.29<sup>3</sup> of the SLEP 2012.</p> <p>The reference scheme produced by SJB provides for only 2,169sqm of GFA to be dedicated to the City, far short of the target 2,400sqm identified in the VPA.</p> | <p>It is noted that the VPA identified areas within Block 2 and 8 total 2,604 sqm, which is more than the 2,400sqm required by the VPA.</p> <p>The exact location of areas to be dedicated to Council for community use as part of the VPA will be confirmed during the detailed design stage.</p> | N/A                          |
| Planning Envelope Amendments           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                    |                              |
| City of Sydney                         | The concept plans indicate inconsistent provisions of deep soil with the Design Guide. It is recommended that envelope plans remove references to deep soil and future development applications rely solely on deep soil targets provided in the Design Guide. It is also encouraged that the Design Guide incorporate additional requirements for deep soil and on-structure planting design requirements as provided in the Sydney Development Control Plan 2012 (SDCP 2012).                                                                                                                                                                       | <p>SJB to remove deep soil references shown in ‘<i>Appendix C: Envelope Plans</i>’.</p> <p>ASPECT has provided revised deep soil calculations to address inconsistencies.</p>                                                                                                                      | Pg 53 - 56                   |
| DPHI                                   | The proposed envelope plans refers to deep soil planting that is not consistent with the reference scheme or DG. Please remove reference to deep soil zones on the proposed envelope plans to avoid this discrepancy.                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                    |                              |
| DPHI<br>Stockland                      | <p><u>Through-site links</u></p> <p>The Department understands Homes NSW is redesigning block 8 to reintroduce a southern through-site link to improve permeability and address CPTED concerns. The Department supports this approach and requests the through-site link to be reinstated and reflected consistently across the DG and Concept Plan.</p>                                                                                                                                                                                                                                                                                              | <p>Southern through-site link on Block 8 added to envelope drawings.</p>                                                                                                                                                                                                                           |                              |
| Stockland<br>Transport for NSW<br>DPHI | Envelope amendments are proposed to align with the concurrent Stage 1 SSDA design, accommodating façade, structural and services encroachments and resolving encroachments into TfNSW land along McEvoy Street.                                                                                                                                                                                                                                                                                                                                                                                                                                       | <p>Minor envelope amendments are proposed for Buildings 8AB3, 8CB1, 8BB1 and 9BB1.</p> <p>Revisions to 9AB1 and 10AB1 respond to encroachment on TfNSW titles along McEvoy Street.</p> <p>Refer to Appendix C for more detail.</p>                                                                 |                              |

| Agency                                   | Summary of Key Issues                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Supporting RtS Documentation |
|------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|
| Block 7 & Surrounds                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                              |
| City of Sydney<br>Community              | <p><u>Block 7</u></p> <p>... is unique in that it extends out from the cohesive Waterloo South area into a lower scale residential area and is surrounding on three sides by heritage items, including “Our Lady of Mt Carmel Church and School” (I2088) and “Waterloo Park and Oval” (I2079), and the Waterloo Heritage Conservation Area (C70) The topography also rises in this area. The design for this block must respond to this context.</p> <p>The proposed concept envelopes indicate the maximum storey height of buildings within Block 7 as 28 storeys, one of the highest within the precinct.</p> <p>A sheer wall to a height of RL 126.40m is proposed in Wellington Street. This does not present a gradual transition in heights from the adjacent heritage item and may create adverse visual impacts on the setting of the heritage item and greater conservation area. The building envelope should be amended to provide a podium level that mitigates between the low-scale terraces of the HCA to the north, the adjacent heritage items to the south and south-east, and the new tower development. An upper-storey setback should also be provided to Wellington, Gibson and Kellick Streets. The height in storeys should be reduced to respond to the unique topographical and heritage context of Block 7. It is recommended that a total building height similar to those along Pitt Street opposite. Likely a 16 or 17 height in storeys.</p> | <p>The proposed 28-storey height control for Block 7 in the Concept SSDA does not increase the development capacity envisaged by the 2022 Design Guide, which sat at 27 storeys. The maximum building height remains capped at RL 126.40m (PAN-OPS). The additional storey is a result of the Master Plan located at a lower topographical area rather than an increase in overall built form. It also incorporates a lower street wall and a more rationalised built form arrangement to improve tree retention, solar access and public domain outcomes.</p> <p>Overshadowing analysis demonstrates that Gibson Street residences retain a minimum of two hours of direct sunlight on 21 June, with impacts comparable to those generated by the 2022 Design Guide envelope (including the equivalent 10% GFA uplift). Sections confirm a similar scale and separation relationship to existing residences, while introducing a 6-storey podium along Gibson Street to provide an appropriate transition between the existing low-scale residential context and the tower form.</p> <p>The proposed controls do not permit a sheer wall outcome along Wellington Street. Instead, a 6 to 7-storey street wall is proposed, transitioning down towards the Heritage Conservation Area and providing a graduated response to surrounding heritage and residential interfaces. Preliminary view analysis further indicates that retained mature tree canopy along Gibson Street will soften views of the development and provide a substantial visual buffer to nearby heritage items.</p> <p>High-level wind analysis also indicates improved pedestrian comfort conditions along Gibson Street compared with the 2022 Design Guide envelope. Refer to the supporting RtS documentation for further detail.</p> | Pg 57 - 62                   |
| Solar Access & Cross Vent to Built Forms |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                              |
| City of Sydney                           | <p><u>Solar access to built forms</u></p> <p>The proposed envelopes currently do not demonstrate that at least one of the buildings within the blocks achieve direct solar access compliance. Envelopes must be amended to ensure that all future reference scheme buildings achieve a minimum of 70% of apartments receiving at least 2-hours of direct solar access in mid-winter.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <p>The reference scheme achieves 79.51% of apartments receiving a minimum of two hours of direct sunlight in midwinter (2,647 of 3,329 apartments), exceeding the ADG target of 70%, while only 9.5% of apartments receive no direct sunlight, below the ADG benchmark of 15%. Whilst some individual buildings do not achieve the 70% target due to orientation, site constraints, retained street patterns and the overall development yield, all blocks except Block 2 achieve solar access compliance at a block-wide level.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Pg 63 - 67                   |
| City of Sydney                           | <p><u>Natural Cross Vent</u></p> <p>It is unclear how the figures on page 61 if the Urban Design Report are achieved as a review of the reference scheme indicates these levels cannot be met. It appears some apartments rely on small gaps between the building to achieve natural ventilation just as open breezeways indented within buildings. If relying on this design feature to achieve cross ventilation, this also presents a privacy issue between apartments.</p> <p>The built form should be modified to ensure that all future reference scheme buildings achieve 60% of apartments achieving natural cross ventilation without ventilating across common circulation and where there is a building gap as part of the ventilation path that it is at least 6m wide.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <p>Similarly, all blocks achieve the ADG target of 60% naturally cross-ventilated apartments within the first nine storeys. Whilst some individual buildings do not achieve the benchmark independently, compliance is achieved across each block. Refer to reference scheme drawings.</p> <p>Requiring every individual building envelope to demonstrate full ADG compliance at the concept planning stage would unnecessarily constrain the planning framework and limit design flexibility. These matters are more appropriately resolved through detailed design development and assessment at future DA stages, where apartment layouts, building depths and façade design can be optimised on a merit basis.</p> <p>Refer to the supporting RtS documentation for detailed solar access and cross-ventilation analysis.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                              |



| Agency                                  |  | Summary of Key Issues                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Supporting RtS Documentation |
|-----------------------------------------|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|
| Overshadowing to neighbouring buildings |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                              |
| City of Sydney<br>Community             |  | <p><u>Overshadowing to neighbouring buildings</u></p> <p>The submitted documentation indicates that only three sites have been formally modelled however, all sites appear to be below the established threshold (2 hours of solar access to at least 70% of apartments) and results in a poorer outcome than what the existing Design Guide anticipates.</p> <p>Built forms must be modified to ensure that there is no reduction of solar access to neighbouring residential buildings relative to the current Design Guide and where neighbouring buildings have &lt;70% of apartments receiving 2 hours of sun in mid-winter the number of apartments achieving 2hrs should not be reduced.</p>                                                                                                                                                                                                                                                                                                                                                                                                | <p>The three assessed McEvoy Street buildings do not achieve the ADG 70% solar access benchmark under the 2022 Design Guide envelope. While the proposed Master Plan results in some reduction in solar access, the change remains within the ADG 3B-2 guidance, with no increase in dwellings receiving zero sunlight at two of the three sites and only a marginal increase at the third.</p> <p>Additional overshadowing assessments of 233-246 Cope Street and 111, 123 and 127 Cooper Street demonstrate that dwellings at 233-246 Cope Street and 127 Cooper Street continue to receive a minimum of two hours of direct sunlight on the winter solstice. While some impacts are identified to 111 Cooper Street and portions of 123 Cooper Street, comparative testing confirms that a development outcome consistent with the 2022 Design Guide envelope (including the equivalent 10% GFA uplift) would produce broadly comparable overshadowing outcomes. These impacts are therefore largely inherent to the development capacity anticipated under the planning framework. Refer to the supporting RtS documentation for further detail.</p> <p>SJB has also provided analysis of existing environment so that it can be compared in accordance with Objective 3B-2 of the ADG as it appears there is an understanding of what is lost comparatively to the 2022 DG.</p> | Pg 68 - 72                   |
| DPHI<br>Community                       |  | <p><u>Solar impact to existing residential properties</u></p> <p>The updated reference scheme shows a 12% increase in some surrounding residential buildings receiving less than 2 hours of direct sunlight, as well as reductions in solar access to important public spaces like George Street. The solar access assessment has also not considered all surrounding developments, focusing only on three buildings. Submissions from the City of Sydney (the City) and the community have raised significant concern with increased overshadowing impacts and limited analysis provided within the EIS and Rezoning Report.</p> <p>Given the difference between the reference scheme and planning controls, solar impacts could vary widely from the assessment provided. It is recommended the solar access assessment be updated to consider all affected surrounding dwellings and changes to solar access clearly addressed. This should include existing residential properties in the precinct not owned by Homes NSW, such as 233-246 Cope Street and 111, 123 and 127 Cooper Street.</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                              |
| Heritage Council                        |  | <p>Heritage NSW recommends that the Department request additional information from the proponent prior to determination on the following matter:</p> <p>1. It appears that the SSD may result in overshadowing of the Yiu Ming Temple between approximately 9am and 10.30am mid-winter. The SoHI does not assess the heritage impacts of this overshadowing. We recommend that the Department seek further advice from the proponent in this regard.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <p>The shadow studies below and on the following page illustrate the movement of shadows cast by the existing Waterloo South context, the 2022 Design Guide envelope, and the proposed Master Plan massing on 21 June (winter solstice) between 9:00am and 10:30am. This analysis has been prepared in response to Heritage NSW’s concerns regarding potential impacts on the Yiu Ming Temple.</p> <p>The proposed Master Plan results in overshadowing of the temple site for approximately one hour, between 9:00am and 10:00am. It is observed that portions of the Yiu Ming Temple site are already subject to overshadowing from adjoining properties to the north. While the proposed Master Plan casts long shadows across the site during this period, the extent of impact is broadly comparable to that generated by the 2022 Design Guide envelope. From 10:30am onwards, the temple is not affected by shadows cast by the proposed Master Plan.</p>                                                                                                                                                                                                                                                                                                                                                                                                                     | Pg 73 - 74                   |

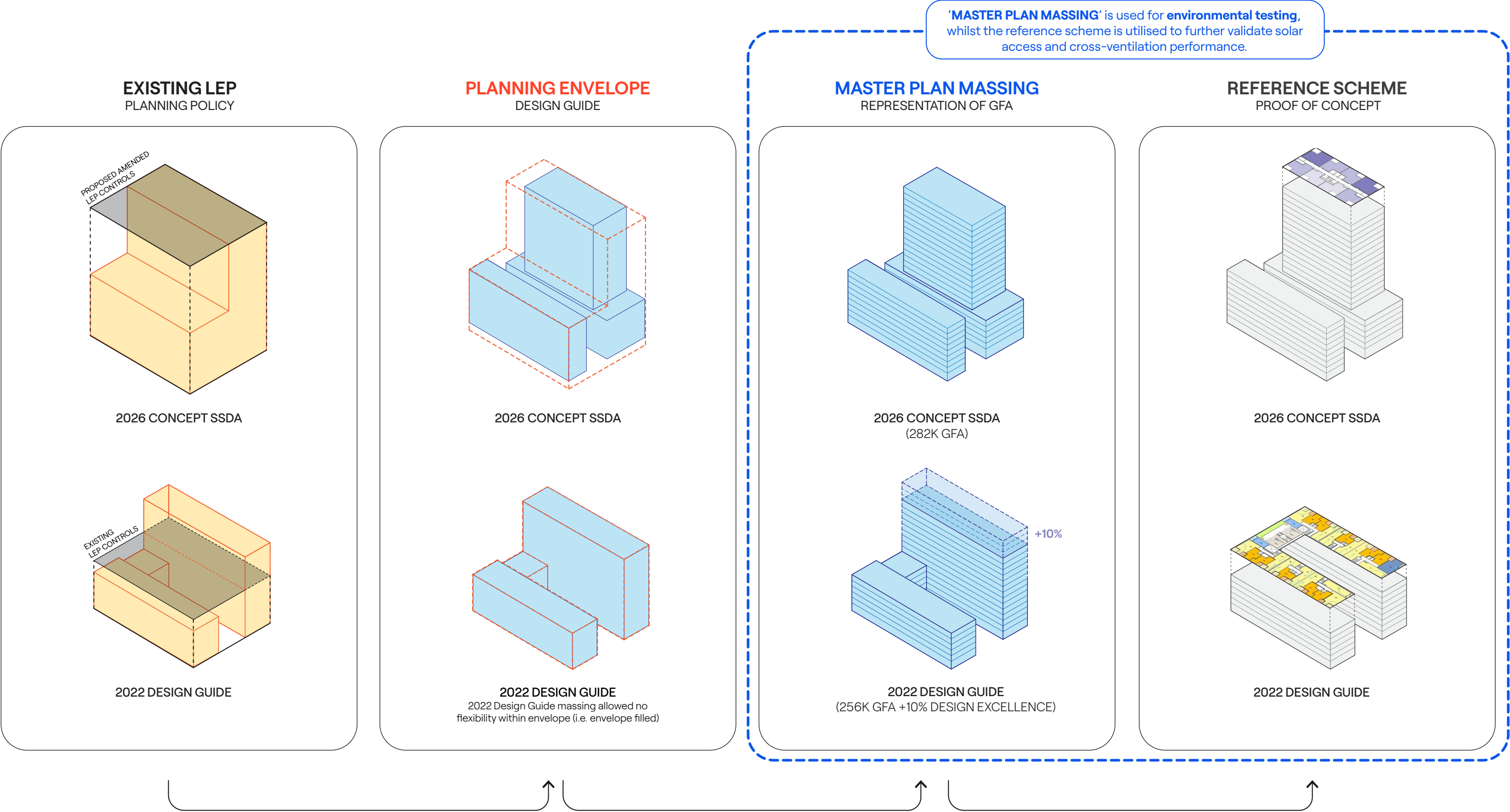
| Agency                                         | Summary of Key Issues                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Response                                                                                                                                                                                                                                                                                                                                                                                                                                      | Supporting RtS Documentation |
|------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|
| McEvoy Street Road Acquisition / Road Widening |                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                               |                              |
| Transport for NSW                              | TfNSW advises that the subject site is affected by a road reservation along the McEvoy Street frontage of the site, as shown by pink colour on the attached aerial at TAB B, and in DP 252609 (i.e. Lots 2, 3, 4, 5 and 6), which shows the future road widening requirements. 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). | <a href="#">The following TfNSW registered titles have been considered for in the updated envelopes, LEP mapping and ground setbacks in the Design Guide as part of the RtS:</a> <ul style="list-style-type: none"><li>— <a href="#">Lot 4 / DP252609</a></li><li>— <a href="#">Lot 5 / DP252609</a></li><li>— <a href="#">Lot 6 / DP 252609</a></li></ul><br><a href="#">Refer to Beam's Response to Submissions report for more detail.</a> | N/A                          |
| DPHI                                           | Transport for NSW has recommended that the land along the northern side McEvoy Street (existing lots 3, 4, 5 and 6 in DP 252609) be included in Land Reservation Acquisition Map under the Sydney LEP 2012. The Department recommends Homes NSW considers the impacts of the reservation mapping on the design and layout of the proposal and update proposed mapping accordingly.                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                               |                              |



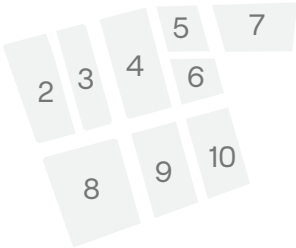
1

# Reference Scheme vs Planning Envelope

Envelope Assumptions







Proposed Planning Envelopes

The reference scheme is substantially aligned with and contained within the proposed planning control envelopes. As illustrated, the envelope provides only limited flexibility, primarily to allow minor adjustments to tower locations. Accordingly, the tested reference scheme is representative of the general built form outcome anticipated under the proposed controls, and the potential for materially greater impacts is limited.

LEGEND

Proposed CSSDA Planning Envelope

Proposed CSSDA Master Plan Massing

Existing Context







Height of Building (CSSDA)

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



Exhibited CSSDA LEP Amendments - Height of Building.



Height of Building (RtS)

This page presents the revised LEP Height of Buildings controls in response to the City of Sydney’s EIS feedback, which sought closer alignment between the planning envelopes and the proposed LEP height controls. The table on the right identifies the amendments proposed for Buildings 4C, 5A, 6A and 8A. The revision also responds to removal of TfNSW’s registered titles along McEvoy Street.

The proposed amendments vary slightly from the reference scheme heights due to topographical conditions, noting that LEP Height of Buildings controls are measured from existing natural ground level.

**Building 2D**  
No change is proposed to the 37m height control. A reduction in height would further constrain the delivery of compliant apartment layouts, particularly given the challenges associated with south-facing aspects and achieving ADG outcomes.

**Building 9B**  
No change is proposed to the 56m height control. Retaining this height provides flexibility for future Stage 1 design development while maintaining the strategic intent of concentrating height along George Street.

**Building 10A**  
No change is proposed to the 39m height control. The podium component of Building 10A is approximately 35m in height, and it is unclear how the 25m height referenced in Council’s submission was derived.

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



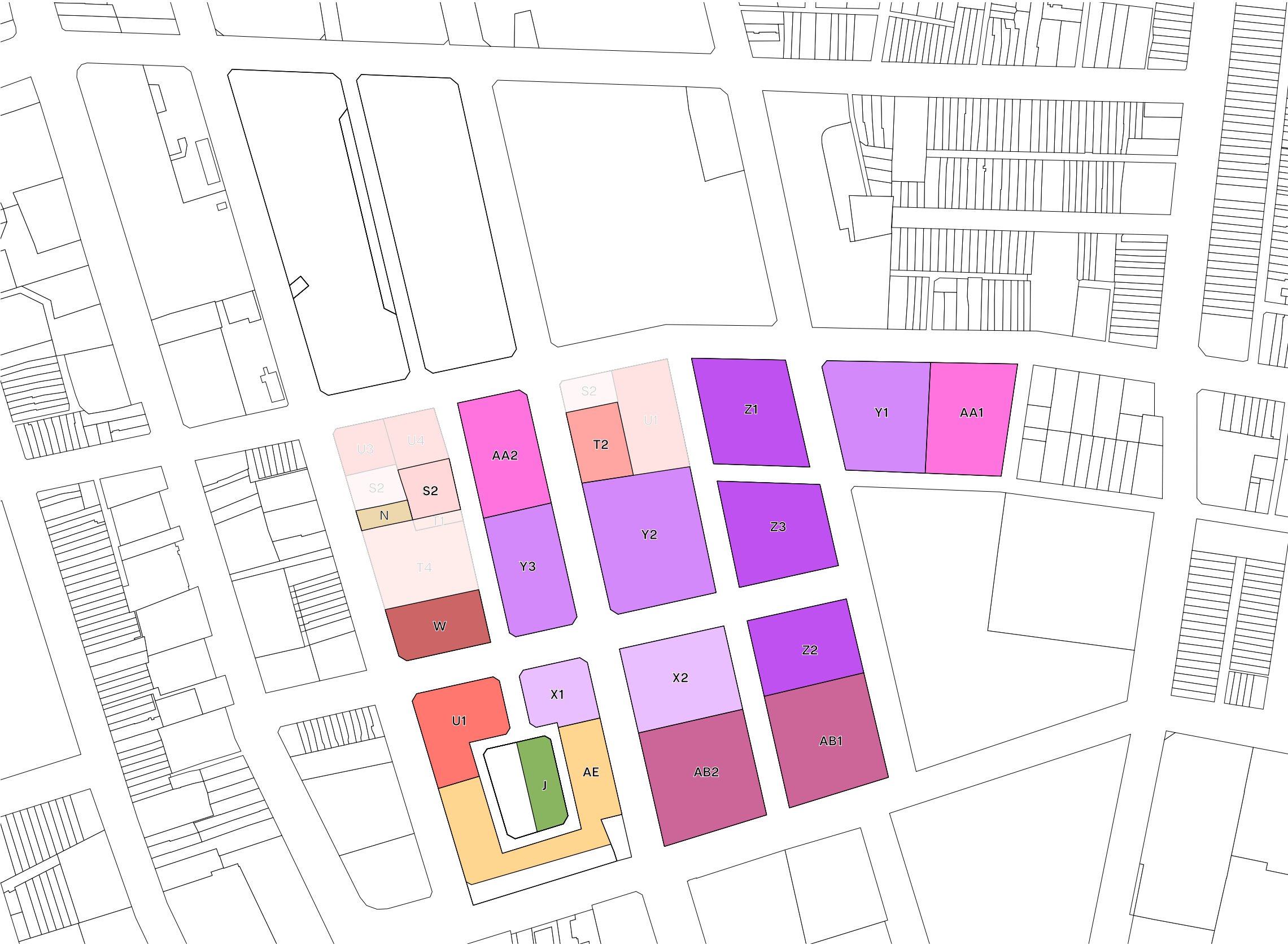
Proposed CSSDA **RtS** LEP Amendments - Height of Building.





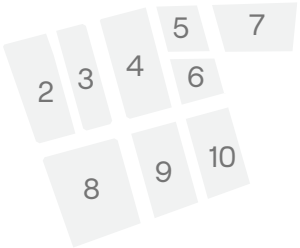
Floor Space Ratio (CSSDA)

| 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)

The revised FSR controls responds to the reallocation of social housing between Building 10A and Building 2C. This change retains the existing social housing provision within Building 2C, while transferring the originally proposed non-residential floor space from Building 2C to Block 10. An incremental increase of 0.01 FSR in Building 5A is also proposed to reconcile the overall GFA and FSR calculations to achieve closely to the GFA total of 282,485sqm. FSR of 0.1:1 has also been allocated to Block 1 and Block 8 parks.

The proposed FSR controls otherwise remain largely unchanged.

The revision also responds to removal of TfNSW’s registered titles along McEvoy Street from the block areas.

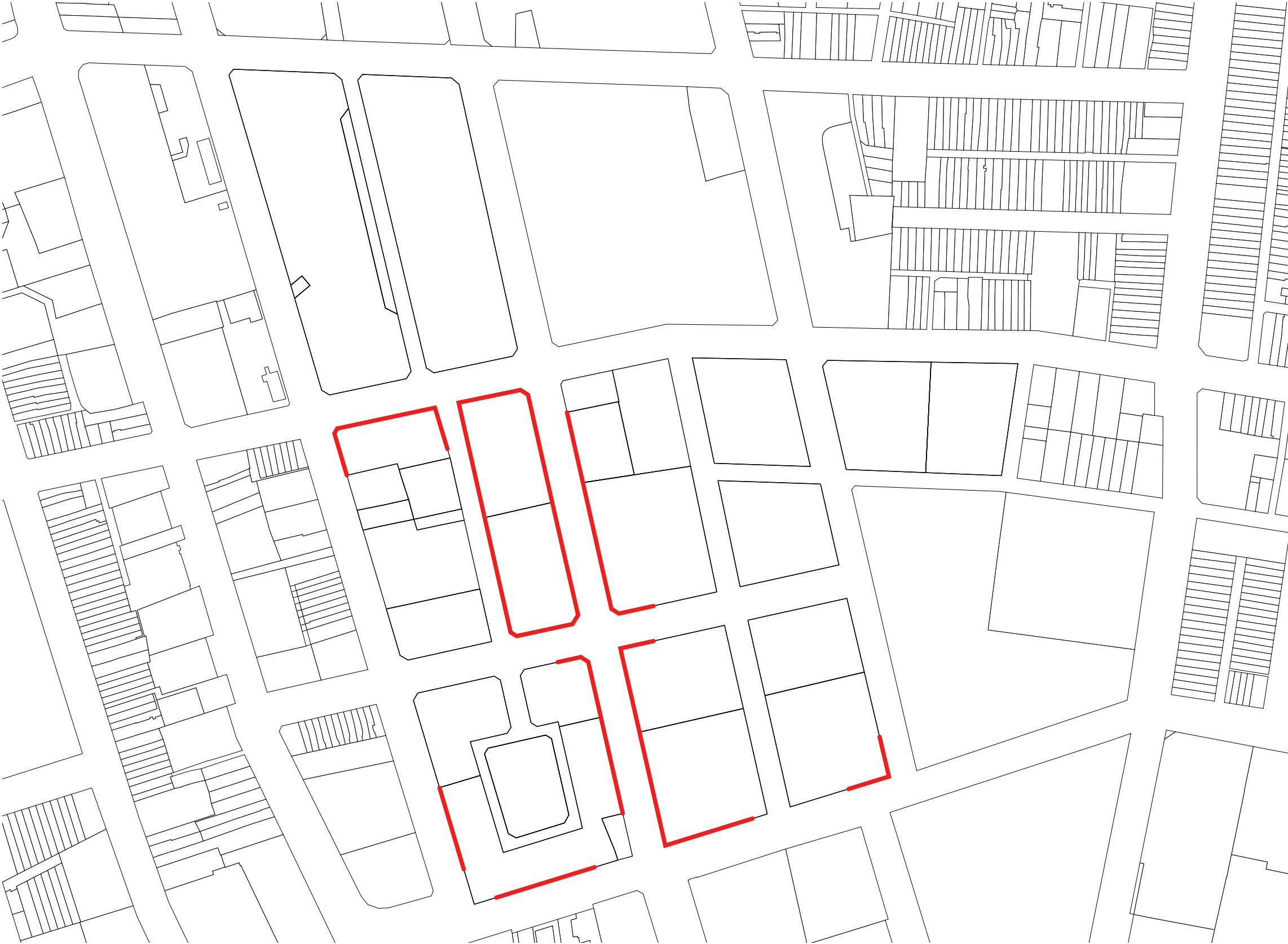
| LEGEND      |            |
|-------------|------------|
| <div></div> | A (0.10)   |
| <div></div> | J (0.82)   |
| <div></div> | K (0.88)   |
| <div></div> | S1 (1.75)  |
| <div></div> | S2 (1.80)  |
| <div></div> | T1 (2.00)  |
| <div></div> | T2 (2.33)  |
| <div></div> | T3 (2.40)  |
| <div></div> | U1 (2.54)  |
| <div></div> | U2 (2.57)  |
| <div></div> | U3 (2.61)  |
| <div></div> | U4 (2.65)  |
| <div></div> | W (3.70)   |
| <div></div> | X1 (4.00)  |
| <div></div> | X2 (4.49)  |
| <div></div> | Y1 (4.72)  |
| <div></div> | Y2 (4.74)  |
| <div></div> | Y3 (4.83)  |
| <div></div> | Z1 (5.12)  |
| <div></div> | Z2 (5.59)  |
| <div></div> | Z3 (5.60)  |
| <div></div> | AA1 (6.91) |
| <div></div> | AA2 (6.98) |
| <div></div> | AC (8.44)  |
| <div></div> | AD (9.11)  |
| <div></div> | AE (10.42) |



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



Active Frontages (CSSDA)



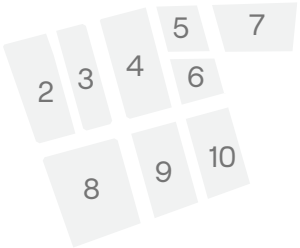
Exhibited CSSDA LEP Amendments - Active Frontages.

LEGEND

Active street frontage

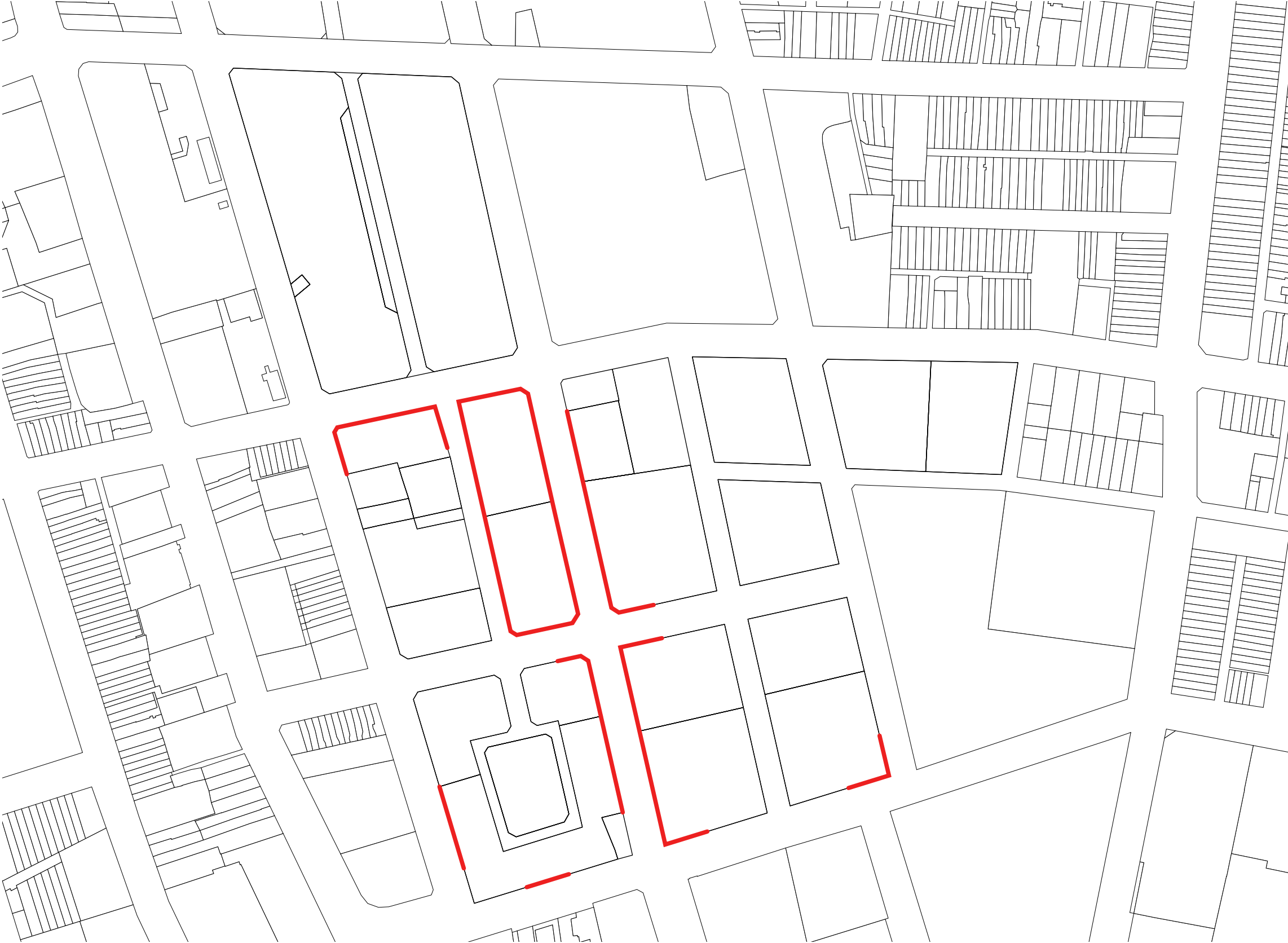






Active Frontages (RtS)

Active frontages along McEvoy Street on Blocks 8 & 9 amended to reflect Stage One design which is being designed concurrently.



**LEGEND**

■ Active street frontage

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



# Design Guide Changes

Figure 3: Street Blocks and Building Lots

No changes proposed.

LEGEND

Precinct boundary

New lot boundary (indicative)

4C

Street block

Private development lot

Park



Proposed CSSDA **RtS** Design Guide Amendments - Figure 3: Street Blocks and Building Lots.

1:2,500 @ A3 1



Figure 4: Land Dedications and Easements

Amended to include southern Block 8 through-site link.

| LEGEND                                                                             |                                                  |
|------------------------------------------------------------------------------------|--------------------------------------------------|
|  | Precinct boundary                                |
|  | Existing lot boundary                            |
|  | New lot boundary (indicative)                    |
|  | New streets to be dedicated to the City          |
|  | Street widenings to be dedicated to the City     |
|  | Through-site links to be provided as easements   |
|  | New park to be dedicated to the City             |
|  | City-owned land to be incorporated into new park |



Proposed CSSDA **RtS** Design Guide Amendments - Figure 4: Land Dedications and Easements.

1:2,500 @ A3 

Figure 5: Land Use

Amended to include southern Block 8 through-site link.  
'Park' also reinstated to legend. Amended to include southern Block 8 through-site link.



CSSDA Design Guide Amendments - Appendix B, Figure 5: Land Use.

LEGEND

Precinct boundary

Existing lot boundary

New lot boundary (indicative)

Through-site link (indicative)

Park

Non-residential use

Potential location for supermarket

1-2

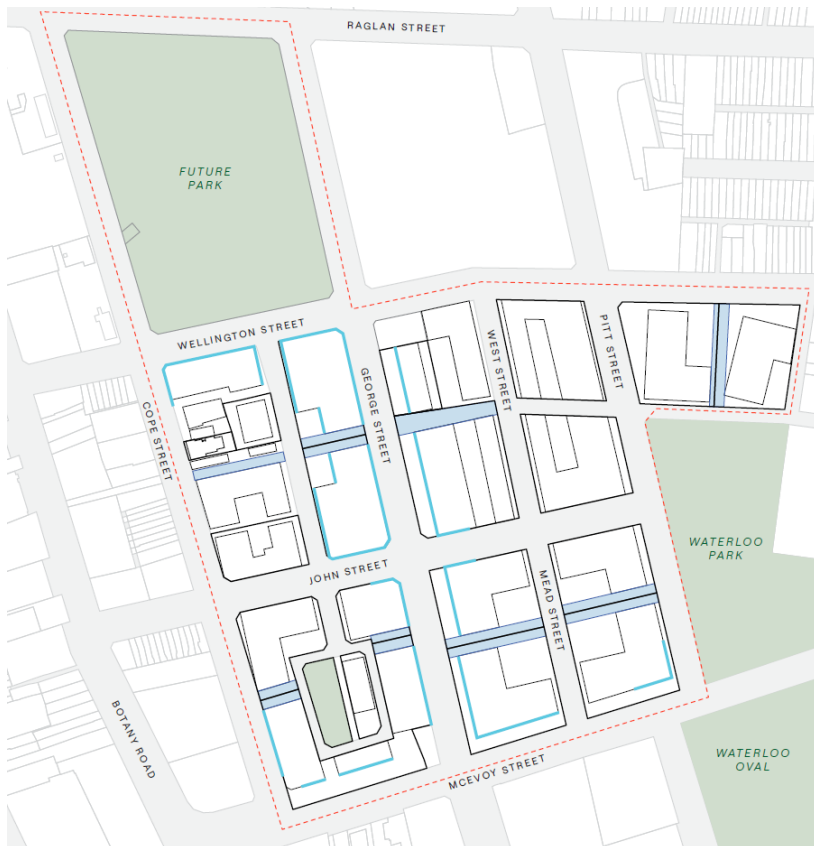
Number of levels of non-residential use below any residential use levels



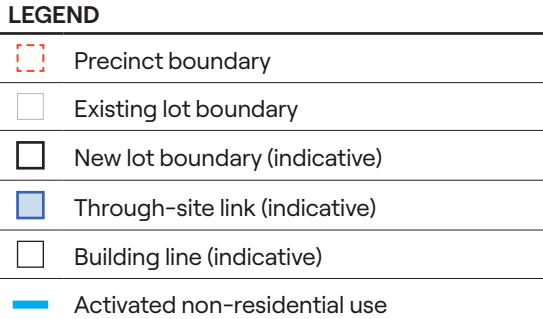
Proposed CSSDA **RtS** Design Guide Amendments - Figure 5: Land Use.

Figure 6: Active Frontages

Active frontages along McEvoy Street on Blocks 8 & 9 amended to reflect Stage One design.



CSSDA Design Guide Amendments - Appendix B, Figure 6: Active Frontages



Proposed CSSDA **RtS** Design Guide Amendments - Figure 6: Active Frontages.

1:2,500 @ A3 



Figure 9: Access and Circulation

Amended to include southern Block 8 through-site link to improve permeability and address CPTED concerns and added pedestrian ramps for consistency with ASPECT. Notes ccompanying this figure includes:

<sup>1</sup>Note: Intersection of George/McEvoy St is a potential left-in and left-out subject to further stakeholder engagement, traffic and cycle analysis.

<sup>2</sup>Note: Pedestrian ramps and public lifts will be integrated within the through-site links of Blocks 4, 9 and 10 to facilitate movement across level changes and support universal access.



CSSDA Design Guide Amendments - Appendix B, Figure 9: Carpark Locations and Entries

| LEGEND |                                 |
|--------|---------------------------------|
|        | Precinct boundary               |
|        | Existing lot boundary           |
|        | New lot boundary (indicative)   |
|        | Cycle way - existing            |
|        | Cycle way - future              |
|        | New streets                     |
|        | Through site links (indicative) |
|        | No vehicle access               |
|        | Prohibited right turn           |
|        | Speed limit                     |



Proposed CSSDA **RtS** Design Guide Amendments - Figure 9: Access and circulation.

1:2,500 @ A3

Figure 10: Significant Trees

Refer to ASPECT Studios Response to Submisisons report for amendments.



CSSDA Design Guide Amendments - Appendix B, Figure 10: Significant Trees.

| LEGEND |                                                                                            |
|--------|--------------------------------------------------------------------------------------------|
|        | Precinct boundary                                                                          |
|        | Existing lot boundary                                                                      |
|        | New lot boundary (indicative)                                                              |
|        | Building line (indicative)                                                                 |
|        | High value tree (retained)                                                                 |
|        | High value tree (removed)                                                                  |
|        | Moderate value tree (retained)                                                             |
|        | Moderate value tree (removed)                                                              |
|        | Potential additional retained trees - subject to root mapping during detailed design stage |



Proposed CSSDA **RtS** Design Guide Amendments - Figure 10: Significant trees.



Figure 11: Height in Storeys

Additional storey amended on podium of 8BB1 from 3 to 4 storeys.

Note: Storeys are counted from the street address frontage.



CSSDA Design Guide Amendments - Appendix B, Figure 12: Height in Storeys.

| LEGEND |                               |
|--------|-------------------------------|
|        | Precinct boundary             |
|        | Existing lot boundary         |
|        | New lot boundary (indicative) |
|        | Heritage building             |
|        | 1-3 storeys                   |
|        | 4-6 storeys                   |
|        | 7-25 storeys                  |
|        | 26+ storeys                   |



Proposed CSSDA **RtS** Design Guide Amendments - Figure 11: Height in Storeys.



Figure 12: Ground Level Setbacks

Setback along McEvoy Street for Blocks 9 & 10 amended from 9m to 10.34m to avoid encroachment on TfNSW registered title for future road widening.

| LEGEND                                                                             |                                                                |
|------------------------------------------------------------------------------------|----------------------------------------------------------------|
|  | Precinct boundary                                              |
|  | Existing lot boundary                                          |
|  | New lot boundary (indicative)                                  |
|  | Building line (indicative)                                     |
|  | Primary ground level setback 1-2m                              |
|  | Primary ground level setback 3m                                |
|  | Primary ground level setback 4.5m                              |
|  | Primary ground level setback 5m                                |
|  | Primary ground level setback 6m                                |
|  | Primary ground level setback 10m                               |
|  | Primary ground level setback 10.34m                            |
|  | Primary ground level setback varies to retain identified trees |
|  | Side upper level setback 3m (above ground storey)              |
|  | Side ground level setback 3m                                   |
|  | Side ground level setback 6m                                   |
|  | Rear ground level setback 5m                                   |



Proposed CSSDA **RtS** Design Guide Amendments - Figure 12: Ground Level Setbacks.

1:2,500 @ A3 

Figure 13: Streetwall

No changes proposed.

| LEGEND                                                                              |                               |
|-------------------------------------------------------------------------------------|-------------------------------|
|   | Precinct boundary             |
|   | Existing lot boundary         |
|   | Building line (indicative)    |
|   | New lot boundary (indicative) |
|  | Max. 8-storey streetwall      |
|  | Max. 7-storey streetwall      |
|  | Max. 6-storey streetwall      |
|  | Max. 5-storey streetwall      |



Proposed CSSDA **RtS** Design Guide Amendments - Figure 13: Streetwall.

1:2,500 @ A3 

Figure 13a: Upper Level Setbacks

Upper Level Setbacks

SJB acknowledges the significance of George Street as the primary civic spine and principal address of the precinct. To reinforce its character and provide greater certainty, SJB proposes the introduction of a Design Guide control requiring a minimum 1.5m upper-level setback along George Street. When combined with the proposed maximum street wall height controls, this will deliver a clear podium-and-tower expression, establish visual consistency along the street corridor and maintain an appropriate human scale at street level.

A performance-based approach remains critical. Flexibility beyond the minimum setback enables future design teams to optimise floorplate efficiency, apartment amenity, solar access, wind performance, building separation and responses to individual site conditions, all of which are more appropriately resolved at the detailed design stage in accordance with the ADG. Stockland remains committed to demonstrating alignment with the intent of the ADG through each future development application.

Furthermore, the reference scheme demonstrates substantial alignment with ADG objectives, providing confidence that the proposed planning envelopes are capable of delivering high-quality built form outcomes.

Concern regarding potential “sheer wall” outcomes is also addressed through the combined operation of the proposed upper-level setback control along George Street, maximum street wall height controls and building height-in-storeys provisions. Together, these controls establish a clear built form hierarchy, reinforce street character and ensure an appropriate urban design outcome without unnecessarily constraining future architectural responses.

| LEGEND                                                                             |                                  |
|------------------------------------------------------------------------------------|----------------------------------|
|  | Precinct boundary                |
|  | Existing lot boundary            |
|  | Building line (indicative)       |
|  | New lot boundary (indicative)    |
|  | Primary upper level setback 1.5m |



Proposed CSSDA **RtS** Design Guide Amendments - Figure 13a: Upper Level Setbacks.



Figure 14: Awnings and Colonnades

Amended to include southern Block 8 through-site link.



CSSDA Design Guide Amendments - Appendix B, Figure 15: Awnings and Colonnades.

| LEGEND |                                                                 |
|--------|-----------------------------------------------------------------|
|        | Precinct boundary                                               |
|        | Existing lot boundary                                           |
|        | Building line (indicative)                                      |
|        | New lot boundary (indicative)                                   |
|        | Through-site link (indicative)                                  |
|        | Street colonnade min. 2m deep                                   |
|        | Street awning min. 3m width                                     |
|        | Extent of street awning subject to tree retention min. 3m width |



Proposed CSSDA **RtS** Design Guide Amendments - Figure 14: Awnings and Colonnades.

1:2,500 @ A3

Figure 15: Roof Level Communal Open Space and Green Roofs

Clause 7.29( 6 ) Communal Structures & Height Controls

In accordance with the comments received, the sub-clause 7.29 ( 6 ) is no longer proposed as part of the Rezoning Proposal. SJB can confirm that allowances for communal rooftop structures and associated elements have been incorporated within the Planning Envelope.

These buffers within the Planning Envelope are allocated specifically for the 'Principal Usable Part of Communal Open Spaces', ranging from approximately 3.2m to 4.5m within the Waterloo South precinct.

8AB2 Communal Rooftop Amendment

As part of the Design Guide amendments for the RtS, the rooftop communal open space for Building 8AB2 will be removed as a result of further design development for Stage 1 detailed SSDA.



CSSDA Design Guide Amendments - Appendix B, Figure 18: Roof Level Communal Open Space and Green Roofs.

| LEGEND |                                              |
|--------|----------------------------------------------|
|        | Precinct boundary                            |
|        | Existing lot boundary                        |
|        | Building line (indicative)                   |
|        | New lot boundary (indicative)                |
|        | Green roof                                   |
|        | Principal usable part of communal open space |



Proposed CSSDA RtS Design Guide Amendments - Figure 15: Roof Level Communal Open Space and Green Roofs

Figure 16: Ground Level Deep Soil and Planting Locations

No changes proposed. Colours updated to match ASPECT's diagram for consistency.

| LEGEND                                                                             |                                 |
|------------------------------------------------------------------------------------|---------------------------------|
|  | Precinct boundary               |
|  | Existing lot boundary           |
|  | Building line (indicative)      |
|  | New lot boundary (indicative)   |
|  | Park                            |
|  | Area with 100% deep soil        |
|  | Area with 50% deep soil         |
|  | Area with planting on structure |
|  | Heritage building               |



Proposed CSSDA **RtS** Design Guide Amendments - Figure 16: Ground Level Deep Soil and Planitng Locations.

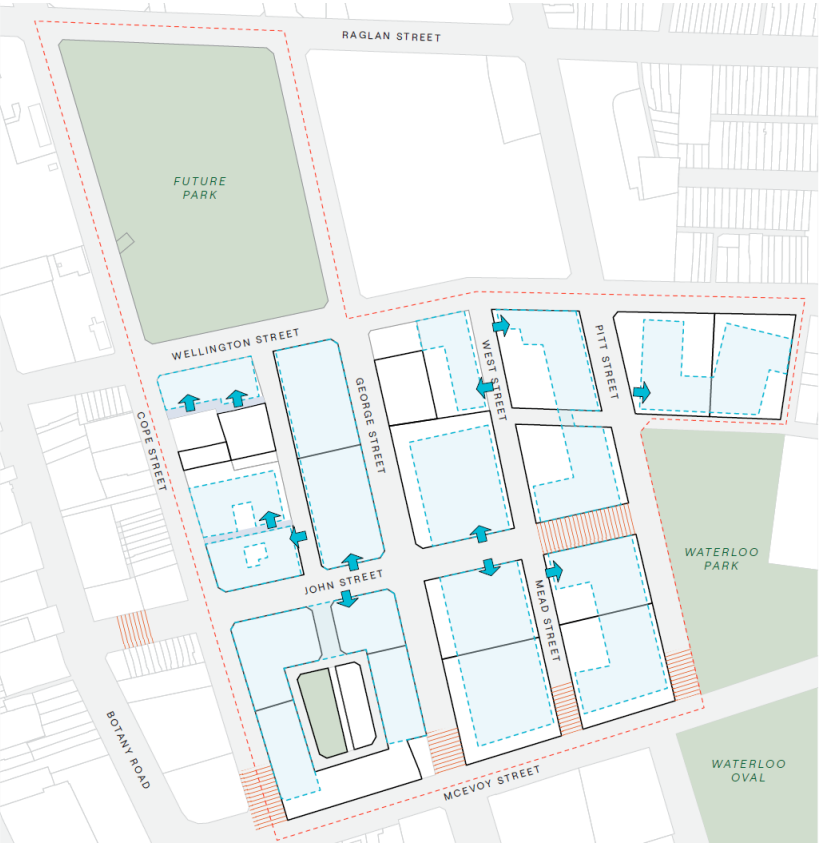
1:2,500 @ A3 



Figure 18: Carpark Locations and Entries

Car park entries servicing the private lots within Blocks 4A, 2A and 2E have been removed from the amended Design Guide map. PTC has updated the Transport Study to illustrate an indicative 6m-wide access arrangement to Block 2B from Cooper Street. As no basement is proposed for Block 2B, a vehicle entry is not required.

The Block 8 basement footprint has also been revised to align with the Stage 1 design. The basement is now configured as two separate structures, connected via a services tunnel beneath Cooper Street. An additional access to 2D from Cooper Street and 8BB1 from John Street has been added.



CSSDA Design Guide Amendments - Appendix B, Figure 21: Carpark Locations and Entries

| LEGEND |                               |
|--------|-------------------------------|
|        | Precinct boundary             |
|        | Existing lot boundary         |
|        | New lot boundary (indicative) |
|        | Shared driveway               |
|        | Consolidated carpark          |
|        | Carpark entry                 |
|        | Road closure                  |



Proposed CSSDA **RtS** Design Guide Amendments - Figure 18: Carpark Locations and Entries.

Figure 19: Stormwater

Overland flow path within Blocks 9 and 10 removed.  
Refer to ASPECT’s Response to Submissions report for more detail.



CSSDA Design Guide Amendments - Appendix B, Figure 22: Stormwater.

| LEGEND |                                       |
|--------|---------------------------------------|
|        | Precinct boundary                     |
|        | Existing lot boundary                 |
|        | New lot boundary (indicative)         |
|        | Building line (indicative)            |
|        | Open space with infiltration capacity |
|        | Raingarden                            |
|        | Existing low point (ponding)          |
|        | Overland flow path                    |



Proposed CSSDA **RtS** Design Guide Amendments - Figure 19: Stormwater.

4

# Upper Level Setbacks Comparative Environmental Analysis



Solar analysis

Flexibility

SJB has reviewed the relationship between the CSSDA Planning Envelopes and the proposed LEP controls and considers that targeted refinements can provide greater certainty while retaining the flexibility necessary to achieve high-quality architectural and urban design outcomes at future development application stages.

The planning envelopes intentionally allow flexibility in upper-level tower setbacks above podiums, ranging from 0m to 3m, enabling appropriate responses to site conditions, urban character, orientation, building separation and environmental performance requirements. Importantly, the reference scheme represents a tested design outcome within the envelopes and should not be interpreted as the prescribed built form outcome.

To assess concerns regarding mandatory upper-level setbacks, SJB tested the following George Street scenarios:

- 0m upper-level setback
- 1.5m upper-level setback (as shown in the CSSDA Proposed Master Plan)
- 3m upper-level setback

Scenario 1  
0m Setback to George St



The analysis demonstrates that differences in amenity and environmental performance between the three scenarios are negligible and a rigid setback control is not required to achieve the intended urban design outcomes. Notwithstanding this, SJB acknowledges the significance of George Street as the principal civic spine and address of the precinct, and proposes a minimum 1.5m upper-level setback as an appropriate balance between certainty and flexibility. While a larger setback delivers no material environmental benefit, the 1.5m setback establishes a clear podium-and-tower expression, reinforces streetscape consistency, and contributes to a human-scaled public domain without unnecessarily constraining future design responses.

The proposed Master Plan also redistributes some solar access from portions of George Street compared to the 2022 Design Guide, supporting improved solar access outcomes for key public spaces and destinations, including Cooper Street, Block 8 Park and Waterloo Park. Comparative testing confirms that all major parks meet or exceed Design Guide solar access benchmarks, with the proposed Master Plan performing similarly to, or better than, the equivalent Design Guide +10% scenario. Refer to the following chapter for detailed public domain solar access analysis and comparative testing.

Scenario 2 (CSSDA Master Plan)  
1.5m Setback to George St



| George Street<br>> 2hrs |            |            |            |
|-------------------------|------------|------------|------------|
| 63.1%                   | 35.9%      | 38.7%      | 42.7%      |
| 2022 Design Guide       | Scenario 1 | Scenario 2 | Scenario 3 |

| Cooper Street<br>> 2hrs |            |            |            |
|-------------------------|------------|------------|------------|
| 42.4%                   | 78.6%      | 80.2%      | 78.5%      |
| 2022 Design Guide       | Scenario 1 | Scenario 2 | Scenario 3 |

Scenario 3  
3m Setback to George St



Wind Analysis

The purpose of this wind comparison is to demonstrate that variations in upper-level setbacks along George Street have a negligible impact on the wind environment. Comparative desktop wind analysis of scenarios incorporating 0m, 1.5m and 3m upper-level setbacks indicates no material difference in pedestrian wind conditions, with broadly consistent outcomes across all three options.

Please note that Autodesk Forma does not allow fine tuning of criteria and visualisation therefore, this analysis does not align with the 2022 Design Guide criteria. Furthermore, this analysis has been performed to aid in the design process as a comparative assessment and should not be relied upon for a detailed assessment of actual wind comfort.

LEGEND

|             |                                    |
|-------------|------------------------------------|
| <div></div> | Block Boundaries                   |
| <div></div> | Sitting (4m/s, 5% of time)         |
| <div></div> | Standing (6m/s, 5% of time)        |
| <div></div> | Strolling (8m/s, 5% of time)       |
| <div></div> | Walking (10m/s, 5% of time)        |
| <div></div> | Uncomfortable (>10m/s, 5% of time) |

Criteria: Lawson 2001

Scenario 1  
0m Setback to George St



Scenario 2 (CSSDA Master Plan)  
1.5m Setback to George St



Scenario 3  
3m Setback to George St & 0m Setback to Cooper St



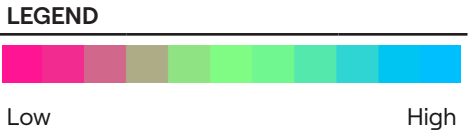


Sky view analysis

The comparative Sky View analysis indicates that variations in upper-level setbacks have only a negligible impact on overall daylight access within the public domain. While the 1.5m and 3m upper-level setback scenarios perform marginally better than both the 2022 Design Guide and 0m setback scenario, the differences are not material. The results demonstrate that all three scenarios achieve broadly comparable sky exposure outcomes, with modest upper-level setbacks providing a minor improvement in daylight access.

Analysis performed using the methodology described in the City of Sydney DCP Schedule 12.2 Procedure B criteria for modifying building envelopes with equivalent or improved wind comfort and daylight levels in adjacent public places. The analysis performs the percentage of sky visible every 1m within a 50m radius of all development sites. Metrics presented are the average percentage of sky visible across all test points to the 6th decimal place.

| Sky View Index    |            |              |            |
|-------------------|------------|--------------|------------|
| 43.881366%        | 43.943763% | 44.008974%   | 44.030945% |
| 2022 Design Guide | 0m Setback | 1.5m Setback | 3m Setback |



Scenario 1  
0m Setback to George St



Scenario 2 (CSSDA Master Plan)  
1.5m Setback to George St



Scenario 3  
3m Setback to George St & 0m Setback to Cooper St





5

# Public Spaces Environmental Comparison

Summary of solar access into public spaces

The CSSDA intentionally redistributes solar access to support the most active and strategically important public spaces within the precinct. In particular, the proposed Master Plan reinforces Cooper Street as a key north-south movement corridor and civic spine, connecting major public open spaces, community facilities and the eastern edge of the precinct. Its role is further enhanced through the provision of a new, generously scaled through-site link towards Pitt Street and Waterloo Park, strengthening pedestrian permeability and east-west connectivity across the precinct. Changes to Block 3 facilitate the realignment of Cooper Street independently of adjoining private land ownership and are complemented by the introduction of a new public plaza that strengthens pedestrian connectivity and supports the adjacent community building.

Importantly, the proposed Master Plan continues to achieve strong solar access outcomes across the precinct’s key public open spaces. Under the reference scheme, all major parks meet or exceed the Design Guide benchmark of at least 50% of park area receiving four or more hours of sunlight at midwinter. Notably, Block 8 Park improves from 48.34% under the 2022 Design Guide to 72.02% (based on 15min increments), while Waterloo Park achieves 55.10% and Waterloo Oval achieves 96.69%. These outcomes are supported by the public domain solar access and Sky View Index assessments included within the CSSDA.

Where localised reductions in solar access occur, these are the result of deliberate urban design trade-offs, including the redistribution of height to achieve lower podium forms, improved building separation and enhanced amenity outcomes elsewhere within the precinct. This approach enables improved solar access to Cooper Street, better management of sunlight to Block 8 Park and communal open spaces, and reflects the more functional role of John Street as a servicing and basement access corridor.

SJB acknowledges the concerns regarding George Street, John Street and the new local park and has undertaken further detailed comparative testing in the following pages, including consideration of the contribution of existing mature street trees. The analysis compares the 2022 Design Guide, the Design Guide +10% scenario (representing an equivalent development yield of approximately 282,000sqm GFA), and the proposed Master Plan. The results demonstrate that the proposed Master Plan generally performs similarly to, or better than, the Design Guide +10% scenario across the public domain network.

It is also noted that both the Design Guide +10% scenario and the proposed Master Plan concentrate higher levels of direct sunlight within the northern portion of George Street, indicating that this outcome is principally driven by the broader built form arrangement to frame George Street. The solar access sections and comparative analysis contained in the following pages further demonstrate that the proposed Master Plan achieves a balanced and appropriate public domain outcome while supporting the broader urban design objectives of the precinct.

Comparison of solar impact on key streets

| George Street<br>> 2hrs (15–min intervals) |                          |                      |
|--------------------------------------------|--------------------------|----------------------|
| 63.1%                                      | 40.21%                   | 38.7%                |
| 2022 Design Guide                          | 2022 Design Guide (+10%) | Proposed Master Plan |

| Cooper Street<br>> 2hrs (15–min intervals) |                          |                      |
|--------------------------------------------|--------------------------|----------------------|
| 42.4%                                      | 42.4%                    | 80.2%                |
| 2022 Design Guide                          | 2022 Design Guide (+10%) | Proposed Master Plan |

| John Street<br>> 2hrs (15–min intervals) |                          |                      |
|------------------------------------------|--------------------------|----------------------|
| 12.6%                                    | 1.6%                     | 7.0%                 |
| 2022 Design Guide                        | 2022 Design Guide (+10%) | Proposed Master Plan |

Comparison of solar impact on open spaces

| Block 8 Park<br>> 4hrs |                          |                      |
|------------------------|--------------------------|----------------------|
| 40.54%                 | 40.13%                   | 43.32%               |
| 2022 Design Guide      | 2022 Design Guide (+10%) | Proposed Master Plan |

| Waterloo Park<br>> 4hrs |                          |                      |
|-------------------------|--------------------------|----------------------|
| 58.13%                  | 54.15%                   | 51.08%               |
| 2022 Design Guide       | 2022 Design Guide (+10%) | Proposed Master Plan |

| Waterloo Oval<br>> 4hrs |                          |                      |
|-------------------------|--------------------------|----------------------|
| 96.38%                  | 96.13%                   | 96.18%               |
| 2022 Design Guide       | 2022 Design Guide (+10%) | Proposed Master Plan |

Solar access into public spaces

LEGEND

Block Boundaries

0 hrs Direct Sunlight

0.25 to 1.75 hrs Direct Sunlight

2 to 3.75 hrs Direct Sunlight

4+ hrs direct Sunlight

George Street Tree Canopies

| George Street<br>> 2hrs (15-min intervals) |                          |                      | Cooper Street<br>> 2hrs (15-min intervals) |                          |                      | John Street<br>> 2hrs (15-min intervals) |                          |                      |
|--------------------------------------------|--------------------------|----------------------|--------------------------------------------|--------------------------|----------------------|------------------------------------------|--------------------------|----------------------|
| 63.1%                                      | 40.21%                   | 38.7%                | 42.4%                                      | 42.4%                    | 80.2%                | 12.6%                                    | 1.6%                     | 7.0%                 |
| 2022 Design Guide                          | 2022 Design Guide (+10%) | Proposed Master Plan | 2022 Design Guide                          | 2022 Design Guide (+10%) | Proposed Master Plan | 2022 Design Guide                        | 2022 Design Guide (+10%) | Proposed Master Plan |

2022 Design Guide



2022 Design Guide (+10%)



Proposed Master Plan

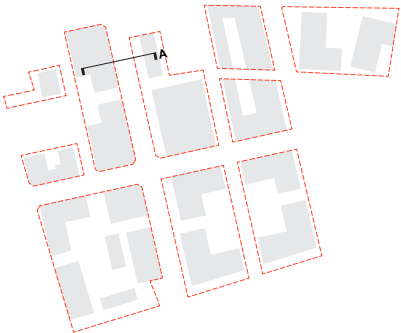
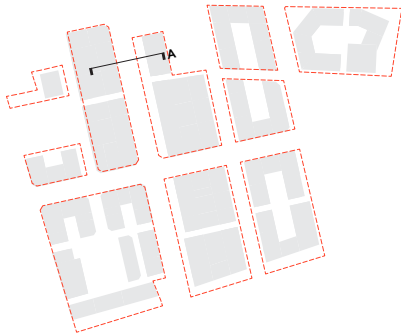




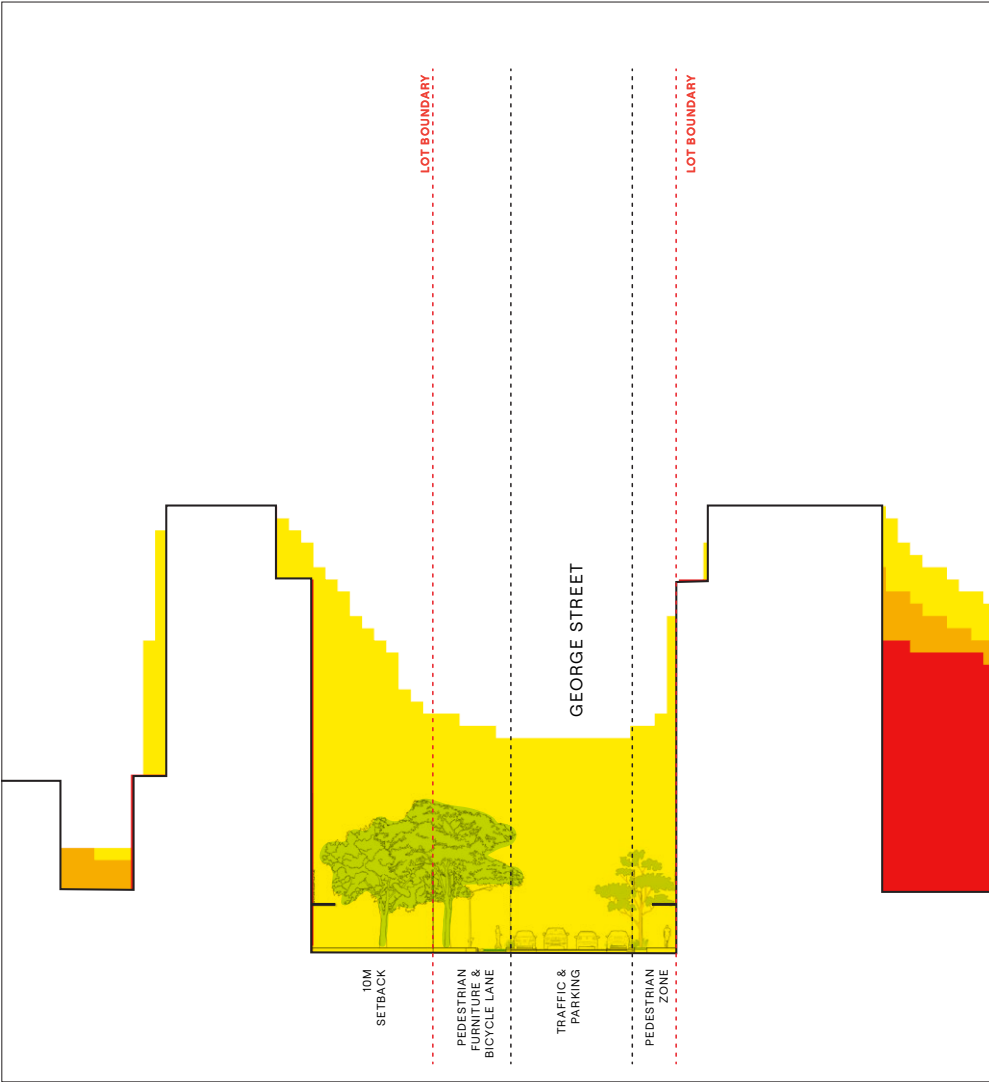
Solar access into George Street

| LEGEND                                                                              |                                  |
|-------------------------------------------------------------------------------------|----------------------------------|
|  | Block Boundaries                 |
|  | 0 hrs Direct Sunlight            |
|  | 0.25 to 1.75 hrs Direct Sunlight |
|  | 2 to 3.75 hrs Direct Sunlight    |
|  | 4+ hrs direct Sunlight           |

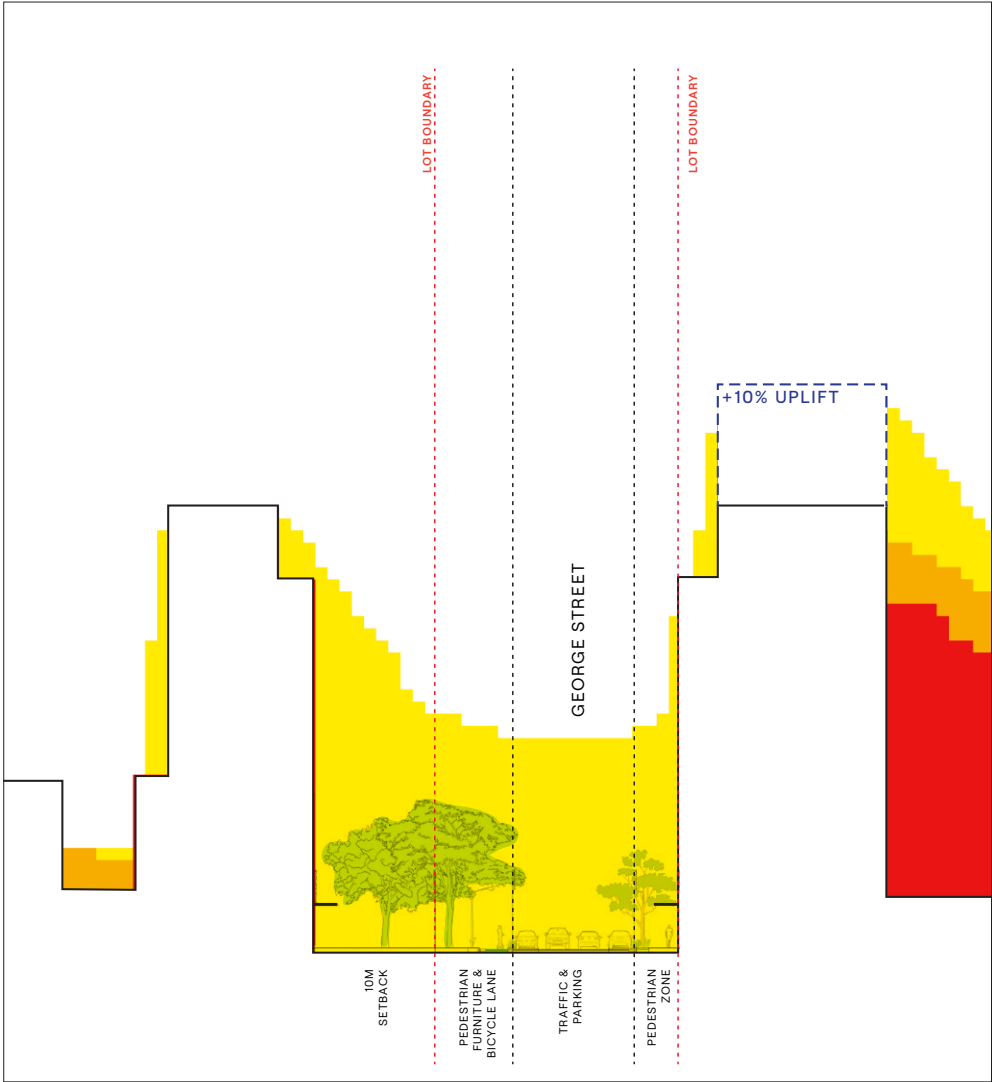
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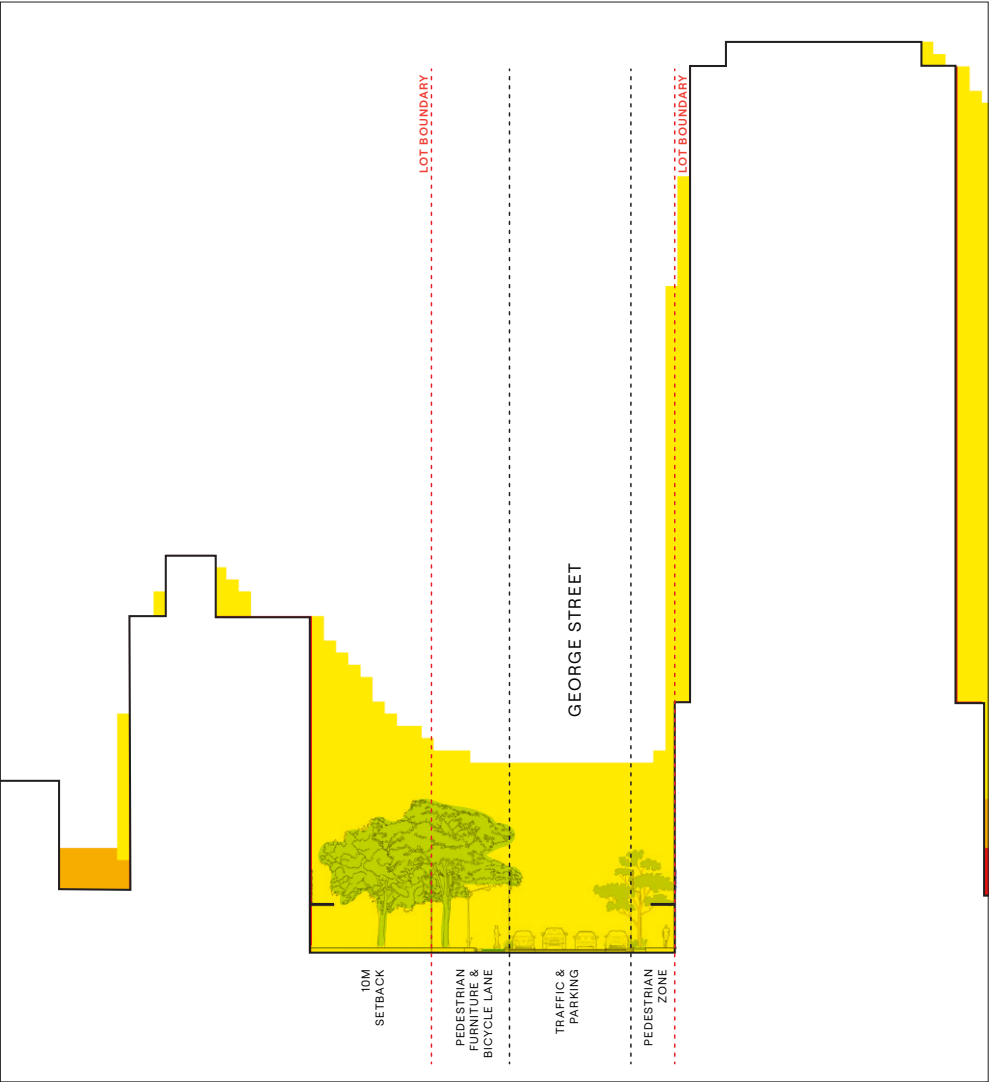
2022 Design Guide



2022 Design Guide (+10%)



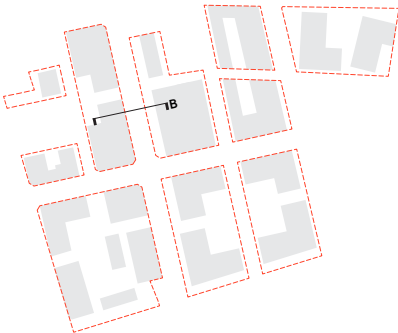
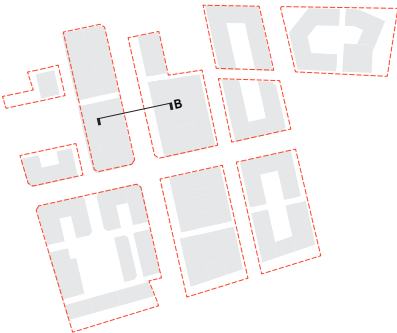
Proposed Master Plan



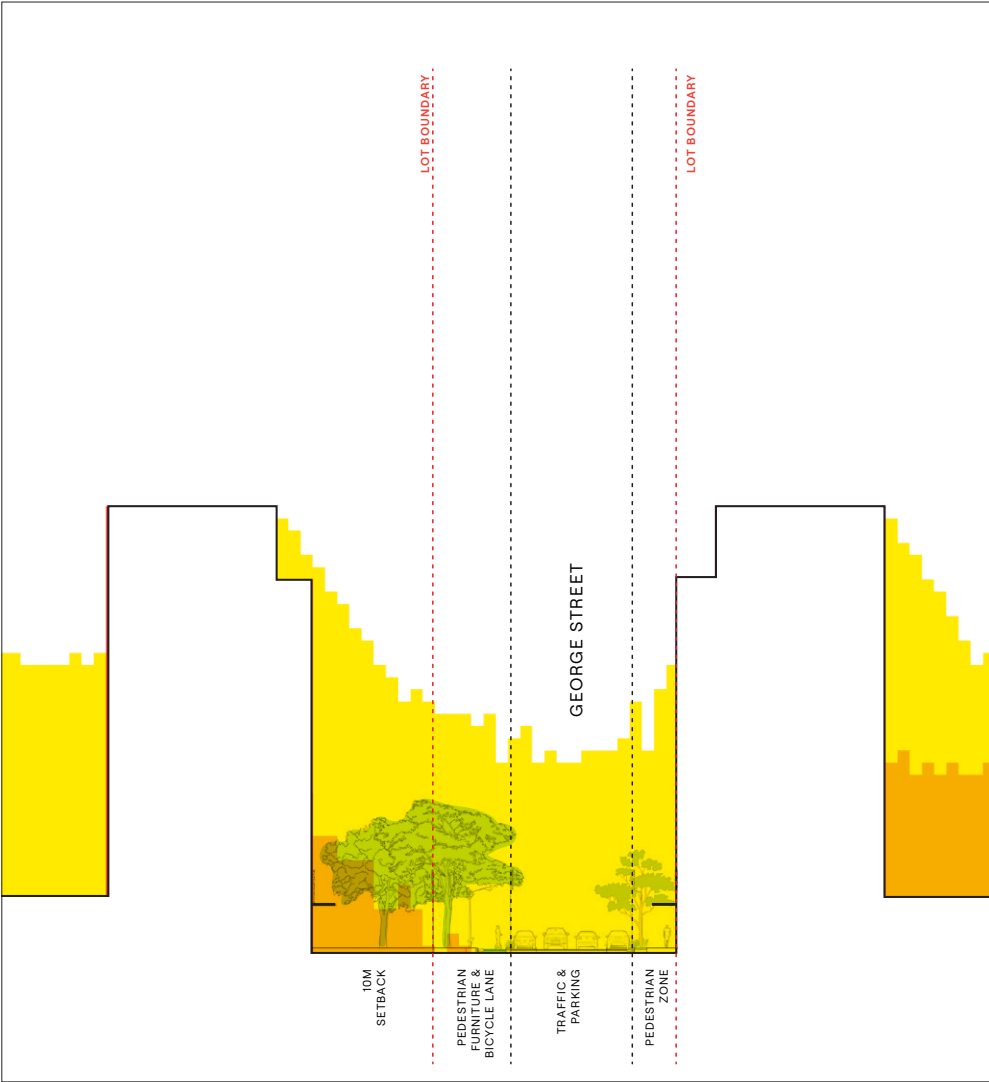
Section B

| LEGEND      |                                  |
|-------------|----------------------------------|
| <div></div> | Block Boundaries                 |
| <div></div> | 0 hrs Direct Sunlight            |
| <div></div> | 0.25 to 1.75 hrs Direct Sunlight |
| <div></div> | 2 to 3.75 hrs Direct Sunlight    |
| <div></div> | 4+ hrs direct Sunlight           |

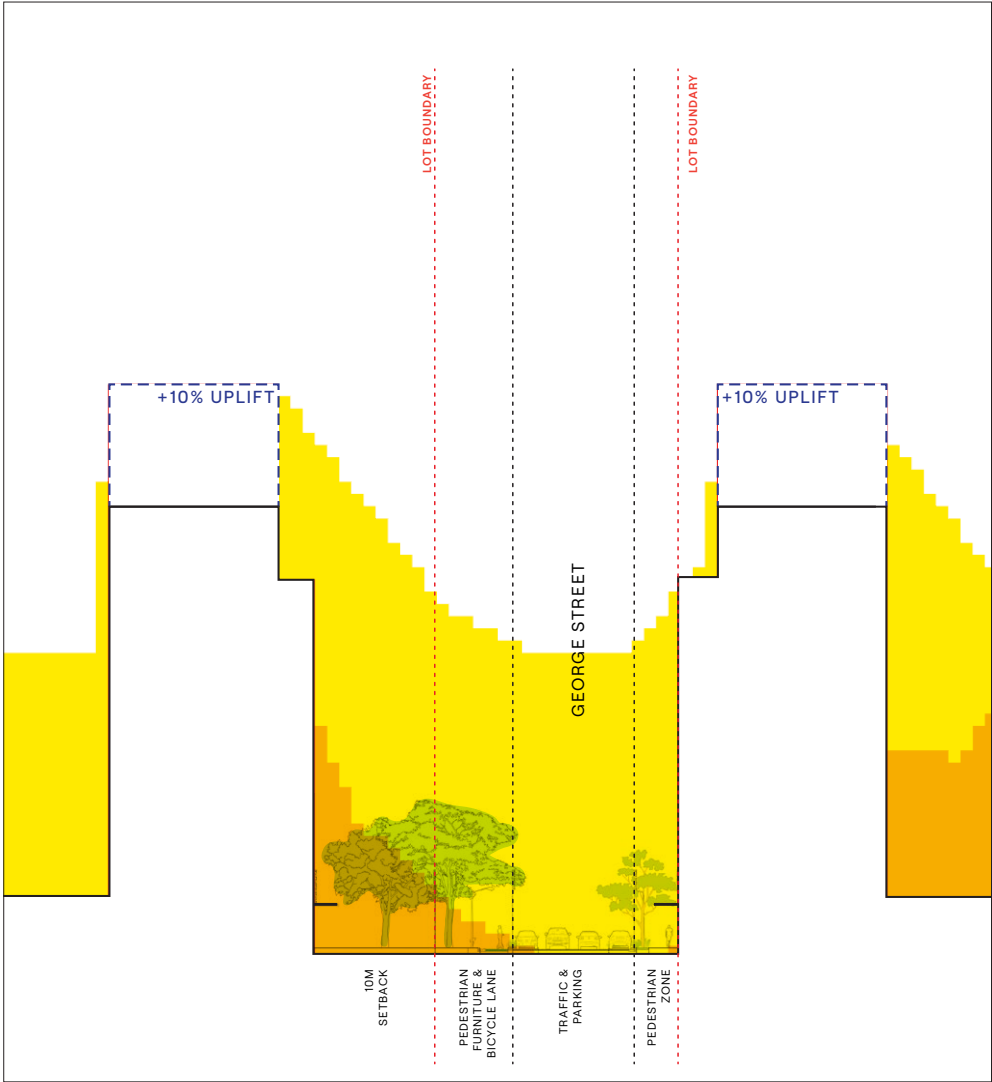
Negligible difference.



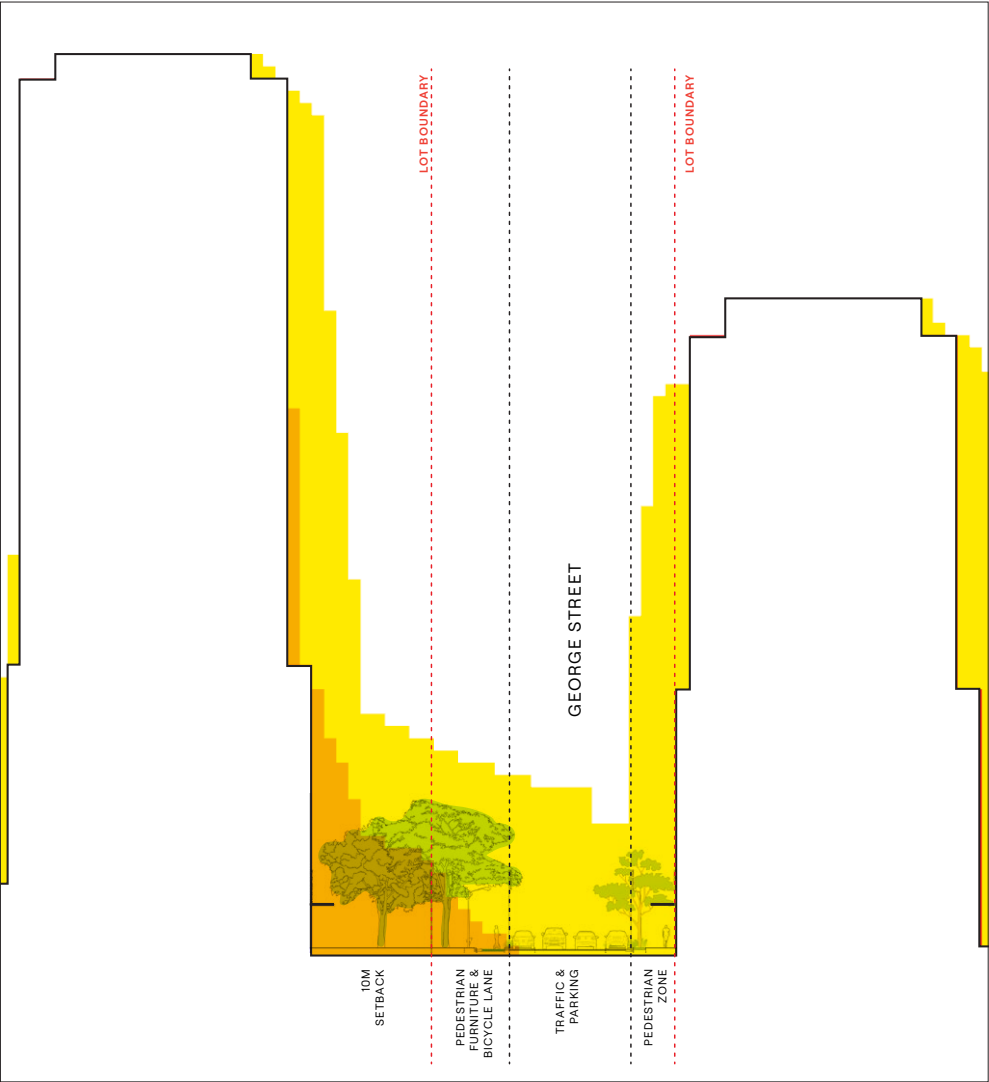
2022 Design Guide



2022 Design Guide (+10%)



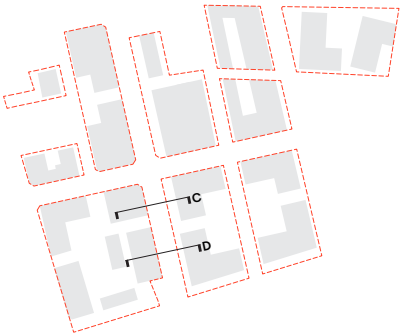
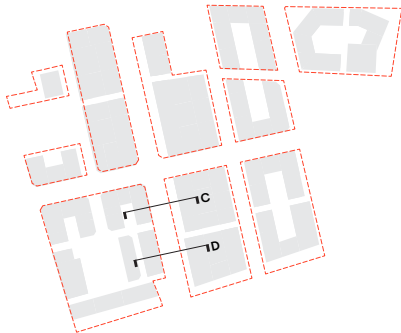
Proposed Master Plan



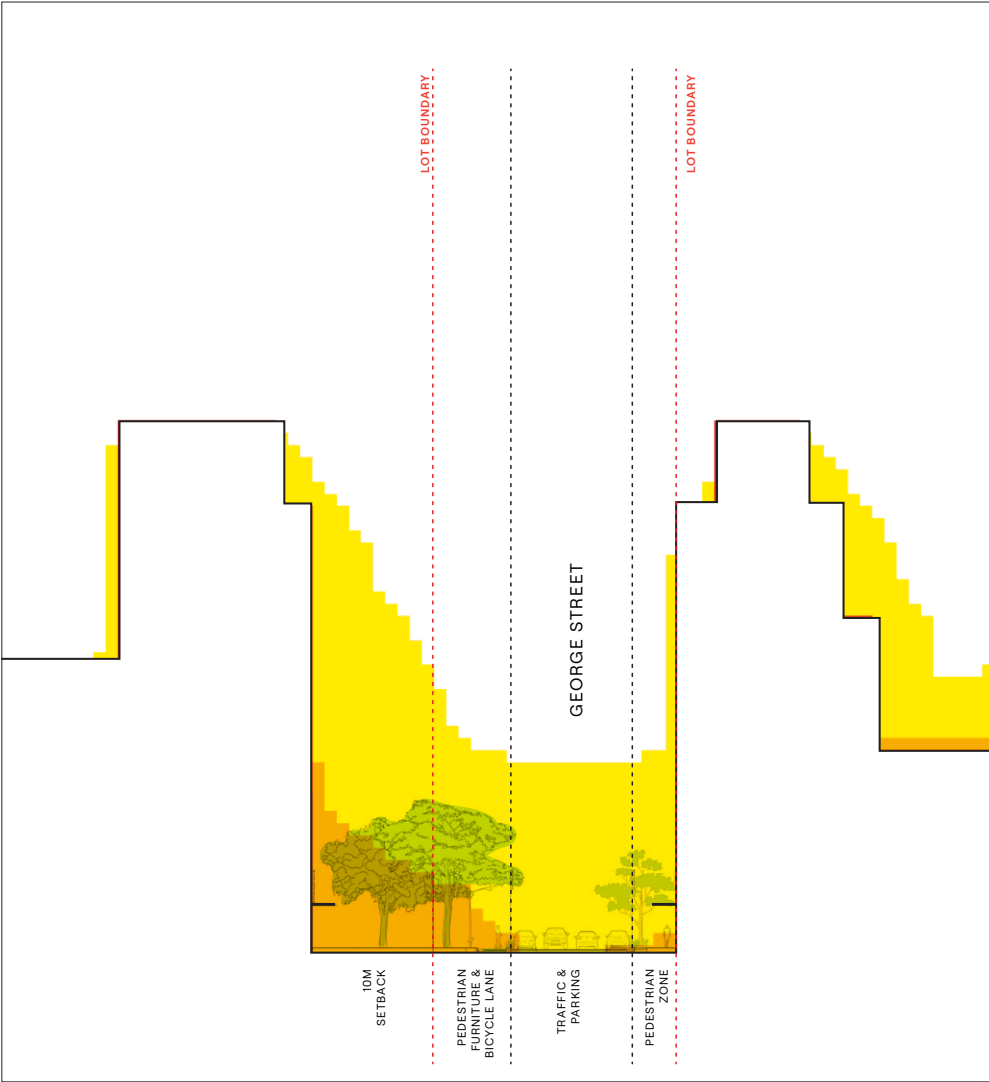
Section C

Negligible difference.

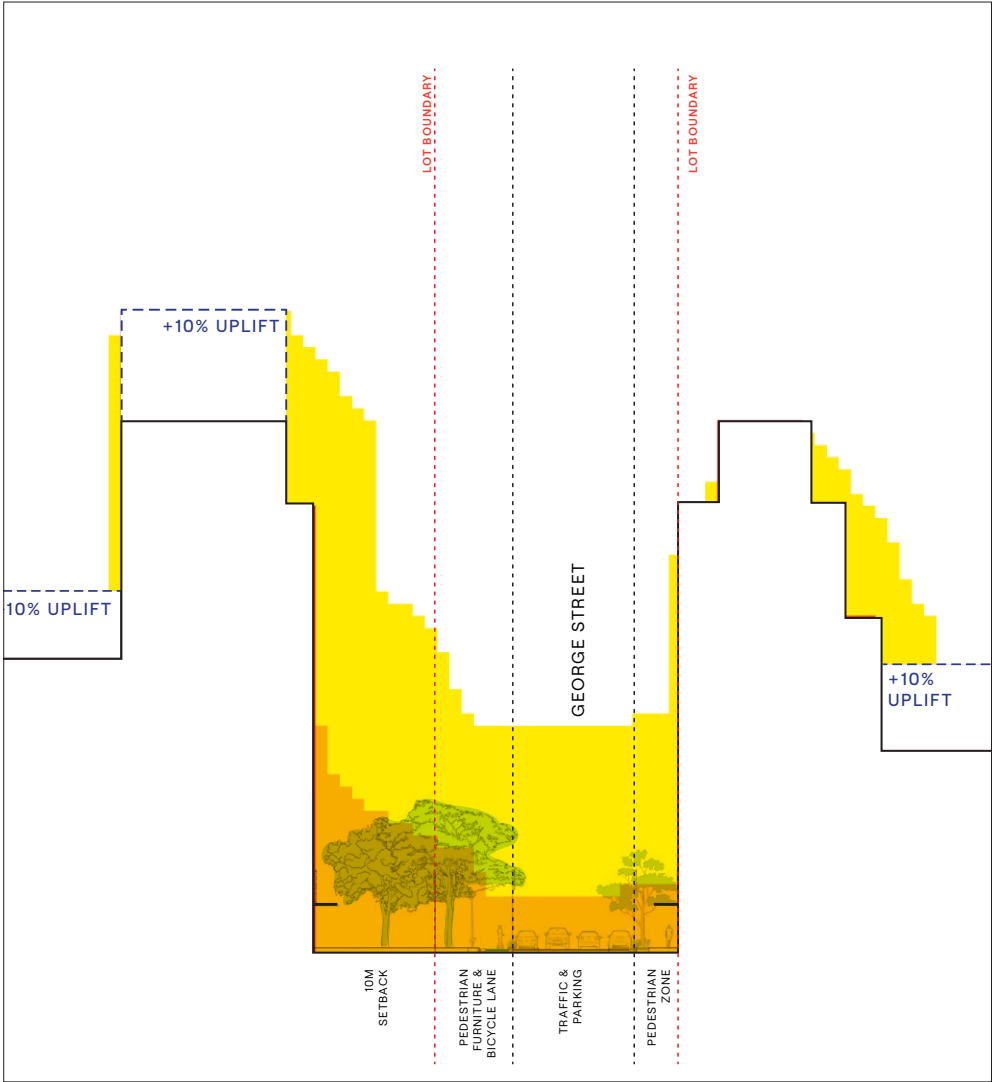
| LEGEND      |                                  |
|-------------|----------------------------------|
| <div></div> | Block Boundaries                 |
| <div></div> | 0 hrs Direct Sunlight            |
| <div></div> | 0.25 to 1.75 hrs Direct Sunlight |
| <div></div> | 2 to 3.75 hrs Direct Sunlight    |
| <div></div> | 4+ hrs direct Sunlight           |



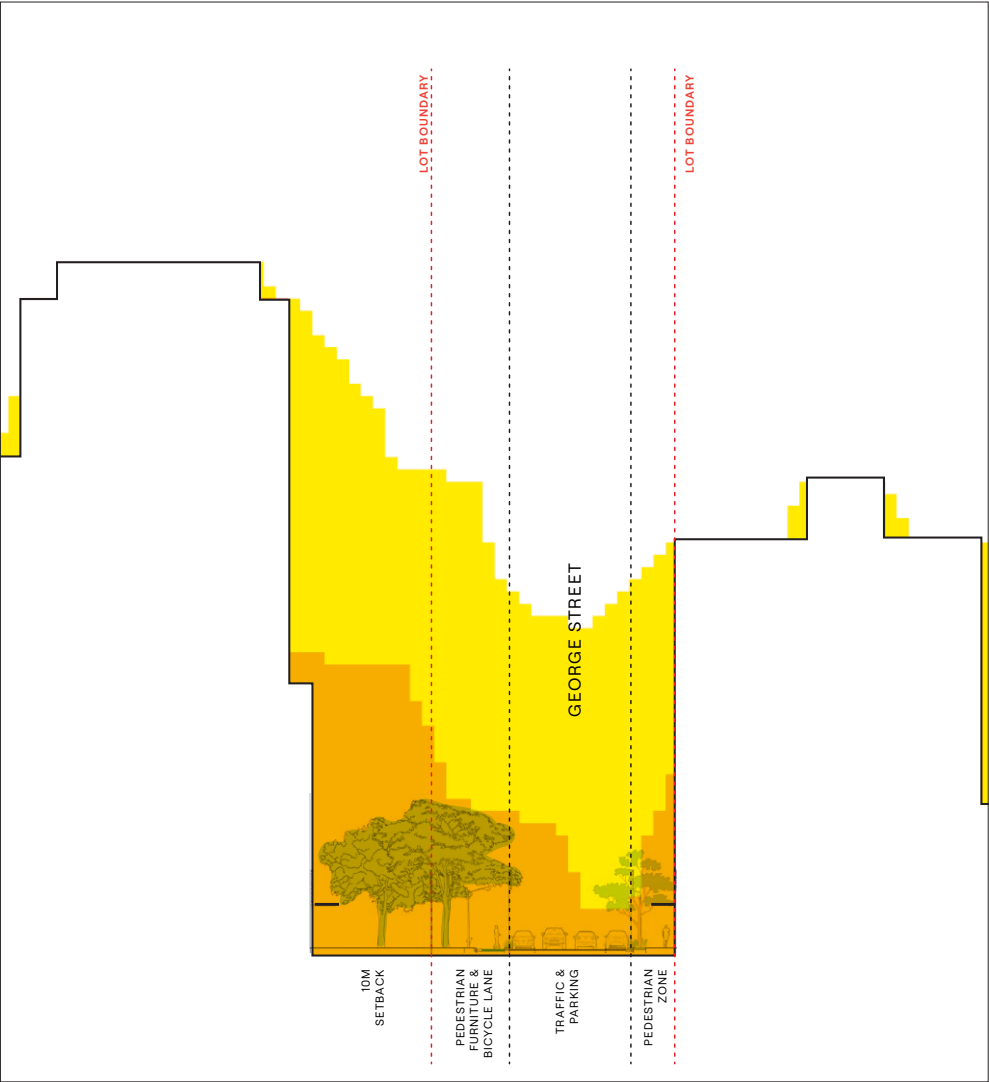
2022 Design Guide



2022 Design Guide (+10%)



Proposed Master Plan

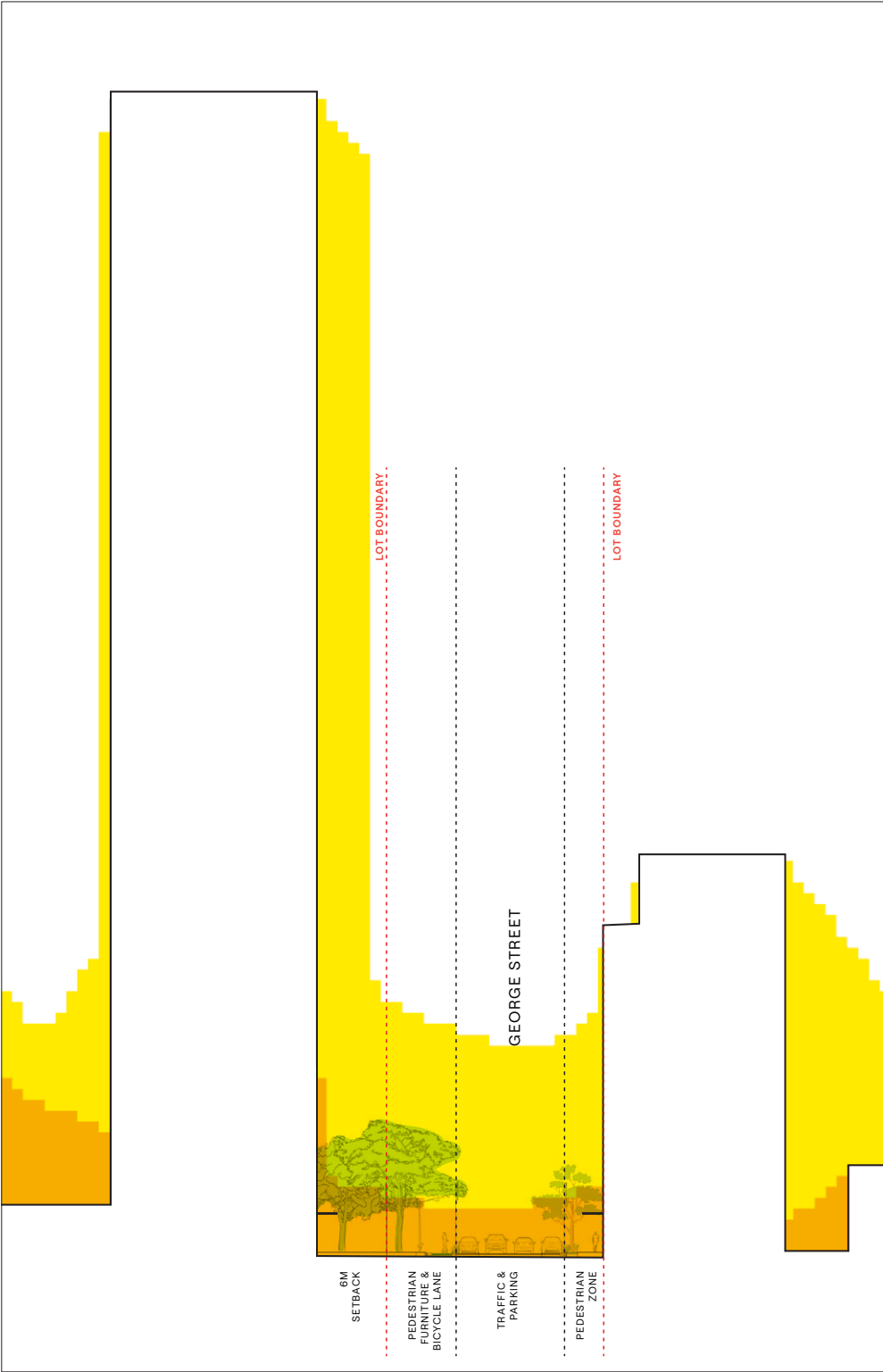




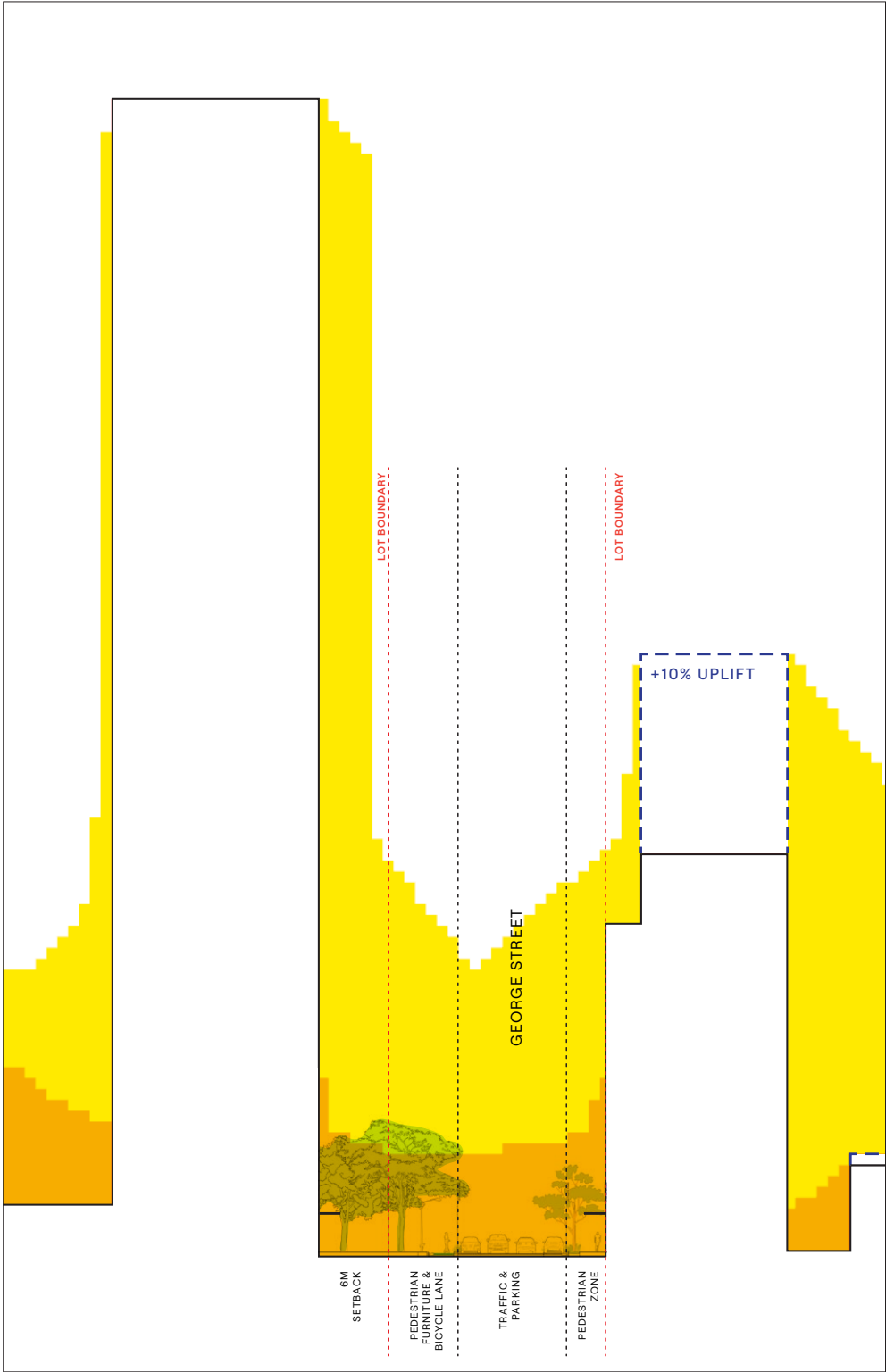
| LEGEND      |                                  |
|-------------|----------------------------------|
| <div></div> | Block Boundaries                 |
| <div></div> | 0 hrs Direct Sunlight            |
| <div></div> | 0.25 to 1.75 hrs Direct Sunlight |
| <div></div> | 2 to 3.75 hrs Direct Sunlight    |
| <div></div> | 4+ hrs direct Sunlight           |

Section D

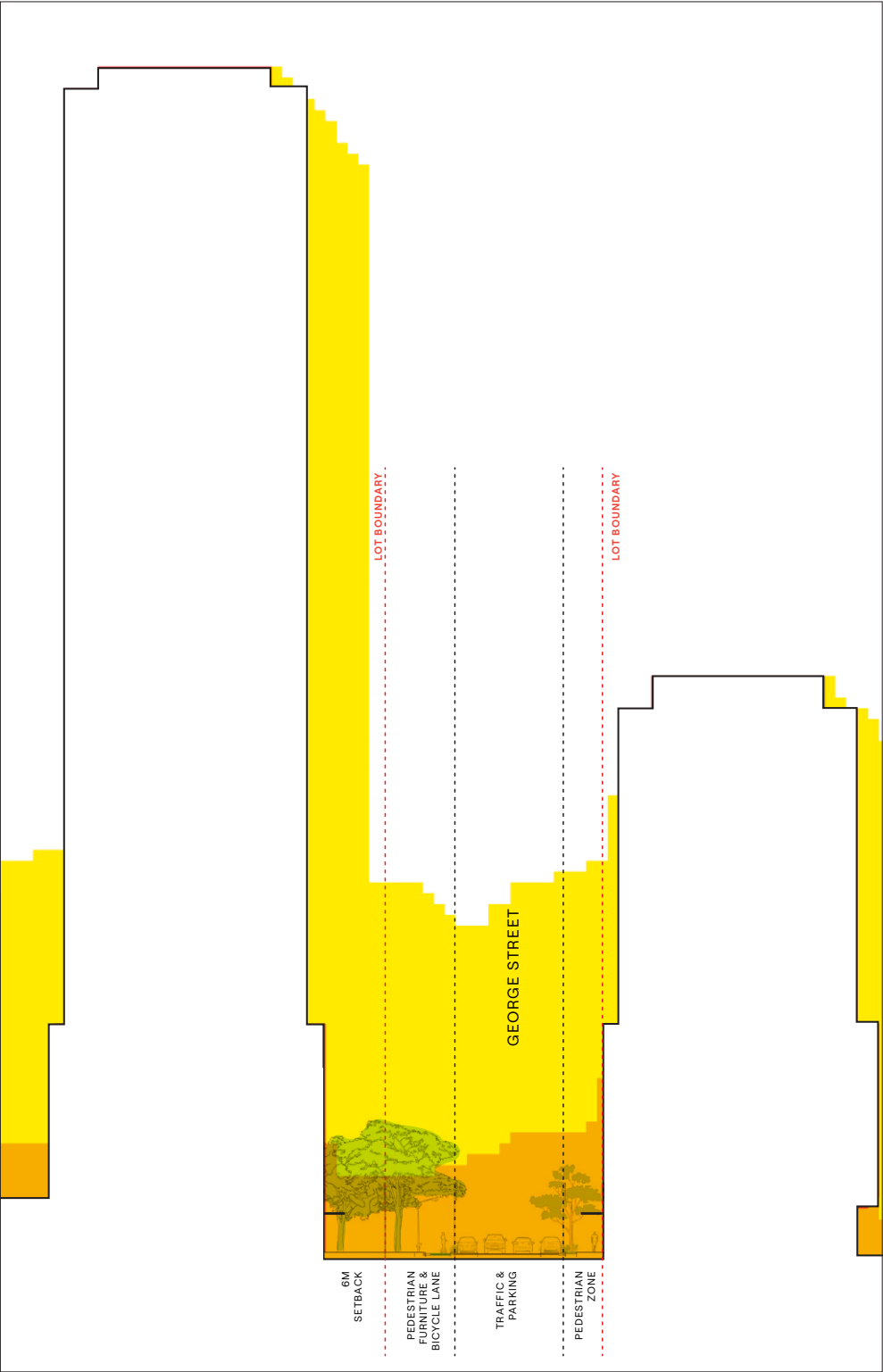
2022 Design Guide



2022 Design Guide (+10%)



Proposed Master Plan



Block 8 Park

LEGEND

Block Boundaries

0 hrs Direct Sunlight

0.25 to 1.75 hrs Direct Sunlight

2 to 3.75 hrs Direct Sunlight

4+ hrs direct Sunlight

1-min  
intervals

15-min  
intervals

| Block 8 Park |                   |                          |                      |
|--------------|-------------------|--------------------------|----------------------|
| > 4hrs       |                   |                          |                      |
|              | 40.54%            | 40.13%                   | 43.32%               |
|              | 48.34%            | 46.76%                   | 72.02%               |
|              | 2022 Design Guide | 2022 Design Guide (+10%) | Proposed Master Plan |

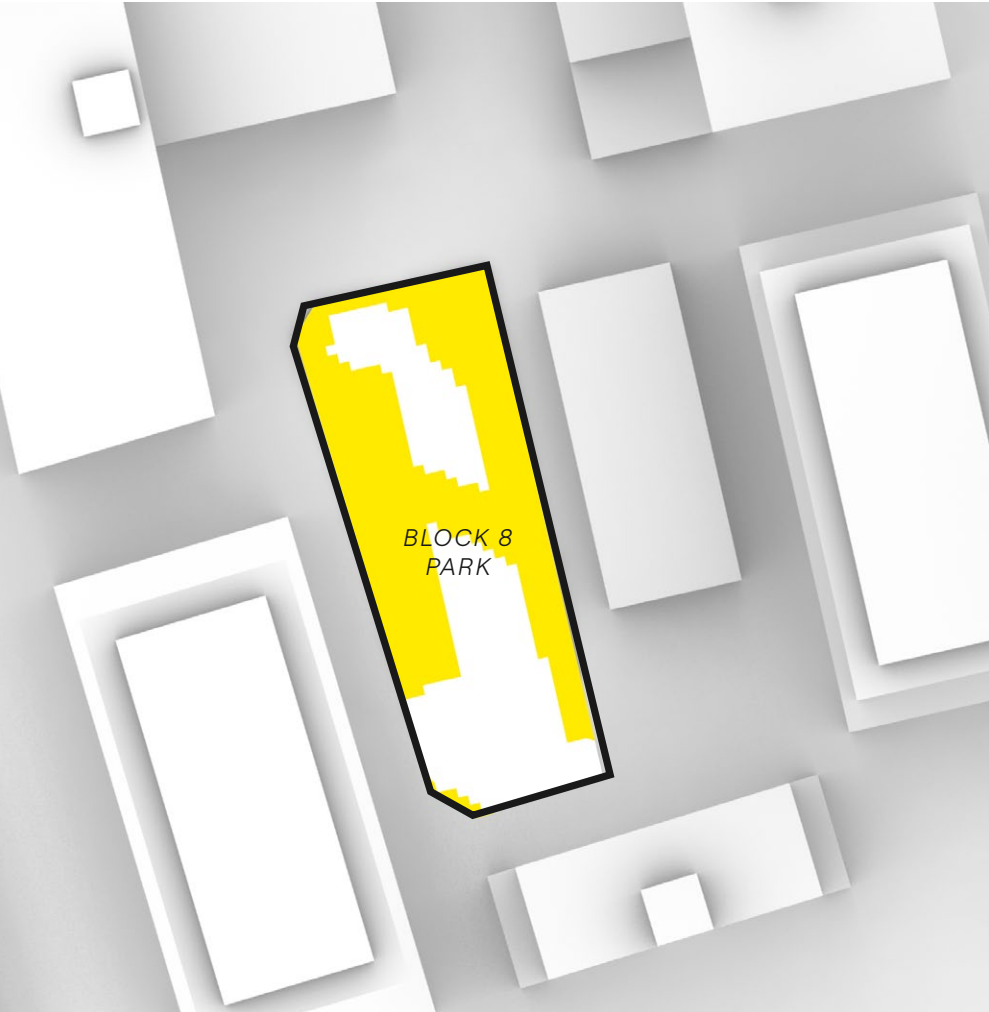
2022 Design Guide



2022 Design Guide (+10%)



Proposed Master Plan



# Waterloo Park

**LEGEND**

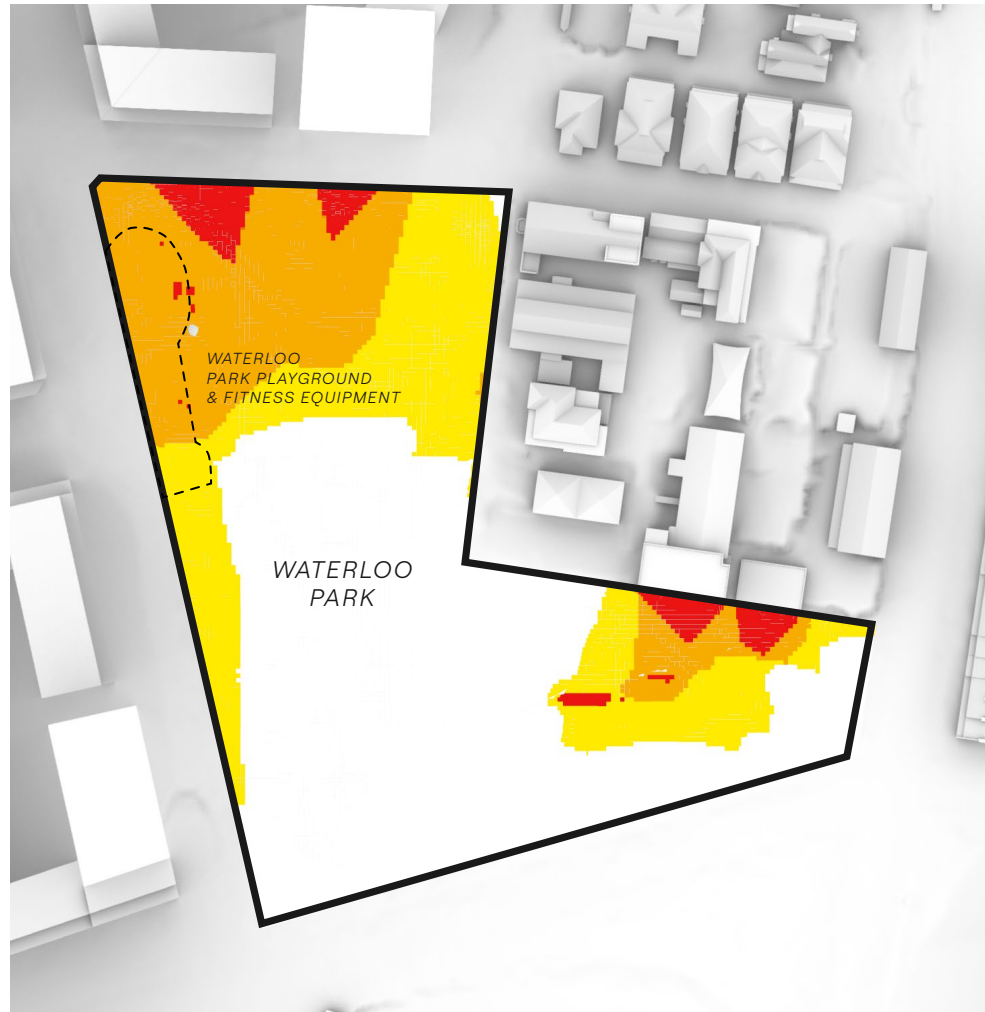
|                                                                                     |                                  |
|-------------------------------------------------------------------------------------|----------------------------------|
|   | Block Boundaries                 |
|  | 0 hrs Direct Sunlight            |
|  | 0.25 to 1.75 hrs Direct Sunlight |
|  | 2 to 3.75 hrs Direct Sunlight    |
|  | 4+ hrs direct Sunlight           |

|                  |                   |                          |                      |
|------------------|-------------------|--------------------------|----------------------|
| 1-min intervals  | <b>58.13%</b>     | <b>54.15%</b>            | <b>51.08%</b>        |
| 15-min intervals | <b>63.3%</b>      | <b>59.13%</b>            | <b>55.10%</b>        |
|                  | 2022 Design Guide | 2022 Design Guide (+10%) | Proposed Master Plan |

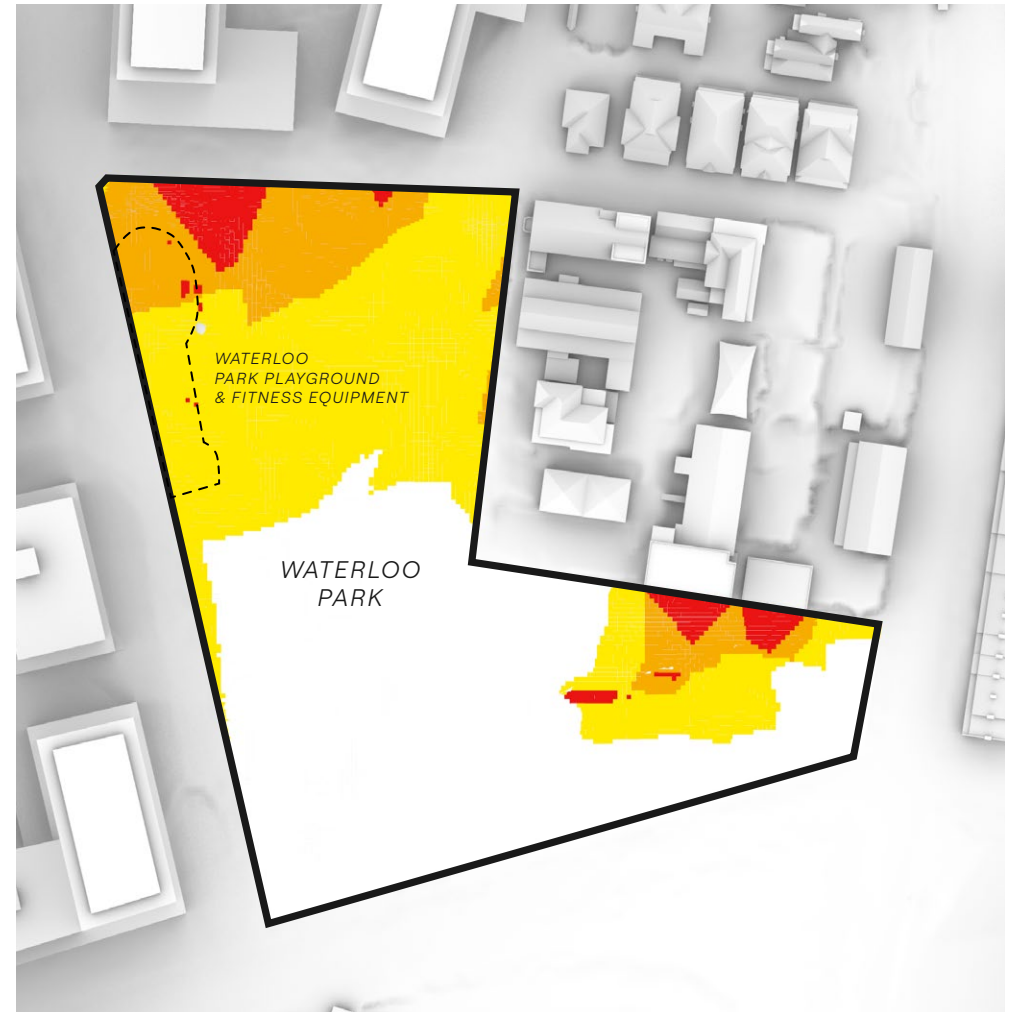
# 2022 Design Guide



## 2022 Design Guide (+10%)



## Proposed Master Plan





LEGEND

Block Boundaries

0 hrs Direct Sunlight

0.25 to 1.75 hrs Direct Sunlight

2 to 3.75 hrs Direct Sunlight

4+ hrs direct Sunlight

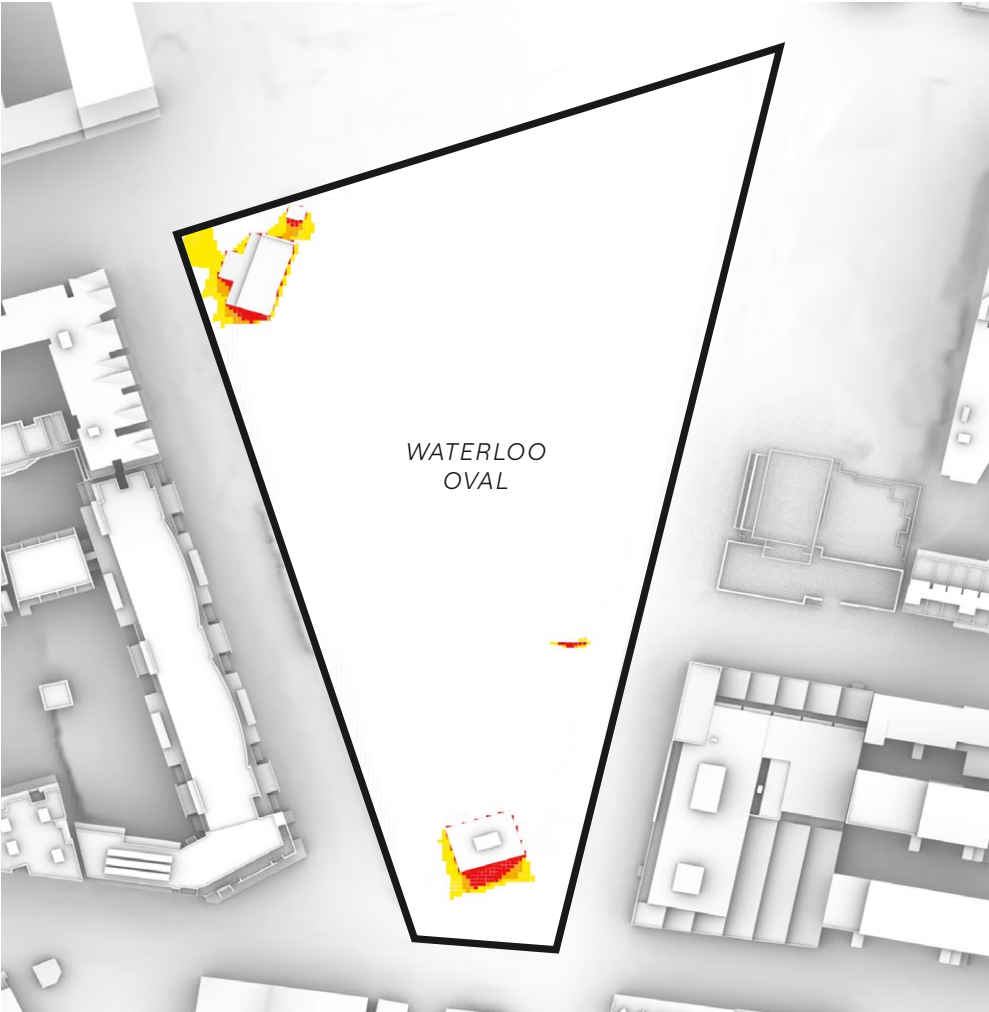
Waterloo Oval

1-min  
intervals

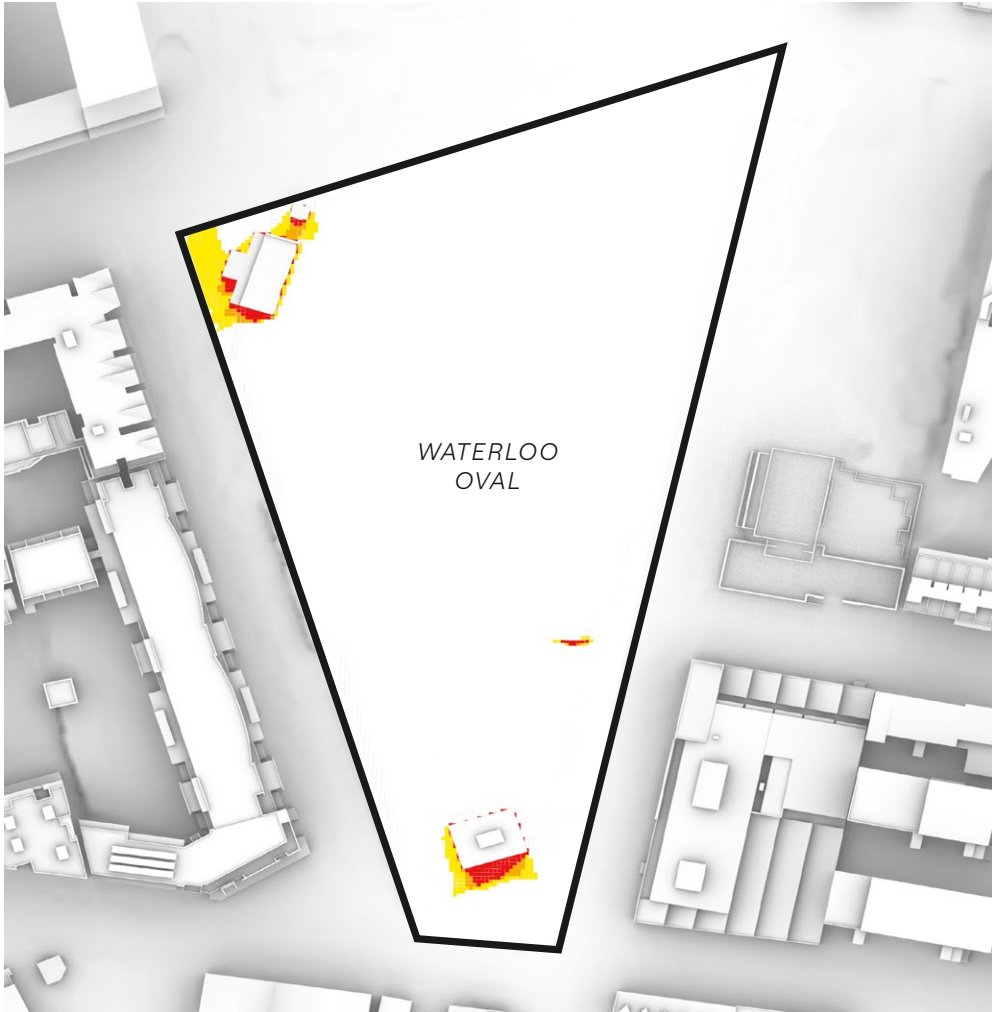
15-min  
intervals

| Waterloo Oval<br>> 4hrs |                          |                      |
|-------------------------|--------------------------|----------------------|
| 96.38%                  | 96.13%                   | 96.18%               |
| 96.77%                  | 96.48%                   | 96.69%               |
| 2022 Design Guide       | 2022 Design Guide (+10%) | Proposed Master Plan |

2022 Design Guide



2022 Design Guide (+10%)



Proposed Master Plan



Sky view index into public spaces



6

# Planning Envelope Amendments



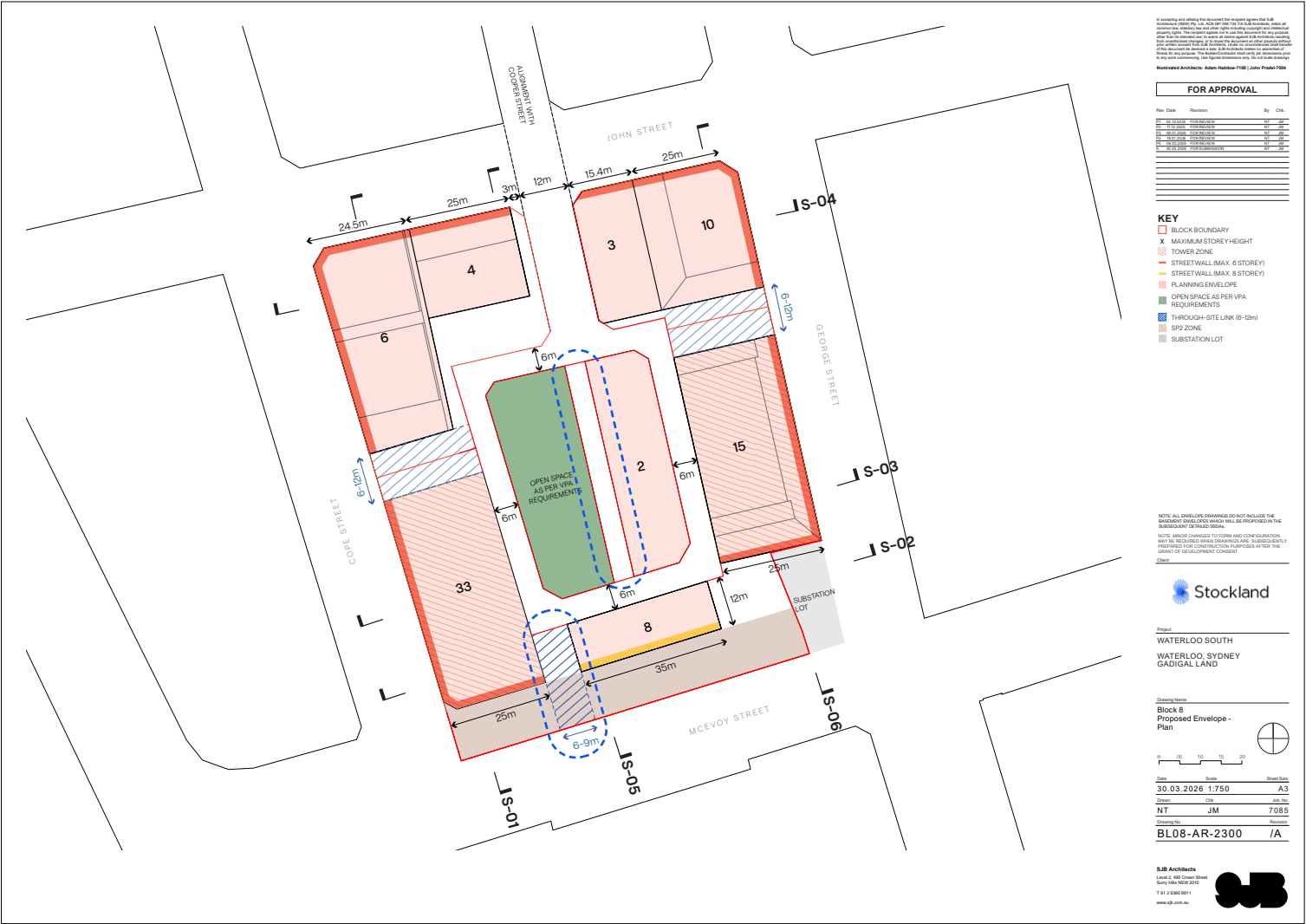
Deep Soil Provisions & Through-Site Link

Consistency in Deep Soil Provisions

The only reference made to Deep Soil within the Concept Plans relates to Block 8 between the Block 8 Park and VPA building in Appendix C - Envelope Plans. References to this will be removed from the Envelope Plans within the Concept SSDA RtS for consistency.

Southern through-site link

Amend to reflect additional through-site link added between 8AB1 and 8AB2 (6 to 9m).



Proposed RtS Envelope Plan Amendments - Appendix C, Site Plan.



Proposed RtS Envelope Plan Amendments - Appendix C, Block 8 Plan.

Envelope Amendments

Block 8 & 9BB1

The proposed amendments to the envelopes align with the Stage 1 CSSDA design by accommodating loading and servicing requirements, rooftop plant and services, and communal rooftop structures. The revisions also rebalance floor space distribution across the precinct while ensuring the envelopes accurately reflect the intended built form outcomes.

8CB1

Podium envelope extended to the western boundary; upper envelope increased by 260mm.

8BB1

Rooftop plant and services accommodated through a 380mm envelope increase; podium envelope extended by 4.28m to incorporate communal rooftop structures.

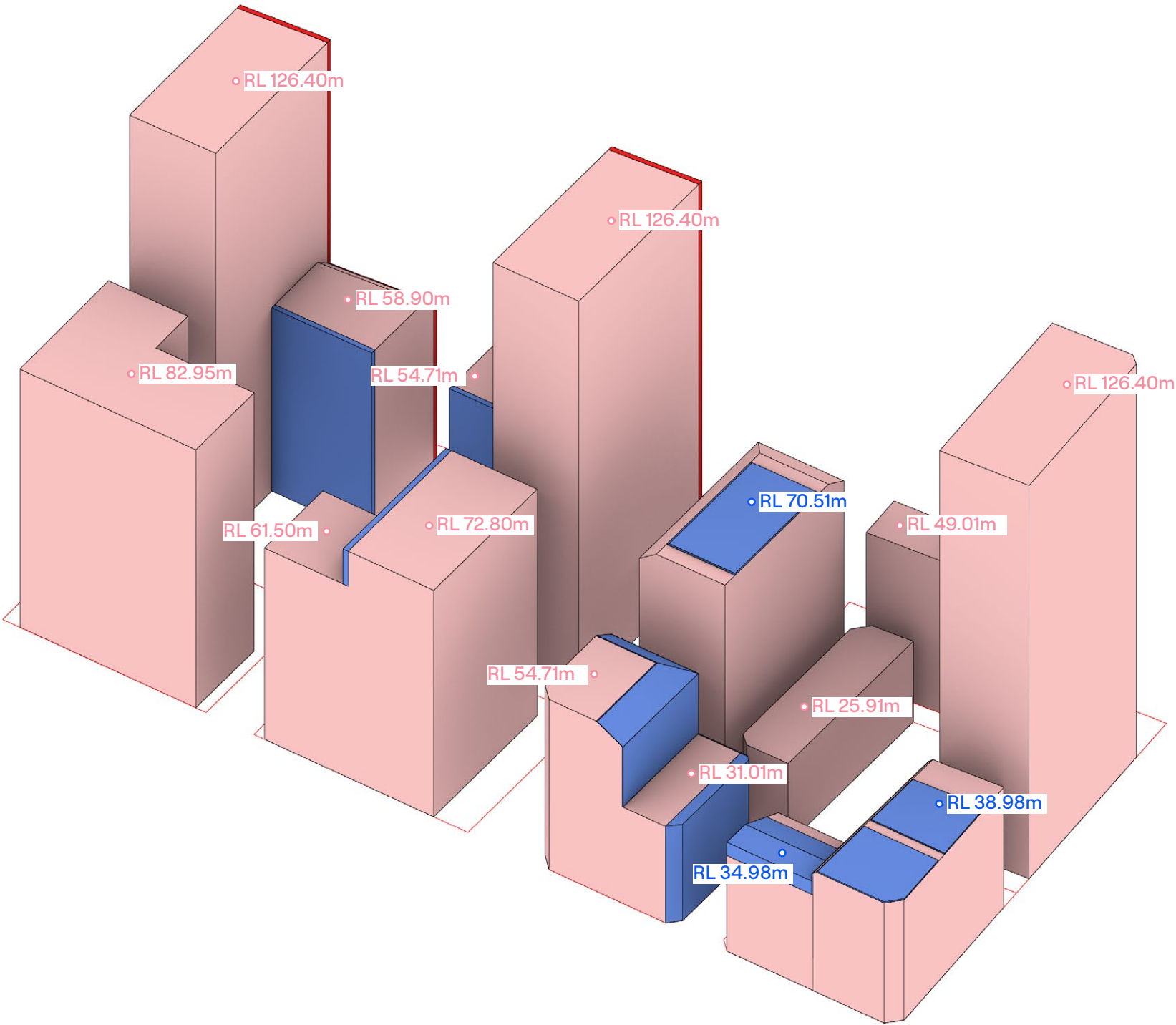
8AB3

Envelope increased by 600mm to accommodate rooftop plant and services.

9BB1

Upper tower envelope extended by 1.5m along the eastern interface to align with the Stage 1 built form.

Refer to amended 'Appendix C: Envelope Plans' as part of Beam's Response to Submissions report for more detail.



| LEGEND      |                               |
|-------------|-------------------------------|
| <div></div> | Block boundary                |
| <div></div> | CSSDA Envelope                |
| <div></div> | Existing / Retained RL        |
| <div></div> | Envelope Amendment / Addition |
| <div></div> | Proposed RL                   |
| <div></div> | Removed from Envelope         |

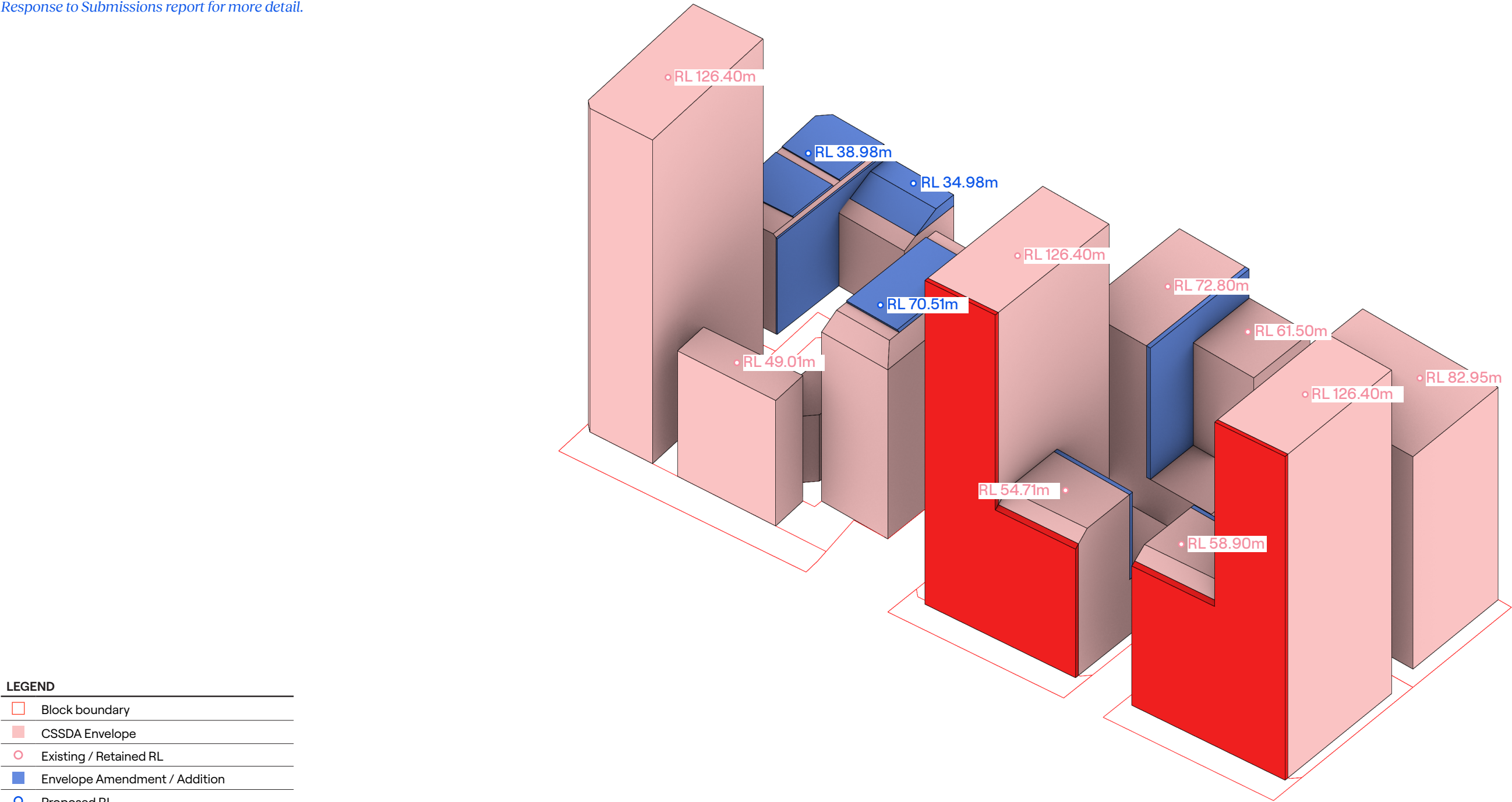
Proposed RtS Envelope Plan Amendments - diagram summaraising amendments. North-west view.

Envelope Amendments

Buildings 9AB1 and 10AB1

Envelope encroachment into the TfNSW title along McEvoy Street has been removed. To maintain overall envelope yield, the equivalent podium mass has been redistributed to the northern side of the building (+1.4m).

Refer to amended 'Appendix C: Envelope Plans' as part of Beam's Response to Submissions report for more detail.



Proposed RtS Envelope Plan Amendments - diagram summaraising amendments. South-east view.



7

# Block 7 & Surrounds

Block 7 Shadow Studies (Proposed Master Plan)

Building Height and Envelope Response

The proposed maximum height of 28 storeys within Block 7 does not increase the ultimate development potential anticipated under the 2022 Design Guide. As demonstrated in Rezoning Report Table 8, the control shifts from 27 to 28 storeys while the maximum height limit of RL 126.40m (PAN-OPS) remains unchanged. The additional storey is a function of the site's topography and the building's extension further north, rather than an increase in overall building height. Importantly, the proposed controls reduce the street wall height to approximately 23m, improving the transition between the tower form and surrounding streets.

A more rationalised approach to the built form within this block seeks to increase tree retention, solar access to the ground plane within the site and to area immediately to the south (where the Waterloo Park Play & Fitness Equipment is located).

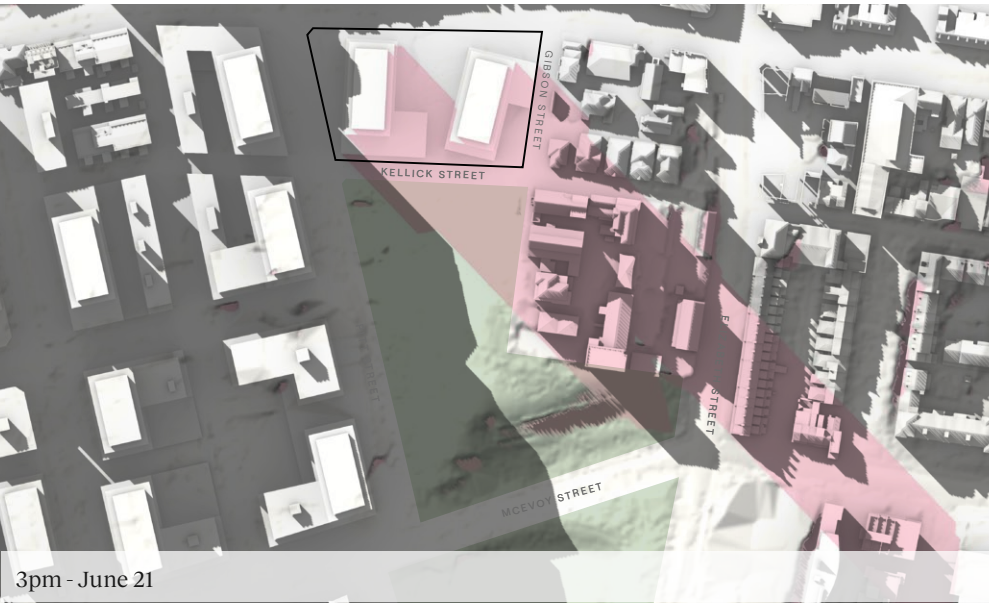
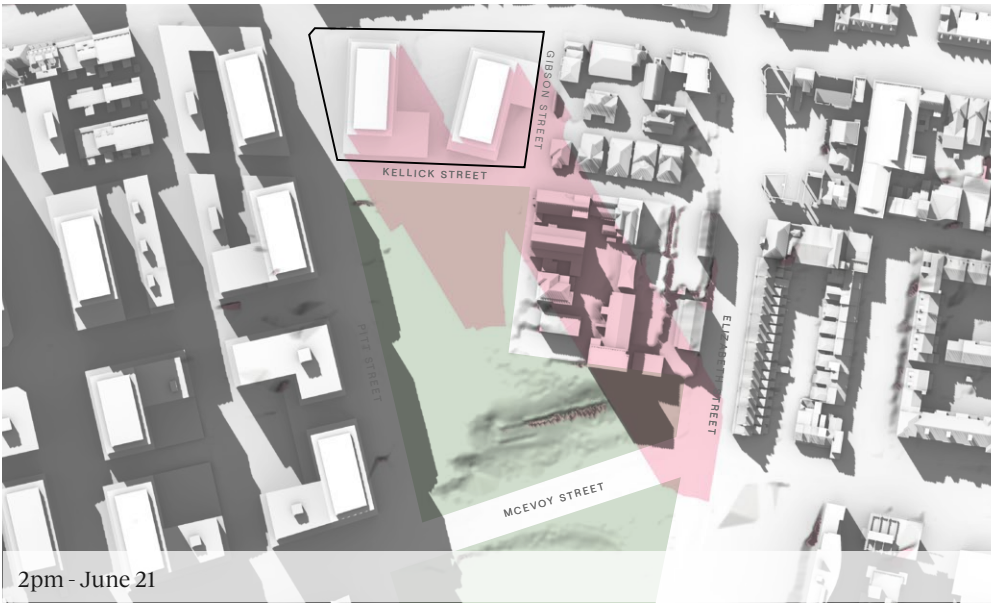
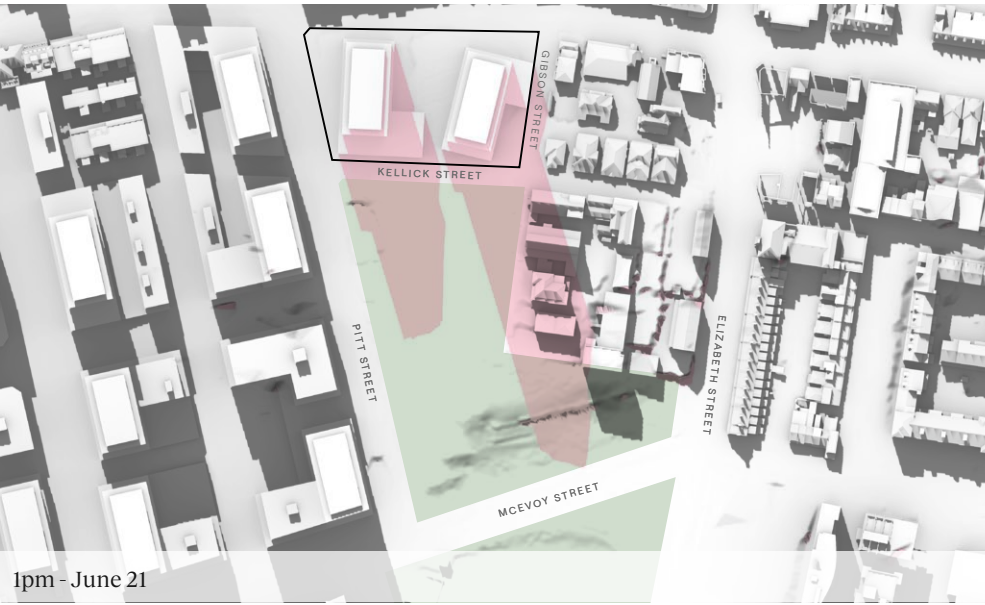
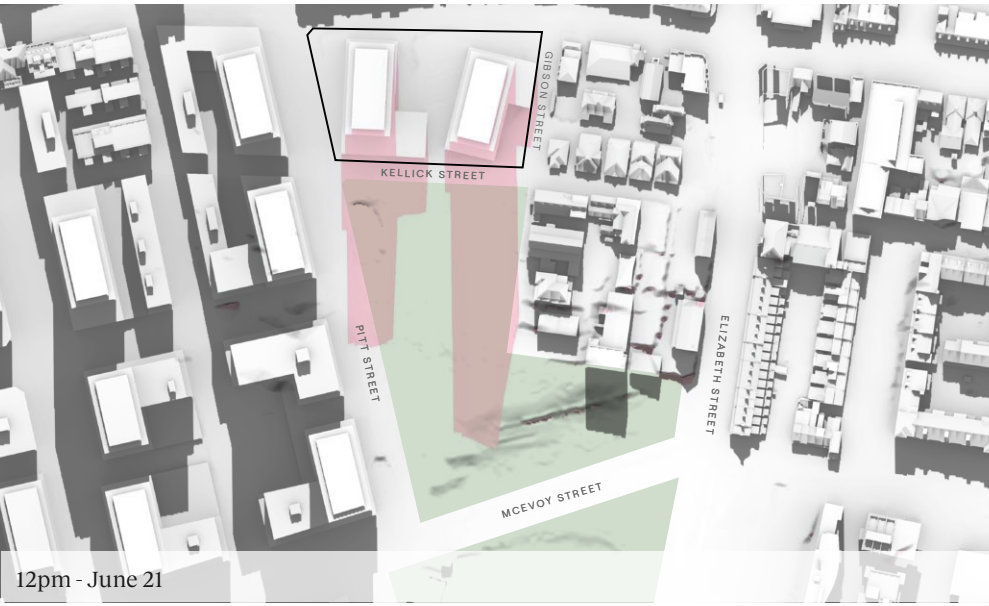
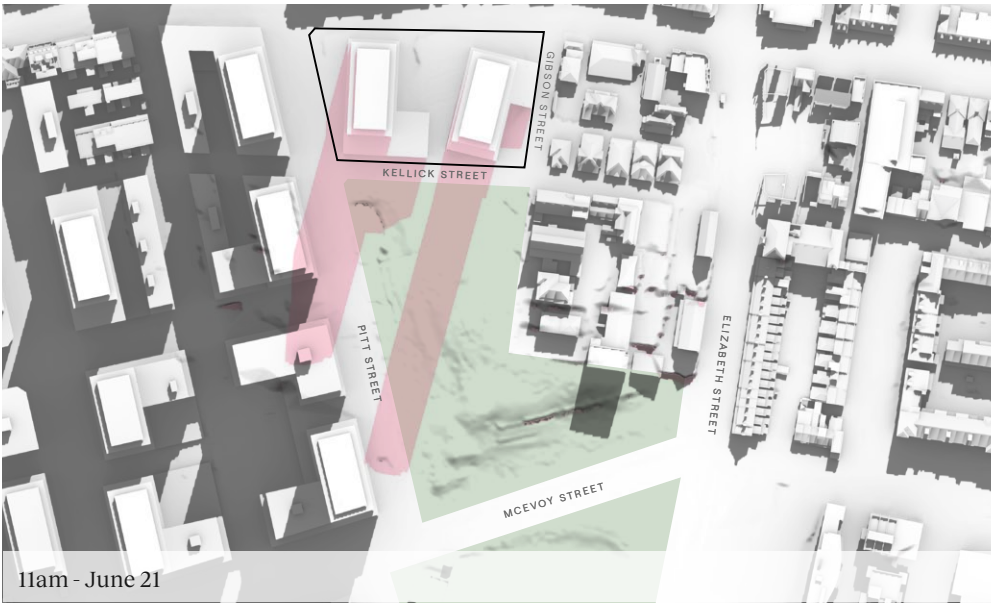
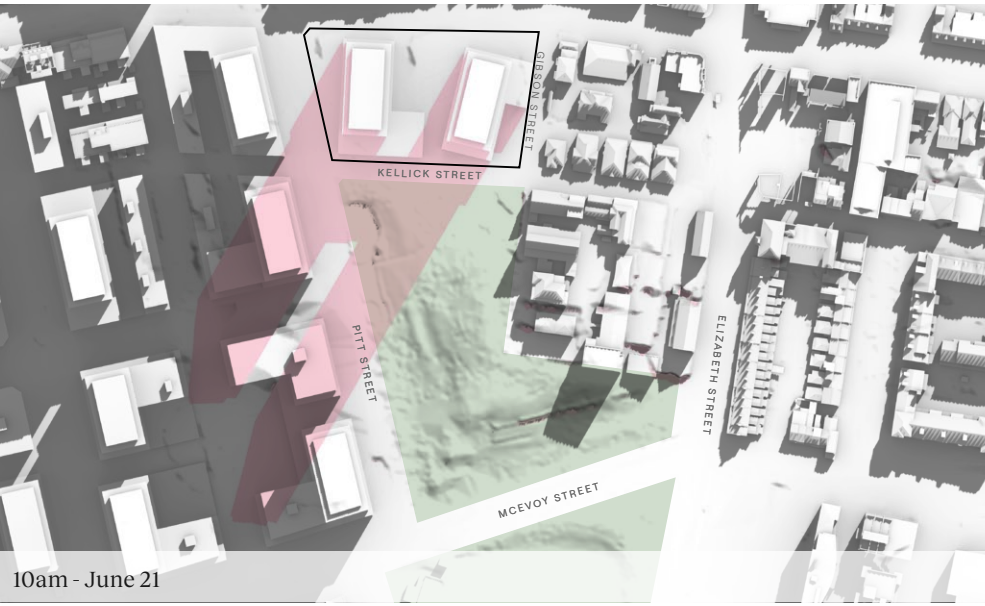
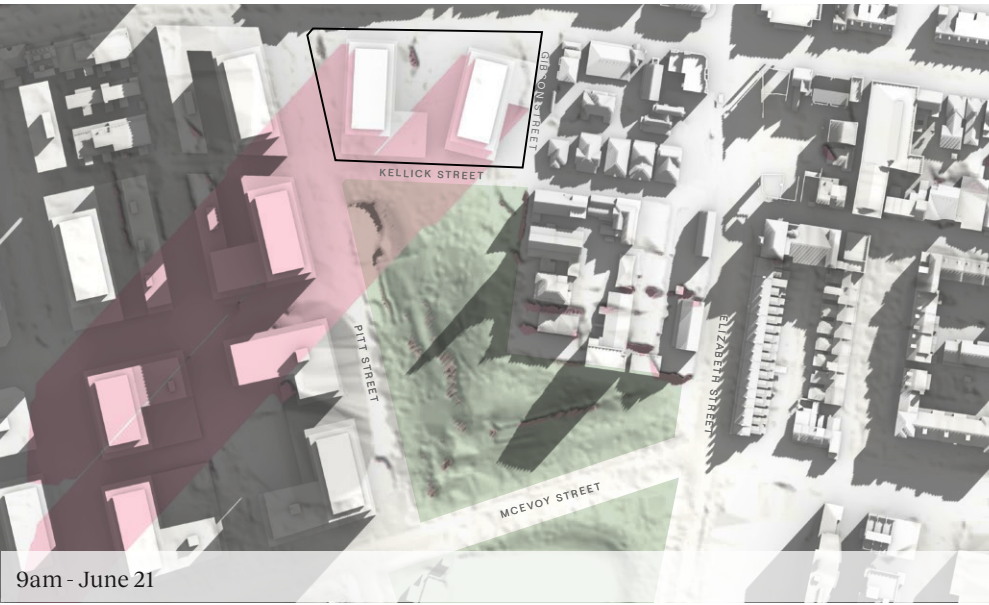
Solar Access Impacts

Shadow analysis undertaken for the proposed Master Plan demonstrates that residences along Gibson Street are impacted by the proposal from approximately 1:00pm onwards. Comparative testing against the 2022 Design Guide envelope (including the equivalent uplift associated with the additional 10% GFA) indicates that the extent and timing of overshadowing is broadly comparable, with negligible differences between the two scenarios.

LEGEND

Block 7 Boundary

Proposed Master Plan



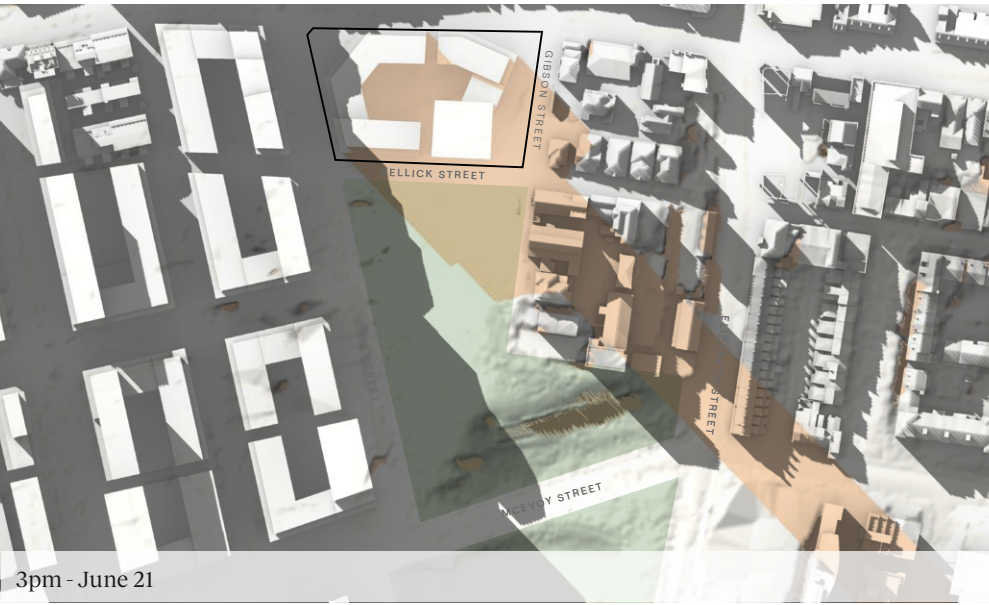
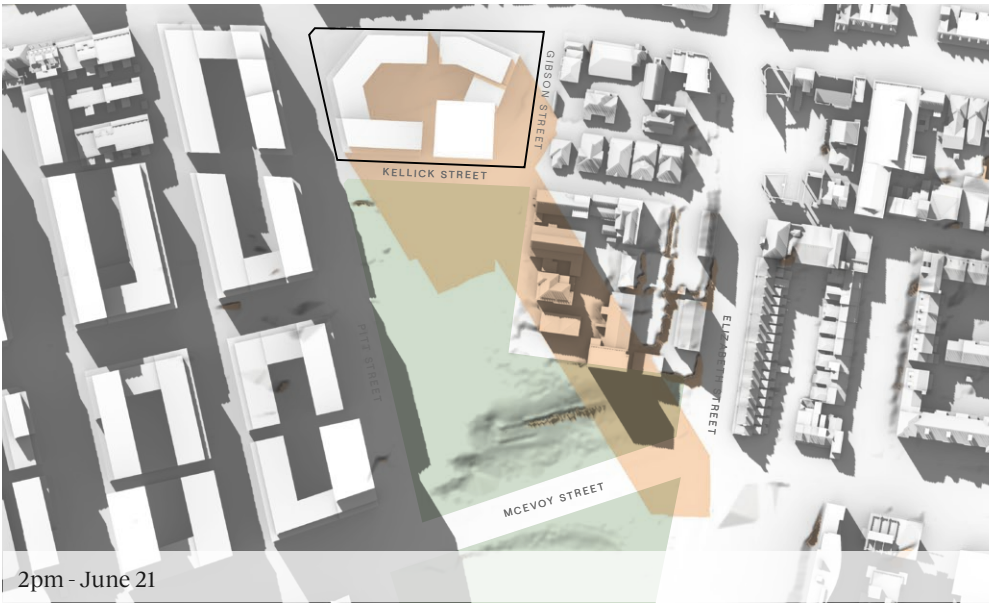
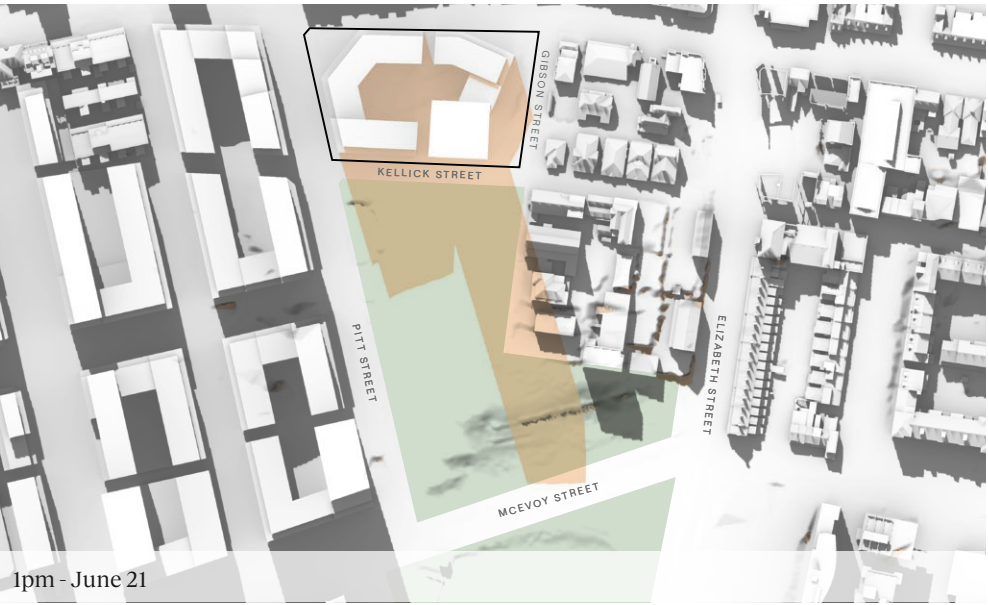
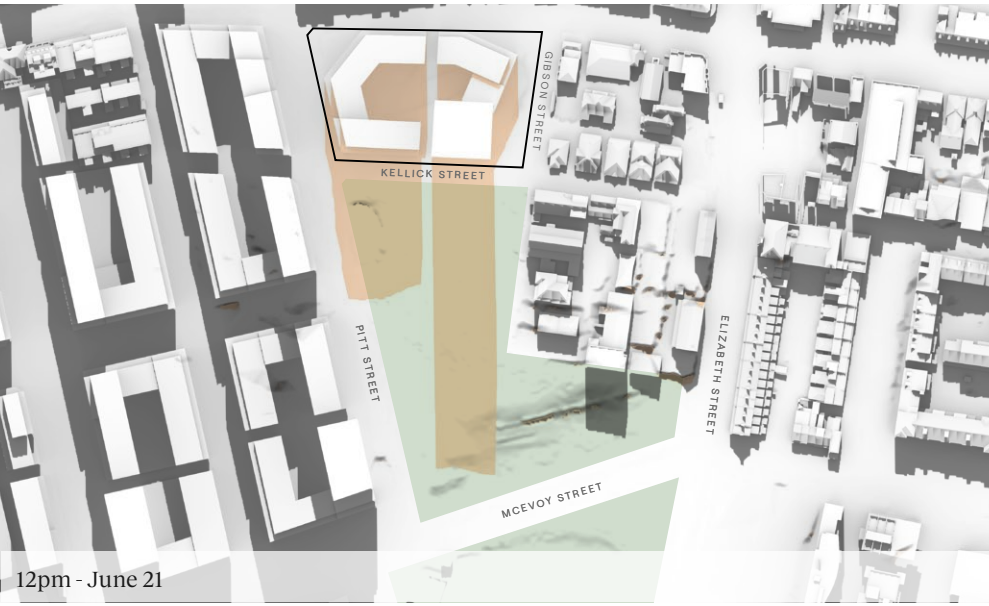
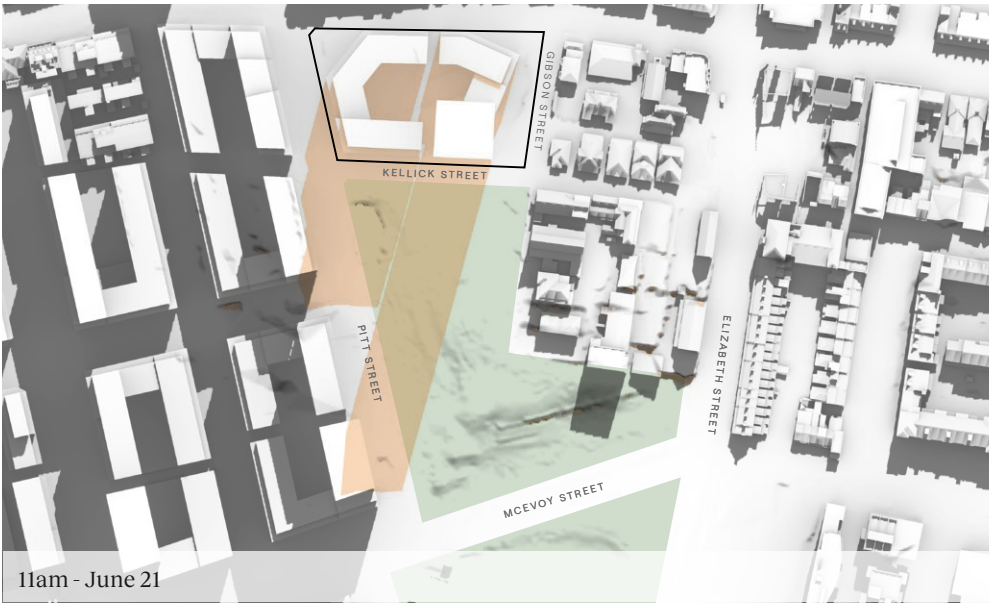
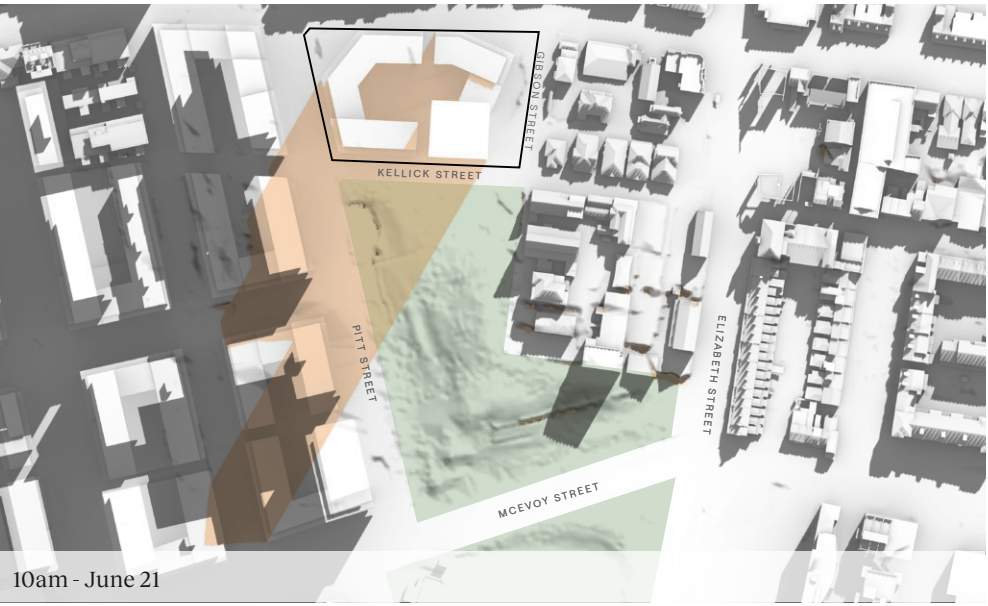
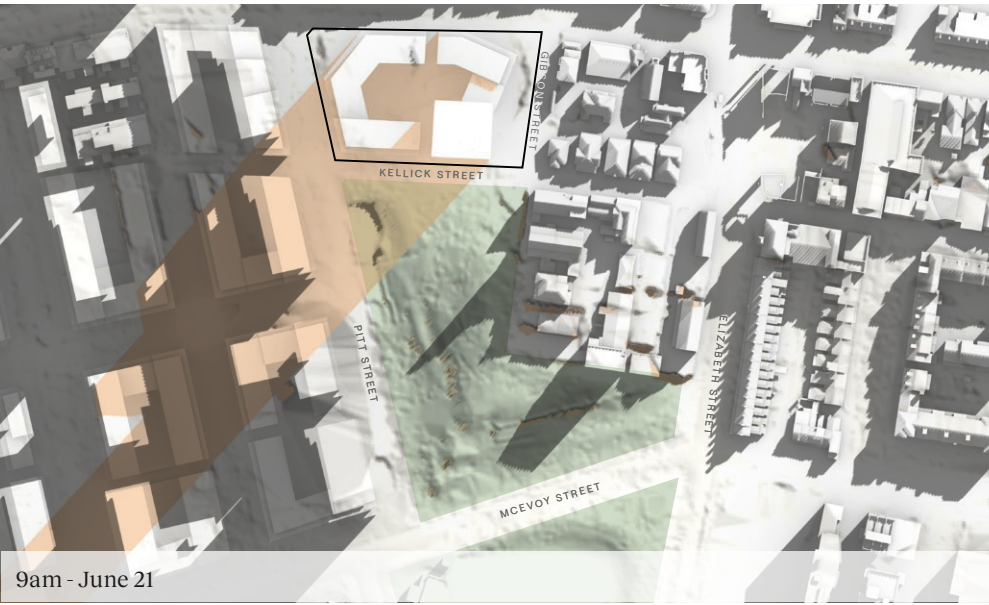


Block 7 Shadow Studies (Design Guide +10%)

LEGEND

Block 7 Boundary

Design Guide (+10%)

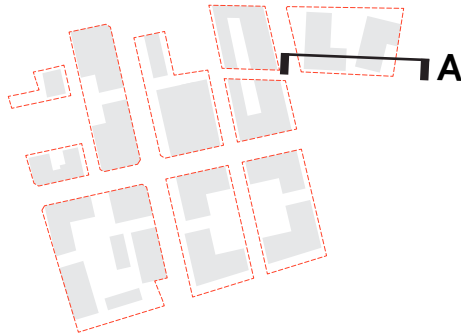
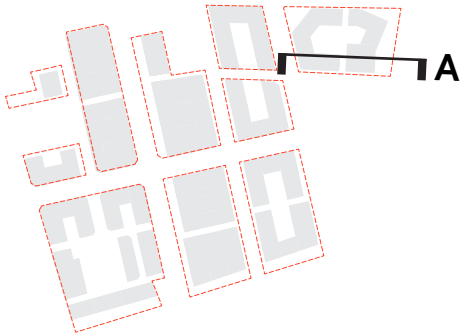




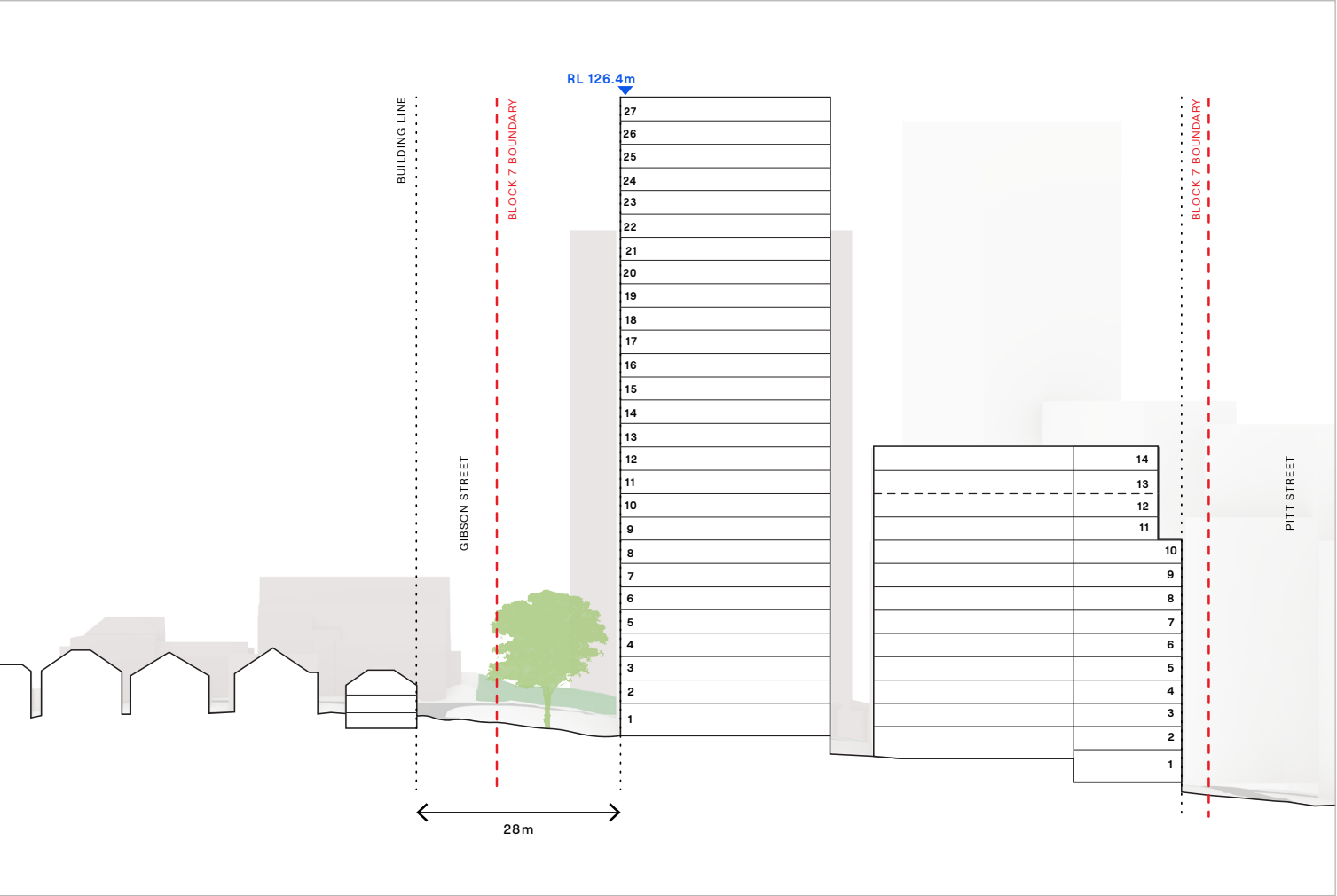
Block 7 Height Transition

Street Wall and Built Form Transition

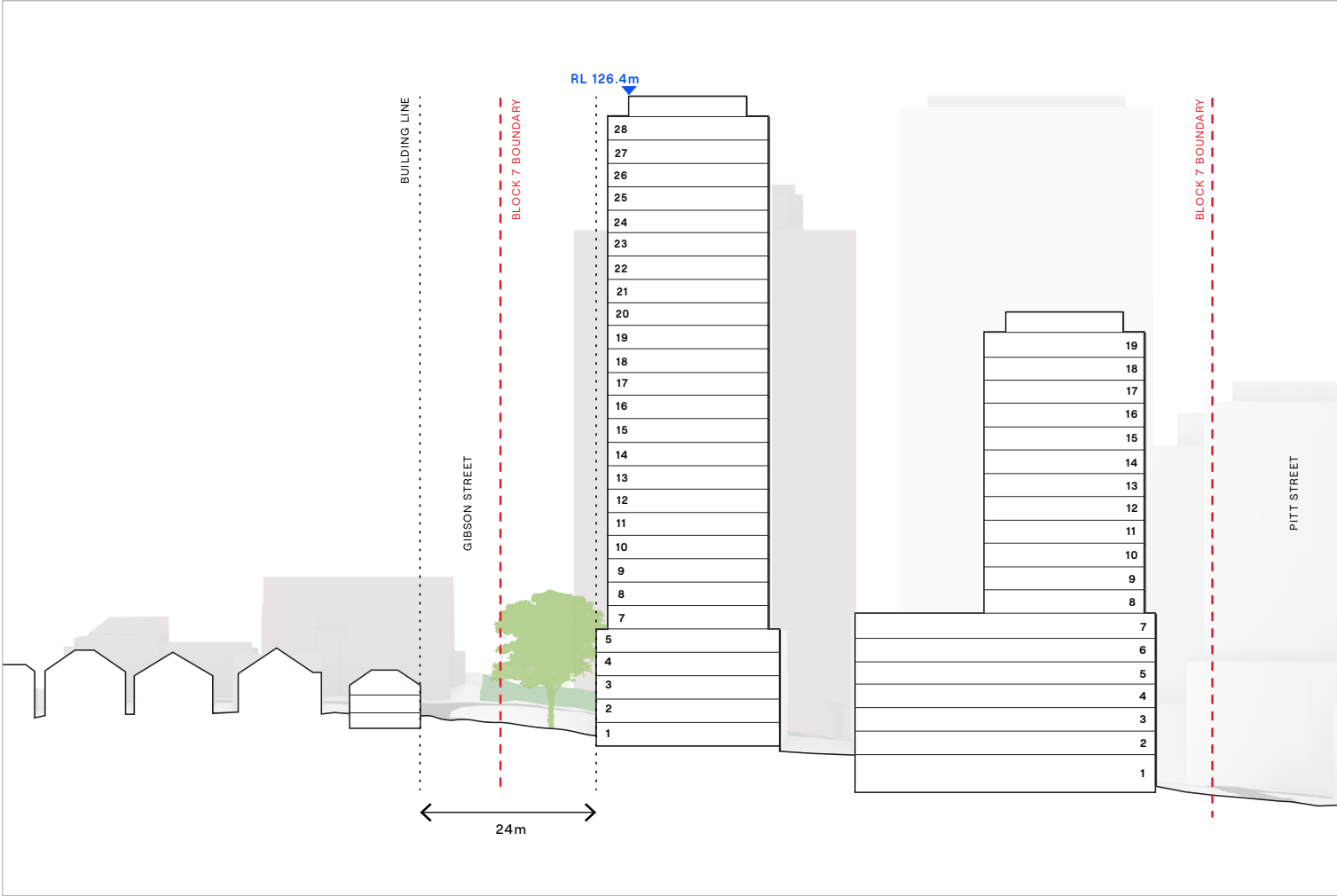
The proposed controls do not permit a sheer wall condition along Wellington Street. A maximum 5 to 6 storey street wall control is proposed, limiting the Wellington Street street wall to approximately RL 56.30m to RL 58.46m, with the built form transitioning down to 6 storeys towards the Heritage Conservation Area. The lower-scale built form is concentrated closer to the eastern boundary, providing a more graduated response to the adjoining heritage context and lower-scale residential character.



2022 Design Guide (+10%)



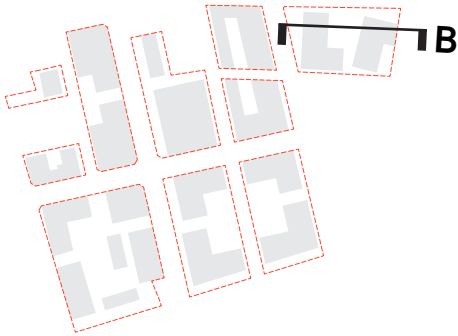
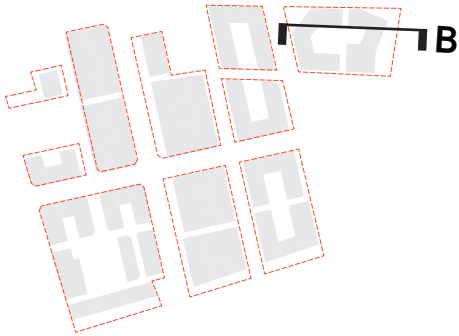
Proposed Master Plan



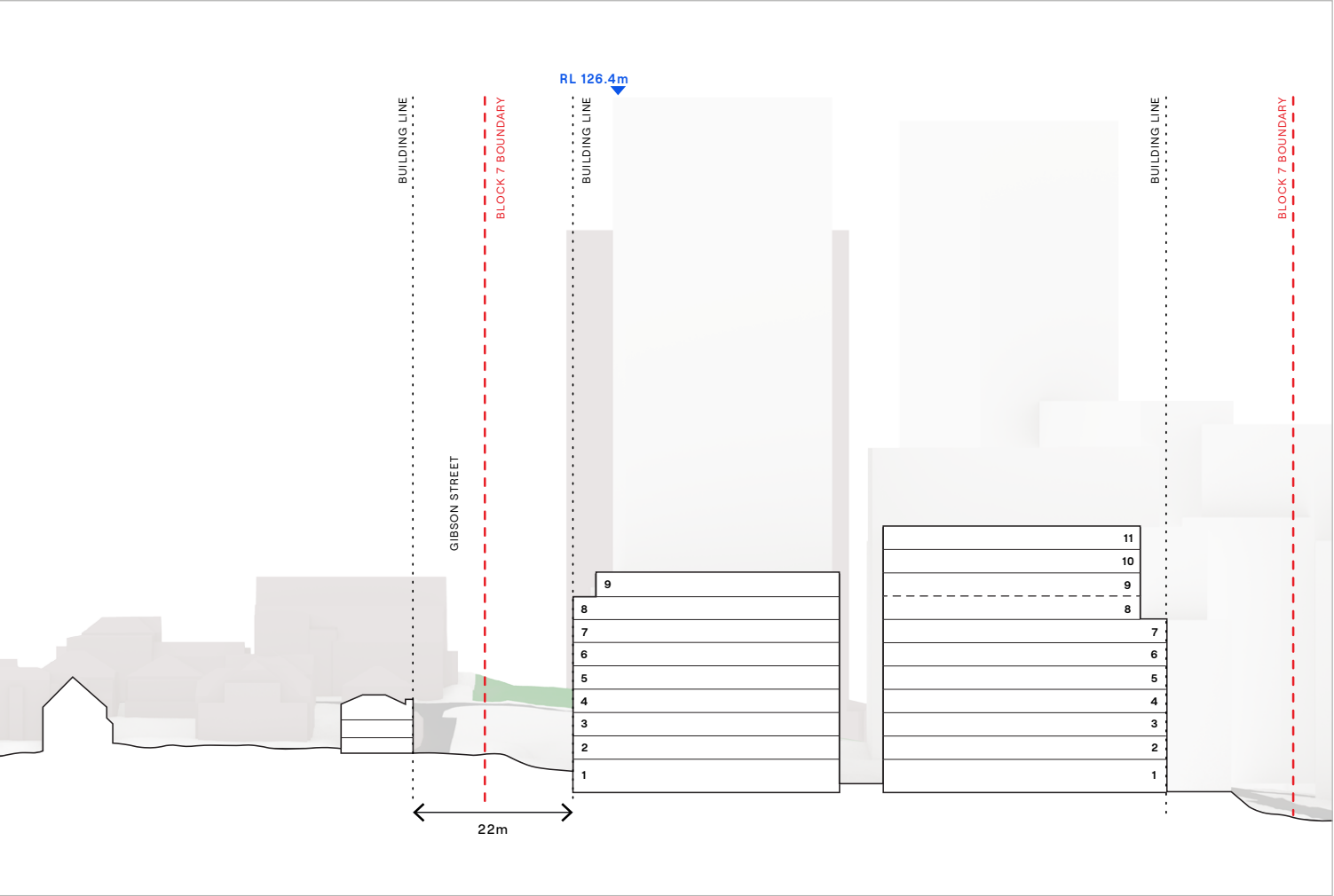
Block 7 Height Transition

Relationship to Gibson Street

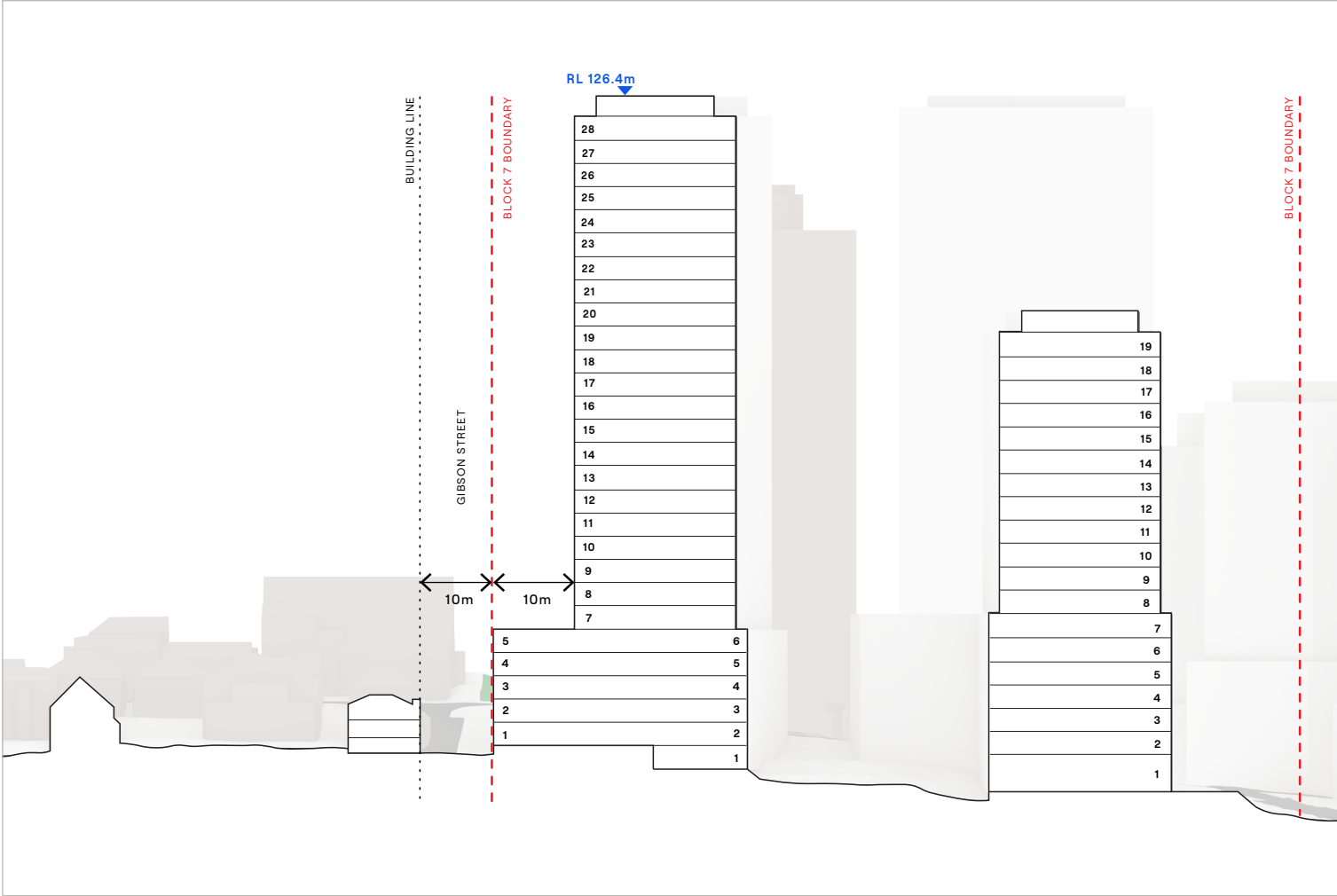
Sections through Block 7 comparing the proposed Master Plan massing with the 2022 Design Guide envelope demonstrate a similar relationship to the existing Gibson Street residences in terms of scale and separation. The proposed Master Plan further incorporates a 5-storey podium element along Gibson Street and 6-storeys along Wellington Street, establishing a transitional built form between the existing three-storey residential buildings and the taller tower component above.



2022 Design Guide (+10%)



Proposed Master Plan

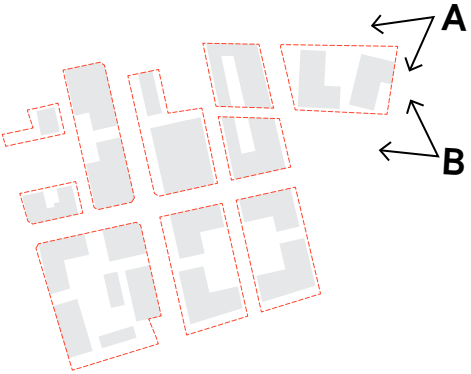




Block 7 Preliminary View Study

Visual Buffer

Preliminary view analysis from Wellington Street and Kellick Street demonstrates that the significant retention of mature tree canopy along Gibson Street effectively screens the podium form, softening the visual presence of the development and supporting a sensitive relationship with the surrounding heritage context. The landscape character provides an immediate visual buffer between the heritage items and the proposed built form, screening much of the podium bulk and supporting a sympathetic relationship between the new development and its heritage setting.



View A: Corner of Wellington Street & Gibson Street to Block 7 in the Proposed Master Plan



View B: Corner of Kellick & Gibson Street to Block 7 in the Proposed Master Plan





8

# Solar access to built forms

Building by building compliance

Precinct-wide the reference scheme achieves 79.51% of apartments with 2+ hours midwinter solar access (2,647 of 3,329), exceeding the ADG 70% target, with 9.5% receiving none (ADG recommends under 15%). Its recognised that some individual buildings (e.g. 2DB1, 4CB1, 6AB1, 8CB1, 8BB1, 9BB1, 10BB1) will not reach 70% due to orientation, separation (product of the retained street layout), site constraints and overall floor-space (282k GFA).

Mandating 70% in every building envelope would over-constrain the concept and limit the residential yield at the PP and CSSDA stage. This matter should be addressed at subsequent DA stages and argued on a merit-basis.

- All blocks except Block 2 are solar compliant with 70% of units receiving 2 hours to living rooms and private open spaces and a maximum of 15% receiving no sunlight at mid winter.
- Some individual buildings are solar non-compliant such as 6AB1, 8CB1, 9BB1 and 10BB1 but still achieve block wide compliance.
- All blocks achieve cross ventilation compliance with 60% of units being naturally cross ventilated in the first nine storeys.
- 8AB3 is non-compliant for cross ventilation as an individual building but achieves block wide compliance.

| Block Summary | Solar Compliance | Cross-Vent Compliance |
|---------------|------------------|-----------------------|
| Block 2       | 59%              | 61%                   |
| Block 3       | 92%              | 62%                   |
| Block 4       | 72%              | 74%                   |
| Block 5       | 92%              | 66%                   |
| Block 6       | 72%              | 67%                   |
| Block 7       | 94%              | 63%                   |
| Block 8       | 75%              | 61%                   |
| Block 9       | 76%              | 62%                   |
| Block 10      | 70%              | 61%                   |

BLOCK 2

| BLOCK 2 OVERALL   |         |     |
|-------------------|---------|-----|
| Solar - 2+ Hours  | 55 / 94 | 59% |
| Solar - South     | 20 / 94 | 21% |
| Cross Ventilation | 57 / 94 | 61% |

Block/Building Non-Compliant  Building orientation towards south poses difficulties with achieving solar compliance.

BLOCK 3

| 3AB1              |           |     |
|-------------------|-----------|-----|
| Solar - 2+ Hours  | 214 / 232 | 92% |
| Solar - South     | 0 / 232   | 0%  |
| Cross Ventilation | 62 / 104  | 60% |

Building Compliant 

| 3BB1              |           |     |
|-------------------|-----------|-----|
| Solar - 2+ Hours  | 159 / 174 | 91% |
| Solar - South     | 15 / 174  | 9%  |
| Cross Ventilation | 72 / 114  | 63% |

Building Compliant 

| BLOCK 3 OVERALL   |           |     |
|-------------------|-----------|-----|
| Solar - 2+ Hours  | 373 / 406 | 92% |
| Solar - South     | 15 / 406  | 3%  |
| Cross Ventilation | 134 / 218 | 61% |

Block Compliant 

Building by building compliance

BLOCK 4

| 4BB1              |         |      |
|-------------------|---------|------|
| Solar - 2+ Hours  | 42 / 42 | 100% |
| Solar - South     | 0 / 42  | 0%   |
| Cross Ventilation | 42 / 42 | 100% |

Building Compliant 

| 4CB1              |           |     |
|-------------------|-----------|-----|
| Solar - 2+ Hours  | 132 / 203 | 65% |
| Solar - South     | 0 / 203   | 0%  |
| Cross Ventilation | 52 / 106  | 49% |

**Building Non-Compliant**   
The eastern podium of the building is overshadowed in the morning by Block 5 and the western podium in the afternoon by Block 3. The current reference scheme is currently not achieving cross ventilation ADG compliance due to the challenges of the podium length.

| 4CB2              |         |      |
|-------------------|---------|------|
| Solar - 2+ Hours  | 44 / 57 | 77%  |
| Solar - South     | 0 / 57  | 0%   |
| Cross Ventilation | 57 / 57 | 100% |

Building Compliant 

| BLOCK 4 OVERALL   |           |     |
|-------------------|-----------|-----|
| Solar - 2+ Hours  | 218 / 302 | 72% |
| Solar - South     | 0 / 302   | 0%  |
| Cross Ventilation | 151 / 205 | 74% |

Block Compliant 

BLOCK 5

| 5AB1              |           |     |
|-------------------|-----------|-----|
| Solar - 2+ Hours  | 165 / 183 | 90% |
| Solar - South     | 4 / 183   | 2%  |
| Cross Ventilation | 58 / 103  | 56% |

Building Compliant 

| 5AB2              |         |      |
|-------------------|---------|------|
| Solar - 2+ Hours  | 34 / 34 | 100% |
| Solar - South     | 0 / 34  | 0%   |
| Cross Ventilation | 33 / 34 | 97%  |

Building Compliant 

| BLOCK 5 OVERALL   |           |     |
|-------------------|-----------|-----|
| Solar - 2+ Hours  | 199 / 217 | 92% |
| Solar - South     | 4 / 217   | 2%  |
| Cross Ventilation | 91 / 137  | 66% |

Block Compliant 

BLOCK 6

| 6AB1              |           |     |
|-------------------|-----------|-----|
| Solar - 2+ Hours  | 145 / 211 | 69% |
| Solar - South     | 27 / 211  | 13% |
| Cross Ventilation | 73 / 107  | 68% |

**Building Non-Compliant**   
The eastern facade of the building is overshadowed in the morning by Block 7 until 11:15am.

| 6AB2              |         |      |
|-------------------|---------|------|
| Solar - 2+ Hours  | 26 / 26 | 100% |
| Solar - South     | 0 / 26  | 0%   |
| Cross Ventilation | 16 / 26 | 62%  |

Building Compliant 

| BLOCK 6 OVERALL   |           |     |
|-------------------|-----------|-----|
| Solar - 2+ Hours  | 171 / 237 | 72% |
| Solar - South     | 27 / 237  | 11% |
| Cross Ventilation | 89 / 133  | 67% |

Block Compliant 



Building by building compliance

BLOCK 7

| 7BB1              |           |     |
|-------------------|-----------|-----|
| Solar - 2+ Hours  | 196 / 214 | 92% |
| Solar - South     | 12 / 214  | 0%  |
| Cross Ventilation | 74 / 120  | 62% |

Building Compliant 

| 7AB1              |           |     |
|-------------------|-----------|-----|
| Solar - 2+ Hours  | 245 / 254 | 96% |
| Solar - South     | 8 / 254   | 0%  |
| Cross Ventilation | 52 / 81   | 64% |

Building Compliant 

| BLOCK 7 OVERALL   |           |     |
|-------------------|-----------|-----|
| Solar - 2+ Hours  | 441 / 468 | 94% |
| Solar - South     | 20 / 468  | 4%  |
| Cross Ventilation | 126 / 201 | 63% |

Block Compliant 

BLOCK 8

| 8AB1              |           |     |
|-------------------|-----------|-----|
| Solar - 2+ Hours  | 210 / 289 | 73% |
| Solar - South     | 0 / 289   | 0%  |
| Cross Ventilation | 52 / 86   | 60% |

Building Compliant 

| 8AB2              |         |      |
|-------------------|---------|------|
| Solar - 2+ Hours  | 27 / 27 | 100% |
| Solar - South     | 0 / 27  | 0%   |
| Cross Ventilation | 27 / 27 | 100% |

Building Compliant 

| 8AB3              |           |     |
|-------------------|-----------|-----|
| Solar - 2+ Hours  | 127 / 150 | 85% |
| Solar - South     | 0 / 150   | 0%  |
| Cross Ventilation | 42 / 88   | 48% |

Building Non-Compliant 

The current reference scheme is currently not achieving cross ventilation ADG compliance due to the challenges of the podium length.

| BLOCK 8 OVERALL   |           |     |
|-------------------|-----------|-----|
| Solar - 2+ Hours  | 459 / 609 | 75% |
| Solar - South     | 5 / 609   | 1%  |
| Cross Ventilation | 205 / 337 | 61% |

Block Compliant 

| 8CB1              |         |     |
|-------------------|---------|-----|
| Solar - 2+ Hours  | 47 / 69 | 68% |
| Solar - South     | 0 / 69  | 0%  |
| Cross Ventilation | 38 / 62 | 61% |

Building Non-Compliant 

The eastern podium is overshadowed in the morning by Block 4 and 9.

| 8BB1              |         |     |
|-------------------|---------|-----|
| Solar - 2+ Hours  | 48 / 74 | 65% |
| Solar - South     | 5 / 74  | 7%  |
| Cross Ventilation | 46 / 74 | 62% |

Building Non-Compliant 

The eastern facade of the building is overshadowed in the morning Block 3 and 4. The northern facade is also overshadowed by Block 2 to the north.

Building by building compliance

BLOCK 9

| 9AB1                 |           |     |
|----------------------|-----------|-----|
| Solar - 2+ Hours     | 266 / 324 | 82% |
| Solar - South        | 25 / 324  | 8%  |
| Cross Ventilation    | 69 / 111  | 62% |
| Building Compliant ✓ |           |     |

| 9BB1                                                                                                                                                            |           |     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-----|
| Solar - 2+ Hours                                                                                                                                                | 112 / 174 | 64% |
| Solar - South                                                                                                                                                   | 11 / 174  | 6%  |
| Cross Ventilation                                                                                                                                               | 64 / 105  | 61% |
| Building Non-Compliant ✗<br>The eastern podium is overshadowed in the morning by Block 6 until 11am and the western podium is overshadowed by Block 3 from 2pm. |           |     |

| BLOCK 3 OVERALL   |           |       |
|-------------------|-----------|-------|
| Solar - 2+ Hours  | 378 / 498 | 75.9% |
| Solar - South     | 36 / 498  | 7%    |
| Cross Ventilation | 133 / 216 | 62%   |
| Block Compliant ✓ |           |       |

BLOCK 10

| 10AB1                |           |     |
|----------------------|-----------|-----|
| Solar - 2+ Hours     | 230 / 309 | 74% |
| Solar - South        | 26 / 309  | 8%  |
| Cross Ventilation    | 76 / 122  | 62% |
| Building Compliant ✓ |           |     |

| 10BB1                                                                                                        |           |     |
|--------------------------------------------------------------------------------------------------------------|-----------|-----|
| Solar - 2+ Hours                                                                                             | 120 / 189 | 64% |
| Solar - South                                                                                                | 21 / 189  | 11% |
| Cross Ventilation                                                                                            | 59 / 98   | 60% |
| Building Non-Compliant ✗<br>The eastern and northern podium is overshadowed in the morning by Block 6 and 7. |           |     |

| BLOCK 3 OVERALL   |           |     |
|-------------------|-----------|-----|
| Solar - 2+ Hours  | 350 / 498 | 70% |
| Solar - South     | 47 / 498  | 9%  |
| Cross Ventilation | 135 / 220 | 61% |
| Block Compliant ✓ |           |     |

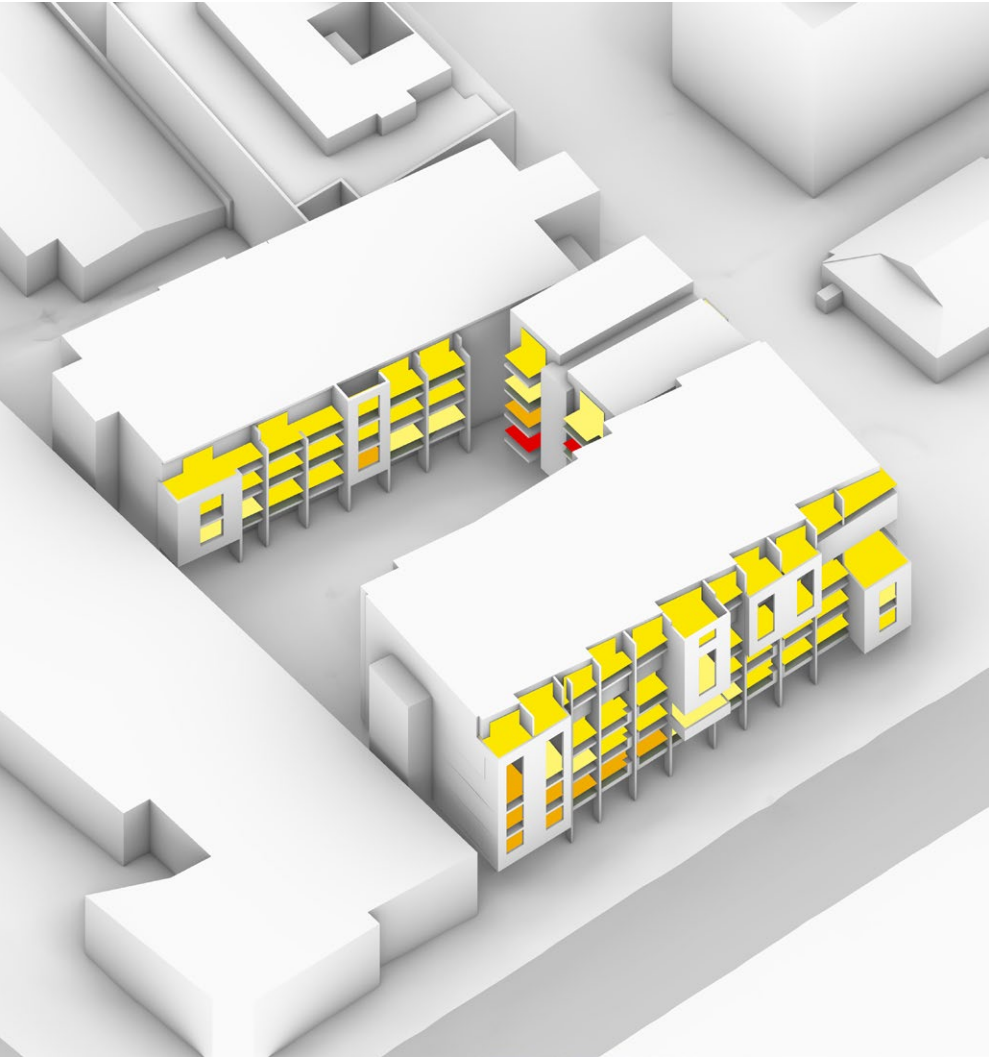
9

# Overshadowing to neighbouring buildings



McEvoy Street Residences

The three modelled McEvoy Street buildings already fail the 70% ADG criterion under existing conditions and under the 2022 Design Guide (52-54: 68.18%, 40-46: 42.67%, 34-38: 69.41%). Under the master plan massing: 60.61% / 40.95% / 57.65% (EIS s9.4.1). The reduction does not exceed 20%, consistent with ADG objective 3B-2 guidance, with no increase in dwellings receiving zero hours at two of three sites and only a marginal increase at 40-46. We acknowledge the City applies a stricter draft policy. SJB will model the existing environment (not just the 2022 DG) so the comparison uses the existing baseline per ADG 3B-2; SGP to escalate to GANSW/DPHI on reconciling the City’s draft policy with the ADG.



52-54 McEvoy Street

|                      |                                                         | EXISTING<br>CONTEXT | MASTER PLAN<br>MASSING | 2022 DESIGN<br>GUIDE | DIFFERENCE |
|----------------------|---------------------------------------------------------|---------------------|------------------------|----------------------|------------|
| % OF APTS RECEIVING: | 2HRS+ SUN TO LIVING<br>ROOMS <b>AND</b> PRIVATE OS      | 78.78%              | 60.61%                 | 68.18%               | -7.58%     |
|                      | 2HRS+ SUN TO LIVING<br>ROOMS <b>OR</b> PRIVATE OS       | 13.63%              | 18.18%                 | 21.21%               | -3.03%     |
|                      | >0 & <2HRS SUN TO LIVING<br>ROOMS <b>AND</b> PRIVATE OS | 1.51%               | 15.15%                 | 4.55%                | +10.61%    |
|                      | >0 & <2HRS SUN TO LIVING<br>ROOMS <b>OR</b> PRIVATE OS  | 0.00%               | 0.00%                  | 0.00%                | 0.00%      |
|                      | 0HRS SUN TO LIVING<br>ROOMS <b>AND</b> PRIVATE OS       | 6.06%               | 6.06%                  | 6.06%                | 0.00%      |

McEvoy Street Residences



40-46 McEvoy Street

|                                                         | EXISTING<br>CONTEXT | MASTER PLAN<br>MASSING | 2022 DESIGN<br>GUIDE | DIFFERENCE |
|---------------------------------------------------------|---------------------|------------------------|----------------------|------------|
| 2HRS+ SUN TO LIVING<br>ROOMS <b>AND</b> PRIVATE OS      | 48.70%              | 40.95%                 | 42.67%               | -1.72%     |
| 2HRS+ SUN TO LIVING<br>ROOMS <b>OR</b> PRIVATE OS       | 6.46%               | 10.78%                 | 11.64%               | -0.86%     |
| >0 & <2HRS SUN TO LIVING<br>ROOMS <b>AND</b> PRIVATE OS | 8.18%               | 8.62%                  | 6.47%                | +2.16%     |
| >0 & <2HRS SUN TO LIVING<br>ROOMS <b>OR</b> PRIVATE OS  | 19.82%              | 20.69%                 | 21.55%               | -0.86%     |
| 0HRS SUN TO LIVING<br>ROOMS <b>AND</b> PRIVATE OS       | 16.81%              | 18.97%                 | 17.67%               | +1.29%     |



34-38 McEvoy Street

|                                                         | EXISTING<br>CONTEXT | MASTER PLAN<br>MASSING | 2022 DESIGN<br>GUIDE | DIFFERENCE |
|---------------------------------------------------------|---------------------|------------------------|----------------------|------------|
| 2HRS+ SUN TO LIVING<br>ROOMS <b>AND</b> PRIVATE OS      | 70.58%              | 57.65%                 | 69.41%               | -11.76%    |
| 2HRS+ SUN TO LIVING<br>ROOMS <b>OR</b> PRIVATE OS       | 24.7%               | 32.94%                 | 23.53%               | +9.41%     |
| >0 & <2HRS SUN TO LIVING<br>ROOMS <b>AND</b> PRIVATE OS | 2.35%               | 7.06%                  | 4.71%                | +2.35%     |
| >0 & <2HRS SUN TO LIVING<br>ROOMS <b>OR</b> PRIVATE OS  | 0.00%               | 0.00%                  | 0.00%                | 0.00%      |
| 0HRS SUN TO LIVING<br>ROOMS <b>AND</b> PRIVATE OS       | 2.35%               | 2.35%                  | 2.35%                | 0.00%      |





Overshadowing to neighbouring buildings

233-246 Cope Street and 111, 123 & 127  
Cooper Street Dwellings

Additional overshadowing assessments were undertaken to evaluate solar access impacts on the existing residences at 233-246 Cope Street and 111, 123 and 127 Cooper Street.

The analysis demonstrates that the dwellings at 233-246 Cope Street and 127 Cooper Street retain a minimum of two hours of direct sunlight on the winter solstice, generally between 11:00am and 2:00pm, prior to being affected by overshadowing associated with the future Waterloo Metro development.

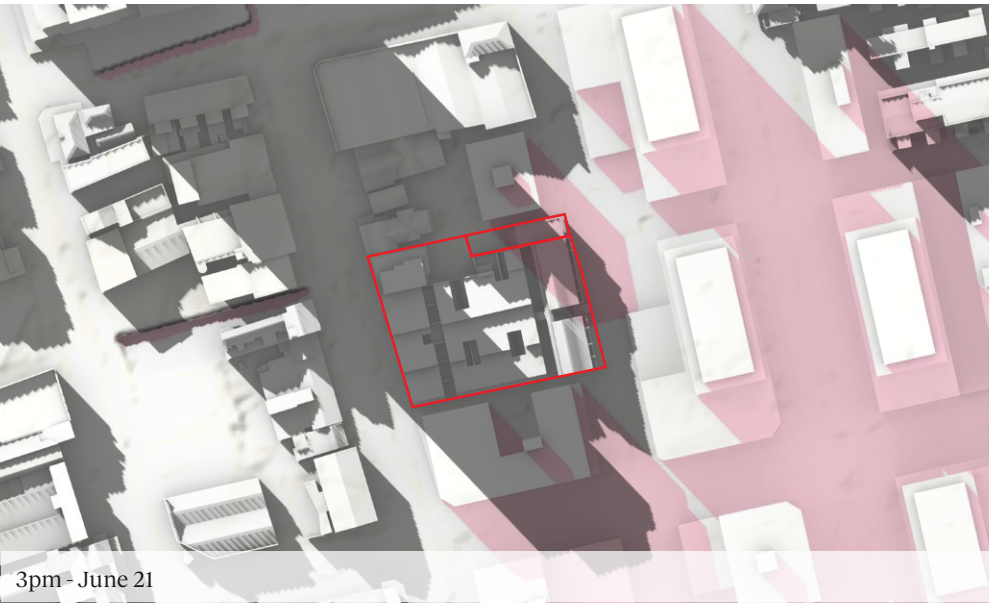
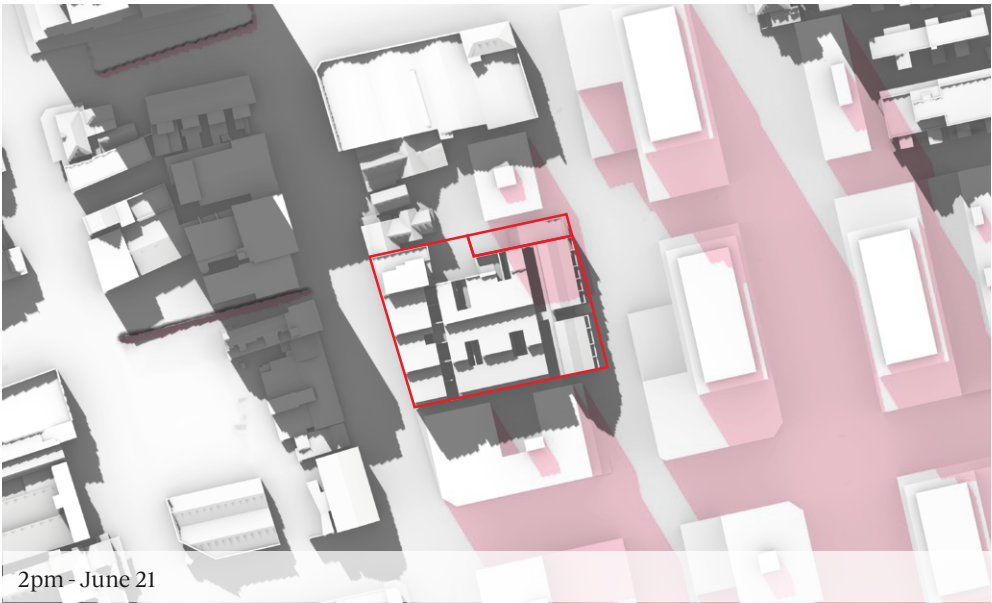
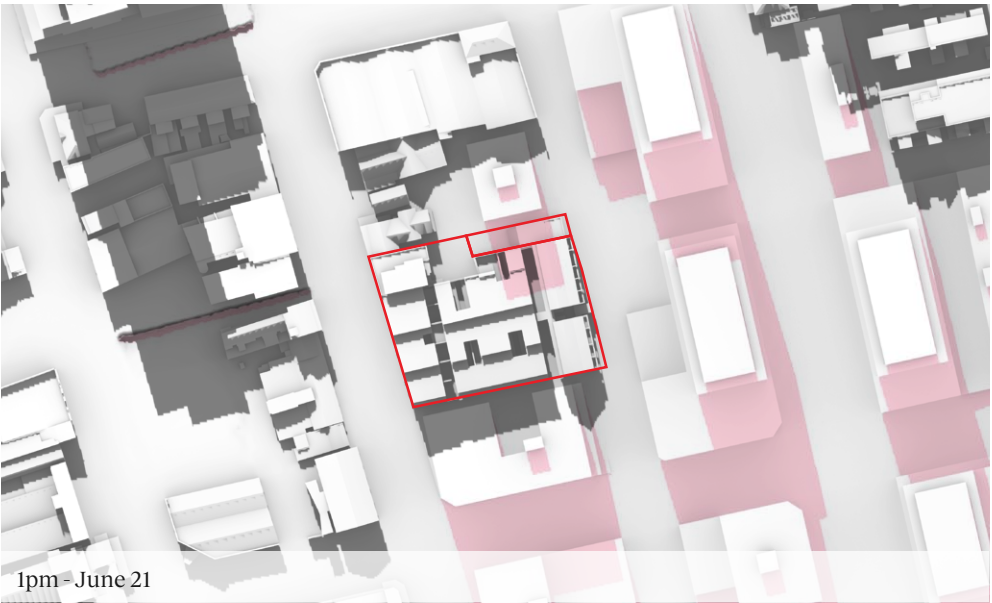
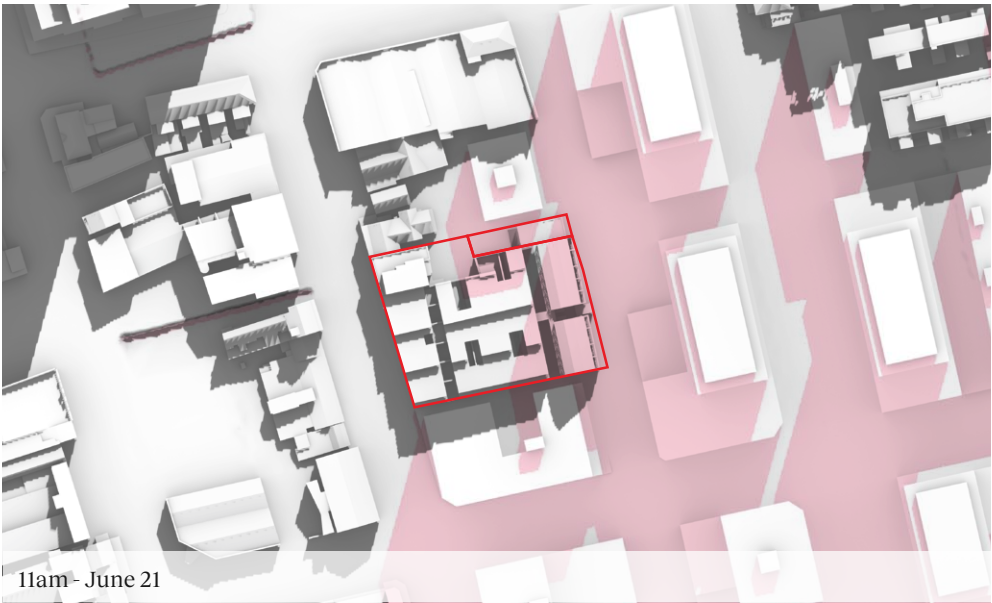
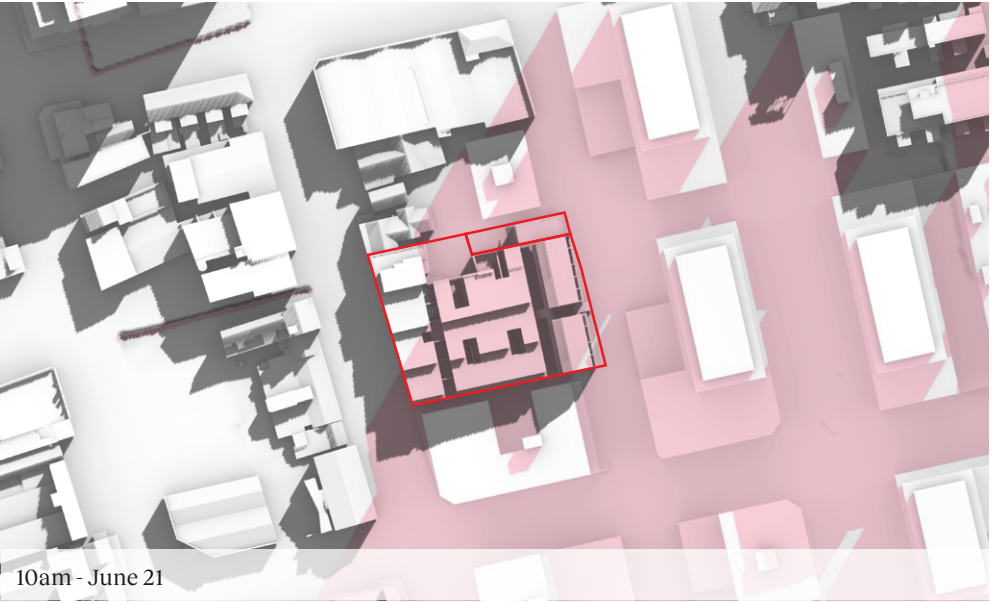
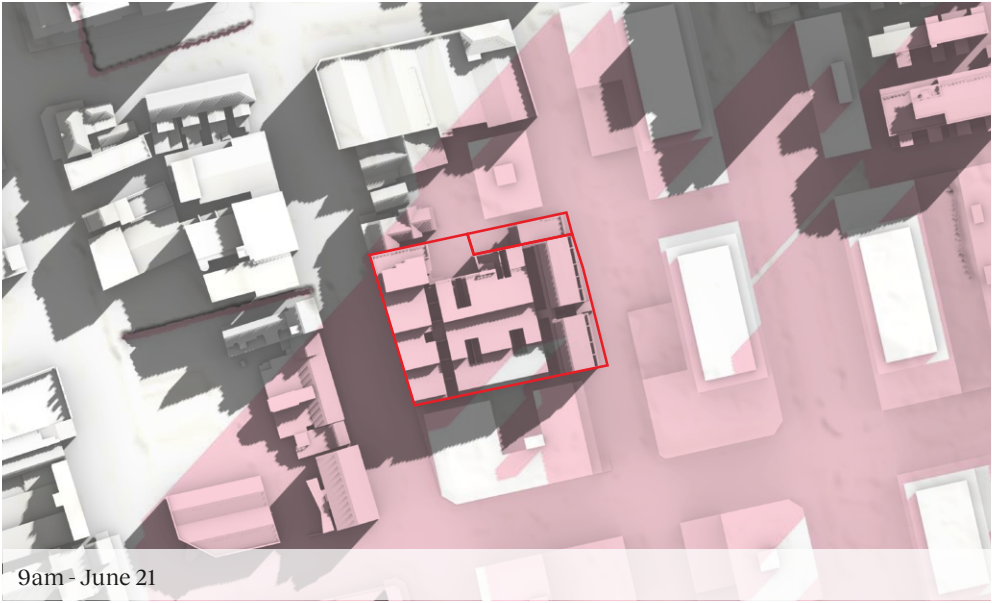
While some impacts are identified to 111 Cooper Street and portions of 123 Cooper Street, comparative testing demonstrates that a development outcome consistent with the 2022 Design Guide envelope, including the equivalent 10% GFA uplift, would result in broadly comparable overshadowing. The identified impacts are therefore not a consequence of the proposed Master Plan, but are largely inherent to the development capacity established under the planning framework and additional permissible GFA.

Importantly, the proposed Master Plan delivers a more balanced urban design outcome through the strategic redistribution of building bulk and height across the precinct.

LEGEND

Boundary

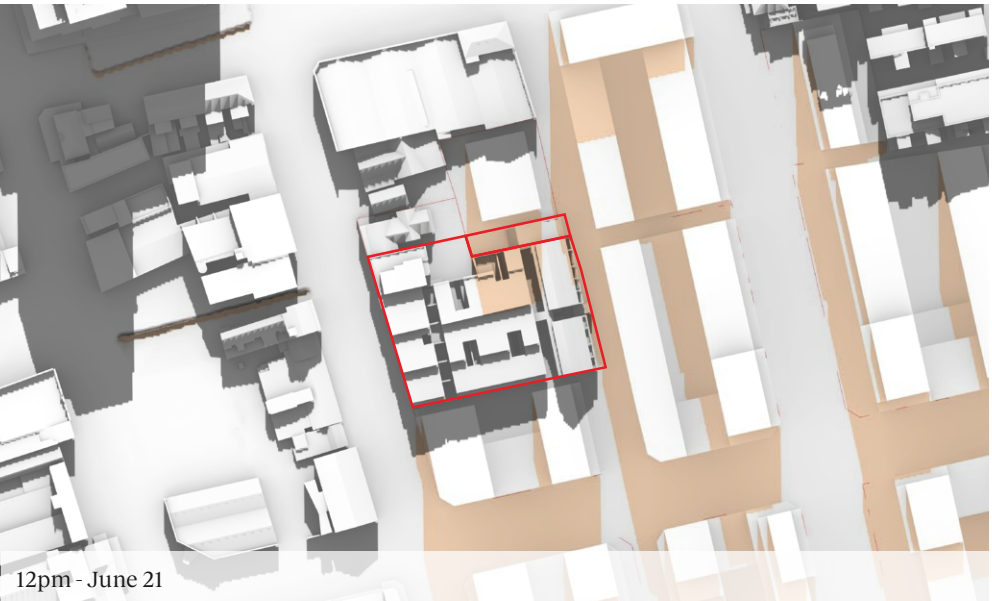
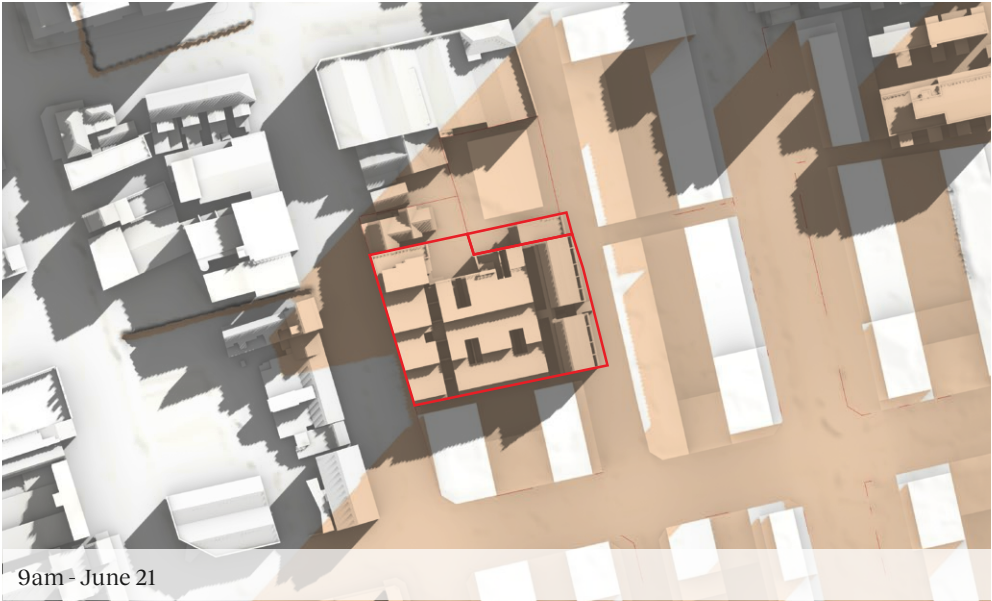
Proposed Master Plan





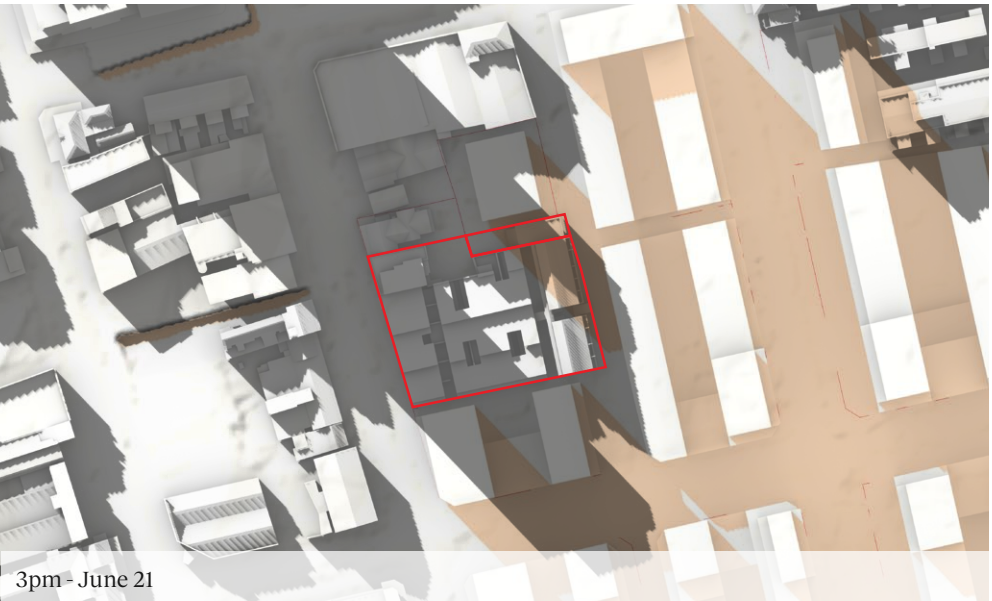
Overshadowing to neighbouring buildings

233-246 Cope Street and 111, 123 & 127  
Cooper Street Dwellings



**LEGEND**

|                                                                                     |                     |
|-------------------------------------------------------------------------------------|---------------------|
|  | Boundary            |
|  | Design Guide (+10%) |





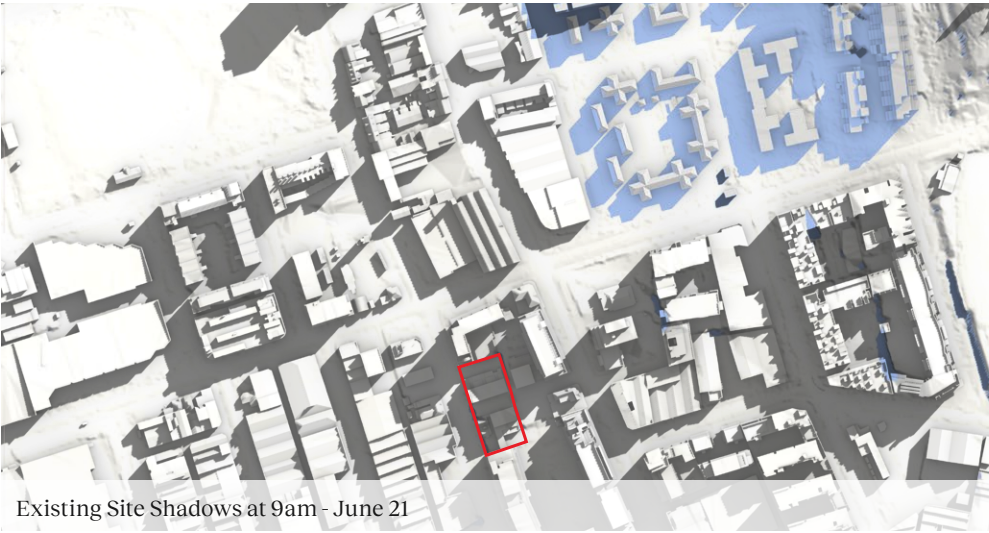
Overshadowing Study

The shadow studies below and on the following page illustrate the movement of shadows cast by the existing Waterloo South context, the 2022 Design Guide envelope, and the proposed Master Plan massing on 21 June (winter solstice) between 9:00am and 10:30am. This analysis has been prepared in response to Heritage NSW’s concerns regarding potential impacts on the Yiu Ming Temple.

The proposed Master Plan results in overshadowing of the temple site for approximately one hour, between 9:00am and 10:00am. It is observed that portions of the Yiu Ming Temple site are already subject to overshadowing from adjoining properties to the north. While the proposed Master Plan casts long shadows across the site during this period, the extent of impact is broadly comparable to that generated by the 2022 Design Guide envelope. From 10:30am onwards, the temple is not affected by shadows cast by the proposed Master Plan.

| LEGEND      |                              |
|-------------|------------------------------|
| <div></div> | Yiu Ming Temple Site         |
| <div></div> | Existing Site Shadows        |
| <div></div> | 2022 Design Guide Shadows    |
| <div></div> | Proposed Master Plan Shadows |
| <div></div> | Existing Shadows             |

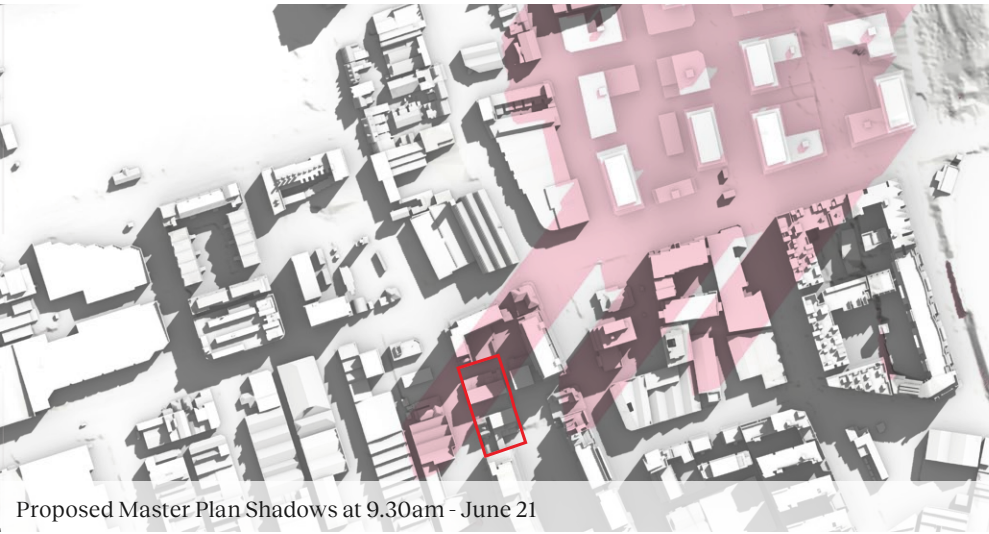
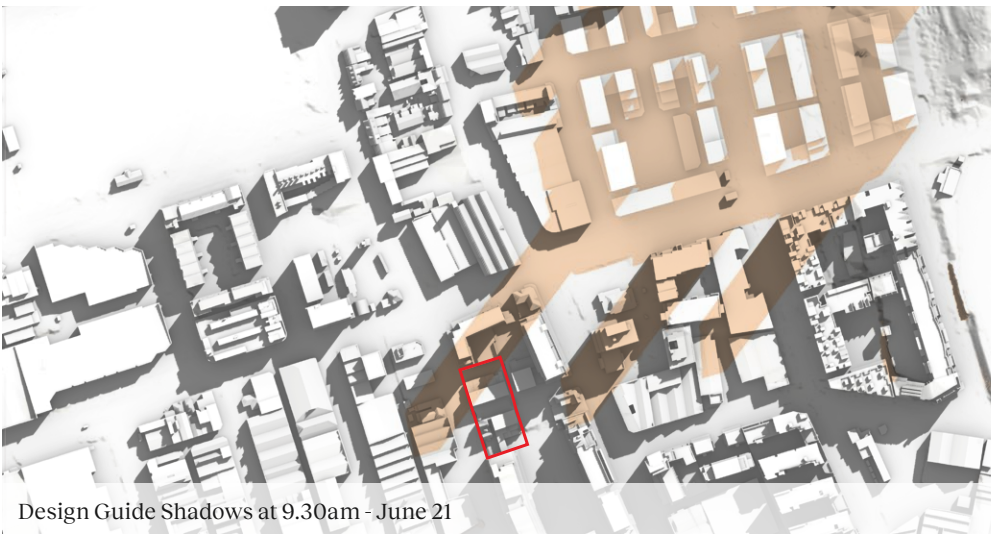
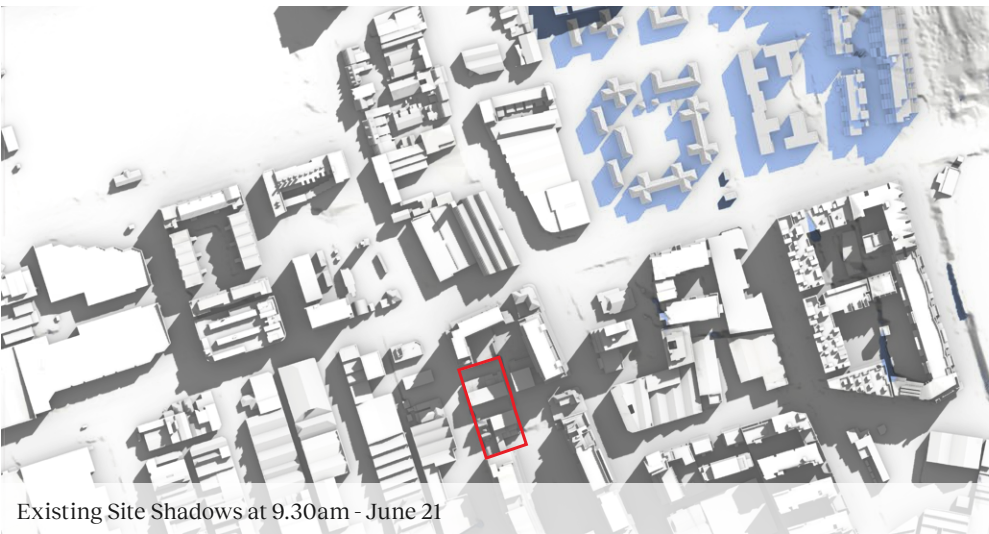
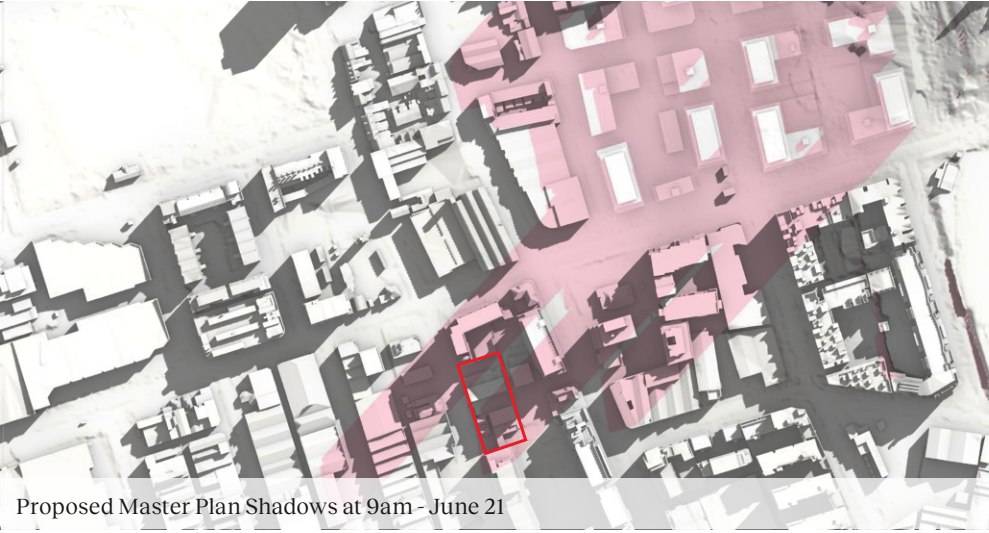
Existing Site



2022 Design Guide



Proposed Master Plan

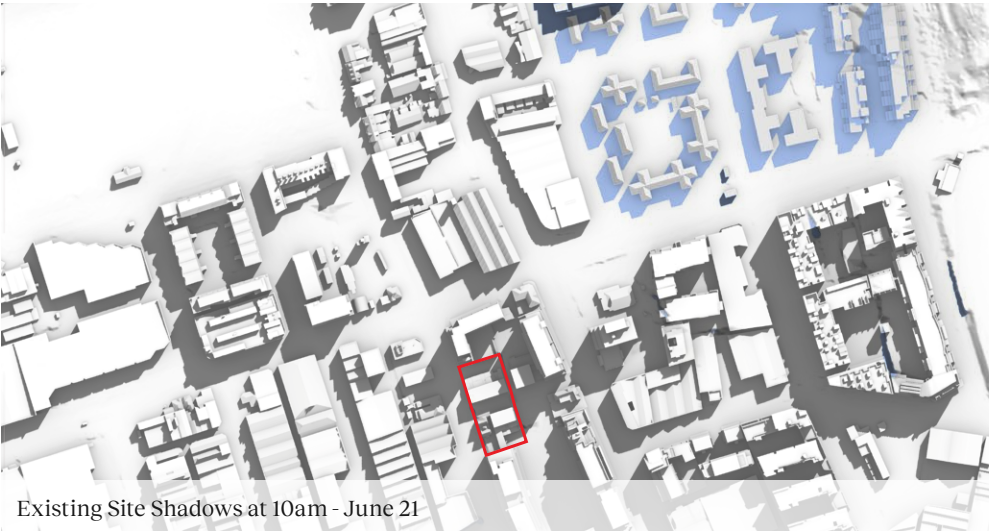




Overshadowing Study

| LEGEND      |                              |
|-------------|------------------------------|
| <div></div> | Yiu Ming Temple Site         |
| <div></div> | Existing Site Shadows        |
| <div></div> | 2022 Design Guide Shadows    |
| <div></div> | Proposed Master Plan Shadows |
| <div></div> | Existing Shadows             |

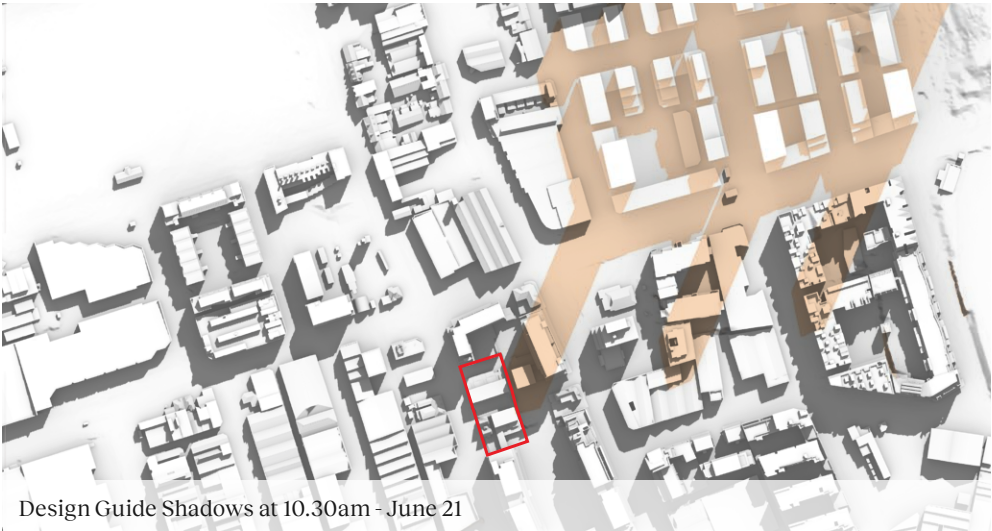
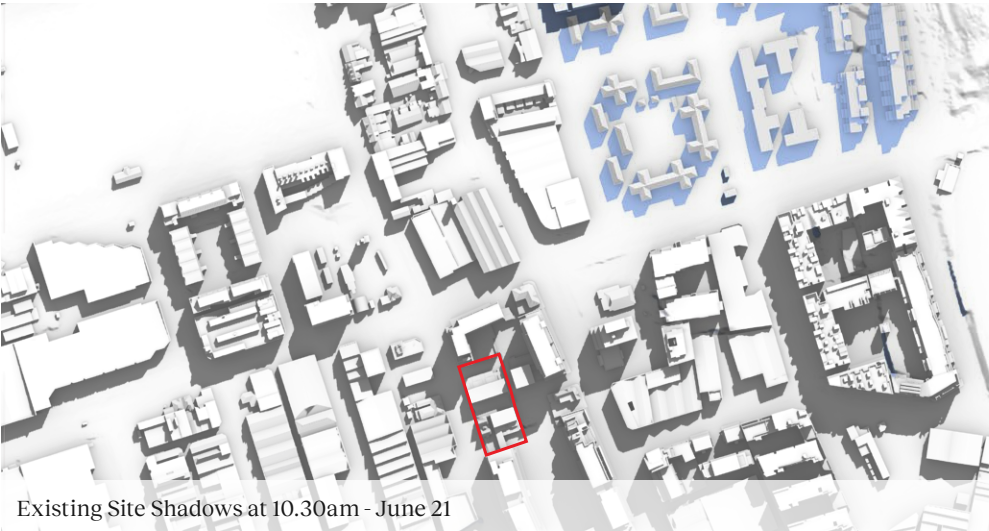
Existing Site



2022 Design Guide



Proposed Master Plan





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



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