

Appendix E – Design Guide Assessment

SSD-93222706– Waterloo South

Waterloo Estate (South): Design Guide 2026		Comment
3. Urban Strategy		
3.1 Urban Strategy	(1) Development in Waterloo Estate (South) is to be in accordance with Figure 2: Waterloo Estate (South) Urban Strategy and the Urban Principles described below.	The concept SSDA has been designed in accordance with the urban strategy and principles.
3.1.1 Principle 1 – Diverse land uses to support a diverse community	<p>(1) Capitalise on the proximity of Waterloo Metro station by creating a vibrant mixed-use neighbourhood that blends residential, retail, commercial, community and recreational uses.</p> <p>(2) Provide a range of dwelling types and housing choices to accommodate mixed tenure development that support a range of households and living choices.</p> <p>(3) Development will respond to the existing surrounding local character and its history, particularly its significance as an urban meeting place for Aboriginal and Torres Strait Islander peoples.</p> <p>(4) Design non-residential spaces to accommodate a range of commercial and retail activities, that may change over time in response to community needs.</p> <p>(5) Meet the objectives of the City of Sydney Local Strategic Planning Statement and Housing Strategy by ensuring appropriate amounts of residential floor space are allocated as affordable housing dwellings.</p> <p>(6) Retail spaces and local services need to be provided which can meet the local daily shopping needs of a dense residential population.</p> <p>(7) George Street is to become the focal point of pedestrian and commercial activity, and will have continuous ground level retail, commercial and community uses. This facilitates a main retail street environment that contributes to the identity, activation and vibrancy of the area. Non-residential land uses are required at the ground level frontages along McEvoy Street.</p>	<p>The concept SSDA demonstrates a proposal that will result in a vibrant mixed use neighbourhood by accommodating a blend of land use types to support the community.</p> <p>A variation of dwelling types will be accommodated within the range of tenure types including social, affordable and market housing.</p> <p>The development has been designed in accordance with Designing with Country principles (see Section 9.1 of the EIS) and ongoing engagement is proposed to occur as recommended by the Engagement Outcomes Report (See Appendix M) to ensure that future detailed applications respond to its significance as an urban meeting place for First Nations peoples.</p> <p>At least 7% of dwellings within Waterloo South will be provided as affordable housing to be owned and managed by a community housing provider and held in perpetuity. Additional affordable housing dwellings will be provided as affordable housing for a minimum period of 25 years.</p> <p>Provision has been made within Block 9 for an anchor non-residential tenant, so a supermarket is able to be accommodated within Waterloo South.</p> <p>Block 9 has been designed to ensure non-residential uses front George Street to maximise activation and to reinforce its role as the local centre of Waterloo South.</p>
3.1.2 Principle 2 – The right type, height and scale of buildings for Waterloo	<p>(1) Building heights will respond to the hierarchy of streets and open spaces with taller buildings facing parks and George Street.</p> <p>(2) Building forms, their separation, and orientation will promote sunlight into streets, open sky views from the streets, and will minimise wind effects.</p>	Building heights respond to the hierarchy of streets and as demonstrated in Figure 234 Built Form Plan of the Urban Design Report (See Appendix F) taller buildings face parks and George Street, and are limited to the southern part of Waterloo South, near McEvoy Street as well as Block 7 to minimise potential overshadowing impacts.

	<p>(3) Tall tower forms are limited to the southern part of the precinct near McEvoy Street, and the corner of Kellick and Gibson streets, to minimise overshadowing impacts to open space and surrounding residential properties.</p> <p>(4) To ensure an appropriate setting for heritage items on Cope Street, towers are not permitted between Cope and Cooper streets closer to these items.</p> <p>(5) Multiple buildings along each street block will promote architectural diversity.</p> <p>(6) The built forms and land uses will be located to manage noise, pollution (particularly along McEvoy Street) and other potential land use conflicts as best as possible.</p> <p>(7) Development intensity will be spread evenly across the precinct to eliminate very high peaks of development and provide equity between sites.</p> <p>(8) All residential development, irrespective of tenure, will be of high quality.</p>	<p>The Solar Analysis within the Urban Design Report (see Appendix F) finds the concept SSDA results in the public domain receiving improved sunlight compared to the existing 2022 Design Guide. In some cases, shadow extent increases, but at the offset of overall providing a better amount of sunlight to places that are used more by the community. The Sky View Analysis contained within the Urban Design Report (see Appendix F) demonstrates a sky view index of 44%, which, compared to a previously compliant development under the 2022 Design Guide, represents quantifiable improvement in the perceived openness and access to daylight from the ground plane. As outlined in Section 9.4.4 of the EIS, the Environmental Wind Study (see Appendix O) and the Wind Comfort Analysis within the Urban Design Report (see Appendix F) the concept SSDA results in acceptable amenity in terms of wind effects.</p> <p>Tower forms are not proposed between Cope Street and Cooper Street or within proximity of the heritage items to retain an appropriate setting.</p> <p>The Precinct Reference Scheme in Appendix D of the Urban Design Report (see Appendix F) illustrates how the concept SSDA is able to accommodate multiple buildings along each street block, promoting architectural diversity.</p> <p>Future detailed applications will be representative of high quality development, irrespective of tenure.</p>
<p>3.1.3 Principle 3 – Streets prioritise pedestrians and cyclists</p>	<p>(1) Existing large street blocks will be reduced to form a finer grained street network.</p> <p>(2) The precinct includes a permeable network of streets, pedestrian links, public open space and cycle connections that:</p> <ul style="list-style-type: none"> (a) respond to key connections within and surrounding the locality; (b) accommodate multiple users and needs; (c) are accessible for people of all abilities; (d) maximise opportunities for walking and cycling; (e) maximise the safety of vulnerable users; (f) require slow traffic speeds; (g) respond to stormwater management considerations; and (h) respond local traffic and access requirements. <p>(3) George Street is the main street of the community, with continuous ground floor retail frontage and awnings and is to provide opportunity for a large supermarket.</p>	<p>The concept SSDA includes provision of through site links and new streets to reduce the size of existing street blocks and to establish a finer grained street network that is permeable and will accommodate multiple users and needs as demonstrated within the Public Domain and Landscaping Report (see Appendix J).</p> <p>Retail and non-residential uses are proposed along George Street at the ground floor, activating George Street as a clear local centre within Waterloo.</p> <p>A new east-west bicycle connection along Wellington Street and the existing north-south connection on George Street is maintained as per Figure 223 of the Urban Design Report (see Appendix F) consistent with the requirements of the Design Guide.</p>

	<p>(4) Maintain and expand the City's regional bike network by maintaining the regional north-south connection along George Street and implementing a new regional east-west connection along Wellington Street.</p> <p>(5) Street orientation and width is to maximise sunlight at street level.</p> <p>(6) Streets are to provide high quality streetscapes, new footpaths, tree planting and street furniture.</p>	<p>Detailed civil designs and public domain plans will accompany future detailed applications and will be assessed against the requirements of the Design Guide.</p>
<p>3.1.4 Principle 4 – Public parks and community facilities will provide for the community's diverse needs</p>	<p>(1) A large main park of over 2 hectares, adjacent to the new Waterloo Metro Station, will be the focus of community recreational activity.</p> <p>(2) The main park will be relatively flat; open and welcoming; provide opportunity for a range of recreational opportunities; active day and night and highly accessible to public transport, cyclists and pedestrians.</p> <p>(3) A smaller park is to be provided in the south of the precinct on flat land and be a place for smaller scale but similarly diverse activity.</p> <p>(4) Community facilities will be provided close to active public space.</p>	<p>The concept SSDA includes the Block 1 park (The Park), which will be established as the large main park. As outlined within the Urban Design Report (Appendix F) the City of Sydney will lead the design of The Park.</p> <p>The concept SSDA includes provision of a smaller park located within the middle of Block 8 which is adjacent land identified for community uses to be dedicated to the City of Sydney.</p>
<p>3.1.5 Principle 5 – A green, low-carbon precinct that is responsive to climate change</p>	<p>(1) Retain and protect established trees, and plant new trees to provide shade and good amenity.</p> <p>(2) Landscaping is to assist in the management of stormwater quality.</p> <p>(3) Create a strong and consistent landscape character throughout the precinct.</p> <p>(4) To ensure that buildings are resilient and sustainable, their width and floorplates are sized to fit the lots and are ideal for natural cross ventilation and daylight.</p>	<p>The concept SSDA seeks to retain 51.6% of high value trees and 51.4% moderate value trees. New areas of open space, deep soil and landscaped areas are proposed to provide shade, improve amenity and to assist in the management of stormwater quality across Waterloo South.</p> <p>The Public Domain and Landscape Report (see Appendix J) ensures a cohesive approach to landscaping across the various blocks and stages of the development.</p> <p>The Reference Scheme includes solar access and natural cross ventilation calculations to demonstrate that a building is able to be designed within the envelopes proposed by the concept SSDA that ensures sufficient access to daylight and natural ventilation for dwellings</p>
<p>4. Staging and Implementation</p>		
<p>4.1 General</p>	<p>(1) New street blocks are to be established generally in accordance with Figure 3: Street blocks and building lots.</p> <p>(2) Building lots are to facilitate:</p> <ul style="list-style-type: none"> (a) variety in street wall height to promote solar access to adjacent apartment buildings; (b) generally consistent street setbacks clearly define the public realm and street interface; (c) diversity in architectural character and building facades; (d) multiple entries from buildings onto streets; (e) a regular and continuous building rhythm; and (f) the sharing of basement car parking. 	<p>Street blocks are proposed in accordance with Figure 3 of the Design Guide and is illustrated throughout the figures contained within the Urban Design Report (see Appendix F).</p> <p>Building lots are proposed to facilitate a variety of street wall heights, and consistent street setbacks to clearly define the public realm as illustrated in Figures 238 and 242 of the Urban Design Report (see Appendix F).</p> <p>Figure 247 of the Urban Design Report (see Appendix F) demonstrates multiple entries from buildings to streets via activated non-</p>

	<p>(3) All building lots are to have frontage to, and be accessible from, a public road.</p> <p>(4) Flood and stormwater management solutions and required decontamination and remediation works are to be co-ordinated across each stage of development so that:</p> <ul style="list-style-type: none"> (a) land is suitable for its intended use prior to works commencing; and (b) development of a building lot does not unreasonably impact on the ability of other proximate building lots to develop. <p>(5) New streets and street widenings are to be dedicated to Council, as identified in Figure 4: Land dedication and easements, and any required street upgrades are to be provided in conjunction with adjacent development.</p> <p>(6) Public open space is to be embellished and dedicated to Council, as identified in Figure 4: Land dedication and easements.</p> <p>(7) Through-site links are to be provided as an easement on title.</p> <p>(8) Temporary community facility options are to be provided for the development stages to meet community needs while permanent facilities are being developed. Temporary facilities are not to remain as permanent facilities unless designed appropriately.</p>	<p>residential frontages as well as the provision of access to residential lobbies.</p> <p>Furthermore, Figure 227 of the Urban Design Report (see Appendix F) illustrates the concept SSDA comprises shared basements across Blocks.</p> <p>Each of the abovementioned qualities are confirmed via the Reference Scheme.</p> <p>Indicative flood, stormwater management solutions are included as part of the concept SSDA (see Appendix U and AA) to establish a co-ordinated approach to each of these matters across all stages of the development. These assessments and strategies each confirm the land is suitable for its intended use and that the development will not unreasonably impact on the ability of other proximate building lots to develop.</p> <p>The concept SSDA proposes new streets and widenings, and public open space in accordance with Figure 4 of the Design Guide (see Section 6.4 of the EIS and Figure 251 of the Urban Design Report in Appendix F).</p> <p>Section 6.4 and Table 10 of the EIS also detail the proposed through site links and their provision as easements on title.</p> <p>In accordance with Section 2.3.3 of the EIS, it is noted that “meanwhile uses” will be considered to ensure that Government owned land is efficiently utilised to the benefit of the community prior to development commencement. It is however noted that development consent is not sought for any “meanwhile uses” within this concept SSDA, and separate approvals (where required) will be sought should “meanwhile uses” be pursued in the future. Such “meanwhile uses” are entirely separate and not related to the works proposed within the concept SSDA scope and therefore will not be considered part of a single development that is categorised as SSD for the purposes of Section 4.38(4) of the EP&A Act.</p>
<p>4.2 Stage 1 development application</p>	<p>(1) A Stage 1 (concept) development application is required for land that is owned or managed by the Land and Housing Corporation within Waterloo Estate (South) as of 1 January 2021.</p> <p>(2) A Stage 1 (concept) development application is to:</p> <ul style="list-style-type: none"> (a) be informed by a detailed survey; (b) subdivide existing landholdings to establish: 	<p>The subject application is for a concept application. In accordance with the requirements of the Design Guide, this application has:</p> <ul style="list-style-type: none"> • been informed by a detailed survey • establishes the location of streets, through-site links and parks in accordance with Figures 3 & 4 of the Design Guide. • identifies the proposed distribution of floor area across the street blocks, as well as the distribution of social (minimum 30%

	<p>i. streets, through-site links and parks, in accordance with Figure 4: Land dedication and easements; and</p> <p>ii. street blocks and building lots, in accordance with Figure 3: Street blocks and building lots;</p> <p>(c) identify how the floor area is to be distributed across street blocks and building lots, including any floor space allocated for social housing, affordable housing, community facilities, childcare facilities, health care facilities and other non-residential uses.</p> <p>(d) resolve any flooding and contamination issues on the site, identifying any necessary flood and stormwater management works and remediation works and required contamination works to ensure flood and contamination risks are appropriately managed for new development, adjacent sites within the Estate, and in adjoining localities;</p> <p>(e) provide an indicative staging plan and delivery sequence for development and the provision of public space, local infrastructure, flood and stormwater management works and remediation works;</p> <p>(f) provide an updated Design Excellence Strategy if needed, that is, if the proposed pattern of subdivision, staging or built form distribution does not follow that provided by this Design Guide;</p> <p>(g) provide a Preliminary Public Art Strategy to coordinate public art across the precinct;</p> <p>(h) include a landscape plan that:</p> <p>i. allocates the total quantum of deep soil required for each street block amongst the building lots;</p> <p>ii. identifies significant trees that are required to be conserved and those that are proposed to be removed;</p> <p>(i) address any other matters, including wind and acoustic matters, required to be resolved in a Stage 1 development application by this Design Guide, by Sydney DCP 2012 or Sydney LEP 2012.</p>	<p>of residential GFA), affordable (approx. 20% of residential GFA) and market housing (maximum 50% of residential GFA)</p> <ul style="list-style-type: none"> • resolves flood and contamination issues (see Appendix AA and T) • includes an indicative layout plan (see Appendix H) • is supported by an updated Design Excellence Strategy (Appendix N), and • includes a Preliminary Public Art Strategy (See Appendix L).
5. Land Use		
5.1 Location of land uses	<p>(1) The distribution of land uses in Waterloo Estate (South) is to be generally consistent with Figure 5: Land use.</p>	<p>The concept SSDA demonstrates a consistent distribution of land use across Waterloo South.</p> <p>The variation of non-residential land uses and their distribution across the site are included in Table 10 within Section 6.3.1 of the EIS.</p>
5.2 Residential and mixed-use development	<p>Definitions</p> <p>Social housing has the same meaning as in the Residential Tenancies Act 2010.</p> <p>Affordable housing has the same meaning as the Environmental Planning and Assessment Act 1979.</p>	

	<p>Aboriginal and Torres Strait Islander housing is housing occupied by an Aboriginal or Torres Strait Islander households.</p> <p>Culturally appropriate housing is housing that is designed in consultation with the tenants so that it is suited to their specific needs.</p>	
5.2.1 Tenure and dwelling mix	(1) This Section is to be read in conjunction with the 'Flexible housing' and 'Dwelling mix' requirements in the Sydney DCP 2012.	Noted.
5.2.2 Social and affordable housing	<p>(1) Social and affordable housing is to be provided in accordance with the following principles:</p> <p>(a) social and affordable housing is to be provided so that a socially diverse residential population, representative of all income groups, is created;</p> <p>(b) affordable housing is to be made available to a mix of households on very low to moderate incomes and rented at no more than 30% of gross household income;</p> <p>(c) at least 7% of the residential floor space is to be used for affordable rental housing in perpetuity;</p> <p>(d) social and affordable housing is to be constructed to a standard which, in the opinion of the Consent Authority, is consistent with or better than other dwellings in Waterloo Estate (South); and</p> <p>(e) affordable housing is to be owned and/or managed by government or a Tier 1 or Tier 2 community housing provider.</p> <p>(2) Where built by a developer, other than that which will be the end owner and/or manager of the social or affordable housing, the end owner and/or manager is to be consulted in the design of the building and preparation of any development application.</p> <p>(3) Where required by any end owner and/or manager of social and affordable housing, the following is to be incorporated:</p> <p>(a) communal space for resident meetings, training and events and the like;</p> <p>(b) office space for the housing provider; and</p> <p>(c) any other non-residential space that may be required.</p>	<p>The concept SSDA seeks approval for the following distribution of housing tenures:</p> <ul style="list-style-type: none"> a minimum of 30% of the residential GFA will be delivered as social housing approximately 20% will be provided as affordable housing, A minimum 7% of residential GFA is proposed as affordable housing that will be owned and managed by a community housing provider (City West Housing) and will be provided in perpetuity. Any additional affordable housing will be provided for a minimum 25 years. up to 50% of residential GFA as market housing. <p>It is understood the ongoing affordable housing requirements will be imposed as conditions of development consent to the future detailed applications.</p> <p>As demonstrated within Section 9.5 of the EIS, the reference scheme and concept envelopes have been designed to ensure all housing are able to achieve similar amenity outcomes. This will be reaffirmed as part of future detailed applications.</p> <p>As demonstrated by the Engagement Report (See Appendix M) and Section 8.0 of the EIS, ongoing engagement has occurred with Homes NSW, as well as Link Wentworth, City West Housing, and Birribee Housing. Ongoing consultation with such providers will continue through the progression of future detailed applications.</p> <p>As demonstrated by the concept SSDA and supporting Reference Scheme, community uses are proposed to be accommodated within the relevant Buildings / Blocks which will be reinforced via future detailed applications.</p>
5.2.3 Housing for Aboriginal and Torres Strait Islander peoples	<p>(1) 10% or more of the total number of affordable housing dwellings provided in Waterloo Estate (South) is to be provided for Aboriginal and Torres Strait Islander housing.</p> <p>(2) The proportion of Aboriginal and Torres Strait Islander housing dwellings in social housing in Waterloo Estate (South) as of 1 January 2021 is to be maintained or increased.</p>	<p>The concept SSDA proposes 20% of the social housing GFA to be prioritised for First Nations tenants and 15% of the affordable housing GFA to be prioritised for First Nations tenants.</p> <p>The project is committed to achieving compliance with these controls and such compliance will be demonstrated in future applications.</p>

	<p>(3) Aboriginal and Torres Strait Islander housing is to be culturally appropriate housing.</p> <p>(4) Where buildings are to be used partly or wholly for Aboriginal housing, the design is to be informed by the advice of an expert who has demonstrated knowledge and expertise in those types of housing.</p>	<p>Ongoing community engagement is proposed, in accordance with the Social Impact Assessment (See Appendix EE) and the Engagement Report (See Appendix M) to ensure the Aboriginal housing provided as part of future detailed applications is culturally appropriate.</p>
5.3.1 Retail, commercial and other non-residential uses: General	<p>(1) Non-residential uses may be provided in locations not identified for non-residential uses, however residential uses are not to replace non-residential uses in locations identified for non-residential uses.</p>	<p>The concept SSDA comprises non-residential uses in locations informed by the provisions of this Design Guide. This provision is otherwise noted for future detailed applications.</p>
5.3.2 Hierarchy of centres, City South	<p>(1) This Section is to be read in conjunction with the provisions relating to the 'Hierarchy of centres and retail in City South' in the Sydney DCP 2012.</p> <p>(2) George Street, Waterloo, that traverses Waterloo Estate (South), is to be established as a local centre in the 'Hierarchy of centres and retail in City South'.</p>	<p>To note. Figure 247 Land use plan - active and passive frontages of the Urban Design Report (See Appendix F) illustrates retail and non-residential uses along George Street at the ground floor, activating George Street as a clear local centre within Waterloo.</p>
5.3.3 George Street	<p>(1) George Street is to be established as the main retail street in Waterloo Estate (South) and a focal point for the community. A range of retail, commercial, creative, enterprise and community spaces, and local services are to be provided to meet the local daily shopping needs of a dense residential population.</p> <p>(2) George Street is to:</p> <ul style="list-style-type: none"> (a) comprise diverse uses and spaces to encourage activity and social interaction; (b) provide a broad retail offering that services the need of the local community; (c) have ground floor premises to suit a diverse range of retail, community, cultural, commercial and light industrial uses; and (d) have a generous footpath which includes areas of shade, sun, deep soil trees, street planting and outdoor dining. <p>(3) A minimum of one supermarket, of no less than 1,600sqm, is required to front George Street in one of the locations identified on Figure 5: Land use.</p> <p>(4) The supermarket is to activate the street so that it provides co-location benefits for smaller retailers.</p> <p>(5) A wide range of other retail uses are to be provided to support the local area, including, but not limited to specialty stores, homewares, convenience retailers, fresh food, cafes, restaurants and bars.</p>	<p>The concept SSDA establishes George Street as the main retail street in Waterloo South (see Figure 247 in the Urban Design Report in Appendix F).</p> <p>The provision of ground floor non-residential tenancies, and active street frontages will ensure George Street is able to achieve the outcome desired by the Design Guide. The Public Domain plans (Appendix J) demonstrate the public domain will be embellished to further support the role of George Street within Waterloo South.</p> <p>The concept SSDA has been designed to ensure flexibility for a wide range of retail uses to be included across the precinct. Specific uses will be determined as part of future detailed applications.</p> <p>As demonstrated by the Reference Scheme, Block 9 is capable of accommodating a large anchor tenancy (supermarket) in accordance with the requirements of the Design Guide.</p>
5.3.4 Active frontages	<p>(1) Active frontages are to be provided generally in accordance with Figure 6: Active frontages.</p> <p>(2) Retail premises and food and drink premises are to open on to public space and/or through-site links</p>	<p>The concept SSDA establishes the locations of active street frontages (see Figure 247. Land use plan - active and passive frontages in the Urban Design Report, in Appendix F) consistent with that illustrated in Figure 6 of the Design Guide.</p>

		<p>The accompanying Reference Scheme demonstrates non-residential uses are open to through site links/public space.</p> <p>The specific land use types and their openings will be confirmed as part of future detailed applications.</p>
<p>6. Community facilities and services</p>		
<p>6.1.1 Community facilities and services – identified need</p>	<p>(1) Floor space identified in Sydney LEP 2012 for ‘community facilities’, ‘educational establishments’, ‘health facilities’ or ‘centre-based child-care facilities’ is to be provided in the following way, or in accordance with any other community facilities and services need analysis that is provided by the landowner, to the satisfaction of the Consent Authority:</p> <p>(a) 2,000 – 2,500 sqm of multipurpose community facility space in one or more buildings that may include multipurpose space, meeting rooms, library link, recreational space and creative spaces and that subject to agreement may be owned and operated by Council;</p> <p>(b) Approximately 600 sqm childcare centre providing for about 45 places, including subsidised spaces, and to be owned and operated by an organisation other than Council; and</p> <p>(2) Where a community facilities and services needs analysis is provided, it must:</p> <p>(a) consider community facilities or services otherwise provided or planned in the area;</p> <p>(b) consider the suitability and the capacity of other community facilities or services otherwise provided or planned in the immediate area to accommodate the needs of the existing and planned community in Waterloo Estate (South); and</p> <p>(c) provide justification the proposed community facilities and services provide a public benefit, and not being proposed at the expense of another higher priority facility or service.</p> <p>(3) The provision of additional community facilities and services is encouraged where need is identified and where there is opportunity to accommodate additional floor area.</p>	<p>Section 4.3 of the EIS confirms community uses will be delivered in accordance with the VPA, which is to be provided within Blocks 2 and 8.</p> <p>In addition to the community uses required to be delivered under the VPA and 6.1.1 (1)(a) of the Design Guide, further community and non-residential uses are to be provided, scattered throughout the site.</p> <p>The Reference Scheme demonstrates that if a childcare centre is pursued in the precinct, it could be accommodated on level 2 of Building 9a-B1 as per the minimum requirements of this section of the Design Guide.</p> <p>The Reference Scheme provides an example of community uses including a childcare centre within Block 9 as per the minimum requirements of this section of the Design Guide. Further consultation with the community and potential operators is to be explored to justify the inclusion and size of a childcare centre within the development. Should there be support / demand for a childcare centre, this will be incorporated in future detailed planning applications.</p> <p>The design and exact location of each of the abovementioned facilities will be confirmed as part of future detail applications.</p>
<p>7. Public Space</p>		
<p>7.1 General</p>	<p>(1) Public space, including public open space and the street, pedestrian and cycle network, is to be designed in accordance with the Waterloo Estate (South) Public Domain Concept Plans prepared by Aspect Studios dated February 2026.</p> <p>(2) Where required by Council, public space is to be provided and dedicated to Council in the locations identified in Figure 4: Land dedications and easements.</p>	<p>The concept SSDA includes a public domain layout that is consistent with the Public Domain Concept Plans referenced by the Design Guide.</p> <p>Land is proposed to be dedicated in accordance with Section 6.4 of the EIS, Figure 251 of the Urban Design Report (see Appendix F) and the VPA, consistent with the requirements of the Design Guide.</p>

	<p>(3) Public space is to be designed in accordance with Crime Prevention Through Environmental Design (CPTED) principles.</p> <p>(4) Development in public space is to be consistent with any adopted Plan of Management or policy of Council.</p> <p>(5) Any building or installation within public space is to consider and limit potential land use conflicts with surrounding future development and minimise impacts on the amenity of surrounding buildings and the public domain including:</p> <ul style="list-style-type: none"> (a) solar amenity; (b) the function of the place; (c) pedestrian and cyclist movements; and (d) visual connections. <p>(6) Public space is to:</p> <ul style="list-style-type: none"> (a) be activated or have passive surveillance to create interest and ensure safety of users; (b) incorporate water sensitive urban design features; (c) provide a variety of spaces including exposed, sheltered, sunny, shaded, intimate and expansive; (d) retain existing significant trees where possible and incorporate opportunities for new planting and tree canopy; (e) locate utilities services underground, away from street trees and associated deep soil where possible; (f) locate any above ground utility service requirements in the furniture zone to not obstruct the safe and easy movement of people on footpaths where possible; (g) incorporate street furniture and facilities including public seating, lighting, water bubblers and garbage bins in furniture zones; (h) meet the wind criteria requirements specified elsewhere in this Design Guide; (i) incorporate visual links and signage to the Metro station; (j) address in the design and execution any significant changes in level caused by the natural topography to ensure accessibility is maximised; and (k) be finished in accordance with Reduced Levels, cross and longitudinal sections and construction specifications to be supplied by the Consent Authority at development application stage. <p>(7) Overhead power lines, communication cables and utility services are to be undergrounded within all streets within the precinct. All services are to be designed and installed in a manner that does not restrict future tree planting where possible.</p>	<p>The design of public space will be developed as part of future detailed applications.</p> <p>CPTED has been considered in the development of the Reference Scheme as is outlined in the CPTED Report at Appendix K. Detailed design of public spaces will continue into future stages. The Village Green will be designed in consultation with City of Sydney.</p> <p>Th environmental amenity of public spaces has been considered in the development of the concept SSDA and is summarised in Section 9.4. The concept SSDA is supported by a Visual Impact Assessment, Solar Analysis and Wind Assessment Tunnel Study at Appendices F, P and O.</p> <p>Infrastructure services are proposed in accordance with the Infrastructure Delivery and Staging Plan (see Appendix Z) as summarised in Section 9.11.</p>
<p>7.2 Public open space (parks)</p>	<p>(1) Provisions relating to ‘Public open space’ in the Sydney DCP 2012 apply to public open space in Waterloo Estate (South).</p>	<p>To note. The concept SSDA ensures amenity of The Park is achieved. The vision for The Park is included in Section 4.8 of the Public</p>

	<p>(2) Where required by Council, public open space is to be designed in accordance with:</p> <ul style="list-style-type: none"> (a) the standards set out in Table 1: Public open space requirements; (b) the City of Sydney Public Domain Manual (or any replacement of that document); and (c) any other relevant City of Sydney Design Codes and Technical Specifications as they apply from time to time. <p>(3) Landscaping and design of public open space is to be of high quality, creating interest, consistency and character through thoughtful site planning, adaptable spaces, generous amenities, extensive canopy tree planting, biodiverse planting and habitat provision, well integrated public art, and quality materials and furniture.</p> <p>(4) Development is to ensure that for each park at least 50% of the area receives a minimum 4 hours of sunlight at the winter solstice between 9am and 3pm.</p>	<p>Domain and Landscape Report (see Appendix J) however further information surrounding amenity metrics and embellishment of parks will be included as part of future detailed applications.</p> <p>The Public Domain and Landscape Report (see Appendix J) demonstrates the intent for a consistent, high quality landscape design across Waterloo South.</p> <p>The Precinct Site Analysis – Eye of Sun diagrams within Appendix E of the Urban Design Report (See Appendix F) demonstrates each park will receive a minimum of 4 hours of sunlight at the winter solstice to more than 50% of the park.</p>
<p>7.3.1 Street, pedestrian and cycle network: General</p>	<p>(1) Provisions relating to ‘Streets’ and ‘Pedestrian and bike networks’ in the Sydney DCP 2012 apply in Waterloo Estate (South).</p>	<p>To note, these provisions will be addressed as part of future detailed applications.</p>
<p>7.3.2 Street network</p>	<p>(2) The street is to be designed generally in accordance with:</p> <ul style="list-style-type: none"> (a) the standards set out in Table 2: Indicative street specifications, (b) Figure 7: Street network and Figure 9: Access and circulation. (c) the indicative street cross-sections at Figures 8(a) – 8(h); (d) the City of Sydney Public Domain Manual (or any replacement of that document); and (e) the City of Sydney Streets Design Code and Technical Specifications as they apply from time to time. <p>(3) The potential opening of the intersection between George Street and McEvoy Street to vehicular traffic may be investigated in the future by the City of Sydney and TfNSW. Nothing in this Design Guide shall prevent the City of Sydney and TfNSW from opening this intersection to vehicular traffic in the future, should they resolve to do so.</p>	<p>The concept SSDA includes provisions for streets in accordance with the Table 2 and Figures 7 – 9.</p> <p>Detailed street design will be provided as part of future detailed applications.</p> <p>It is understood that the City of Sydney, as the future owner of all the streets through the precinct, is in discussions with Transport for NSW about the George Street / McEvoy Street intersection treatment, including options for a left turn for vehicles into George Street.</p> <p>If the City of Sydney pursue this option, this will be considered along with community feedback in the assessment of the concept SSDA and future applications.</p>
<p>7.3.3 Pedestrian and cycle network</p>	<p>(1) Crossing points for pedestrians and cyclists, prioritising safe and continuous pedestrian movement, are to be provided at the following locations:</p> <ul style="list-style-type: none"> (a) on all sides of existing and new intersections; (b) on streets adjacent to through-site links; and (c) on Cope Street to access the southern entry to the Metro. <p>(2) The regional separated cycleway is to be retained along George Street and a new regional cycleway with supporting facilities is to</p>	<p>Crossings for cyclists and pedestrians has been considered in the overall design of the public domain, however, will be included as part of future detailed applications.</p> <p>The concept SSDA seeks to retain the regional separated cycleway, and a new cycleway is proposed on Wellington Street in accordance with the requirements of the Design Guide.</p> <p>The detailed design of cycleways will form part of future detailed applications.</p>

	<p>be integrated along Wellington Street, in accordance with Figure 9: Access and circulation.</p> <p>(5) Cycleways are to be designed as an integral part of the public domain in accordance with:</p> <ul style="list-style-type: none"> (a) the standards set out in Table 2: Indicative street specifications; (b) the City of Sydney Public Domain Manual (and any replacement of that document); and (c) relevant design codes as they apply from time to time. <p>(6) Cycleways are to align with the priorities and actions in the City of Sydney Cycling Strategy and Action Plan 2018-2030, or any document that replaces that Plan.</p> <p>(7) Design of the public domain is to provide sufficient space for cyclists and pedestrians to move around each other and is to be consistent with the City of Sydney Street Design Code requirements for Village Centres and Activity Strips.</p>	
<p>7.3.4 Through-site links</p>	<p>(1) Through-site links are to be provided as an easement for public right of way as per Figure 4: Dedications and Easements and designed and provided in accordance with the provisions set out in Table 3: Through-site links.</p> <p>(2) Through-site links are generally to:</p> <ul style="list-style-type: none"> (a) be accessible to pedestrians 24 hours a day; (b) be designed to ensure pedestrian safety through the limiting of vehicular access (other than temporary maintenance or emergency vehicles) and by bollards (which may be retractable) at intersections with public roads; (c) provide a safe environment, including appropriate lighting and clear straight sightlines; (d) provide a legible, unobstructed pedestrian footway for their entire length without fencing or gates that restrict pedestrian access; (e) allow sufficient space for users to move around each other comfortably and safely, with a minimum pathway width of at least 3 metres; (f) be activated and surveyed through the design of the ground floor and upper levels of adjoining buildings. This can be achieved through active uses, retail frontages and entries, communal courtyards and apartment entries, egress paths that draw people through the through site link, and windows and balconies overlooking the through site link; (g) be paved in materials which are consistent with the City of Sydney public domain palette; (h) widen into a central square of minimum dimensions specified in Table 3: Through-site links and Figure 4: Land dedications and easements. 	<p>Through-site links are proposed to have registered easements for public right of way in accordance with Section 6.4 of the EIS.</p> <p>The design of through-site links will be assessed as part of future detailed applications.</p>

	<p>(i) provide street furniture including seats, water bubbler, lighting and tree planting at the central square of the through site link;</p> <p>(j) be designed to be accessible for people of all abilities, noting significant level differences between Mead and Pitt Streets may require alternative solutions;</p> <p>(k) integrate levels with the adjacent lands to be dedicated to Council; and</p> <p>(l) be open to the sky.</p>	
7.4.1 Retention of existing trees	<p>(1) A minimum of 50% of high value trees and a minimum of 50% of moderate value trees are to be retained, in accordance with Figure 10: Significant trees.</p> <p>(2) Investigations into the retention of additional high and moderate value trees (above minimums specified in (1)) are to be conducted and a report justifying their removal submitted with any development application.</p> <p>(3) A qualified Arborist (AQF Level 5), with experience managing similar projects of this type and scale, is to be engaged to provide tree management advice throughout the design and construction phase of development.</p> <p>(4) Tree management must be in accordance with requirements outlined in the Australian Standard 4970 – Protection of Trees on Development Sites and the City's Tree guidelines for pruning, reporting and using an arborist.</p> <p>(5) Any development application and public space domain upgrade is to:</p> <ul style="list-style-type: none"> (a) be guided by an arboricultural impact assessment; (b) comply with site-specific tree protection measures; (c) include commitment to monitoring the site works to ensure the health and structural stability of existing trees; and (d) provide tree protection certification. 	<p>The concept SSDA proposes retention of 50.97% high value trees and 51.4% moderate value trees consistent with the requirements of the Design Guide.</p> <p>An Arboricultural Impact Assessment has been prepared by Tree Management Strategies at Appendix Q which has assessed the extent of tree removal and retention required to facilitate the Reference Scheme, evaluated the nature of impacts to retained trees, and outlined the framework for tree protection and further investigation at future detailed applications.</p>
7.4.2 Tree diversity	<p>(1) Tree species to be used in public space are provided at Appendix 1: Schedule of proposed tree species for public spaces.</p> <p>(2) Deciduous species in both the private and public domain are to be included in areas with high canopy cover (over 65%) to ensure winter solar access.</p>	<p>To note. Tree selection will be confirmed as part of future detailed applications.</p>
8. Building layout, form and design		
8.1. Street blocks and building lots		
	<p>(1) All buildings are to be located within the building lots identified in Figure 3: Street blocks and building lots.</p> <p>(2) Building layout is to be generally consistent with that shown in Figure 2: Waterloo Estate (South) Urban Strategy. Alterations to the layout may be considered within each street block provided they respond to the Urban Strategy and demonstrate an improved public benefit and design excellence.</p>	<p>All building envelopes proposed by the concept SSDA are within the lots identified by the Design Guide.</p> <p>The reference scheme demonstrates that buildings are capable of addressing the street, can achieve consistency with the ADG, be generally place on the centreline of the through-site links.</p>

	<p>(3) Buildings are to address the street.</p> <p>(4) Each street frontage of each building lot is to provide a building entry.</p> <p>(5) Lot boundaries are to generally:</p> <ul style="list-style-type: none"> (a) ensure the design criteria of the of the Apartment Design Guide (ADG) can be met; (b) be simple, straight with no bends and perpendicular to the street frontage; (c) minimise easements for support but allow shared services; (d) not introduce unnecessary fire source features to building; (e) extend through the roofs so that each building has its own roof space; and (f) be generally placed on the centreline of through-site links, as shown on Figure 4: Land dedications and easements. <p>(6) All street blocks and building lots are to be based on a current land survey, accurate topographic survey and tree survey, clearly showing existing trees to be retained and their associated protection zones.</p>	<p>Building layouts will be determined as part of future detailed applications. A draft subdivision plan has been provided at Appendix H.</p>
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8.2. Building heights

	<p>(1) Maximum height in storeys are to be generally in accordance with Figure 11: Height in storeys.</p> <p>(2) Storeys (which include attics and mezzanines) are counted where the floor level is above the finished street level or up to 1.5 metres below the finished street level.</p> <p>(3) Storey and floor to ceiling heights are to be in accordance with Table 4: Storey and floor to ceiling heights (mixed use and residential buildings).</p> <p>(4) For the purpose of applying design criteria 4C-1 – Ceiling heights of the Apartment Design Guide, areas not identified in Figure 5: Land Use for non-residential are expected to be wholly residential buildings and therefore are not required to accommodate the ceilings heights of a mixed-use area. However, if a non-residential use is located on the ground floor, design criteria 4C-1 – Ceiling heights will apply.</p>	<p>The maximum building heights in storeys are consistent with the maximum building heights established by the Sydney LEP 2012 as proposed to be amended. The Reference Scheme demonstrates the maximum permissible GFA is able to be achieved within the established building envelopes, without exceeding the maximum height of buildings in storeys.</p> <p>The detailed design of buildings will be assessed as part of future detailed applications.</p> <p>The Reference Scheme also demonstrated how the buildings can comply with the required flood planning levels, refer to Section 9.13 of the EIS and the Flood Impact and Risk Assessment (Appendix AA).</p>									
	<table border="1"> <thead> <tr> <th>Use</th> <th>Minimum Storey height (floor to floor)</th> <th>Minimum floor to ceiling height</th> </tr> </thead> <tbody> <tr> <td>Ground floor commercial or retail in mixed use areas (active frontages)</td> <td>4.5m</td> <td>3.3m</td> </tr> <tr> <td>Ground floor residential in residential areas (non-active frontages)</td> <td>3.1m</td> <td>2.7m</td> </tr> </tbody> </table>	Use	Minimum Storey height (floor to floor)	Minimum floor to ceiling height	Ground floor commercial or retail in mixed use areas (active frontages)	4.5m	3.3m	Ground floor residential in residential areas (non-active frontages)	3.1m	2.7m	
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	<table border="1"> <tr> <td data-bbox="400 181 560 309">Residential floors above ground floor</td> <td data-bbox="560 181 743 309">3.1m</td> <td data-bbox="743 181 911 309">2.7m</td> </tr> </table>	Residential floors above ground floor	3.1m	2.7m	
Residential floors above ground floor	3.1m	2.7m			
<p>(5) Except where required to achieve a minimum freeboard above a Flood Planning Level (FPL), the ground floor level above the ground level of the adjacent public domain is to be:</p> <ul style="list-style-type: none"> (a) a maximum of 1 metre for residential uses; (b) a minimum of 0.5 metres for residential uses where there is a setback of less than 3 metres; and (c) a maximum of 0.15 metres for retail and commercial uses. <p>(6) Where part of a commercial or retail tenancy adjacent to the public domain is designed with flood resistant construction and there is no risk to life, then that part of the tenancy may be below the 1% Annual Exceedance Probability (AEP) and Probable Maximum Flood (PMF).</p> <p>(7) Variation to the location and distribution of building heights for each block may be considered, provided that alternative layouts demonstrate that:</p> <ul style="list-style-type: none"> (a) mid-winter sun access to public space is improved between 9am and 3pm; (b) mid-winter sun access to neighbouring residential properties is improved between 9am and 3pm; (c) the objectives and design criteria of the ADG can be achieved and are not diminished for the building, subject to the variation in height and any surrounding residential building; (d) building height does not exceed the maximum building height in Sydney LEP 2012; and (e) the layout responds to the Waterloo Estate (South) Urban Design Study and Urban Strategy. 					
<p>8.3. Building alignment and setbacks</p>					
	<p>(1) Primary ground level setbacks are to be provided generally in accordance with Figure 12: Ground level setbacks.</p> <p>(2) Maximum street wall heights are to be in provided generally in accordance with Figure 13: Street wall requirements.</p> <p>(3) Primary ground level setbacks are to enable a clear line of sight between the building entrance, any façade window and the adjoining public domain.</p> <p>(4) Substations and other service structures are not to be provided in the setbacks fronting the street wherever possible.</p> <p>(5) No built structures (other than landscape elements) are permitted to encroach on the</p>	<p>The ground level setbacks and street wall heights proposed within the concept SSDA are consistent with the requirements of the Design Guide (see Figures 238 and 242 of the Urban Design Report at Appendix F).</p> <p>The concept SSDA establishes the building envelopes, land use distribution, infrastructure delivery, public domain outcomes and precinct-wide strategies which are consistent with the requirements of this section of the Design Guide that will be used to guide future detailed applications, which again will be assessed against the Design Guide.</p>			

	<p>ground level setback for the full height of the building.</p> <p>(6) In some circumstances, balconies, porches, awnings, windows and shade structure projections may be permitted as outlined in this Design Guide.</p> <p>(7) All ground level setbacks are to provide deep soil and landscaping, except for those provided in (5) above.</p> <p>(8) Awnings and colonnades are to be provided generally in accordance with Figure 14: Awnings and colonnades for pedestrian amenity, including shade, rain and wind impacts. In addition to those shown in the figure, awnings and porches are to be provided at common building entries to protect people at front doors from rain.</p> <p>(9) The positioning of awnings is to be carefully considered with regard to the health and longevity of street trees, particularly along the western side of George Street where alternative awning solutions will likely be required to enable retention of existing street trees.</p>	
<p>8.4. Development types</p>		
<p>8.5.1. General</p>	<p>Provisions relating to ‘Development types’ in Sydney DCP 2012 apply to Waterloo Estate (South).</p>	<p>To note.</p>
<p>8.5.2. Tall towers</p>	<p>(1) Tall towers are to be located in accordance with Figure 11: Height in storeys to minimise overshadowing to existing and future planned public open space, communal open space and residential dwellings.</p> <p>(2) Tall towers are to be separated by a minimum distance of 60 metres in all directions.</p> <p>(3) Residential apartments are not to be located at ground level where identified on Figure 5 Land Use.</p> <p>(4) Awnings are to be located at ground level along the street frontage to protect pedestrians from wind downdraft and provide shelter for pedestrians in front of active frontages.</p> <p>(5) On roofs, glazed screens of sufficient height are to be provided to ensure the principal usable part of the communal open space meets the Wind Comfort Standard for Sitting.</p>	<p>Figure 234 Built Form Plan within the Urban Design Report (see Appendix F) demonstrates any tall towers are located in accordance with Figure 11 of the Design Guide to minimise overshadowing to existing and future planned public open space, communal open space and residential dwellings.</p> <p>The concept SSDA establishes land use distribution across the site and locates residential uses in accordance with the provisions of the Design Guide as discussed in Section 9.3 of the EIS. The land use plan established within the concept SSDA will guide future detailed applications.</p> <p>The concept SSDA incorporates awnings on ground level along the street frontage where active uses are located (see Figure 242 of the Urban Design Report in Appendix F).</p>
<p>8.5.3. Development fronting McEvoy Street</p>	<p>(1) Three east-west orientated buildings are to be provided along the McEvoy Street frontage, between Cope and George, George and Mead and Mead and Pitt. These buildings are to carefully lay out apartments so that windows to habitable rooms face away from the noise source where possible and be acoustically treated in order to mitigate the impact of noise from vehicles on McEvoy Street This provision does not relate to tall towers.</p>	<p>The Reference Scheme which accompanies the concept SSDA illustrates that apartments can be designed to comply with the requirements of this section of the Design Guide.</p> <p>The provisions of this section will inform future detailed applications to ensure development fronting McEvoy Street is able to achieve positive amenity outcomes.</p>

	<p>(2) Habitable rooms are to be located so, where ever possible, windows required for ventilation face north away from McEvoy Street.</p> <p>(3) Non-habitable rooms, vertical circulation and common access corridors may be located on the southern, McEvoy Street side of the building.</p> <p>(4) Any windows facing McEvoy Street are to provide appropriate noise protection.</p> <p>(5) Communal open space is to be provided on the northern side of rooftops where they overlook streets, primary setbacks or courtyards with a minimum width of 6 metres where possible.</p> <p>(6) Plant, equipment and landscaping is to be located on the southern 3 metres of the rooftop where possible.</p> <p>(7) No apartments are to be located at ground level on McEvoy Street or the southern parts of the adjoining Cope, George and Pitt Streets.</p> <p>(8) Heavy, non-porous facade materials should be used to minimise noise intrusion to sensitive noise sources, such as residential apartments.</p>	
8.6. Private and communal open space and landscaping		
<p>8.6.1. Trees and landscaping</p>	<p>(1) The provisions relating to ‘Trees’ in ‘Section 7: Public Space’ of this Design Guide, also apply to building lots.</p> <p>(2) Landscape areas are to be generally located within the areas shown in Figure 15: Roof level communal open space and green roofs and Figure 16: Ground level deep soil and planting locations, and to be consistent with the Apartment Design Guide objectives.</p> <p>(3) A landscape plan prepared by a suitably qualified landscape architect in accordance with the City of Sydney Landscape code must accompany any development application. It:</p> <ul style="list-style-type: none"> (a) incorporate the recommendations of the required Ecological Assessment report; (b) be consistent with the provisions of this Design Guide; and (c) be prepared in accordance with the City of Sydney Landscape code. 	<p>A Public Domain and Landscape Plan accompanies the concept SSDA (see Appendix J) which outlines the proposed location of landscaped areas, as well as deep soil areas.</p> <p>Plant and tree selection will form part of future detailed applications which will also be accompanied by Landscape Plans.</p>
<p>8.6.2. Roofs</p>	<p>(1) The principal usable part of communal open space is to be located on the roofs of buildings generally in accordance with Figure 15: Roof level communal open space and green roofs.</p> <p>(2) Communal open space on roofs is generally to:</p> <ul style="list-style-type: none"> (a) face the surrounding streets and/or through-site links; and (b) have a minimum depth from the building edge of 6 m. <p>(3) A comfortable acoustic environment is to be created for the quiet enjoyment of roof level communal open space with noise protection from plant and equipment.</p> <p>(4) Each roof level communal open space is to be directly accessible from every lift core that serves apartments that are to use it.</p>	<p>The concept SSDA and accompanying reference scheme illustrates communal open space is capable of being provided on roof levels in accordance with the Design Guide.</p> <p>Detailed design for rooftop uses within each Block will be provided as part of future detailed applications to enable assessment against this section of the Design Guide.</p>

	<p>(5) The principal usable part of communal open space is to meet the wind criteria for 'Sitting' provided elsewhere in this Design Guide.</p> <p>(6) An 'extensive green roof' is to be provided on the side of the roof adjoining the courtyards with a minimum of 3 m depth from the edge of the building.</p> <p>(7) Where possible, plant and equipment on roofs are not to be placed within the 6 m of the street side or 3 m of the courtyard side of roof areas and is to be separated from communal open space by screening.</p> <p>(8) Areas of the roof with exposure to sunlight and wind are to be provided for passive clothes drying.</p> <p>(9) The siting of solar panels on roofs for energy production and shading is to be maximised, including above communal open space, plant, lift and stairs and extensive green roofs.</p>	
<p>8.6.3. Deep soil and 'planting on structure'</p>	<p>(1) Deep soil is to be provided in landscape setbacks, around existing trees and to central courtyards in accordance with Figure 16: Ground level deep soil and planting locations.</p> <p>(2) A minimum area of deep soil and 'planting on structure' is to be provided on LAHC-owned sites as per Table 5: Minimum provision of deep soil and planting on structure. The provision of planting on structure is in addition to the deep soil requirements.</p> <p>(3) For the purpose of calculating the deep soil area, the following minor structures may be included in the deep soil area where they have at least 1.2 m clear width of deep soil to either side:</p> <ul style="list-style-type: none"> (a) essential services infrastructure provided underground (such as a stormwater pipe) with a maximum diameter up to 300 mm; and (b) landscape structures (such as a lightweight fence, light pole or seating) with a maximum footing size of 300 mm x 300 mm in cross section <p>(4) At least one medium tree (or larger) is to be planted in the deep soil area for every 30 m² of deep soil area per street block. Any tree species planted in courtyards is to be selected according to its tolerance to resultant wind and sunlight conditions.</p> <p>(5) At least one small tree (or larger) is to be planted in planting on structure area for every 12 m² of planting on structure area per street block.</p> <p>(6) Planting on structure can be substituted with additional deep soil area where possible, however planting on structure cannot replace minimum deep soil requirements.</p> <p>(7) Where trees are existing and are to be retained, these can be surveyed, categorised by tree size and counted towards the requirements for new trees to be planted.</p>	<p>The concept SSDA is consistent with the deep soil and planting objectives and demonstrates that the required provisions can be achieved across the site (see Section 5.5 of the Public Domain and Landscape Plan in Appendix J).</p> <p>Detailed compliance with the relevant Design Guide, including minimum deep soil areas, planting on structure, and tree planting rates, will be confirmed and demonstrated as part of future detailed development applications.</p>

<p>8.6.4. Courtyards</p>	<p>(1) Courtyards are to be provided for landscaping and tree canopy and may include a combination of private gardens and communal open space.</p> <p>(2) Courtyards are to be provided as deep soil, generally as per Figure 16: Ground level deep soil and planting locations.</p> <p>(3) Courtyards are to be densely planted throughout to contribute to tree canopy and visual amenity. Any tree species planted in courtyards is to be selected according to its tolerance to resultant wind and sunlight conditions.</p> <p>(4) Courtyards between adjoining building lots are to be shared and have a cohesive character.</p> <p>(5) Direct, equitable access is to be provided to courtyards at courtyard level from every common circulation area.</p> <p>(6) Courtyard communal open space is to be fully open to the sky.</p> <p>(7) The following elements may be permitted to project into courtyards:</p> <ul style="list-style-type: none"> (a) common lifts and stairs, by a maximum of 3 m on each side for no more than 25% of the courtyard façade length; and (b) window projections to provide north facing windows, by a maximum of 1 metre on each side for no more than 25% of the courtyard façade length. <p>(8) Private gardens (inclusive of terrace / seating space), generally a maximum of 3 m wide and the full width of each apartment fronting the courtyard, are to be provided within the courtyard communal open space, to separate courtyard communal open space from courtyard level apartments, for amenity, safety and privacy of these apartments.</p> <p>(9) Private gardens communal open space and through site links are to be separated with planting/fencing inside the private garden. Any privacy screens or fencing is to be in accordance with the City of Sydney Landscape Code.</p> <p>(10) Courtyards are to connect to through-site links for maintenance access and other access/egress needs.</p> <p>(11) Any courtyard communal open space is to meet the Wind Comfort Standard for ‘Standing’ as defined elsewhere in this Design Guide.</p>	<p>Figure 230 of the Urban Design Report (see Appendix F) illustrates courtyards for public and private use across Waterloo South which is in accordance with Section 4.9 and 4.10 of the Public Domain and Landscape Report (see Appendix J).</p> <p>Detailed landscape design for courtyard spaces will form part of future detailed applications.</p>
<p>8.7. Local climate sensitive design</p>	<p>(1) Design buildings to minimise the reflection and radiation of heat.</p> <p>(2) On northern, western or eastern facades, minimise the reflection and radiation of heat from surfaces and materials exposed to sunlight, through measures such as:</p> <ul style="list-style-type: none"> (a) moderating the extent of glazing on any northern, western or eastern façade, (b) minimise the extent of glazing up to 1 m above the floor level, 	<p>Details demonstrating compliance with this section of the Design Guide will be provided as part of future detailed applications.</p>

	<p>(c) shading glazing that is exposed to sunlight on any northern, western or eastern façade.</p> <p>(3) Heat rejection units must be located on the roof where wind can most effectively carry heat away and avoid heat being trapped in streets.</p> <p>(4) Where roof terraces are provided, pergolas are to be incorporated for summer shading that also allow winter sunlight ingress.</p> <p>(5) Any roof glazing is to be vertically orientated through a clerestory with a northerly orientation for the glazing, together with an overhang for protection against rain.</p> <p>(6) Allow shading devices to project beyond building facades in accordance with Table 6: Projecting balconies and windows and shading devices.</p> <p>(7) Where shading devices are provided to projecting windows, the total projection is to be no greater than the maximum allowed for projecting windows.</p>	
<p>8.8. Internal apartment layout and amenity</p>	<p>(1) Façades facing through-site links are to contain windows to provide passive surveillance of the through site link and allow for natural cross ventilation of apartments.</p> <p>(2) Windows facing or overlooking through-site links are to be either indented or limited in projection to face along (parallel to, not across) the through site link, in accordance with Table 7: Projecting balconies and windows and shading devices.</p> <p>(3) Living rooms are to be located where more sunlight and outlook is available (generally the street frontage).</p> <p>(4) Bedrooms are to be located where external noise levels are lower and visual privacy is better (generally the courtyard frontage).</p> <p>(5) The number of bathrooms and kitchens with openable external windows is to be maximised.</p> <p>(6) Design buildings with long life, low embodied energy, low maintenance materials.</p> <p>(7) Direct lines of sight are to be avoided between rooms across internal corners of courtyards by careful placement and design of windows with indents or projections. Any window projections are to be a maximum of 1 m into the courtyard and are to be designed to increase privacy without the need for fixed privacy screens or opaque glass which limit natural light, ventilation and outlook.</p> <p>(8) Balconies and windows may be provided generally in accordance with Table 6: Projecting balconies and windows and shading devices.</p>	<p>Details demonstrating compliance with this section of the Design Guide will be provided as part of future detailed applications.</p>
<p>8.9. Adaptable design</p>	<p>(1) Provisions relating to ‘Adaptable design’ in Sydney DCP 2012 apply to Waterloo Estate (South).</p> <p>(2) Residential and mixed-use buildings are to meet the following accessibility and adaptability standards of the Liveable Housing Design Guidelines:</p>	<p>The concept SSDA considers the requirements of adaptable design as confirmed in the Accessibility Assessment at Appendix HH and summarised in Section 9.19 of the EIS.</p> <p>Future detailed applications will demonstrate compliance with the Liveable Housing Design</p>

	<p>(a) 100 per cent of new Class 1a dwellings (houses) to silver standard;</p> <p>(b) 85 per cent of social housing Class 2 dwellings (apartments) will achieve silver standards of the Liveable Housing Design Guidelines;</p> <p>(c) 15 per cent of social housing Class 2 dwellings (apartments) will achieve gold standards of the Liveable Housing Design Guidelines; and</p> <p>(d) 20 per cent of affordable housing and market housing Class 2 dwellings (apartments) will achieve silver standards of the Liveable Housing Design Guidelines.</p>	<p>Guidelines as required by the proposed updates to the Design Guide.</p>
<p>8.10. Managing wind impacts</p>		
<p>8.10.1. General</p>	<p>(1) Provisions relating to wind in Sydney DCP 2012 apply to Waterloo Estate (South).</p>	<p>To note.</p>
<p>8.10.2. Wind testing</p>	<p>(1) Development is to provide wind tunnel testing that demonstrates that streets comply with the following wind standard:</p> <p>(a) Wind Safety Standard, being an annual maximum peak 0.5 second gust wind speed in one hour measured between 6am and 10pm Eastern Standard Time of 24 metres per second.</p> <p>(b) Wind Comfort Standard for Walking, being an hourly mean wind speed, or gust equivalent mean wind speed, whichever is greater for each wind direction, for no more than 292 hours per annum measured between 6 am and 10 pm Eastern Standard Time (i.e. 5% of those hours) of 8 metres per second.</p> <p>(c) Wind Comfort Standard for Standing, being an hourly mean wind speed, or gust equivalent mean wind speed, whichever is greater for each wind direction, for no more than 292 hours per annum measured between 6 am and 10 pm Eastern Standard Time (i.e. 5% of those hours) of 6 metres per second at areas of short-duration stationary activities, including pedestrian crossing points, building entries via footpaths and window shopping along footpaths.</p> <p>(d) Wind Comfort Standard for Sitting, being an hourly mean wind speed, or gust equivalent mean wind speed, whichever is greater for each wind direction, for no more than 292 hours per annum measured between 6 am and 10 pm Eastern Standard Time (i.e. 5% of those hours) of 4 metres per second at areas of outdoor dining.</p> <p>(2) Development is to provide wind tunnel testing that demonstrates that parks comply with the following wind standard:</p> <p>(a) Wind Comfort Standard for Walking as defined in 1(b) above for any active use areas; and</p>	<p>The concept SSDA is accompanied by a Wind Tunnel Assessment (see Appendix O) which confirms the Reference Scheme is capable of complying with the wind standards as required by the Design Guide.</p> <p>Section 9.4.4 of the EIS confirms that the wind assessment has found the redistribution of built form within the Reference Scheme does not materially worsen pedestrian wind conditions compared to existing conditions, and in some locations provides increased shielding due to building massing and street enclosure.</p>

	<p>(b) Wind Comfort Standard for Sitting, as defined in provision 1(d) above for all other areas.</p> <p>(3) Development is to provide wind tunnel testing that demonstrates that through-site links comply with the Wind Comfort Standard for Walking as defined in 1(b) above.</p> <p>(4) Building design is to reduce wind impact at street level without reliance on the introduction of new trees. This may be through inclusion of additional setbacks within the building envelope, providing breaks in the towers to allow wind flows to be dissipated, rounding the corners of buildings, and tapering towers at upper levels.</p>	
<p>8.11. Noise and ventilation</p>	<p>(1) Residential apartment buildings are to respond to both noise criteria in this Design Guide, the Sydney DCP 2012 and natural ventilation criteria in the ADG. Maximum noise levels must not exceed the following levels:</p> <ul style="list-style-type: none"> (a) LAeq 1 hour 35dB for bedrooms between 10pm and 7am; (b) LAeq 40dB at any time for all other habitable space; and (c) LAeq 1 hour 45dB at any time for all other habitable space in development in all other locations. <p>(2) A noise study is to be provided with any development application for development on the following sites to establish the level of noise pollution affecting them:</p> <ul style="list-style-type: none"> (a) sites fronting McEvoy Street; (b) sites adjacent to the small park; (c) sites adjacent to the large park; (d) tall building sites; and (e) any other sites as required by the Consent Authority. <p>If the noise study indicates the likelihood of a noise issue the impacts of external noise and pollution are in the first instance to be minimised, while achieving natural ventilation, through careful siting and layout of buildings. Where it is proposed to address noise and natural ventilation through the siting and layout of apartments, alternative approaches to the following design criteria of the NSW Apartment Design Guide are permitted for noise-affected apartments, including:</p> <ul style="list-style-type: none"> (a) solar and daylight access; (b) private open space and balconies; and (c) natural cross ventilation. <p>(3) Buildings with ground floor non-residential premises are to provide for appropriate exhaust ventilation to accommodate food and beverage services that avoid noise and air quality impacts to residential premises.</p>	<p>A Noise and Vibration Impact Assessment (NVIA) prepared by E-Lab Consulting (see Appendix BB) accompanies the concept SSDA that demonstrates the locations identified for residential accommodation will be able to satisfy the relevant acoustic requirements.</p> <p>NVIAs will accompany future detailed applications to demonstrate the capability of each building complying with the relevant controls.</p>
<p>8.12. Design Excellence</p>		

<p>8.12.1. Competitive design processes</p>	<p>(1) No additional floor area or building height available under clause 6.21D(3) of the Sydney LEP 2012 may be awarded as a result of a competitive design process and the development resulting from a competitive design process must be accommodated within building heights shown in the Sydney LEP 2012 and generally in Figure 11: Height in storeys</p> <p>(3) To ensure architectural diversity across sites that include multiple buildings, no more than two buildings in the same street block are to be designed by each nominated architectural firm, notwithstanding whether that firm is selected following a Competitive Design Process or via direct appointment.</p> <p>(4) Buildings that are located adjacent to or on the opposite side of the street from one another are not to be of the same or similar design.</p> <p>(5) Large development sites which have multiple buildings or building cores are to be designed to provide individual character so that each building is defined by its separate core and is recognisably different from the street (including variations in materials and different architectural design for elements such as building entrances, balconies and balustrades, planters, pergolas, boundary walls and fences).</p> <p>(6) Notwithstanding provisions (3) and (4) above, building design is to give regard to any patterns of scale, rhythm, materiality and fenestration which emerge as the precinct redevelops to ensure a coherent sense of place within Waterloo Estate (South).</p> <p>(7) Landscape design is to be undertaken concurrently with building design and a preliminary landscaping strategy is to be submitted as part of each competitive process.</p> <p>(8) Designs must address the relevant required considerations in Figure 17.</p>	<p>The design excellence provisions of the Design Guide are to be considered as part of future detailed applications. Additionally, a Design Excellence Strategy, prepared by Beam Planning (see Appendix N and Section 6.5.1 of the EIS) accompanies this concept SSDA demonstrating how design excellence will be achieved across Waterloo South throughout future development stages.</p>
<p>8.12.2. Design excellence strategy</p>	<p>(2) In addition to the above provisions, the following Design Excellence Strategy applies.</p> <p>(3) Separate Invited Competitive Design Processes are to be undertaken for each building containing market housing. A minimum of three architectural firms are required to participate in each Competitive Design Process.</p> <p>(4) Direct appointment of architectural firms is permitted for all buildings containing social and affordable housing and no market housing.</p> <p>(5) A Design Review Panel (DRP) process is to be undertaken. The SDRP will comprise five members is to be established with the following composition in accordance with the NSW SDRP Terms of Reference:</p> <ul style="list-style-type: none"> • A nominee of GANSW (Chair) • A nominee of the City of Sydney (excluding staff members), • Three independent nominees <p>If a competitive design process has taken place for a building, wherever possible the Selection</p>	<p>The design excellence provisions of the Design Guide are to be considered as part of future detailed applications. Additionally, a Design Excellence Strategy, prepared by Beam Planning (see Appendix N and Section 6.5.1 and Section 9.2 of the EIS) accompanies this concept SSDA demonstrating how design excellence will be achieved across Waterloo South throughout future development stages.</p>

	<p>Panel of the competitive design process will also form a part of the DRP for the relevant stage of the development. This DRP will replace any other design review requirement or panel requirement.</p> <p>(6)The following criteria will be considered in the direct appointment of architectural firms and the selection of competitors for a Competitive Design Process:</p> <ul style="list-style-type: none"> a) Demonstrated capabilities in design excellence by being the recipient of an Australian Institute of Architects (AIA) award or commendation, except for ‘emerging’ practices. b) Demonstrated experience in works of similar nature and complexity, particularly mixed use and urban regeneration and ability to act as an executive architect, except for ‘emerging’ practices. c) Demonstrated experience in designing for Country processes, and where possible inclusion of First Nations Architects as part of the team. d) Demonstrated experience in residential design, mixed use and urban regeneration. e) A mix of emerging and established architectural practices. f) A person, corporation or firm registered as an architect in accordance with the NSW Architects Act 2003. g) Gender representation target ratio of 40% male, 40% female and 20% any gender. h) Experience with the Design and Building Practitioners Act 2020 and delivery of Class 2 NCC buildings in NSW. <p>(7) Where buildings are to be used partly or wholly for Aboriginal housing, the design is to be informed by the advice of an expert who has demonstrated knowledge and expertise in those types of housing.</p> <p>(8) Ecologically sustainable development benchmarks and outcomes are to be targeted by each competitive design process as prescribed in Sydney LEP 2012 and in this Design Guide.</p>	
9. Transport, movement and parking		
<p>9.1.General</p>	<p>(1) Provisions relating to ‘Transport and parking’ in Sydney DCP 2012 apply to Waterloo Estate (South).</p> <p>(2) Street circulation, street speeds and intersections are to be designed generally in accordance with Figure 9: Access and Circulation.</p>	<p>The concept SSDA includes a movement plan as part of the Urban Design Report (see Appendix F). The proposed movement plan is consistent with the requirements of Figure 9 of the Design Guide.</p>
<p>9.2. Carparking</p>	<p>(1) Vehicular access and egress points are to be generally located on the street frontages identified in Figure 18: Carpark locations and entries.</p> <p>(2) No vehicle access or egress points to carparks are permitted from:</p>	<p>As illustrated in Figure 227 Precinct Basement Plan of the Urban Design Report (Appendix F) the proposed vehicular access and egress points are consistent with the requirements of this section of the Design Guide. This is</p>

	<p>(a) George Street; (b) Wellington Streets (c) Cope Street; (d) Kellick Street; and (e) McEvoy Street.</p> <p>(3) At grade or above ground car parking is not permissible.</p> <p>(4) Car parks are to consolidate street access points and minimise site coverage generally in accordance with Figure 18: Carpark locations and entries.</p> <p>(5) Where required, lots are to provide neighbouring lots with positive covenants to allow access to and from required vehicular access and egress points.</p>	<p>also discussed in Section 6.3.3 and Section 9.14 of the EIS.</p>
<p>10.Urban ecology</p>		
	<p>(1) New habitat features are to be incorporated into the landscaping of new developments to support any species of particular conservation significance, as identified through an Ecological Assessment report. Habitat features may include, but not limited to, a diverse selection of suitable flowering plants, biodiverse roofs and walls, nest boxes, log piles and rock piles.</p> <p>(2) Native shrubs (up to 4 m) and grasses, herbs, and groundcovers are to be given precedence. If non-native species are used in planting, they should have a benefit for local biodiversity.</p> <p>(3) An Ecological Assessment report, prepared by a qualified and appropriately experienced ecologist, is to be submitted with any development application and is to:</p> <p>(a) document the species present on and adjoining the development site;</p> <p>(b) identify any species that are of particular conservation significance, including threatened species and locally-significant species identified in the relevant Urban Ecology Strategy;</p> <p>(c) determine the nature and extent of impacts to flora and fauna, particularly those of conservation significance, that are likely to result from each stage of the development;</p> <p>(d) outline the mitigation measures that will be employed to avoid or minimise such impacts, including:</p> <p>i. clearance and relocation of any onsite indigenous flora and fauna prior to works commencing;</p> <p>ii. protection of any significant habitat features;</p> <p>iii. Tree sensitive construction methodologies for trees identified for retention, which may include fencing, underground services installation techniques, consideration of bulk earthworks impacts and associated mitigation, and other items as necessary.</p> <p>iv. restoration/creation of compensatory habitat for any important habitat features removed or disturbed as a result of the development; and</p>	<p>An ecological assessment was undertaken by Narla Environmental in preparation of their Biodiversity Development Assessment Report waiver request. The BDAR waiver request was granted by DPHI on the 10 February 2026.</p> <p>The provisions of this section will inform future detailed applications to ensure development is consistent with supporting and maintaining the existing ecology of the site.</p>

	v. incorporation of suitable locally-indigenous species in site landscaping, consistent with the relevant Urban Ecology Strategy.	
11. Environmentally sustainable development		
11.1. Sustainability ratings	<p>(1) Development is to achieve the following minimum sustainability ratings:</p> <p>(a) all development is to achieve 6-star Green Star communities rating</p> <p>(b) any commercial component of buildings:</p> <p>i. NABERS Energy Commitment Agreement of 5.5 stars for the base building of commercial office buildings with a net lettable area of 1,000 square metres or more. A base building rating covers the performance of the building's central services and common areas, which can be influenced by building design and the building services.</p> <p>ii. NABERS Water rating of 4.5 stars for commercial office buildings with a net lettable area of 1,000 square metres or more</p> <p>(2) Plans submitted with development applications and construction certificate applications are to ensure all BASIX commitments are shown.</p>	<p>As outlined in Ecologically Sustainable Development Strategy (see Appendix FF) the project will target a 6 star Green Star communities rating.</p> <p>The project will meet and document all requirements for Energy, Water, Thermal Comfort and Materials commitments under BASIX for the residential parts of the development.</p> <p>This is discussed further at Section 9.18 of the EIS.</p>
11.2. Green infrastructure		
11.2.1. Recycled water	<p>(1) Where there is a commitment to provide a recycled water network, all buildings are to be constructed to be capable of providing a dual reticulation water system for water services and be capable of fully connecting to a non-potable recycled water network and configured to supply all toilets, washing machine taps, car wash bays, cooling towers and irrigation usage.</p>	<p>The project does not propose a recycled water network, and all water services will be supplied through a single potable water system, in line with Sydney Water requirements. Furthermore, there are currently no Sydney Water-owned, or privately operated recycled water assets within the surrounding area for the site to connect into.</p> <p>The ESD Strategy (see Appendix FF) outlines that the project will achieve water efficiency by using rainwater harvesting for targeted uses, efficient fixtures, and excluding dual pipework.</p>
11.2.2. Operational Waste	<p>(1) Provisions relating to waste management in the Sydney DCP 2012 apply to Waterloo Estate (South).</p>	<p>A comprehensive operational waste management plan (Appendix DD) has been prepared accordance with the requirements of City of Sydney DCP 2012 to support the concept SSDA. Further Waste Management Plans will be prepared at detailed application stages.</p>
11.2.3. Vehicle Charging	<p>(1) Buildings are to be equipped with sufficient electricity supply to enable future electric</p>	<p>As committed to in the ESD Strategy (see Appendix FF) all buildings are to include the</p>

	vehicle changing for all vehicle parking in the development.	necessary electrical infrastructure provisions to enable future installation of electric vehicle charging facilities.
11.3. Resource use	(1) Buildings are to reduce the environmental impact of new building materials by maximising the use of reused or recycled materials through: (a) substituting industrial waste products or oversized aggregate for Portland cement; (b) reusing steel or substituting post-consumer recycled content in steel; (c) reusing timber or substituting post-consumer recycled timber; and (d) replacing any other materials with reused or recycled material.	A full consideration of the materials embodied impacts and best opportunities for waste avoidance will be considered as part of future detailed applications.
12. Stormwater and flood management		
12.1 General	(1) Stormwater is to be generally managed within Waterloo Estate (South) in accordance with the City of Sydney Interim Floodplain Management Policy (or any replacement of that document) and Figure 19: Stormwater. (2) A Water Quality, Flooding and Stormwater Study is to be submitted with development applications that includes: (a) a site-specific flood study prepared in accordance with the requirements of Sydney DCP 2012; (b) a local drainage management plan prepared in accordance with the requirements of the Sydney DCP 2012; and (c) a stormwater quality assessment prepared in accordance with the Sydney DCP 2012.	<p>A site wide Stormwater Management Strategy has been prepared by WScE (see Appendix U) as part of the concept SSDA.</p> <p>The strategy demonstrates a comprehensive approach to managing both the quantity and quality of stormwater runoff. It outlines the necessity to upgrade existing infrastructure and to implement modern stormwater treatment systems therefore, ensuring compliance with City of Sydney guidelines and mitigating the risk of downstream flooding. The integration of WSUD principles will enhance the precinct's environmental sustainability by reducing pollutant loads and improving water quality.</p> <p>A Flood Impact and Risk Assessment prepared by GRC Hydro (see Appendix AA) supports the concept SSDA and was prepared in accordance with the requirements of the Sydney DCP 2012 and the requirements of the Design Guide. The assessment outlines flood planning levels and recommends flood risk mitigation measures do reduce risk within Waterloo South and to surrounding properties.</p> <p>Detailed stormwater management design and flood risk management strategies will form part of future detailed applications.</p>
13. Public art		
	(1) As part of the Stage 1 development application, a Preliminary Public Art Strategy is to be submitted which: (a) considers the City of Sydney's policies and plans for public art. (b) considers any existing public art within the site (c) addresses themes based on history of the site;	A Preliminary Public Art Plan prepared by UAP (see Appendix L) accompanies the concept SSDA. As outlined in Section 9.6.3 of the EIS, the Preliminary Public Art Plan is consistent with the requirements of this section of the Design Guide, and it represents a well-considered, policy aligned and culturally grounded framework that will contribute positively to the environmental and social outcomes of the redevelopment.

	<p>(d) is informed by consultation with the local community, including Aboriginal and Torres Strait Islander People;</p> <p>(e) provides examples of relevant public art types;</p> <p>(f) provides information on who will deliver artworks, and how many across each development block;</p> <p>(g) describes how temporary projects will be delivered during or after construction; and</p> <p>(h) details ownership of property and public art assets, maintenance implications for owners and budgets and funding expectations.</p> <p>(2) A Public Art Plan to be submitted for development applications that respond to the Preliminary Public Art Strategy and is prepared in accordance City of Sydney guidance for the development of detailed public art plans.</p>	
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