



Scoping Proposal

Rezoning and Concept SSDA
Waterloo Estate (South)

Prepared for Stockland and Homes NSW

20.08.25
24233

Beam Planning acknowledge that Aboriginal and Torres Strait Islander peoples are the First Peoples and Traditional Custodians of Australia. We pay respect to Elders past and present and commit to respecting the lands we walk on, and the communities we work with.

Author:	Ashleigh Ryan Director	aryan@beamplanning.com.au
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Author:	Eliza Hannah Senior Planner	ehannah@beamplanning.com.au
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1.0 Introduction

1.1 Overview

The Waterloo Renewal Project is set to be one of Australia's largest and most significant inner city urban renewal initiatives, transforming an aged purpose-built and inward facing social housing estate into a safe, socially inclusive and sustainable mixed tenure community. The State Government's vision for the project is:

"To create a new and unique urban village on the Project Land (Gadigal Country) which delivers new homes, community places and green spaces with diverse housing choice and amenity; welcomes neighbours and visitors; prioritises the health and wellbeing of residents; and offers an authentic sense of place."

Beam Planning has prepared this Scoping Proposal on behalf of Stockland and Homes NSW (previously known as the Land and Housing Corporation) to support a concept State Significant Development Application (SSDA) for the redevelopment of the site within the Waterloo Estate (South), hereby known as 'Waterloo South'. A rectification State-assessed rezoning application will also be prepared and submitted concurrently to give effect to the concept SSDA. The land identified as Waterloo South, including the proposed concept for the redevelopment of the precinct is illustrated in **Figure 1** below.



Figure 1 Indicative illustration of the proposed concept for Waterloo South

This report seeks to identify and introduce the key matters and consultation requirements associated with the proposal and requests the issuance of project specific Secretary's Environmental Assessment Requirements (SEARs) for the concept SSDA and scoping requirements for the State-assessed rectification rezoning.

The concept development, in summary, aims to deliver:

- High quality mixed tenure housing in the context of a rapidly transforming area.
- Over 3,000 new dwellings, of which 50% of the residential GFA of the precinct will be social and affordable housing.
- Publicly accessible open space and public realm activation.
- An authentic mixed-use precinct, with housing co-located with essential services and access to public transport.

The concept SSDA will guide the detailed design of future buildings, open spaces, and the public realm within the Waterloo South site. It will seek concept development consent for key planning metrics, including maximum building envelopes, building heights, setbacks, and the distribution of floor area across different land uses and residential tenure types. The proposal will also establish loading zones and access arrangements, along with an indicative subdivision plan and staging plan for development, infrastructure delivery, and stormwater management. Additionally, several management plans and strategies—such as a Design Excellence Strategy, Public Art Strategy, Contamination Strategy, and Environmentally Sustainable Design (ESD) Strategy—will be submitted to guide future development stages.

Concurrent to the preparation of the concept SSDA, it is noted the Department's State Significant Rezoning Evaluation Panel found that the proposal satisfies the eligibility criteria under the '*Prioritising rezoning that delivers social and affordable housing program guideline*' and approved the rectification planning proposal to progress as a state-assessed rezoning proposal on 10 June 2025. As such, the Department will consider the rectification planning proposal and the concept SSDA concurrently.

The purpose of the rectification rezoning is to rectify discrepancies within the *Sydney Local Environmental Plan 2012* (Sydney LEP 2012) and the *Waterloo Estate (South) Design Guide* (Design Guide) dated November 2022, that currently limit the delivery of new homes on the site. Minor variations to the current planning controls are also required to reflect the latest commitments made by the NSW Government in relation to the tenure mix across the precinct resulting in changes to the distribution of built form across the precinct.

The following changes to the Sydney LEP 2012, in summary, are proposed:

- Minor reallocation of floor space ratio (FSR) controls across each development block – noting that the rezoning will not seek to increase the maximum GFA currently permissible across the Waterloo South Estate.
- Revision of maximum building height controls to align with the anticipated building form outlined in the Design Guide, accurately reflect site conditions, align with the existing maximum total gross floor area (GFA), and ensure tenure mix targets can be achieved across the precinct.
- Minor updates to matters such as active frontages, ground floor uses, definitions for community facilities, and rooftop gardens.

The existing building envelopes and certain provisions such as building setbacks referenced within the Design Guide and the height limits within the Sydney LEP 2012 are inconsistent, and do not accommodate the currently permissible design excellence GFA. It is therefore proposed to seek an amendment to the Sydney LEP 2012, which would align the Sydney LEP 2012 and Design Guide controls to enable the Design Guide building envelopes and permissible GFA to be delivered on the site rather than relying on substantial clause 4.6 variations for each stage.

The rectification rezoning will facilitate the concept proposal for the site, ensuring consistency in the planning framework. It will establish a clear, orderly, and transparent approach to the renewal program and the assessment of future SSDAs. Additionally, it will provide the community with greater certainty regarding future development outcomes for the project and ensure the delivery of social, affordable and market housing to contribute to overcoming the current housing crisis.

The concurrent assessment of the rectification rezoning and concept SSDA for Waterloo South will critically streamline the delivery of over 3,000 new dwellings – 50% of which (measured by floor area) are committed as social and affordable housing – in addition to community facilities focused on improving health, wellbeing and education outcomes, public open space, and commercial uses at the site. The concurrent assessment of these applications will ensure that the redevelopment of this important precinct occurs in an efficient and orderly manner.

The concept development is categorised as SSDA as per Section 26, Schedule 1 of *State Environmental Planning Policy Planning Systems 2021* (Planning Systems SEPP) as the project includes housing development carried out by or on behalf of the NSW Land and Housing Corporation, with an estimated development cost (EDC) of more than \$30 million.

This Scoping Proposal has been prepared in accordance with the State Significant Development Guidelines adopted by the Department of Planning, Housing and Infrastructure (DPHI) in March 2024 and provides an overview of the project, sets out the statutory context for the site and identifies the key likely environmental and planning issues that will be considered as part of the concept SSDA.

This Scoping Proposal has also been prepared generally in accordance with the DPHI Local Environmental Plan Making Guidelines (LEP Making Guidelines), and references concept plans prepared by Stockland included at **Attachment A**.

1.1 The Site

1.1.1 Site Identification

Waterloo Estate (South) ('Waterloo South') extends across 10 street blocks within the inner-city suburb of Waterloo. Waterloo South covers an approximate area of 10.6 hectares and is generally bound by Cope, Raglan, George, Wellington, Gibson, Kellick, Pitt and McEvoy streets. The legal description of Waterloo South is detailed in **Table 1**. The location of the precinct in the context of the Sydney CBD is illustrated in the figures below.

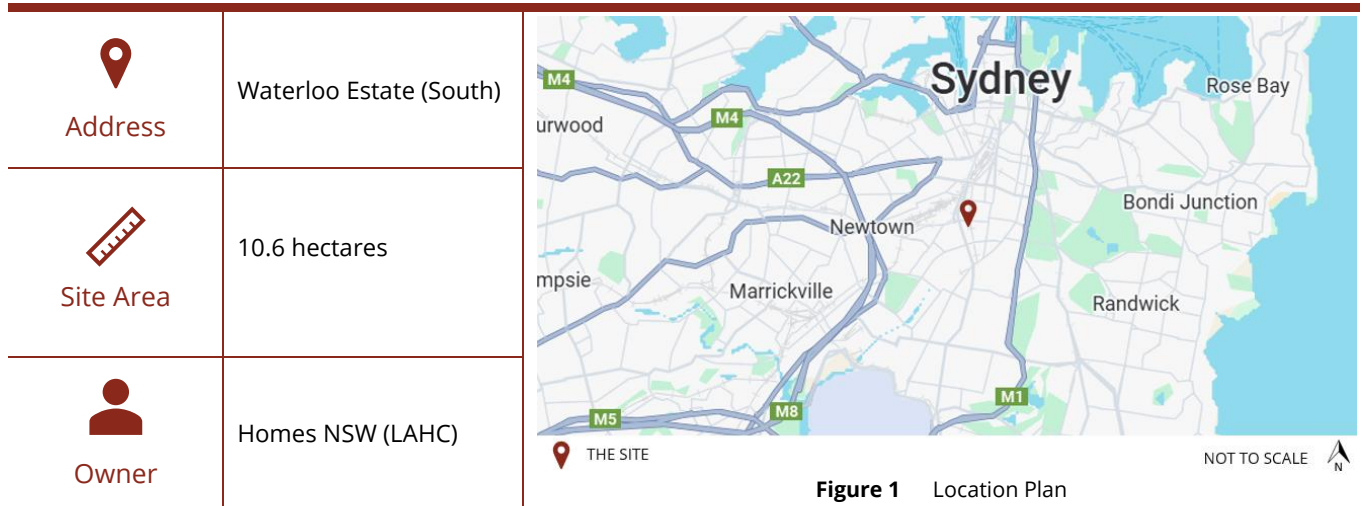


Table 1 Legal Description of Waterloo South

Address	Lot/DP
Lots owned by NSW Land and Housing Corporation (land is subject to both the rezoning and the concept SSDA)	
209-219 Cope Street, Waterloo	Lot 1 DP 217386, Lot 1 DP 225159
238-246 George Street, Waterloo	Lot 1 DP 225159
229-231 Cope Street Waterloo	Lot 3 DP 10721
6 John Street, Waterloo	Lot 1 DP 533762
97-109 Cooper Street, Waterloo	Lot A DP 105916, Lot B DP 105916, Lot C DP 105916, Lot 14 DP 10721,
248-254 George Street, Waterloo	Lot 2 DP 533678
232 Pitt Street, Waterloo	Lot 11 DP 635663, Lot 10 DP 635663
74-76 Wellington Street, Waterloo	Lot 1 DP 224728
331-337 George Street, Waterloo	Lot 3 DP 533680
247-251 Cope Street, Waterloo	Lot 1 DP 533679
339-341 George Street, Waterloo	Lot 1 DP 77168
250 Pitt Street, Waterloo	Lot 313 DP 606576
Lots owned by others (land is not subject to the rezoning and the concept SSDA)	
221-223 Cope Street, Waterloo	Lot 6 DP 10721, Lot 7 DP 10721, Lot 9 DP 10721, Lot 8 DP 1147179
225-227 Cope Street, Waterloo	Lot 5 DP 10721, Lot 4 DP 10721
233 Cope Street, Waterloo	Lot 12 DP 1099410, Lots 1-41 SP 79210
116 Wellington Street, Waterloo	Lot 10 DP 10721, Lot 11 DP 10721
111 Cooper Street, Waterloo	Lot 15 DP 10721
291 George Street, Waterloo	Lot 10 DP 1238631, Lots 1-20 SP 96906

Address	Lot/DP
110 Wellington Street, Waterloo	Lot 101 DP 1044801, Lots 1-58 SP 69476
336 George Street, Waterloo	Lot 3 DP 10686
213-215 Cope Street, Waterloo	Lot 2 DP 217386

1.1.2 Site and Surrounding Context

The suburb of Waterloo is located within the City of Sydney Local Government Area (LGA) and is located 3km south of Sydney CBD. The site is part of the broader “Waterloo Estate”, which comprises the northern, central, and southern precincts and accommodates a significant community residing in social housing.

The Waterloo South precinct is predominantly owned by NSW Land and Housing Corporation (LAHC), however, as outlined in **Table 1**, the site the subject of this report excludes several privately owned lots located within the boundary of the broader Waterloo South precinct outlined in **Figure 2**. The privately owned lots are currently used for residential, office, light industrial, and infrastructure uses. The LAHC owned sites are currently used almost exclusively for the provision of social housing, with ancillary offices and community facilities. Overall, Waterloo South currently contains a total of 729 social housing dwellings and 120 private dwellings.

As shown in **Figure 2**, surrounding suburbs include Redfern to the north, Green Square to the south, Alexandria to the west and Zetland to the east. This broader area has been subject to significant change over the last 10 years with projects such as South Eveleigh, Redfern North Eveleigh Precinct Renewal, Waterloo Metro Quarter and over station development (OSD) all contributing to the changing character of the area.

These broader renewal projects are supported by proximity to a range of public transport services, including Redfern Station, Green Square Station, and Waterloo Metro Station, all of which are within walking distance of Waterloo South.



 Waterloo South

NOT TO SCALE 

Figure 2 Aerial view of the Waterloo Estate and the Waterloo Estate (South) precinct

Source: Six Maps, modified by Beam Planning

1.1.3 Key site features

Key features of the site are described in **Table 2**.

Table 2 Key Site Features

Feature	Site details
Infrastructure	The site is served by arterial roads, heavy rail train stations, a Sydney Metro station, bus routes and regional cycle routes. These connections mean access to Central Sydney is fast and efficient, with a full suite of transport options and low travel times. Access to most of Greater Sydney is relatively high through well connected and high-capacity railways and arterial roads. Arterial roads connect the site to Greater Sydney, including Parramatta Road via Cleveland Street, the M8 motorway and Princes Highway via McEvoy Street, and Sydney Airport and North Sydney via the Eastern Distributor. McEvoy Street bounds the site to the south and is a classified road and arterial road. McEvoy Street is an important east-west link that connects to Botany Road and South Dowling Street. Botany Road is located to the immediate west of the site and South Dowling Street which is located further to the east of the site. Botany Road is a key corridor that connects the southern industrial lands and Sydney airport to the Sydney CBD in the north, whilst South Dowling Street provides connections to the city north and eastern suburbs. The site is surrounded by a series of local roads, with the intent of the precinct to become more pedestrianised. The site is well located and in walking distance to several heavy rail and metro stations including Waterloo metro station, Green Square station, and Redfern station. The City of Sydney have committed to improving active transport connectivity across the LGA. A new regional bike network runs directly through the site along George Street and provides connections to the broader network that spans the LGA. A new connection is also proposed along Wellington Street which will improve the east-west connectivity of the site.
Easements and Covenants	There are several easements for public access and infrastructure affecting the site.
Services	The site is serviced and will be assessed further in the EIS.
Acid Sulphate Soils	The site contains class 5 Acid Sulphate Soils.
Contamination	The site contains potential sources of contamination, receptors and exposure pathways.
Stormwater and Flooding	Some areas of Waterloo South are prone to flooding during heavy rainfall. A precinct wide flood study will be undertaken as part of the concept proposal and will assist in defining the built form outcomes for future detailed design stages.
Heritage	Waterloo South has four local heritage listed items within its boundaries, and a State heritage listed high pressure water tunnel running beneath the precinct. The site includes one of these local heritage item (I2078) and the State heritage listed high pressure water tunnel (SHR 01630) within its boundaries. Waterloo South contains the following local heritage and State heritage items as shown in the Figure below: • I2077 - Former Waterloo Pre-school (225 Cope Street) including interior • I2078 - 2-storey Victorian terrace houses (circa 1880) • 12086 - Single-storey Interwar building, Electricity Substation No 174 • 12085 - Duke of Wellington Hotel including interior • SHR 01630 - Potts Hill to Waterloo Pressure Tunnel and Shafts There are a number of local and State heritage listed items in proximity to the site. The site adjoins the Waterloo heritage conservation area to the east and is in proximity to five other nearby conservation areas. Based on an AHIMS Basic Search dated 09 April 2025 with a 1km radius from Lot 2 in DP533678 (approximately centre of the Waterloo South site) there are 4 Aboriginal sites recorded near the site (3 of which are within the scope of Figure 3. No Aboriginal sites have been recorded on the site.



Figure 3 Heritage Items and Heritage Conservation Areas Map (Waterloo South outlined in red)

1.1.4 Related Development

As discussed in **Section 1.1.2**, recent significant investment has been made into renewing Waterloo and surrounding inner city suburbs into vibrant mixed use precincts, leveraging proximity to public transport hubs. The following development is relevant to the context of Waterloo South.

Waterloo Metro Quarter

The Waterloo Metro Quarter (WMQ) borders the Waterloo South at the north west. The WMQ redevelopment is centred around the delivery of the Waterloo Metro Station, which is part of the broader Sydney Metro City and South West line.

The commitment to a metro station at Waterloo is a catalyst for development in the area. The metro station provides residents, workers and visitors to the site access to the Sydney Metro network, connecting to surrounding metropolitan and strategic centres, such as Central Sydney, St Leonards and Macquarie Park.

Aside from the new metro station, the WMQ is made up of four buildings centred around a public plaza. The four buildings comprise a mix of land uses including social and affordable housing, student accommodation, market housing, community facilities, and commercial and retail premises. An illustration of the future public plaza and northern and central buildings at WMQ is provided at **Figure 4**.



Figure 4 Photomontage of Waterloo Metro Quarter viewed from Cope Street

Source: *Urban Design Report – SSD10439*

2.0 Strategic Context

This section provides a concise overview of how the proposal aligns with key strategic objectives of the strategic framework guiding the site, including demonstrating consistency with the relevant Region and District Plans, as well as the City of Sydney Local Strategic Planning Statement (LSPS) and City of Sydney Local Housing Strategy. It also considers the strategic planning initiatives impacting the surrounding area and addresses the Government priorities relating to the ongoing housing crisis.

2.1 Planning Proposal PP-2021-3625

Strategic planning for the renewal of the Waterloo Estate has been ongoing for several years. In May 2020, the NSW Land and Housing Corporation lodged a request with the City of Sydney to amend the planning controls for Waterloo Estate (South). This followed the Minister for Planning and Public Spaces' announcement in November 2019 that designated the City of Sydney as the plan-making authority for the precinct.

The City of Sydney subsequently prepared a planning proposal that introduced key changes to the original request. These revisions aimed to increase affordable housing and provide dedicated housing for First Nations people. Additional changes were made to enhance the living environment, including:

- Wider and more navigable streets and walkways
- A new main street with shops and services
- A greater proportion of medium-rise buildings
- Fewer high-rise towers, strategically positioned at the southern edge to minimize overshadowing
- Increased sunlight access and better wind management

The planning proposal also included a large park adjacent to the Waterloo metro station, a neighbourhood park, and spaces for community facilities, retail, and commercial uses. It introduced new land use zoning, building height, and FSR controls including the current maximum GFA permissible for the site. Additionally, site-specific provisions were incorporated into the Sydney LEP 2012, and a Design Guide was established as a key consideration under clause 7.29 and clause 7.30 of the Sydney LEP 2012. In February 2023, a tripartite Voluntary Planning Agreement (VPA) was finalized between DPPI, the City of Sydney, and Homes NSW in relation to the future development of Waterloo South.

Since the finalisation of the planning proposal, Stockland along with Homes NSW have reviewed the detailed design plans and the anticipated delivery of the project. Through these investigations it was found that building envelopes referenced within the Design Guide and the height limits within the Sydney LEP 2012 are not compatible, and do not accommodate the permissible design excellence GFA.

It is therefore proposed to seek an amendment to the Sydney LEP 2012, which would align the Sydney LEP 2012 and Design Guide controls to enable the Design Guide building envelopes and permissible GFA to be delivered on the site rather than relying on substantial clause 4.6 variations for each stage.

2.2 National Housing Accord

Housing is the biggest single cost of living pressure, with mortgage payments or rent the largest expense for most households in NSW. Evidence shows that housing supply isn't keeping up with demand. Despite NSW having the largest population, the largest expected increase in population, the highest rents and the highest medium house prices, in May 2023 the NSW Productivity Commission publication *'Building more homes where people want to live'* recorded fewer overall housing development completions than Victoria.

In 2023, the Australian Government unveiled the National Housing Accord (the Accord), setting a target of 1.2 million well-located homes to be built between 2024 and 2029. In response, the NSW Government introduced a range of housing reforms aimed at stimulating the development sector and improving affordability and availability of housing. Despite these efforts, there remains a significant shortfall in the construction of well-located homes.

In May 2024, the NSW Government introduced a State Significant Rezoning Policy which aims to accelerate strategically important rezoning that are designed to deliver social and affordable housing. This policy provides a new pathway for rezoning proposals by the state's housing agencies within Homes NSW (NSW Land and Housing Corporation and the Aboriginal Housing Office) and Landcom.

The proposal meets the eligibility criteria to be included within the Social and Affordable Housing State Assessed Rezoning Process, see **Section 4.2.3** of this Scoping Proposal. The Department's State Significant Rezoning Evaluation Panel further found that the proposal satisfied the eligibility criteria under the '*Prioritising rezoning that delivers social and affordable housing program guideline*' and approved it to progress as a state-assessed rezoning proposal on 10 June 2025.

2.3 Alignment with Strategic Plans

The concept SSDA and the concurrent amendments to the Sydney LEP 2012 will facilitate development that is aligned with the relevant Region, District and local strategic plans. The proposal aligns with these plans as it will facilitate and support the delivery of increased residential development and complementary uses within an identified renewal site.

An evaluation against the relevant objectives of the Greater Sydney Region Plan, NSW Housing Strategy, and the Eastern City District Plan, as detailed in **Table 3**, demonstrates significant strategic merit in the concept SSDA and amending the Sydney LEP 2012 to facilitate the renewal of Waterloo South.

Table 3 Strategic Merit Assessment Against the Region and District Plans

Matter	Comment
The Greater Sydney Region Plan	
<i>Objective 1: Infrastructure supports the three cities</i>	The redevelopment of Waterloo South leverages existing infrastructure investments, ensuring efficient land use and urban renewal. The precinct benefits from the recently completed Waterloo metro station, upgraded Redfern station, and improved road and active transport networks. By delivering higher-density development in a well-serviced urban area, the proposal maximises infrastructure efficiency and reduces the need for new, large-scale infrastructure expansions.
<i>Objective 5 – Benefits of growth realised by collaboration of governments, community and business.</i>	The renewal of Waterloo South is being delivered through a collaborative approach between the NSW Government, the City of Sydney, Stockland, community housing providers, and community stakeholders. This coordinated effort ensures that urban growth aligns with local needs and strategic priorities. Extensive community consultation is integrated into the planning and delivery process, ensuring that local voices shape the precinct's future. The partnership approach also facilitates the provision of diverse housing typologies, improved open spaces, and essential social infrastructure, ensuring the benefits of growth are equitably distributed.
<i>Objective 6: Services and infrastructure meet communities' changing needs</i>	The Waterloo South precinct is designed to support a growing and evolving population by integrating essential services and infrastructure. The redevelopment will deliver new and enhanced public spaces, community facilities, and improved pedestrian and cycling connections. The provision of new social and affordable housing ensures that vulnerable populations have access to secure accommodation, while the precinct's design allows for future adaptability in response to community needs. The integration of health, education, and recreational services will further support a vibrant and sustainable community.
<i>Objective 7: Communities are healthy, resilient and socially connected</i>	The precinct will prioritise health and well-being through high-quality urban design, green spaces, and active transport infrastructure. Public open spaces will be enhanced to encourage social interaction, physical activity, and access to nature. The proposal also promotes a mix of housing, ensuring an inclusive and socially connected community. Additionally, the development will incorporate climate-responsive design, improving resilience to extreme weather events and ensuring sustainable living environments.
<i>Objective 8: Greater Sydney's communities are culturally rich with diverse neighbourhoods</i>	Waterloo South is known for its rich cultural diversity, and the redevelopment will reinforce this character by providing housing options that cater to people from various socio-economic backgrounds. The inclusion of social and affordable housing ensures that long-term residents can remain in the area, preserving community ties. The precinct will also incorporate public art, cultural facilities, and spaces for community events, celebrating and enhancing the local identity.
<i>Objective 10 – Greater housing supply</i>	The proposed rezoning of Waterloo South will facilitate the delivery of a significant number of new homes, contributing to Greater Sydney's housing supply targets. By enabling higher-density development in a well-connected location, the proposal aligns with state and regional housing strategies aimed at meeting Sydney's growing population demands.

Matter	Comment
	The precinct will accommodate a mix of housing typologies, ensuring that supply increases across multiple market segments.
<i>Objective 11: Housing is more diverse and affordable</i>	The renewal of Waterloo South will deliver a mix of housing tenures, including market, affordable, and social housing, ensuring diversity and affordability. The project prioritises the retention and expansion of social housing, addressing the significant demand in the City of Sydney. The inclusion of affordable rental housing will support key workers and low- to moderate-income households, promoting socio-economic diversity within the precinct.
<i>Objective 12: Great places that bring people together</i>	The precinct will be designed to foster a strong sense of community through high-quality public spaces, improved streetscapes, and active ground-level uses. New and upgraded parks, community centres, and pedestrian-friendly streets will enhance social interactions and improve the overall liveability of the area. The urban renewal strategy incorporates placemaking principles, ensuring that public spaces are vibrant, safe, and welcoming for residents and visitors alike.
<i>Objective 13: Environmental heritage is identified, conserved and enhanced</i>	The redevelopment of Waterloo South acknowledges the area's cultural and environmental heritage. Key heritage buildings and elements will be preserved and integrated into the new urban fabric. The planning framework ensures that Aboriginal and European heritage values are respected through adaptive reuse strategies, public interpretation initiatives, and culturally sensitive design. The precinct will also prioritise sustainable development, incorporating green infrastructure and environmentally responsible building materials.
<i>Objective 14: A Metropolis of Three Cities – integrated land use and transport creates walkable and 30-minute cities</i>	The Waterloo South precinct aligns with the Metropolis of Three Cities vision by ensuring that residents have access to jobs, services, and amenities within a 30-minute travel radius. The integration of higher-density residential development with high-frequency public transport connections—such as the Waterloo metro station—supports the creation of a walkable, transit-oriented community. The redevelopment enhances pedestrian and cycling infrastructure, reducing reliance on private vehicles and contributing to a more sustainable urban environment.
<i>Objective 30: Urban tree canopy cover is increased</i>	The proposal will enhance the project's ability to deliver an increased tree canopy coverage across the site by aligning the building envelopes with the required setbacks from street trees as informed by the latest Arboricultural assessment.
Housing 2041: NSW Housing Strategy	
<i>To deliver housing supply in the right locations at the right time</i>	The proposed rezoning of Waterloo South will unlock significant housing supply in an inner-city location that is well-connected to jobs, services, and transport infrastructure. The precinct is adjacent to the newly completed Waterloo metro station, providing high-frequency access to the Sydney CBD, Parramatta, and key employment centres. By facilitating increased density in a well-served area, the project aligns with NSW Housing Strategy goals to optimise housing supply in strategic locations while avoiding urban sprawl.
<i>To provide housing that is affordable and secure</i>	The redevelopment prioritises affordable and social housing, ensuring that lower-income households and vulnerable residents have access to secure accommodation. More than 1,500 new social and affordable homes will be delivered on the site through the State Assessed Rezoning Process. The project incorporates mixed tenure housing, including affordable rental housing for key workers, providing long-term housing security and addressing affordability challenges in the City of Sydney.
<i>To provide housing that is diverse and meets varied and changing needs</i>	The Waterloo South renewal will deliver a range of housing typologies, including social, affordable, and market housing, ensuring a balanced and inclusive community. The precinct's design considers the needs of different household types, including families, single-person households, and older residents. Accessible and adaptable housing will also be incorporated, ensuring that housing supply meets changing demographic and social needs over time.
<i>To deliver enduring and resilient housing</i>	The redevelopment of Waterloo South integrates climate-responsive design, sustainability initiatives, and resilient infrastructure to ensure long-term liveability. Buildings will incorporate energy-efficient materials, green infrastructure, and water-sensitive urban design principles to enhance sustainability. The project also prioritises public open spaces, walkability, and active transport connections, ensuring that the precinct remains adaptable and resilient to climate change impacts while supporting a healthy and connected community.

Matter	Comment
Eastern City District Plan	
<i>Planning Priority E3. Providing services and social infrastructure to meet people's changing needs</i>	The redevelopment of Waterloo South will integrate new and enhanced social infrastructure to support the evolving needs of the community. This includes improved community facilities, childcare services, healthcare access, and educational amenities to ensure residents have access to essential services. The precinct's design will also incorporate flexible and adaptable spaces to accommodate future community needs, ensuring long-term sustainability.
<i>Planning Priority E4. Fostering healthy, creative, culturally rich and socially connected communities</i>	The renewal of Waterloo South prioritises health and well-being through high-quality public spaces, pedestrian-friendly streets, and access to recreational facilities. The project will incorporate public art, cultural programming, and community spaces to celebrate Waterloo's diverse cultural identity. Additionally, the development enhances social connectivity by providing a mix of housing tenures, ensuring an inclusive and integrated community.
<i>Planning Priority E5. Providing housing supply, choice and affordability, with access to jobs services and public transport</i>	Waterloo South will significantly increase housing supply, delivering a mix of market, social, and affordable housing options. The precinct's location adjacent to the Waterloo metro station and within walking distance of Redfern station ensures residents have seamless access to jobs, services, and public transport. The provision of diverse housing typologies ensures that the precinct accommodates various household types and income levels, contributing to housing affordability and choice.
<i>Planning Priority E6. Creating and renewing great places and local centres and respecting the district's heritage.</i>	The urban renewal of Waterloo South will enhance the local character while respecting the area's rich heritage. The concept plan incorporates design excellence principles to ensure high-quality urban design and public realm improvements. Heritage elements within the precinct will be identified, conserved, and integrated into the new development, ensuring that Waterloo's historical significance is celebrated within a contemporary setting.
<i>Planning Priority 18. Delivering high quality open space.</i>	The Waterloo South renewal will significantly enhance open space provision by creating new public parks, plazas, and increasing the site's canopy coverage. The precinct's landscape design will prioritise walkability, active recreation, and social interaction, ensuring that open spaces cater to a range of community needs. Green infrastructure, including tree canopy expansion and urban cooling measures, will contribute to improved environmental outcomes and urban amenity.
<i>Planning Priority E19. Reducing carbon emissions and managing energy, water and waste efficiently.</i>	The renewal project is committed to ensuring sustainable outcomes are achieved at the site. This will be achieved by incorporating the following sustainable design practices low-carbon building design, renewable energy integration, and water-sensitive urban design principles. The development will prioritise energy efficiency, waste reduction strategies, and sustainable transport options, such as improved cycling infrastructure and pedestrian-friendly streets. These initiatives align with broader net-zero emissions targets and contribute to Greater Sydney's transition towards a more sustainable urban future.

The concept SSDA and concurrent rezoning is also consistent with the City of Sydney Local Strategic Planning Statement and Local Housing Strategy. **Table 4** outlines an assessment against each relevant objective of the local strategies and notes the economic, social and environmental impacts anticipated in consideration of the proposal. Please note that the objectives within the City of Sydney Local Housing Strategy overlap with those within the Eastern City District Plan and therefore have been addressed entirely under this Scoping Proposal.

Table 4 Strategic Assessment Against the relevant Local Strategies and Plans

Matter	Comment
City of Sydney LSPS	
<i>Supporting community wellbeing with social infrastructure</i>	The redevelopment of Waterloo South leverages existing and planned infrastructure investments to ensure that growth is well-supported. The precinct is directly adjacent to the Waterloo metro station, within walking distance of Redfern station, and benefits from recent transport and streetscape upgrades. Social and utility infrastructure, education, and community facilities will be expanded where necessary to accommodate the increased population. The project ensures that development occurs in a coordinated and infrastructure-ready manner, minimising strain on existing services.
<i>A creative and socially connected city</i>	The renewal of Waterloo South prioritises social infrastructure delivery, ensuring access to health, education, childcare, and community services. The project includes new public spaces, cultural facilities, and recreational amenities that foster social interaction and community

Matter	Comment
	engagement. The concept plan incorporates universal design principles, ensuring inclusive and accessible spaces for all residents, including people with disabilities, seniors, and young families.
<i>Creating great places</i>	The renewal of Waterloo South is driven by placemaking principles that enhance the character, identity, and functionality of the precinct. High-quality public domain upgrades, new parks, improved streetscapes, and active transport connections will contribute to a more vibrant and liveable urban environment. The project's proposed design excellence process ensures that new buildings and public spaces contribute to a cohesive and visually appealing precinct, enhancing the local identity and sense of place.
<i>New homes for a diverse community</i>	The proposal for Waterloo South will deliver a mix of housing types and tenures, ensuring a socially inclusive and diverse community. The development will provide a combination of social, affordable, and market housing, catering to a broad spectrum of income levels and household compositions. The precinct's housing strategy aligns with NSW Housing Strategy and City of Sydney housing policies, supporting key workers, families, and vulnerable populations.
<i>Open, accountable and collaborative planning</i>	The renewal of Waterloo South is being delivered through a transparent and community-focused planning process. Extensive community consultation and stakeholder engagement have been embedded in the project's planning and design stages to ensure that local voices shape the precinct's future. The project aligns with state and local strategic plans, ensuring that development outcomes are balanced, equitable, and aligned with broader metropolitan growth objectives.
City of Sydney Local Housing Strategy	
<i>Priority H1 - Facilitating more homes in the right locations</i>	The proposal for Waterloo South will enable the delivery of a significant number of new homes in a highly accessible, well-served urban location. By concentrating higher-density development around the Waterloo metro station and existing transport links, the precinct aligns with state and regional housing strategies aimed at accommodating Sydney's growing population in strategic, well-connected areas. This approach optimises land use, ensuring that housing supply is increased in a way that supports sustainable urban growth.
<i>Priority H2 - Coordinating housing growth with the delivery of infrastructure</i>	The renewal of Waterloo South leverages existing transport, water, energy, and social infrastructure, reducing the need for costly, large-scale infrastructure expansions. The recently completed Waterloo metro station, upgraded Redfern station, and enhanced active transport networks ensure that future residents will benefit from efficient, multi-modal connectivity. Additionally, the redevelopment will include new and improved public spaces, community facilities, and essential services, ensuring that infrastructure keeps pace with housing growth to support a well-functioning, liveable community.
<i>Priority H3 - Increasing diversity and choice in housing</i>	The precinct will accommodate a mix of housing typologies, ensuring supply across multiple market segments. This includes high-density apartments, affordable rental housing, and social housing, providing a range of dwelling types to suit different household needs. The mix of housing will ensure a balanced and inclusive residential community.
<i>Priority H4 - Increasing the diversity and number of homes available for lower-income households</i>	The redevelopment of Waterloo South prioritises the inclusion of affordable rental housing for low- to moderate-income households. By ensuring that 50% of residential GFA are designated as either social or affordable housing, the precinct supports Sydney's broader housing affordability objectives. The provision of lower-cost rental options will help key workers, students, and vulnerable populations remain in a well-served urban area with access to jobs, transport, and amenities.
<i>Priority H5 - Increasing the amount of social and supported housing</i>	Waterloo South will increase the amount of social and affordable housing that exists on the site, addressing the growing demand for secure, long-term accommodation for vulnerable populations. The redevelopment ensures that existing social housing residents are not displaced in the long term, while also increasing the overall supply of social and supported housing within a mixed-tenure environment. This approach integrates social housing with private and affordable homes, promoting social inclusion and reducing housing segregation.
<i>Priority H6 - Improving NSW Government controlled site outcomes</i>	The Waterloo South renewal is a collaborative initiative between the NSW Government, City of Sydney, Stockland, community housing providers, and community stakeholders ensuring a coordinated approach to urban renewal. The planning and delivery process incorporates extensive community consultation, ensuring that local voices shape the precinct's future. The

Matter	Comment
	proposal also promotes best-practice urban design, sustainability measures, and place-based planning principles, setting a benchmark for NSW Government-controlled site outcomes.
<i>Priority H7 - Increasing liveability, sustainability and accessibility through high-quality residential design</i>	The precinct will be designed to enhance liveability through high-quality public spaces, improved streetscapes, and vibrant ground-level uses. New and upgraded parks, pedestrian-friendly streets, and community hubs will foster a strong sense of place and belonging. Sustainability is a core focus, with climate-responsive design, green infrastructure, and energy-efficient buildings incorporated throughout the development. The renewal will also prioritise accessibility, ensuring that homes and public spaces cater to people of all ages and abilities, creating a resilient, inclusive, and sustainable urban community.

3.0 Planning Process

The redevelopment of Waterloo South is a long-term project that requires a staged approach to reduce disruption to existing residents on the site, while endeavouring to expedite the delivery of new homes. To ensure that the development proceeds in a timely and cost-effective manner, the redevelopment will occur via several planning processes.

Specifically, multiple planning processes will be utilised to support the delivery of Waterloo South:

1. Concept SSDA – A concept SSDA will be prepared to establish the planning parameters for the future redevelopment of the site, as anticipated by the Design Guide.
2. Rectification planning proposal (rezoning) – As outlined in this Scoping Proposal, a concurrent rezoning application will be prepared alongside the concept SSDA. Further detail on these concurrent applications is provided in **Section 3.1**.
3. Future Detailed SSDA(s) – Multiple detailed SSDAs will be prepared following the completion of a design excellence process (where required) to seek approval for the construction of new social and affordable housing, market housing, community facilities, infrastructure and non-residential land uses. A separate 'early works' SSDA for Block 8 and Block 9 will also be prepared.

The first detailed SSDAs will relate to Block 8 and Block 9, being the first of six indicative stages of the Waterloo South development illustrated at **Figure 5**. Any reference to "Stage 1" or subsequent stages of the development refers to the delivery of Blocks 8 and 9 within the precinct. The concept SSDA will outline the future anticipated stages for the delivery of the remainder of the Waterloo South precinct.

Additional details regarding the scope of the multiple planning processes to be utilised across the precinct is provided within **Section 5.0** of this Scoping Proposal.

Critical to streamlining the delivery of significant social and affordable housing at the site, is the rectification of inconsistent planning controls that are currently limiting the maximum utilisation of development at Waterloo South.



Figure 5 Development Blocks within the Waterloo South Precinct

3.1 Overview of concurrent concept SSDA and rezoning process

This Scoping Proposal relates to a concurrent concept SSDA and State-assessed rezoning application (rezoning) for the redevelopment of the Waterloo South.

Development with an estimated development cost exceeding \$30 million that is carried out on behalf of NSW Land and Housing Corporation (a subsidiary of Homes NSW) is declared State Significant Development (SSD) in accordance with Schedule 26 and Schedule 26A of the *State Environmental Planning Policy (Planning Systems) 2021*. Given the estimated development cost for the project will be approximately \$3 billion, the concept for the redevelopment of Waterloo South will exceed this cost threshold and the development will therefore be classified as SSD.

The concept SSDA will include minor variations to the current planning controls for the site, rectifying discrepancies between the approved Design Guide, the Sydney LEP 2012, and reflecting commitments made by the NSW Government in relation to the tenure mix across the precinct.

As such, Homes NSW have proposed that the concurrent rezoning be assessed by DPHI with the assessment of the concept SSDA in accordance with the NSW Governments Program Guideline - *Prioritising rezonings that deliver social and affordable housing, dated May 2024*. It is noted the Department's State Significant Rezoning Evaluation Panel found on 10 June 2025 that the proposal satisfies the eligibility criteria under the '*Prioritising rezoning that delivers social and affordable housing program guideline*' and approved the rectification planning proposal to progress as a state-assessed rezoning proposal.

4.0 The Proposal

The concept SSDA and rectification rezoning for Waterloo South will establish the planning framework to guide the redevelopment of the precinct.

4.1 Project Vision and Intended Outcomes

The vision for the site is to create a unique and vibrant mixed-tenure housing precinct that supports the needs of the community and delivers much needed housing in response to National and State Government priorities. Through consultation with Homes NSW, the concept plan aims to deliver a project that:

- Provides high quality mixed tenure housing in the context of a rapidly transforming area.
- Contribute over 3,000 new dwellings, with 50% of the residential GFA to be social and affordable housing.
- Provides for publicly accessible open space and public realm activation.
- Creates an authentic mixed-use precinct, with housing co-located with essential services and access to public transport.

The proposed redevelopment seeks to create a unique and vibrant destination that can deliver significant social benefits to residents, visitors, and workers in the Waterloo area and broader City of Sydney LGA. The co-location of community and health services with housing and employment uses will ensure the redevelopment is an integrated, accessible and connected precinct that supports the social needs of community.

4.2 Proposed Concept SSDA

The concept SSDA seeks concept approval in accordance with section 4.22 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) for the comprehensive redevelopment of the Waterloo South precinct. The concept development proposal, if approved, will guide the detailed design of future buildings, public open spaces, and the public realm within the Waterloo South precinct. It will seek concept development consent for key planning metrics for the precinct as generally described in **Table 5** (indicative figures).

Table 5 Key development metrics

Descriptor	Project Details
Project Area	• 114,227m² (approx.)
Project Description	• Maximum building envelopes, including maximum building heights, street-wall heights and ground and upper-level setbacks • Distribution of floor area across the Waterloo South precinct development blocks • Allocation of floor space between social housing, affordable housing, community facilities, childcare facilities, health care facilities and other non-residential uses across the Waterloo South precinct • Loading, vehicular and pedestrian access arrangements • Indicative subdivision plan, staging plan and delivery sequencing for development and the provision of public space, local infrastructure, flood and stormwater management works and remediation works • Approval of the following management plans and strategies to inform future stages of the development: - Updated Design Excellence Strategy - Preliminary Public Art Strategy - Contamination Strategy - Flood Management Strategy - Stormwater Management and Drainage Strategy - ESD Strategy - Strategies for utilities and service provision including service infrastructure lead-in enabling works - Tree Retention Strategy - Apartment Design Guide precinct strategy
Land Uses	• Social housing: no less than 30% of residential GFA • Affordable housing: ~20% of residential GFA (balance between the delivery of minimum 30% social housing, and the maximum 50% market housing) • Market housing: no greater than 50% of residential GFA • Community facilities: 5,000sqm • Non-residential floor space: 10,000sqm

Gross Floor Area	Up to 282,000m ²
Building Heights	Between 2 and 33 storeys
Car Parking	Up to 1,800 spaces (across all land uses)
Staging/ Phasing	The indicative staging of the redevelopment will be outlined in detail in the concept SSDA. It is expected that the redevelopment will occur in 6 stages.



Figure 6 Proposed concept SSDA scope

4.3 Proposed Rezoning

The concurrent rezoning application will seek changes to the Sydney LEP 2012 and the Waterloo Estate (South) Design Guide dated November 2022 which is referenced in clause 7.29(5) of the Sydney LEP 2012.

The Design Guide was subject to extensive review and design input by the City of Sydney and informed by community consultation and provides the intended built form outcomes for the site. However, a detailed investigation of the controls has revealed that, the height controls in the Sydney LEP 2012 do not accommodate the building envelopes established in the Design Guide, nor do they fully accommodate the floor space achievable under the design excellence bonus applicable to the site¹, and as such amendments to the Sydney LEP 2012 are required to address these discrepancies.

A scheme generally complying with the Design Guide envelopes and height controls under the Sydney LEP 2012, would not utilise the maximum permitted GFA under the Sydney LEP 2012, falling short of approximately 20,000m² of GFA.

As a minimum of 50% of this GFA is to be allocated to social and affordable housing, development utilising the existing controls would result in a fewer social and affordable homes within Waterloo South than may otherwise be delivered.

¹ The text in Section 4 of the Design Guide confirms that the City of Sydney the Design Guide envelopes were designed to accommodate 265,000m² gross floor area, however the LEP permits approximately 286,000m² gross floor area if design excellence is awarded

It is therefore proposed to seek a LEP Amendment, which would align the Sydney LEP 2012 and Design Guide controls such that development within the precinct can be accommodated within the permissible LEP controls and design guide envelopes rather than relying on substantial clause 4.6 variations for each stage.

The maximum height of building maps in the Sydney LEP 2012 are proposed to be revised, in addition to the Sydney LEP 2012 maximum FSR maps to reflect a revised allocation of floor space across the precinct. It is noted that the rezoning **will not** seek to increase the maximum GFA currently permissible across the Waterloo South Estate.

4.2.1 Amendments to the Sydney LEP 2012

The amendments proposed to the Sydney LEP 2012 along with justification for the proposed amendments are outlined in **Table 6**. The following amendments are indicative at this stage, and may be subject to change as the detailed design progresses during the preparation of the concept SSDA and rectification rezoning.

Table 6 Proposed Amendments to Sydney LEP 2012

Control	Clause	Proposed Changes	Justification
Height and FSR Maps	See existing and proposed maps below.	Amend the maps to align with revised building envelopes.	Rectification to the height controls in the Sydney LEP 2012 are required as they are currently inconsistent with the building envelopes established in the Design Guide, nor do they fully accommodate the floor space achievable under the design excellence bonus applicable to the site.
7.27 Active Street Frontages (3)(b)(i)	<i>(3) Development consent must not be granted to the erection or change of use of a building on land to which this clause applies unless the consent authority is satisfied all premises facing the street on the ground floor will— (b) be used for the purposes of— (i) for a building in Waterloo Estate (South)—Area 1—one or more of the following— (A) business premises, (B) centre-based child care facilities, (C) community facilities, (D) health services facilities, (E) retail premises, or</i>	Amend clause 7.27 to include the following permissible uses: Education Establishments & Creative Industries.	The current clause limits the types of uses that would satisfy the “active frontages” clause. While there will be further refinement of the ultimate mix of uses through the development of the Concept SSDA (and in consultation with community), it is proposed to add “education establishments” and “creative industries” to the clause to provide flexibility in terms of the ultimate mix of uses. Amendment of this control will ensure these uses are permissible along the Active Street Frontages.
7.29 Waterloo Estate (South)—Area 1 (3)(a)	<i>(3) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied of the following— (a) at least 17,000m² of the gross floor area of all buildings on the land will be used for purposes other than residential accommodation,</i>	Amend clause 7.29(3)(a) to reduce the non-residential GFA requirement to 15,000m ² .	To adjust the non-residential GFA provision in response to the removal of the Health One Facility from the original planning proposal (PP-2021-3625) scheme.
7.29 Waterloo Estate (South) – Area 1 (3)(b)	<i>(3) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied of the following— (b) at least 5,000m² of the gross floor area of all buildings on the land will be used for the purposes of one or more of the following—</i>	Either reduce area required for the nominated uses by 2,000m ² or alternatively add ‘Education Establishment’ as a use which can contribute towards the minimum 5,000m ² required.	Change is required as Health One Facility is no longer proposed within the precinct. The proposed amendments would reflect the replacement of the Health One facility with an alternative mix of community-focuses land uses. Given the ultimate mix of proposed uses is subject to further refinement, at a minimum it is

Control	Clause	Proposed Changes	Justification
	<i>(i) centre-based child care facilities,</i> <i>(ii) community facilities,</i> <i>(iii) health services facilities,</i>		proposed to include Education Establishments.
7.29 Waterloo Estate (South) – Area 1 (6)	<i>(6) In determining the height of a building on land to which this clause applies, solar panels and associated structures must be excluded if the consent authority is satisfied the solar panels and associated structures will not—</i> <i>(a) have a significant adverse visual impact, or</i> <i>(b) adversely impact the amenity of neighbouring properties.</i>	Amend clause 7.29(6) to include rooftop access to communal open space and related amenity structures from the height of the building measurement	This change would be consistent with the approach that the City of Sydney is currently taking with its Housekeeping Amendment to the LEP and will reduce the need for clause 4.6 variation requests. The amendment is only required if the Waterloo South rezoning proceeds before the housekeeping LEP amendment.

4.2.2 Amendments to the Design Guide

The following table outlines a summary of the proposed changes to the Design Guide, dated November 2022. The following amendments are indicative at this stage, and may be subject to change as the detailed design progresses during the preparation of the concept SSDA and rectification rezoning.

Table 7 Proposed Amendments to the Design Guide

Section	Proposed Changes	Justification
1 Introduction	Update Citation	To refer to updated version of the document
4 Staging and Implementation	Update to include proposed project staging	This section is to be amended to reflect the indicative staging of the Concept scheme.
5. Land Use	Update location of non-residential uses at ground level and update the active street frontages map	Minor refinements are proposed to reflect the Concept Scheme.
6. Community Facilities & Services	Remove reference to Health One facility Include reference to alternative uses such as an Education Establishment.	Change required as Health One Facility is no longer proposed within the precinct.
7. Public Space	• Include reference to additional public open space proposed at the southern end of George Street • Update Tree Strategy to reflect trees proposed to be retained and trees to be removed	Minor refinements proposed to reflect the Concept Scheme.
8. Building Layout, form & design	• Remove detailed building sections and redundant images from the Design Guide • Update building height in storeys map • Update floor to floor heights • Update building setbacks map • Amend provision regarding max. floorplate of tall buildings to enable floorplates larger than 720sqm GFA above 15 storeys • Update roof level communal open space and green roofs map • Update the ground level deep soil and planting locations map • Reduce the requirement for silver liveable apartment standard and accessible car parking for market apartments • Update design excellence requirements to reflect revised design excellence strategy	Minor refinements proposed to reflect the Concept Scheme.
9. Transport, movement & Parking	• Update carpark locations and entries map.	Minor refinements proposed to reflect the Concept Scheme.

4.2.3 Consistency of the rezoning with the Eligibility Criteria

To be eligible for the streamlined rezoning pathway, the proposal must demonstrate it is consistent with certain eligibility criteria. These criteria and the consistency of the proposal is outlined in **Table 8**.

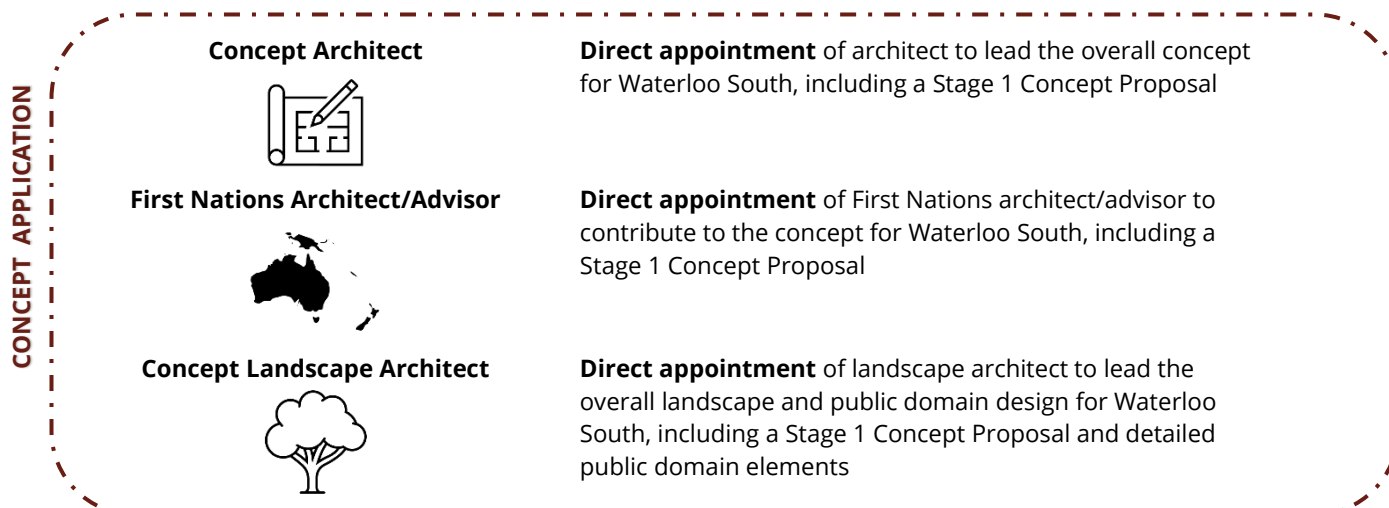
Table 8 Rezoning eligibility criteria assessment

Eligibility Criteria	Consistency of Rezoning Proposal
The applicant must be a representative of: NSW Land and Housing Corporation, or the Aboriginal Housing Office, or Landcom	Homes NSW is a state housing agency that delivers social and affordable housing.
The project is not currently in the planning system	The proposal is not currently within the planning system.
Aligned to the state and national housing priorities	The proposal will deliver over 3,000 new dwellings to the Waterloo South precinct, providing much need housing stock in alignment with the state and national housing priorities. Importantly over 50% of these new dwellings will be for social and affordable housing, providing increased and improved stock to what was existing. Without rectification to the LEP and Design Guide, the scheme would fall short of the maximum permitted GFA under the Sydney LEP 2012. This would reduce the delivery of social and affordable housing at the site. In addition to this, the applications would carry significant planning risk as they would need to rely on clause 4.6 variations.
Readiness to lodge	The applicant can provide a commitment to formally lodge the planning proposal and the concurrent concept SSDA by the end of 2025. A draft planning proposal / rezoning package for the purposes of preparing an Explanation of Intended Effects can be provided to DPHI in October 2025.
Complies with relevant planning legislation, policies and Ministerial Directions	The purpose of the concurrent rezoning is to ensure that future development of the site is compliant with the applicable statutory framework.

4.4 Design Excellence Strategy

The concept SSDA will seek approval for an alternative Design Excellence Strategy for the precinct. The proposed approach to design excellence for the proposed development comprises a holistic and site-wide approach with tailored processes to reflect the different components of the precinct. As the largest social and affordable housing project in Australia, the redevelopment of Waterloo South has the opportunity to demonstrate best practice and delivery of design excellence, setting a new benchmark for the development of mixed tenure housing in an efficient, effective, and timely manner.

In this context, the following design excellence processes and methods of design procurement will be proposed within the alternative Design Excellence Strategy for the precinct:



Social and Affordable Housing



Direct appointment of architects for all social and affordable housing buildings

Note: Architects may design a single building, or multiple buildings within one Stage

Community Buildings



Direct appointment of architects for all community buildings in consultation with the City of Sydney (as per the Voluntary Planning Agreement)

Market Housing



Competitive design processes for all market housing buildings exceeding 100m in height, including a minimum of three (3) competitors invited for each competition, unless a design competition exemption is granted as per clause 6.21D(2) of the Sydney LEP 2012 and/or an approach similar to the Housing Delivery Authority (HDA) competition exemption pathway is agreed with GANSW.

Design Review Panel (DRP)

A DRP will be formed for each Stage to review the various buildings and landscape proposed within that Stage and guide the project to achieve design excellence.

4.5 Consideration of Alternatives

Clause 192(c) of the *Environmental Planning and Assessment Regulation 2021* (the Regulation) requires an analysis of any feasible alternatives to the proposed development, including the consequences of not carrying out the development. This analysis has been undertaken in **Table 9**.

Table 9 Analysis of Feasible Alternatives

Option	Comments
Option 1 – Do Nothing	This option would involve leaving the site in its state, which would result in the under-utilisation of a largely government owned site in a strategic location. This would conflict with the broader strategic vision for the site to become a revitalised mixed-use precinct with high quality design and amenity. The existing housing at the site has reached the end of its useful life and the proposed redevelopment will ensure that residents can reside in safe and high amenity housing.
Option 2 – Existing Concept Scheme	PP-2021-3625 established the planning framework for the redevelopment of Waterloo South. A detailed investigation into the planning framework has revealed that the height controls in the Sydney LEP 2012 do not accommodate the building envelopes established in the Design Guide. Development under the existing concept scheme would therefore result in several inconsistencies with the planning controls that would be require resolution via clause 4.6 variation requests. In the interests of minimising inconsistencies and streamlining the development process it is the desired approach that these inconsistencies are rectified. Additionally, at the time of publication of PP-2021-3625, consideration was not given to the possibility of achieving increased height and floorspace across the precinct through the achievement of design excellence. A scheme generally complying with the Design Guide envelopes and height controls under the Sydney LEP 2012, would fall short of the maximum permitted GFA under the LEP. As a minimum of 50% of this GFA is to be allocated to social and affordable housing, development utilising the existing controls would result in a shortfall the delivery of social and affordable homes within Waterloo South. Pursuing redevelopment under the existing planning framework would limit the development potential of the site and would be a missed opportunity in delivering much needed additional housing stock.
Option 3 – The Revised Concept Scheme	Option 3 (preferred option) will see the redevelopment of Waterloo South into a high-quality mixed-use precinct, that will deliver a significant amount of housing in a strategic location. The redevelopment of Waterloo South has been a long-term strategic goal for the NSW Government, and

Option	Comments
	the proposal will expand on years of strategic and statutory planning to create a high quality development outcome at the site. Under option 3 the LEP and Design Guide will be amended to align. This will streamline the development process and reduce confusion surrounding the height that can be achieved on the site. The amendments to the controls will also amend the building envelopes to be able to accommodate design excellence floor space if it is awarded, which will both enhance the visual amenity of the area and enable additional housing to be achieved. The proposal will provide more than 3,000 new dwellings, in the Waterloo area which is a significant contribution in the inner city.
Option 4 – Alternative Building Massing	Further alternatives for building massing across the precinct will be considered during the preparation of the Concept SSDA and concurrent Rezoning. Any alternative building envelopes will only be considered where the alternatives will be consistent with or improve residential amenity and public domain outcomes and achieve the same development yield and mix of housing tenure (maximum 50% of residential floor space as market housing) as the revised concept scheme (Option 3). Any alternative building envelopes must also demonstrate that a more equitable outcome is achieved between the housing tenure types across the precinct.

5.0 Related Future Planning Pathways

5.1 Stage 1 Early Works SSDA

The Stage 1 Early Works SSDA will seek Crown development consent for the following works within the boundaries of Blocks 8 and 9:

- Removal of approximately 60 trees, including 25 street trees (subject to detailed arborist assessment).
- Bulk excavation within the bulk excavation zone to a maximum depth of 11m below existing ground level.
- Piling and ground anchoring for future basement construction.
- Remediation of soils and dewatering.

The Stage 1 Early Works SSDA will seek consent for the approval of a Dewatering Management Plan and a Remediation Action Plan to inform the above works on Blocks 8 and 9.

The Early Works SSDA is to have an EDC exceeding \$30 million in order to trigger the SSD pathway as per clause 26(1)(a), Schedule 1 of *State Environmental Planning Policy (Planning Systems) 2021*. This threshold is not required to be met for the other SSDAs (as these will be classified SSD by virtue of the concept SSDA being in place), however, is relevant for the Early Works SSDA to ensure it can be determined independently of the concept SSDA.

5.2 Future Detailed SSDAs

Future detailed SSDAs will be prepared to seek consent for each component of the development, other than any works nominated in the concept SSDA as subject to a separate local DA or Part 5 process.

The development proposed within the first stage of the project (Stage 1 – Block 8 and Block 9) is anticipated to include the following mix of housing:

- Approximately 600 market housing dwellings
- Approximately 400 social housing dwellings
- Approximately 70 affordable housing dwellings

Further, Stage 1 will include several public benefits and community infrastructure including:

- Skills exchange and reemployment hub
- Social enterprise incubator
- Local Aboriginal health service facility
- Educational establishment
- A Council owned community facility and public park
- Childcare centre
- Activation of the Ground Plane with retail (particularly along George Street)
- Precinct Management Deed and place activation funding

The proposed detailed SSDAs for Stage 1 (Block 8 and Block 9) are outlined below. It is expected that the delivery of the subsequent four stages will follow a similar structure. Stage 1 will comprise the following detailed Crown SSDAs:

- Delivery of the basement, new roads, ground floor and social and affordable housing buildings within Block 8
- Delivery of the basement, ground floor and social housing buildings within Block 9
- Delivery of market housing buildings within Block 8
- Delivery of market housing buildings within Block 9
- Delivery of community infrastructure on Block 8

The consolidation of multiple SSDAs will be considered during the preparation of the applications to expedite and streamline approvals wherever possible. However, the initial planning strategy has the market and social/affordable dwellings split into separate applications because of the different design excellence pathways they will be subject to and therefore the different amount of time it will take to prepare each application.

5.3 Design Excellence

In accordance with the Sydney LEP 2012 and Waterloo South Design Guide, competitive design excellence processes are required for the site. To prioritise the delivery of more social and affordable homes for communities in need, amendments to the Design Excellence Strategy are proposed.

Streamlining the design excellence process across the precinct will not only accelerate the delivery of social and affordable housing and support tenant relocations directly into new homes, but it will also bring the Design Excellence Strategy into alignment with contemporary practice.

Homes NSW have been working closely with the City of Sydney and GANSW to prepare an Alternative Design Excellence Strategy for the site which would enable an alternative design excellence review process for social and affordable housing. Since this time, the City of Sydney has proposed amendments to the Competitive Design Policy to further streamline the design review of social and affordable housing projects, which are proposed to be captured in a revised Design Excellence Strategy to be prepared by Stockland.

As such, a revised Design Excellence Strategy will be proposed with the rezoning and concept SSDA to reflect contemporary design excellence practices and to streamline the delivery of housing across Waterloo South. The early and upfront endorsement of the Design Excellence Strategy is critical to allow the design excellence process to commence immediately for the first stage of detailed SSDAs (Block 8 and Block 9). This will allow early delivery of almost ~470 social and affordable homes by 2030-31. Fast tracking stage 1 will also reduce the amount of time that Block 8 and Block 9 remain vacant noting that the buildings are estimated to all be demolished by January 2027.

5.4 Exclusions to the SSDA scope

Certain works will be excluded from the scope of the SSDAs. These include:

- Demolition of buildings and structures and decommissioning of services (to be undertaken in REF applications to prepare the sites for redevelopment).
- The detailed fit-out and operation of retail premises, community facilities, education facilities and health facilities.
- The installation of signage.

Review of Environmental Factors

A Stage 1 Review of Environmental Factors (REF) will be prepared in accordance with Division 5.1, Part 5 of the EP&A Act. The Stage 1 REF will be prepared on behalf of the NSW Land and Housing Corporation (Homes NSW).

The scope of works proposed under the Stage 1 REF includes the following within the boundaries of Block 8 of the Waterloo South precinct:

- Demolition of seven existing 2- and 3-storey buildings.
- Demolition of associated and ancillary structures such as pavilions and landscaping structures.
- Removal of trees.
- Services infrastructure works associated with decommissioning the buildings.
- Removal of contaminated or hazardous materials, and remediation of disturbed soils if required.

The scope of works proposed under the Stage 1 REF includes the following within the boundaries of Block 9 of the Waterloo South precinct:

- Demolition of three existing 3-storey buildings.
- Demolition of associated and ancillary structures such as pavilions and structures.
- Removal of trees.
- Services infrastructure works associated with decommissioning the buildings.
- Removal of contaminated or hazardous materials, and remediation of disturbed soils if required.

Tree removal proposed under the Stage 1 REF is limited to trees located within the immediate proximity of existing buildings proposed to be demolished and does not include any street trees, or trees located outside of the boundaries of Blocks 8 and 9 of the Waterloo South precinct.

It is proposed that the above works are completed as development permitted without consent as per Division 6, Part 2, of the *State Environmental Planning Policy (Housing) 2021* (Housing SEPP). The scope of works for the Stage 1 REF is a distinct and stand-alone package of works that are not related to any works proposed as SSD as per clause 4.38(4) of the EP&A Act.

Subsequent REFs may be prepared for the demolition of buildings and structures in later stages if deemed appropriate.

The detailed design and construction of the 9-storey social housing building on Block 4B can also be isolated from other development within the Waterloo South precinct. As such the concept SSDA may seek to have this building excluded from the designation of SSD to allow for a more streamlined REF process for this block.

6.0 Statutory Context

This section provides an overview of the key statutory requirements for the project.

Table 10 Statutory Compliance Table

Matter	Comments
Power to Grant Consent	The concept development is categorised as SSDA under section 26 of Schedule 1 of the Planning Systems SEPP as the project includes housing development carried out by or on behalf of the Land and Housing Corporation, with an estimated development cost (EDC) of more than \$30 million, and will provide a least 75 dwellings. The Minister for Planning and Public Spaces is the consent authority pursuant to Section 4.5(a) of the EP&A Act.
Permissibility	The proposal is located on land which is subject to the Sydney LEP 2012. The site is zoned part E1 Local Centre and part MU1 Mixed Use. These zones permit a broad range of land uses to support mixed development. The development is permitted with consent in these zones.
Other Approvals	<i>Biodiversity Conservation Act 2016</i> – Due to the nature of the site, a waiver to the requirement for a Biodiversity Development Assessment Report will be sought within the concept SSDA. <i>Roads Act 1993</i> – The proposal will involve the creation of a new shared street and connections to public roads therefore consent will be sought in accordance with Section 138 of the Roads Act 1993. Approvals not applicable: • An approval under Part 4, or an excavation permit under section 139, of the <i>Heritage Act 1977</i>; and • An Aboriginal heritage impact permit under section 90 of the <i>National Parks and Wildlife Act 1974</i> (to be confirmed).
Pre-conditions to exercising the power to grant consent	• <i>Environment Protection and Biodiversity Conservation Act 1999</i> • <i>State Environmental Planning Policy (Biodiversity and Conversation) 2021</i> • <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i> • <i>State Environmental Planning Policy (Housing) 2021</i> • <i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i>
Mandatory matters for consideration	• <i>Environmental Planning and Assessment Act 1979</i> • <i>State Environmental Planning Policy (Biodiversity and Conversation) 2021</i> • <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i> • <i>State Environmental Planning Policy (Industry and Employment) 2021</i> • <i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i> • <i>State Environmental Planning Policy (Sustainable Buildings) 2021</i> • <i>State Environmental Planning Policy (Housing) 2021</i> • <i>Environment Protection and Biodiversity Conservation Act 1999</i> • <i>Sydney Local Environmental Plan 2012</i>

7.0 Community Engagement

Due to the planning history of the project, the community are largely already aware of the proposed future development on the site, with consultation of various forms having been undertaken over a number of years.

However, as the project evolves, Homes NSW and Stockland are committed to undertaking further consultation with the community. Homes NSW in collaboration with Stockland are currently working through a detailed engagement strategy to deliver best practice engagement through the development of the project.

Engagement with the relevant government agencies and key surrounding landowners will continue to be undertaken in accordance with the requirements of the SEARs.

The applicant will also be undertaking future engagement to inform the EIS in accordance with the SEARs and DPHI *Undertaking Engagement Guidelines for State Significant Projects (2021)*. Consultation is anticipated with the following government and industry stakeholders:

- Department of Planning, Housing and Infrastructure
- Transport for NSW
- Sydney Metro
- Sydney Trains
- NSW Government Architect's Office
- City of Sydney
- Department of Climate Change, Energy, the Environment and Water
- NSW Environment Protection Authority
- Crown Lands
- Relevant Service Providers – Ausgrid, Jemena, Sydney Water

8.0 Matters for Consideration

This section identifies the key impact assessment considerations that will in the opinion of the proponent be addressed as part of the concept SSDA documentation and the matters for further consideration in the EIS. The concurrent assessment of the concept SSDA and rectification rezoning will ensure that all key matters are comprehensively addressed in a coordinated manner under a single assessment and consent authority.

To ensure all relevant matters are addressed in the concept SSDA EIS and rectification rezoning, we request that DPHI provides project specific SEARs for the concept SSDA and Scoping Study Requirements for the rezoning application concurrently.

8.1 Matters for consideration within the concept SSDA

This section identifies the likely matters requiring further assessment in the EIS and the proposed approach to assessing each of these matters. These matters are to be confirmed through the receipt of project specific SEARs. **Table 11** provides an overview of these matters.

Table 11 Key matters for consideration in the concept SSDA

Assessment Matter	Proposed Approach
Compliance with statutory and strategic plans	The intent of the concurrent rezoning and concept SSDA is to ensure compliance with the statutory controls applying to the precinct and to realise the strategic vision established for the site.
Connecting with Country	The concept SSDA will be prepared with reference to the GANSW Connecting with Country Framework. The concept EIS will outline how the proposal aims to foster collaboration and knowledge-sharing with First Nations peoples to ensure the development delivers an inclusive place that celebrates Australia's rich and diverse cultural heritage.
Built Form and Urban Design	The proposal will be accompanied by concept architectural and landscape plans. These plans provide indication of the proposed building envelopes that will predicate future detailed design. The development footprints and envelopes are largely consistent with the vision for the site established through the gazettal of PP-2021-3265. The EIS supporting the concept plan will outline the proposed development in detail, including analysis of the height, bulk and scale in respect of the surrounding context. The built form is overall consistent with the desired future character of the area, with the amendments sought in the rezoning enabling consistency to be achieved across the strategic and statutory vision for the site. The EIS and Architectural Plans/ Report will detail how the proposal is consistent with the updated Waterloo South Urban Design Guide alongside the new provisions of the LEP. The Design Guide provides a hierarchy of objectives, design guidance and other provisions to help guide the development of Waterloo South. The Apartment Design Guide (ADG) will also be a consideration as design development continues. Preliminary assessments against the ADG show that the proposal meets the requirements for solar access, cross ventilation and building separation (on merits). A detailed assessment against all relevant ADG requirements will be prepared as part of the EIS.
Public Domain and landscaping	Concept landscape and public domain plans will be produced to accompany the EIS. These documents will identify indicative landscaped zones, public open space, deep soil areas and opportunities for Public Art.
Traffic and Parking	The concept SSDA seeks to establish the maximum car parking rates and loading, vehicular and pedestrian access arrangements at the site. The vehicular access arrangements across the site will also include shared basements connected across blocks beneath road reserves to minimise basement entries and enable efficient construction of basement structures. The maximum rates will be based off the proposed maximum GFA for the site. As such, the concept SSDA EIS will be supported by a Traffic, Transport and Accessibility Impact Assessment, detailing the proposed traffic, parking and access arrangements on the site.
Public Art Strategy	A public art strategy will be prepared at the concept SSDA stage. The intent of this strategy will be to provide a plan for the delivery of public art in subsequent stages.

Assessment Matter	Proposed Approach
Residential Amenity	The residential amenity of the housing components of the development will be assessed at a high level within the Design Report and EIS. Guiding this assessment will be the design principles for residential development under Part 8 of the Housing SEPP, the ADG, the Design Guide, Liveable Housing Australia (LHA) design guidelines, Homes NSW Good Design for Social Housing, and the LAHC Design Requirements. Future detailed assessment against these principles will be undertaken in the detailed SSDAs for the construction of each building.
Environmental Amenity	Given the scale of the development proposed, its impact on surrounding amenity will require rigorous assessment and need to be addressed in the EIS. Amenity impacts will be assessed in regard to: • Solar access • Overshadowing impacts; • Visual impacts; and • Wind impacts.
Biodiversity	No physical works are proposed under the concept SSDA, therefore no impacts to biodiversity will occur as a result of the proposal. An assessment of the environmental impacts of the redevelopment of Waterloo South was undertaken as part of PP-2021-3625. This assessment/ site inspection found that there were: • no threatened ecological communities (TECs) or communities of conservation significance or natural vegetation communities were identified within the study area; • no threatened ecological communities or communities of conservation significance or natural vegetation communities on the site; As such, no impacts to biodiversity are to occur under the concept SSDA, and no likely impacts are expected to occur from the construction of future detailed SSDAs. A Biodiversity Waiver Request is requested as part of the concept SSDA.
Contamination	A precinct wide remediation strategy will be prepared to support the concept SSDA.
Geotechnical/ Ground conditions	The concept SSDA will define the extent of excavation required across the site. Preliminary Geotechnical studies will be undertaken to support the concept SSDA to define the subsurface conditions of the site.
Aboriginal Cultural Heritage	It is recognised that the site and Waterloo more broadly, holds great significance to First Nations people. The impact of the development on Aboriginal cultural heritage will be investigated and explored in detail at both the concept and detailed SSDA stages. Additionally, the project team is committed to ensuring that the proposal is designed in collaboration with first nations people in accordance with the Connecting with Country Framework.
Environmental Heritage	The Waterloo South precinct contains four local heritage listed items, and adjoins the Waterloo heritage conservation area to the east. A State heritage listed high pressure water tunnel runs beneath the south of the site. There are also several local and State heritage listed items in proximity to the site. No impacts to the heritage significance of surrounding items will occur as a result of the concept SSD, as no physical works are proposed. Heritage Impact Statements will be prepared to support future DAs/ REFs on the site as required. Specifically, excavation for future development may have an adverse impact on the heritage significance of the State heritage item. It is recommended that at the detailed design stage consideration is given to measures that avoid, mitigate and manage any impacts to the State heritage item. A Statement of Heritage Impact (prepared by a suitably qualified heritage consultant in accordance with the guidelines in the NSW Heritage Manual) is recommended for any future development or SSDA.
Stormwater	A site wide stormwater strategy will be developed to support the concept SSDA to guide future development at the site.
Utilities and Servicing	A servicing strategy will be prepared to support the concept SSDA. This strategy will inform the detailed design of servicing systems in preceding stages.
ESD	An Ecologically Sustainable Development ('ESD') Strategy will be provided as part of the concept SSDA and include details on how ESD principles will be incorporated within the design and ongoing operational phases of the proposed development. This assessment will identify potential measures to be implemented into the building design and construction to minimise the environmental footprint of the development, including opportunities to avoid or minimise the demand for water and electricity. The EIS will be accompanied by an ESD report.

Assessment Matter	Proposed Approach
Social and Economic Impacts	It is anticipated that the mixed-use development would deliver social and economic benefits associated with the delivery of major renewal site, in addition to the creation of job opportunities. The EIS for the concept SSDA will be accompanied by a Social Impact Assessment which will include an analysis and assessment of the potential social and economic impacts of the proposal.
Staging	The concept SSDA will outline the proposed staging strategy for the development. It will also nominate the indicative staging of the delivery of public works under the executed planning agreement that applies to the site.

8.2 Preliminary environmental considerations for the rezoning

This section identifies the key assessment considerations that will be addressed as part of the rezoning. These matters are anticipated to require further assessment in the planning proposal, including supporting technical documents.

Table 12 provides a high-level overview of these matters.

Given the simplicity of the proposed amendment to the Sydney LEP 2012, there are limited matters which require assessment as part of the rezoning application with further details to be provided with the concurrent concept SSDA.

Table 12 Overview of key environmental considerations for the rezoning

Assessment Matter	Proposed Approach
Compliance with statutory and strategic plans	Waterloo South has been subject to a long history of planning reforms. The Planning Proposal (PP-202103625) was gazetted in 2023 was a key step in the delivery of the redevelopment. The proposed amendments to the Sydney LEP 2012 under this rezoning are minor in nature and will ensure that the redevelopment of Waterloo South can deliver maximum housing whilst achieving an excellent built form outcome. Overall, the intent of the concurrent rezoning and concept SSDA is to ensure compliance with the statutory controls applying to the precinct and to realise the strategic vision established for the site.
Land use	The amendments proposed to the land uses, will need to be considered in detail in the rezoning. Key assessment matters related to the land use will include the strategic justification of the appropriateness of educational establishments and creative industries as active uses. The inclusion of Education Establishments within the land uses that contribute to the required 5,000sqm community floor space is required to reflect the replacement of the Health One facility which is no longer proposed on the site. The introduction of the educational establishment land use on the site will be outlined in the rezoning. Given the proposed mixed use nature of the site, it is anticipated that the changes to land use will be demonstrably supportable.
Re-distribution of height and floor space	The proposed amendments to the height and FSR maps will ensure that design excellence gross floor area can be accommodated on site. Given these amendments will increase the provision of much needed housing at the site along with the development of buildings exhibiting design excellence, they are considered justifiable and supportable. The environmental impacts associated with the redistribution of height and floor space such as wind impacts, visual impacts, and shadow impacts will be detailed within the rezoning application.
Traffic and Parking	Principles for Traffic and Parking management have been established through the gazettal of PP-2021-3625 and the amendments to the Sydney LEP 2012. Under the proposed rezoning, minor changes are to be made to the Design Guide in relation to the principles for Transport, Movement and Parking. The changes surround updating the car park locations, accessible car parking rates, and entries map. These amendments are in response to changes to the building layouts, flooding planning levels, and land uses proposed within the concept SSDA. An updated Transport Study will be provided to support the rezoning and will detail the proposed changes.
Tree Removal	In response to the amendments proposed under the rezoning, updates will be required to be made to the existing Tree Study that supported PP-2021-3625. These updates will outline the proposed strategy for tree retention and removal.
Water Management	A precinct wide flood study will be prepared to support the rezoning.

