

Appendix JJ - Concept Envelope Plans

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

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

FOR APPROVAL

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

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

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

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

Client



Project
WATERLOO SOUTH
 WATERLOO, SYDNEY
 GADIGAL LAND

Drawing Name
**Precinct
 Proposed Envelopes -
 Plan**



Date: 30.03.2026 Scale: 1:1500 Sheet Size: A3

Drawn: NT Chk.: JM Job No.: 7085

Drawing No.: PR-AR-2300 Revision: /A



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

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

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Client



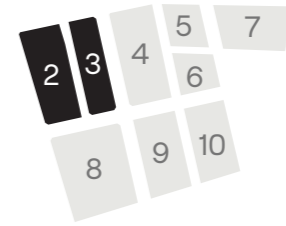
Project
WATERLOO SOUTH
 WATERLOO, SYDNEY
 GADIGAL LAND

Drawing Name
Blocks 2 & 3
 Proposed Envelope - Plan



Date	Scale	Sheet Size
30.03.2026	1:750	A3
Drawn	Chk.	Job No.
NT	JM	7085
Drawing No.	Revision	
BL02&3-AR-2300	/A	



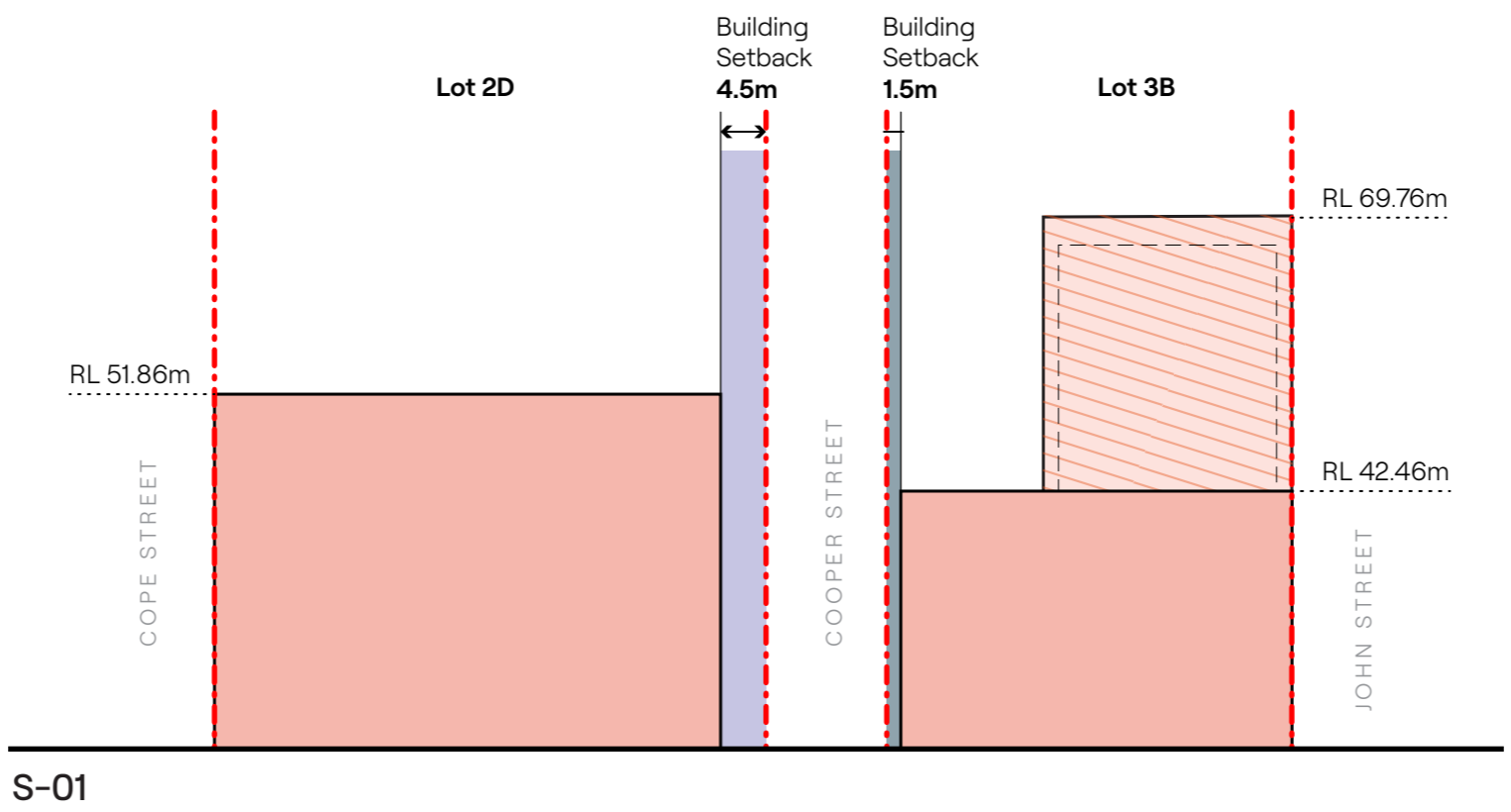
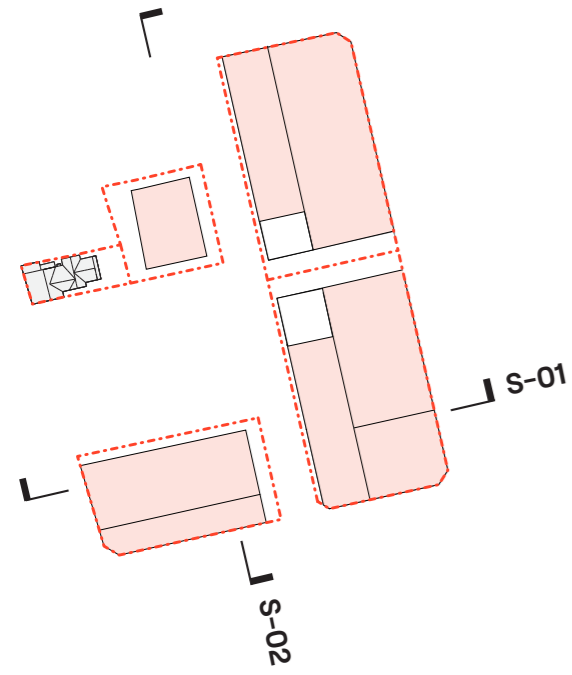


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FOR APPROVAL

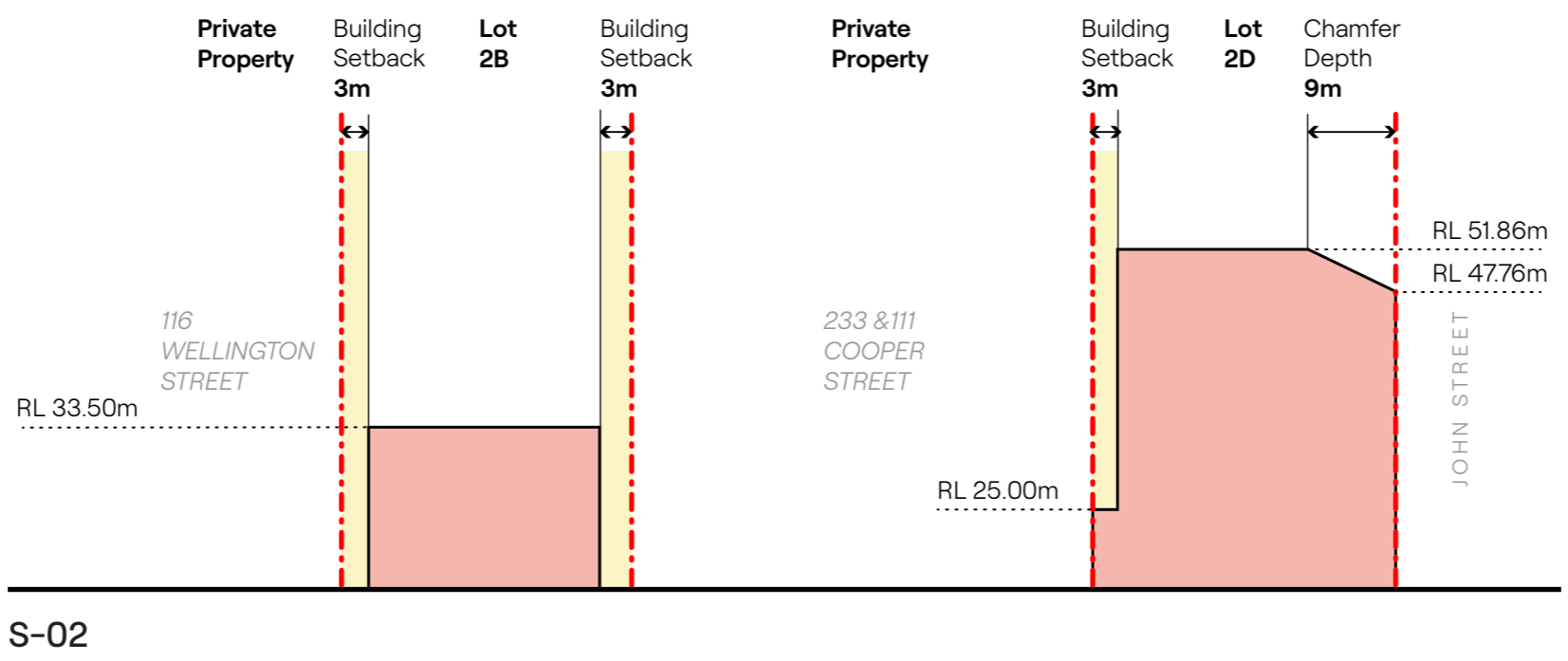
Rev Date	Revision	By	Chk.
P1	04.12.2025	FOR REVIEW	NT JM
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P4	19.01.2026	FOR REVIEW	NT JM
P5	06.02.2026	FOR REVIEW	NT JM
A	30.03.2026	FOR SUBMISSION	NT JM



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

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

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

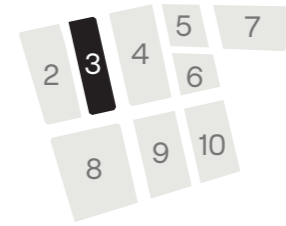
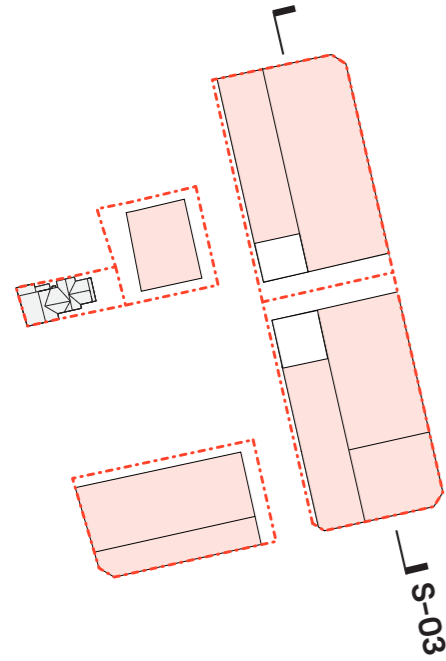


Project
WATERLOO SOUTH
 WATERLOO, SYDNEY
 GADIGAL LAND

Drawing Name
Blocks 2 & 3
 Proposed Envelope -
 Sections 01 & 02



Date	Scale	Sheet Size
30.03.2026	1:750	A3
Drawn	Chk.	Job No.
NT	JM	7085
Drawing No.	Revision	
BL02&3-AR-2301	/A	



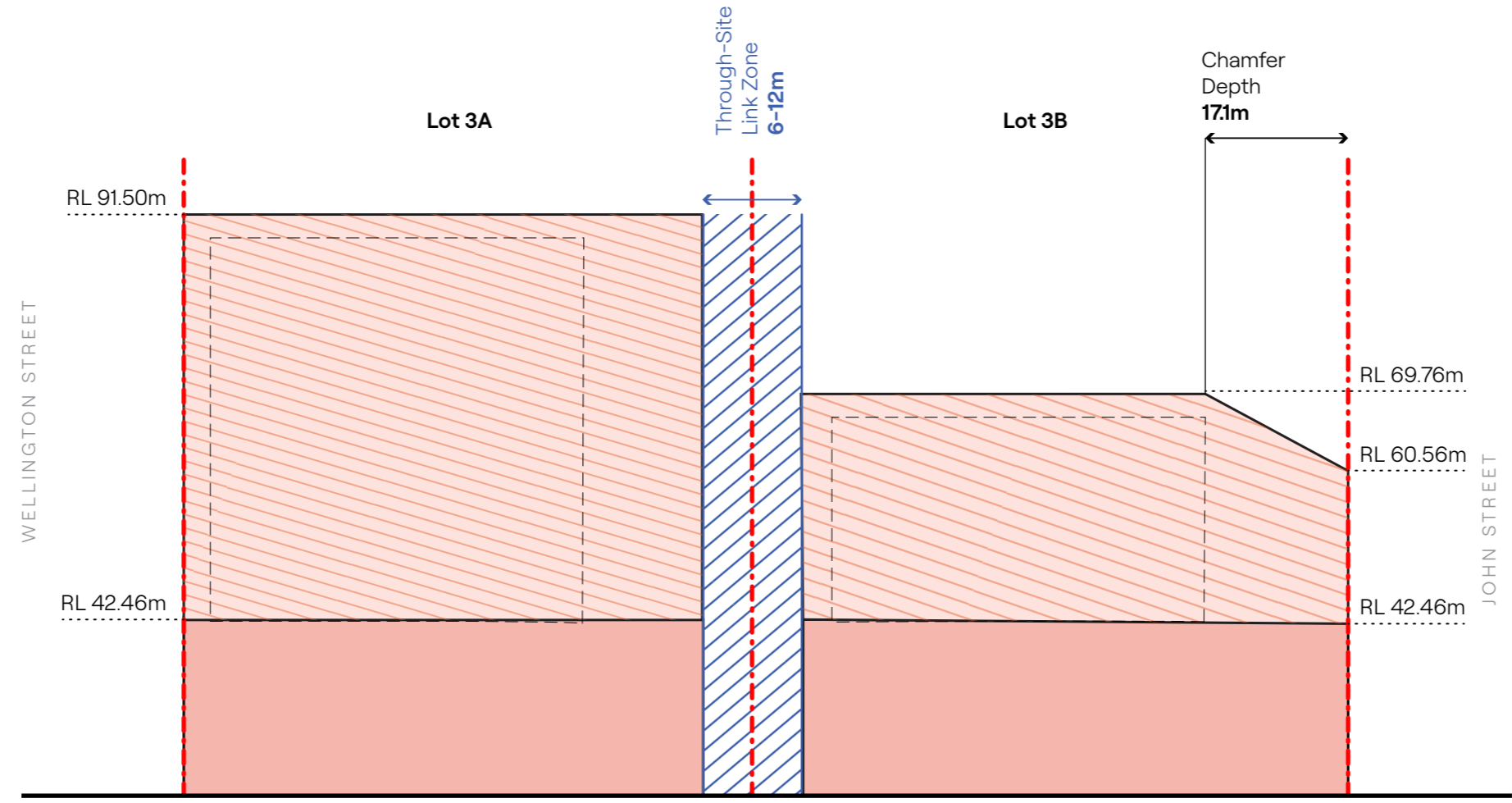
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P5	06.02.2026	FOR REVIEW	NT	JM
A	30.03.2026	FOR SUBMISSION	NT	JM

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



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Project
WATERLOO SOUTH
 WATERLOO, SYDNEY
 GADIGAL LAND

S-03

Drawing Name
Blocks 2 & 3
Proposed Envelope -
Section 03



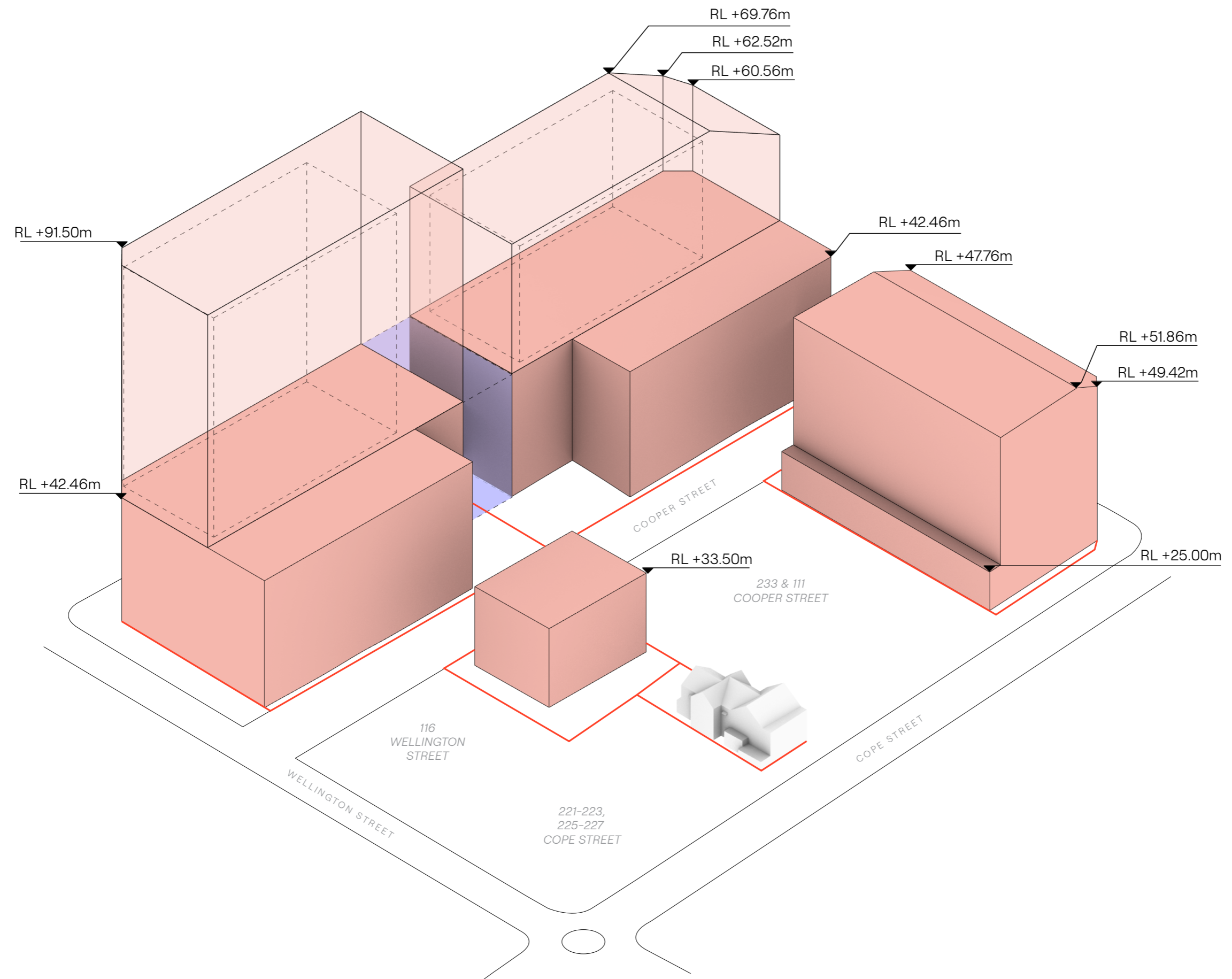
Date	Scale	Sheet Size
30.03.2026	1:750	A3
Drawn	Chk.	Job No.
NT	JM	7085
Drawing No.	Revision	
BL02&3-AR-2302	/A	

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



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

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

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Client



Project
WATERLOO SOUTH
 WATERLOO, SYDNEY
 GADIGAL LAND

Drawing Name
Blocks 2 & 3
 Proposed Envelope -
 3D Diagram

Date	Scale	Sheet Size
30.03.2026		A3
Drawn	Chk.	Job No.
NT	JM	7085
Drawing No.	Revision	
BL02&3-AR-2303	/A	

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

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

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

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Client _____



Project
WATERLOO SOUTH
 WATERLOO, SYDNEY
 GADIGAL LAND

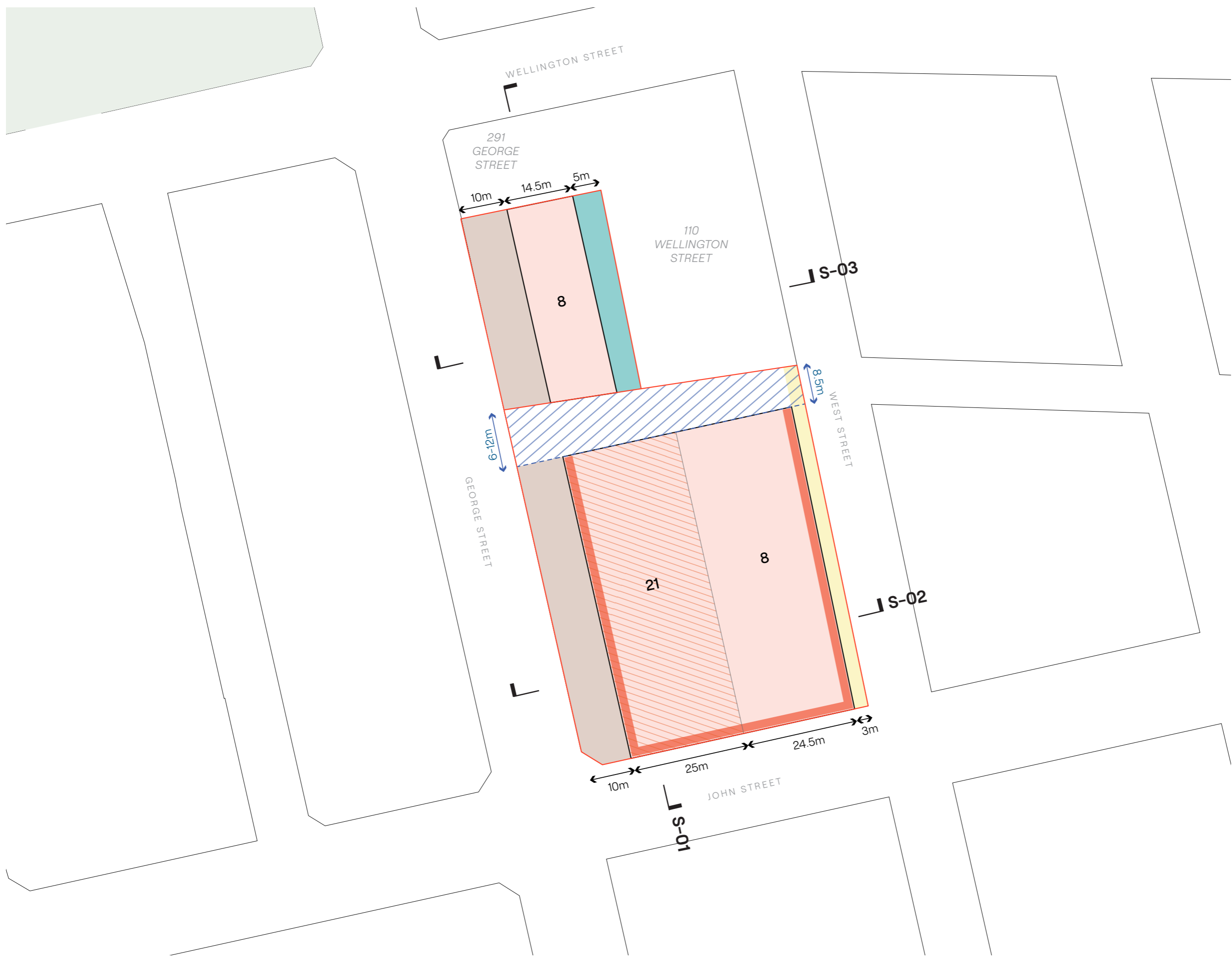
Drawing Name
Block 4
Proposed Envelope -
Plan

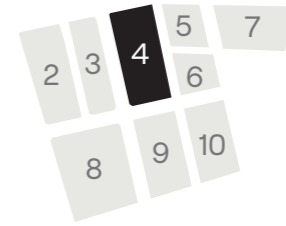
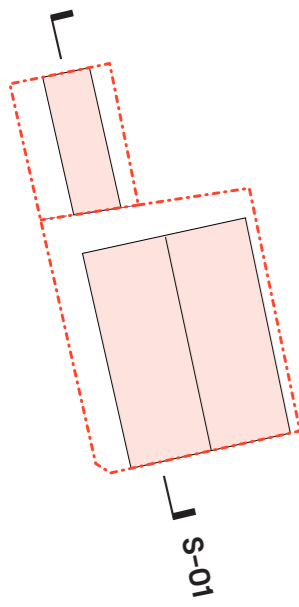


Date: 30.03.2026 Scale: 1:750 Sheet Size: A3

Drawn: NT Chk.: JM Job No.: 7085

Drawing No.: BL04-AR-2300 Revision: /A



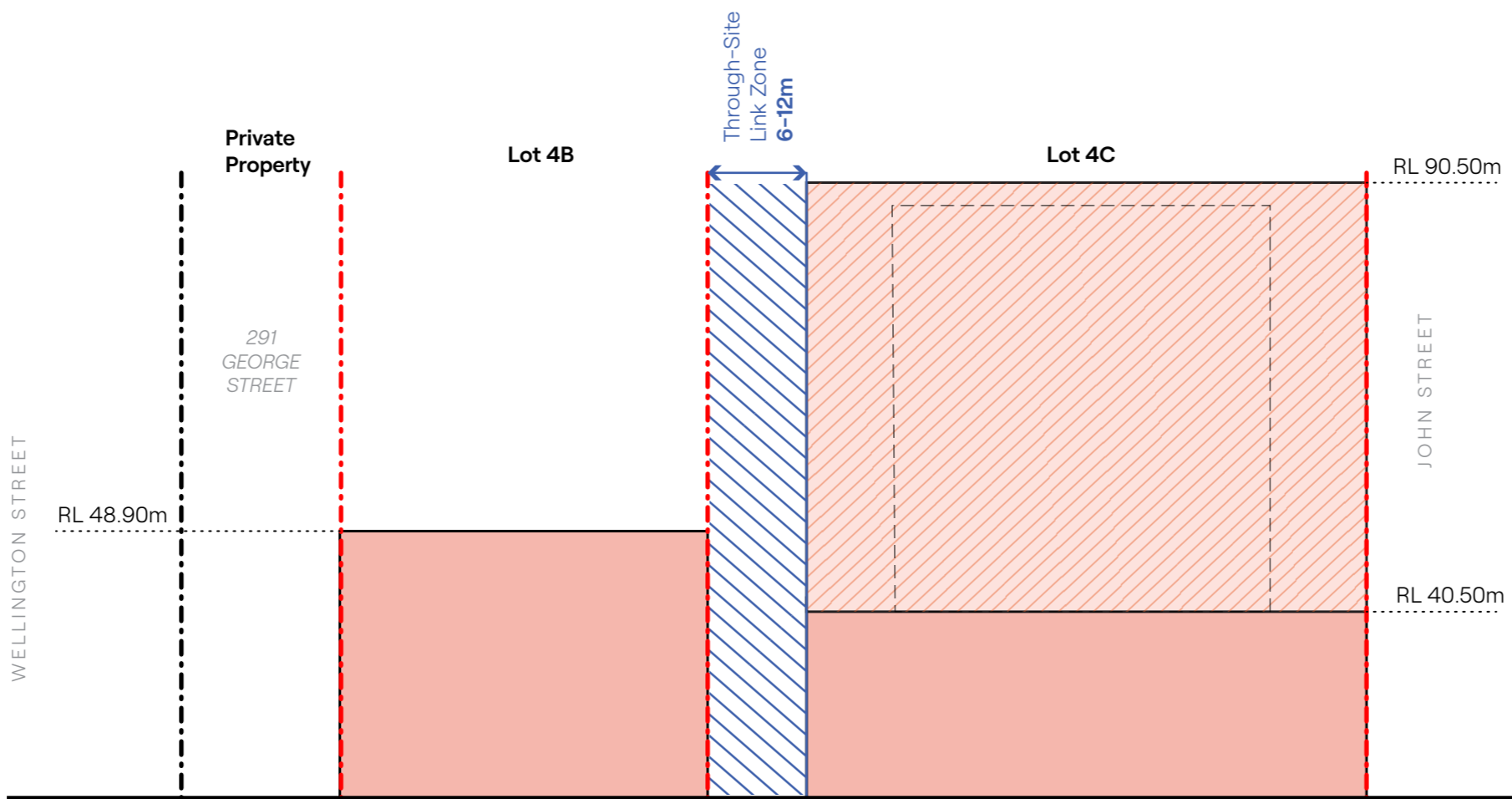


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P4	19.01.2026	FOR REVIEW NT JM
P5	06.02.2026	FOR REVIEW NT JM
A	30.03.2026	FOR SUBMISSION NT JM

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



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

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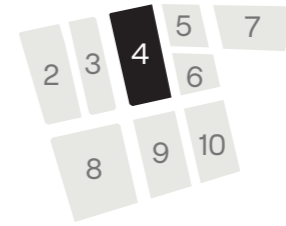
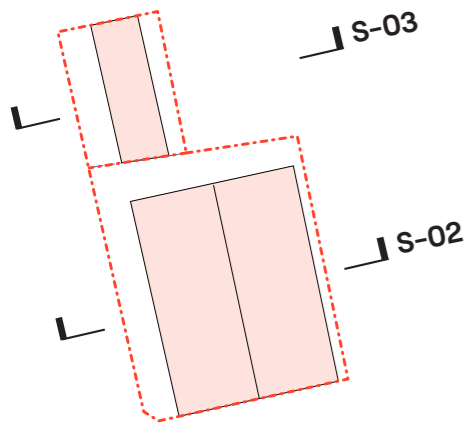
Project
WATERLOO SOUTH
 WATERLOO, SYDNEY
 GADIGAL LAND

S-01

Drawing Name
Block 4
Proposed Envelope -
Section 01



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

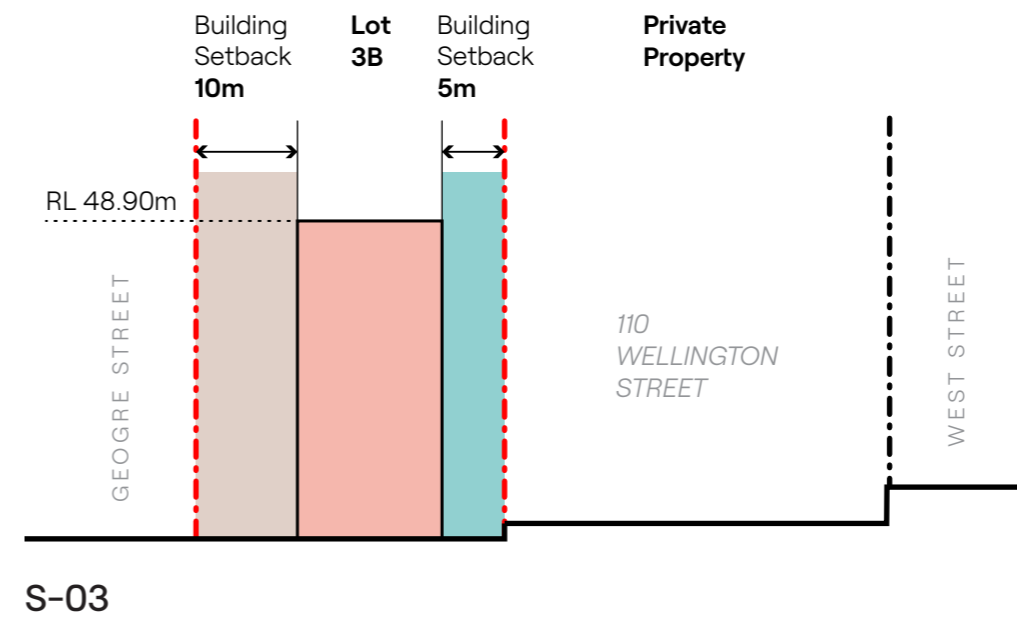
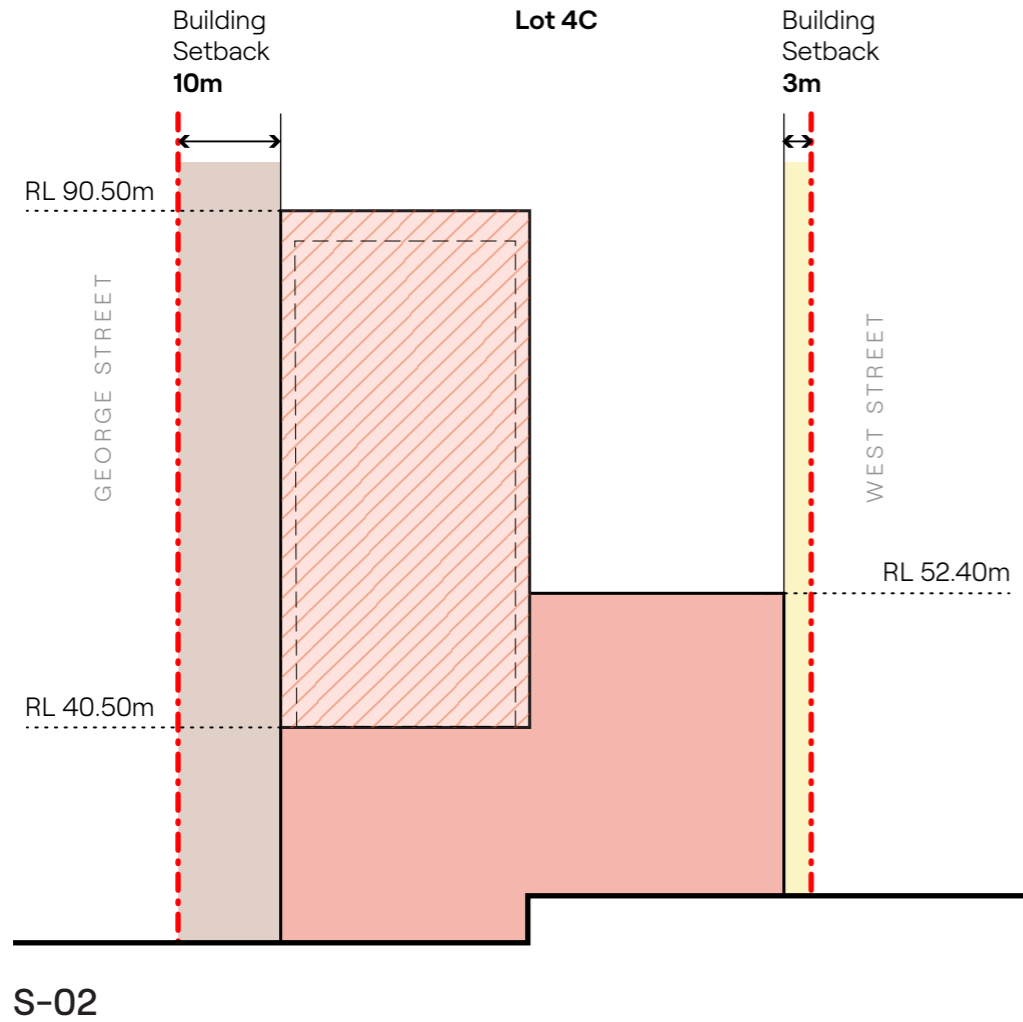


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P5	06.02.2026	FOR REVIEW NT JM
A	30.03.2026	FOR SUBMISSION NT JM

- KEY**
- BLOCK BOUNDARY
 - PRIVATE LOT
 - TOWER ZONE
 - PLANNING ENVELOPE (STREETWALL)
 - PLANNING ENVELOPE
 - NOTIONAL BUILDING OUTLINE
 - BUILDING SETBACK (5m)
 - BUILDING SETBACK (3m)
 - BUILDING SETBACK (10m)



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Client _____

Project
WATERLOO SOUTH
 WATERLOO, SYDNEY
 GADIGAL LAND

Drawing Name
Block 4
Proposed Envelope -
Sections 02 & 03

0 05 10 15 20

Date	Scale	Sheet Size
30.03.2026	1:750	A3
Drawn	Chk.	Job No.
NT	JM	7085
Drawing No.	Revision	
BL04-AR-2302	/A	

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A	30.03.2026	FOR SUBMISSION	NT	JM

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

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Client



Project
WATERLOO SOUTH
 WATERLOO, SYDNEY
 GADIGAL LAND

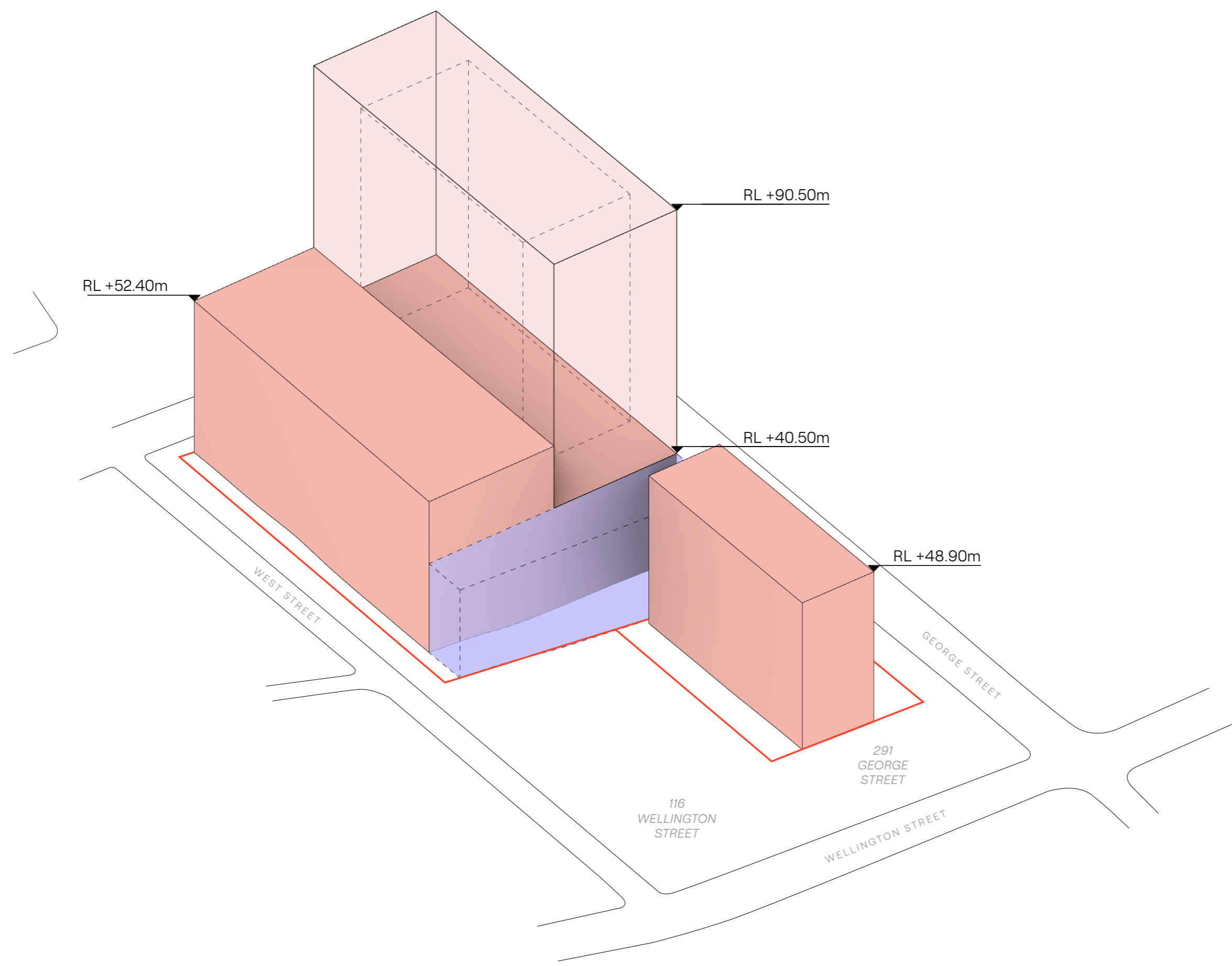
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Block 4
 Proposed Envelope -
 3D Diagram



Date **30.03.2026** Scale Sheet Size **A3**

Drawn **NT** Chk. **JM** Job No. **7085**

Drawing No. **BL04-AR-2303** Revision **/A**



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

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 WATERLOO, SYDNEY
 GADIGAL LAND

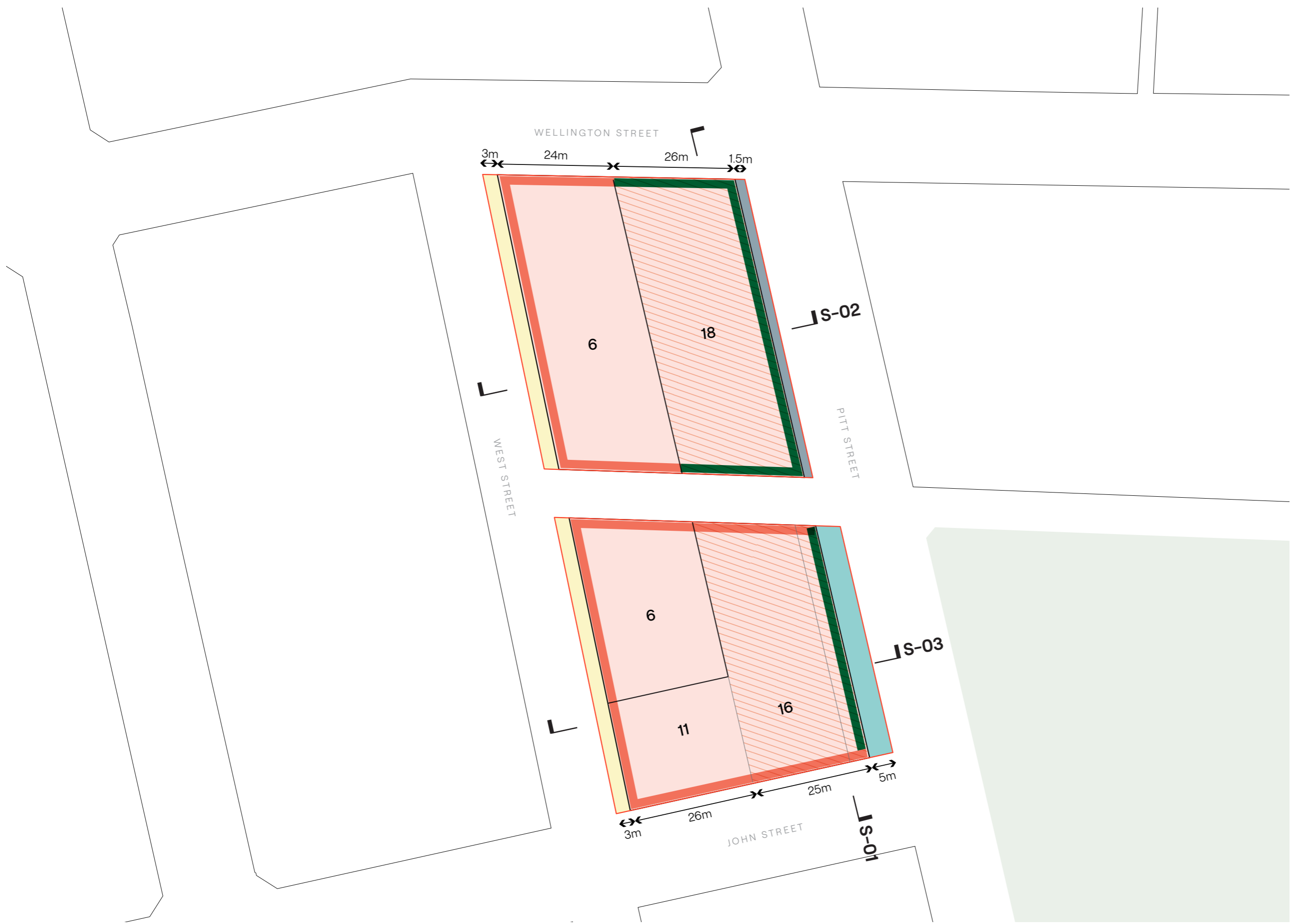
Drawing Name
Blocks 5 & 6
 Proposed Envelope -
 Plan

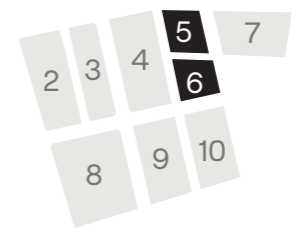
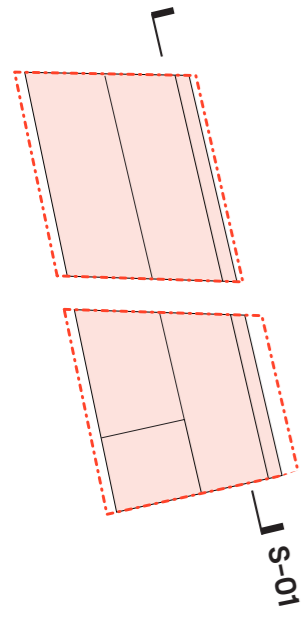


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Drawn Chk. Job No.
 NT JM 7085

Drawing No. Revision
BL05&06-AR-2300 /A





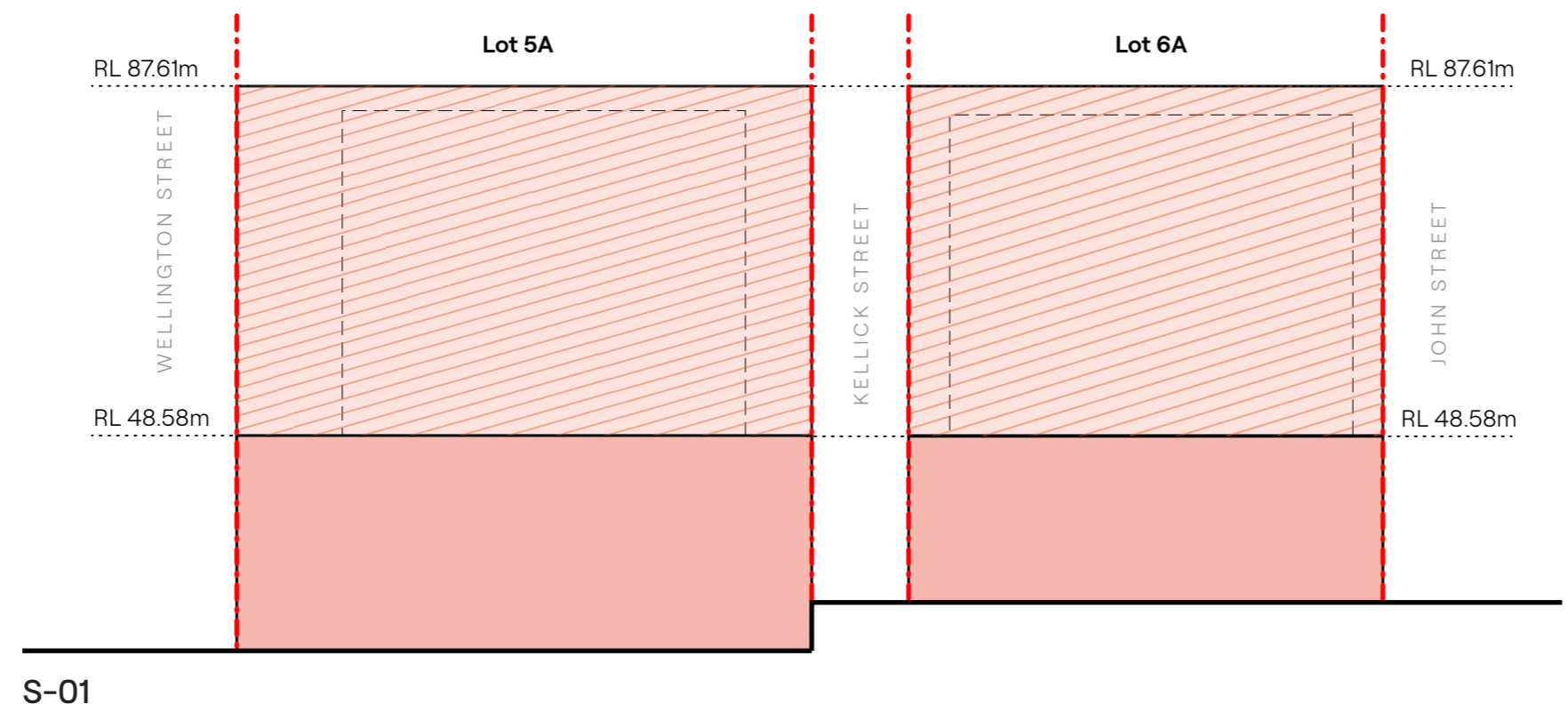
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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR APPROVAL

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

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



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

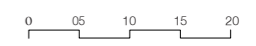
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Client _____



Project
WATERLOO SOUTH
 WATERLOO, SYDNEY
 GADIGAL LAND

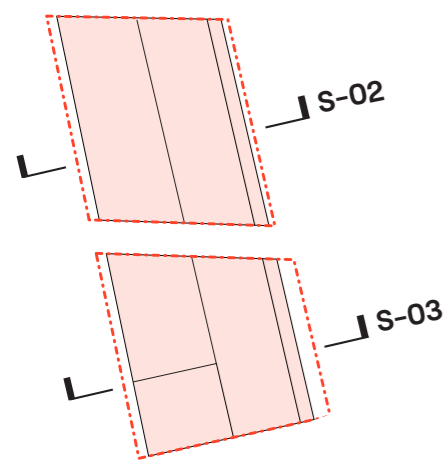
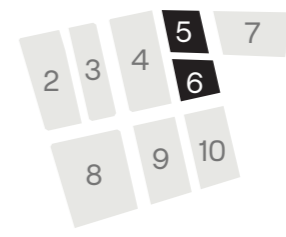
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Blocks 5 & 6
Proposed Envelope -
Section 01



Date	Scale	Sheet Size
30.03.2026	1:750	A3
Drawn	Chk.	Job No.
NT	JM	7085
Drawing No.	Revision	
BL05&06-AR-2301	/A	

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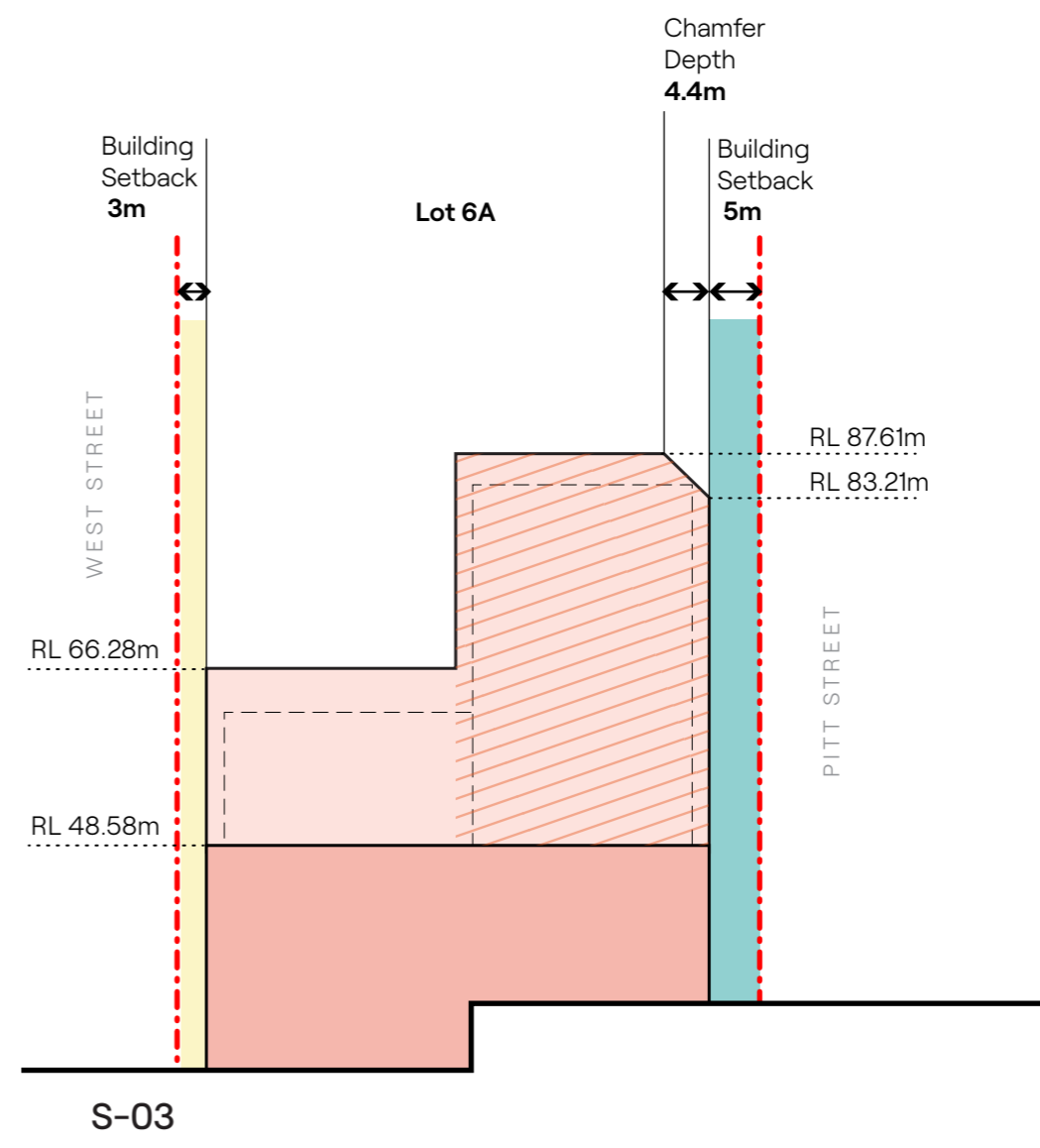
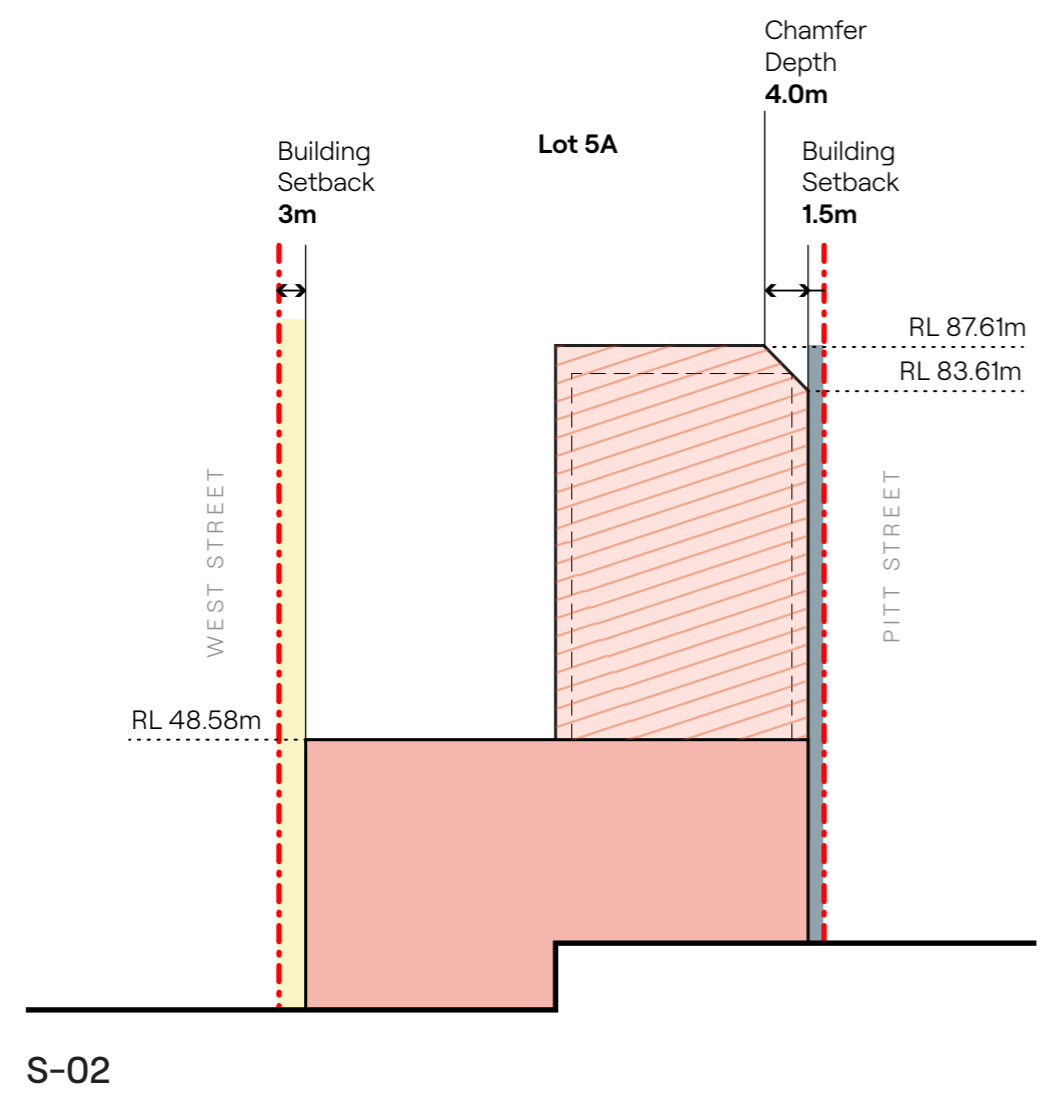
Nominated Architects: Adam Haddow-7188 | John Pradel-7004



FOR APPROVAL

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A	30.03.2026	FOR SUBMISSION	NT	JM

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



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

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Client _____



Project
WATERLOO SOUTH
 WATERLOO, SYDNEY
 GADIGAL LAND

Drawing Name
Blocks 5 & 6
Proposed Envelope -
Sections 02 & 03



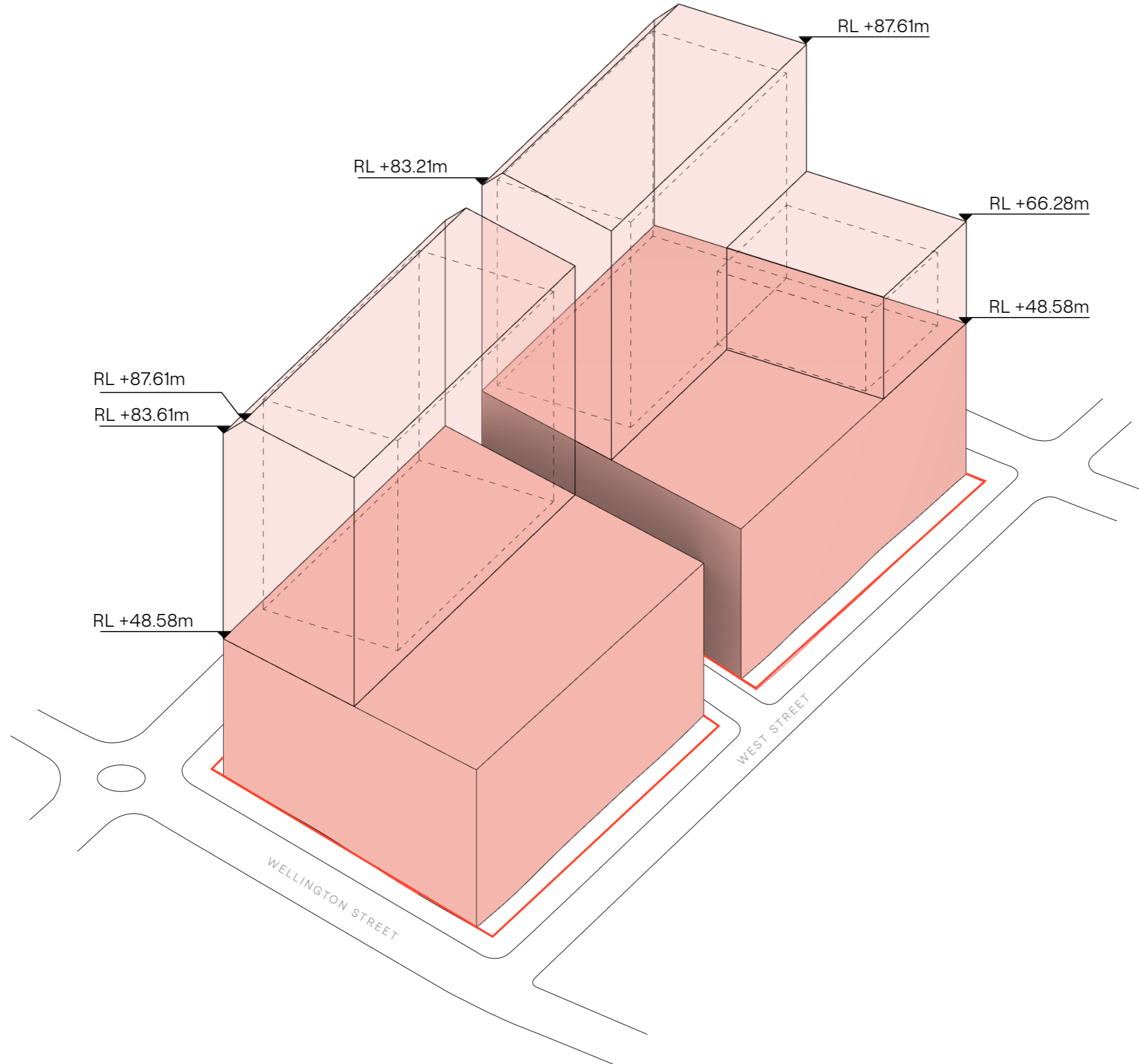
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Drawn	Chk.	Job. No.
NT	JM	7085
Drawing No.	Revision	
BL05&06-AR-2302	/A	

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



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

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Client



Project
WATERLOO SOUTH
 WATERLOO, SYDNEY
 GADIGAL LAND

Drawing Name
Blocks 5 & 6
Proposed Envelope -
3D Diagram



Date: 30.03.2026 Scale: 1:750 Sheet Size: A3

Drawn: NT Chk.: JM Job No.: 7085

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

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

KEY

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

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

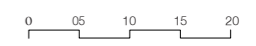
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Client



Project
WATERLOO SOUTH
 WATERLOO, SYDNEY
 GADIGAL LAND

Drawing Name
Block 7
Proposed Envelope -
Plan

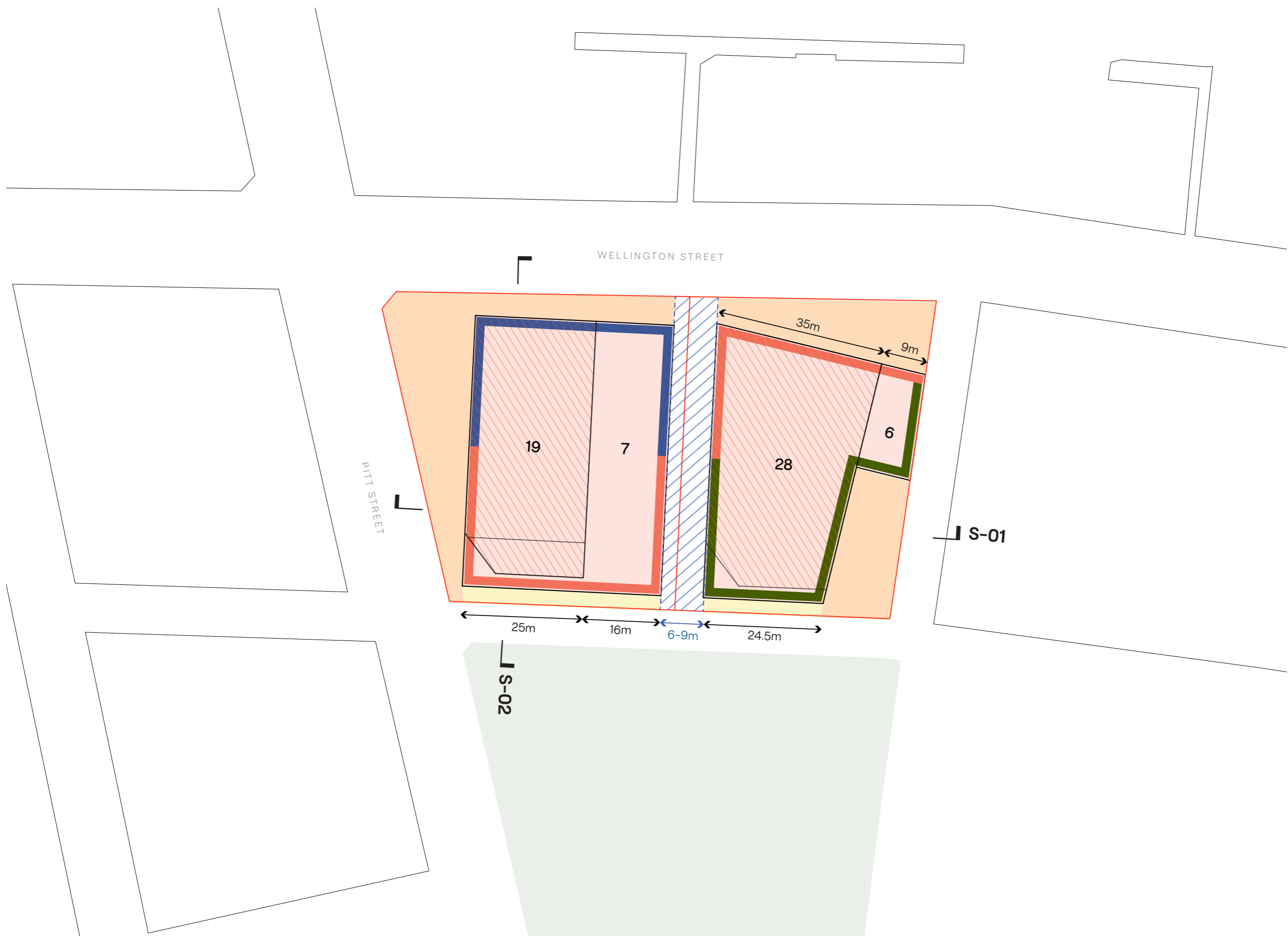


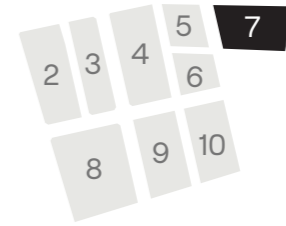
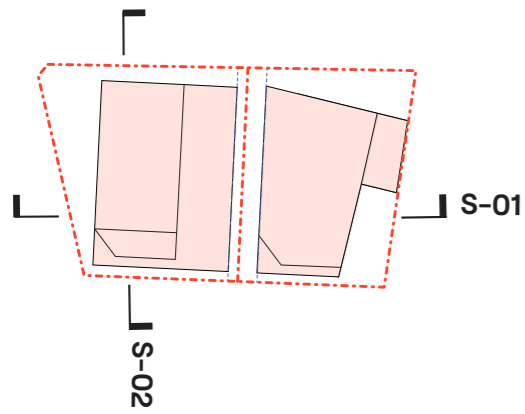
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Drawn: NT Chk.: JM Job No.: 7085

Drawing No.: BL07-AR-2300 Revision: /A

SJB Architects
 Level 2, 490 Crown Street
 Surry Hills NSW 2010
 T 61 2 9380 9911
 www.sjb.com.au





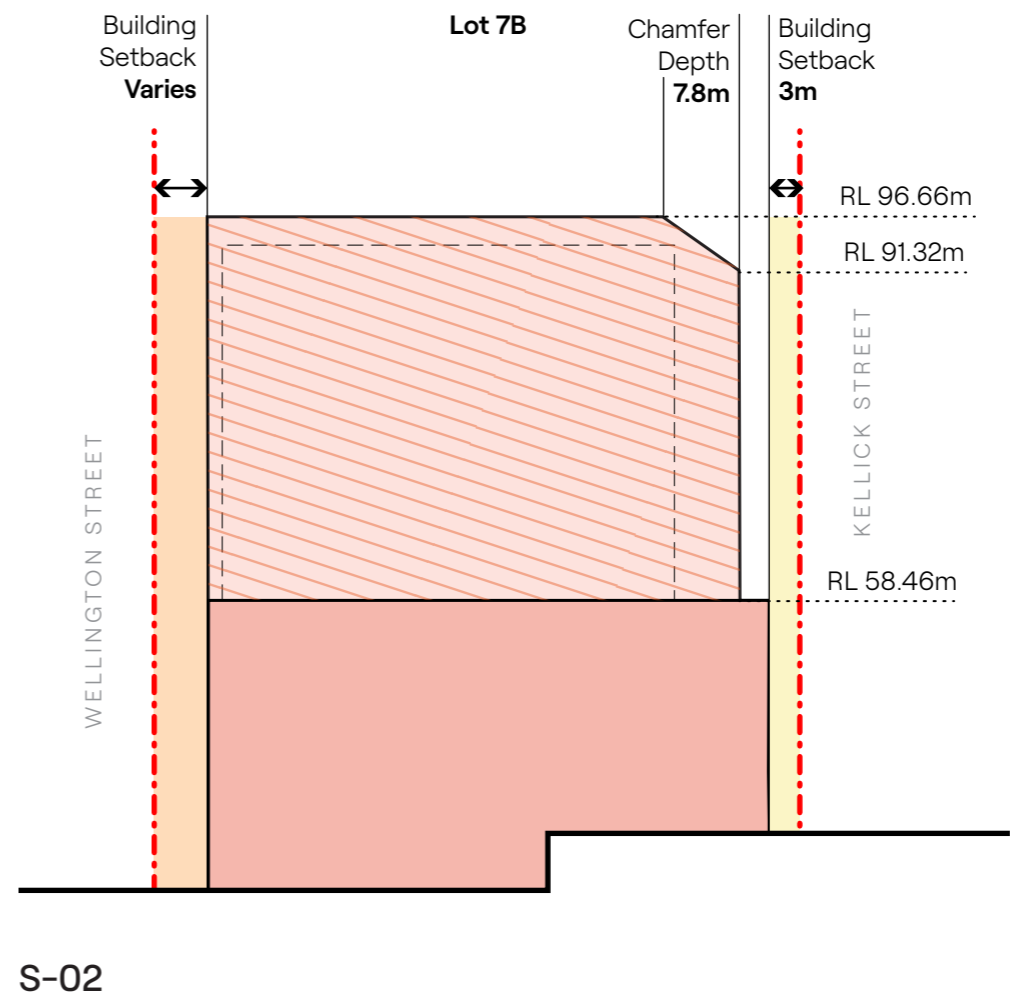
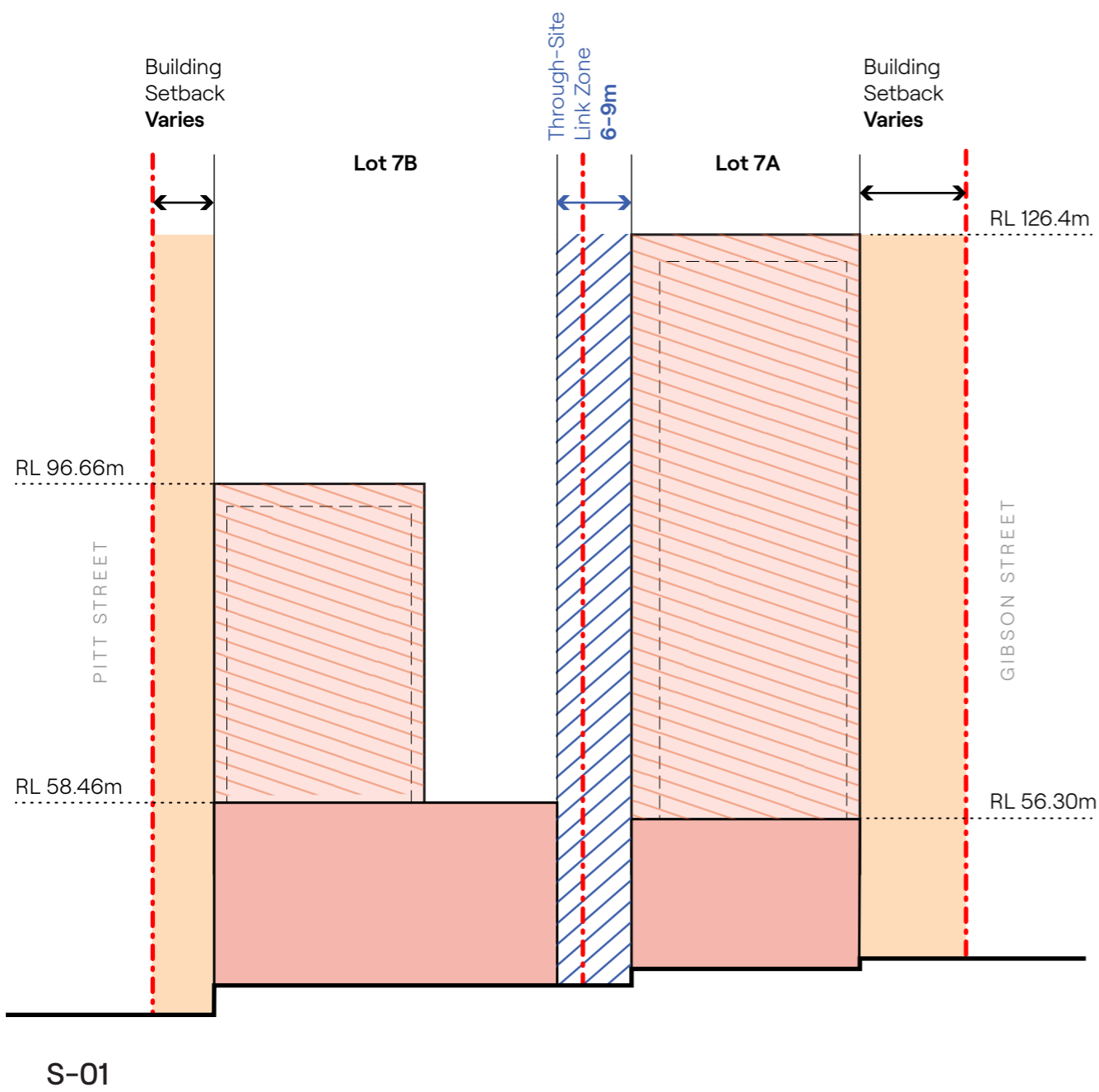
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- KEY**
- BLOCK BOUNDARY
 - TOWER ZONE
 - PLANNING ENVELOPE
 - NOTIONAL BUILDING OUTLINE
 - THROUGH-SITE LINK (6-9m)
 - SETBACK VARIES TO RETAIN TREES
 - GROUND SETBACK (3m)



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Project
WATERLOO SOUTH
 WATERLOO, SYDNEY
 GADIGAL LAND

Drawing Name
Block 7
 Proposed Envelope -
 Sections 01 & 02



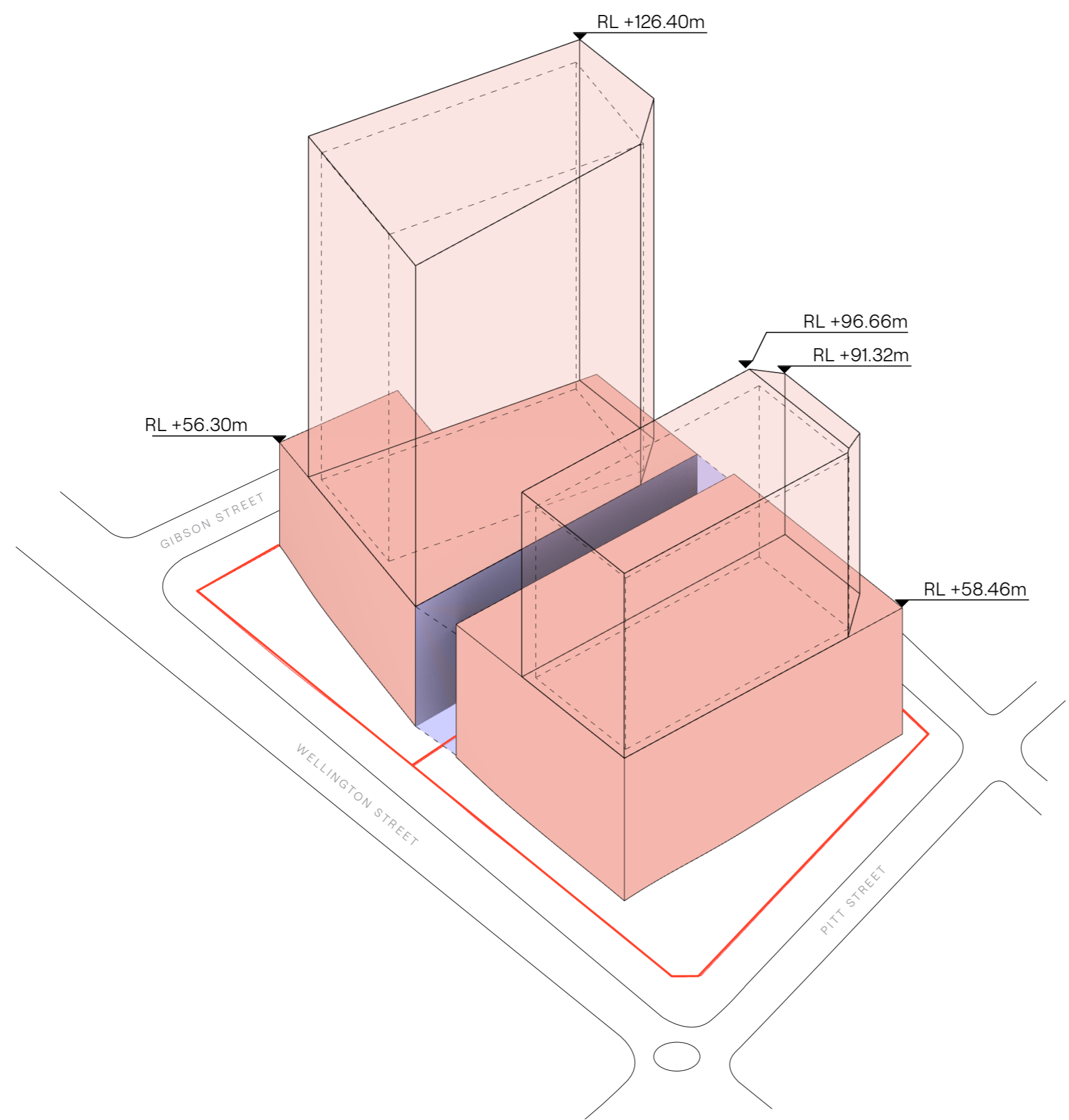
Date	Scale	Sheet Size
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Drawn	Chk.	Job No.
NT	JM	7085
Drawing No.	Revision	
BL07-AR-2301	/A	

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

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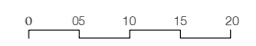
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Client _____



Project
WATERLOO SOUTH
 WATERLOO, SYDNEY
 GADIGAL LAND

Drawing Name
Block 7
 Proposed Envelope -
 3D Diagram



Date: 30.03.2026 Scale: Sheet Size: A3

Drawn: NT Chk.: JM Job No.: 7085

Drawing No.: BL07-AR-2302 Revision: /A

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KEY

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

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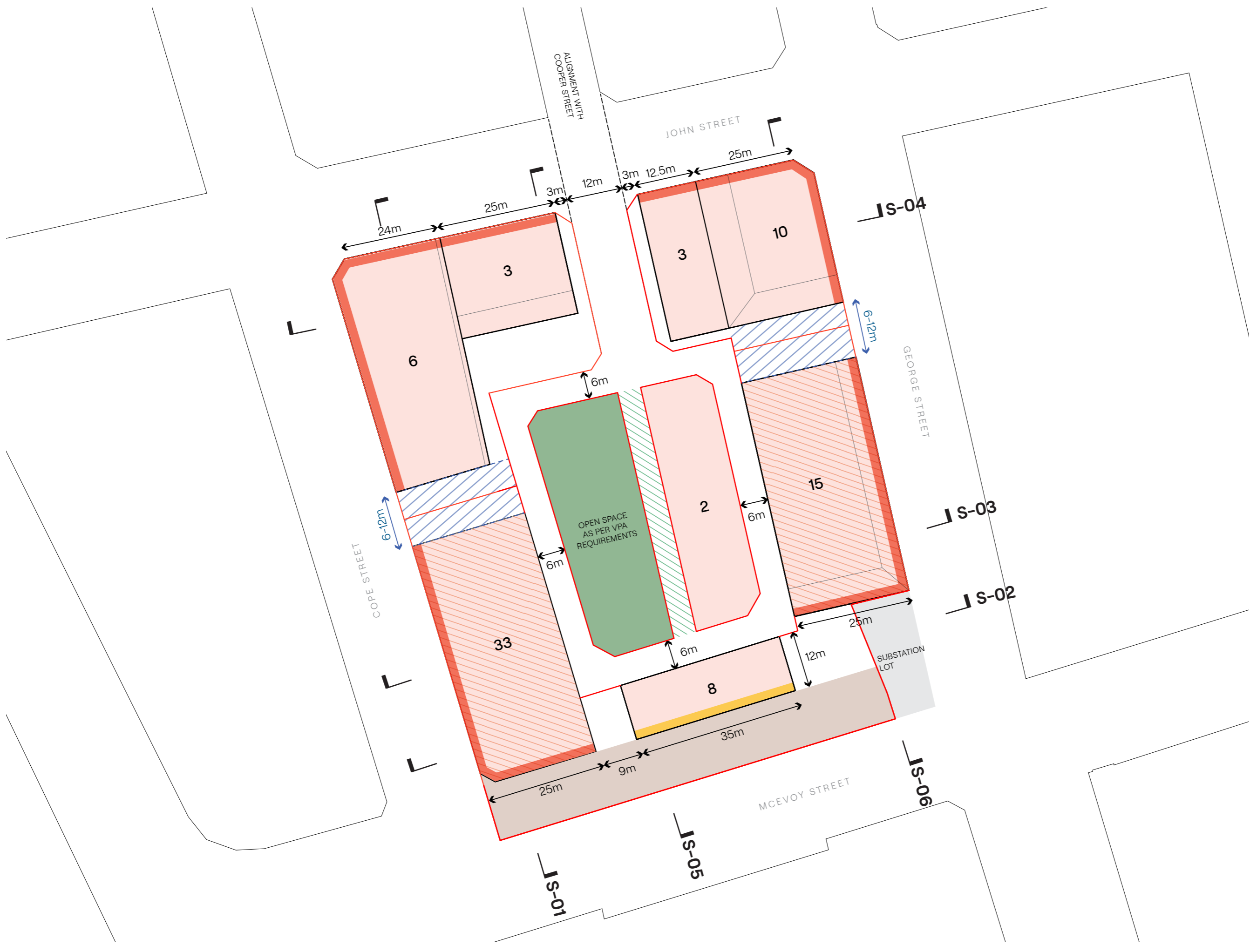


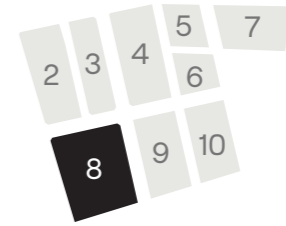
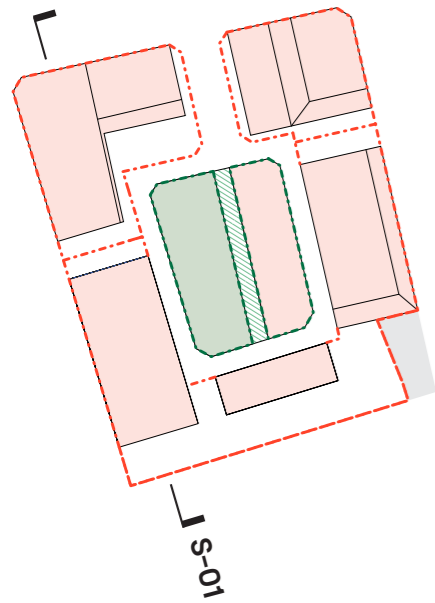
Project
WATERLOO SOUTH
 WATERLOO, SYDNEY
 GADIGAL LAND

Drawing Name
Block 8
 Proposed Envelope -
 Plan



Date	Scale	Sheet Size
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Drawn	Chk.	Job No.
NT	JM	7085
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BL08-AR-2300	/A	





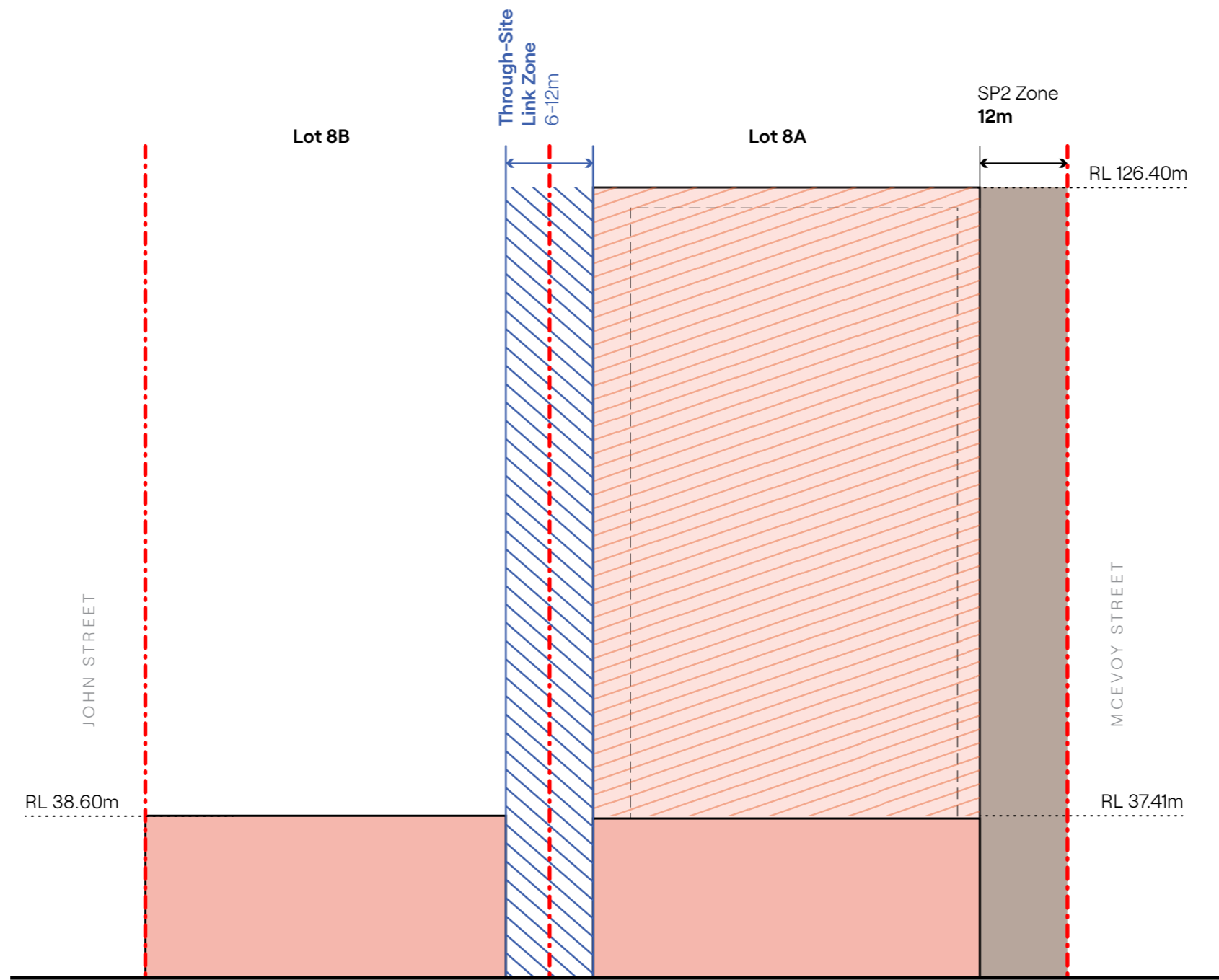
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- KEY**
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 - PLANNING ENVELOPE
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 - THROUGH-SITE LINK (6-12m)
 - BUILDING SETBACK (12m)
 - SP2 ZONE



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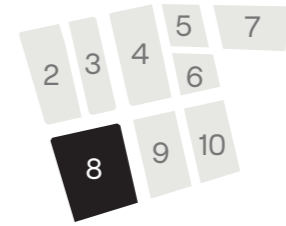
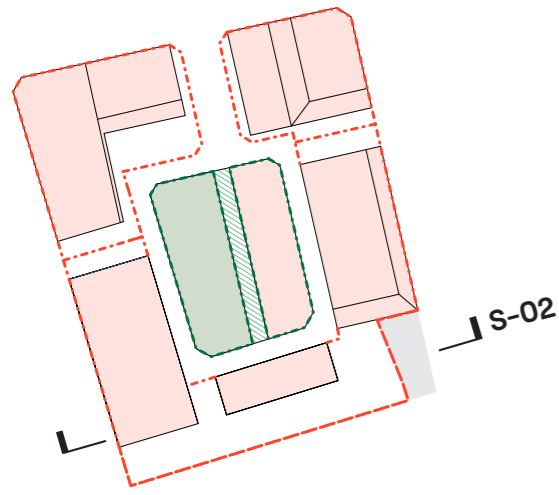
Project
WATERLOO SOUTH
 WATERLOO, SYDNEY
 GADIGAL LAND

Drawing Name
Block 8
 Proposed Envelope -
 Section 01



Date	Scale	Sheet Size
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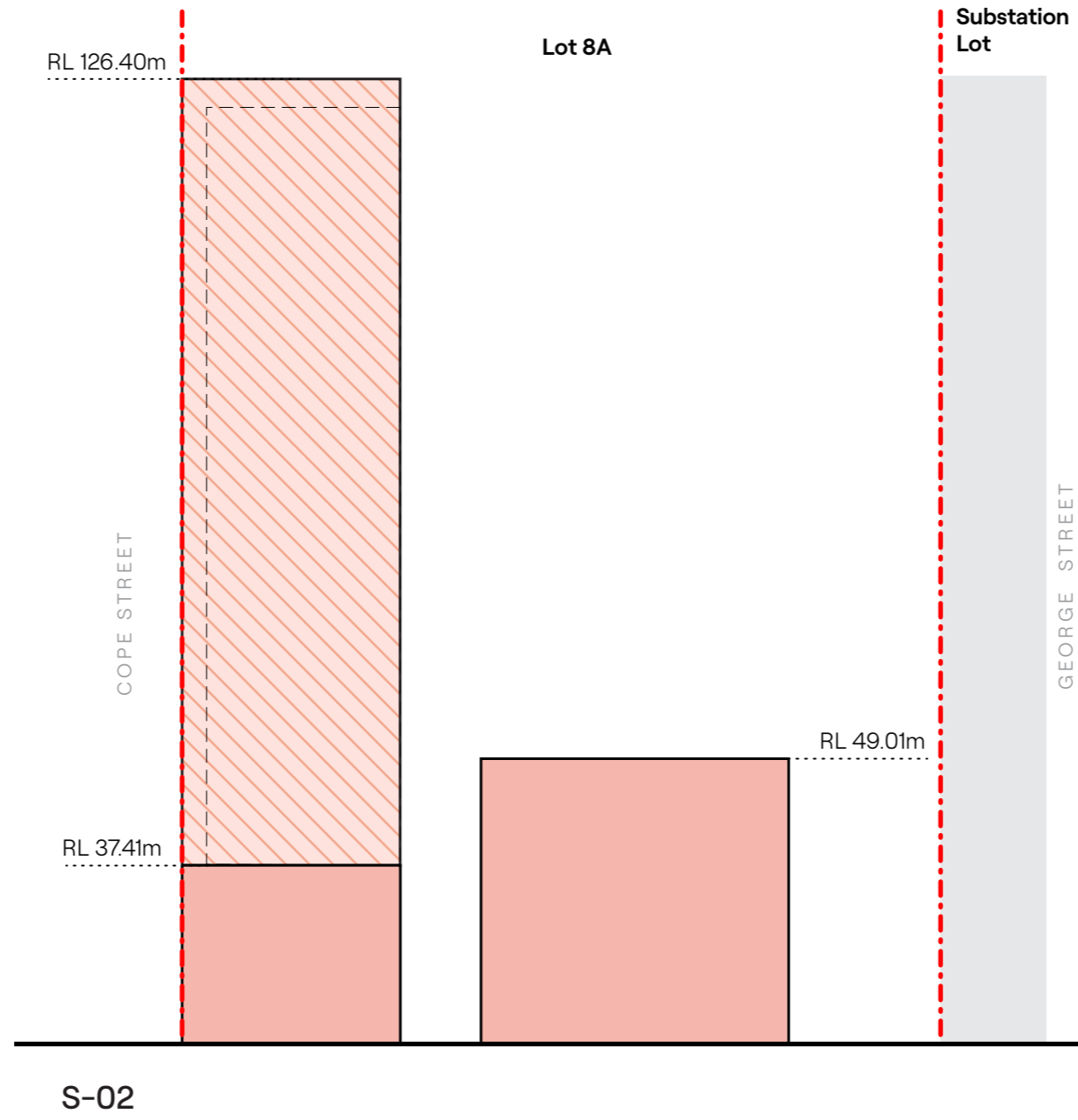


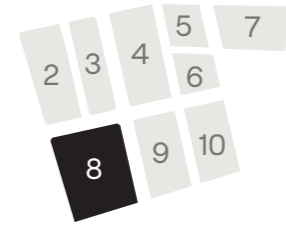
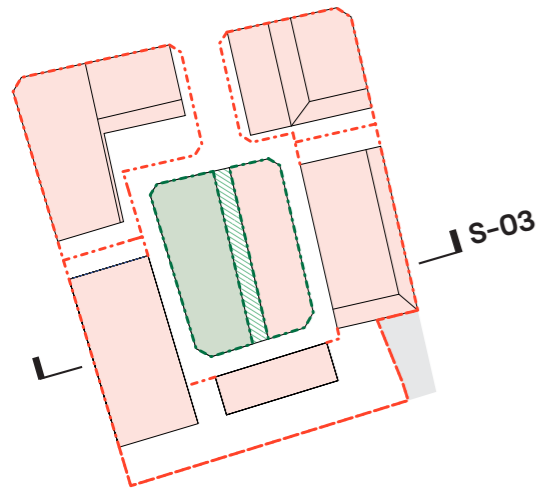
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 WATERLOO, SYDNEY
 GADIGAL LAND

Drawing Name
Block 8
 Proposed Envelope -
 Section 02



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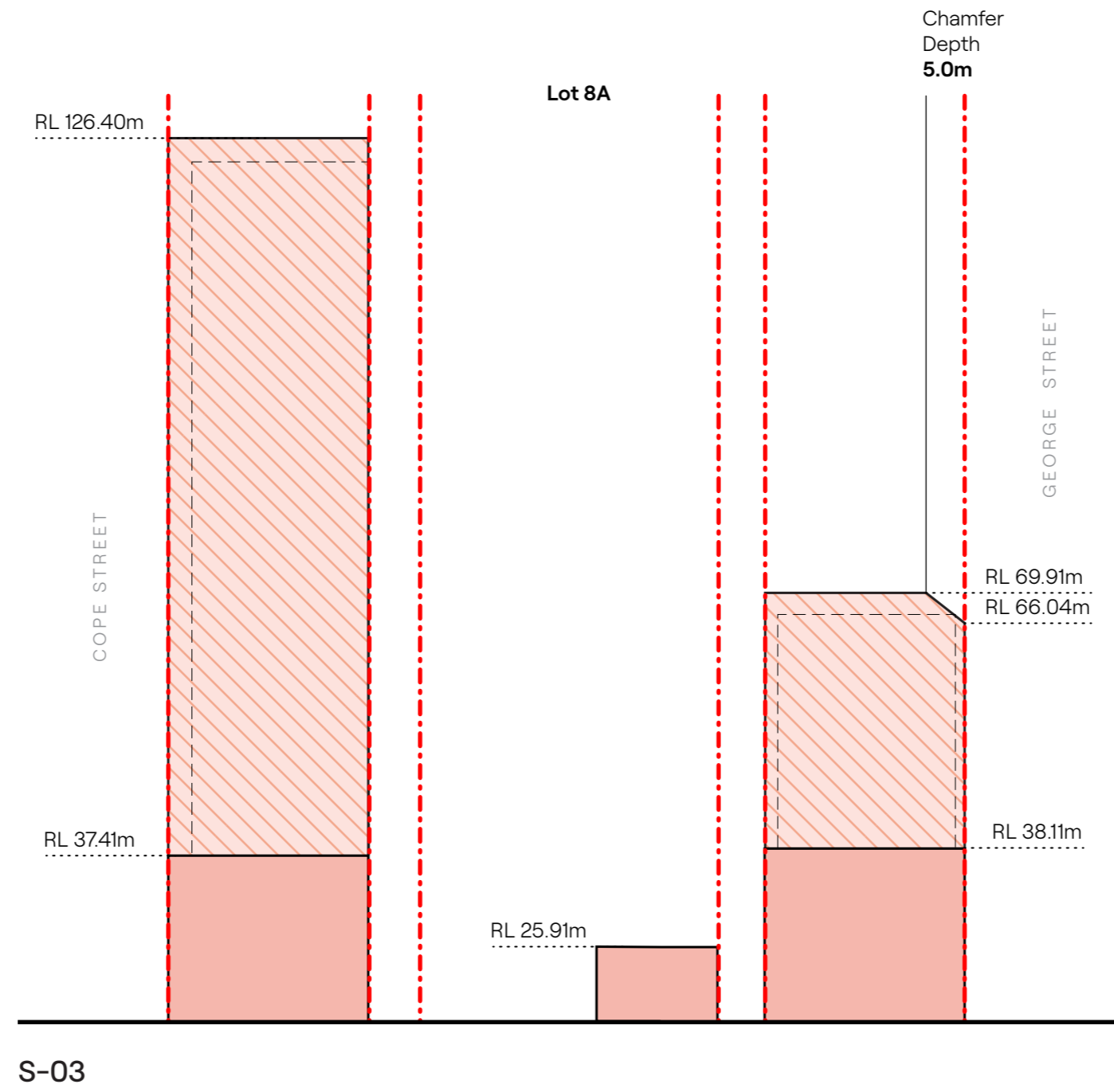
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FOR APPROVAL

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P1	04.12.2025	FOR REVIEW	NT	JM
P2	17.12.2025	FOR REVIEW	NT	JM
P3	09.01.2026	FOR REVIEW	NT	JM
P4	19.01.2026	FOR REVIEW	NT	JM
P5	06.02.2026	FOR REVIEW	NT	JM
A	30.03.2026	FOR SUBMISSION	NT	JM

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



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

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

Client _____

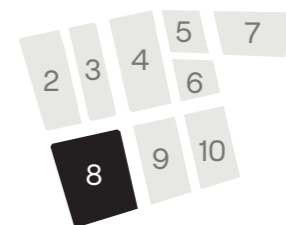
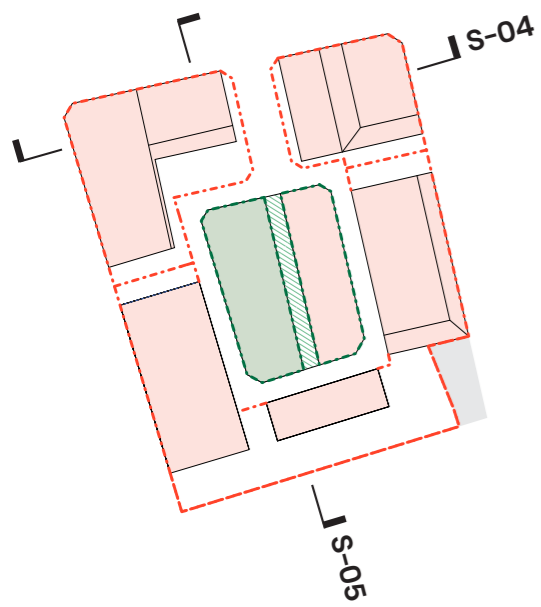


Project
WATERLOO SOUTH
 WATERLOO, SYDNEY
 GADIGAL LAND

Drawing Name
Block 8
Proposed Envelope -
Section 03



Date	Scale	Sheet Size
30.03.2026	1:750	A3
Drawn	Chk.	Job No.
NT	JM	7085
Drawing No.	Revision	
BL08-AR-2303	/A	



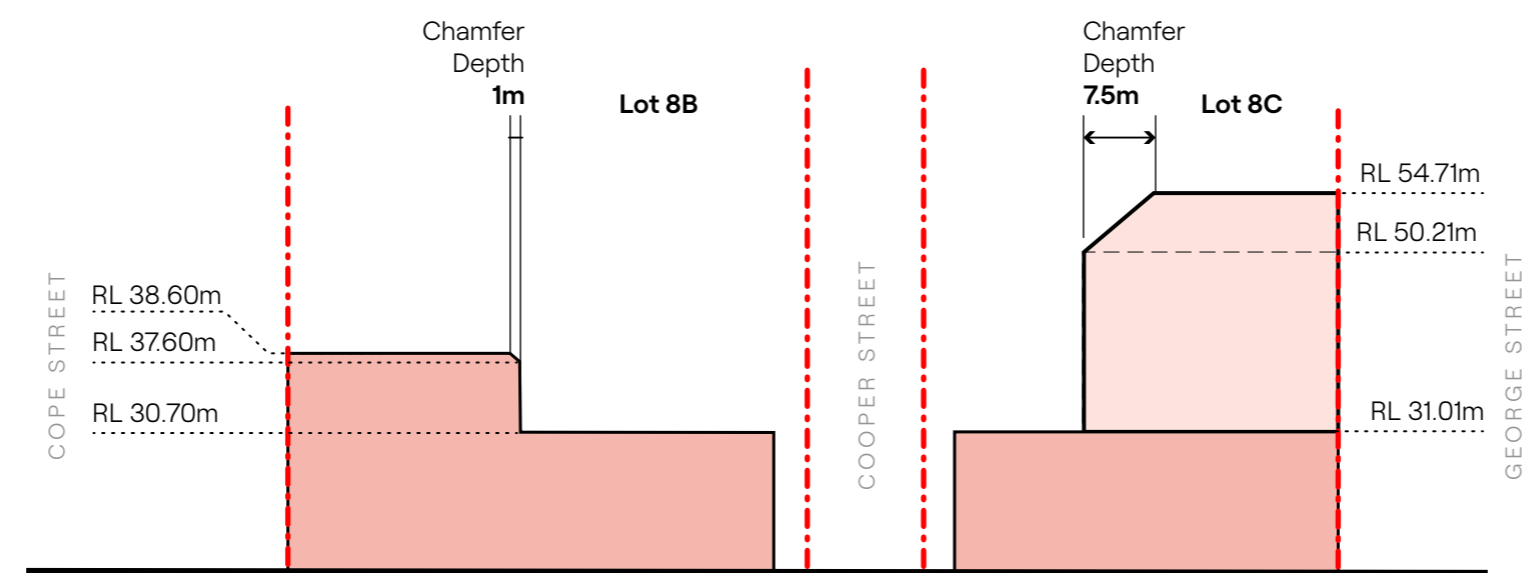
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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR APPROVAL

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

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



S-04

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

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

Client



S-05

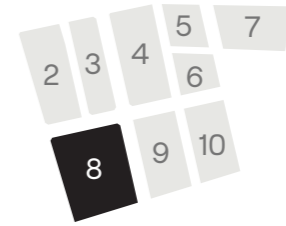
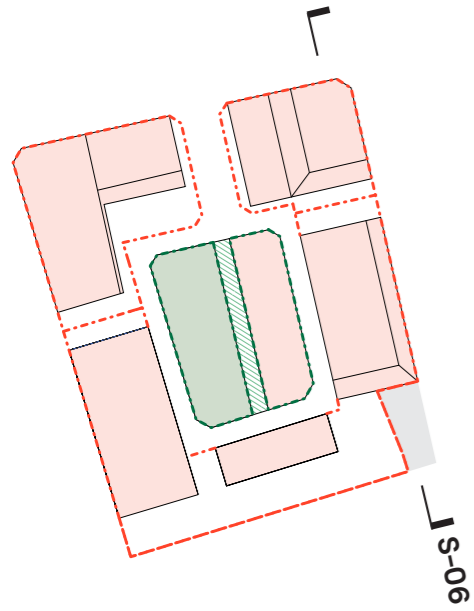


Project
WATERLOO SOUTH
 WATERLOO, SYDNEY
 GADIGAL LAND

Drawing Name
Block 8
Proposed Envelope -
Sections 04 & 05



Date	Scale	Sheet Size
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Drawn	Chk.	Job No.
NT	JM	7085
Drawing No.	Revision	
BL08-AR-2304	/A	



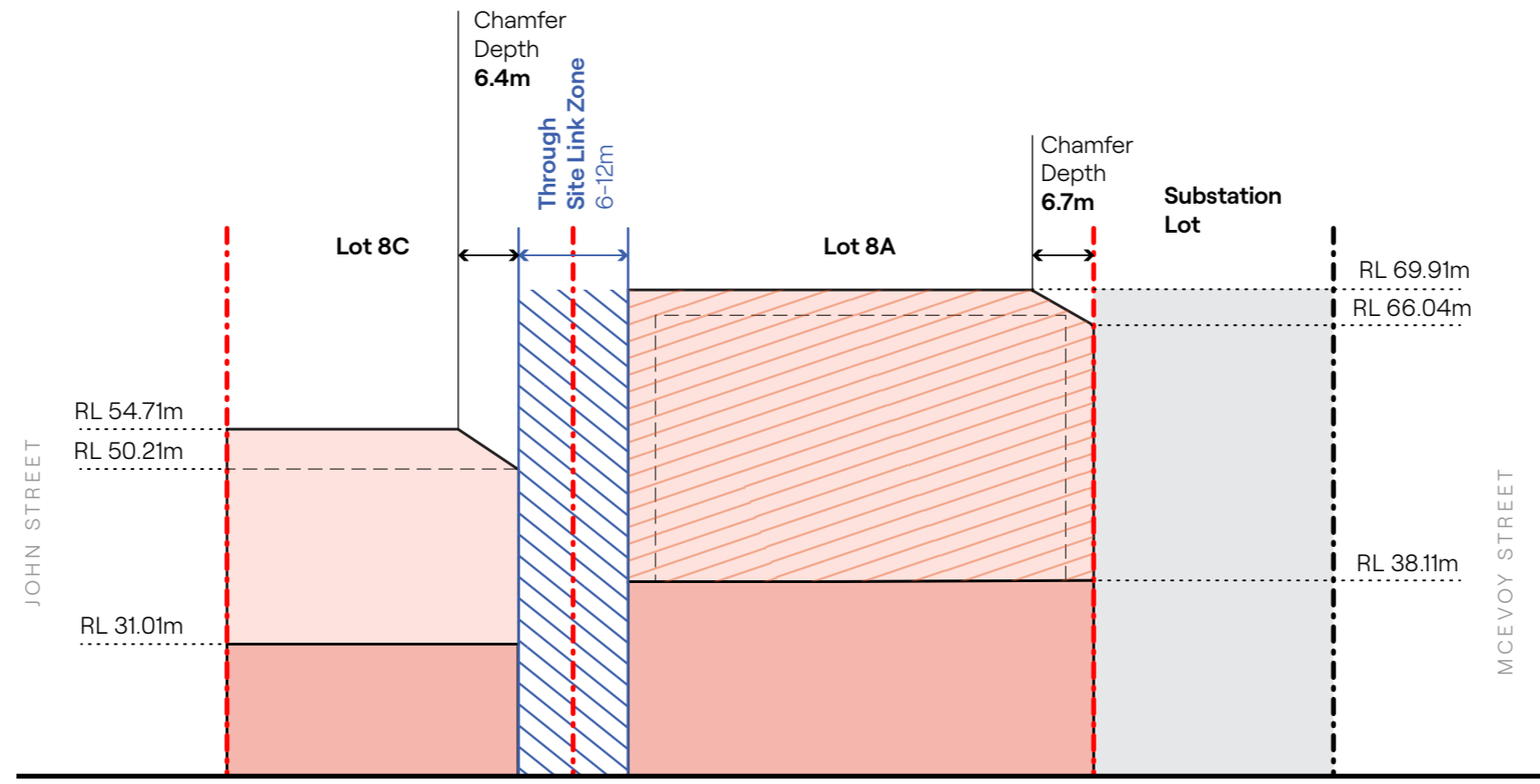
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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR APPROVAL

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

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



S-06

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

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

Client



Project
WATERLOO SOUTH
 WATERLOO, SYDNEY
 GADIGAL LAND

Drawing Name
Block 8
 Proposed Envelope -
 Section 06



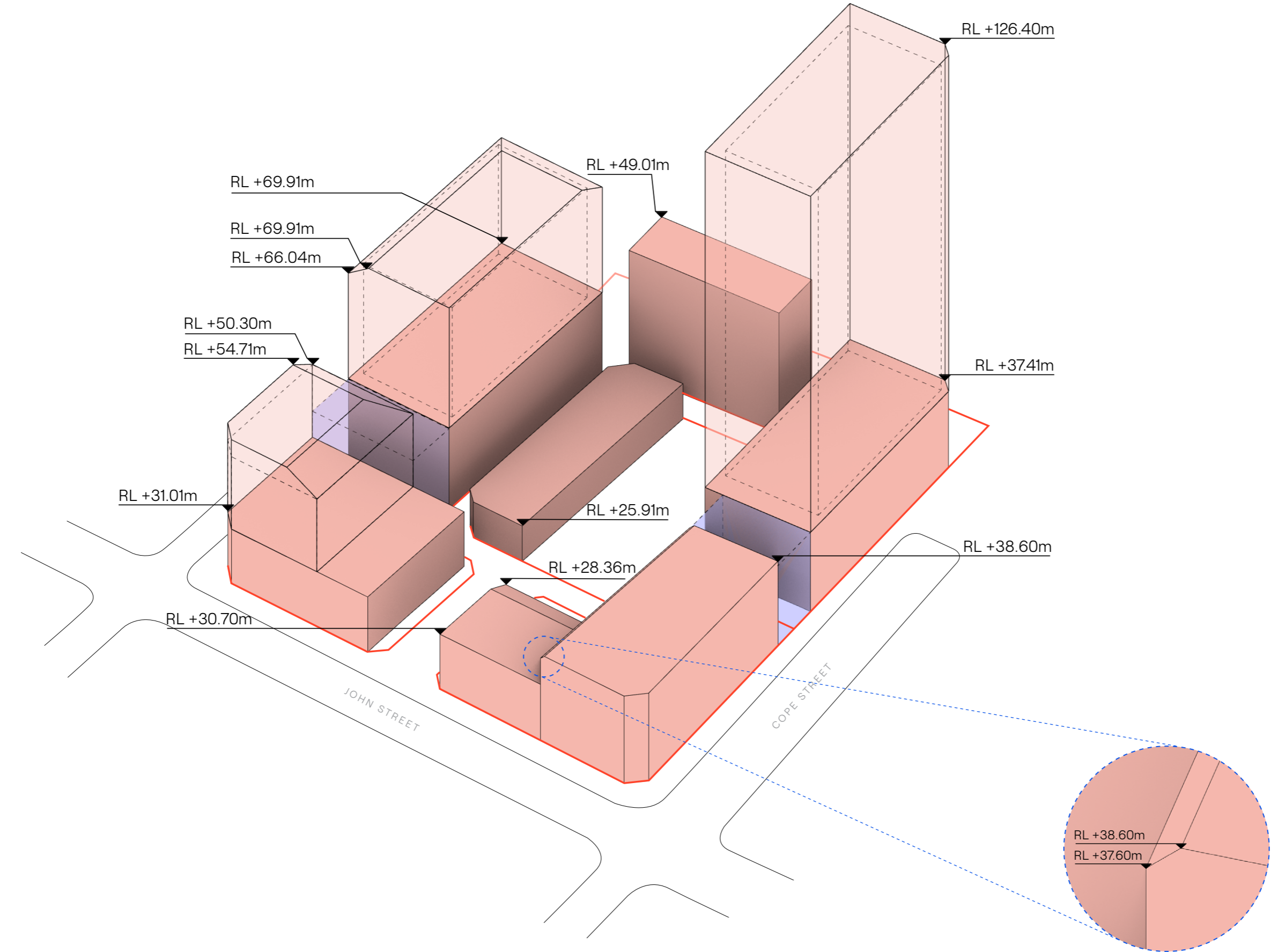
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NT	JM	7085
Drawing No.	Revision	
BL08-AR-2305	/A	

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

FOR APPROVAL

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



- KEY**
- BLOCK BOUNDARY
 - PLANNING ENVELOPE (STREET WALL)
 - PLANNING ENVELOPE (TOWER ZONE)
 - ⋯ NOTIONAL BUILDING OUTLINE
 - THROUGH-SITE LINK (6-12m)

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

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

Client _____



Project
WATERLOO SOUTH
WATERLOO, SYDNEY
GADIGAL LAND

Drawing Name
Block 8
Proposed Envelope -
3D Diagram

Date	Scale	Sheet Size
30.03.2026	1:750	A3
Drawn	Chk.	Job No.
NT	JM	7085
Drawing No.	Revision	
BL08-AR-2306	/A	

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

FOR APPROVAL

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

KEY

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

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

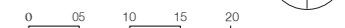
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Client



Project
WATERLOO SOUTH
 WATERLOO, SYDNEY
 GADIGAL LAND

Drawing Name
Block 9
Proposed Envelope -
Plan

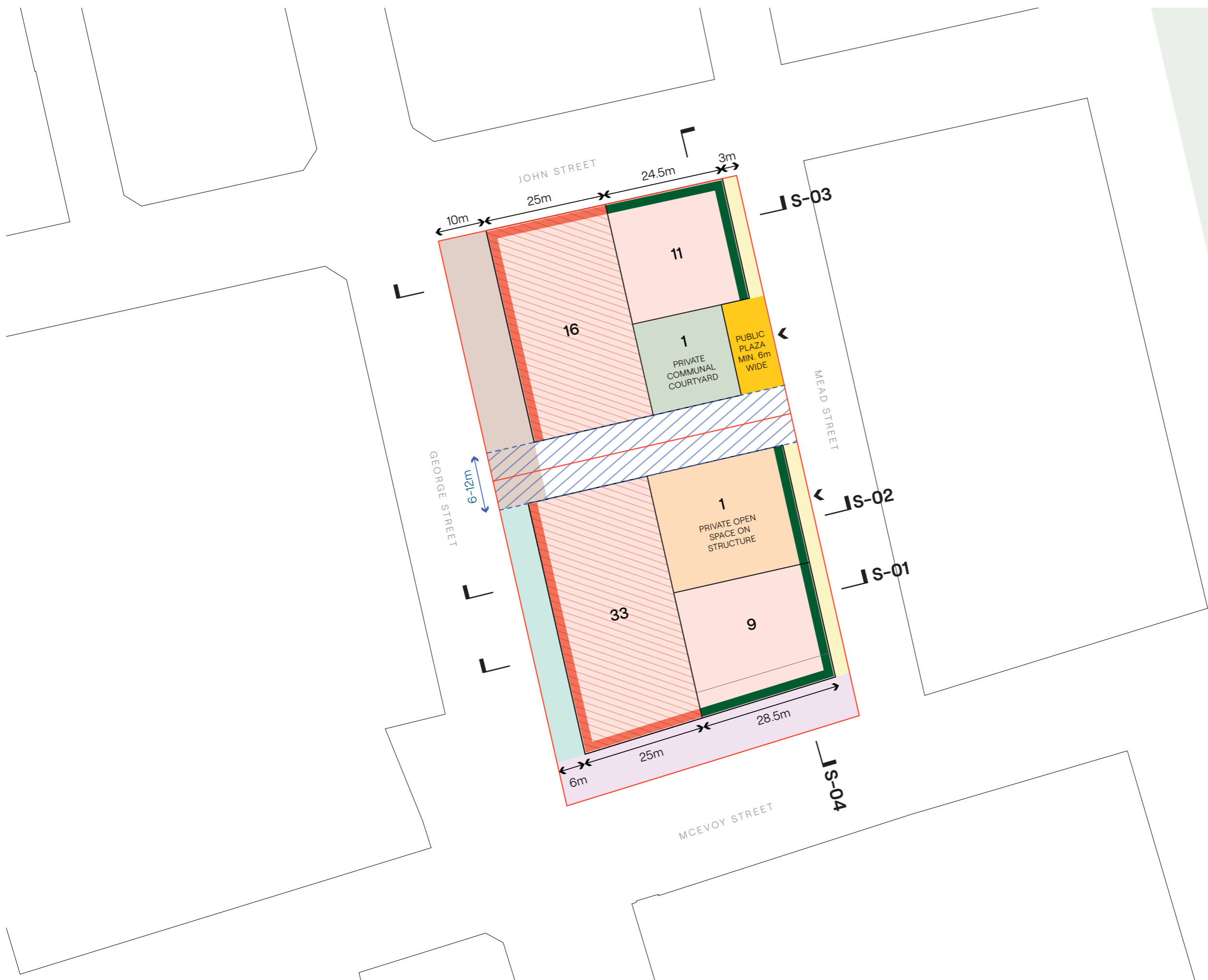


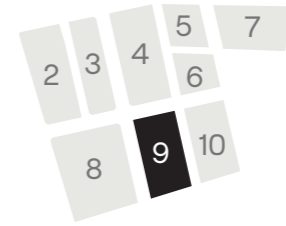
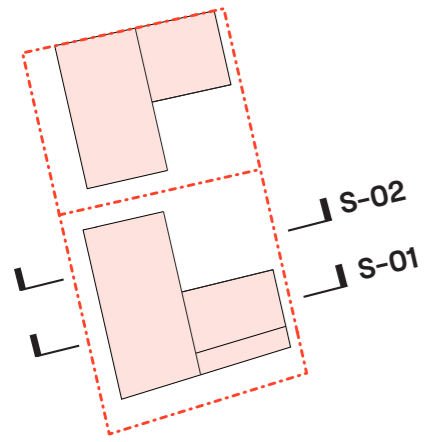
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Drawn: NT Chk.: JM Job No.: 7085

Drawing No.: BL09-AR-2300 Revision: /A

SJB Architects
 Level 2, 490 Crown Street
 Surry Hills NSW 2010
 T 61 2 9380 9911
 www.sjb.com.au

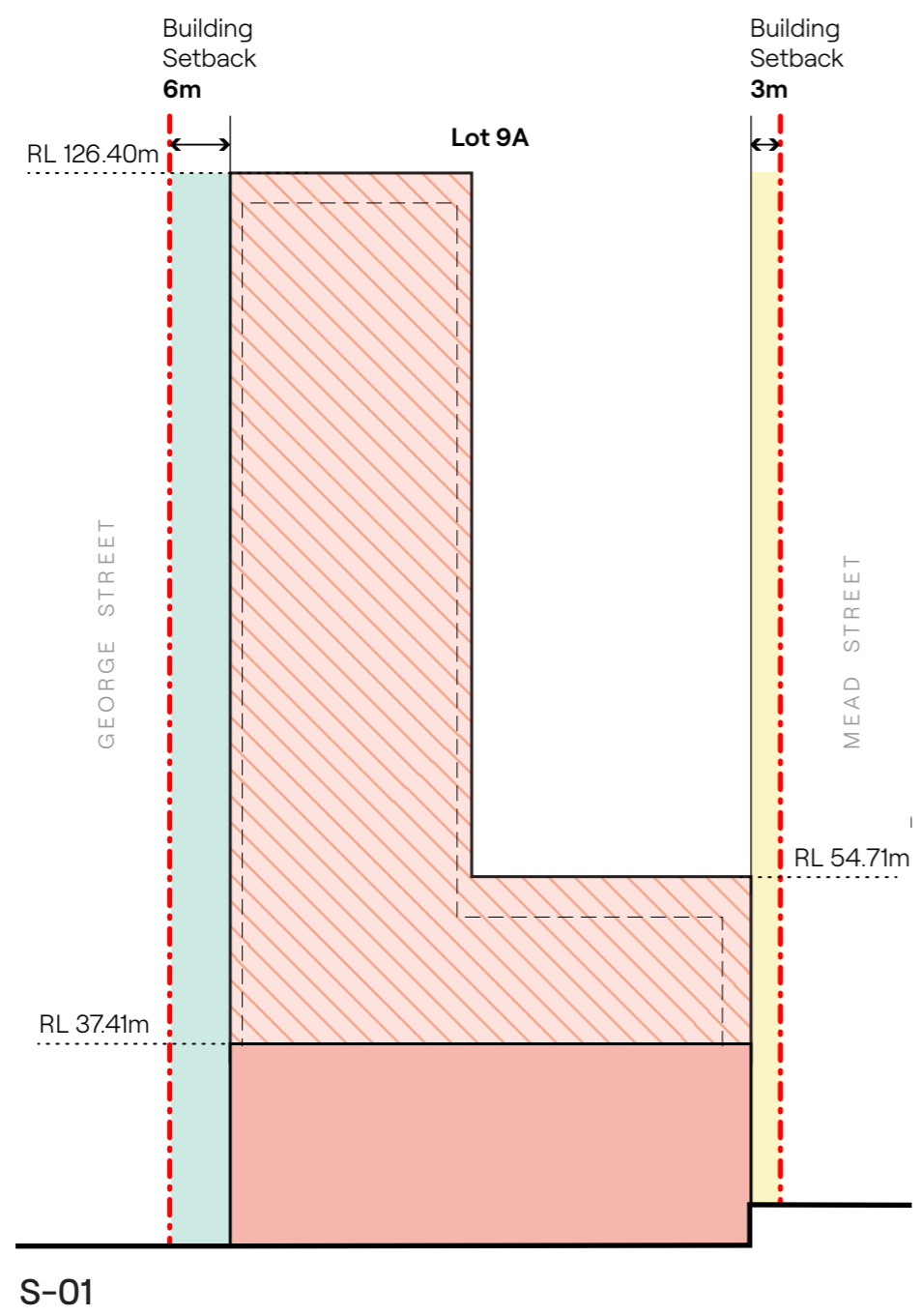




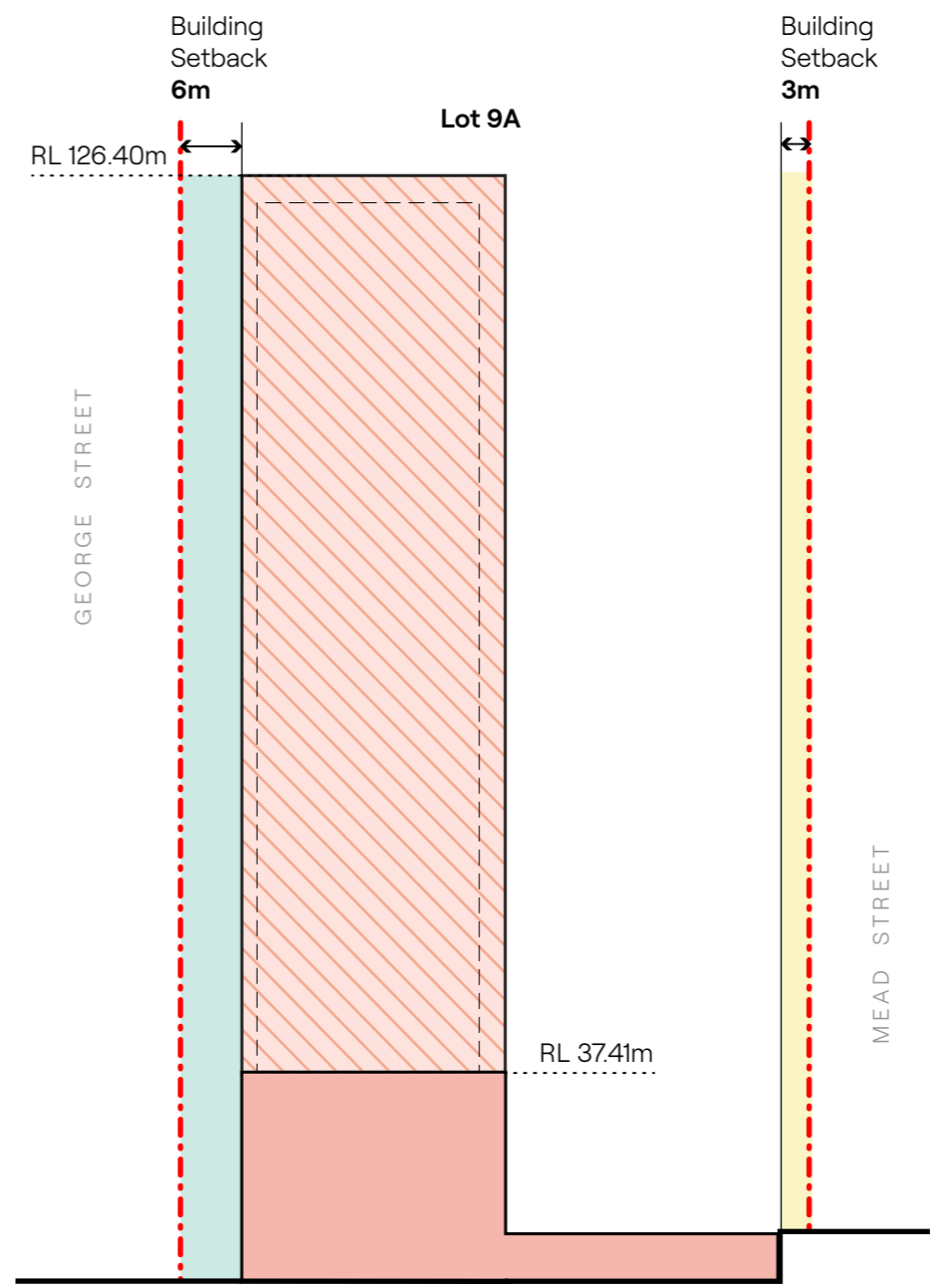
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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

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



S-01



S-02

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

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Client _____

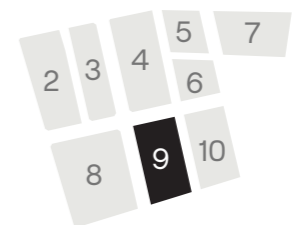
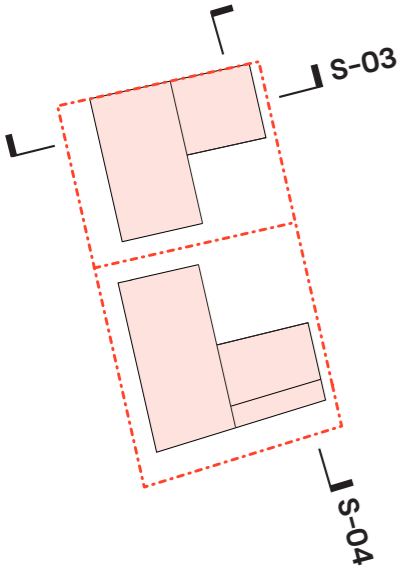


Project
WATERLOO SOUTH
 WATERLOO, SYDNEY
 GADIGAL LAND

Drawing Name
Block 9
 Proposed Envelope -
 Sections 01 & 02



Date	Scale	Sheet Size
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Drawn	Chk.	Job No.
NT	JM	7085
Drawing No.	Revision	
BL09-AR-2301	/A	



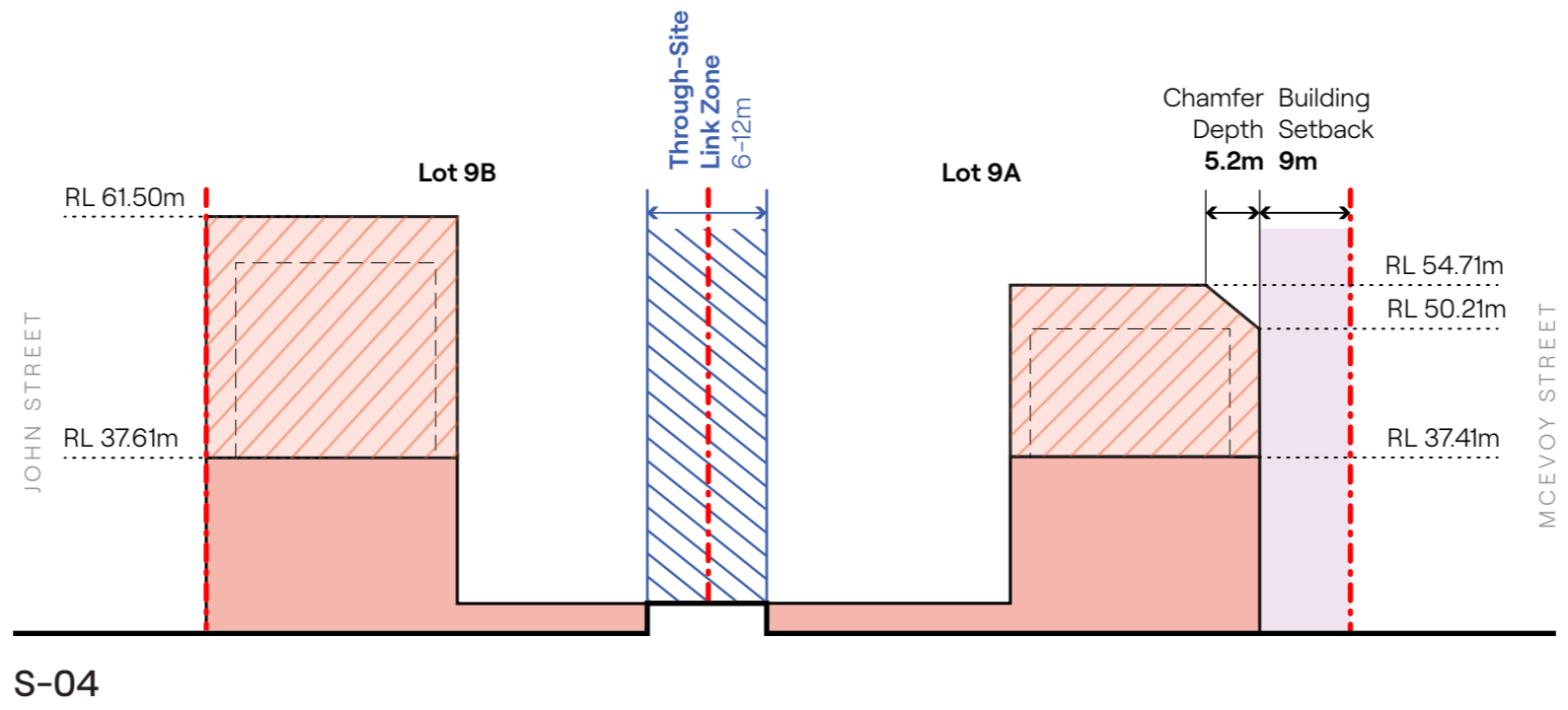
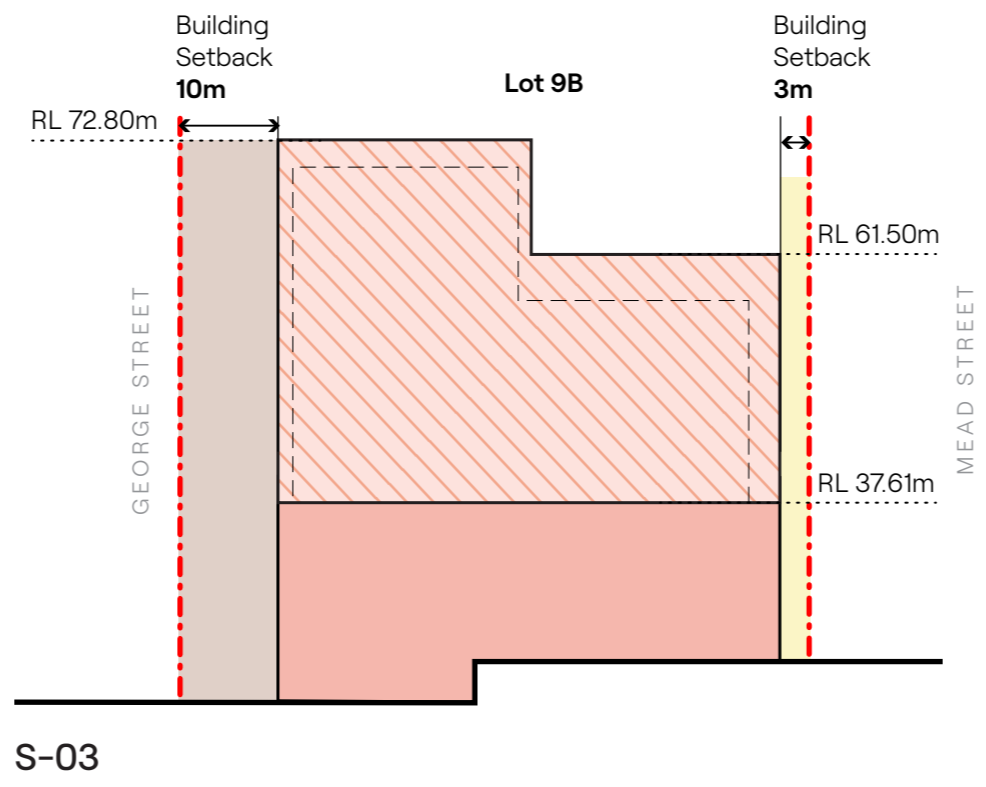
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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR APPROVAL

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

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



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

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Project
WATERLOO SOUTH
 WATERLOO, SYDNEY
 GADIGAL LAND

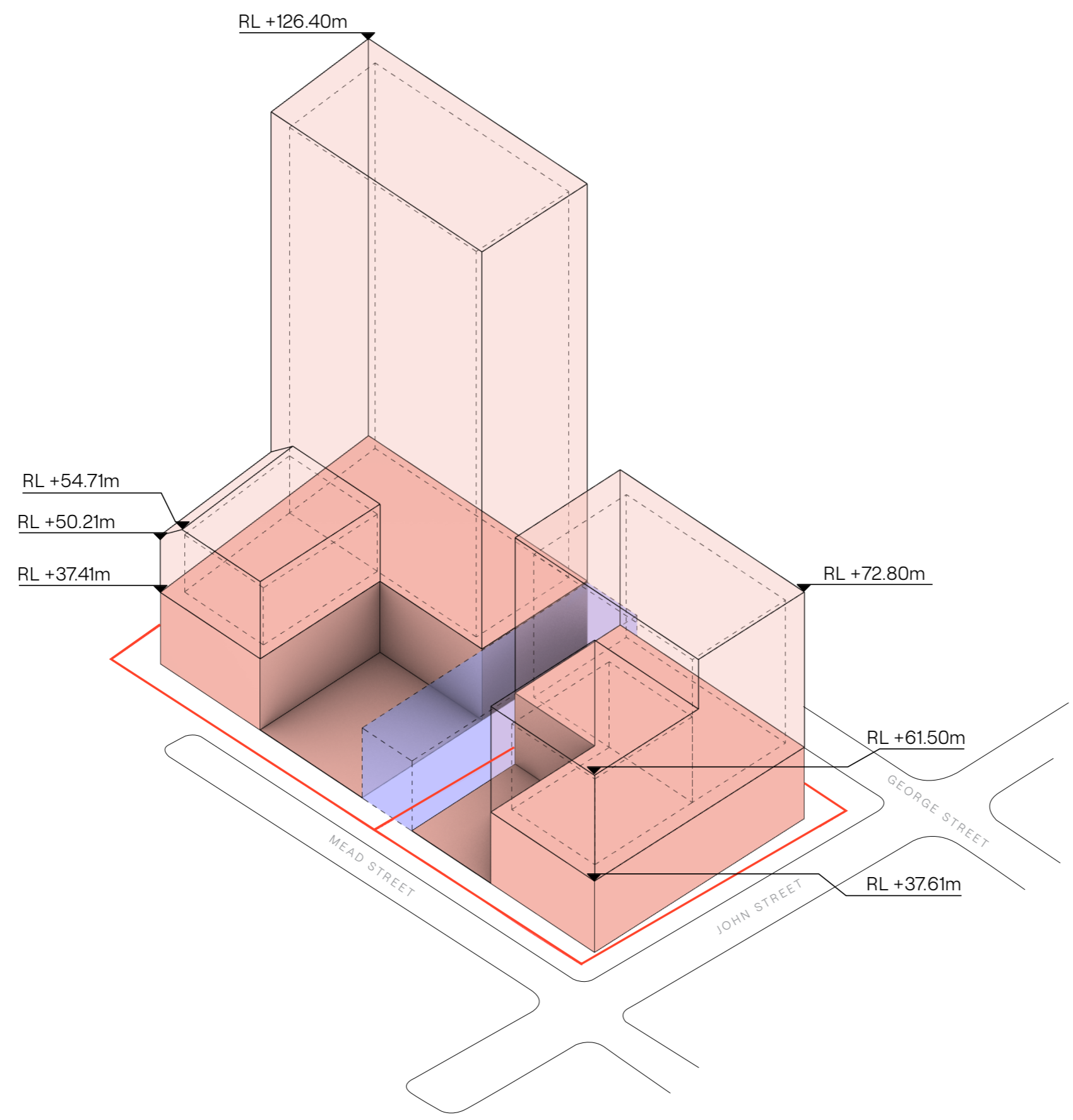
Drawing Name
Block 9
 Planning Envelope -
 Sections 01 & 02



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NT	JM	7085
Drawing No.	Revision	
BL09-AR-2302	/A	

FOR APPROVAL

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



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

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Client _____



Project
WATERLOO SOUTH
WATERLOO, SYDNEY
GADIGAL LAND

Drawing Name
Block 9
Planning Envelope -
3D Diagram

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

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

KEY

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

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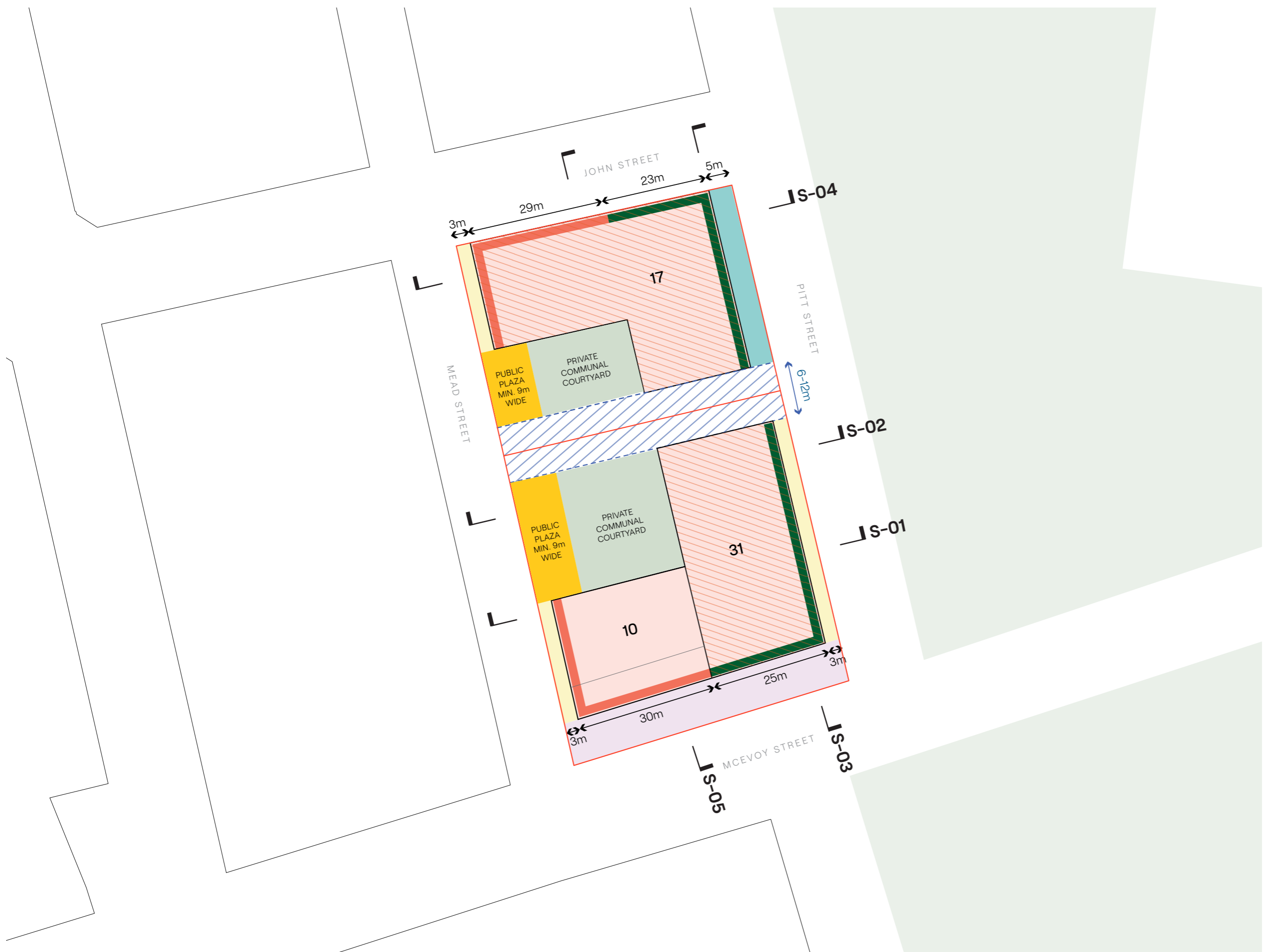


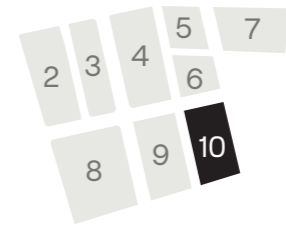
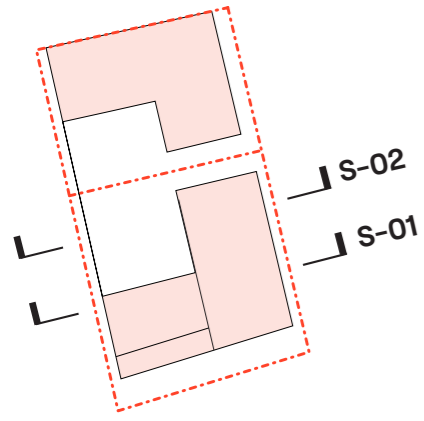
Project
WATERLOO SOUTH
WATERLOO, SYDNEY
GADIGAL LAND

Drawing Name
Block 10
Proposed Envelope -
Plan



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





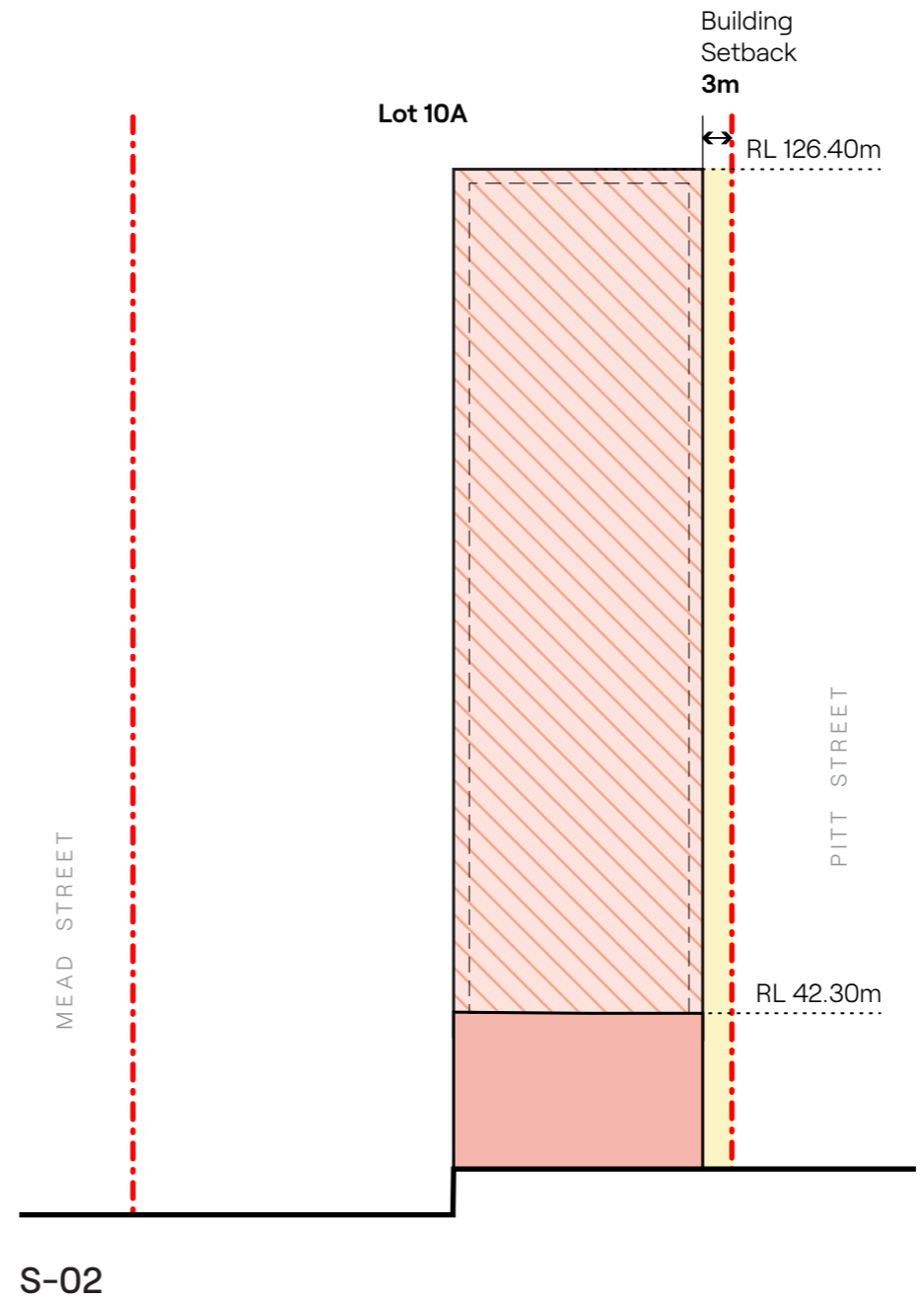
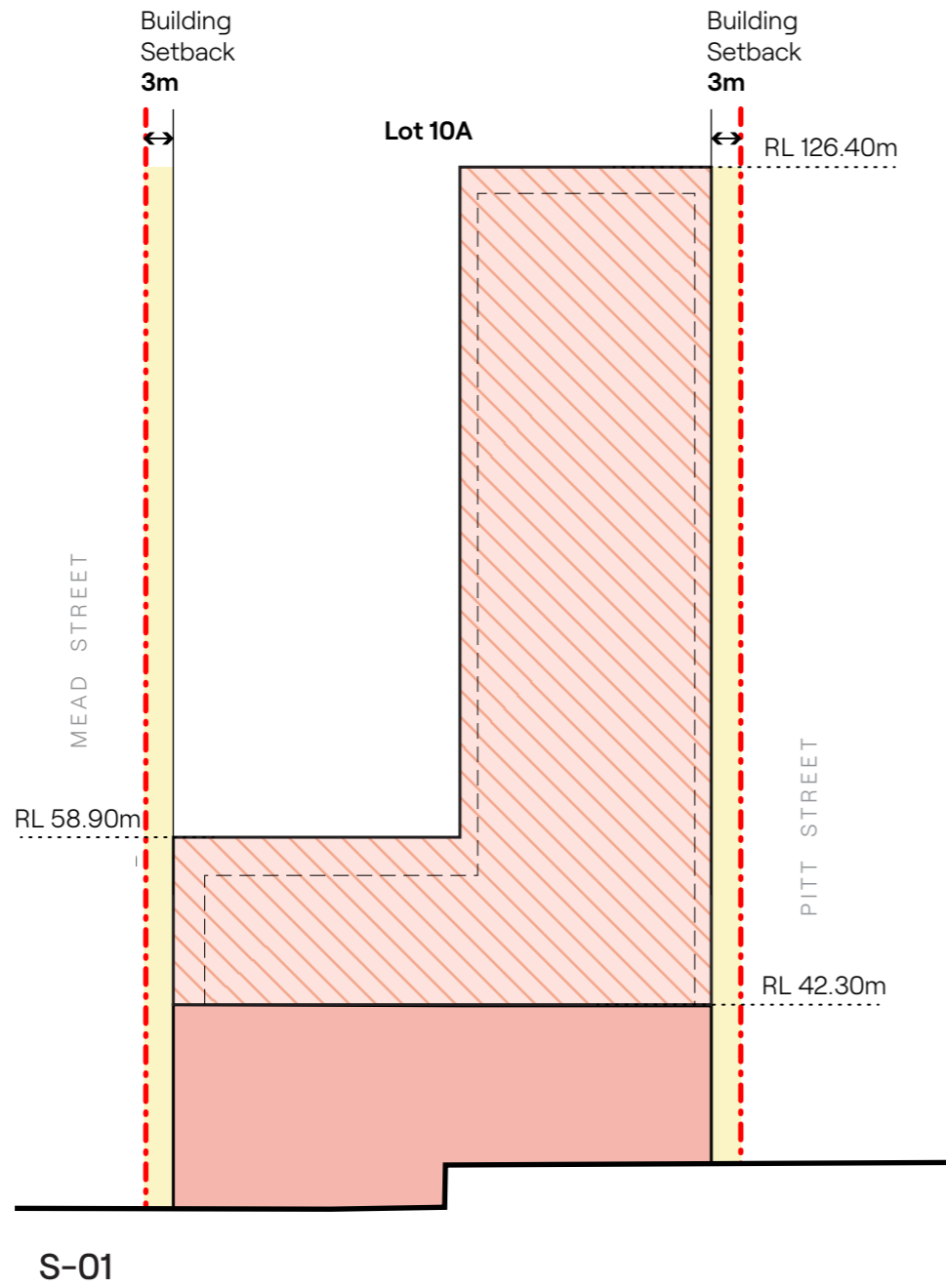
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P5	06.02.2026	FOR REVIEW	NT	JM
A	30.03.2026	FOR SUBMISSION	NT	JM

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



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Client

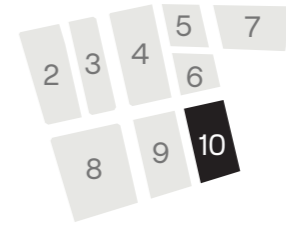
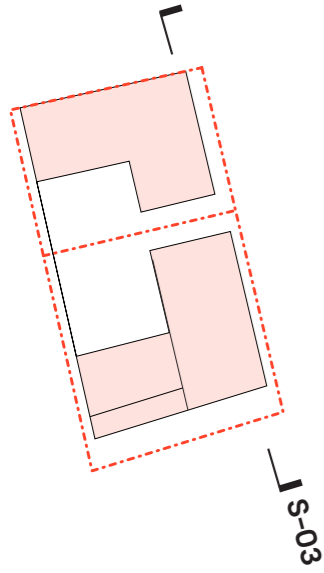


Project
WATERLOO SOUTH
 WATERLOO, SYDNEY
 GADIGAL LAND

Drawing Name
Block 10
 Proposed Envelope -
 Sections 01 & 02



Date	Scale	Sheet Size
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NT	JM	7085
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BL10-AR-2301	/A	



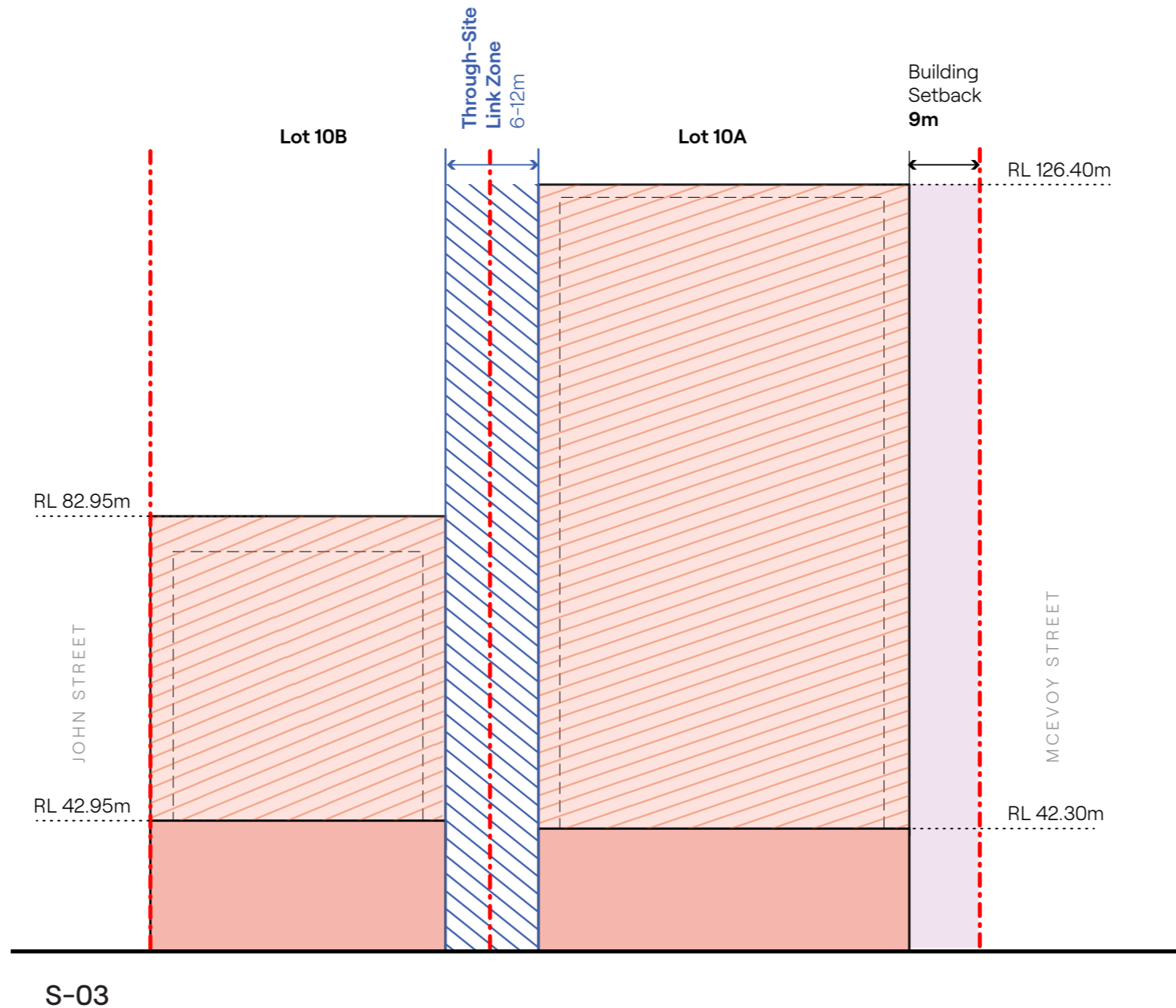
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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR APPROVAL

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

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



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

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

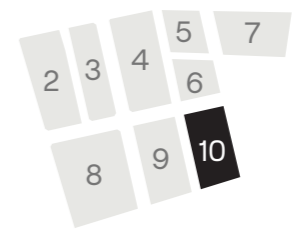
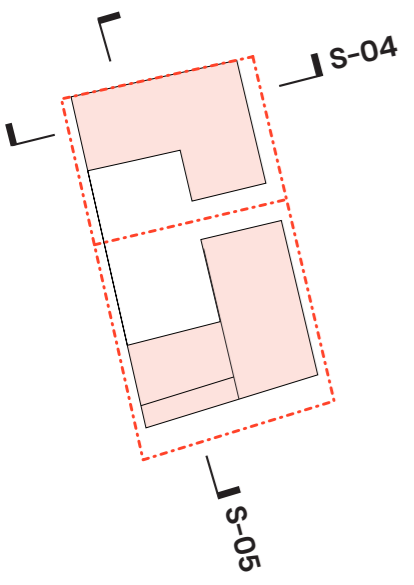


Project
WATERLOO SOUTH
 WATERLOO, SYDNEY
 GADIGAL LAND

Drawing Name
Block 10
 Proposed Envelope -
 Section 03



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

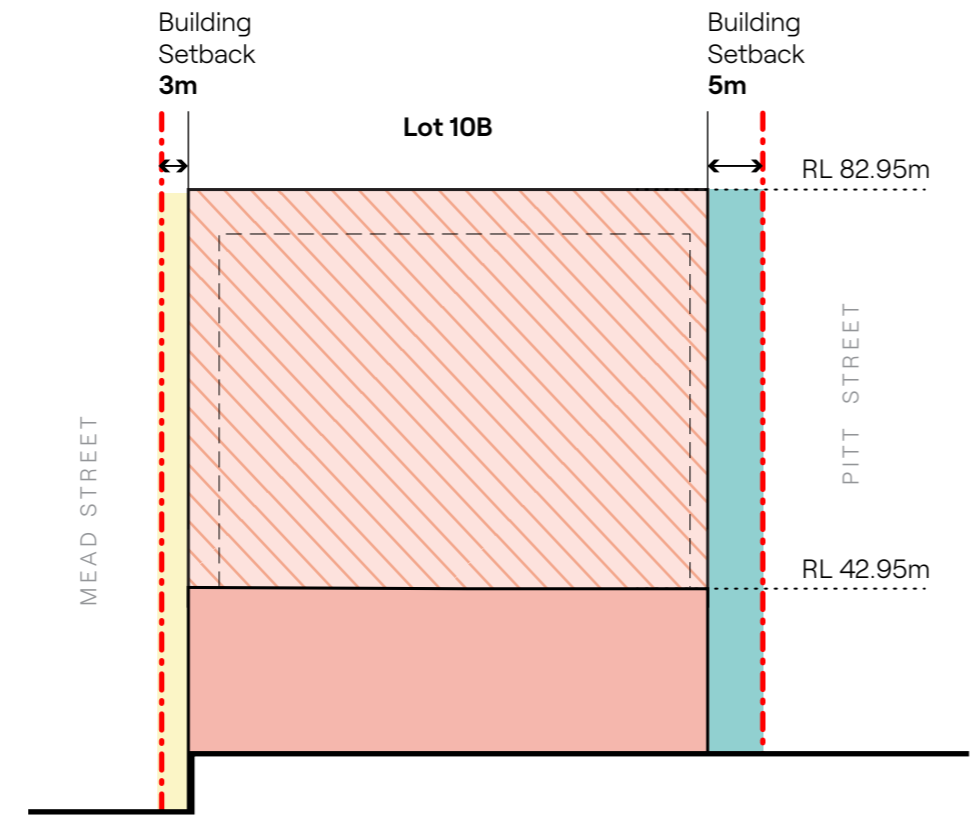


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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR APPROVAL

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



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

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

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

Client _____

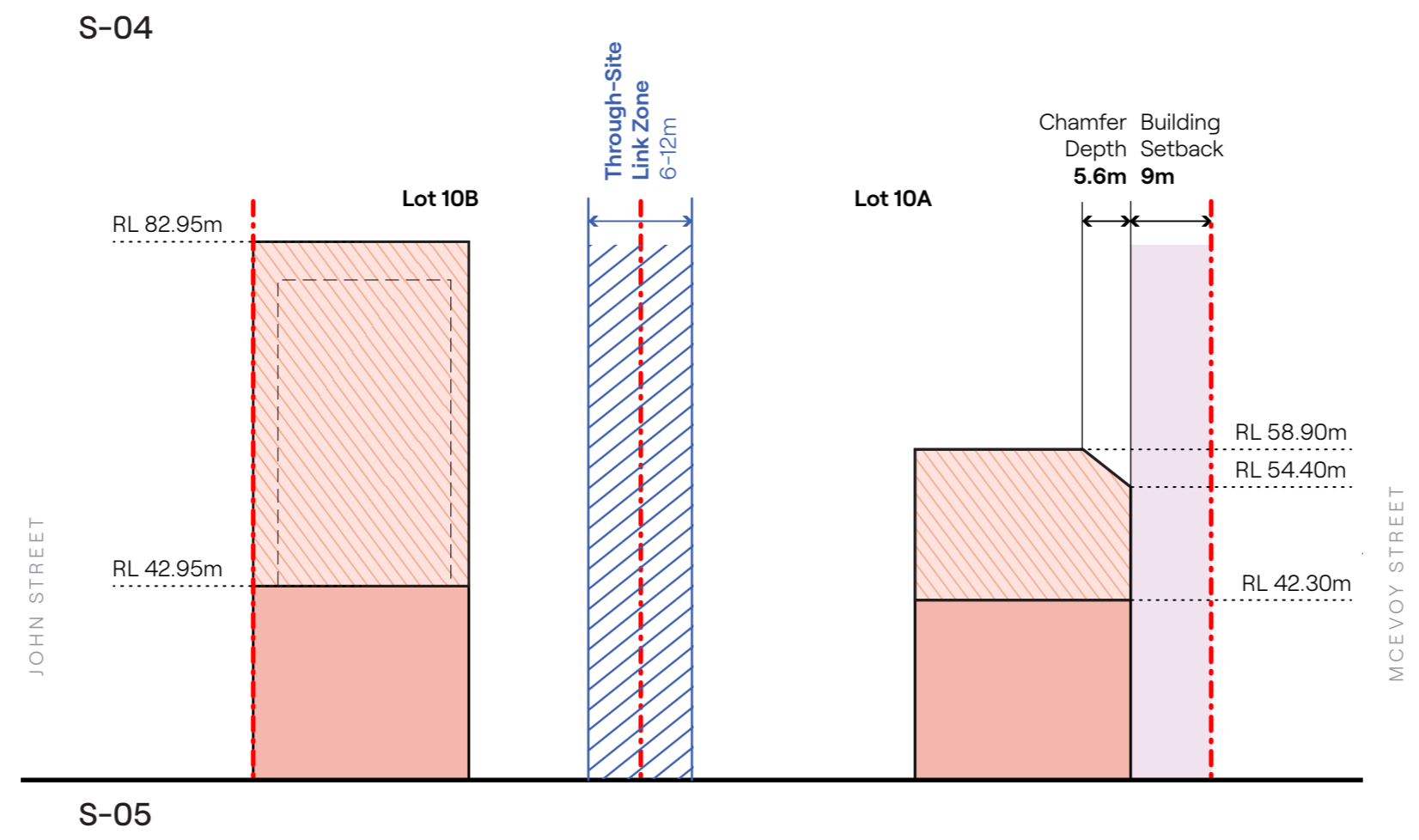


Project
WATERLOO SOUTH
 WATERLOO, SYDNEY
 GADIGAL LAND

Drawing Name
Block 10
 Proposed Envelope -
 Section 04 & 05



Date	Scale	Sheet Size
30.03.2026	1:750	A3
Drawn	Chk.	Job No.
NT	JM	7085
Drawing No.	Revision	
BL10-AR-2303	/A	



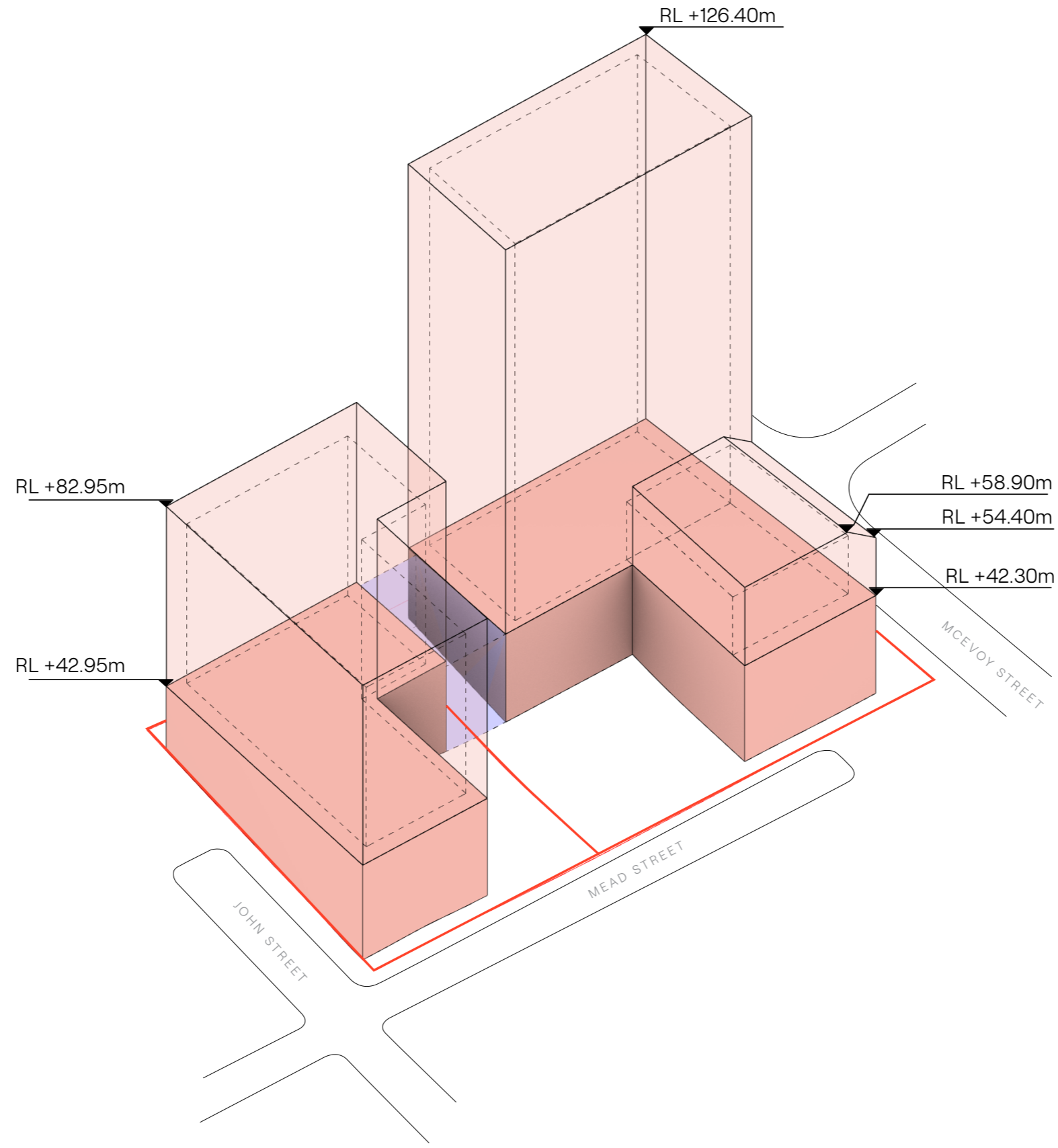
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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR APPROVAL

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

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



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

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Client _____



Project
WATERLOO SOUTH
 WATERLOO, SYDNEY
 GADIGAL LAND

Drawing Name
Block 10
 Proposed Envelope -
 3D Diagram

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